



INVESTMENT SALES & LEASING

600 N Stemmons Freeway, Lewisville,  
TX 75067

For Sale

RETAIL/FLEX

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Managing Broker

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# PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**  
±7040 SF / ±0.332 ACRES
- **TRAFFIC COUNT**  
±155,939 VEHICLES PER DAY
- **YEAR BUILT**  
1999
- **ZONING**  
GB (GENERAL BUSINESS)
- **UTILITIES / POWER**  
CITY SEWER, CITY WATER & ELECTRICITY  
CONNECTED



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

12,703

Population

34.9

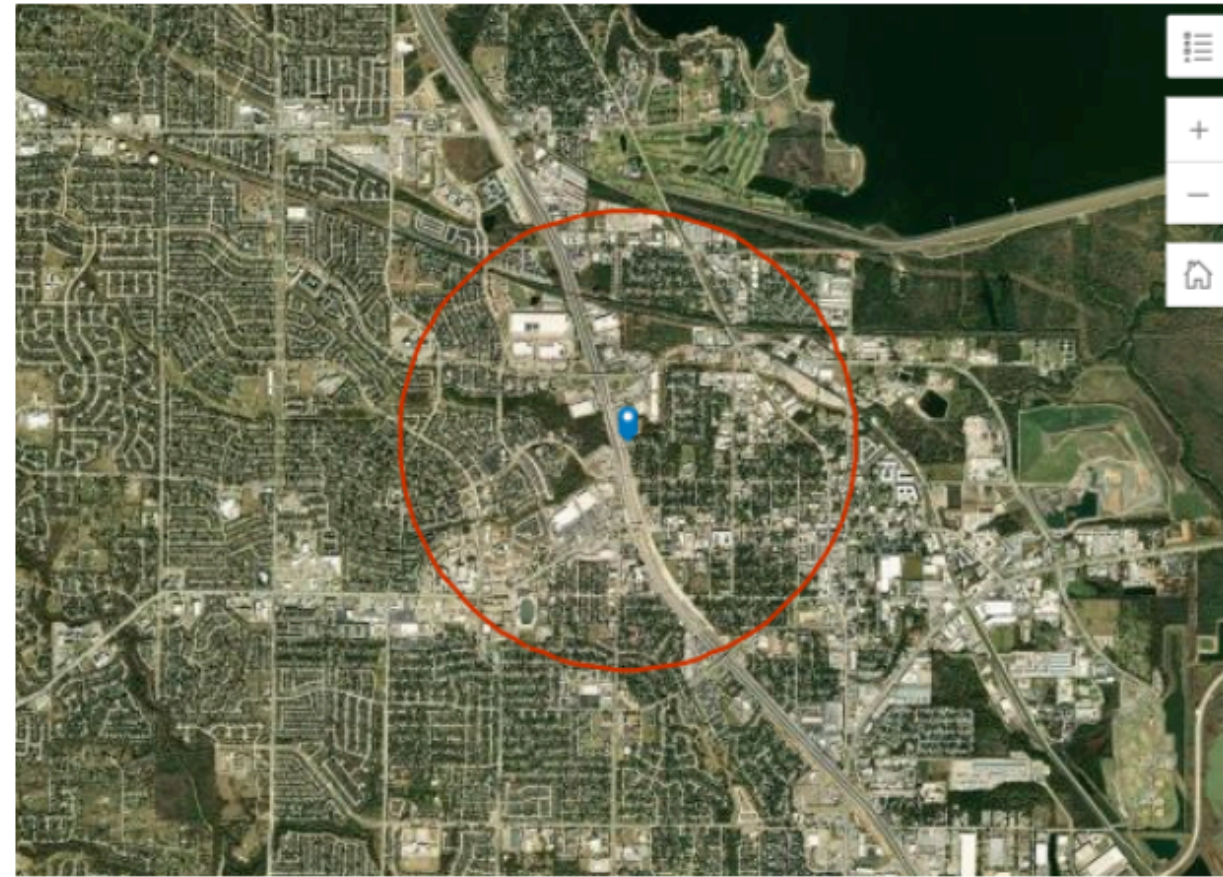
Median Age



Average Household Size

US\$78,327

Median Household Income



## EMPLOYMENT

60%

White Collar

26%

Blue Collar

14%

Services

1.7%

Unemployment Rate

## EDUCATION

16%

No High School Diploma



28%  
High School Graduate



25%  
Some College



31%  
Bachelor's/Grad/Prof Degree

## BUSINESS



1,001

Total Businesses



8,747

Total Employees

## ANNUAL LIFESTYLE SPENDING



US\$2,794

Travel



US\$87

Theatre/Operas/  
Concerts



US\$68

Movies/Museums/  
Parks



US\$78

Sports Events



US\$9

Online Games

## ANNUAL HOUSEHOLD SPENDING



US\$2,156

Apparel &  
Services



US\$201

Computers &  
Hardware



US\$3,664

Eating Out



US\$6,392

Groceries



US\$6,348

Health Care



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

198,761

Population



37.1

Median Age

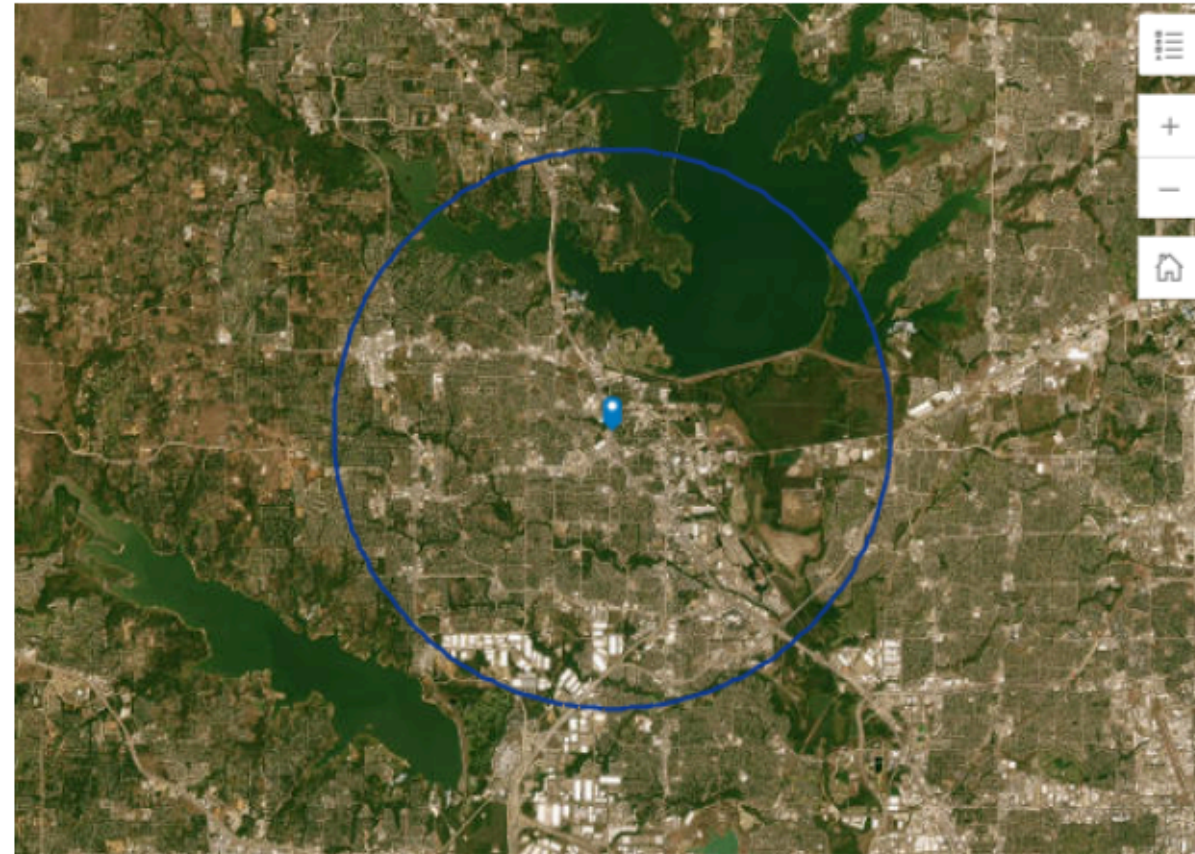


2.6

Average Household Size

US\$103,097

Median Household Income



## ANNUAL LIFESTYLE SPENDING



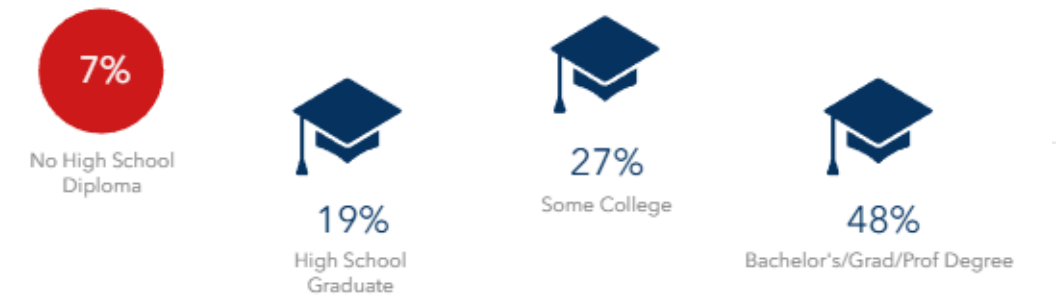
## EMPLOYMENT



2.9%

Unemployment Rate

## EDUCATION



## BUSINESS



8,182

Total Businesses



INVESTMENT SALES & LEASING



85,918

Total Employees

## ANNUAL HOUSEHOLD SPENDING



# PRO FORMA CAP RATE

- BUILDING SIZE: ±7,040 SF
- ASKING PRICE: \$1,690,000
- LEASE STRUCTURE: NNN
- MARKET RENT: \$16.00 PSF
  
- PRO FORMA NOI: \$112,640
- **PRO FORMA CAP RATE: 6.67%**



# Lewisville Market Overview

- STRATEGIC LOCATION IN DENTON COUNTY, WITHIN THE DFW METROPLEX, WITH ACCESS TO I-35E, SH-121 & SH-190
- ESTABLISHED RESIDENTIAL AND COMMERCIAL SUBMARKET WITH STEADY POPULATION AND EMPLOYMENT BASE
- HOUSING MARKET COOLING FROM RECENT PEAKS; PRICING STABILIZING WITH LONGER DAYS ON MARKET
- MEDIAN HOME VALUES REMAIN COMPETITIVE RELATIVE TO SURROUNDING NORTH DFW SUBURBS
- DIVERSE LOCAL ECONOMY SUPPORTED BY LOGISTICS, MANUFACTURING, HEALTHCARE, RETAIL, AND SERVICES
- PROXIMITY TO DFW INTERNATIONAL AIRPORT ENHANCES APPEAL FOR EMPLOYERS AND COMMUTERS
- STRONG LIFESTYLE DRIVERS, INCLUDING LEWISVILLE LAKE, RETAIL CORRIDORS, AND MIXED-USE DISTRICTS
- ONGOING REDEVELOPMENT AND INFILL OPPORTUNITIES ALONG MAJOR CORRIDORS
- MARKET TRANSITIONING TOWARD A MORE BALANCED BUYER-SELLER ENVIRONMENT



# DENTON COUNTY OVERVIEW

- ONE OF THE FASTEST-GROWING COUNTIES IN NORTH TEXAS
- PART OF THE DALLAS–FORT WORTH METROPLEX WITH STRONG REGIONAL CONNECTIVITY
- POPULATION APPROACHING 1 MILLION, DRIVEN BY IN-MIGRATION
- ABOVE-AVERAGE HOUSEHOLD INCOMES AND STRONG EMPLOYMENT BASE
- DIVERSE ECONOMY: EDUCATION, HEALTHCARE, LOGISTICS, MANUFACTURING, RETAIL
- HOME TO MAJOR UNIVERSITIES (UNT, TWU) SUPPORTING WORKFORCE GROWTH
- SIGNIFICANT MASTER-PLANNED COMMUNITY AND LAND DEVELOPMENT ACTIVITY
- MIX OF URBAN, SUBURBAN, AND GROWTH-ORIENTED SUBMARKETS
- STRONG QUALITY-OF-LIFE DRIVERS: SCHOOLS, PARKS, RETAIL, HOUSING OPTIONS
- LONG-TERM OUTLOOK REMAINS POSITIVE FOR RESIDENTIAL AND COMMERCIAL GROWTH



# INVESTMENT HIGHLIGHTS

- Prime I-35E (Stemmons Freeway) frontage offering excellent access and with  $\pm 155,939$  Vehicles per Day.
- GB (General Business) zoned property in an established Lewisville business corridor.
- $\pm 0.332$  acres ( $\pm 14,462$  SF lot), supporting a variety of commercial uses
- $\pm 7,040$  SF total building area within a single connected structure, including approximately  $\pm 2,400$  SF of office space with the balance dedicated to warehouse use.
- Metal construction with slab foundation; built in 1999, according to public records.
- Warehouse offers  $\pm 20'$  clear height with a grade-level roll-up door ( $\pm 14' \times 12'$ ), ideal for light industrial or storage
- Central HVAC system in place.
- Located in Denton County within Lewisville ISD
- Positioned in a high-traffic North DFW submarket with long-term growth drivers



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INVESTMENT SALES & LEASING

# INVESTMENT HIGHLIGHTS



**LOWE'S**

**Ford**  
TRUCKS

**AUTO SCIENCE**

**THE HOME DEPOT**

INTERSTATE  
**35**

**KARE**

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MAIN  
& MILL

 Medical City Healthcare

6

WHATABURGER



U-HAUL

Public Storage



N Stemmons Fwy

KARE

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