

Offering Memorandum
FOR SALE

VISTA RIDGE & MACARTHUR BLVD
LEWISVILLE, TX 75067

DELIVERY JANUARY 2026



New Construction Office/Medical

partners
medicalcre.com

Our Team



William Kane

Associate

214 223 3393

william.kane@partnersrealestate.com



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/ or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Vista Ridge is a newly built office and medical condominium development at the high-traffic intersection of MacArthur Boulevard and East Vista Ridge in Lewisville. Offering flexible shell spaces from 1,382 to 8,360 square feet, the property provides modern construction, excellent visibility, and direct access to I-35E and the Sam Rayburn Tollway. Surrounded by strong demographics and ongoing commercial growth, Vista Ridge presents an ideal setting for healthcare and professional users seeking quality space and long-term stability in the DFW Metroplex.

| | |
|-------------------------|-----------------------|
| Price | Contact Broker |
| Occupancy | Vacant / Shell |
| Building Size - Bldg 10 | 2,100 - 8,360 |
| Building Size - Bldg 8 | 1,382 - 4,650 |
| Year Built | Delivery January 2026 |



Property Highlights

HIGH-VISIBILITY CORNER LOCATION

Located at the busy intersection of East Vista Ridge and MacArthur Boulevard, the property offers excellent visibility, strong traffic counts, and immediate access to I-35E and the Sam Rayburn Tollway—ideal for tenants seeking convenience and exposure.

FLEXIBLE OWNERSHIP OPPORTUNITY

Situated within one of Texas's fastest-growing medical office markets, this newly constructed shell space provides investors flexibility to attract healthcare users and capture long-term appreciation potential.

STRONG DEMOGRAPHIC BASE

The surrounding Lewisville trade area features high household incomes and rapid population growth, supporting steady demand for office and medical users.

LEWISVILLE MARKET GROWTH

Lewisville continues to experience robust population and healthcare sector expansion, driven by new residential development, infrastructure investment, and proximity to the DFW Metroplex—fueling consistent tenant demand and investor confidence.



Property Highlights

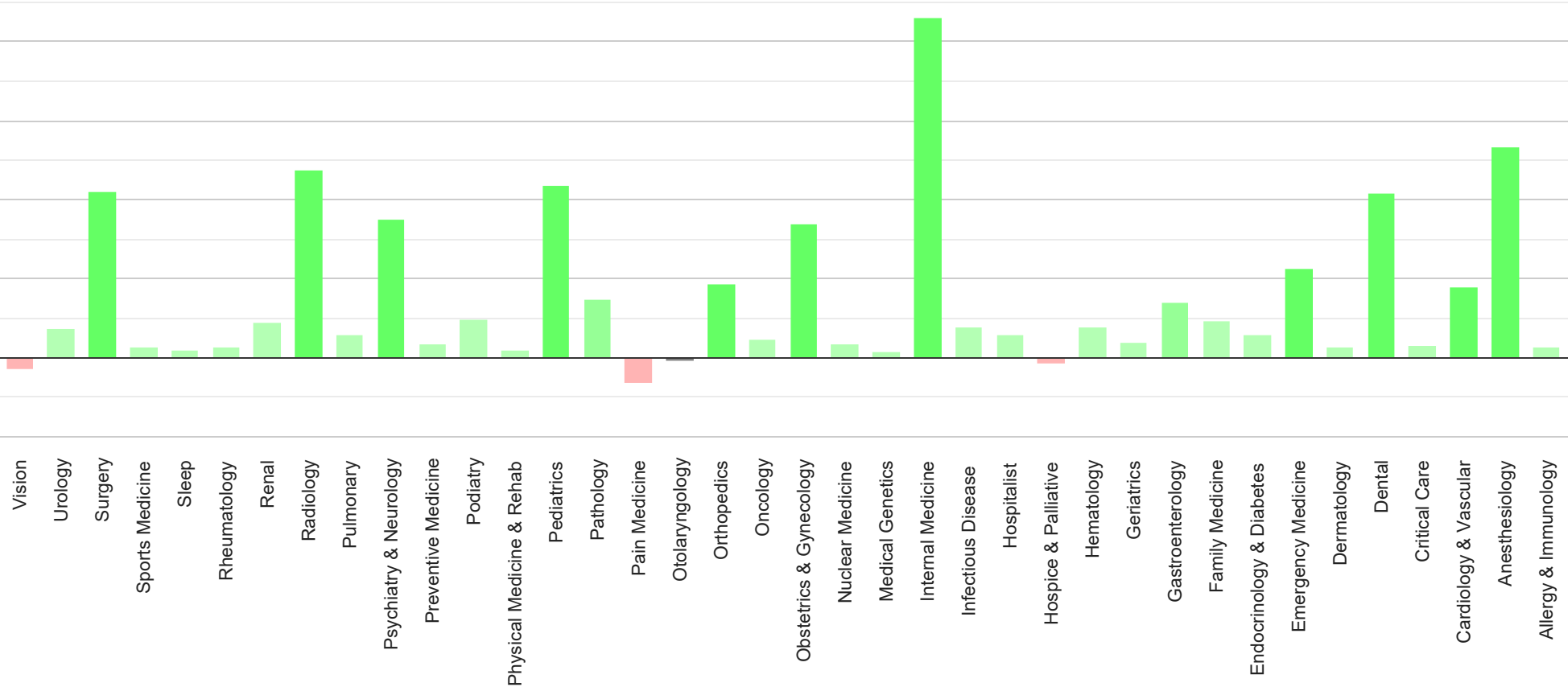
The implied doc gap is calculated by subtracting the number of providers from the implied demand of providers. The implied demand is calculated by dividing the local population by the ratio of the selected benchmark population to providers for each specialty.

The 5 mile population for this location is 245,205.

Demographics

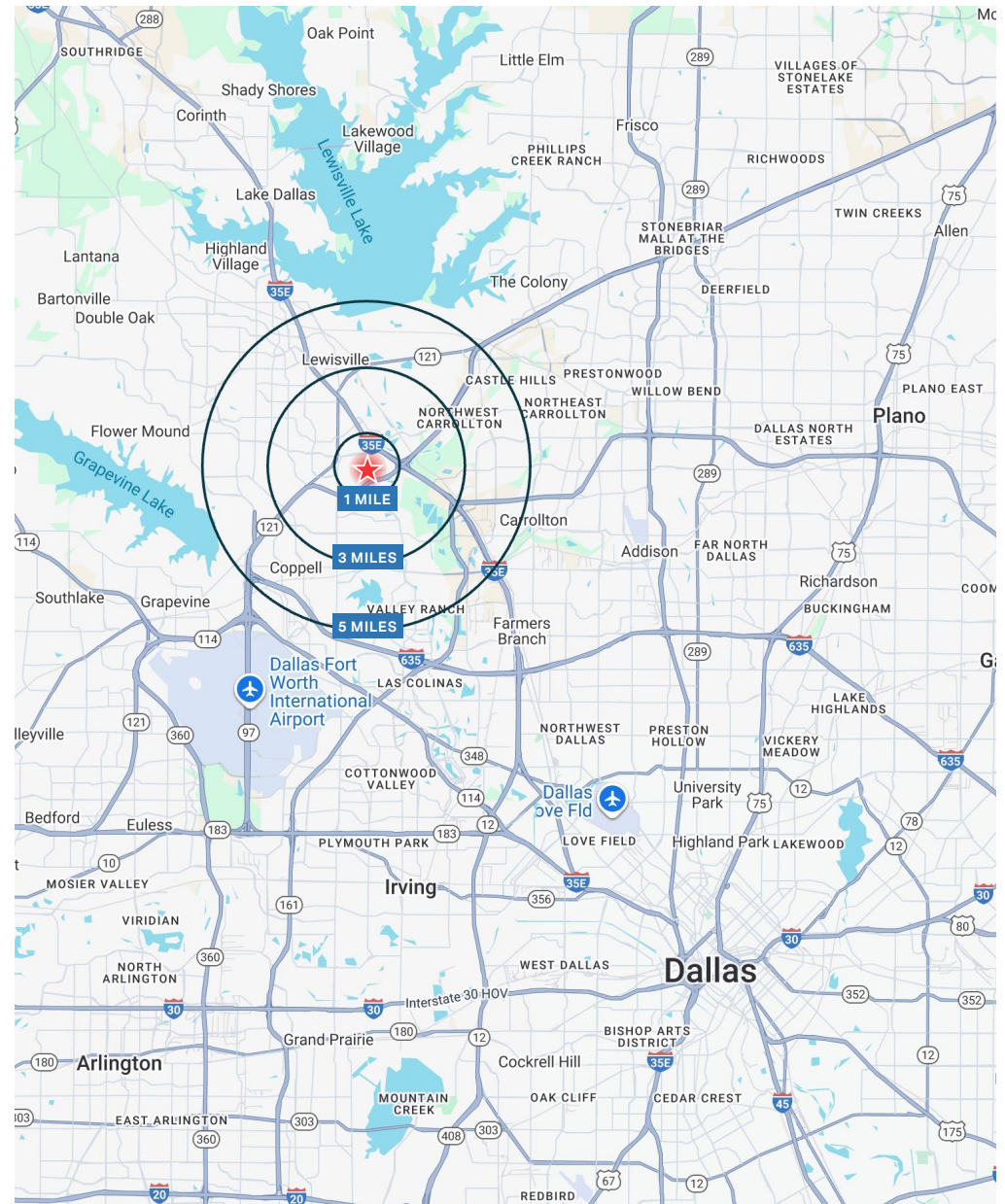
Red indicates specialties where there are more providers than the benchmark predicts are needed.

Green indicates specialties where there are fewer providers than the benchmark predicts are needed.

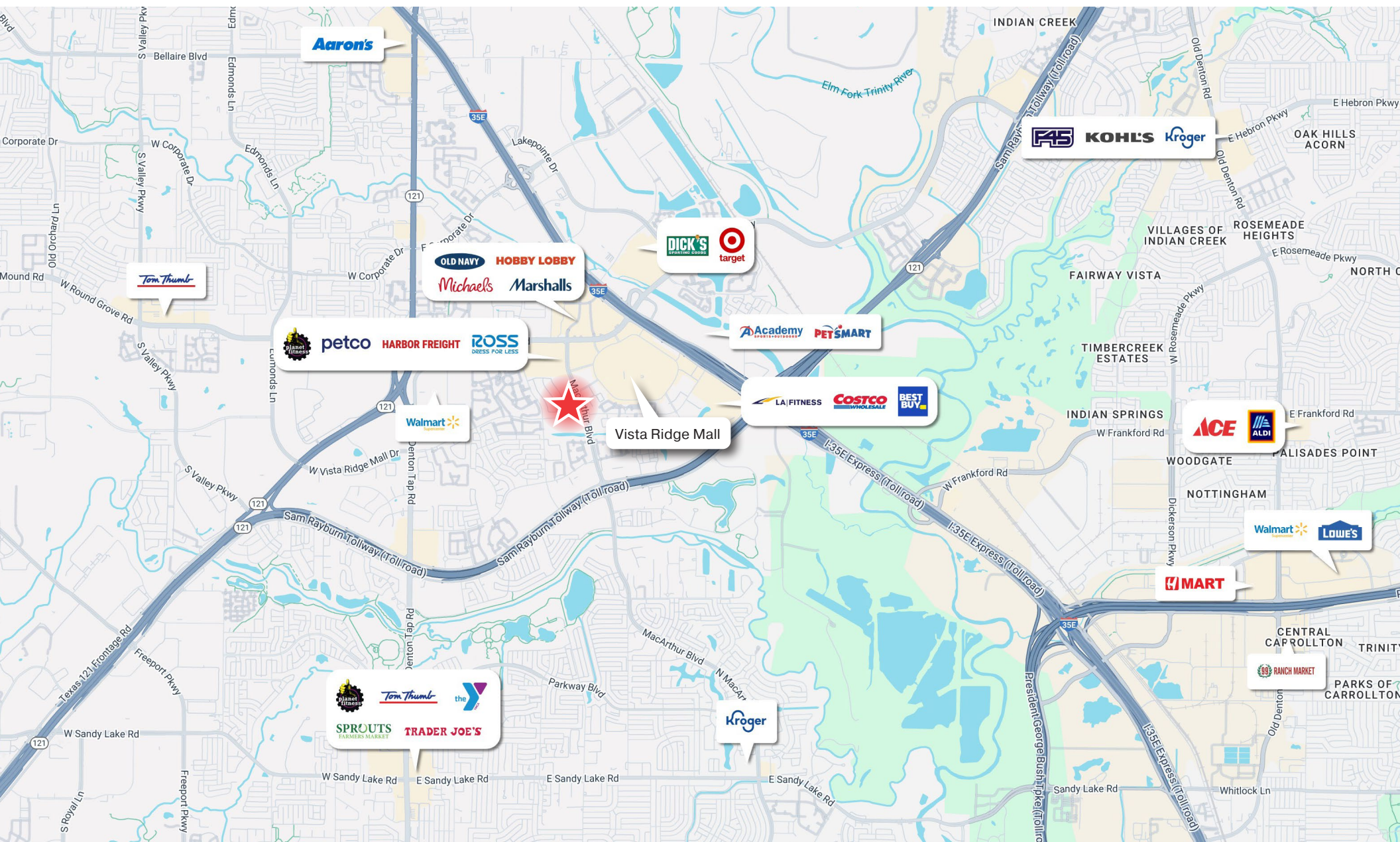


Demographics

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|-----------|-----------|
| 2024 Population | 16,440 | 97,241 | 242,260 |
| 2029 Population Projection | 19,477 | 109,545 | 275,352 |
| Median Age | 35.7 | 36.6 | 37.5 |
| | | | |
| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
| 2024 Households | 7,695 | 38,248 | 91,739 |
| 2029 Household Projection | 9,201 | 43,620 | 104,411 |
| Avg Household Income | \$96,342 | \$113,200 | \$115,762 |
| Median Household Income | \$73,466 | \$86,361 | \$91,535 |
| | | | |
| EMPLOYMENT | 1 MILE | 3 MILES | 5 MILES |
| Employees | 8,191 | 38,462 | 106,703 |
| Businesses | 930 | 3,890 | 10,488 |



Nearby Businesses



Site Overview





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.

PCR Brokerage Austin, LLC dba Partners **9003950** **licensing@partnersrealestate.com** **713-629-0500**

| | | | |
|---|-------------|--------------------------------------|--------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jon Silberman | 389162 | jon.silberman@partnersrealestate.com | 713-629-0500 |

| | | | |
|---------------------------|-------------|-------|-------|
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |

| | | | |
|--|-------------|--|--------------|
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Ryan McCullough | 742422 | ryan.mccullough@partnersrealestate.com | 512-580-6224 |

| | | | |
|------------------------------|-------------|-------|-------|
| Sales Agent/Associate's Name | License No. | Email | Phone |
| | | | |

| | |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
| | |