

# PAD SITES & MULTI-TENANT RETAIL AVAILABLE

NEQ OLD DENTON RD & PARKER RD, LEWISVILLE, TX 75056

SHOP COS.



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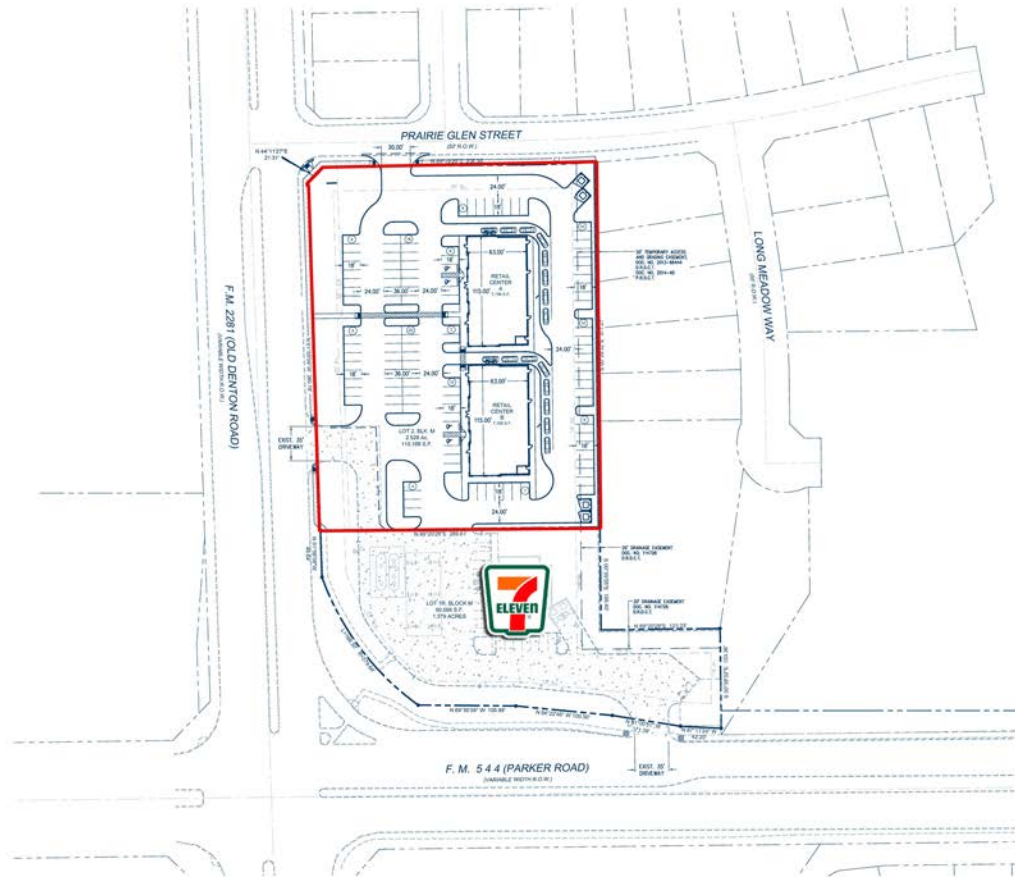
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## PROJECT SCOPE

Retail pad sites and multi-tenant development opportunity in Lewisville, TX adjoining the 2,000+ acre Castle Hills Community and within close proximity to new Crown Centre project with over 3M SFT of planned mixed use development.

## DETAILS

- 2.51 acres available
- Pad site opportunities for BTS/GL or Purchase
- Zoned "GB – General Business"
- "GB" allows for most retail uses
- Two drive-thru end cap opportunities + retail space opportunities
- Ability to accommodate end cap with patio as alternative to drive-thru end cap

## TRAFFIC COUNTS

- o Parker Rd: 15,224 VPD (2019)
- o Old Denton Rd: 12,834 VPD (2019)

## AREA ATTRACTIONS



**CROWN CENTRE**



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	8,543	76,665	226,078
Median HH Income	\$89,581	\$103,879	\$79,288
Total Housing Units	3,445	29,092	92,862
Daytime Population	7,220	68,595	210,490
Median Home Value	\$430,667	\$334,278	\$281,466

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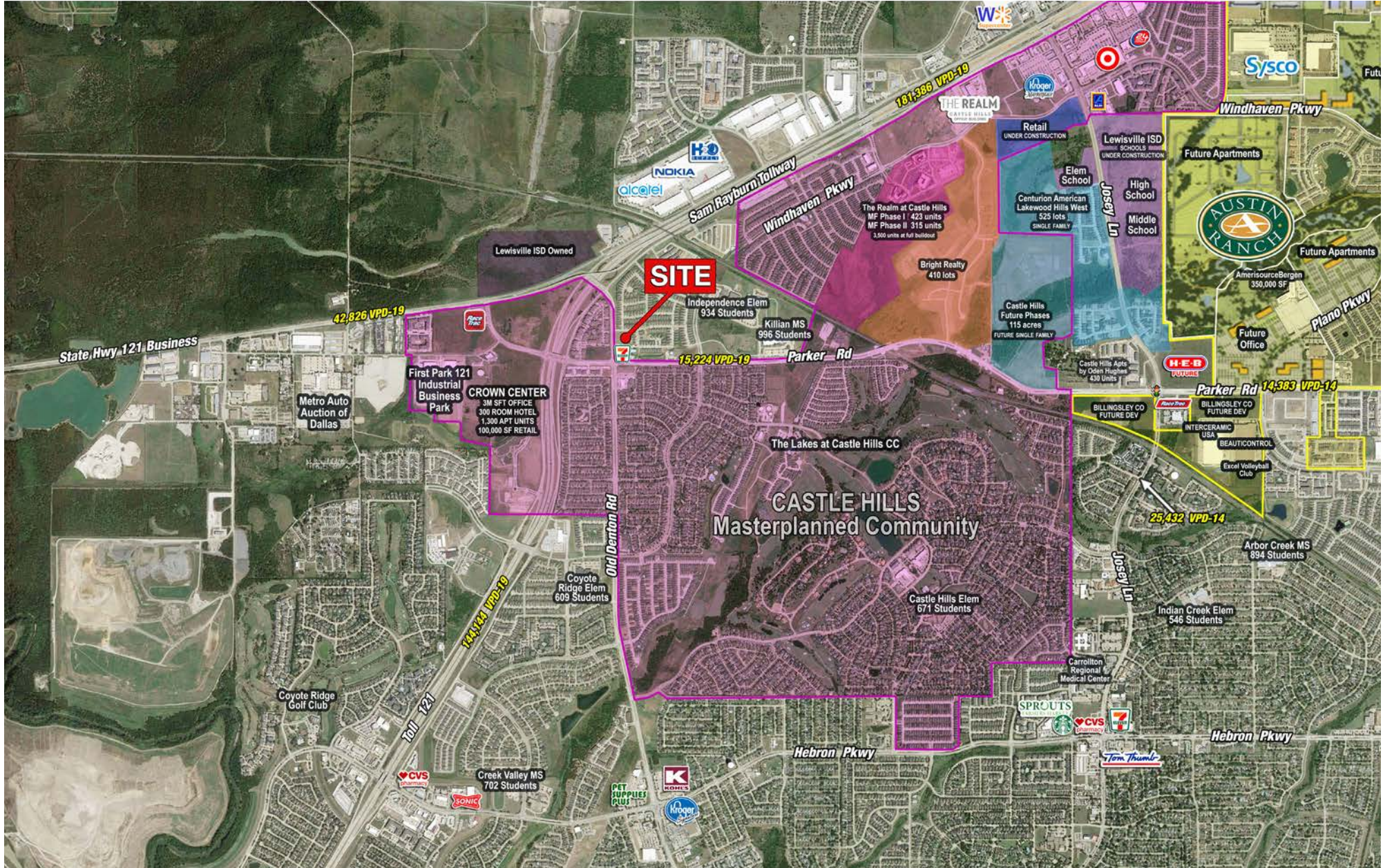
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## The Dallas Morning News

August 5, 2020

### New Lewisville mixed-use project opens its first phase

**Plans for the Crown Centre at Castle Hills on S.H. 121 call for 30 buildings with offices, apartments, retail, hotels and restaurants.**

The first building in a new Lewisville mixed-use project has opened its doors.

Bright Realty completed construction of the first phase of its 140-acre Crown Centre at Castle Hills project on State Highway 121.

The four-story, 109,000-square-foot office project is the first of 30 buildings planned in the development.

Almost 3 million square feet of offices, 2,000 apartments, 140,000 square feet of retail and restaurants plus hotels are planned in the Crown Centre development at State Highway 121 and Parker Road.

“Our vision for a pedestrian-friendly destination includes office interspersed with multifamily and retail linked by a system of trails, green space and water features,” Bright Realty CEO Chris Bright said in a statement. “Crown Centre is a great location for employers looking for a respite and potentially a major corporate campus.”

The Crown Centre building is one of two new office buildings in the huge Castle Hills development. The first high-rise office building at the Realm at Castle Hills opened last year. The site for Crown Centre is some of the last remaining undeveloped land in the 5,000-acre Castle Hills community.

Castle Hills has been under construction for more than two decades and has over 4,000 homes plus apartments and commercial space.

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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.

**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.

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