

THE SHOPS AT CREST CENTER

920 & 980 W ROUND GROVE RD LEWISVILLE, TX
RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect space for your business at 920 & 980 W Round Grove Rd, a prime commercial property available for lease in Lewisville, TX. Boasting a strategic location with high visibility along West Round Grove Road, this property offers exceptional exposure to a steady flow of traffic. With its modern design, ample parking, and versatile layout, the space provides an ideal canvas for retail, dining, or office use. Future tenants will benefit from the dynamic surroundings and strong community demographics, positioning this property as a lucrative opportunity for businesses looking to thrive in a high-traffic area. Don't miss the chance to elevate your business at this premier leasing opportunity.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Households | 4,775 | 41,319 | 84,391 |
| Total Population | 12,436 | 106,801 | 215,553 |

LOCATION DESCRIPTION

Situated in Lewisville, Texas, THE SHOPS AT CREST CENTER offers a dynamic environment for Retail / Street Retail tenants. Enjoy prime visibility along West Round Grove Road, with convenient access to major thoroughfares, drawing in a steady flow of foot traffic. The area boasts a thriving retail scene, with popular dining, shopping, and entertainment options nearby. The property's strategic location provides exposure to a diverse customer base and offers ample opportunity for retail success.

| SPACES | LEASE RATE |
|---|---------------|
| Building A 1,795 SF (Former Massage Therapy) | \$28.00 SF/yr |
| Building A 1,200- 2,950 SF (Cold Dark Shell) | \$22.00 SF/yr |
| Building B 1,200 - 7,962 SF (Cold Dark Shell) | \$22.00 SF/yr |
| Building C 808 SF (Cold Dark Shell) | \$23.00 SF/yr |

DEREK ANTHONY

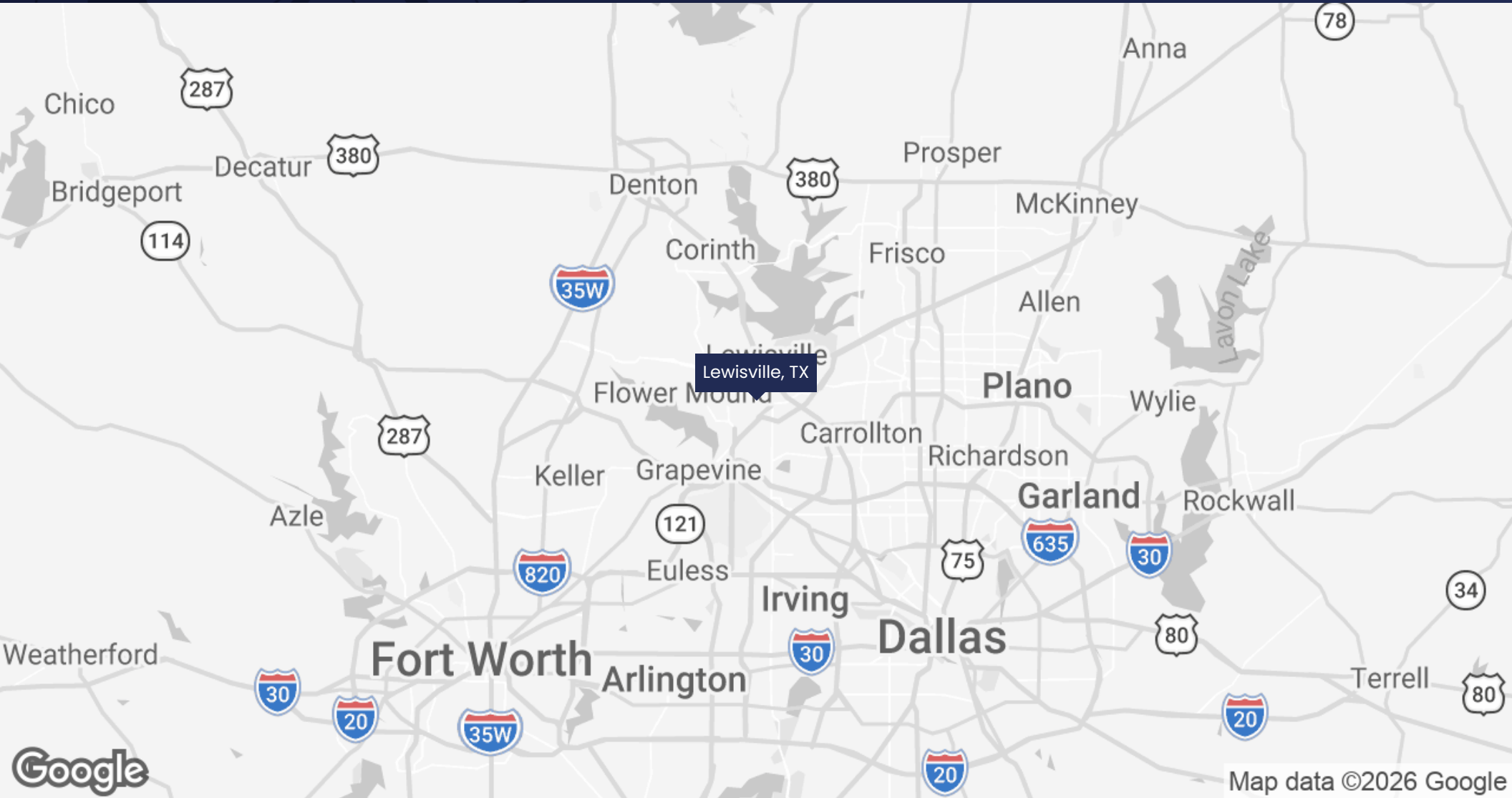
Partner
817.991.5072
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WAYPOINT REAL ESTATE ADVISORS

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REGIONAL MAP

920 & 980 W ROUND GROVE RD LEWISVILLE, TX
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LOCAL AERIAL

920 & 980 W ROUND GROVE RD LEWISVILLE, TX RETAIL PROPERTY FOR LEASE



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COMPLETE HIGHLIGHTS

920 & 980 W ROUND GROVE RD LEWISVILLE, TX RETAIL PROPERTY FOR LEASE



BUILDING INFORMATION

| | |
|------------------------|----------|
| Occupancy % | 65.0% |
| Tenancy | Multiple |
| Ceiling Height | 17 ft |
| Minimum Ceiling Height | 17 ft |
| Number of Floors | 1 |
| Average Floor Size | 2,500 SF |
| Year Built | 2018 |
| Number of Buildings | 3 |

PROPERTY HIGHLIGHTS

- 808 SF - 7,962 SF
- Shell Delivery (1 Ste 2nd Gen - Ste 110)
- Construction complete and ready for delivery ASAP
- Great retail energy throughout
- Local landlord
- Located in front of Crest Manor Apartments - 600 units
- 765' of Frontage
- 1/2 mile from Hwy 121
- GREASE TRAP IN PLACE (BLDG A & B)
- Building A: +/- 1,200 SF - 2,950 SF
- Building A: +/- 1,795 SF (Former Massage Use)
- Building B: +/- 1,200 - 7,962 SF (Demisable)
- Building C: +/- 808 SF

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PROPERTY DETAILS

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Lease Rate

\$22 - 28 SF/YR

LOCATION INFORMATION

| | |
|---------------------|--------------------------------|
| Building Name | THE SHOPS AT CREST CENTER |
| Street Address | 920 & 980 W Round Grove Rd |
| City, State, Zip | Lewisville, TX 75067 |
| County | Denton |
| Market | Dallas / Fort Worth |
| Sub-market | Lewisville |
| Cross-Streets | W Round Grove Rd & Edmond Lane |
| Side of the Street | South |
| Signal Intersection | No |
| Road Type | Paved |
| Market Type | Mega |
| Nearest Highway | Hwy 121 |
| Nearest Airport | DFW |

BUILDING INFORMATION

| | |
|------------------------|-----------|
| Building Size | 27,540 SF |
| Occupancy % | 65.0% |
| Tenancy | Multiple |
| Ceiling Height | 17 ft |
| Minimum Ceiling Height | 17 ft |

PROPERTY INFORMATION

| | |
|------------------------|-------------------------|
| Property Type | Retail |
| Property Subtype | Neighborhood Center |
| Zoning | Retail, Medical, Office |
| Lot Size | 3.74 Acres |
| Lot Frontage | 765 ft |
| Lot Depth | 250 ft |
| Corner Property | No |
| Traffic Count | 37000 |
| Traffic Count Street | W Round Grove Rd |
| Traffic Count Frontage | 37000 |
| Power | Yes |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Street Parking | No |
| Parking Type | Surface |
| Number of Parking Spaces | 165 |

NNN ESTIMATED AT \$8.00 SF (2026)

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SITE PLAN

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7 LEASE SPACES

920 & 980 W ROUND GROVE RD LEWISVILLE, TX RETAIL PROPERTY FOR LEASE



LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|-------------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 808 - 7,962 SF | Lease Rate: | \$22 - \$28 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|-----------|------------------|------------|---------------|------------------------|
| Building A 1,795 SF (Former Massage Therapy) | Available | 1,785 SF | NNN | \$28.00 SF/yr | Former Massage Therapy |
| Building A 1,200- 2,950 SF (Cold Dark Shell) | Available | 1,200 - 2,950 SF | NNN | \$22.00 SF/yr | Cold Dark Shell |
| Building B 1,200 - 7,962 SF (Cold Dark Shell) | Available | 1,200 - 7,962 SF | NNN | \$22.00 SF/yr | Cold Dark Shell |
| Building C 808 SF (Cold Dark Shell) | Available | 808 SF | NNN | \$23.00 SF/yr | Cold Dark Shell |

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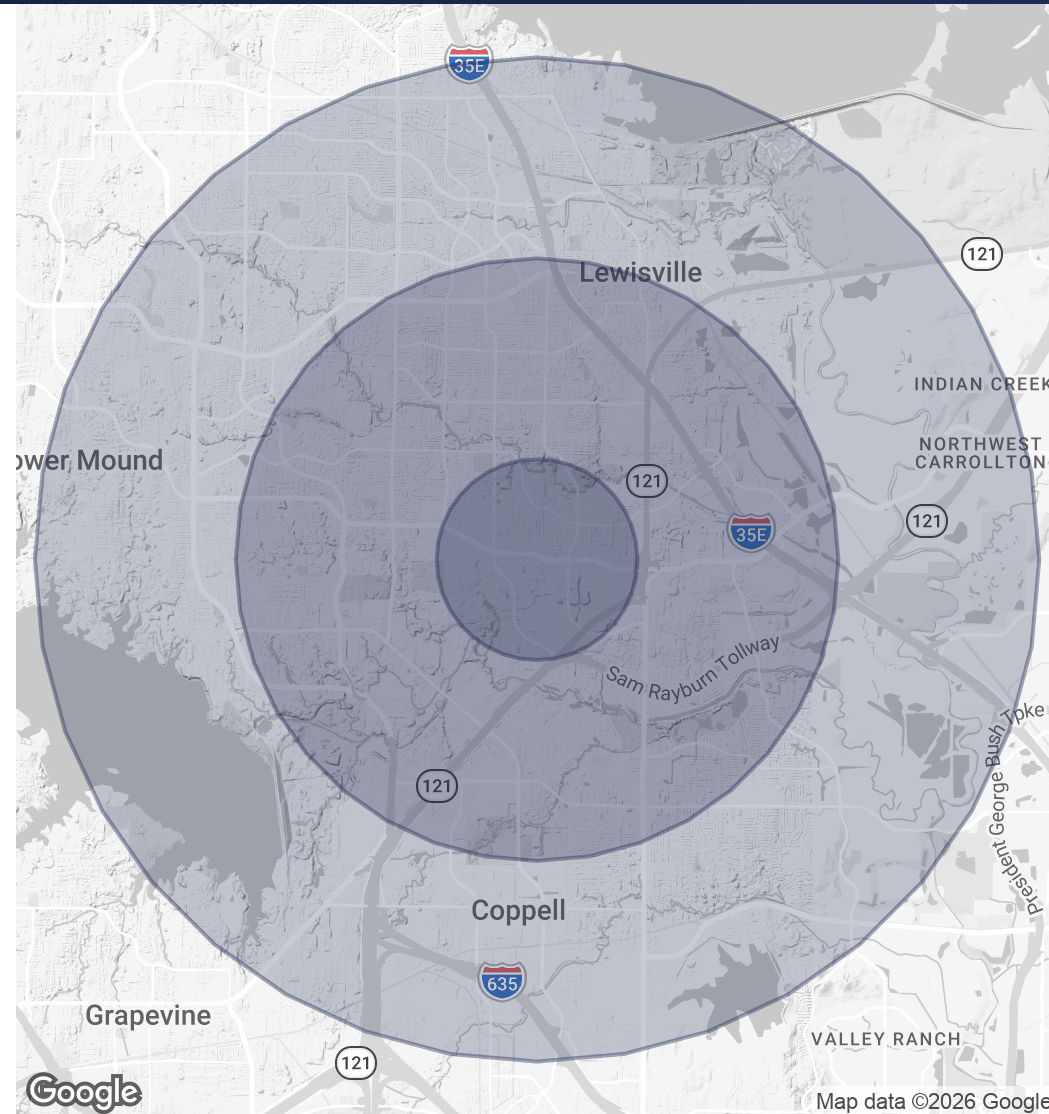
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8 DEMOGRAPHICS MAP & REPORT

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|------------|-----------|-----------|
| Total Population | 12,436 | 106,801 | 215,553 |
| Average Age | 37.0 | 36.6 | 38.4 |
| Average Age (Male) | 35.9 | 35.7 | 37.5 |
| Average Age (Female) | 37.8 | 37.6 | 39.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,775 | 41,319 | 84,391 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$110,362 | \$120,840 | \$135,473 |
| Average House Value | \$303,241 | \$396,661 | \$426,508 |
| TRAFFIC COUNTS | 1 MILE | 3 MILES | 5 MILES |
| W Round Grove Rd & Edmond Lane | 37,000/day | | |

2023 American Community Survey (ACS)



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DEREK ANTHONY BIO

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TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS FORM

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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:
 - 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.

| | | | |
|--|-------------|------------------------|--------------|
| Waypoint Real Estate Advisors LLC | 9015127 | jake@waypoint-red.com | 817-505-5894 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jake McCoy | 702534 | jake@waypoint-red.com | 817-505-5894 |
| Designated Broker of Firm | License No. | Email | Phone |
| Derek Anthony | 677154 | derek@waypoint-red.com | 817-991-5072 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



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