NEQ SH-78 & Elevon Pkwy, Lavon, TX



Main Contact

Jon Stafford
Associate
jon.stafford@mdcregroup.com
336.601.5680

Kevin Weable, CCIM
Market Director
kevin@mdcregroup.com
972.845.1663

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Table of Contents

Pages 4-10 | Property Overview

Pages 11-14 | Location Overview

Page 15 | Contacts



Property Overview

M&D CRE is proud to present Lavon Landing, a premier mixed-use development along the highly visible and fast-growing State Highway 78 and Elevon Parkway corridor in Lavon, Texas.



Listed By:
Jon Stafford | 336.601.5680

Property Overview

M&D CRE is proud to present Lavon Landing, a premier mixed-use development opportunity positioned along the highly visible and rapidly growing corridor of State Highway 78 and Elevon Parkway in Lavon, Texas.

This strategically located property encompasses five lots offering a variety of investment and leasing opportunities:

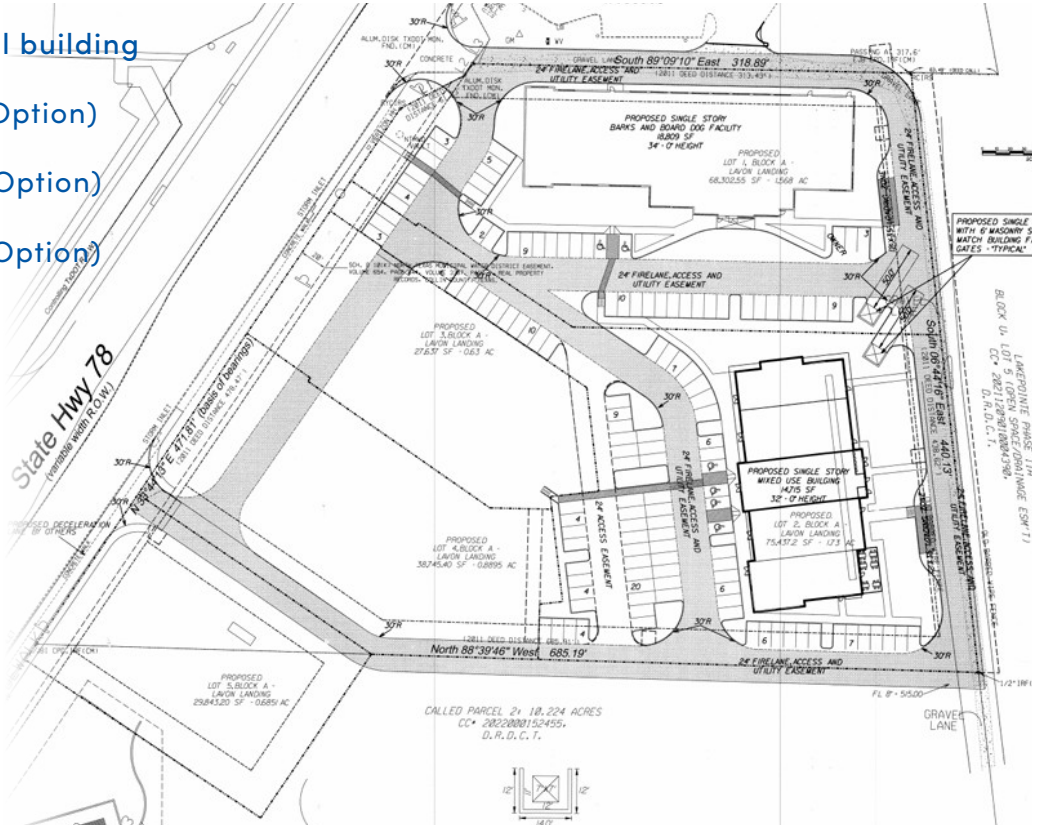
Lot 1 — LEASED: Future site to a proposed 18,809 SF Barks & Board Dog Facility

Lot 2 — AVAILABLE: Lease: 14,715 SF newly constructed retail building

Lot 3 — AVAILABLE: Sale or Ground Lease: 0.63 acres (BTS Option)

Lot 4 — AVAILABLE: Sale or Ground Lease: 0.89 acres (BTS Option)

Lot 5 — AVAILABLE: Sale or Ground Lease: 0.69 acres (BTS Option)



Located along State Highway 78, Lavon Landing benefits from exceptional visibility and access, with daily traffic counts exceeding 38,566 vehicles per day. The site sits just west of the Elevon master-planned community, which will feature over 4,000 single-family homes, driving substantial demand for retail, dining, and service amenities.

This high-growth corridor presents an excellent opportunity for retailers, investors, and developers seeking to establish or expand their footprint in one of North Texas' most dynamic and fast-growing markets.

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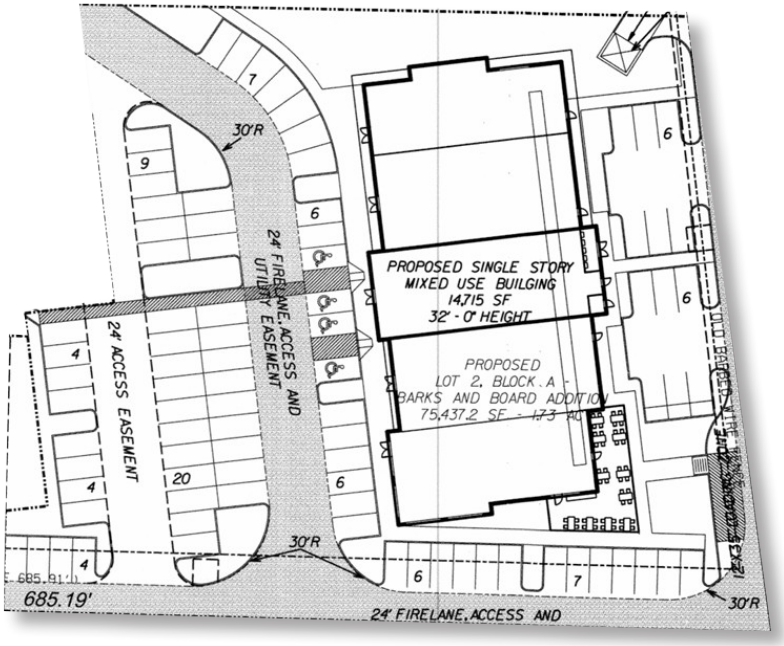
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Lot 2 – Available for Lease

Lot 2 features a brand-new 14,715 SF retail building ideal for restaurants, service retailers, or boutique concepts seeking high visibility and strong traffic exposure. The building includes five versatile suites, ample parking, and dual access points, providing flexible leasing options in a rapidly growing community.

Strategically located at the intersection of State Highway 78 and Elevon Parkway, the property benefits from exceptional accessibility and daily traffic counts exceeding 38,500 vehicles, making it a prime opportunity for new construction retail or commercial tenants.

Size	14,715 SF
Acres	1.73 AC
Stories	Single
Suites	Five
Delivery	2026
Lot #	Lot 2





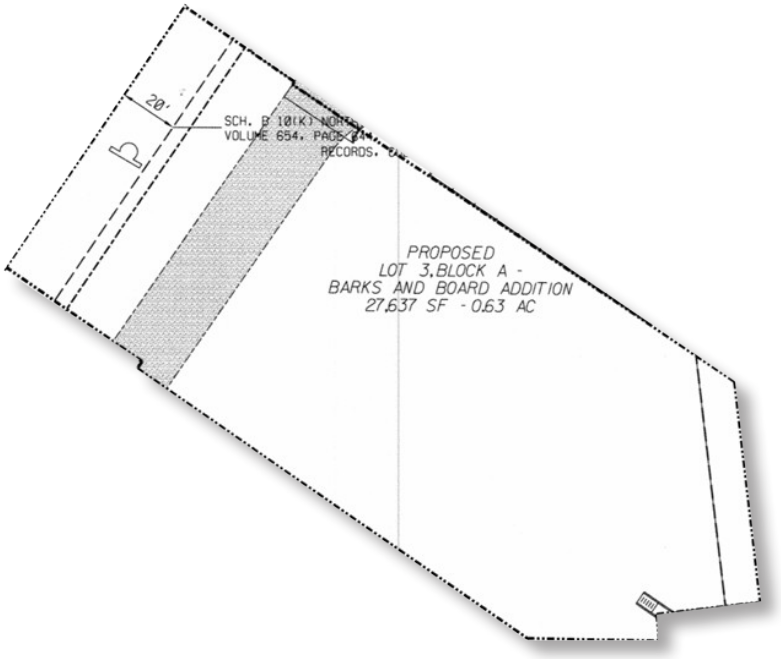
^ Property outline is for representation. Please see site plan for official boundary lines.

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Lot 3 – Available for Sale or Ground Lease

Lot 3 offers 0.63 acres of prime, highly visible land available for ground lease, ideal for freestanding retail, QSR, or service-oriented users. A Build-to-Suit option is available.

Strategically situated in one of Lavon's fastest-growing commercial corridors, the site benefits from proximity to the 4,000-home Elevon community, strong daily traffic, and convenient access via State Highway 78 and the forthcoming Elevon Parkway internal road network.



Acres	0.63 AC
Grading	Raw Land
Topography	Level
Developments	Internal Roads
Utilities	Available On-Site
Lot #	Lot 3



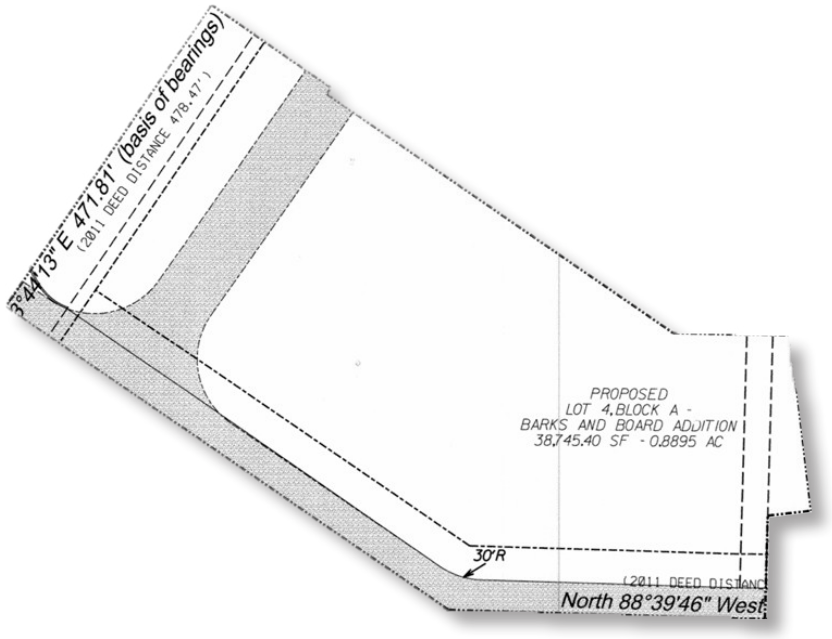
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Lot 4 – Available for Sale or Ground Lease

Lot 4 features 0.89 acres of prime, highly visible land available for ground lease, ideal for freestanding retail, QSR, or service-oriented users. A Build-to-Suit option is available.

Strategically situated in one of Lavon's fastest-growing commercial corridors, the site benefits from proximity to the 4,000-home Elevon community, strong daily traffic, and convenient access via State Highway 78 and the forthcoming Elevon Parkway internal road network.



Acres	0.8895 AC
Grading	Raw Land
Topography	Level
Developments	Internal Roads
Utilities	Available On-Site
Lot #	Lot 4



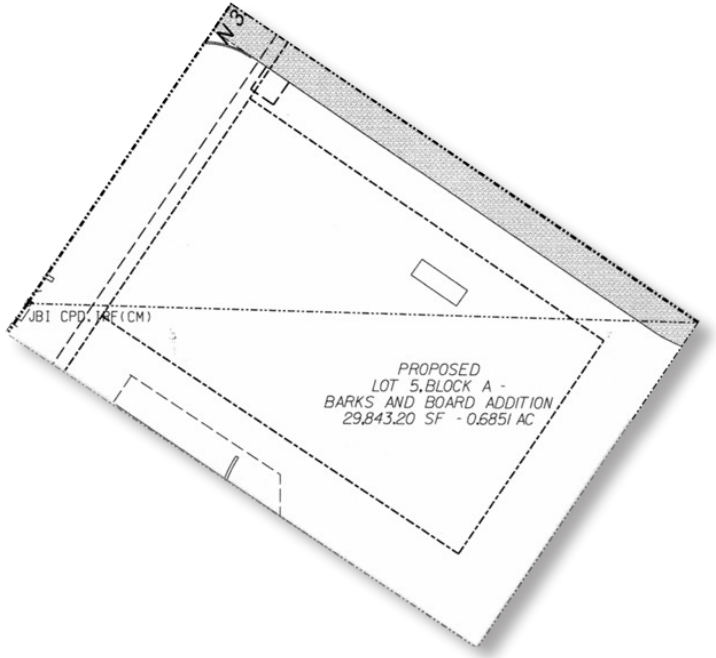
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Lot 5 – Available for Sale or Ground Lease

Lot 5 is a 0.69-acre tract available for purchase, offering an excellent opportunity for investors or owner/users to establish a presence in Lavon's emerging retail hub. A Build-to-Suit option is available.

Surrounded by planned commercial development and growing residential density, this site is primed for long-term appreciation.



Acres	0.6851 AC
Grading	Raw Land
Topography	Level
Developments	None
Utilities	Available On-Site
Lot #	Lot 5



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Location Overview

Lavon, TX, a rapidly growing suburb in Collin County, offers commercial real estate investors strong fundamentals, rising demand, and strategic access to the Dallas-Fort Worth Metroplex.



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Collin County is one of the fastest growing Counties in the DFW Metroplex

Lavon, TX Overview

Lavon, TX is a high-growth suburb located in the dynamic North Dallas corridor, offering strong fundamentals for commercial real estate investment. Positioned within Collin County—one of the fastest-growing counties in the nation—Lavon benefits from rapid residential development, rising household incomes, and expanding infrastructure. With major highways providing direct access to the Dallas-Fort Worth Metroplex, the city is attracting a steady influx of residents and businesses seeking affordability and proximity to urban centers. This sustained population growth and increasing commercial demand create a compelling environment for investors seeking long-term appreciation, stable occupancy, and strategic positioning in an emerging market.



8,154
City Total Population
(Lavon EDC)

11.64%
Population Growth—5 Yr
(World Pop Review)

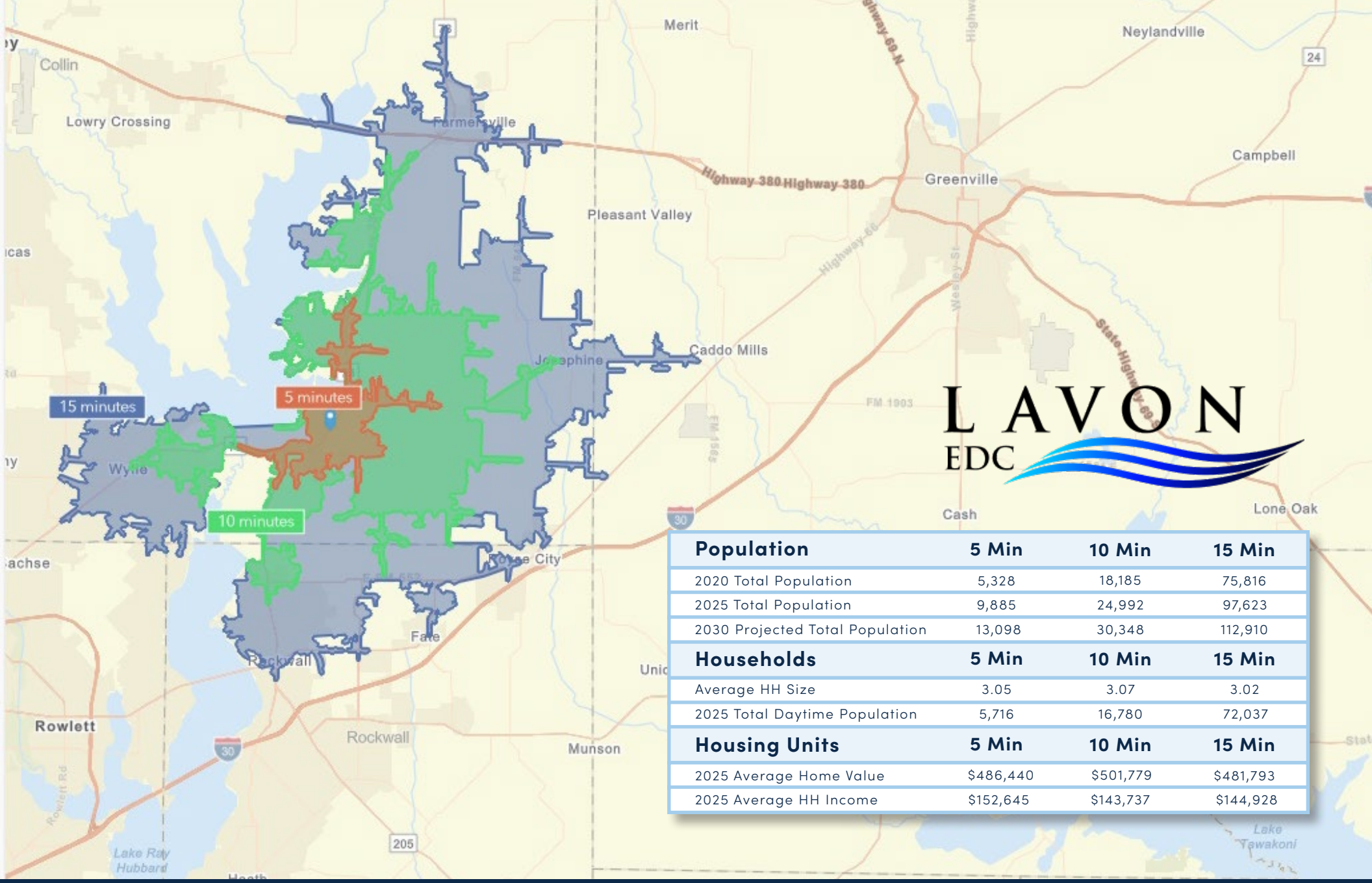
3,101
City Employed Population
(Lavon EDC)

832,369
County Employed Population
(Lavon EDC)



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LAVON EDC

Population	5 Min	10 Min	15 Min
2020 Total Population	5,328	18,185	75,816
2025 Total Population	9,885	24,992	97,623
2030 Projected Total Population	13,098	30,348	112,910
Households	**5 Min**	**10 Min**	**15 Min**
Average HH Size	3.05	3.07	3.02
2025 Total Daytime Population	5,716	16,780	72,037
Housing Units	**5 Min**	**10 Min**	**15 Min**
2025 Average Home Value	$486,440	$501,779	$481,793
2025 Average HH Income	$152,645	$143,737	$144,928

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972.845.1663

Office Information

2701 Sunset Ridge Dr #109 | Rockwall, TX 75032
info@mdcregroup.com
469.607.0471

