

# For Lease

## 9000 sqft



 1001 STATE HWY 66, FATE, TX 75087

## PROPERTY FEATURES

-  Strategically situated in the rapidly growing area of Fate, TX, off N William E Crawford Ave (**Hwy 66**), with a **high traffic count of 8568**
-  Adjacent to the retail strip is the **upscale Woodcreek community** (built in 2015, average home prices of 400k), and across the street is the entrance to the **Spring Meadow home community** along the i30 corridor.
-  Opposite the retail center, **the Animal Hospital of Fate** attracts weekend traffic, and a **prominent sign placement** ensures easy visibility
-  Proximity to the high-traffic Hwy 66 and less than a **quarter mile away from** the heavily traveled U.S Highway i30

RETAIL  
STRIP

## 1800 - 9000

SqFt (Coldshell condition)

## \$28 PSF

(Base Rent)

## NNN \$8 psf

## TIA \$20 psf

Lease Term: **5 yrs**

## READY TO LEASE !!

## CONTACT US



**NAOMI FREEMAN**

Broker, Pinnacle Montessori

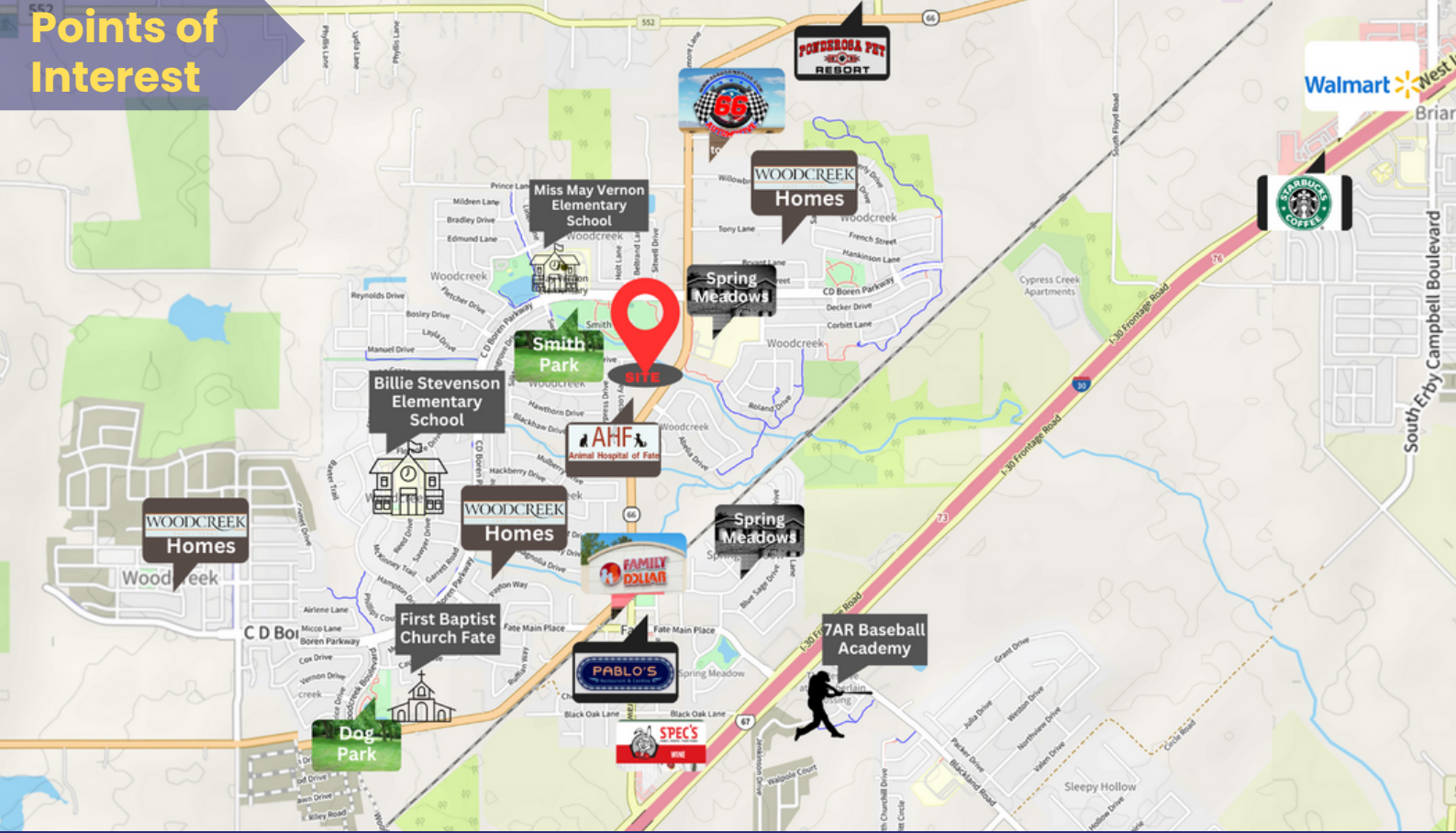
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# Points of Interest



## ZONE FEATURES

- Retail strip situated on the entrance street for easy access from both incoming and oncoming traffic in a growing neighborhood.
- Aligned with Fate's Economic Development plan, the town anticipates significant expansion in new homes and downtown infrastructure.
- Diverse nearby retailers, including CVS pharmacy, Family Dollar, Four Czechs Bakery, and Spec's Wines, provide a thriving shopping environment.
- Multiple up-and-coming residential neighborhoods

### CONSUMER SEGMENTATION:

Sprouting Explorers  
Young homeowners with families

**MEDIAN AGE: 38.8**

## ZONE DEMOGRAPHY

TX-75087	2022	2027
Total Population	43,380	47,169
Total Household Population	38,614	42,013
Average Household Income	\$142,427	\$158,547
Disposable income	\$108,474	

## ZONE TRAFFIC COUNT

1	2	3	4	5
<b>115,084</b>	<b>108,579</b>	<b>107,047</b>	<b>102,078</b>	<b>94,948</b>
2022 Est. daily traffic counts	2020 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2020 Est. daily traffic counts
Street: I-30 Cross: Village Dr Cross Dir: NE Dist: 0.06 miles	Street: TX 121 Cross: Village Dr Cross Dir: NE Dist: 0.06 miles	Street: I-30 Cross: Village Dr Cross Dir: NE Dist: 0.25 miles	Street: I-30 Cross: S Goliad St Cross Dir: NE Dist: 0.44 miles	Street: TX 121 Cross: S Goliad St Cross Dir: NE Dist: 0.48 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2019 ▲ 119,331 AADT	2012 ▲ 104,000 AADT			2019 ▲ 107,596 AADT
2018 ▲ 115,403 AADT	2011 ▲ 105,000 AADT			2018 ▲ 99,982 AADT
2016 ▲ 126,522 AADT	2009 ▲ 118,000 AADT			2016 ▲ 115,728 AADT
2015 ▲ 123,986 AADT	2008 ▲ 124,000 AADT			2015 ▲ 109,935 AADT
	2004 ▲ 26,030 ADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

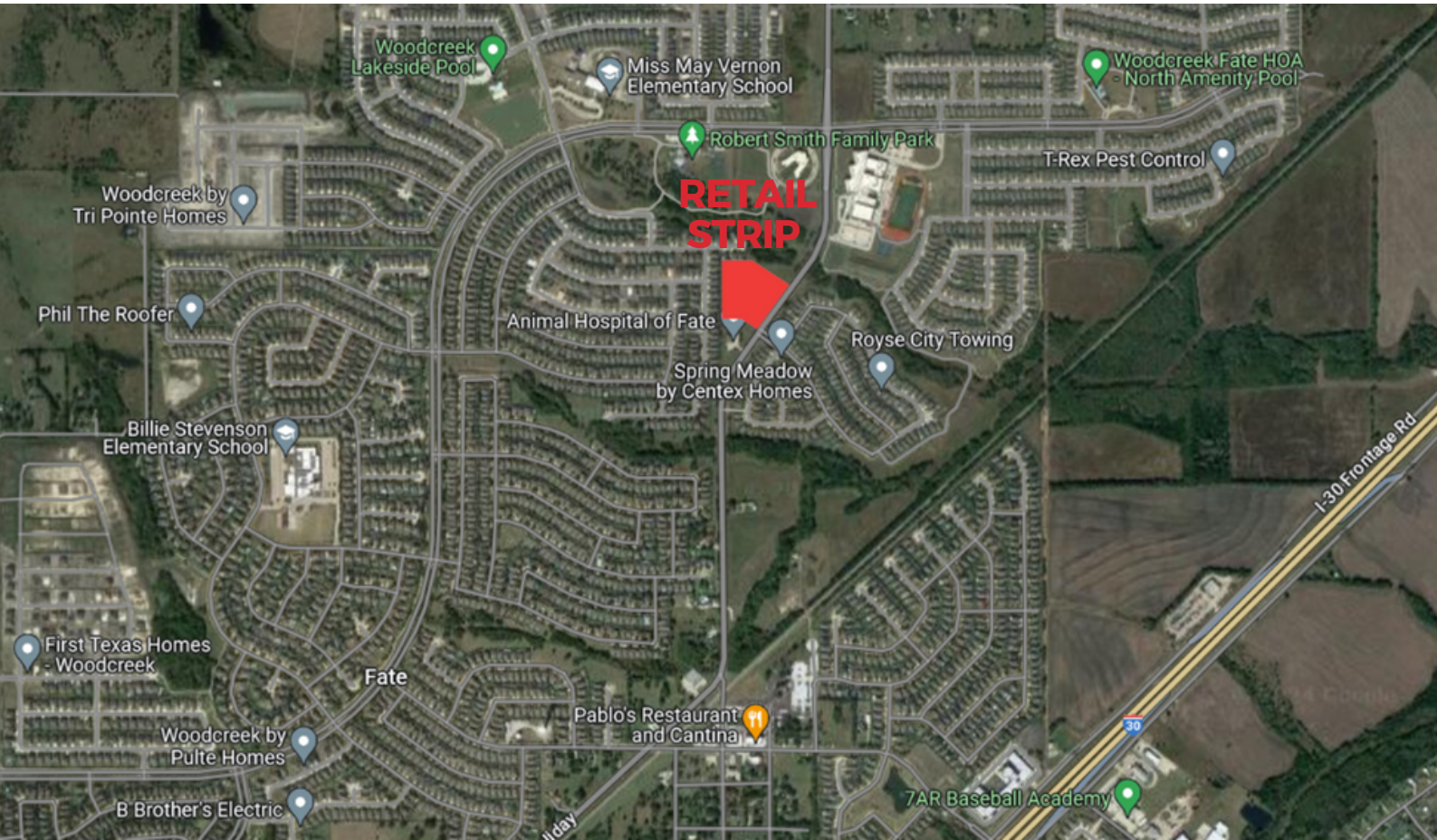
Annual Average daily traffic- the total number of vehicles passing the site in a year divided by 365



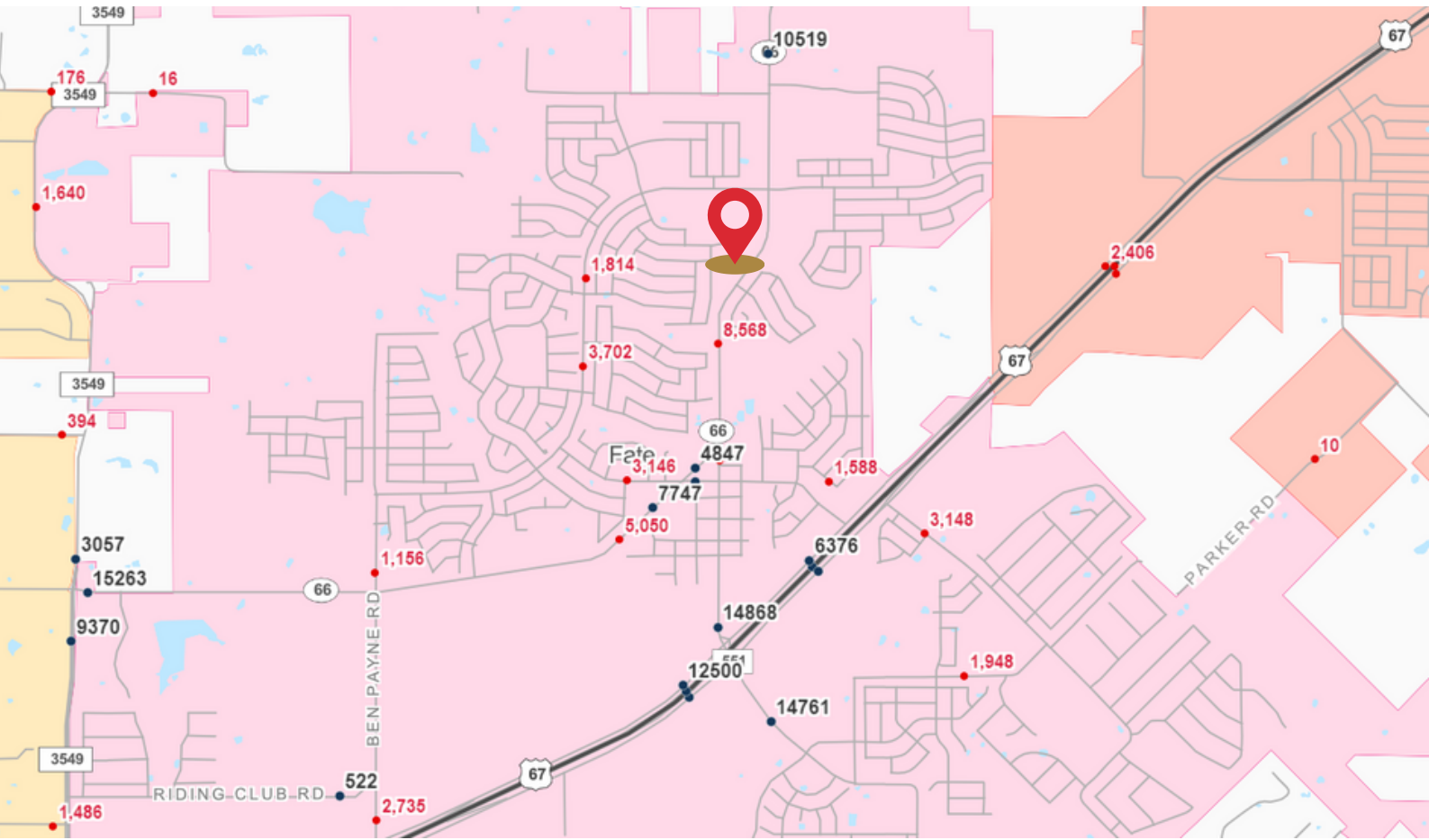
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# SATELLITE MAP SHOWING LOCATION OF RETAIL STRIP



# TRAFFIC COUNT MAP



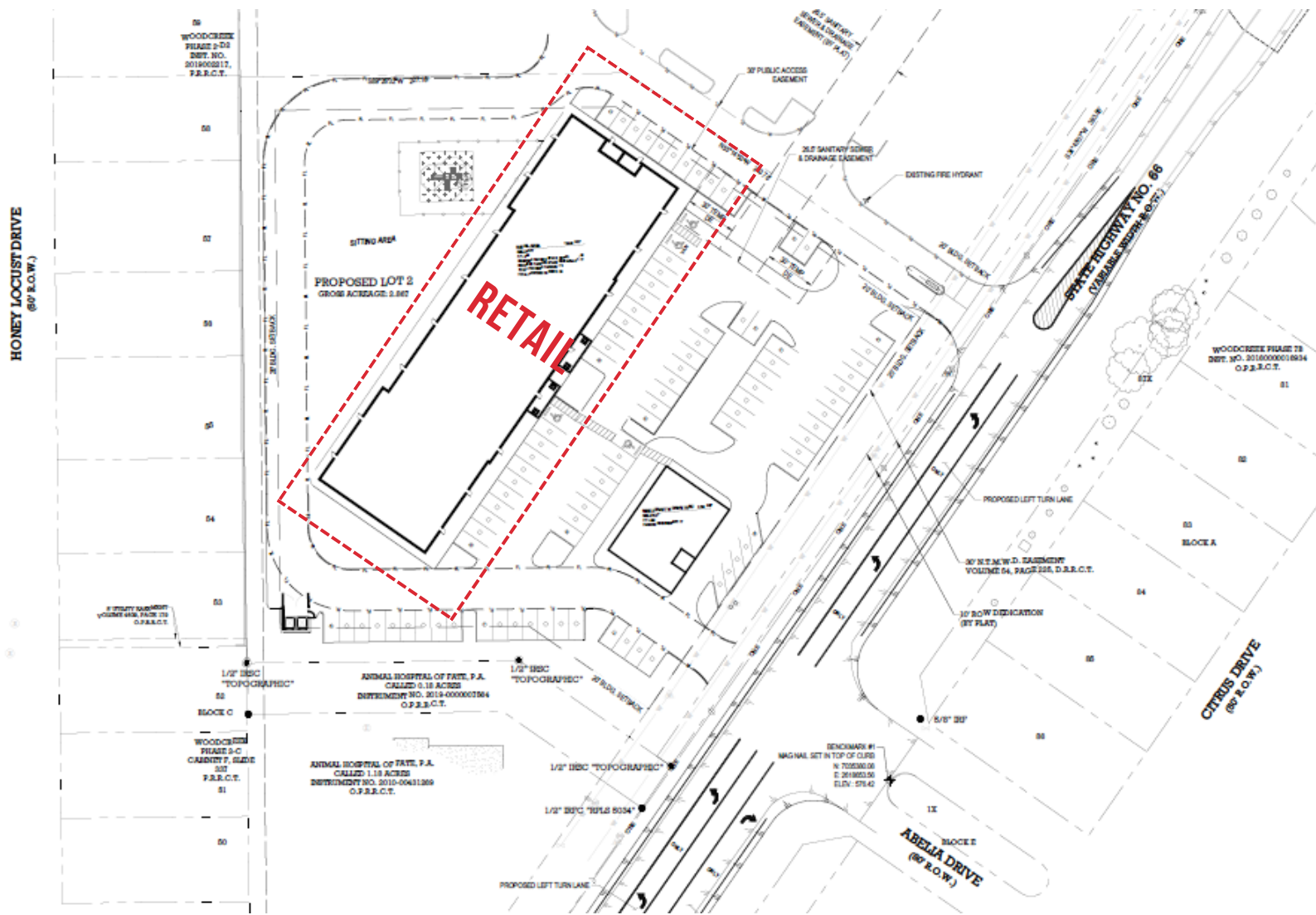
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# SITE PLAN



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# Rockwall, TX 75087: Economic Comparison

## Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

2022  
2027 (Projected)



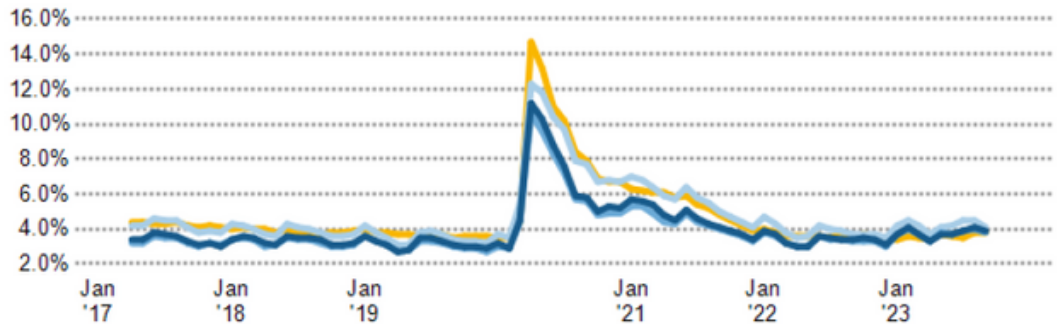
## Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

Rockwall  
Rockwall County  
Texas  
USA

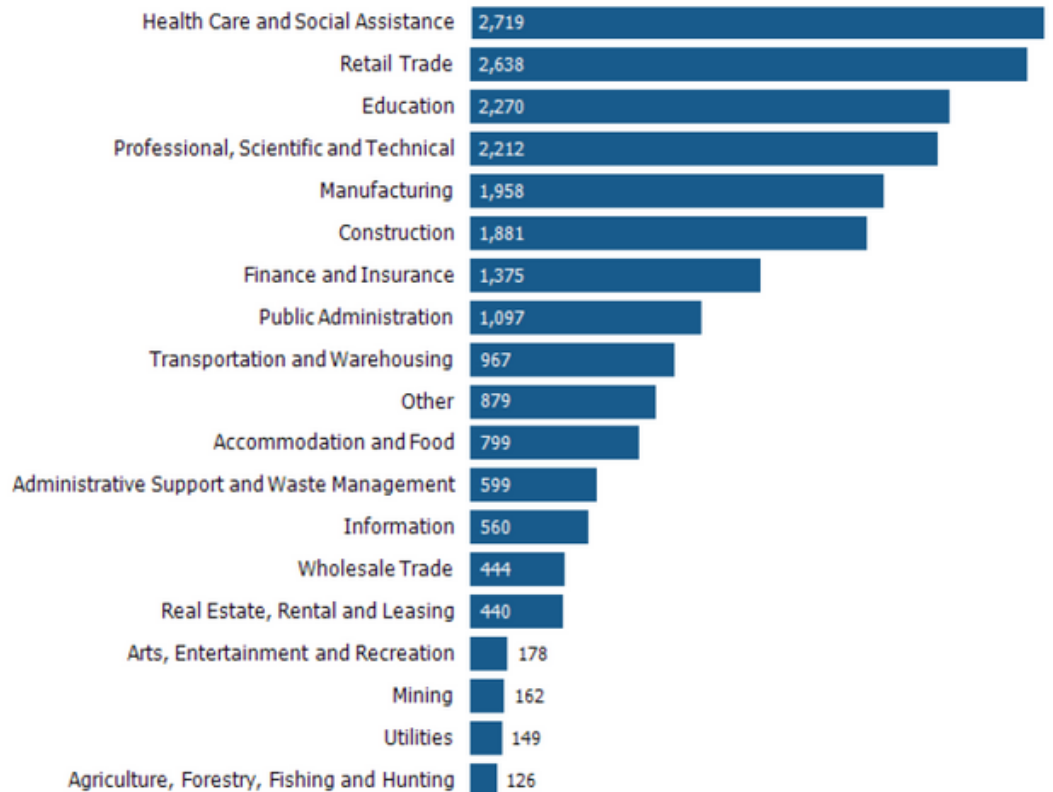


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2022

Update Frequency: Annually



## Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022



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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

#### READY REAL ESTATE LLC

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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