



INVESTMENT SALES & LEASING

000 Fm 551 Fate, TX 75132

For Sale

Land



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# PROPERTY OVERVIEW

- **LOT SIZE**  
±6.983 ACRES
- **ZONING**  
NEIGHBORHOOD COMMERCIAL
- **FRONTAGE**  
245 FEET ON FM 551
- **VEHICLES PER DAY**  
MEMORIAL PARKWAY - 14,761 VPD  
I-30 / US 67: 81,548 VPD



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# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

9,271

Population

34.8

Median Age

3.2

Average Household Size

US\$120,648

Median Household Income



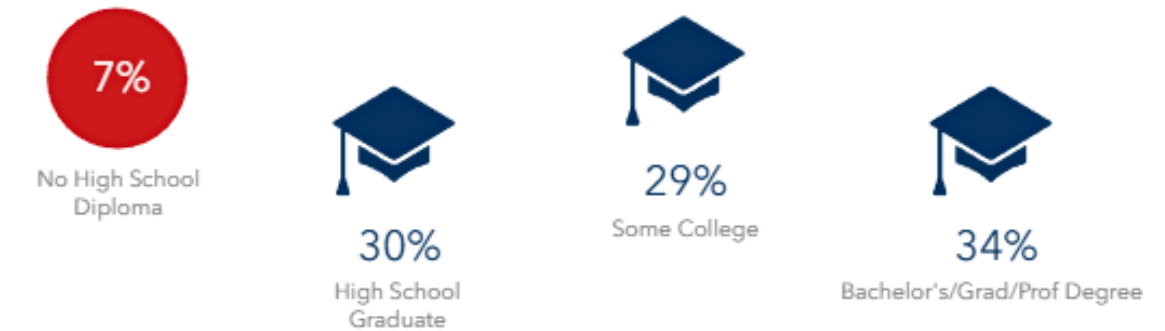
## EMPLOYMENT



4.1%

Unemployment Rate

## EDUCATION



## BUSINESS

## ANNUAL LIFESTYLE SPENDING

## ANNUAL HOUSEHOLD SPENDING



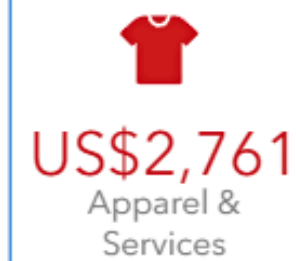
62

Total Businesses



417

Total Employees



# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

66,861

Population

36.0

Median Age

3.0

Average Household Size

US\$113,367

Median Household Income

## BUSINESS



1,567

Total Businesses

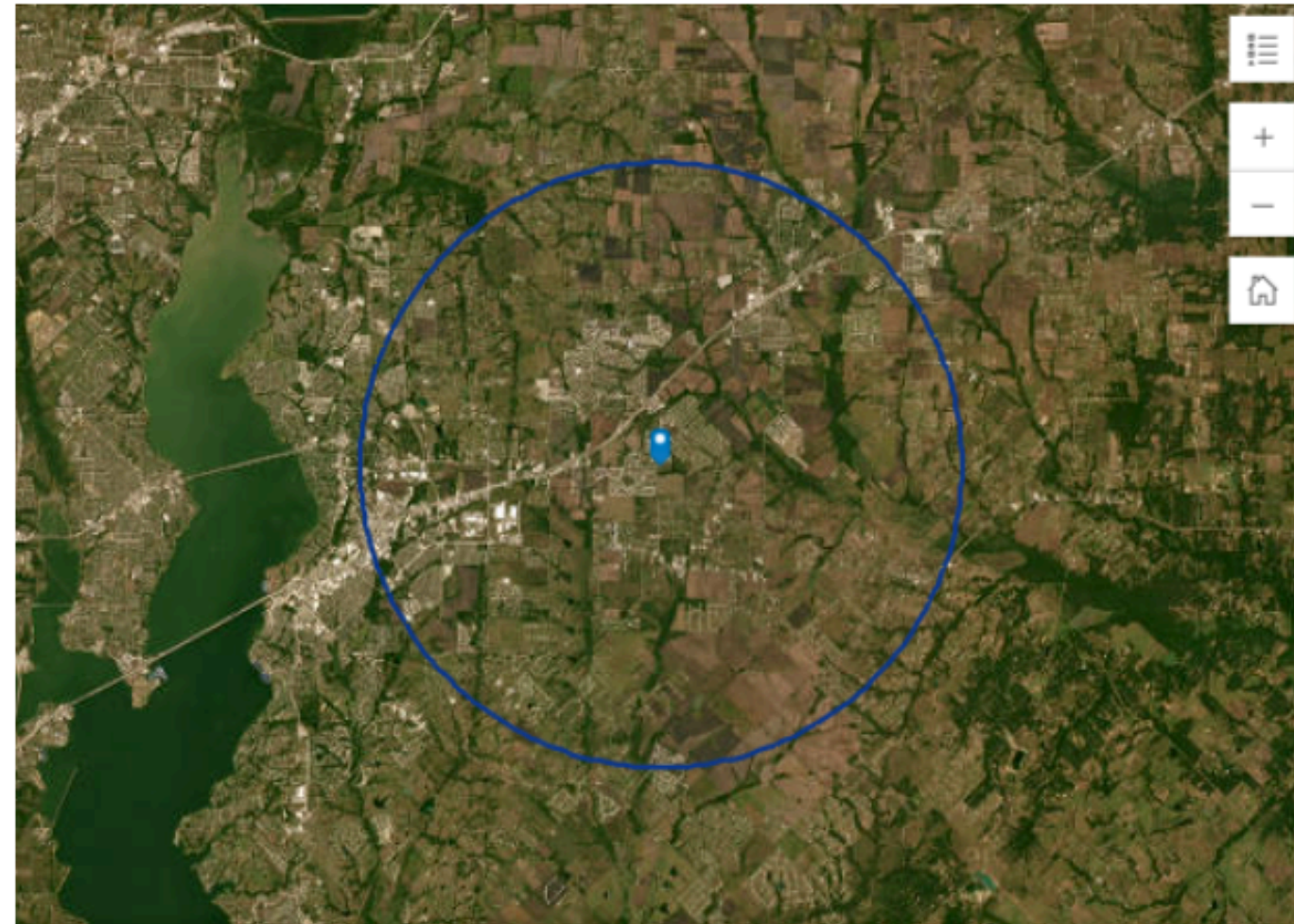


15,048

Total Employees



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## ANNUAL LIFESTYLE SPENDING



US\$4,250



Travel



US\$129

Theatre/Operas/  
Concerts



US\$101

Movies/Museums/  
Parks



US\$123

Sports Events



US\$12  
Online Games

## EMPLOYMENT



72%

White Collar



17%

Blue Collar



10%

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\$2,882  
Apparel &  
Services



US\$266  
Computers &  
Hardware



US\$4,833  
Eating Out



US\$8,172  
Groceries



US\$8,644  
Health Care

# CITY OF FATE

- LOCATED IN ROCKWALL COUNTY, APPROXIMATELY 30 MINUTES EAST OF DOWNTOWN DALLAS
- POPULATION NEARING 30,000 (2025) – AMONG THE FASTEST-GROWING CITIES IN NORTH TEXAS
- HIGH MEDIAN HOUSEHOLD INCOME OF APPROXIMATELY \$141,000
- SAFE, FAMILY-FRIENDLY COMMUNITY WITH STRONG QUALITY OF LIFE
- RAPID RESIDENTIAL GROWTH SUPPORTING NEW RETAIL, OFFICE, AND MIXED-USE DEVELOPMENT
- PRO-BUSINESS ENVIRONMENT WITH STREAMLINED PERMITTING PROCESSES
- ABUNDANCE OF AVAILABLE COMMERCIAL LAND FOR FUTURE DEVELOPMENT
- MASTER-PLANNED COMMUNITIES SUCH AS WOODCREEK OFFERING PARKS, TRAILS, AND MODERN AMENITIES
- SERVED BY HIGHLY RATED ROCKWALL ISD AND ROYSE CITY ISD
- EMERGING AS A RISING COMMERCIAL HUB WITH STRONG DEMOGRAPHICS AND STRATEGIC LOCATION



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# ROCKWALL COUNTY OVERVIEW

- ONE OF THE FASTEST-GROWING COUNTIES IN THE DALLAS–FORT WORTH METROPLEX
- LOCATED APPROXIMATELY 20 MILES EAST OF DOWNTOWN DALLAS ALONG INTERSTATE 30
- STRONG HOUSEHOLD INCOMES AND HIGH HOMEOWNERSHIP RATES
- WELL-EDUCATED WORKFORCE SUPPORTING LONG-TERM ECONOMIC STABILITY
- EXCELLENT REGIONAL CONNECTIVITY WITH CONVENIENT ACCESS TO DOWNTOWN DALLAS, MAJOR EMPLOYMENT HUBS, AND DFW INTERNATIONAL AIRPORT
- ONGOING RESIDENTIAL DEVELOPMENT DRIVING SUSTAINED POPULATION GROWTH
- INCREASING DEMAND FOR RETAIL, MEDICAL, AND SERVICE-ORIENTED COMMERCIAL PROPERTIES
- LIMITED LAND AVAILABILITY SUPPORTING LONG-TERM VALUE APPRECIATION
- STRONG DEMOGRAPHICS AND CONSISTENT ECONOMIC EXPANSION
- POSITIONED AS A HIGHLY ATTRACTIVE LONG-TERM INVESTMENT MARKET IN NORTH TEXAS

**KARE**

INVESTMENT SALES & LEASING

# INVESTMENT HIGHLIGHTS

- ±6.983 Acres (±304,179 SF)
- Zoned Neighborhood Commercial
- Located in Fate, TX, within rapidly growing Rockwall County
- Strong Residential Growth Surrounding the Property
- Rockwall ISD School District
- Easy Access to Major Thoroughfares and Regional Connectivity
- Level Topography Suitable for Multiple Development Uses
- Flexible Development Potential – Retail, Office, Medical, or Mixed-Use



# INVESTMENT HIGHLIGHTS





CHAMBERLAIN  
CROSSING

CHAMBERLAIN  
CROSSING







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Disclaimer

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