



INVESTMENT SALES & LEASING

7409 W State Highway 66 Fate, TX 75189

For Sale

Unimproved Land



KARAN AULAKH, CCIM
MANAGING BROKER | KARE – INVESTMENT SALES & LEASING
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PROPERTY OVERVIEW

- **LOT SIZE**
±14.870 ACRES
- **ZONING**
RESIDENTIAL/POTENTIAL LIGHT COMMERCIAL
- **UTILITIES / POWER**
CITY WATER & ELECTRICITY CONNECTED
- **FRONTAGE**
+-300 FT ON 66
- **VEHICLES PER DAY**
MORE THAN 11000



INVESTMENT SALES & LEASING

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

3,909

Population



33.7

Median Age



3.0

Average Household Size

US\$104,946

Median Household Income

BUSINESS



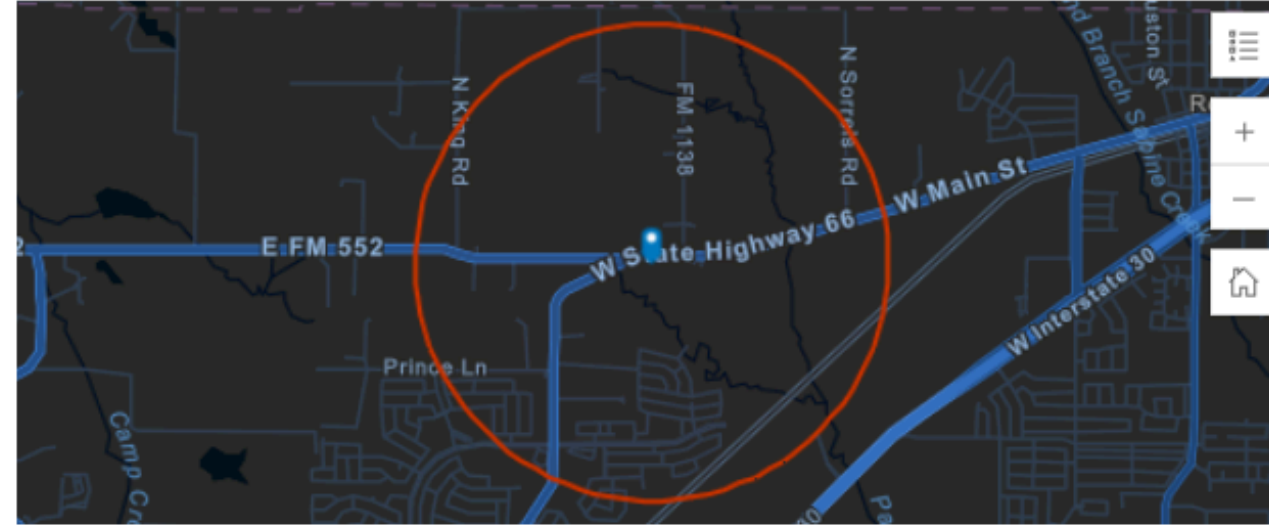
34

Total Businesses



211

Total Employees



Interesting Behaviors facts

24

2025 Shopped at Save-A-Lot Grocery Store/6 Mo: Index
Which is less than 95% of all ZIP Codes

132

2025 Own E-Reader/Tablet: Apple iPad: Index
Which is more than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$4,427
Travel



US\$133
Theatre/Operas/
Concerts



US\$105
Movies/Museums/
Parks



US\$125
Sports Events



US\$11
Online Games

EMPLOYMENT



White Collar

74%



Blue Collar

16%



Services

9%



3.7%

Unemployment Rate

EDUCATION



No High School Diploma



19%
High School Graduate



32%
Some College



42%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$2,908
Apparel &
Services



US\$264
Computers &
Hardware



US\$4,886
Eating Out



US\$8,054
Groceries



US\$8,493
Health Care

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

64,860

Population

35.7

Median Age

3.1

Average Household Size

US\$116,675

Median Household Income

BUSINESS



1,105

Total Businesses

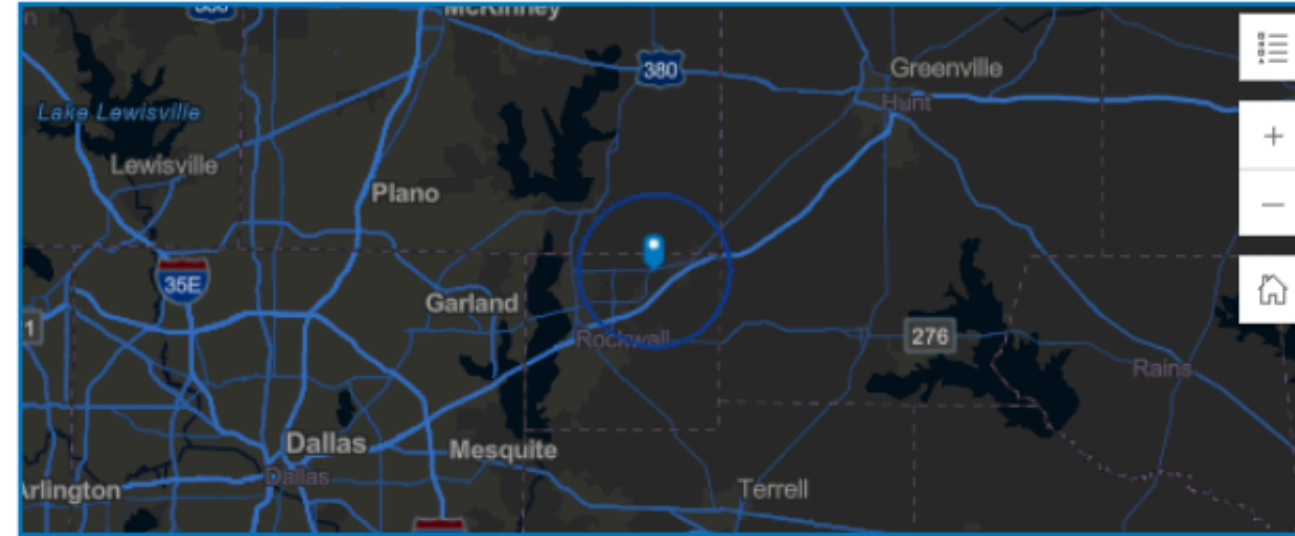


9,091

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

120

2025 HH Owns 55-69 in Screen TV (XXL): Index
Which is more than 95% of all ZIP Codes

128

2025 Purchased Chick-Fil-A/6 Mo: Index
Which is more than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$4,313

Travel



US\$130

Theatre/Operas/
Concerts



US\$103

Movies/Museums/
Parks



US\$125

Sports Events



US\$12

Online Games

EMPLOYMENT



71%

White Collar



18%

Blue Collar



11%

Services

2.9%

Unemployment Rate

EDUCATION

6%

No High School Diploma



22%

High School Graduate



31%

Some College



41%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$2,912

Apparel &
Services



US\$268

Computers &
Hardware



US\$4,887

Eating Out



US\$8,236

Groceries



US\$8,750

Health Care

Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.



INVESTMENT SALES & LEASING

CITY OF FATE

THE CITY OF FATE IS A RAPIDLY GROWING COMMUNITY IN ROCKWALL COUNTY, JUST 30 MINUTES EAST OF DOWNTOWN DALLAS. WITH A POPULATION NEARING 30,000 IN 2025, IT'S AMONG THE FASTEST-GROWING CITIES IN NORTH TEXAS. FATE OFFERS A HIGH QUALITY OF LIFE, A HIGH MEDIAN INCOME OF AROUND \$141,000, AND A SAFE, FAMILY-FRIENDLY ENVIRONMENT. FATE IS ATTRACTING NEW RETAIL, OFFICE, AND MIXED-USE DEVELOPMENTS, SUPPORTED BY A GROWING RESIDENTIAL BASE.

THE CITY'S PRO-BUSINESS CLIMATE, STREAMLINED PERMITTING, AND AVAILABLE COMMERCIAL LAND MAKE IT IDEAL FOR INVESTORS. MASTER-PLANNED NEIGHBORHOODS LIKE WOODCREEK FEATURE PARKS, TRAILS, AND MODERN AMENITIES. SERVED BY TOP-RATED ROCKWALL ISD AND ROYSE CITY ISD, THE COMMUNITY CONTINUES TO APPEAL TO FAMILIES AND EMPLOYERS ALIKE.

WITH ITS STRONG DEMOGRAPHICS, BUSINESS OPPORTUNITIES, AND STRATEGIC LOCATION, FATE IS EMERGING AS A RISING COMMERCIAL HUB IN NORTH TEXAS



KARE

INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS

- **Prime Location:** Positioned along State Highway 66 within the rapidly growing Royse City–Fate corridor in Rockwall County.
- **Excellent Accessibility:** Just 2.5 miles from Interstate 30 and close to Downtown Royse City, offering strong regional connectivity.
- **High Visibility:** Over 300 feet of frontage along State Highway 66, with 11,000+ vehicles per day traffic exposure.
- **Large Site Area:** Approximately 14.87 acres total, with 12.80 acres developable for future commercial projects.
- **Utilities Available:** City water and electricity are readily accessible, reducing infrastructure costs.
- **Zoning & Potential:** Currently zoned residential, but offers strong potential for light commercial or mixed-use development.
- **Growing Market:** Located in one of the fastest-growing regions of North Texas, supported by robust population and housing expansion.
- **Versatile Development Options:** Ideal for retail, office, flex, or service-related uses along a key growth corridor.
- **Surrounding Demand Drivers:** Proximity to residential communities, schools, and major employers enhances commercial viability.
- **Investment Upside:** Rare opportunity to secure a high-visibility tract in a high-growth submarket with long-term appreciation potential.



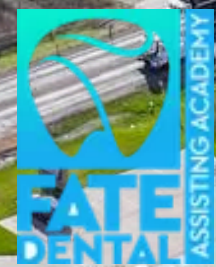
INVESTMENT HIGHLIGHTS



WOODCREEK

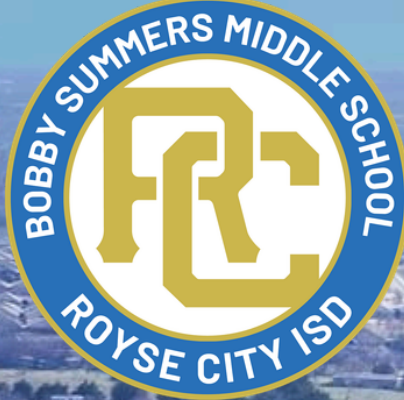
FATE, TEXAS

FOUR
WINDS
CHURCH



TX-66

**PONDEROSA PET
RESORT**



WOODCREEK

FATE TEXAS







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Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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