

Lafayette Crossing

Fate, Texas



Fate Village

- FRESH by MODERN MARKET
- CHIPOTLE
- McDonald's
- PET SUPPLIES PLUS
- ST. RWOOD CAFE
- Starbucks

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ABOUT

PROJECT SCOPE

Phase I | Grocer-Anchored Pads & Multi-Tenant Retail

- Strategically located at I-30 & FM 551 with 73,901 vehicles per day, Lafayette Crossing is poised to become the dominant commercial center in East Rockwall County. This 267-acre, master-planned development will deliver over 400,000 SF of thoughtfully curated retail, designed to serve one of the fastest-growing, most affluent corridors in North Texas.
- The current leasing opportunity centers on the grocer-anchored phase, encompassing ±155,000 SF, including a ±122,910 SF grocer and ±33,000 SF of high-visibility, multi-tenant retail space.
 - Six (6) premier pad sites with exceptional I-30 frontage and full signalized access
 - ±33,000 SF of Class A shop space across multiple activated tracts
 - Positioned between an open and thriving 66K SF Fresh by Brookshire's and a planned third national big-box anchor
 - Trade area features 10,000+ new rooftops, \$134K+ average household income, and a young, high spending demographic.

DEMOGRAPHICS

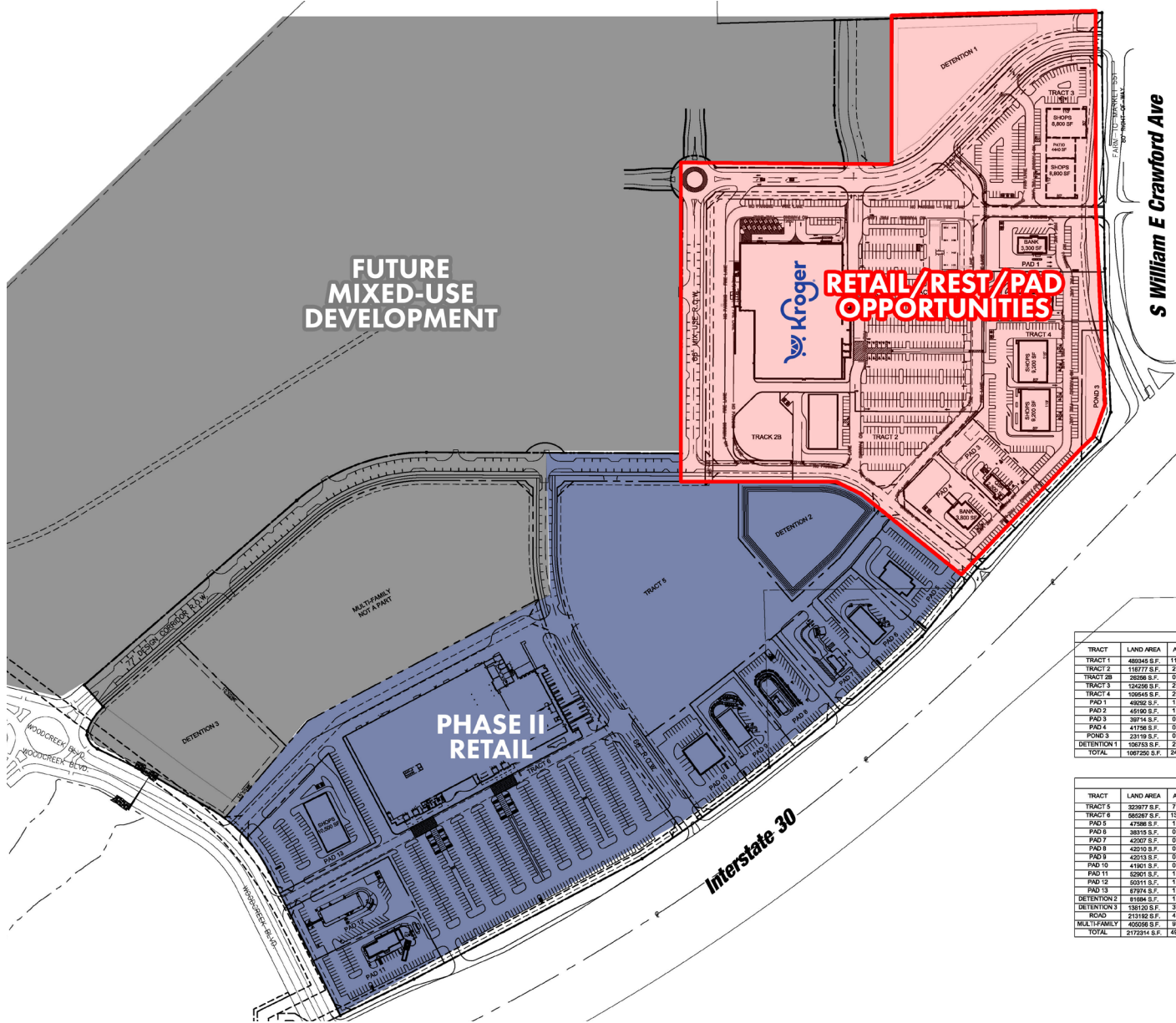
	1 mile	3 mile	5 mile
Est. Population	9,719	32,795	72,459
Avg. HH Income	\$122,680	\$134,418	\$138,930
Total Housing Units	3,012	10,314	24,112
Daytime Population	5,551	22,134	59,870

DETAILS

- 260% increase in population since 2010
- Young community - 68% of the population is under 44
- Median Household income: \$141,383
- Downtown Revitalization to include multifamily, restaurants, retail, parks, and more
- Fresh by Brookshire's 66k SF gourmet grocery development opened February, 2022 at the SWC
- Nearby Woodcreek Residential Community boasts 4,500+ homes, miles of trails and amenity centers. Subdivisions of Avondale with 450+ homes and Monterra with 700+ homes have been approved.
- Other nearby residential developments include: Williamsburg with 1,700+ homes, Chamberlain Crossing with 400+ homes, Edgewater with 600+ homes, the Reserve at Chamberlain Crossing with 300+ homes, and the 800+ apartments and townhomes nearby.
- Nearby Tenants:



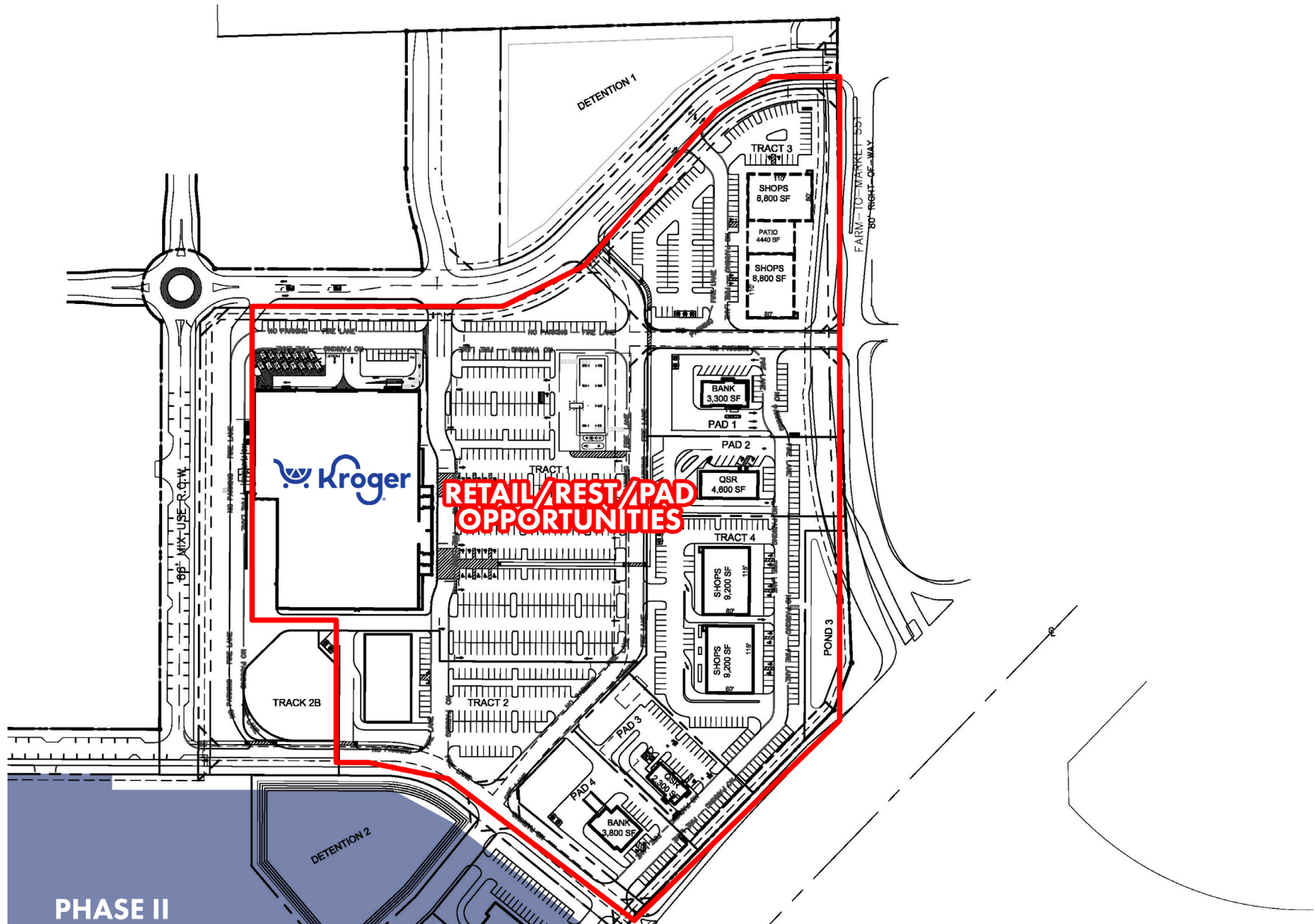
OVERVIEW SITE PLAN



DEVELOPMENT SYNOPSIS							
TRACT	LAND AREA	ACRES	BUILDING TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
TRACT 1	48946 S.F.	1.125 AC	GROCERY	100000 S.F.	300 SPACES	369 SPACES	3.9/10000
TRACT 2	11877 S.F.	2.72 AC	MULTI-TENANT	10000 S.F.	60 SPACES*	91 SPACES	7.8/1000
TRACT 2B	38268 S.F.	0.88 AC					
TRACT 3	124296 S.F.	2.85 AC	MULTI-TENANT	178000 S.F.	124 SPACES*	122 SPACES	2.9/10000
TRACT 4	106645 S.F.	2.51 AC	MULTI-TENANT	144000 S.F.	92 SPACES*	128 SPACES	6.9/10000
TRACT 1	49262 S.F.	1.13 AC	BANK	33000 S.F.	8 SPACES*	22 SPACES	6.7/10000
PAD 2	45198 S.F.	1.04 AC	QSR	46000 S.F.	28 SPACES	33 SPACES	7.0/1000
PAD 3	38714 S.F.	0.91 AC	QSR	23000 S.F.	14 SPACES	39 SPACES	13.2/1000
PAD 4	41758 S.F.	0.96 AC	BANK	38000 S.F.	10 SPACES*	23 SPACES	6.1/10000
DETECTION 1	106763 S.F.	2.45 AC					
TOTAL	188726 S.F.	44.30 AC	N/A	162000 S.F.	635 SPACES	844 SPACES	5.9/1000

DEVELOPMENT SYNOPSIS							
TRACT	LAND AREA	ACRES	BUILDING TYPE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
TRACT 5	322977 S.F.	7.42 AC					
TRACT 6	86287 S.F.	1.944 AC	DEPARTMENT	147780 S.F.	443 SPACES	586 SPACES	4.0/10000
PAD 5	47398 S.F.	1.09 AC	QSR	48945 S.F.	15 SPACES	54 SPACES	11.1/10000
PAD 6	38718 S.F.	0.88 AC	QSR	44118 S.F.	14 SPACES	31 SPACES	3.7/10000
PAD 7	42027 S.F.	0.96 AC	QSR	9453 S.F.	3 SPACES	13 SPACES	13.3/1000
PAD 8	42010 S.F.	0.96 AC	COFFEE	8188 S.F.	2 SPACES	32 SPACES	39.2/10000
PAD 9	42013 S.F.	0.96 AC	QSR	42868 S.F.	14 SPACES	17 SPACES	3.7/1000
PAD 10	41901 S.F.	0.96 AC	AUTO	69525 S.F.	21 SPACES	31 SPACES	4.5/10000
PAD 11	52901 S.F.	1.21 AC	QSR	42868 S.F.	13 SPACES	38 SPACES	7.0/10000
PAD 12	50391 S.F.	1.15 AC	QSR	32603 S.F.	11 SPACES	63 SPACES	11.8/10000
PAD 13	67874 S.F.	1.56 AC	MULTI-TENANT	105000 S.F.	53 SPACES*	53 SPACES	5.0/10000
DETECTION 2	61066 S.F.	1.38 AC					
DETECTION 3	138120 S.F.	3.17 AC					
ROAD	213162 S.F.	4.89 AC					
MULTI-FAMILY	40506 S.F.	0.93 AC					
TOTAL	2172314 S.F.	49.87 AC	N/A	188003 S.F.	588 SPACES	910 SPACES	4.8/1000

SITE PLAN



SITE AERIAL



RETAIL RENDERINGS



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INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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