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191 W. Main St.  
Lewisville, TX

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**Retail**  
**Restaurant**  
**Office**

**FOR MORE INFORMATION:**

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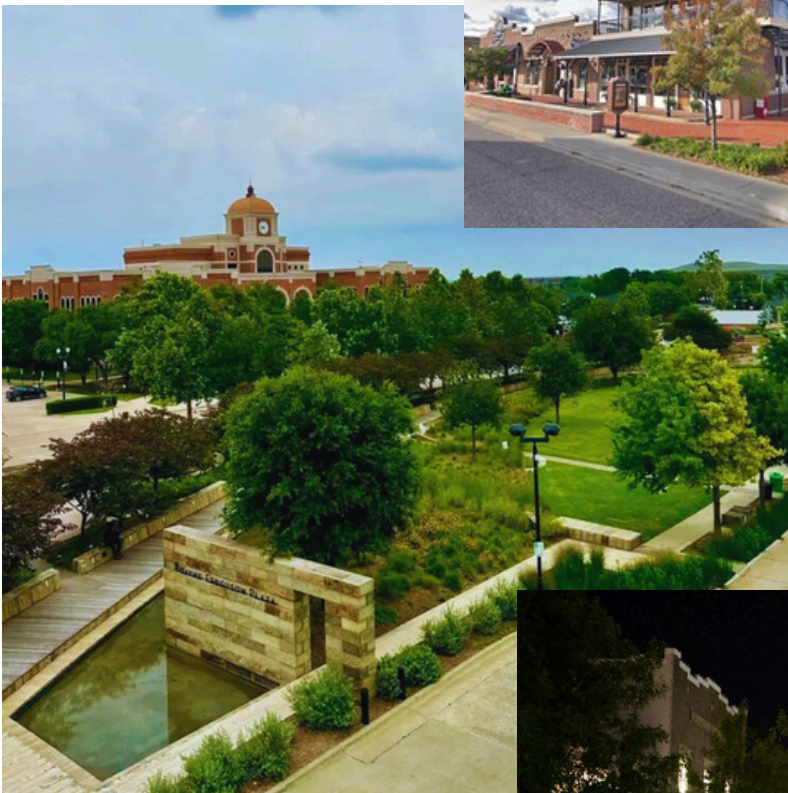
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**NACK Realty**

# PROPERTY INFORMATION:

- 3-story, 24,000-square-foot building
- Restaurant, retail & office use
- In the heart of Lewisville's revitalized Historic District
- Overlooking scenic Wayne Ferguson Plaza
- Across the street from the Grand Theater
- Close proximity to City Hall
- Great visibility on the corner of W. Main & N. Charles
- In an opportunity zone
- Delivering Q1 2025



# AVAILABILITY:

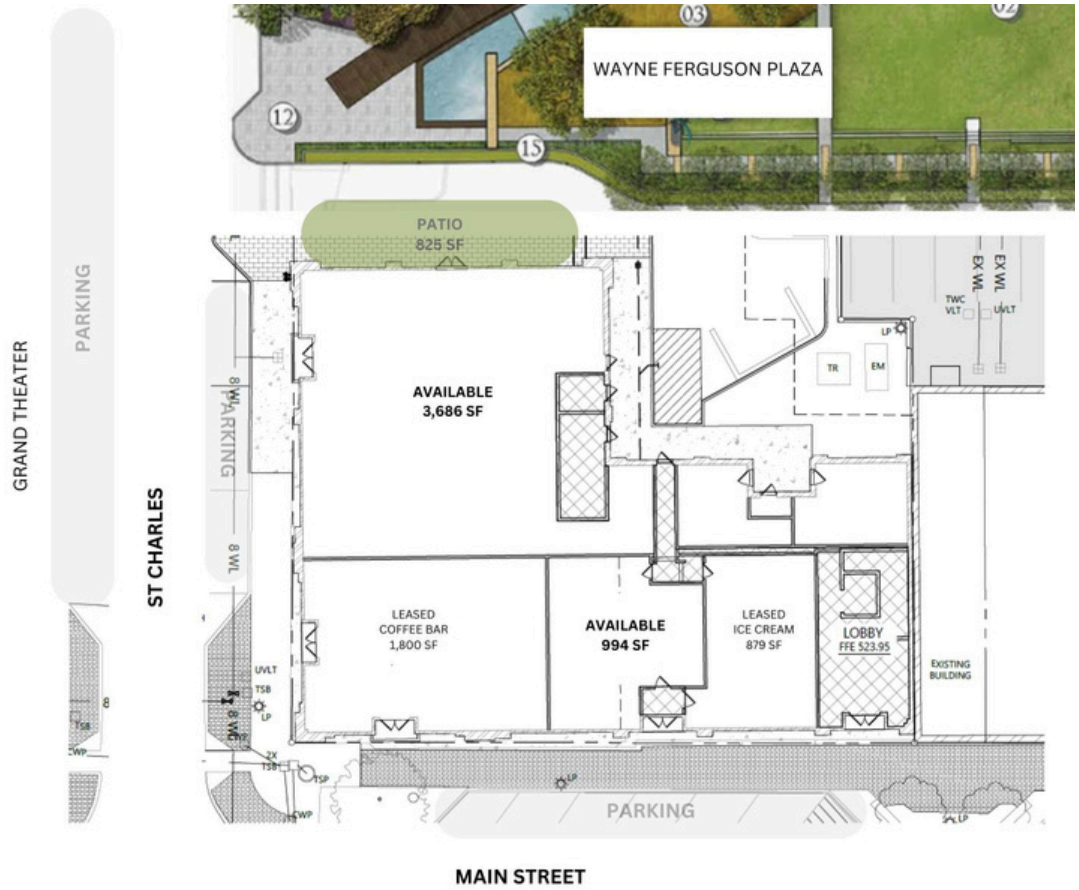
## FIRST FLOOR:

- **994 SF Retail**

Main St. frontage  
 High ceilings  
 Great visibility  
 Lots of light

- **3,686 SF Restaurant**

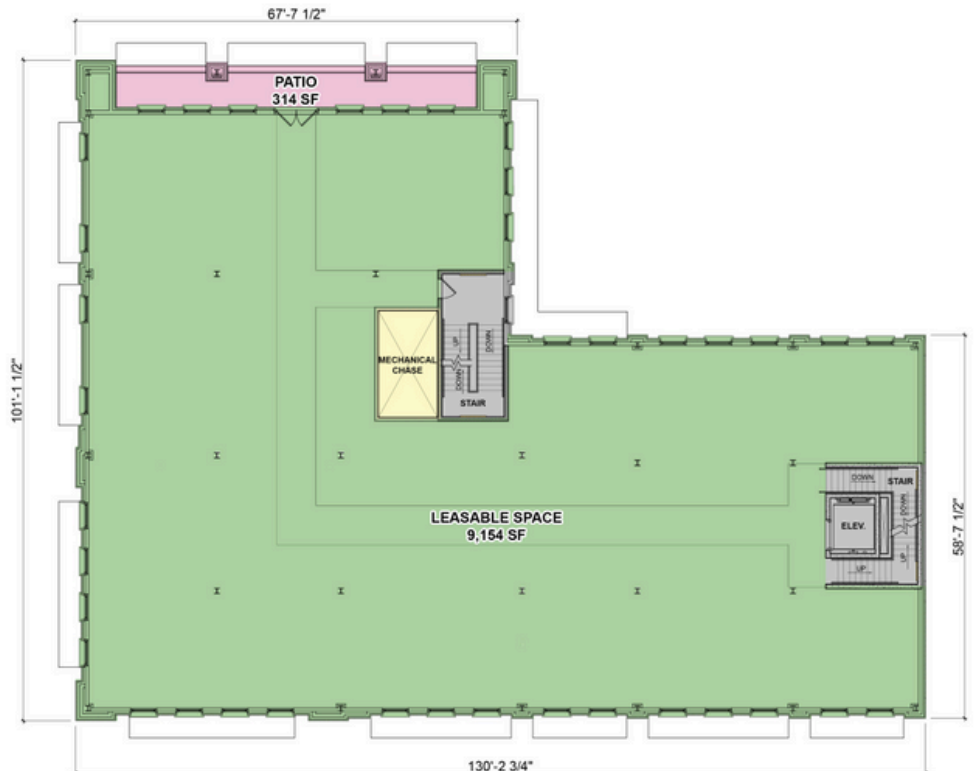
Corner Unit  
 825 SF patio  
 Patio overlooks plaza  
 High ceilings  
 Lots of light  
 Great visibility



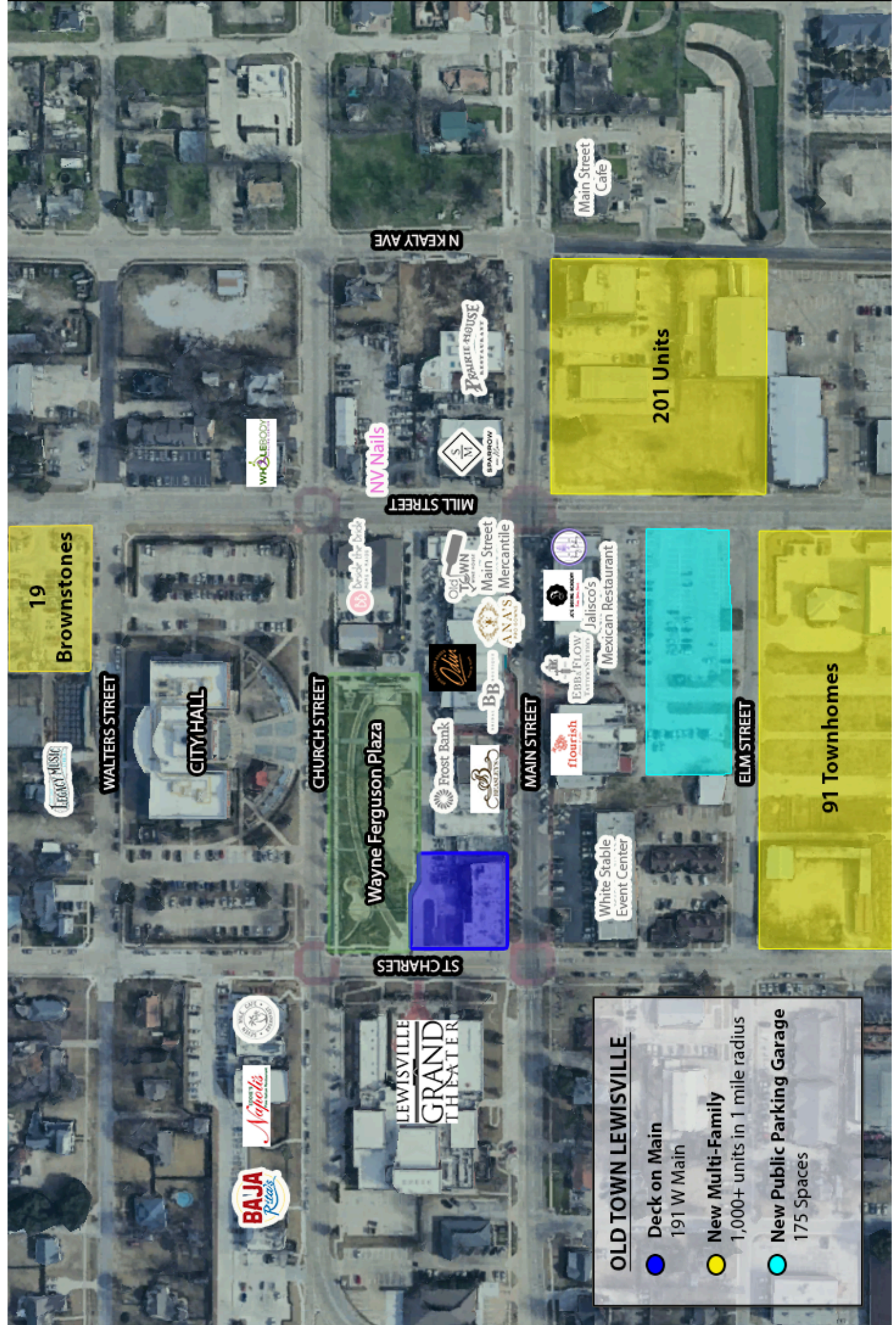
## SECOND FLOOR:

- **9,154 SF Retail/Office**

Divisible to 1,000 SF  
 Beautiful windows  
 Lots of light  
 Patio overlooking plaza  
 High ceilings  
 Building signage



# AREA MAP



19  
Brownstones

201 Units

91 Townhomes

**OLD TOWN LEWISVILLE**

- Deck on Main  
191 W Main
- New Multi-Family  
1,000+ units in 1 mile radius
- New Public Parking Garage  
175 Spaces

Legacy Music

WALTERS STREET

CITY HALL

CHURCH STREET

Wayne Ferguson Plaza

ST CHARLES

MILL STREET

NV Nails

N KEALY AVE

MAIN STREET

ELM STREET

BAJA  
Papas

Vapors

THE GREAT CAFE

LEWISVILLE  
GRAND  
THEATER

Frost Bank

BB

Old Town  
Yogurt

ANAS

Main Street  
Mercantile

Decide the Drink

AT HOME

Jalisco's  
Mexican Restaurant

EBBY FLOW

White Stable  
Event Center

flourish

SPARROW

Main Street  
Cafe

WHEELBODY

PRARIE HOUSE  
RESTAURANT



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date