LAVON

FLEX INDUSTRIAL PARK

SEQ of FM 2755 & CR 541

Lavon, TX 75166



Leasing Brochure

MATTHEWS™

EXCLUSIVELY LISTED BY



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Property Overview

LAVON
FLEX INDUSTRIAL PARK

Lavon Flex Industrial Park sits right beside Elevon, a 1,600-acre master-planned community, giving showroom and flex-industrial users a foothold in one of North Texas's quickest-growing markets. With more than 5,000 homes planned alongside retail and lifestyle uses, occupiers can tap a steadily expanding base of nearby households.

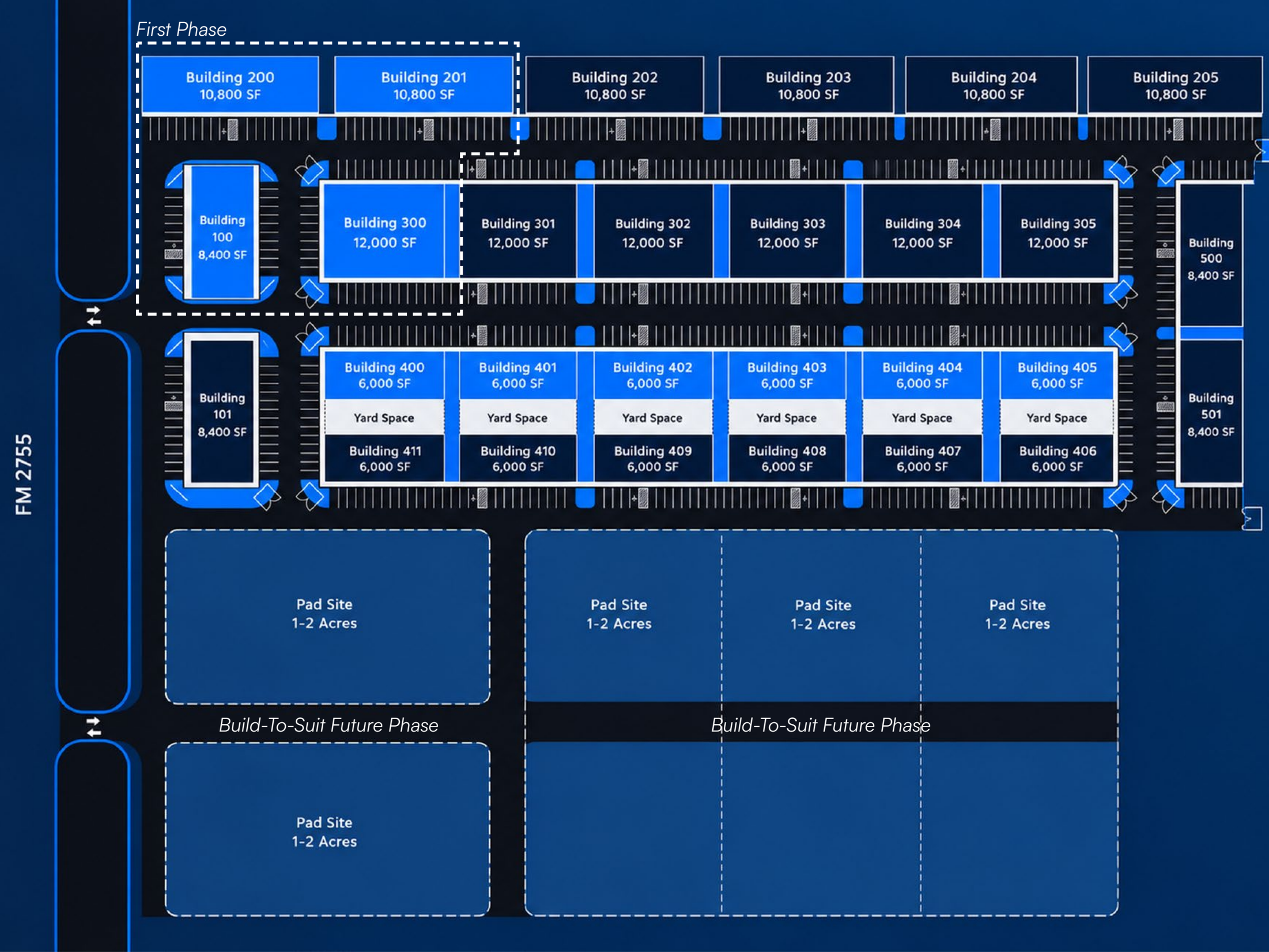


Project Type	Showroom Flex / Flex
Project Size	±244,200 SF
Building Size	Bldg. 100: 8,400 SF Bldg. 200: 10,800 SF Bldg. 201: 10,800 SF Bldg. 300: 12,000 SF
Available Space	From 1,500 SF to 12,000 SF
Availability Date	Phase 1 - Q1 2027
Clear Height	16' - 30'
Drive-In Doors	12' x 14'
Parking	2.40/1,000 SF
Zoning	ETJ
Asking Rate	Contact Broker

Property Highlights



- A new master-planned flex campus totaling 244,200 SF, spread over 28 buildings and 152 units
- The first phase delivers roughly 42,000 SF in four buildings with 25 units, targeted for Q1 2027
- Suites of 1,500, 1,680 and 1,800 SF can be joined to reach a full 12,000 SF building
- Every unit includes its own 12’ x 14’ grade-level overhead door
- Delivered as a warm shell with lighting and a restroom; office finish and HVAC can be negotiated
- Phase I provides 2.4 parking spaces per 1,000 SF
- Fronts FM 2755 directly, with signage on the building and a monument sign
- A short drive to SH 78, which links to US 380, SH 205, PGBT and the wider DFW area
- Neighbors the Elevon master-planned community


First Phase
Building 200
10,800 SF
Building 201
10,800 SF
Building 202
10,800 SF
Building 203
10,800 SF
Building 204
10,800 SF
Building 205
10,800 SF
Building
100
8,400 SF
Building 300
12,000 SF
Building 301
12,000 SF
Building 302
12,000 SF
Building 303
12,000 SF
Building 304
12,000 SF
Building 305
12,000 SF
Building
500
8,400 SF
Building
101
8,400 SF
Building 400
6,000 SF
Building 401
6,000 SF
Building 402
6,000 SF
Building 403
6,000 SF
Building 404
6,000 SF
Building 405
6,000 SF
Yard Space
Yard Space
Yard Space
Yard Space
Yard Space
Yard Space
Building 411
6,000 SF
Building 410
6,000 SF
Building 409
6,000 SF
Building 408
6,000 SF
Building 407
6,000 SF
Building 406
6,000 SF
Building
501
8,400 SF
FM 2755
Pad Site
1-2 Acres
Pad Site
1-2 Acres
Pad Site
1-2 Acres
Pad Site
1-2 Acres
Build-To-Suit Future Phase
Build-To-Suit Future Phase
Pad Site
1-2 Acres

Phase 1

BUILDING 100

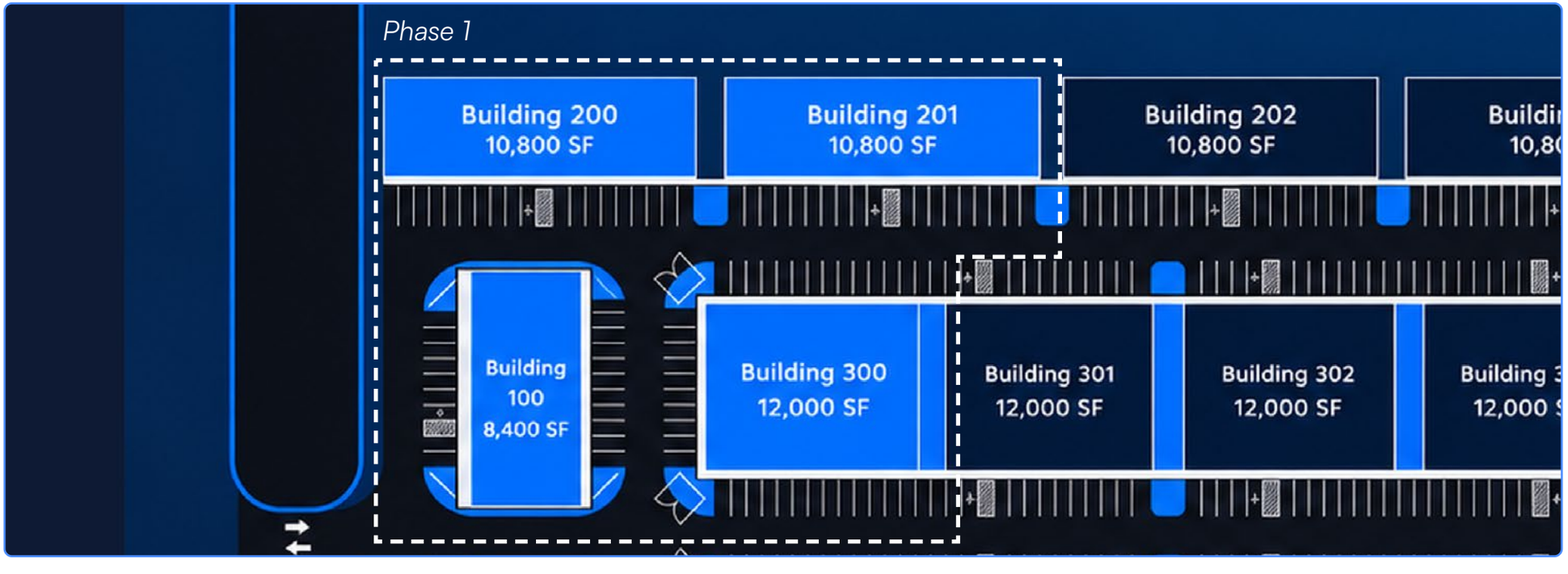
Building Type	Showroom / Retail
Total Building SF	±8,400 SF
Dimensions	60’ x 140’
Clear Height	16’ Eave / 26’ Clear
Parking	±2.4/1,000 SF

BUILDING 200 & 201

Building Type	Flex
Total Building SF	±10,800 SF
Dimensions	60’ x 180’
Clear Height	20’ Eave / 30’ Clear
Parking	±1.8/1,000 SF

BUILDING 300

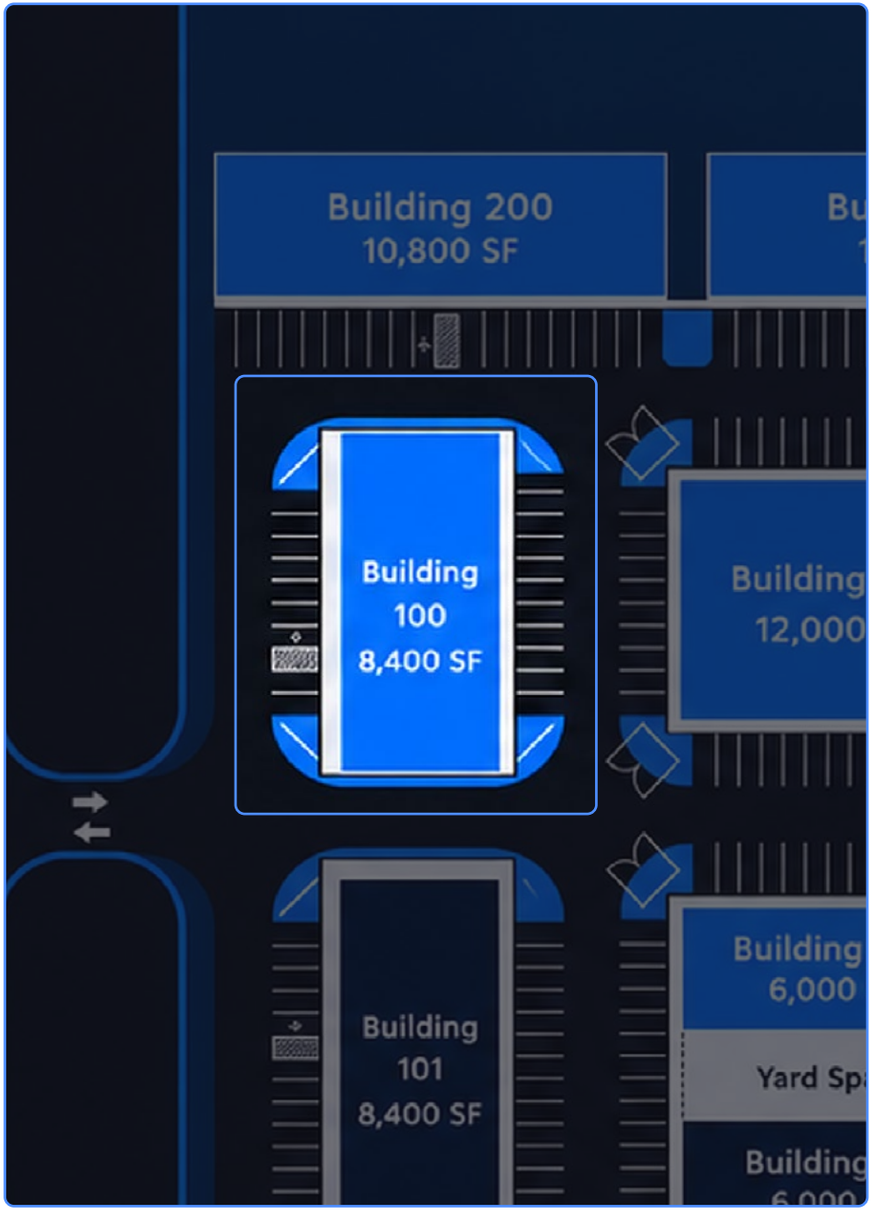
Building Type	Flex
Total Building SF	±12,000 SF
Dimensions	100’ X 120’
Clear Height	20’ Eave / 36.8’ Clear
Parking	±2.4/1,000 SF



Site Plan | Building 100

BUILDING SPECS

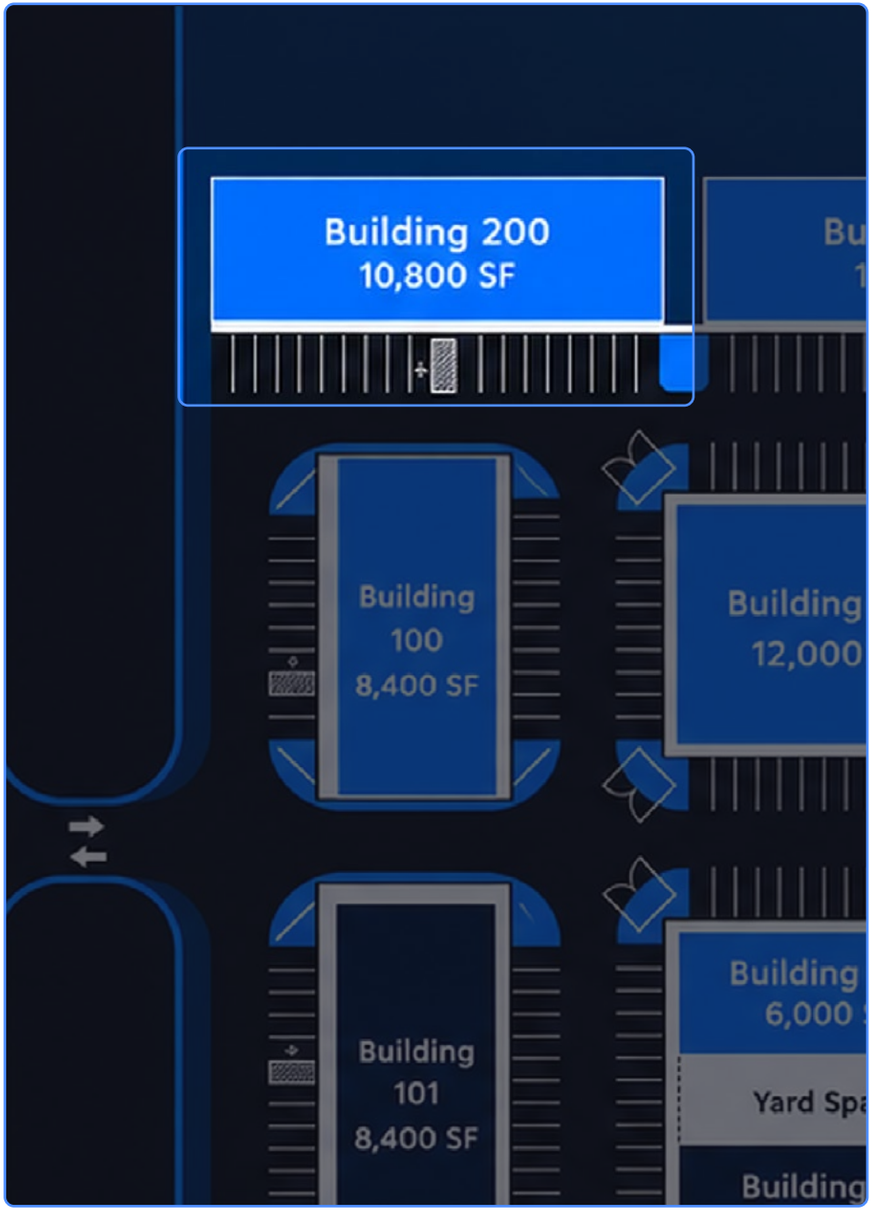
Building Type	Showroom / Retail
Building Size	±8,400 SF
Available SF	±1,680 — ±8,400 SF
Office / TI Finish Out	Negotiable
Frontage	28’
Depth	60’
Clear Height	16’ Eave / 26’ Clear
Drive-In Doors	Rear Drive-In (12’ x 14’)
Signage	Monument & Building Signage
Car Parks	21 Spaces



Site Plan | Building 200

BUILDING SPECS

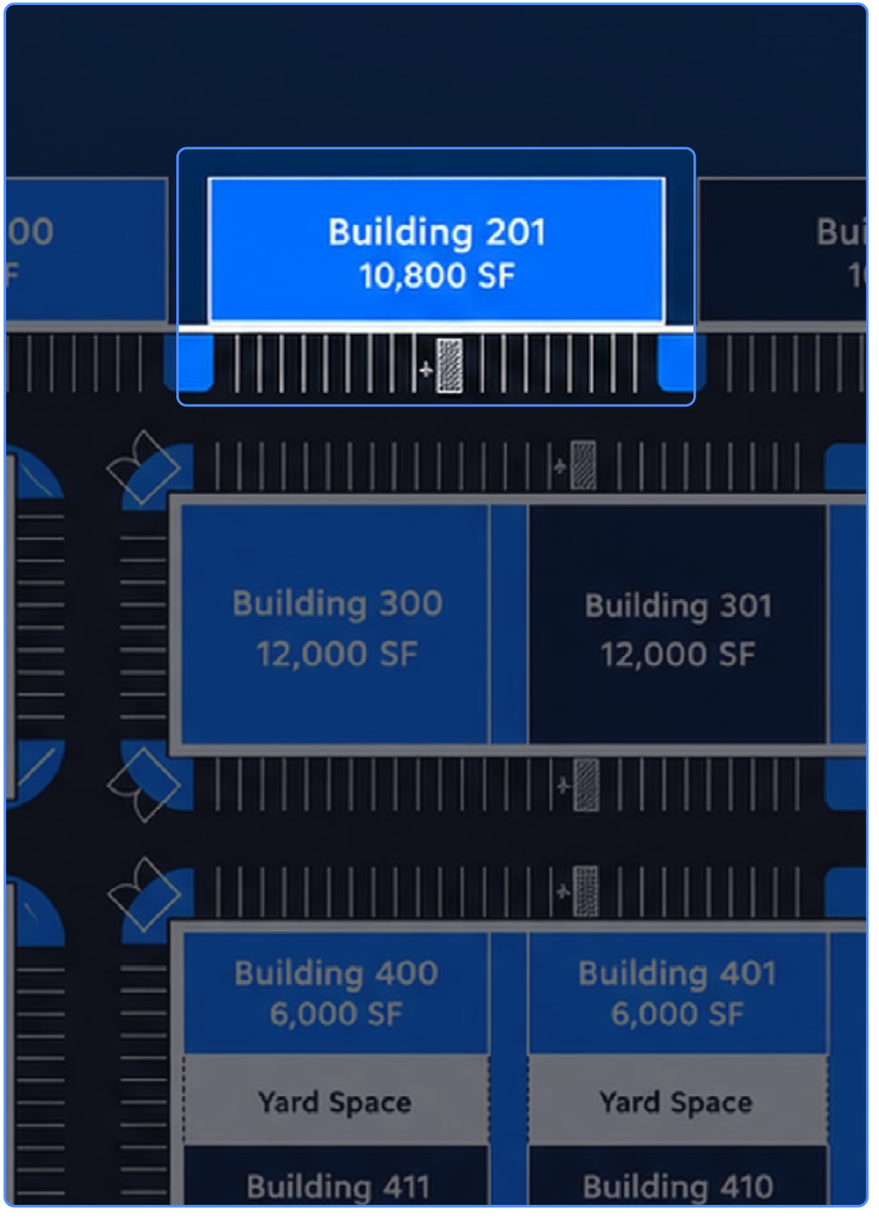
Building Type	Flex
Building Size	±10,800 SF
Available SF	±1,800 — ±10,800 SF
Office / TI Finish Out	Negotiable
Depth	60’
Clear Height	20’ Eave / 30’ Clear
Drive-In Doors	(1) per 1,800 SF (12’ x 14’)
Signage	Building Signage
Car Parks	19 Spaces



Site Plan | Building 201

BUILDING SPECS

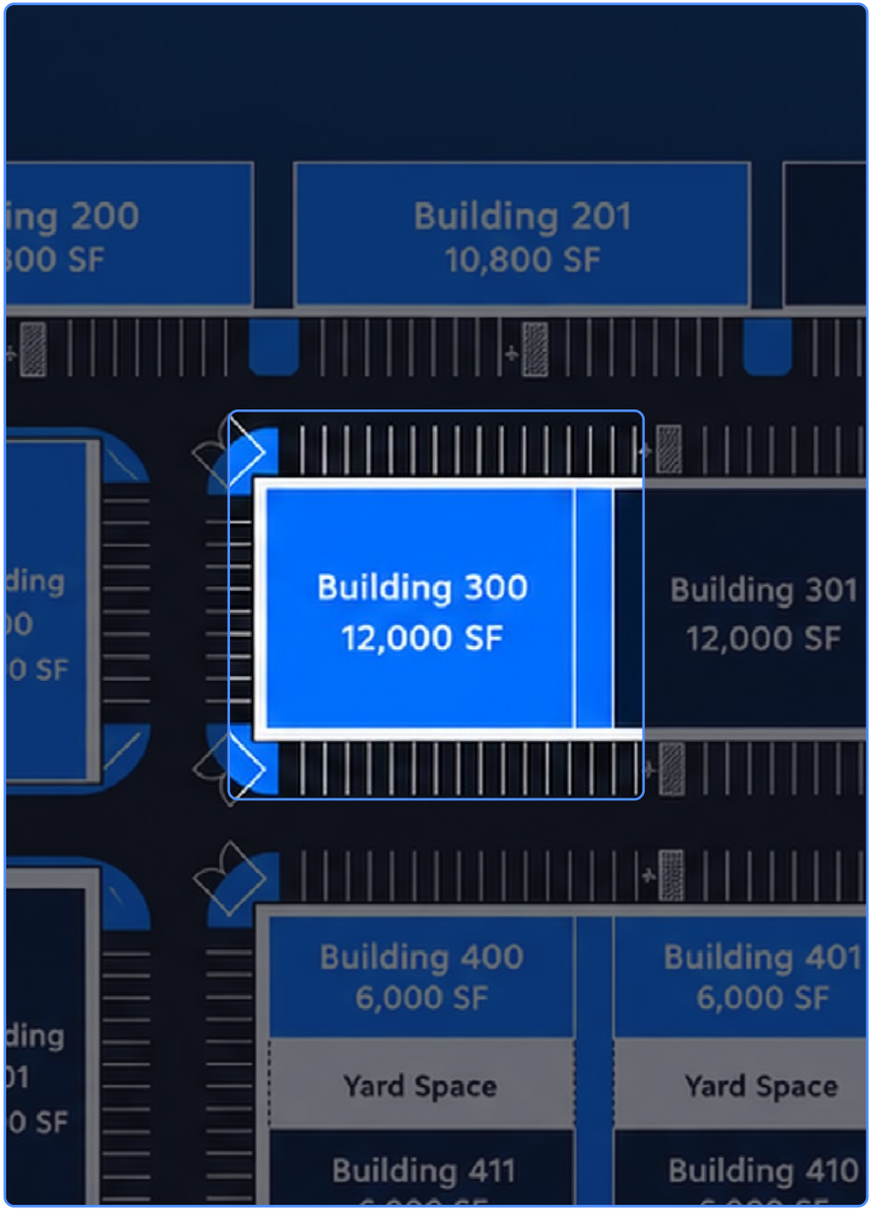
Building Type	Flex
Building Size	±10,800 SF
Available SF	±1,800 — ±10,800 SF
Office / TI Finish Out	Negotiable
Depth	60’
Clear Height	20’ Eave / 30’ Clear
Drive-In Doors	(1) per 1,800 SF (12’ x 14’)
Signage	Building Signage
Car Parks	19 Spaces



Site Plan | Building 300

BUILDING SPECS

Building Type	Flex
Building Size	±12,000 SF
Available SF	±1,500 — ±12,000 SF
Office / TI Finish Out	Negotiable
Depth	50'-100'
Clear Height	20' Eave / 36.8' Clear
Drive-In Doors	(1) per 1,500 SF (12' x 14')
Signage	Building Signage
Car Parks	30 Spaces





LAVON, TX

LOCATION & ACCESS

- Located in eastern Collin County within the growing Dallas–Fort Worth metroplex
- Regional connectivity via SH-78, SH-205, and nearby US-380
- Convenient access to Wylie, Rockwall, Greenville, and the broader North Texas market

ECONOMIC DRIVERS

- Proximity to major employment and commercial centers in Wylie, Rockwall, and Plano
- Residential expansion supporting demand for retail, services, and neighborhood commercial development
- Nearby Lake Lavon supports recreational activity and local consumer demand

WORKFORCE & INFRASTRUCTURE

- Access to the expanding Collin County and eastern DFW labor pool
- Established regional highway connections supporting commuting and commercial activity
- Growing residential communities driving demand for infrastructure, utilities, and services

DEMOGRAPHICS

(3-Mile Radius)

Total 2025 Population

14,406

Annual Growth 2025-2030

14.0%

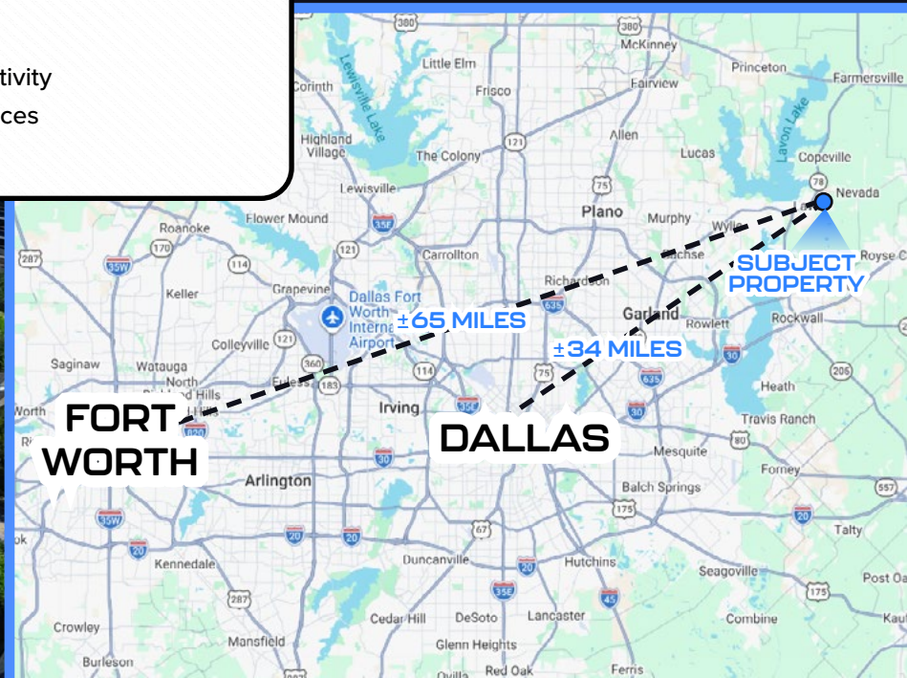
Median Home Value

$455,909

Consumer Spending

$202.5M





DEVELOPMENT TRENDS & LAND AVAILABILITY

Lavon, located in eastern Collin County, is an emerging retail and industrial market benefiting from rapid residential expansion and continued growth across the Dallas–Fort Worth metroplex. Unlike established commercial hubs in Plano, McKinney, and Rockwall, Lavon offers undeveloped land for retail, light industrial, flex space, and service-oriented development. The SH-78 corridor provides regional connectivity, supporting commercial activity and access to surrounding employment centers. According to the Lavon Economic Development Corporation, approximately 478 acres are identified as available for commercially zoned development, creating opportunities for new retail centers, distribution facilities, and business parks. As residential growth accelerates, Lavon is positioned to attract additional commercial investment and employment-generating development.

RETAIL 12 MO NET ABSORPTION SF

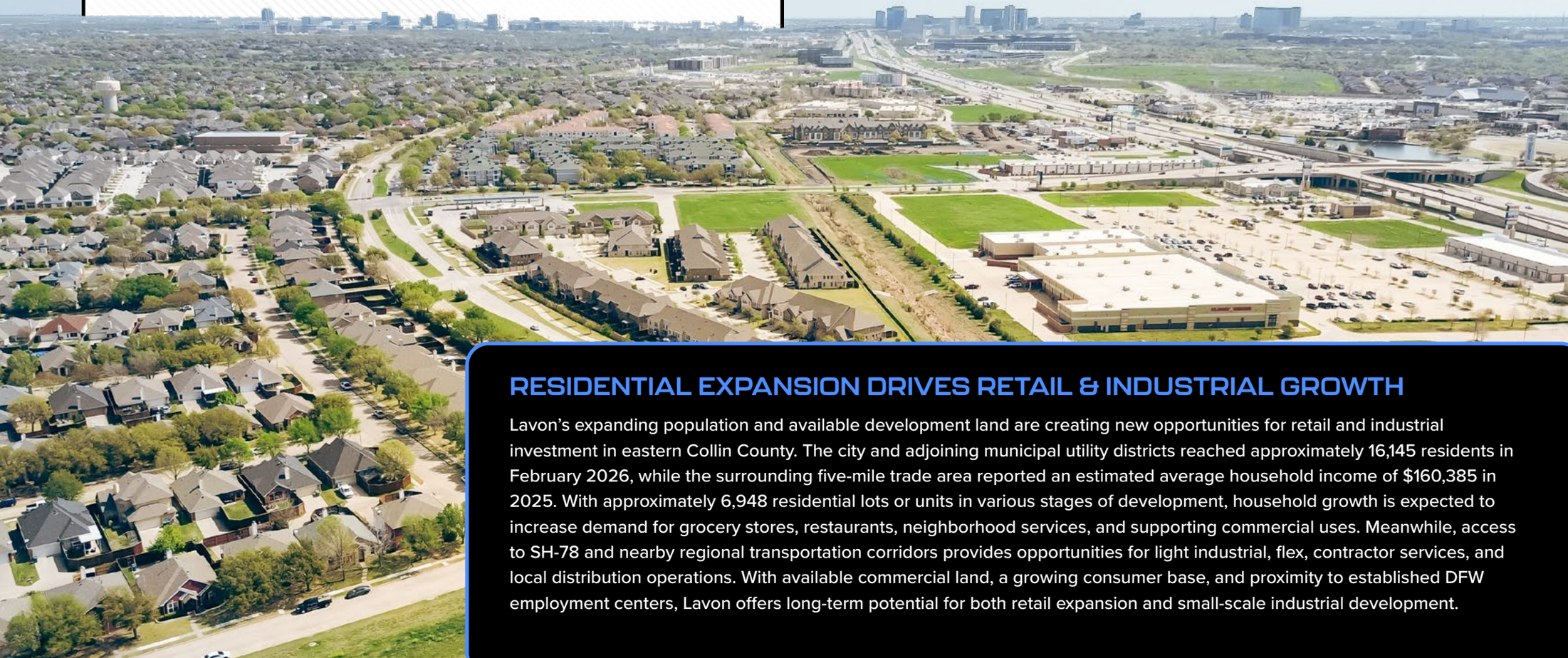
98.9K

Prior Period: 2.7K

Change +: 3,559.1%

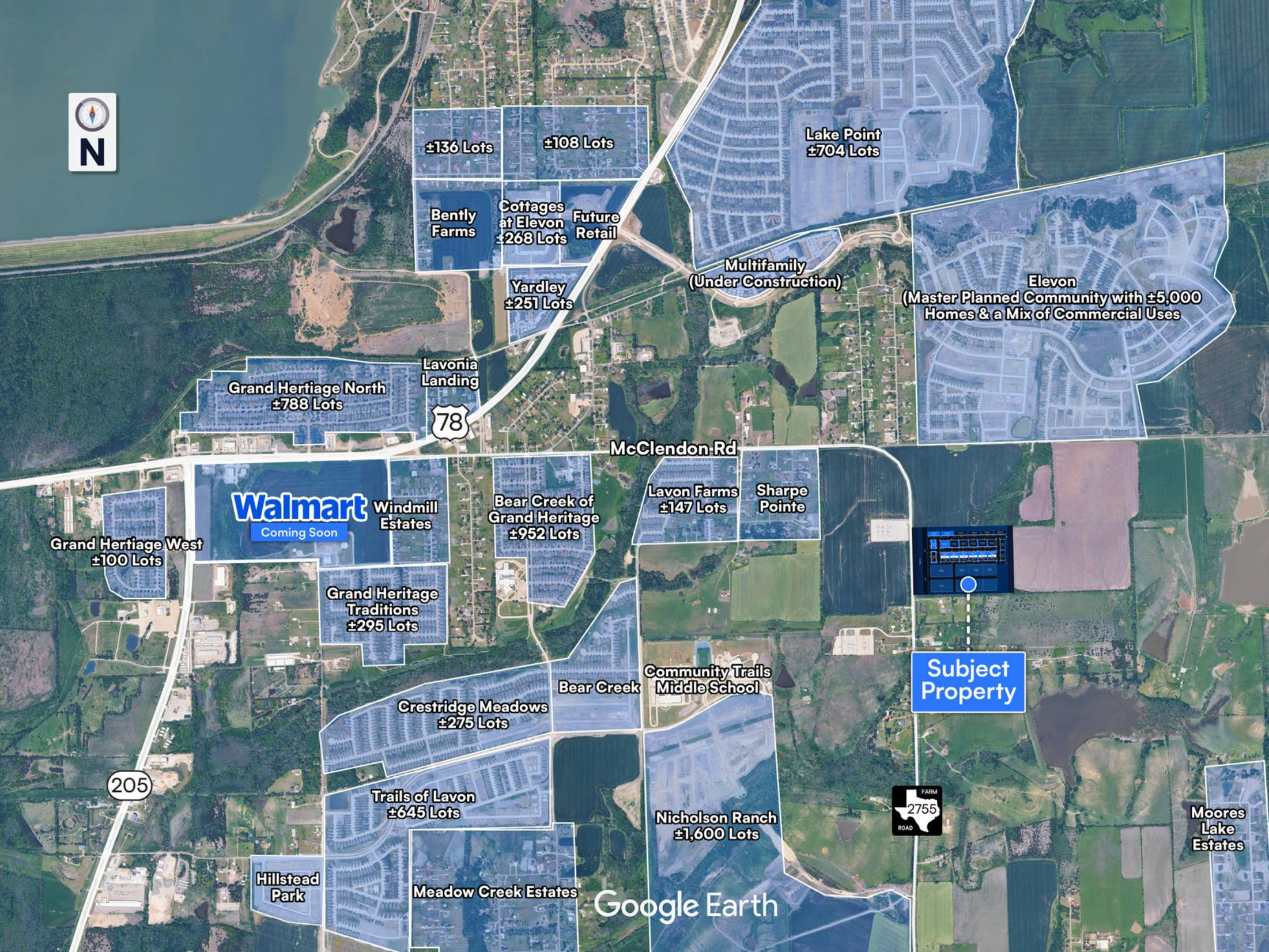
12 MO LEASED SF

4.7K

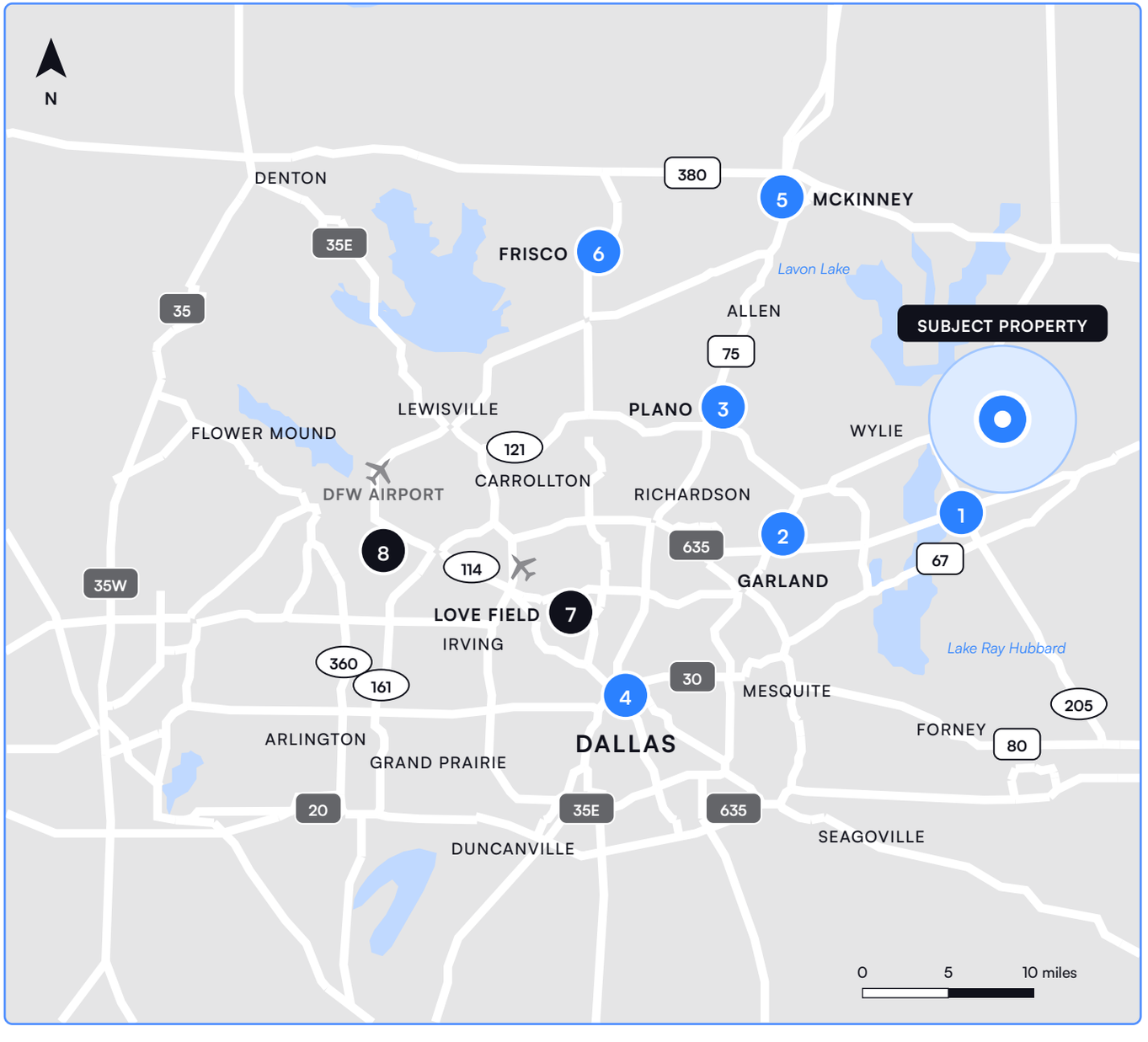


RESIDENTIAL EXPANSION DRIVES RETAIL & INDUSTRIAL GROWTH

Lavon's expanding population and available development land are creating new opportunities for retail and industrial investment in eastern Collin County. The city and adjoining municipal utility districts reached approximately 16,145 residents in February 2026, while the surrounding five-mile trade area reported an estimated average household income of $160,385 in 2025. With approximately 6,948 residential lots or units in various stages of development, household growth is expected to increase demand for grocery stores, restaurants, neighborhood services, and supporting commercial uses. Meanwhile, access to SH-78 and nearby regional transportation corridors provides opportunities for light industrial, flex, contractor services, and local distribution operations. With available commercial land, a growing consumer base, and proximity to established DFW employment centers, Lavon offers long-term potential for both retail expansion and small-scale industrial development.


N
±136 Lots
±108 Lots
Lake Point
±704 Lots
Bently
Farms
Cottages
at Elevon
±268 Lots
Future
Retail
Multifamily
(Under Construction)
Yardley
±251 Lots
Elevon
(Master Planned Community with ±5,000
Homes & a Mix of Commercial Uses
Lavonia
Landing
Grand Hertiage North
±788 Lots
78
McClendon Rd
Walmart
Coming Soon
Windmill
Estates
Bear Creek of
Grand Heritage
±952 Lots
Lavon Farms
±147 Lots
Sharpe
Pointe
Grand Hertiage West
±100 Lots
Grand Heritage
Traditions
±295 Lots
Subject
Property
Community Trails
Middle School
Bear Creek
Crestridge Meadows
±275 Lots
205
Trails of Lavon
±645 Lots
FARM
2755
ROAD
Nicholson Ranch
±1,600 Lots
Moores
Lake
Estates
Hillstead
Park
Meadow Creek Estates
Google Earth

Regional Map | Drive Times



DRIVE TIMES FROM SITE

By car, approximate

1	Rockwall 9.9 miles	18	min
2	Garland 17.7 miles	34	min
3	Plano 17.9 miles	37	min
4	Downtown Dallas 33.2 miles	43	min
5	McKinney 25.8 miles	44	min
6	Frisco 38.7 miles	49	min
7	Dallas Love Field 44.4 miles	53	min
8	DFW Airport 51.6 miles	54	min

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