

New Construction Flex Warehouses for Lease in Lavon

EIGHT 1,600 SF WAREHOUSE SUITES AVAILABLE

1,600 SF Warehouses for Lease
Shell Space w/ Restroom
BTS Office & HVAC Option
12'x14' Roll-Up & 16' Clear Height
Quick Access to SH-78 & I-30

10446 CR 484 | Lavon, TX 75220

Ross Miller

Associate | 469.352.8147
ross.miller@mdcregroup.com

Kevin Weable, CCIM

Market Director | 214.801.7787
kevin@mdcregroup.com



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D Commercial Group is a service mark of M&D Real Estate, LP.



Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

M&D CRE is pleased to present eight 1,600 SF warehouse suites for lease in the rapidly growing community of Lavan, TX, scheduled for delivery May 2026.

Listed By:
Ross Miller | 469.352.8147



Property Overview

M&D CRE is pleased to offer a prime leasing opportunity for eight newly constructed 1,600 SF warehouse suites in the rapidly growing area of Lavon, TX. Designed to meet the needs of modern industrial users, these purpose-built, small-bay flex spaces features customizable office build-out options to suit your operational requirements. Each unit includes a 12' x 14' grade-level door and features a 16-foot clear height and 19-foot ridge height, making it ideal for a wide range of warehouse and light industrial applications. The property is located in the Collin County ETJ, allowing for flexible use types including industrial, automotive, and contractor operations.

Strategically positioned near SH-78 in fast-growing Collin County, 10446 Co Rd 484 offers tenants direct access to Rockwall, Wylie, Garland, and the broader eastern DFW corridor, with I-30, the President George Bush Turnpike, and Downtown Dallas all within a short drive. The location delivers efficient last-mile reach across Collin, Rockwall, and Kaufman Counties—ideal for contractors, distributors, and trade operators serving one of the fastest-growing regions in North Texas. This location ensures convenient access and strong connectivity to the DFW Metroplex and surrounding East Texas markets.

For more information, contact **Ross Miller** at **469.352.8147**.

Size	1,600 SF Units
Office & HVAC	BTS/Optional
Zoning	Collin County ETJ
Year Built	2026
Utilities	Water, Septic, & Electric
Roll-Up Doors	One Each, 12'x14'
Total SF Available	12,800 (8 Units)



Listed By:
Ross Miller | 469.352.8147



10446 CR 484 | LAVON, TX



Listed By:
Ross Miller | 469.352.8147



Highlights

(8) 1,600 SF Warehouses

2026 New Construction

May 2026 Scheduled Delivery

12'x14' Roll-Up Door Per Unit

Private Restroom Included

Dual Access / 2 Entry Points

Office Option / Build-to-Suit

HVAC Option / Tenant-Spec

Flexible Zoning in the ETJ



Listed By:
Ross Miller | 469.352.8147



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.

Listed By:
Ross Miller | 469.352.8147



Lavon, TX—One of The Fastest Growing Cities in Texas

Lavon, TX | Collin County 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.

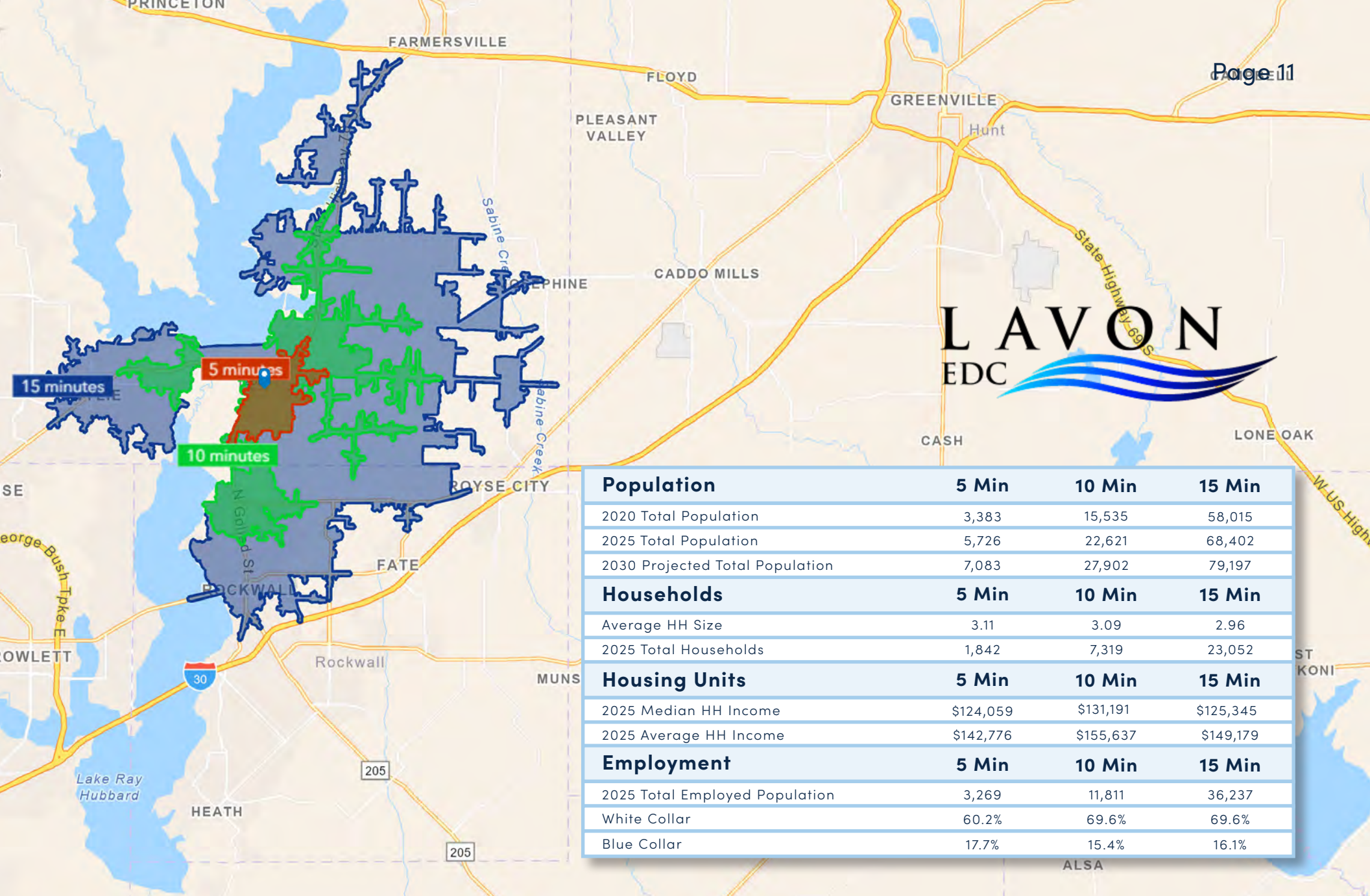
This sustained population growth and increasing commercial demand create a compelling environment for investors seeking long-term appreciation, stable occupancy, and strategic positioning in an emerging market.

14,078
City Total
Population
(Lavon EDC)

10.41%
Annual Pop.
Growth
(Lavon EDC)

93.2%
% of Employed
Population
(Lavon EDC)

130.28%
Pop. Growth
Since 2020
(Lavon EDC)



Population	5 Min	10 Min	15 Min
2020 Total Population	3,383	15,535	58,015
2025 Total Population	5,726	22,621	68,402
2030 Projected Total Population	7,083	27,902	79,197
Households	5 Min	10 Min	15 Min
Average HH Size	3.11	3.09	2.96
2025 Total Households	1,842	7,319	23,052
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$124,059	\$131,191	\$125,345
2025 Average HH Income	\$142,776	\$155,637	\$149,179
Employment	5 Min	10 Min	15 Min
2025 Total Employed Population	3,269	11,811	36,237
White Collar	60.2%	69.6%	69.6%
Blue Collar	17.7%	15.4%	16.1%

Listed By:
Ross Miller | 469.352.8147





Listed By:
Ross Miller | 469.352.8147



Ross Miller

Associate
ross.miller@mdcregroup.com
469.352.8147

Kevin Weable

Market Director
kevin@mdcregroup.com
972.845.1663

Office Information:

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

