

State Hwy 78 & FM 6

±3.00 Acres · Commercial
Development Opportunity

Lavon, TX 75166



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EXECUTIVE SUMMARY

- ±3.00-acre commercial tract at the hard corner of FM 6 & SH 78
- Prime Hwy 78 frontage with strong visibility and traffic counts up to 47,700 VPD
- PD zoning supporting retail, medical, office, financial, and low-impact senior living
- Water & sewer available; electric serviceable (Farmers EC); gas pending (Atmos)
- Surrounded by nearly 100,000 sq ft of new commercial development (approved, under construction, or recently opened)

- Adjacent to Lake Breeze Estates with thousands of residential units planned or developing nearby
- Positioned between two approved commercial builds (service station + strip center to the north; retail center to the south)
- City expresses strong demand for: pharmacy/compounding, bank/financial, medical/dental, sporting goods, neighborhood retail, assisted living, and memory care
- Ideal for developers seeking a high-exposure, utility-ready site in a rapidly growing corridor

PROPERTY OVERVIEW

Loctation

Hard corner of FM 6 and State Highway 78 in Lavon, Texas. This is a rapidly growing commercial corridor and a primary gateway for commuters traveling from the Metroplex toward Dallas.

Total Size

Approximately 3.00 Acres consisting of two contiguous parcels.
PID 2923355 is two acres.
PID 2923354 is a one-acre carve-out from a larger four-acre tract.

Zoning

Planned Development zoning supporting retail, office, medical, financial, and low-impact commercial uses.

Visibility and Frontage

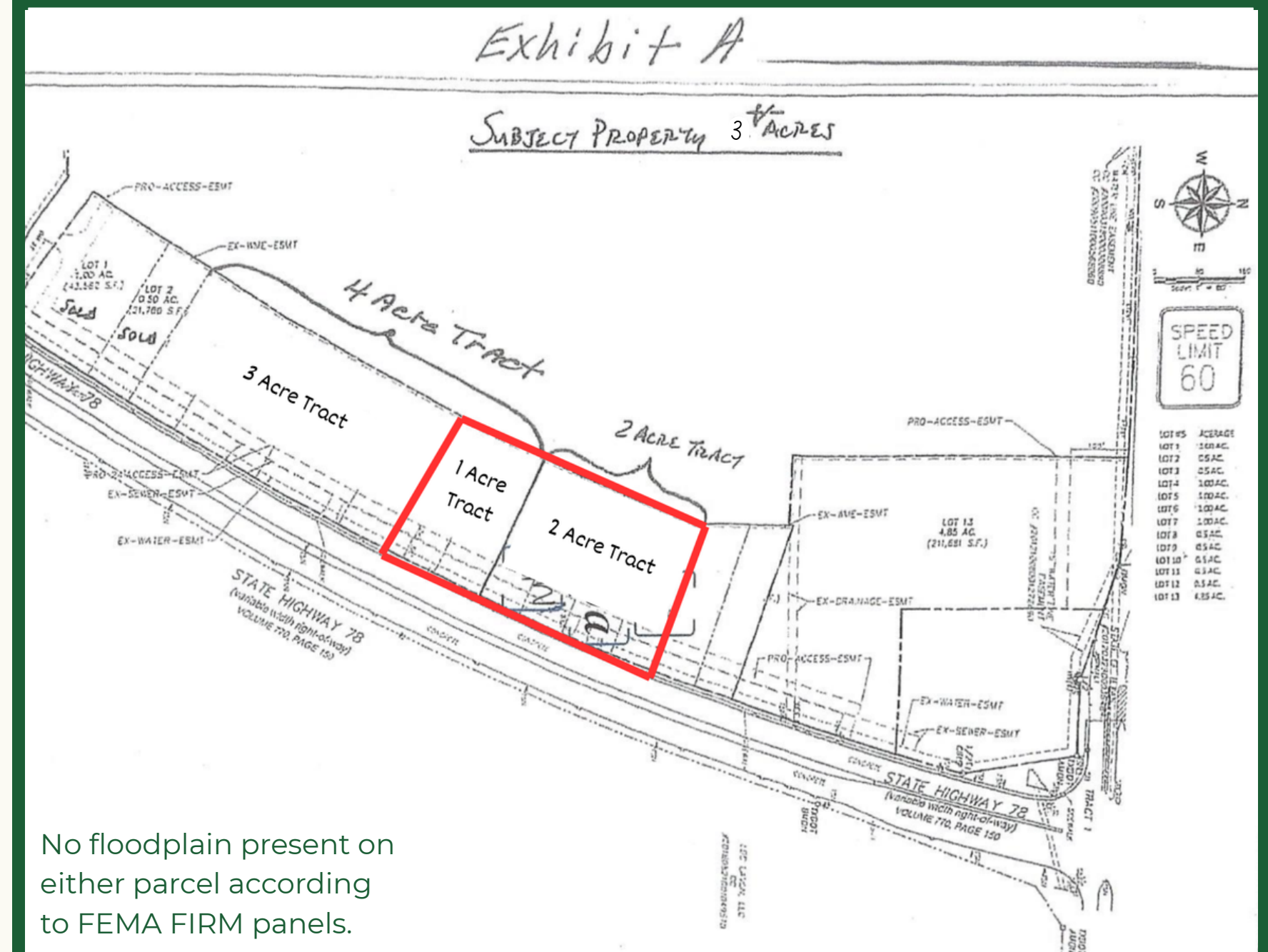
Premium Highway 78 frontage with exceptional exposure to strong and rapidly growing traffic volumes.

Topography

Level and development-ready.

Surrounding Use

Strategically positioned between two approved commercial projects, with residential (Lake Breeze Estates) directly behind the site.
Recognized by the City as a key gateway corridor.



No floodplain present on either parcel according to FEMA FIRM panels.

Utilities

Water and sewer are available. Electric (Farmers EC) is serviceable. Gas (Atmos Energy) pending confirmation.

- One of the last commercial tracts remaining along SH 78
- Nearly 100,000 sq ft of new retail approved or under construction nearby
- Explosive residential growth fueling demand for local services
- Strong commuter visibility entering Dallas from eastern Metroplex communities
- Ideal for developers seeking a flexible PD-zoned site with proven demand drivers
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Commercial Use
Opportunities



City-supported uses include:

- Retail strip
- Pharmacy / compounding
- Medical/dental
- Financial institutions
- Sporting goods / footwear
- Neighborhood retail
- Assisted living / memory care



WHY THIS SITE STANDS OUT

AERIAL MAP

SITE

Lavon Lake



Cedar Ridge Estates
32 Occupied
45 Planned

Dixieland Farms
76 Homes

Bear Creek
87 Lots

Lakeridge Meadows
136 Homes

Lake Breeze Estates
109 Planned

Bently Farms
108 Homes

Elevon
1,268 Homes

LakePointe
224 Occupied
700 Planned

Elevon
2,604 Planned

Wylie Intermodal Terminal

Public Storage

78 TEXAS

78 TEXAS

541 TEXAS

Lewis Ranch
97 Occupied
216 Planned

Cimarron Estates
384 Homes

Wyndham Estates
245 Homes

Avalon
192 Homes

Greyhawk Park
151 Homes

Kreymer Estates
Occupied
8 Planned

Bozman Farms
1,283 Homes

Lake Ray Hubbard



Grand Heritage West
460 Occupied
768 Planned

Exxon

DOLLAR GENERAL

Grand Heritage West
64 Homes

Windmill Estates
126 Lots

Grand Heritage Traditions
295 Homes

Crestridge Meadows
223 Occupied
275 Planned

Trails of Lavon
651 Planned

Hillstead
912 Planned

Caddo Creek
875 Lots

12,048 VPD (24)

Lavon Farms
128 Occupied
150 Planned

Elevon
2,604 Planned

Nicholson Lavon Tract
2,062 Planned

Moore's Lake Estates
17 Occupied
50 Planned

2 min → Downtown Lavon
10 min → Nevada
12 min → Wylie
15 min → Rockwall
28 min → Plano
35 min → McKinney
38 min → Downtown Dallas

38,270 VPD (24)

35,395 VPD (24)

15,811 VPD (24)

205 TEXAS

17,290 VPD

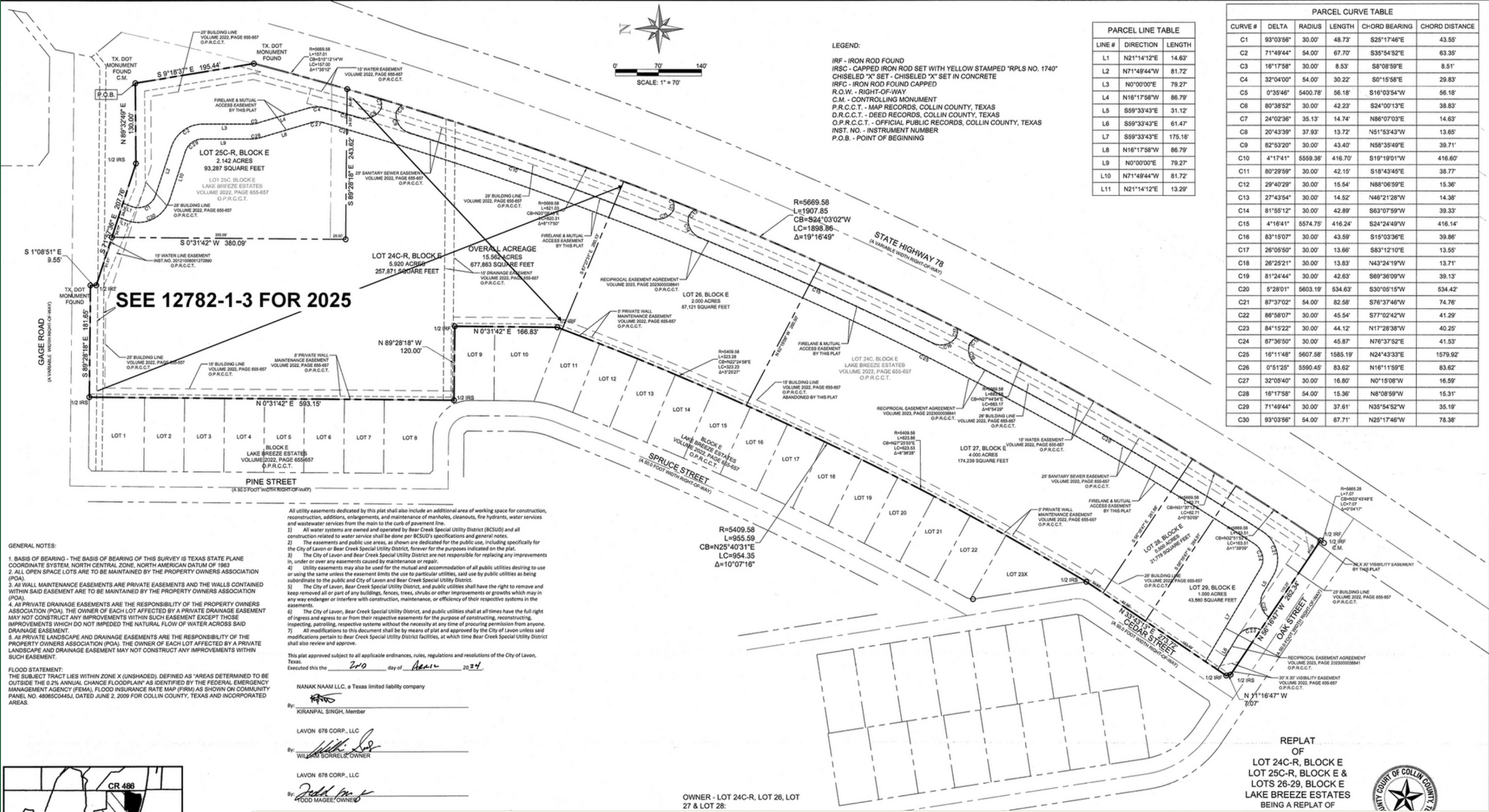
12,817 VPD (24)

24,699 VPD (24)



SITE PHOTOS





Subject Property Overview

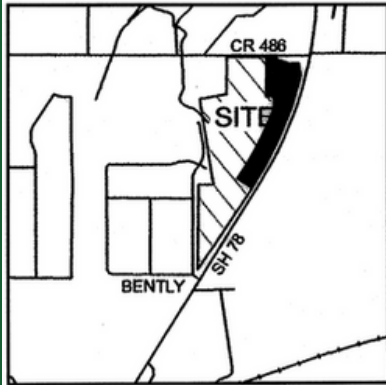
The site consists of two legal parcels recorded in the Lake Breeze Estates Final Plat:

PID 2923354 – 1.00 Acre

PID 2923355 – 2.00 Acres

Located within Lake Breeze Estates, Block E, Collin County, Texas.

This exhibit represents the official recorded plat establishing parcel boundaries, easements, right-of-way, and subdivision configuration.



PARCEL EXHIBIT FINAL PLAT REFERENCE

ZONING OVERVIEW



Planned Development (PD)

PD Purpose:

The PD was created to support surrounding residential growth by allowing a mix of neighborhood-serving commercial uses including retail, service, office, medical, and restaurant uses. The intent is to provide flexibility while ensuring compatibility with nearby homes.

Conditional Uses (City Approval Required):

- Drive-thru restaurants
- Gas station or fuel
- Car wash
- Auto service
- Bakery or confectionary
- Hotel
- Pet grooming or veterinary clinic
- Second-hand store
- Storage
- Alcohol package stores

Base Zoning: Retail (R)

Permitted Uses (By-Right):

- Retail sales
- Restaurants
- Medical, dental, pharmacy
- Professional office (insurance, real estate, finance, banking)
- Personal services
- Daycare or educational facility
- Government uses
- Alcohol sales inside restaurants with 40 percent food requirement

Design Standards

- No service doors or drive-thrus facing SH 78 or nearby residential
- Enhanced buffers and screening required when adjacent to homes
- Utilities must be underground and sidewalks required along frontage

This PD zoning provides strong flexibility for commercial development while maintaining compatibility with nearby residential neighborhoods.

ALLOWED USES SUMMARY

Retail

- Shops, boutiques, convenience retail
- Specialty retail / soft goods
- Multi-tenant retail centers
- Food & beverage (non-drive-thru by right)

Service

- Personal services (salon, barber, spa, beauty)
- Pet grooming / pet services
- Light repair services
- Daycare / early education (allowed under PD)

Office

- Professional office (insurance, real estate, finance, admin)
- Corporate / administrative office
- Financial services

Conditional Uses

- Drive-thru QSR
- Fuel station + C-store
- Car wash
- High-traffic commercial uses

Medical

- Urgent care
- Dental
- General clinic
- Therapy / wellness
- Medical-based retail (pharmacy, specialty care)

Restaurant / QSR

- Sit-down restaurants
- Fast casual concepts
- Drive-thru restaurants

(note: drive-thru may require city approval under PD)

Low-Impact Commercial

- Neighborhood-friendly commercial
- Flex service or office
- Pharmacy
- Sporting goods
- Assisted living / memory care

Discouraged Uses:

- Hotels taller than 2 stories near residential
- Heavy automotive
- Outdoor storage
- Industrial / high-intensity commercial



Under Construction:

- Montessori School
- Lavon Retail Plaza – 11,905 SF
- Heartland Dental
- AutoZone
- Park Retail Center – 9,240 SF

Recently Opened:

- Scrubbies Car Wash
- WingStop
- Bearded Monkey Grill
- Integrity Urgent Care
- Spec's

Major Pipeline Items:

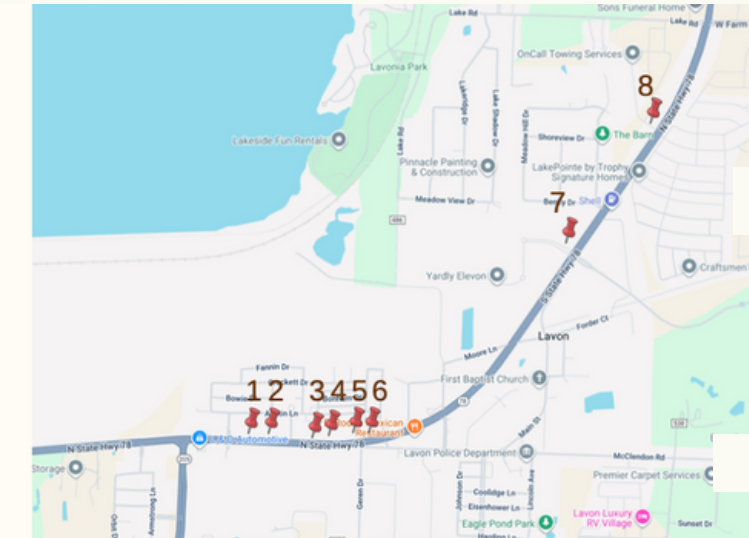
- Large anchor retailers (not public yet)
- Lovett Industrial pursuing a data center

Approved / Pending:

- McDonald's
- Qualitas – 13,070 SF
- Thakkar Twins – two buildings totaling 10,670 SF
- Golden Chick + multi-tenant retail
- Food & Fuel – gas + multi-tenant
- Pet Grooming / Day Care – 18,800 SF
- Three to four additional retail buildings in site plan review
- Whataburger

City staff confirms that all existing retail within the immediate Hwy 78 corridor is currently 100% occupied.

What Is Coming To Lavon?



1. LAVON RETAIL PLAZA
875 S. HWY 78



2. DENTAL CARE AT LAKE LAVON
833 S. HWY 78



3. QUALITAS RETAIL
689 S. HWY 78



4. AUTOZONE
677 S. HWY 78



8. PARK RETAIL CENTER
610 OAK DRIVE



7. MCDONALD'S
315 N. HWY 78



6. ARKA MONTESSORI DAYCARE & SCHOOL
601 S. HWY 78



5. THAKAR RETAIL & RESTAURANT
635 S. HWY 78



SURROUNDING DEVELOPMENT ACTIVITY



TRAFFIC COUNTS

August 2025

- SH 78 west of Burnett Dr: 47,700 VPD
- SH 78 south of LakePointe Blvd: 36,200 VPD
- SH 205 north of Endeavour Blvd: 27,000 VPD

January 2025

- SH 78 west of Burnett Dr: 43,500 VPD
- SH 78 south of LakePointe Blvd: 33,100 VPD
- SH 205 north of Endeavour Blvd: 22,000 VPD

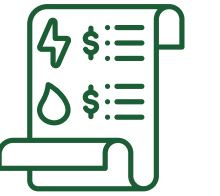
High-visibility frontage on SH-78 with strong daily traffic supporting retail, QSR, fuel, and service-based users. Traffic volume shows consistent year-over-year growth.



UTILITIES OVERVIEW

Farmers Electric Cooperative Service Map

Electrical infrastructure serving the subject site



Water

Available

Provided by City of Lavon municipal system.

Sewer

Available

Provided by City of Lavon municipal system.

Electric

Farmers Electric Cooperative – serviceable

Nearest power lines shown on map.

Gas

Atmos Energy pending confirmation

Service availability to be verified.

DEMOGRAPHICS

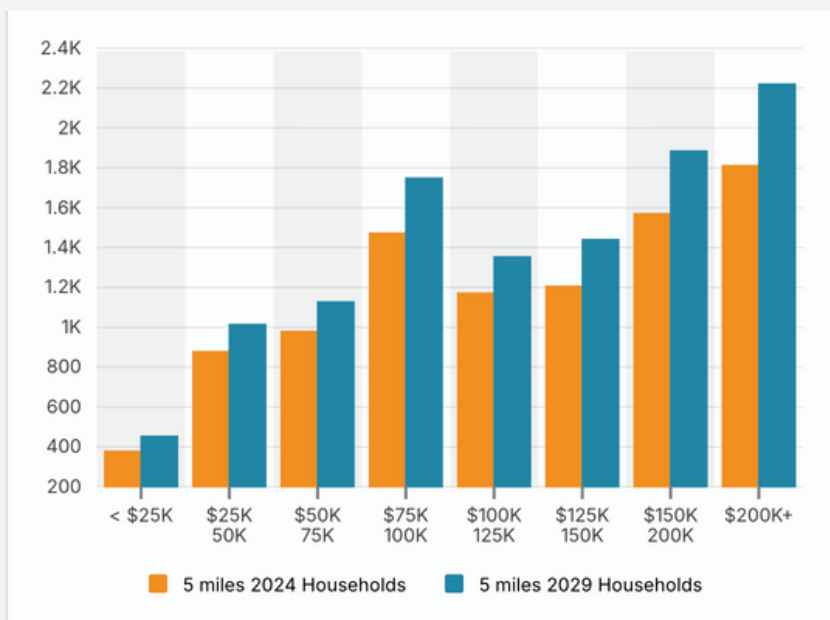
Population

	1 Mile	3 Miles	5 Miles
Population			
2023	9,901	28,118	60,918
2022	8,421	25,498	54,990
2021	8,412	24,475	51,999
2020	6,612	20,563	42,689
2019	6,603	31,825	54,151

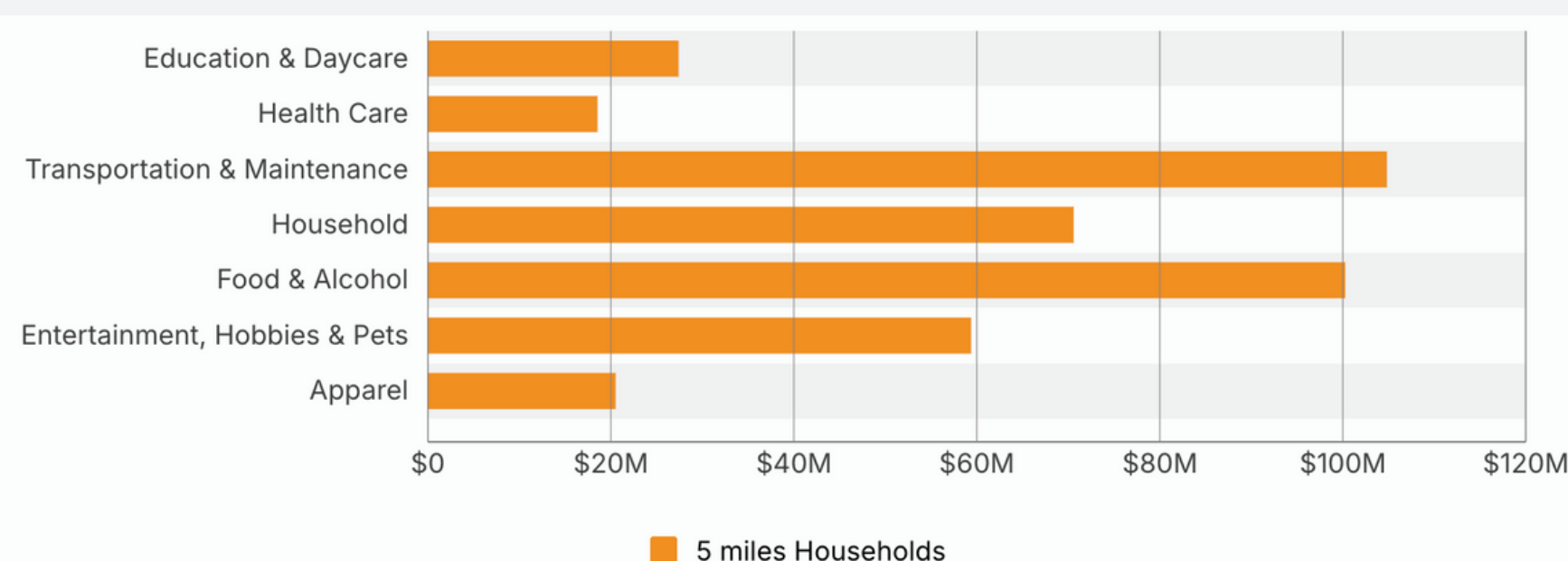
Households

	1 Mile	3 Miles	5 Miles
Population			
2023	6,654	24,417	55,344
2022	5,200	22,295	50,778
2021	5,560	21,755	48,505
2020	4,397	18,146	39,810
2019	6,603	18,305	54,151

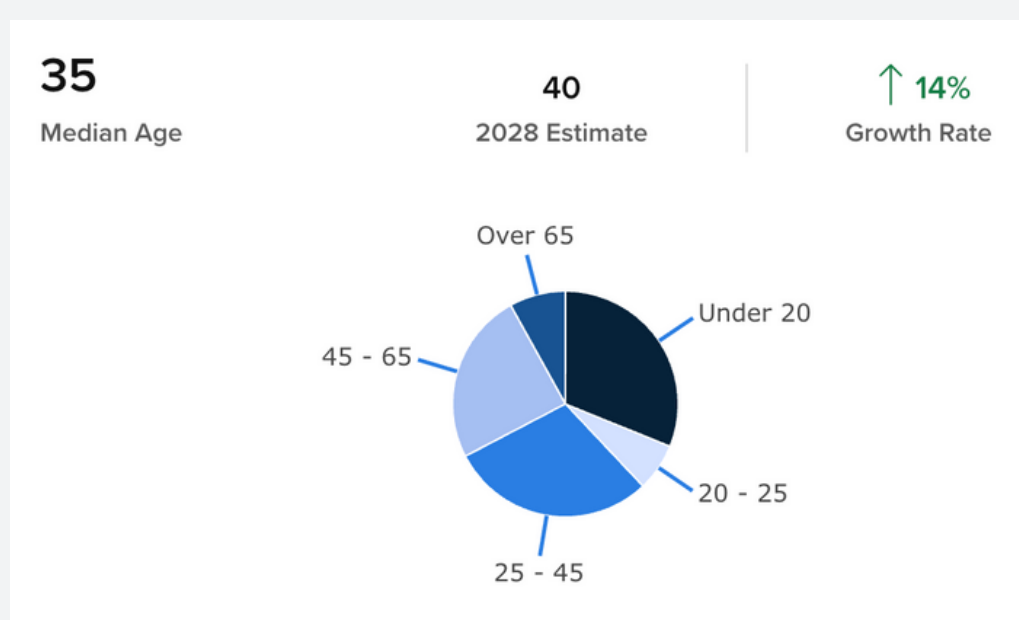
Household Income



Consumer Spending



Age Distribution





THE OFFER

Subject to Offer (STO)

Available Upon Request

Call or Email for Pricing Guidance

(Based on $\pm 130,512$ SF total
land area across both parcels)

Flexible Buyer Configurations

- Option to acquire full ± 3 -acre site
- Ability to configure ± 2 -acre or ± 1 -acre pads
- Seller open to buyer-driven lot layout based on intended use

Subdivision / Platting Contingency

- Purchase may be structured with a subdivision/platted-lot contingency
- Closing subject to approval & recording of new plat
- Seller will cooperate with buyer's survey, replat & city requirements





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