

FOR LEASE

- **CORPORATE VILLAGE 101 E Corporate Drive, Lewisville, Texas 75067**



Stabilized Asset with Value-Add Opportunity:

The Property has available Leasing space from 1,750sqft to 16,350sqft at \$11 - \$15/sqft/year, CAM is less than \$4.50/sqft/year. CONTACT: Sadiq @ 832-724-6497 or ANDY @ 281-235-9473

- **Long Term Tenancy:** The Corporate Village tenant base has demonstrated outstanding longevity as 88% of the current tenant lineup has occupied the Property for more than eight years. Current Tenant Mix consists of Dentist, Pharmacy, State Farm Insurance, Blessing Health Care and more. **Excellent opportunity for Day Care Center, Doctors Office/Clinic, Mental Health Care, 24 Hour Emergency Clinics, Dialysis Center, Testing Laboratories, Cell Phone Store, Salon, Flower Shop, Merchandise Stores, Dollar Store and Fast Food Restaurants.**

- **Above Average Demographics:** Located within a high-density area of Lewisville, Corporate Village benefits from strong demographics with high growth expected over the next several years. Property is surrounded by 1000's of Apartments. Within a three- mile radius of the Property, residency grew 13.66% in the last eight years and is expected to grow an additional 12.5% in the next five years. Furthermore, the average household income within a three mile radius is \$91,157 and an impressive \$107,383 within a five mile radius.

- **Outstanding Traffic Counts:** Corporate Village is positioned at the Northwest corner of Texas State Highway 121 and Corporate Drive, where it benefits from an outstanding traffic count of 44,570 cars per day.

- **Ease of Access:** The property demonstrates easy access with one point of entry from Texas State Highway 121, and two points of entry from Corporate Drive. The Ease of Access, coupled with High Traffic Counts, allows the property to benefit from ample activity.

DEMOGRAPHICS STATISTICS

	1 Mile	3 Mile	5 Mile
POPULATION			
2023 Projection	25,661	113,579	255,556
2018 Estimate	22,605	100,961	227,033
2010 Census	20,377	88,828	194,072
Growth 2018-2023	13.52%	12.50%	12.56%
Growth 2010-2018	10.93%	13.66%	16.98%
2018 Population Hispanic Origin	6,783	27,772	46,094

2018 POPULATION BY RACE

White	15,227	72,170	162,637
Black	4,589	11,838	21,253
Am. Indian & Alaskan	199	798	1,641
Asian	1,863	13,436	35,604
Hawaiian & Pacific Island	31	106	190
Other	696	2,613	5,708
U.S. Armed Forces:	13	62	91

HOUSEHOLDS

2023 Projection	11,392	43,354	95,320
2018 Estimate	10,081	38,522	84,768
2010 Census	9,395	34,050	72,877
Growth 2018 - 2023	13.00%	12.54%	12.45%
Growth 2010 - 2018	7.30%	13.13%	16.32%
Owner Occupied	1,687	18,513	49,604
Renter Occupied	8,394	20,009	35,164
2018 Avg Household Income (National Avg - \$53,889)	\$66,505	\$91,157	\$107,383
2018 Med Household Income (National Avg - \$53,889)	\$52,085	\$67,322	\$83,577

2018 HOUSEHOLDS BY HOUSEHOLDS INC.:

<\$25,000	1,709	4,434	7,827
\$25,000 - \$50,000	3,043	8,747	14,935
\$50,000 - \$75,000	2,565	8,287	15,798
\$75,000 - \$100,000	1,106	4,611	11,145
\$100,000 - \$125,000	719	4,293	10,132
\$125,000 - \$150,000	251	2,419	6,741
\$150,000 - \$200,000	385	2,876	9,129
\$200,000+	302	2,856	9,061

QUICK STATS

2nd Texas, Fastest Growing Economy in the U.S. (*24/7 Wall St.*)

3rd Fastest Growing Cities in the U.S. (*Forbes*)

4th Largest Metropolitan Area in the United States

22 Fortune 500 Companies Call DFW Home (*Fortune*)

10K Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

OVERVIEW

Dallas encompasses half of the Dallas/Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas/Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate head quarters for publicly traded companies in the United States. The city is the largest economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area, which had a population of 6,810,913 people as of July 1, 2013. The metropolitan economy is the sixth largest in the United States, with a 2012 real GDP of \$420.34 billion. In 2013 the metropolitan area led the nation with the largest year-over-year increase in employment, and advanced to become the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2013, Dallas was rated as a “beta plus” world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The Dallas-Fort Worth Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. The city of Dallas has 12 Fortune 500 companies, and the DFW region as a whole has 22.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction agency through procedure, time, and cost. These rankings reflect the city’s continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.