



SAM RAYBURN TOLLWAY (SH-121)

**± 210,644 SF
4.84 ACRES**



LAND FOR SALE

**STATE HIGHWAY 121 BYPASS
LEWISVILLE, TX 75067**



SAM RAYBURN TOLLWAY (SH-121)

PROPERTY DESCRIPTION

STATE HIGHWAY 121 BYPASS
LEWISVILLE, TX 75067

Strategically situated north of SH-121 (Sam Rayburn Tollroad) and west of MacArthur Blvd, the property boasts convenient access from both the Hwy-121 service road and Highland Drive and offers a unique opportunity for investors or developers seeking to capitalize on the thriving established corridor within Lewisville, Texas.

With its strategic location allowing for ease of access to all major employment, transportation, residential and entertainment districts, ample land area, and favorable zoning, this property is poised for a variety of development opportunities.



PROPERTY DETAILS

STATE HIGHWAY 121 BYPASS
LEWISVILLE, TX 75067



ZONING
LIGHT INDUSTRIAL - LI



STRATEGIC LOCATION
PROXIMITY TO SH-121 AND
MACARTHUR BLVD



ACCESSIBILITY
ACCESS FROM HWY-121 SERVICE ROAD AND
HIGHLAND DRIVE



SURROUNDING AREA
WELL-ESTABLISHED COMMERCIAL
CORRIDOR CONVENIENTLY SITUATED NEAR
VIBRANT RESIDENTIAL AREAS, RETAIL HUBS,
AND KEY EMPLOYMENT CENTERS



GROWTH POTENTIAL
POSITIONED IN A RAPIDLY EXPANDING
ECONOMIC CORRIDOR



UTILITIES
ACCESSIBLE UTILITIES FOR SEAMLESS
DEVELOPMENT



SAM RAYBURN TOLLWAY (SH-121)

114,780 VPD



HIGHLAND DRIVE

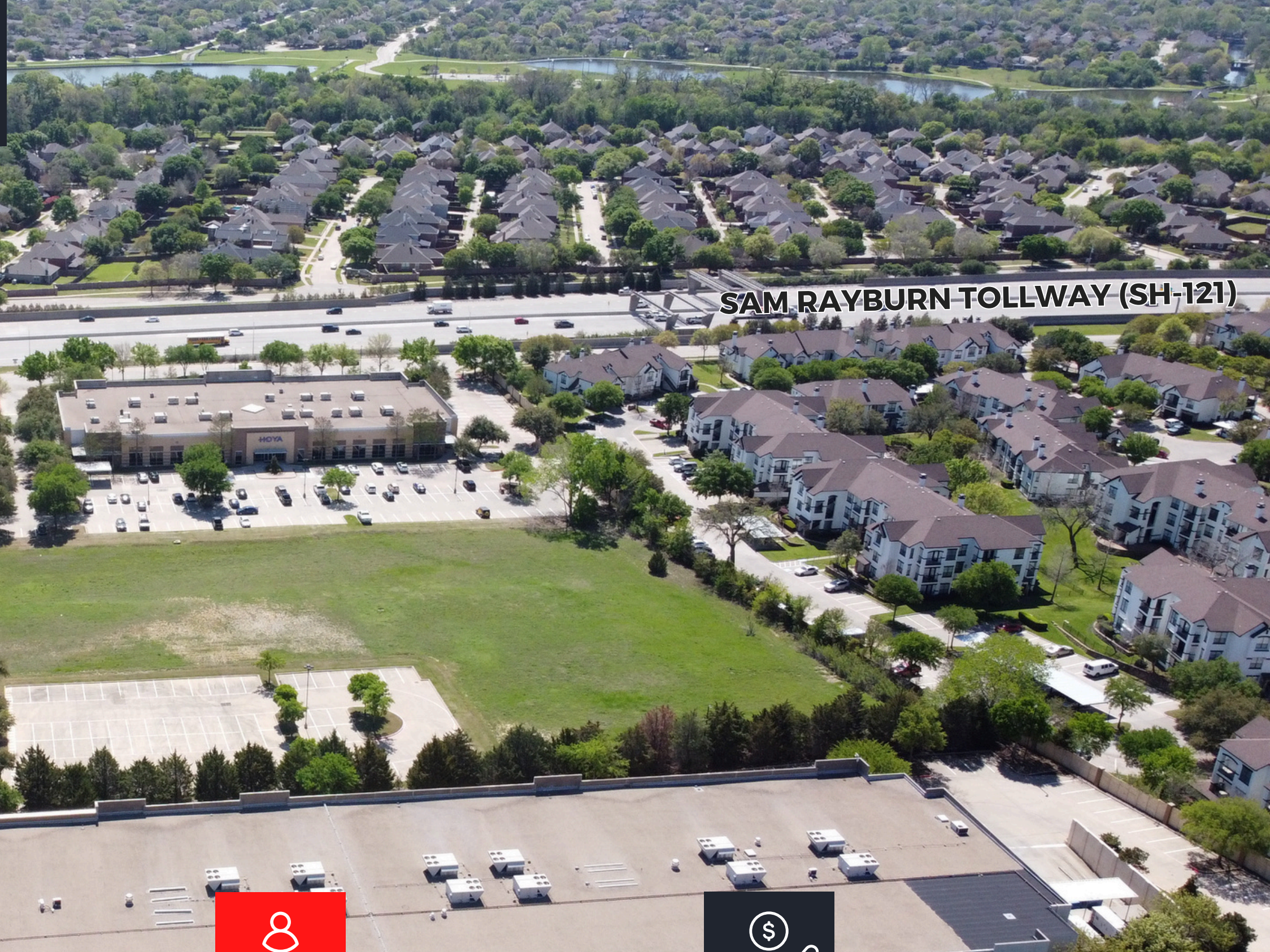
3,139 VPD





DEMOGRAPHICS

STATE HIGHWAY 121 BYPASS
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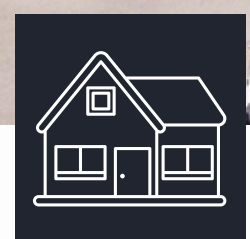
SAM RAYBURN TOLLWAY (SH-121)

SAM RAYBURN TOLLWAY (SH-121)



2025 Population

1 MILES 15,759
3 MILES 90,430
5 MILES 232,958



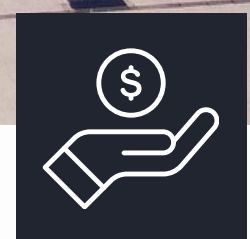
2025 Households

1 MILES 6,701
3 MILES 36,476
5 MILES 91,979



Daytime Employees

1 MILES 5,446
3 MILES 46,178
5 MILES 156,641



Average Household Income

1 MILES \$149,940
3 MILES \$150,458
5 MILES \$144,895

NEARBY TENANTS

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LifeStorage

United supermarkets	GNC	Starbucks
LA FITNESS	SUPERCUTS	WYNDHAM HOTELS
Bank of America	PAPA JOHN'S	

Exxon	CUBESMART self storage	7 ELEVEN
SUBWAY	Firestone	BOK FINANCIAL

FLEET FEET	INDEPENDENT FINANCIAL	PROSPERITY BANK
SPRINT	Pizza Hut	CHASE

Magnolia Park

Denton Creek Elementary School

Boardwalk Pavilion

Andrew Brown

Performance Pavilion

Moore Road Park



ATTRACTIONS

STATE HIGHWAY 121 BYPASS
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01



1.0 MILE FROM SITE



02



3.8 MILES FROM SITE



03



Dallas Love Field

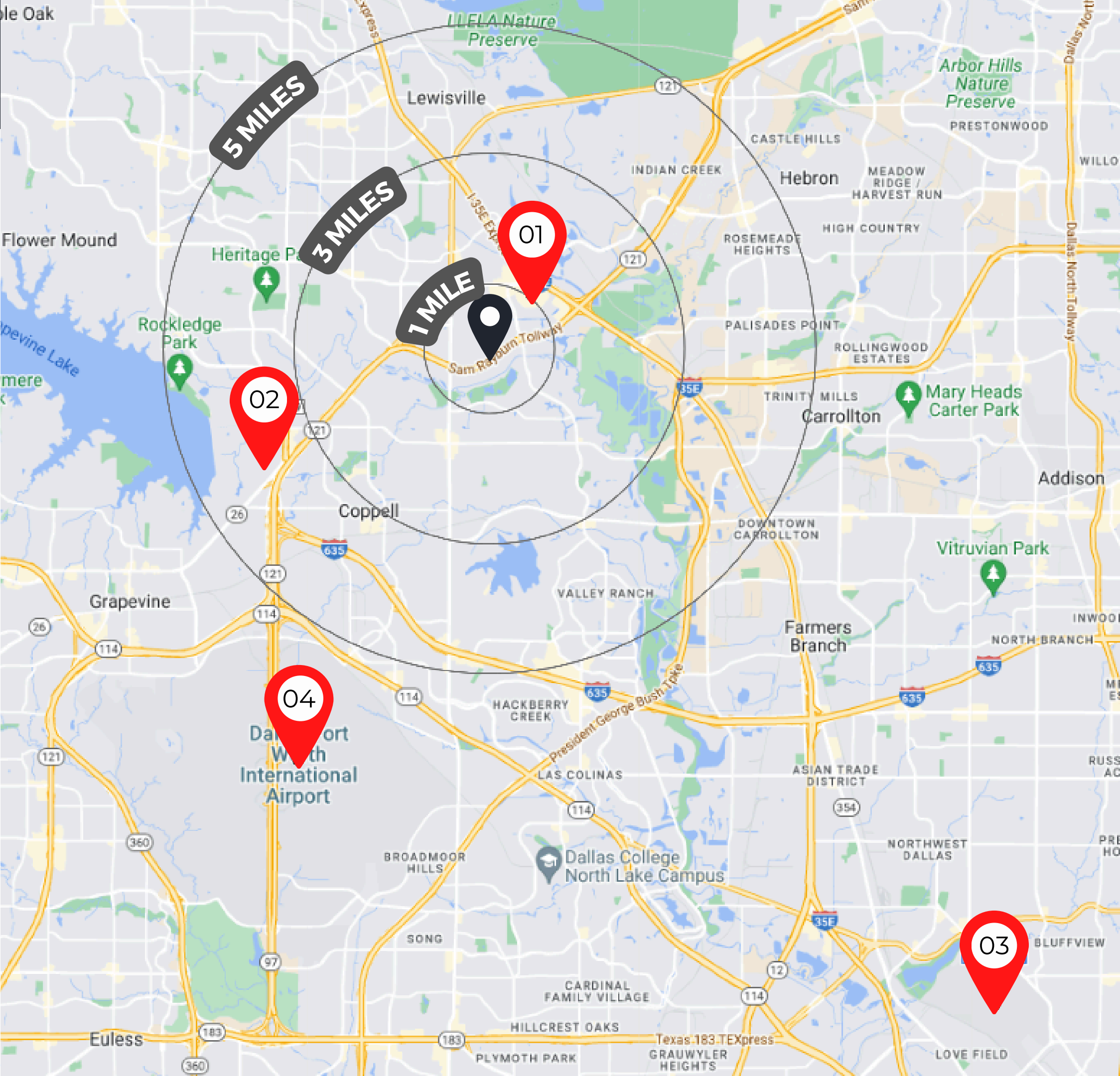
12.6 MILES FROM SITE



04

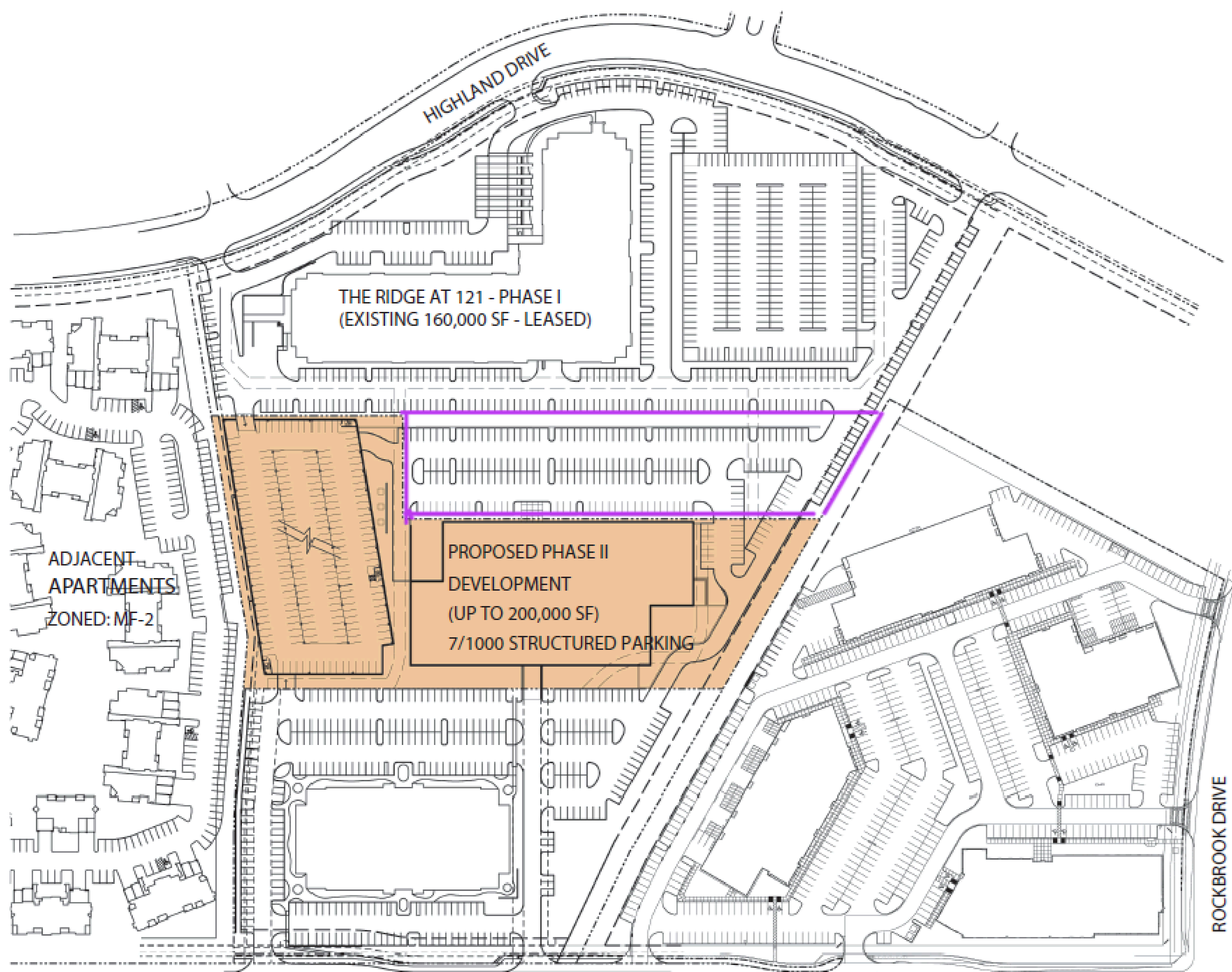


6.2 MILES FROM SITE



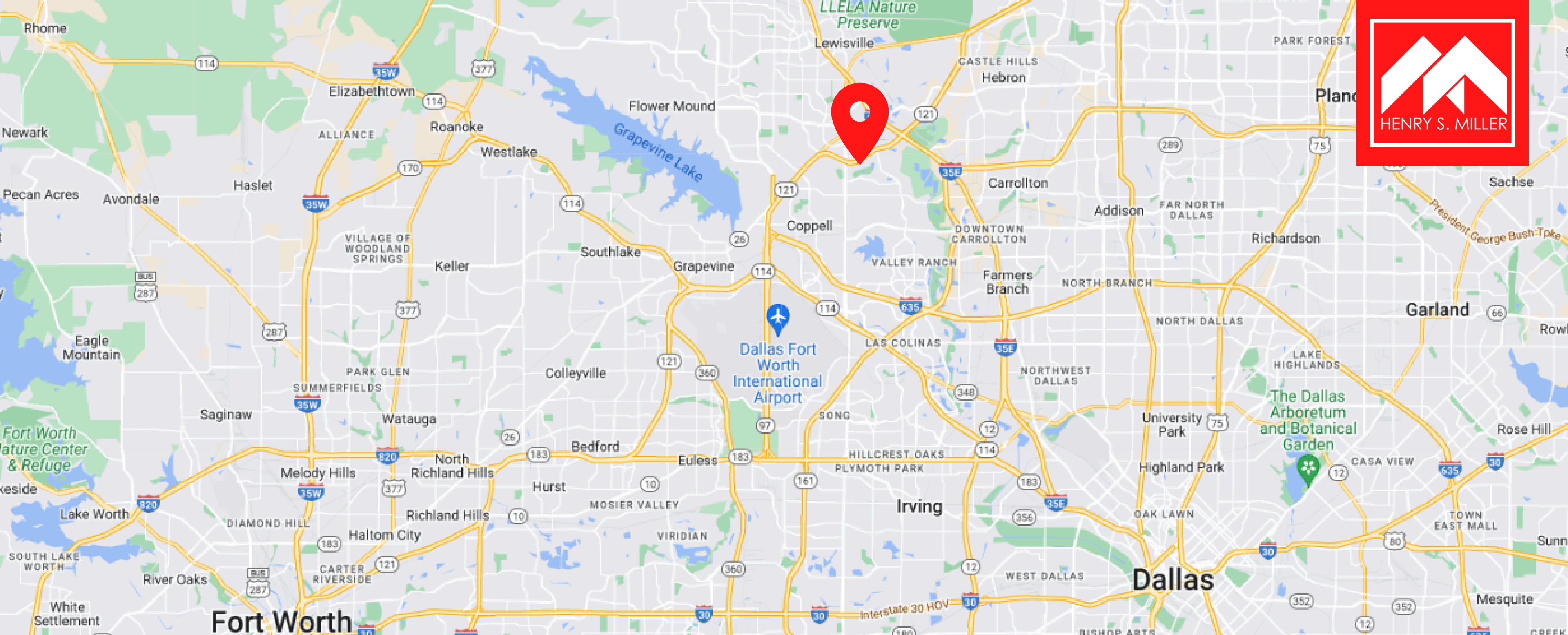
SITE PLAN

STATE HIGHWAY 121 BYPASS
LEWISVILLE, TX 75067



HWY 121

ROCKBROOK DRIVE



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