



**FOR SUBLEASE**

# 12,777 SF Storage/Warehouse Space

1400 Lakeway Drive | Lewisville, TX 75057



# ±12,777 Storage/Warehouse Space

1400 Lakeway Drive | Lewisville, TX



76,212 SF

Building Size

±12,777 SF

Space Available

Oct 2025

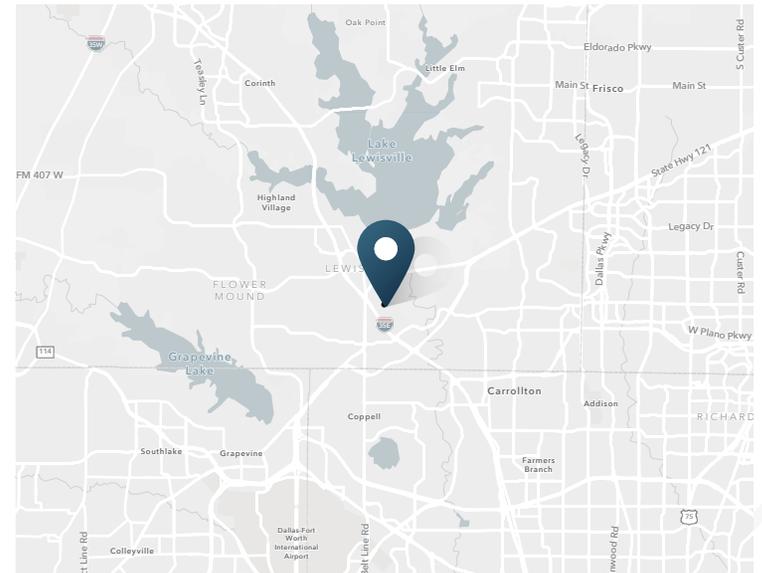
Available

\$10.00/SF

Rental Rate

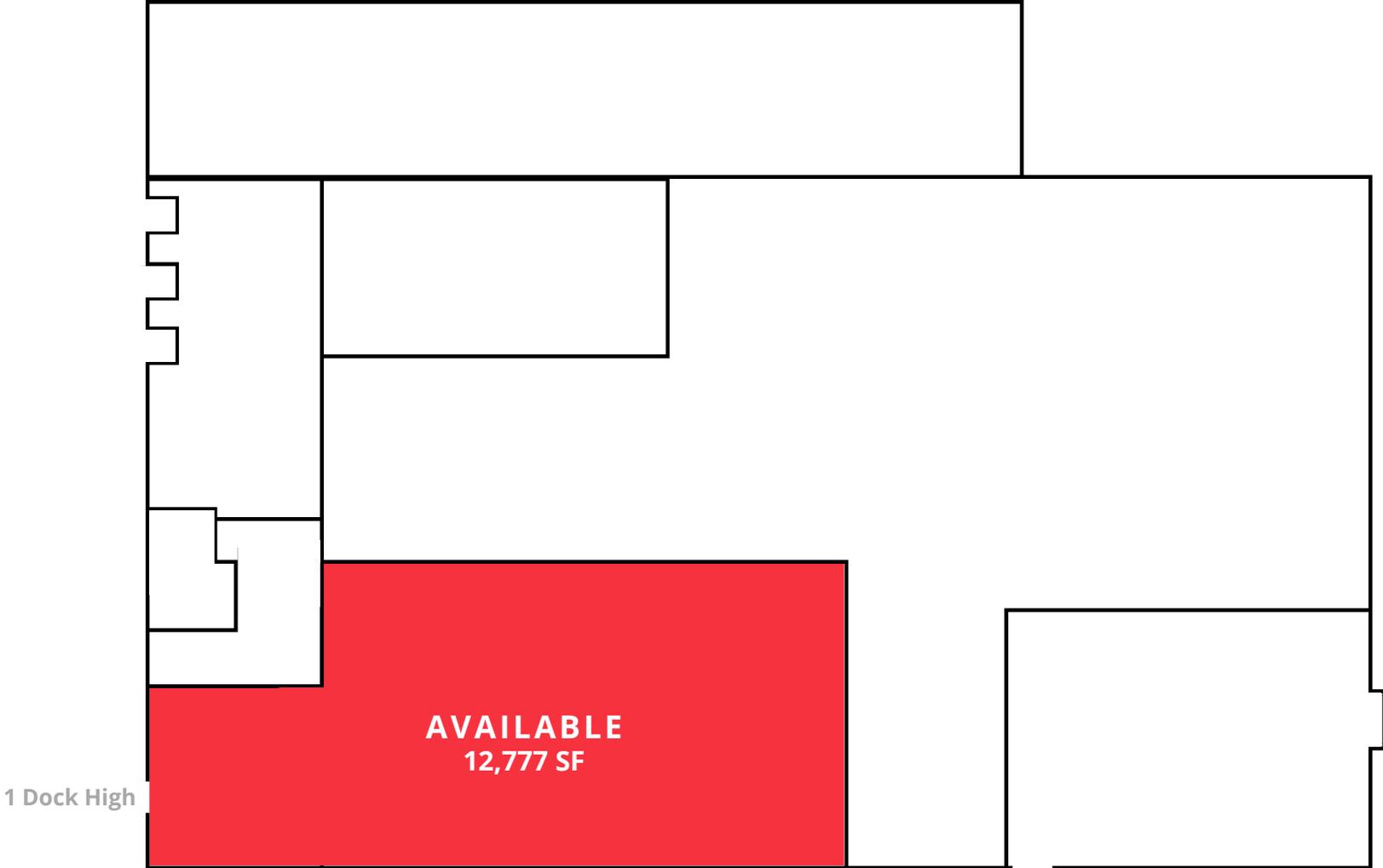
## PROPERTY HIGHLIGHTS

Available SF	±12,777
Clear Height	32'
Dock High	1
Parking	Surface
Year Built	2002
Zoning	F1
Restrooms	Available to Subtenant
DFW International Airport	11 miles



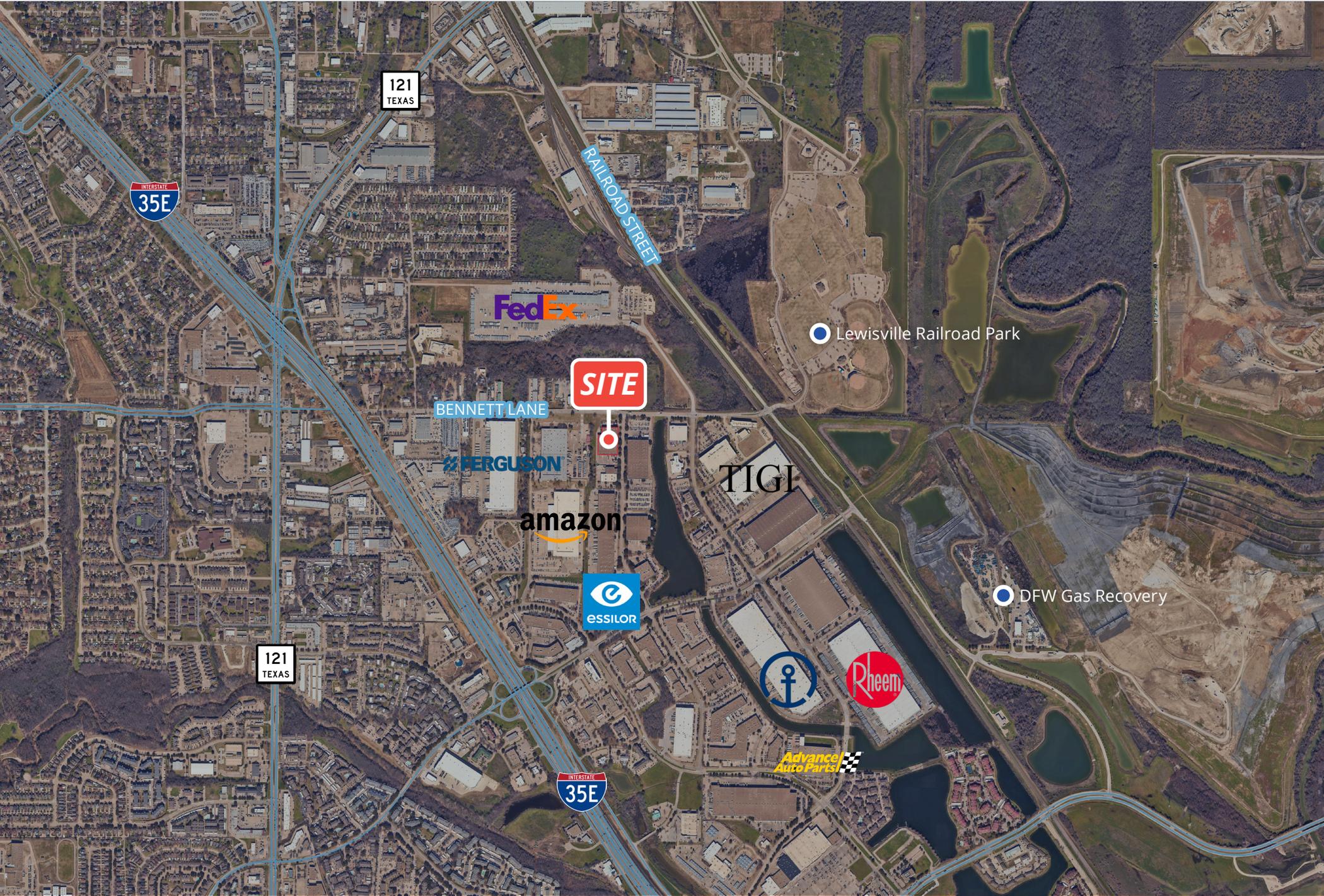
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**SITE**

BENNETT LANE

FERGUSON

amazon

essilor

TIGI

Rheem

Advance Auto Parts

Lewisville Railroad Park

DFW Gas Recovery

121 TEXAS

121 TEXAS

INTERSTATE 35E

INTERSTATE 35E

RAILROAD STREET

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	6,798	90,165	235,115
2030 Projected Population	6,803	92,440	240,452
Proj. Annual Growth 2025 to 2030	0.01%	0.50%	0.45%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2025 Daytime Population	13,061	91,300	217,639
Workers	10,121	54,187	119,439
Residents	2,940	37,113	98,200

### Income

	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$67,389	\$105,557	\$139,581
2025 Est. Median Household Income	\$61,541	\$81,721	\$104,126

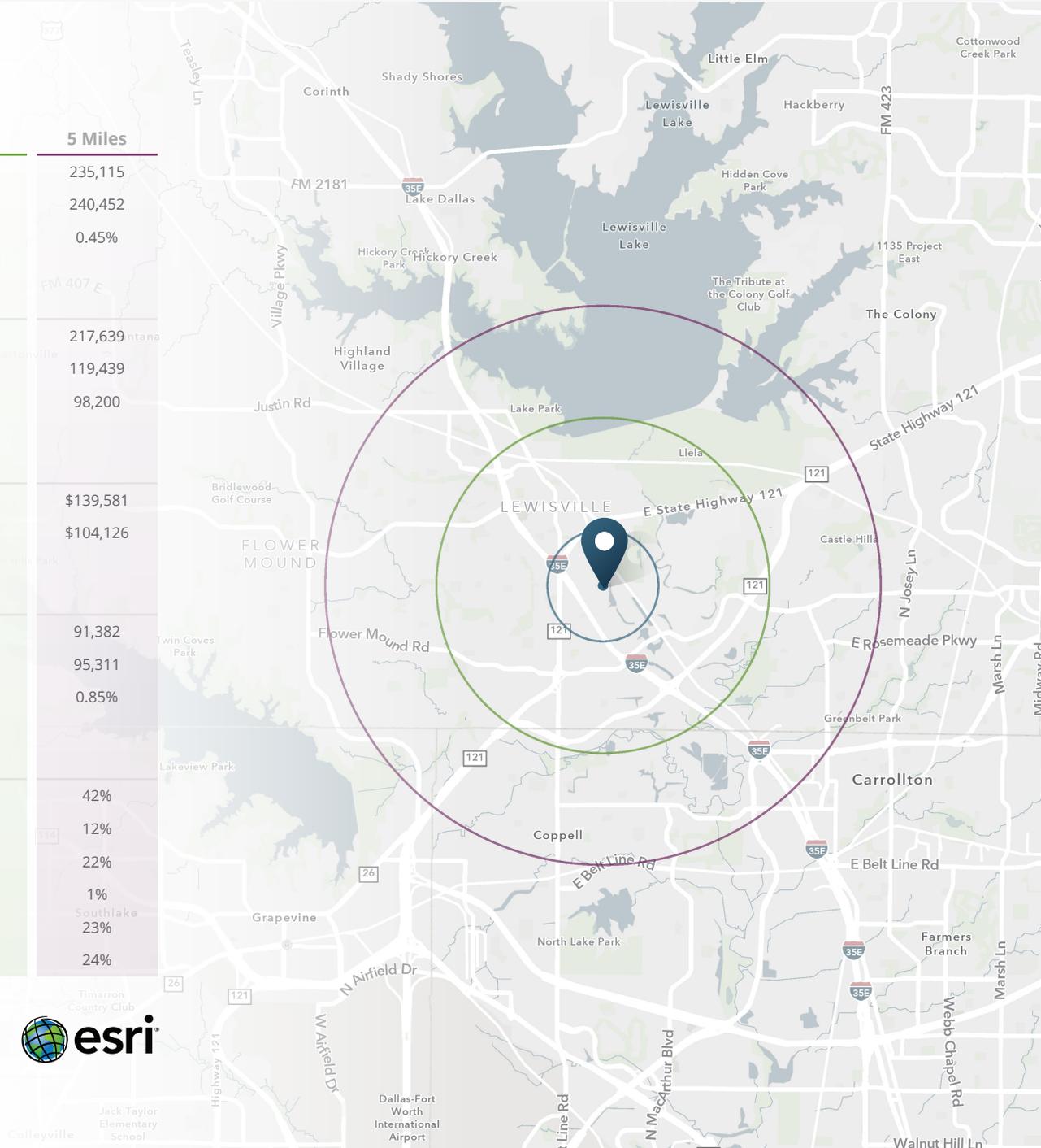
### Households & Growth

	1 Mile	3 Miles	5 Miles
2025 Estimated Households	2,856	36,157	91,382
2030 Estimated Households	2,919	37,538	95,311
Proj. Annual Growth 2025 to 2030	0.44%	0.75%	0.85%

### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2025 Est. White	25%	33%	42%
2025 Est. Black or African American	21%	18%	12%
2025 Est. Asian or Pacific Islander	5%	16%	22%
2025 Est. American Indian or Native Alaskan	2%	1%	1%
2025 Est. Other Races	48%	31%	23%
2025 Est. Hispanic (Any Race)	53%	34%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

**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.

**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.

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Designated Broker of Firm	License No.	Email	Phone

Anthony Merritt	481909	Anthony.Merritt@SRSRE.COM	214.560.3200	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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