

709 HEBRON PKWY

709 HEBRON PKWY, LEWISVILLE, TX 75057

SHOP<sup>COS.</sup>



*Charlotte Ficery* / [CHARLOTTE@SHOPCOMPANIES.COM](mailto:CHARLOTTE@SHOPCOMPANIES.COM) / 404-345-4278

*Katie Rambie* / [KATIE@SHOPCOMPANIES.COM](mailto:KATIE@SHOPCOMPANIES.COM) / 214-733-0754

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# 709 HEBRON PKWY

709 HEBRON PKWY, LEWISVILLE, TX 75057

SHOP COS.



## PROJECT SCOPE

Located in a prominent retail corridor with strong daily traffic counts, this previous pOpshelf site enjoys excellent visibility and accessibility from both Hebron Parkway and nearby I-35E. The property is positioned within a thriving trade area anchored by major national retailers, grocers, and service providers, drawing consistent consumer demand from the rapidly growing Lewisville and Carrollton communities. With ample parking, modern construction, and a flexible +/- 14,000 SF floor plan suited for a variety of retail or service uses, the building provides immediate potential for re-tenanting or repositioning. The surrounding demographics feature dense residential neighborhoods, strong household incomes, and steady daytime traffic driven by nearby schools, offices, and medical centers, making this a high-performing location with significant upside.

## DETAILS

- 14,000 SF
- 404,486 GLA
- Acres - +/- 24.68
- Parking Spots - +/- 1,500

## TRAFFIC COUNTS

- o S Stemmons Fwy 10,849 VPD-25
- o Hebron Pkwy 34,355 VPD-25

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,480	94,246	244,466
Avg. HH Income	\$84,277	\$126,230	\$139,068
Total Housing Units	6,693	37,573	94,862
Daytime Population	18,134	88,860	236,342
Medium Home Value	\$395,972	\$443,240	\$452,867

## AREA RETAILERS



Charlotte Ficery | [CHARLOTTE@SHOPCOMPANIES.COM](mailto:CHARLOTTE@SHOPCOMPANIES.COM) | 404-345-4278

Katie Rambie | [KATIE@SHOPCOMPANIES.COM](mailto:KATIE@SHOPCOMPANIES.COM) | 214-733-0754

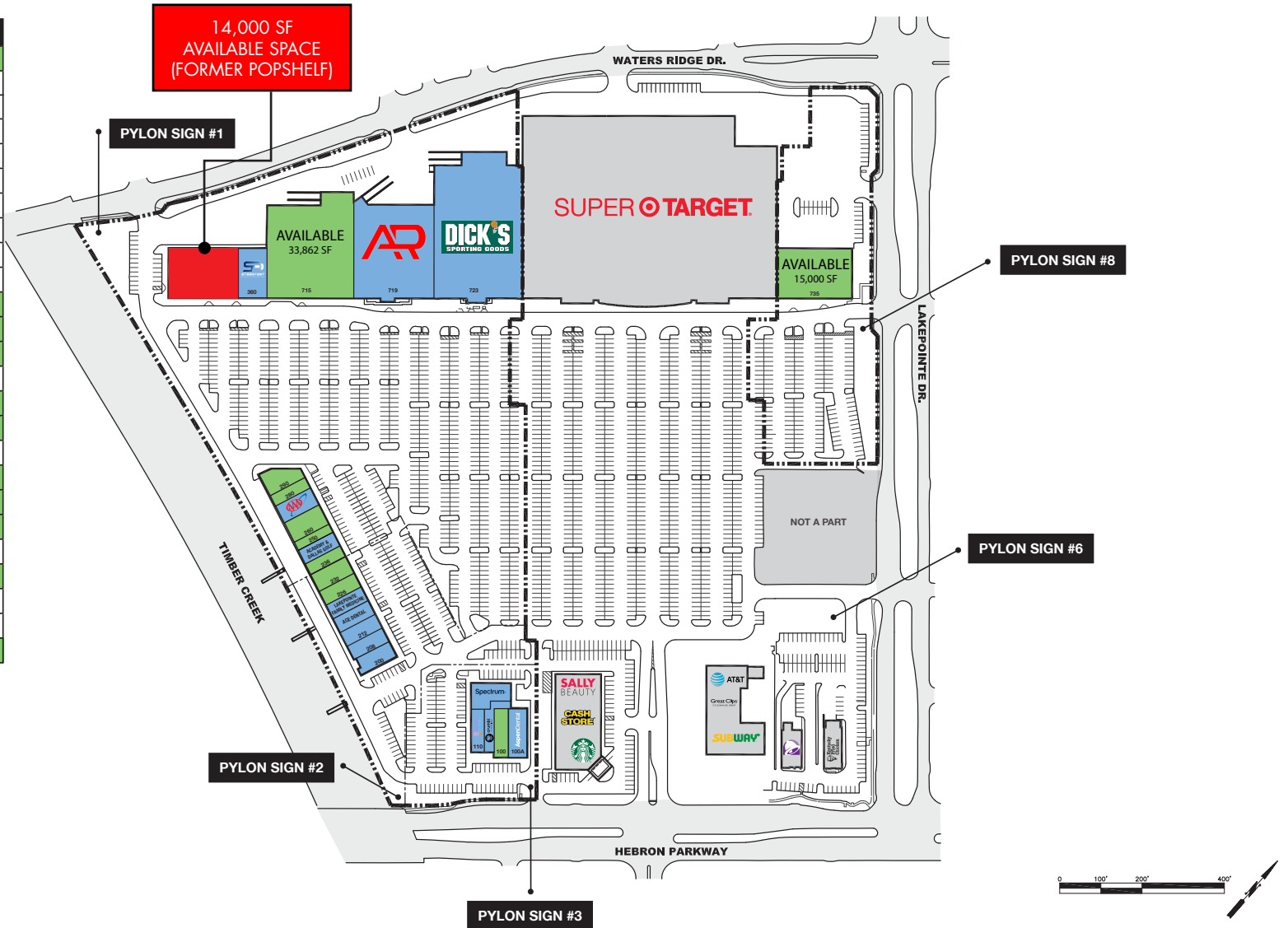
*The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.*

# 709 HEBRON PKWY

709 HEBRON PKWY, LEWISVILLE, TX 75057

SHOP COS.

TENANT	SF	UNIT
AVAILABLE	2,750	100
ASPEN DENTAL	3,750	100A
BIFFEL WAFFLE	2,027	110
CRUMBL COOKIES	1,806	120
SPECTRUM	3,511	130
HOKKAIDO RAMEN & SUSHI	3,300	200
PANTHER CANNA	1,207	208
FLOCKA FADEZ BARBER SHOP	1,509	212
ACE DENTAL	1,360	216
LAKEPOINTE FAMILY MEDICINE	2,897	220
AVAILABLE	1,200	226
AVAILABLE	4,167	232
AVAILABLE	2,244	236
ACADEMY & DALLAS GOLF	2,567	242
AVAILABLE	1,200	250
AVAILABLE	5,525	260
AAA TEXAS	3,658	270
AVAILABLE	1,885	280
AVAILABLE	2,485	290
AVAILABLE	14,000	300
STEADFAST FITNESS & PERFORMANCE	5,592	360
AVAILABLE	33,862	715
ABSOLUTE RECOMP	30,117	719
DICK'S SPORTING GOODS	49,224	723
AVAILABLE	15,000	735



Charlotte Ficery | [CHARLOTTE@SHOPCOMPANIES.COM](mailto:CHARLOTTE@SHOPCOMPANIES.COM) | 404-345-4278

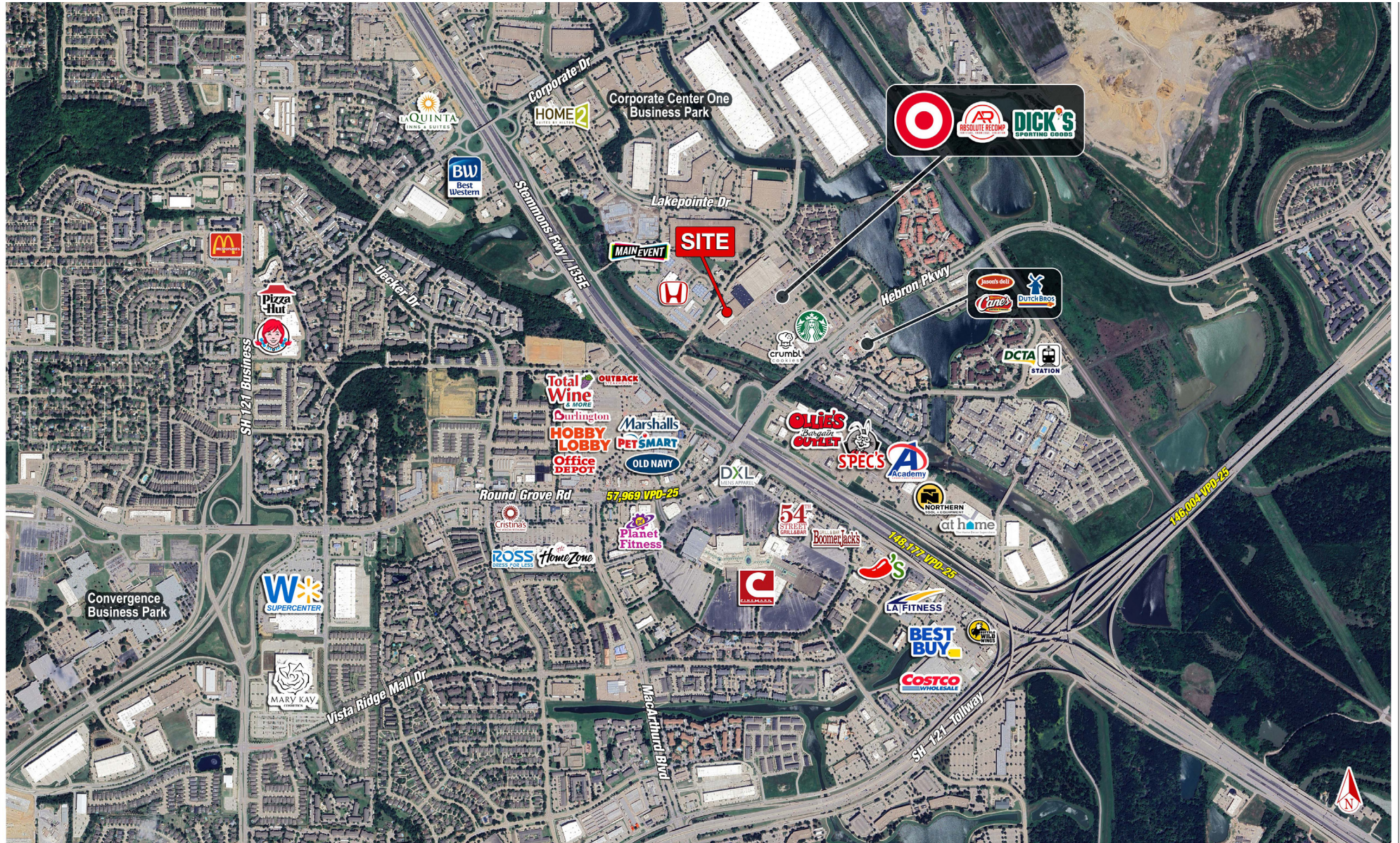
Katie Rambie | [KATIE@SHOPCOMPANIES.COM](mailto:KATIE@SHOPCOMPANIES.COM) | 214-733-0754

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# 709 HEBRON PKWY

709 HEBRON PKWY, LEWISVILLE, TX 75057

SHOP COS.



Charlotte Ficery | [CHARLOTTE@SHOPCOMPANIES.COM](mailto:CHARLOTTE@SHOPCOMPANIES.COM) | 404-345-4278

Katie Rambie | [KATIE@SHOPCOMPANIES.COM](mailto:KATIE@SHOPCOMPANIES.COM) | 214-733-0754

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

709 HEBRON PKWY

709 HEBRON PKWY, LEWISVILLE, TX 75057

SHOP<sup>CO.</sup>



*Charlotte Ficery* / [CHARLOTTE@SHOPCOMPANIES.COM](mailto:CHARLOTTE@SHOPCOMPANIES.COM) / 404-345-4278

*Katie Rambie* / [KATIE@SHOPCOMPANIES.COM](mailto:KATIE@SHOPCOMPANIES.COM) / 214-733-0754

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# 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. 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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