



FATE VILLAGE

SWC OF MEMORIAL PKWY & I-30



SHOP COS.

TABLE OF CONTENTS

PG.	3	ABOUT
PG.	4	TRADE AERIAL
PG.	5	SITE AERIAL
PG.	6	SITE PLAN
PG.	7-8	PHOTOS

ABOUT

PROJECT

Multiple pad and retail opportunities available at the FRESH by Brookshire's anchored project sitting at the prominent SWC of I-30 and FM 551 in one of the fastest growing cities in Texas. This intersection will serve as the major retail corridor east of Lake Ray Hubbard, benefitting the surrounding communities of Fate, Rockwall, and Royse City. The City of Fate is located in the 2nd wealthiest county in Texas and has robust development plans to fulfill the needs of its quickly growing population.

TRAFFIC COUNTS

- I-30: 71,727 VPD-21

DEMOGRAPHICS

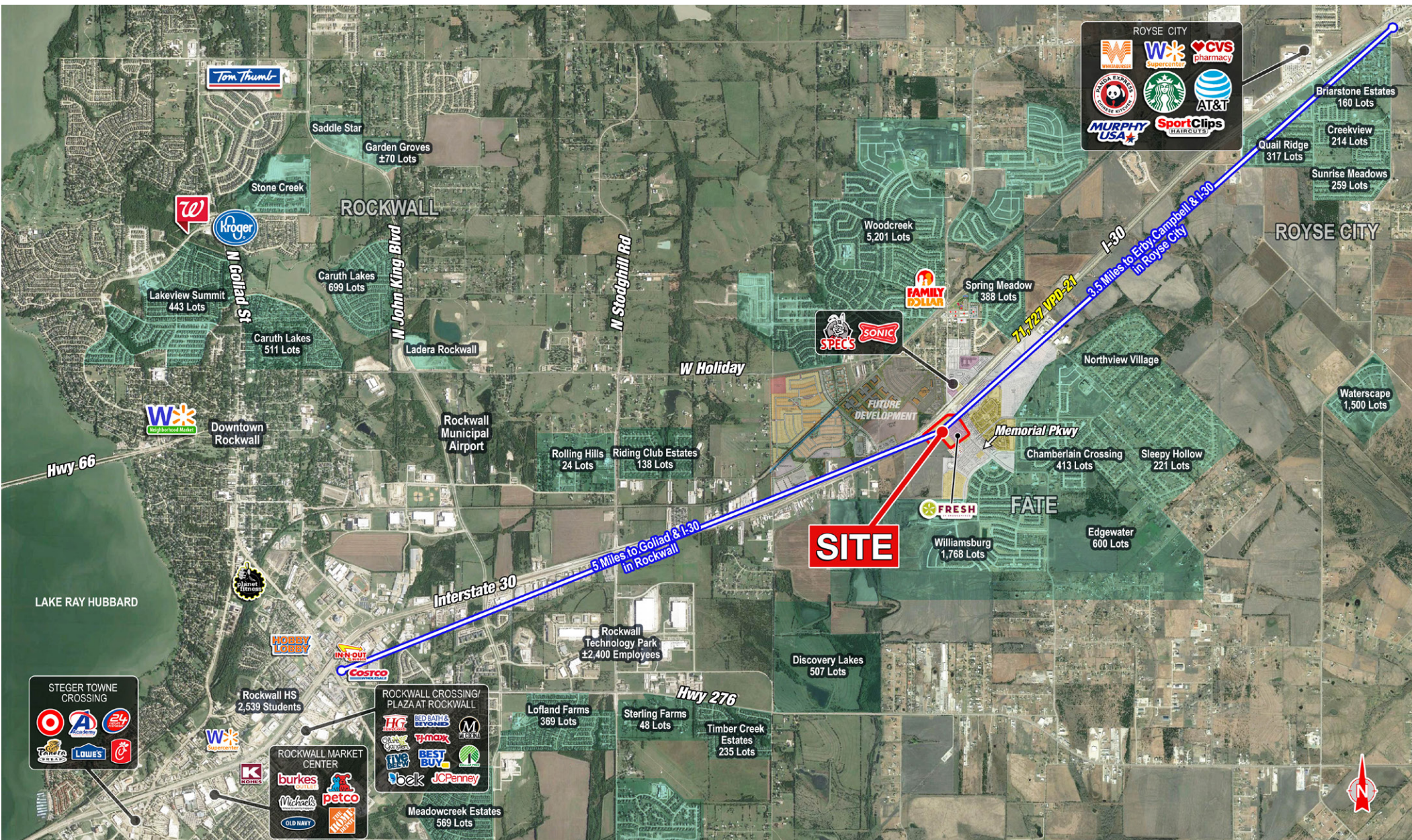
	1 mile	3 mile	5 mile
Est. Population	6,574	27,196	67,473
Avg. HH Income	\$132,025	\$134,144	\$130,603
Total Housing Units	1,957	8,392	22,484
Daytime Population	4,394	20,714	59,370

DETAILS

- Phase I - 100% Leased
- Now Pre-Leasing Phase 2 - ±29,000 SF
- 260% increase in population since 2010
- Young community - 68% of the population is under 44
- Median Household income: \$108,237
- 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.
- Join these best in class tenants:



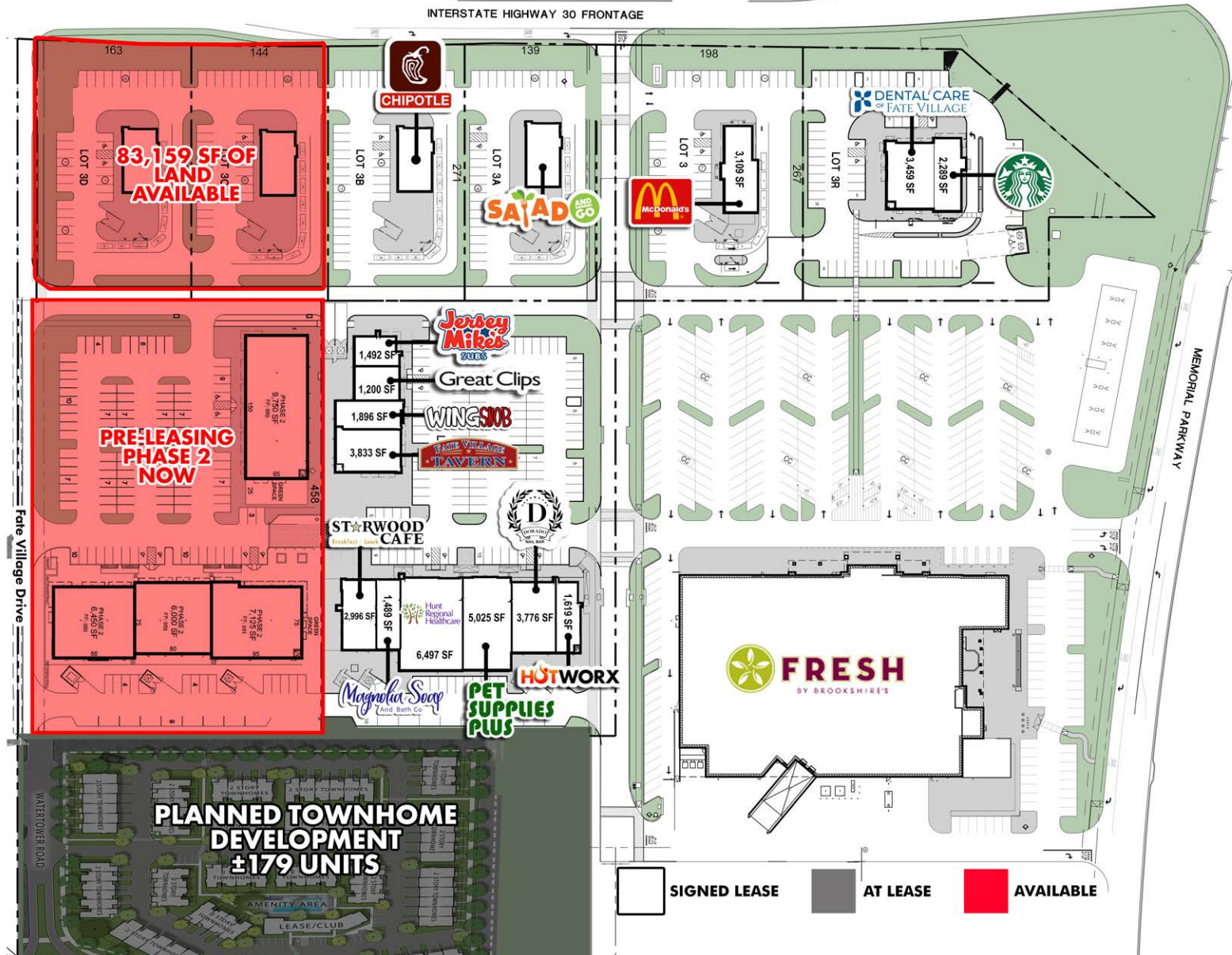
TRADE AERIAL



SITE AERIAL



SITE PLAN



PHOTOS



PHOTOS



SHOP^{COS.}

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Jake Sherrington

4809 COLE AVE STE 300, DALLAS, TX 75201

JAKE@SHOPCOMPANIES.COM

214-960-4623 (DIRECT)

214-934-5904 (MOBILE)



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.

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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone