

# VISTA RIDGE PLAZA

SWQ ROUND GROVE RD & MACARTHUR BLVD, LEWISVILLE, TX 75067

AUTO  
Real Estate Funds

SHOP COS.



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## PROJECT SCOPE

Vista Ridge Plaza sits at the hard corner of FM 3040 and MacArthur Blvd, just west of I-35, with traffic counts over 86,000 vehicles per day and multiple access points at a signalized intersection. The center benefits from strong visibility and shopper draw by its position adjacent to The Vista Mall, a major regional retail hub. Its location in a dense Lewisville trade area with over 225,000 residents and high household incomes makes it a prime spot for both daily-needs and destination retail.

## DETAILS

- Space for lease: 1,719 SF & 2,431 SF
- ± 75 AC Pad available for lease

## TRAFFIC COUNTS

- o Round Grove Rd 57,969 VPD-25
- o MacArthur Rd 17,205 VPD-25

## AREA ATTRACTIONS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	18,027	98,950	237,948
Avg. HH Income	\$98,408	\$131,481	\$139,232
Total Housing Units	8,905	39,584	92,711
Daytime Population	18,565	95,038	243,133
Median Home Value	\$460,128	\$446,892	\$450,045

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SUITE	TENANT	SF
100	Cotton Patch Cafe	4,505
110	Painting With A Twist	1,778
111	<b>AVAILABLE</b>	<b>2,431</b>
112	Domino's Pizza	1,911
113	Miracle Ear	1,260
115	Taste of Asia	2,450
118	World Finance Loan & Tax Services	1,300
121	Sleep City	3,010
200	Legacy Salon & Day Spa	8,500
300B	HomeZone	19,865
300	The Painted Tree	34,030
425	Ulta	13,790
475	Ross Dress for Less	28,200
500	DSW Shoes	20,000
610	America's Best Contacts	3,000
620	<b>AVAILABLE</b>	<b>1,719</b>
630	Art Glass City	2,452
640	Common Roots Family Dental	2,683
660	Half Price Books	9,000
680	Petco Animal Supply Store	12,610
700	Desi Mandi	24,974

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# 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:
  - 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

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