

An architectural rendering of the Fate Yards development in Rockwall, Texas. The image shows a modern, multi-story commercial building with large glass windows and a flat roof. The building features signage for 'CINEPLEX MOVIE THEATRE' and 'HIGH 5 ENTERTAINMENT'. Below the main building, there are smaller structures, including one labeled 'SWEET TREATS & ICE CREAM'. The foreground is a landscaped area with trees, shrubs, and a paved walkway. The overall scene is presented in a dark, muted color palette, emphasizing the architectural details and the planned environment.

SLX CAPITAL

presents

Fate Yards

*A Highly Anticipated Mixed-Use
Destination for Rockwall County*

Introducing Fate Yards

SLX Capital has secured under contract a 49.58-acre tract at the southeast corner of Interstate 30 and Memorial Parkway in Fate, Texas. Positioned at a true Main and Main location, Fate Yards represents the largest single development in the firm's history and one of the most significant mixed-use projects in DFW.

The site sits across I-30 from Lafayette Crossing, a 267-acre, ±400,000 SF grocer-anchored master-planned development and what Fate city officials anticipate will be the most significant intersection in town. Anchored by entertainment and already drawing strong interest from national credit retailers, Fate Yards is positioned to deliver an experiential, hospitality, and office complement to the rapidly emerging dominant commercial node of East Rockwall County.

49.6

ACRES UNDER
CONTRACT

~295K

SF PLANNED
ACROSS USES

15

DEVELOPMENT
LOTS

Q4 2026

TARGETED
CLOSING

A City in Hypergrowth



Site shown with adjacent Lafayette Crossing (Kroger Marketplace anchor) and the existing Fate Village retail node south of I-30.

THE CITY OF FATE

11.4%

ANNUAL POPULATION GROWTH

Top 15 fastest-growing US cities

28,000+

CITY RESIDENTS

Up from ~10K in 2020

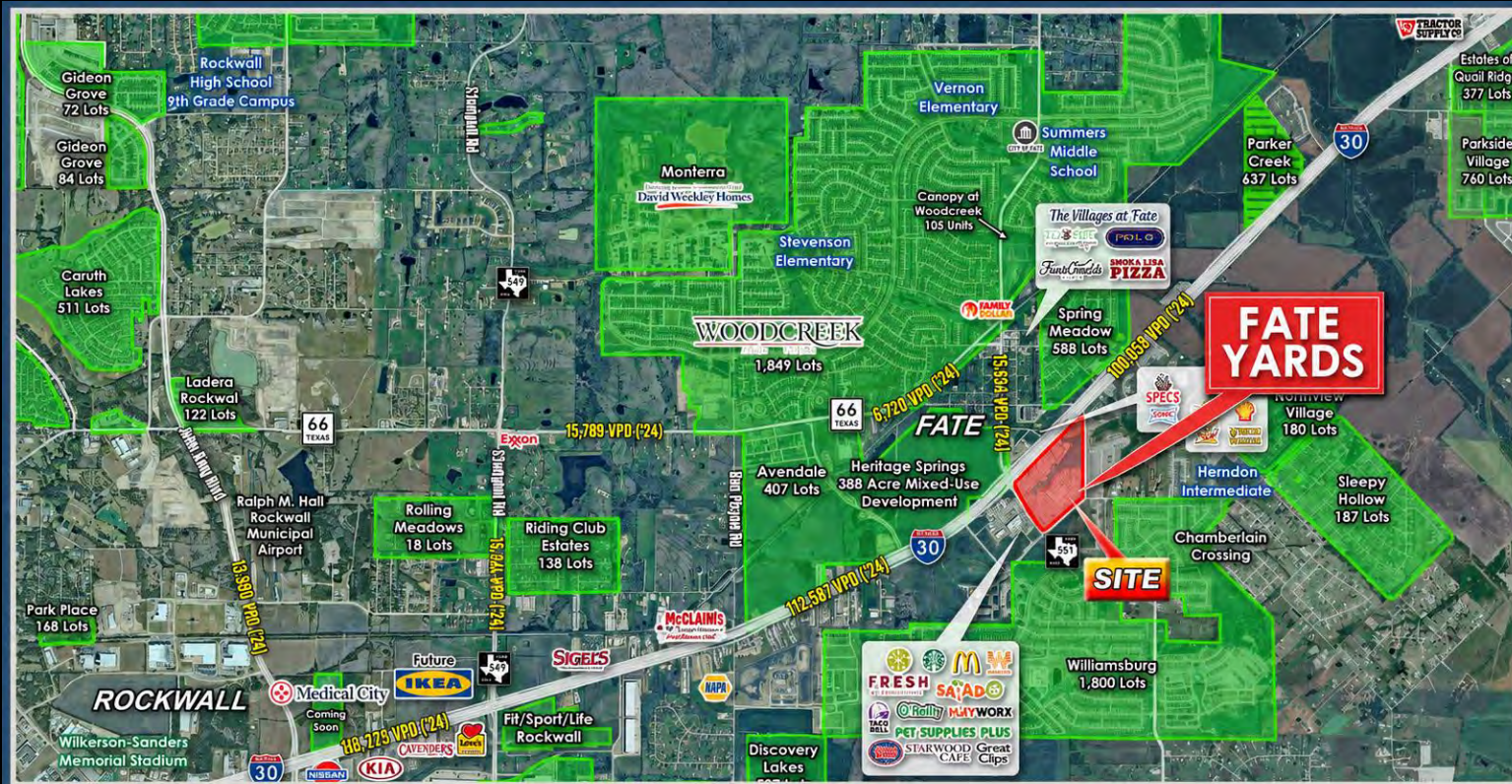
74%+

POPULATION GROWTH

Since 2020

Rockwall County is the wealthiest of Texas's 254 counties. Fate sits at the I-30 axis 30 miles northeast of downtown Dallas, with 350+ acres of available commercial land between I-30 and Highway 66.

One of the Fastest-Growing Corridors in Texas



Mixed-Use Opportunity
SEC I-30 & MEMORIAL PKWY | FATE, TEXAS 75189

A Development By:
SLX CAPITAL

TRAFFIC COUNTS

I-30 west of Memorial: 112,587 VPD

I-30 east of Memorial: 100,058 VPD

Memorial Pkwy: 15,439 VPD

DEMOGRAPHIC

2025 Population: 74,793

2030 Population: 94,181

Daytime Population: 62,538

Avg. HH Income: \$133,720

MARKET CONTEXT

Fate: Top 15 fastest-growing US cities (11.4% annual)

6,000+ rooftops delivered since 2022

Adjacent: Lafayette Crossing (267 ac, Phase II open)

Future IKEA Rockwall & Heritage Springs (388 ac MU)

Site location — SEC of I-30 & Memorial Parkway, Fate, TX

Institutional Capital Is Already Arriving

More than \$1.5 billion of committed investment within five minutes of the site. Fate Yards delivers the experiential, hospitality, and office complement to what is rapidly becoming the dominant commercial intersection of East Rockwall County.

IKEA Rockwall

108,875 SF — Grand opening May 13, 2026, at 1801 E. I-30. First IKEA ground-up build since 2019; anchor of a 65+ acre mixed-use development.

OPEN

Kroger Marketplace — Lafayette Crossing Anchor

99,000 SF — Ceremonial groundbreaking March 27, 2026. \$40M investment. Opens 2027. Directly across I-30 from the Fate Yards site.

UNDER
CONSTRUCTION

Lafayette Crossing Master Plan

267 acres, \$800M project: 1,300 apartments, 186 single-family homes, 120-room hotel, 900K SF commercial, 450K SF retail. Phase 1 targeted to open Spring 2028.

PHASE 1
COMMENCING

The Enclave at Fate Village (Bridge Tower)

179-home luxury build-to-rent townhome community at 1290 Memorial Parkway — same road as Fate Yards. First homes Q1 2027.

BREAKING GROUND

TxDOT I-30 Expansion

\$802M project widening I-30 from six to eight lanes through Rockwall County with continuous frontage roads. New bridge sections expected late 2026 / early 2027.

UNDER
CONSTRUCTION

A \$1.5B Neighbor Across I-30

Lafayette Crossing — a 267-acre, Kroger Marketplace-anchored master plan — is rising directly across Interstate 30 from Fate Yards.



LAFAYETTE CROSSING

Lafayette Crossing is a 267-acre mixed-use development located directly across Interstate 30 from Fate Yards. Anchored by Kroger Marketplace, the project represents one of the largest investments currently underway in Fate and serves as a major catalyst for growth in the corridor.

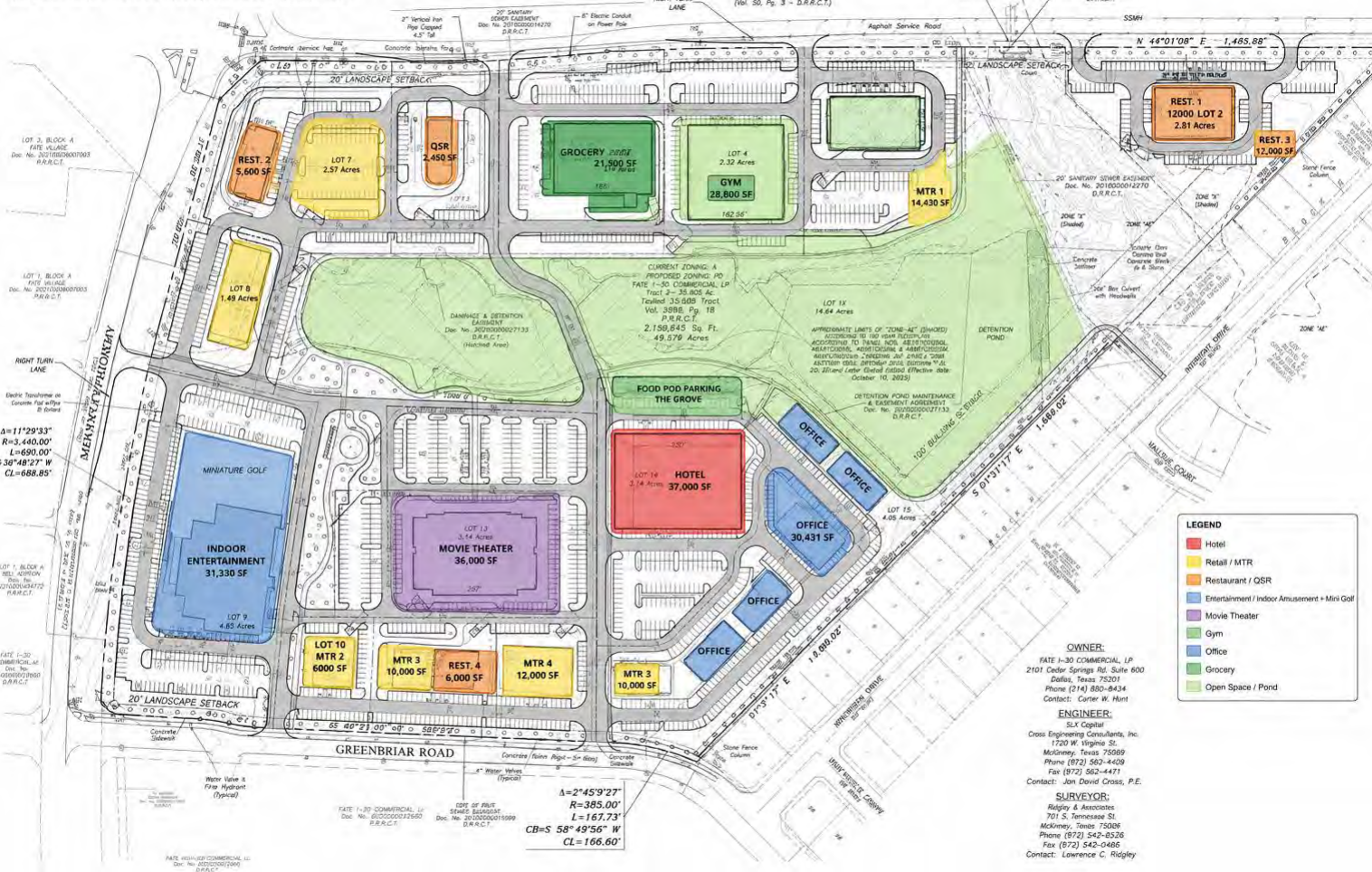
Planned uses include retail, residential, hospitality, and commercial space, creating what many believe will become the dominant commercial intersection in East Rockwall County.

For Fate Yards, Lafayette Crossing provides meaningful validation of the market while creating opportunities for complementary uses on both sides of Interstate 30.

A Destination Designed for Growth

FATE YARDS – MARKET USE OVERLAY

Based on the 6/1/2026 PD Concept Plan and Site Data Table.



USE MIX

Retail	39,580 SF
Grocery	21,500 SF
Restaurants	36,592 SF
Movie Theater	36,000 SF
Bowling	30,630 SF
Mini Golf	22,300 SF
Indoor Amusement	9,144 SF
Bar	2,395 SF
Gym	28,800 SF
Hotel (4 stories)	37,000 SF
Office	30,431 SF

TOTAL 294,372 SF

Broker rent indications support low-\$40s NNN blended in-line with end-cap drive-thrus in the mid-\$40s.

SLX Capital: Built on Execution

ELDORADO NEIGHBORHOOD SHOPS



42,024 SF Multi-Tenant Mixed-Use anchored by Trader Joe's

ELDORADO NEIGHBORHOOD SHOPS



Tenant line-up: Chipotle, Sherwin Williams, Potbelly, Verizon, FedEx, DryBar and more.

The Compound: Leading the Future of Work

THE COMPOUND LEWISVILLE



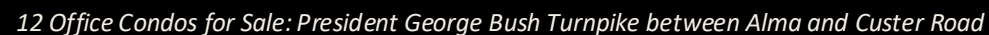
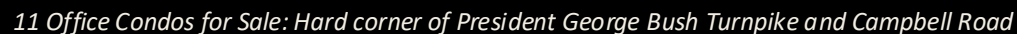
10 Office Condos For Sale – Fully Sold at \$510 PSF (Record Pricing in DFW for Office)

THE COMPOUND LEWISVILLE



The Compound Lewisville redefined the office asset class in the DFW market

THE COMPOUND PLANO



The Compound: Elevated Design

THE COMPOUND INTERIOR



THE COMPOUND INTERIOR



Premium Retail: Proof on the Ground

GRAND PRAIRIE NEIGHBORHOOD SHOPS



29,812 SF Multi-Tenant Retail Center anchored by Black Bear Diner

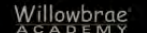
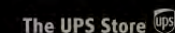
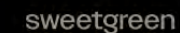
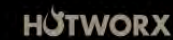
GRAND PRAIRIE NEIGHBORHOOD SHOPS



Located in the expanding Epic Central District in Grand Prairie

About SLX Capital

SLX Capital is a commercial real estate development and investment firm focused on transforming land into high-quality mixed-use destinations. The team has participated in over \$1 billion of real estate transactions and is actively developing retail, office, entertainment, and mixed-use projects across Texas and the Sun Belt.



SLX CAPITAL

