



**FOR SALE**

# HARD CORNER PARCEL

## NEC VALLEY RIDGE BLVD & GARDEN RIDGE BLVD

LEWISVILLE, TEXAS

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**DUWEST**  
 CREATING, ENHANCING & PROTECTING VALUE

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## OVERVIEW

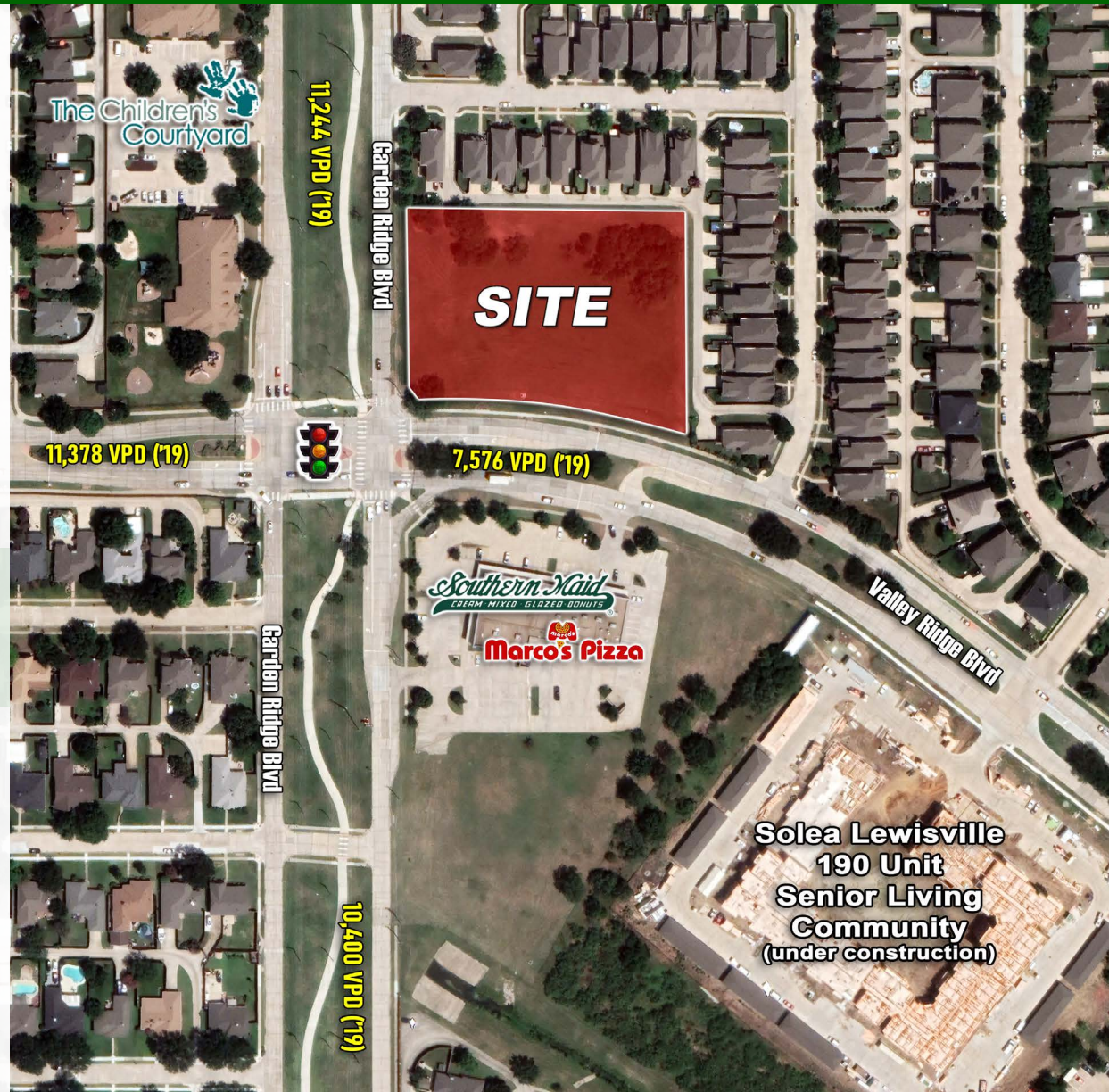
- ±2.57 Acres Available
- Located at the northeast corner of N. Garden Ridge Blvd and W. Valley Ridge Blvd near the border of Lewisville and Flower Mound
- Less than a mile east of FM-2499
- Across from a 190-Unit Senior Living Community (under construction)
- Hard Corner, Signalized Intersection
- ± 236' of frontage along Garden Ridge Blvd
- Call for Info & Price

## TRAFFIC COUNTS

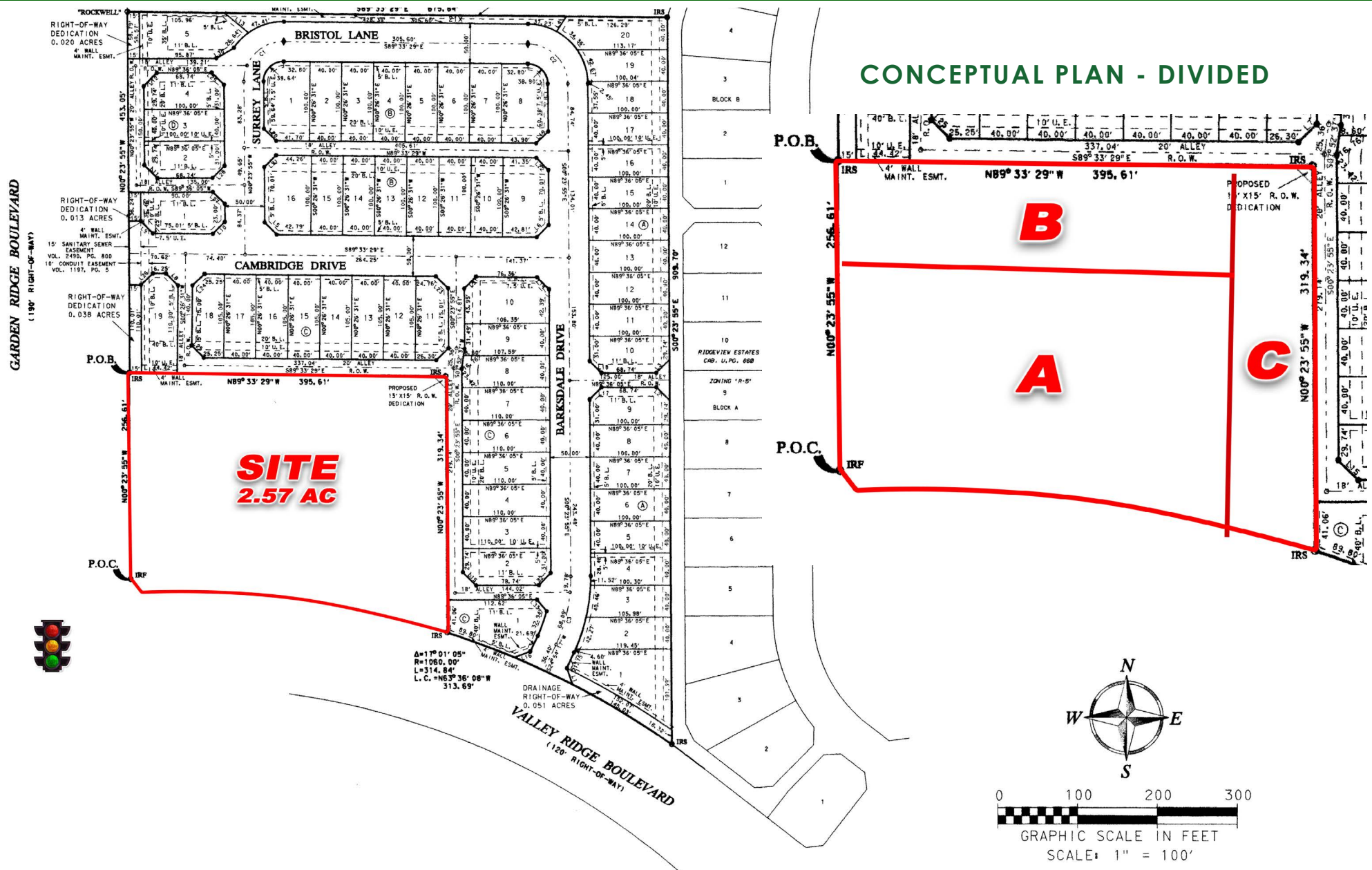
N Valley Ridge Blvd: 11,378 VPD west of Garden Ridge Blvd  
Garden Ridge Blvd: 11,244 VPD VPD (NCTCOG, 2019)

## DEMOGRAPHICS

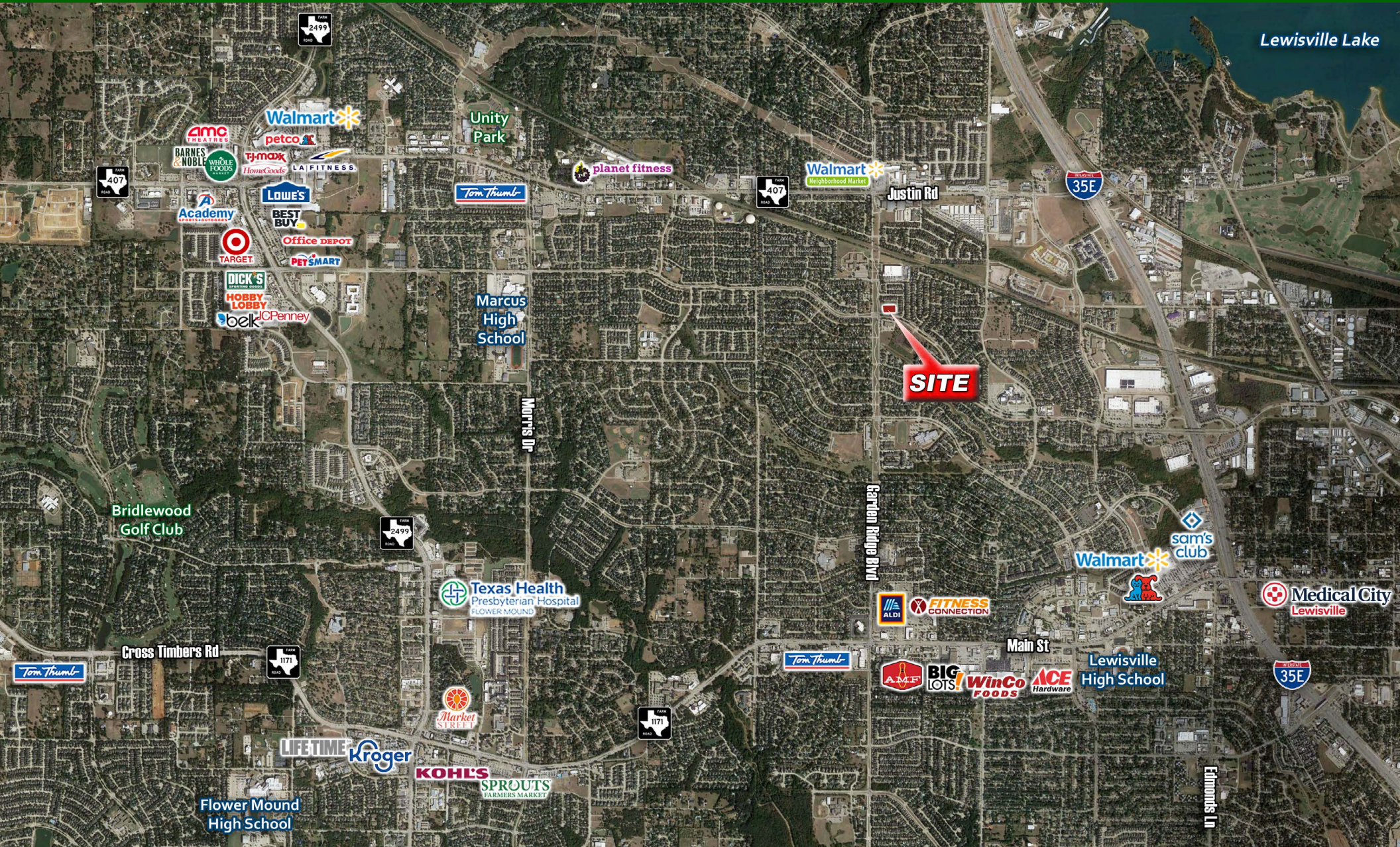
	1-mile	3-mile	5-mile
2022 Population	15,604	91,891	190,994
2027 Projected Pop.	16,425	96,178	199,896
Daytime Pop.	10,793	93,487	182,259
Avg HH Income	\$125,381	\$128,043	\$137,568



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