

FOR LEASE

4760 WINDHAVEN PARKWAY

4760 WINDHAVEN PKWY | LEWISVILLE, TX



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THE STORY

4760 WINDHAVEN PARKWAY

4760 Windhaven Pkwy | Lewisville, TX

This property is located in Castle Hills, a large 2,900-acre master-planned community with more than 4,300 homes. It offers convenient access to the Legacy/North Dallas Platinum Corridor, a major employment hub with over 60,000 employees, as well as popular destinations like Grandscape and Nebraska Furniture Mart. The surrounding area features a strong mix of retail, dining, entertainment, and fitness options, including Target, Kroger Marketplace, Walmart, 24 Hour Fitness, Studio Movie Grill, and Topgolf.

AVAILABILITY

± 7,878 SF

SURROUNDING RETAILERS



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PROPERTY HIGHLIGHTS

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GLA	±7,878 SF
LEASE RATE	Call for Pricing
NNN	\$10.00
TRAFFIC COUNTS	SH-121: 161,468 VPD N Josey Lane: 45,132 VPD
YEAR BUILT	2026
SIGNAGE	Monument Signage Available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	7,835	100,556	254,398
Daytime Population	11,857	97,602	302,014
Avg HH Income	\$162,655	\$165,031	\$158,479
Annual Growth Rate	2.06%	1.01%	0.87%

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AERIAL

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LEGACY WEST

EMPLOYERS:

FEDEx	JPMORGAN
1,200	6,000+
LIBERTY MUTUAL	TOYOTA
5,000	7,000+

GRANDSCAPE
Retail Mixed-Use

4.9M visits annually

1.7M visits annually
\$750M est. annual sales

SCHEELS ANDRETTI
SALARY THEATRES
WORLDSPRINGS
TOYOTA
WALKER'S

cosm POPSPROKE
FIRESIDE
GREAT BIG GAME SHOW
SIXES
WEB

BEARS SCIENCE
WINDMILLS
PUTTURY
KILBINS



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INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

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. 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. 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; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

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.



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