

HIGHWAY 205 LAND

FOR SALE

10894 Hwy 205 | Lavon, Texas 75166



PROPERTY INFORMATION:

Located along the rapidly developing State Highway 205 corridor in Lavon, this 0.8-acre property offers a valuable opportunity for an owner-user or investor seeking visibility, access, and future growth potential. The property currently includes an existing residence, providing flexibility for immediate use or redevelopment.

Positioned near the expanding Boyd Farms community and surrounded by ongoing commercial and residential development, this site benefits from steady traffic flow and strong area momentum. With frontage on Hwy 205, the property offers excellent exposure for a small business, office, retail, or service-based operation, subject to zoning and city approvals.

Whether held as a strategic investment or repurposed for commercial use, this location places you at the heart of one of Collin County's most active growth corridors.

LOCATION:

West side of Hwy 205 b/w Hwy 78 & John King Blvd

SALE PRICE:

Contact Broker

DEMOGRAPHICS:

| | 1 mile | 3 miles | 5 miles |
|-----------------|-----------|-----------|-----------|
| 2025 Population | 2,559 | 21,134 | 66,706 |
| 2030 Proj. Pop. | 3,013 | 25,911 | 77,778 |
| Daytime Pop. | 1,501 | 13,608 | 45,687 |
| Avg. HH Income | \$137,845 | \$161,244 | \$154,960 |

For more information, please contact Bethany Williams or David English

Bethany Williams • 469.534.2350 | 214-676-6424 • denglish@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. According to FEMA, a portion of the subject property is situated in a flood zone. Please ask broker for more information.

HIGHWAY 205 LAND

FOR SALE

10894 Hwy 205 | Lavon, Texas 75166



LOCATION:

West side of Hwy 205 between Hwy 78 & John King Blvd in Lavon, Texas

AVAILABLE:

0.8018 Acre Lot

TRAFFIC COUNTS:

SH-205: 15,811 vpd north of site
SH-205: 22,162 vpd south of site
(TXDOT 2024)

KEY FEATURES

- 0.8 Acres with Highway 205 frontage
- Existing home included – potential for renovation or redevelopment
- High-visibility location with strong traffic patterns
- Close proximity to Boyd Farms and surrounding residential expansions
- Ideal for small business, retail, office, studio, or hold-and-appreciate investment*

**Use subject to city zoning and development guidelines.*



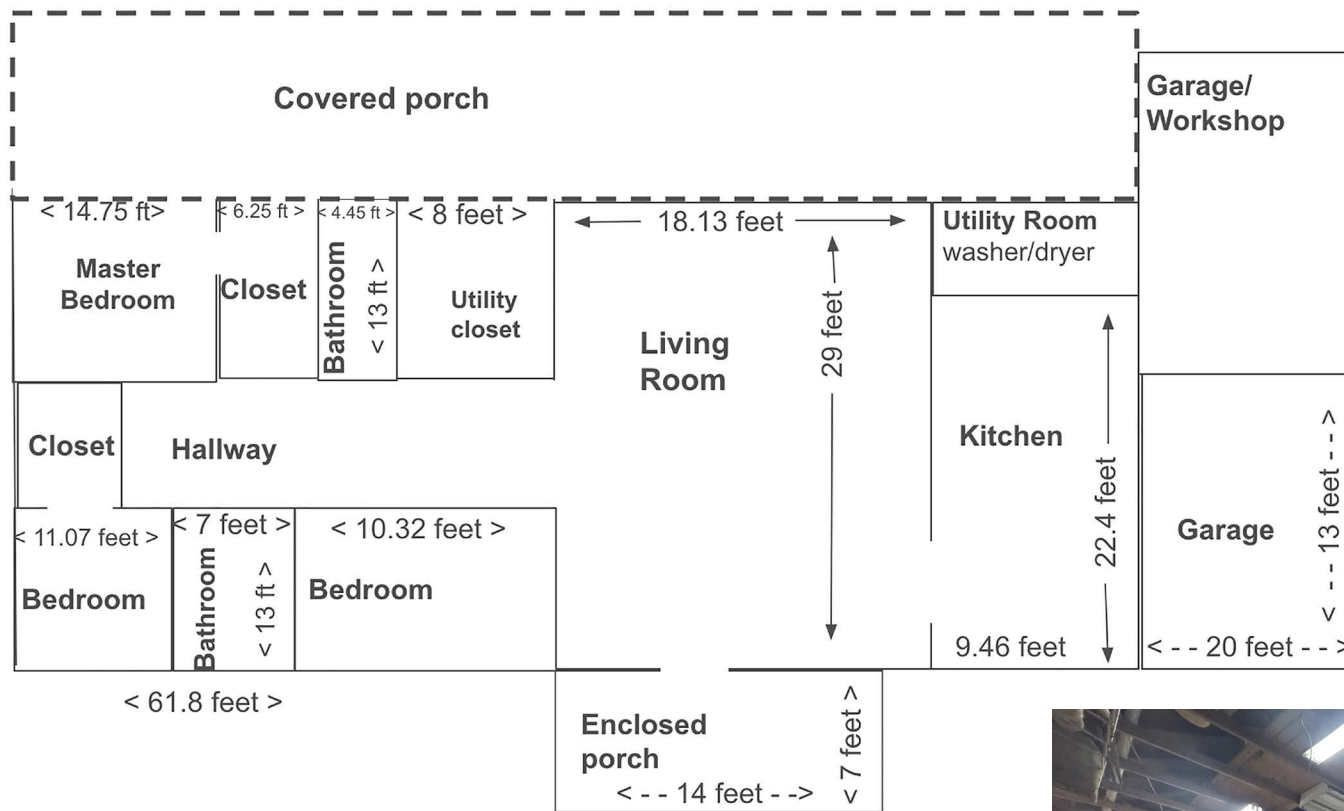
For more information, please contact **Bethany Williams** or **David English**

Bethany Williams • 469.534.2350 | 214-676-6424 • denglish@ridgepcr.com

HIGHWAY 205 LAND

FOR SALE

10894 Hwy 205 | Lavon, Texas 75166



For more information, please contact **Bethany Williams** or **David English**

Bethany Williams • 469.534.2350 | 214-676-6424 • denglish@ridgepcr.com

HIGHWAY 205 LAND

FOR SALE

10894 Hwy 205 | Lavon, Texas 75166



For more information, please contact Bethany Williams or David English

Bethany Williams • 469.534.2350 | 214-676-6424 • denglish@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. According to FEMA, a portion of the subject property is situated in a flood zone. Please ask broker for more information.

HIGHWAY 205 LAND

FOR SALE

10894 Hwy 205 | Lavon, Texas 75166



For more information, please contact Bethany Williams or David English

Bethany Williams • 469.534.2350 | 214-676-6424 • denglish@ridgepcr.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property. According to FEMA, a portion of the subject property is situated in a flood zone. Please ask broker for more information.



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.

2-10-2025



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.

| | | | |
|---|-------------|------------------------|--------------|
| Ridge Pointe Commercial Real Estate LTD | 9002250 | info@ridgepcr.com | 972-961-8532 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David English | 370006 | denglish@ridgepcr.com | 214-676-6424 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Bethany Williams | 801880 | bwilliams@ridgepcr.com | 469-534-2350 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date