

SPECIAL USE / ENTERTAINMENT / RETAIL

2565 MACARTHUR BLVD. LEWISVILLE, TX 75067



16,290 SF FOR SALE

PRESENTED BY:

Wayne Murphy

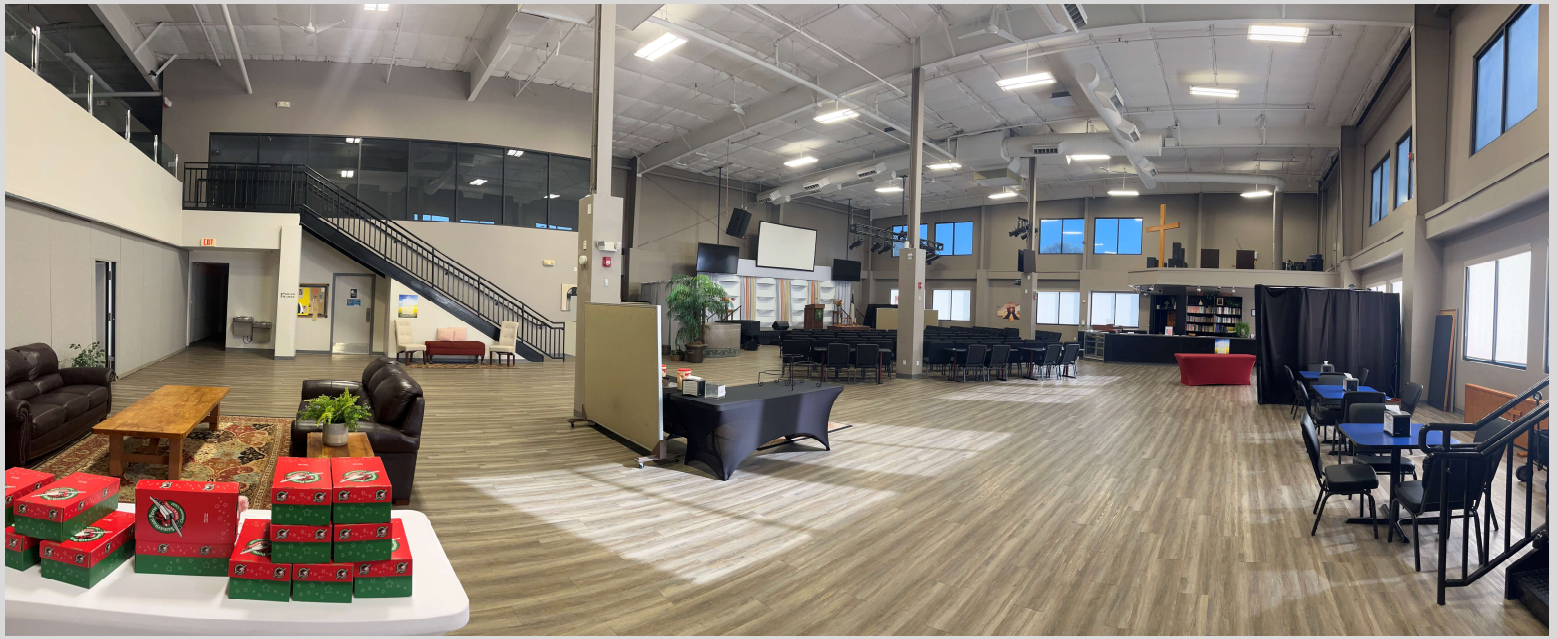
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EXECUTIVE SUMMARY



OFFERING

Sale Price:	Call For Pricing
Price PSF:	Call For Pricing
Square Footage:	16,290 SF
Comm. Kitchen:	+/-1,081 SF
Parking Ratio:	7.24:1000
Zoning:	LI – Light Industrial
City:	Lewisville
County:	Denton
Market:	Dallas / Fort Worth
Sub-Market:	Lewisville / Coppell

PROPERTY OVERVIEW

Well-maintained 16,290 SF freestanding retail/special use building on 2 acres offering exceptional versatility. Features include an open floor plan, full commercial kitchen, and 4,790 SF mezzanine. With heavy power and adaptable design, it's ideal for office, entertainment, fitness, medical, or specialty uses.

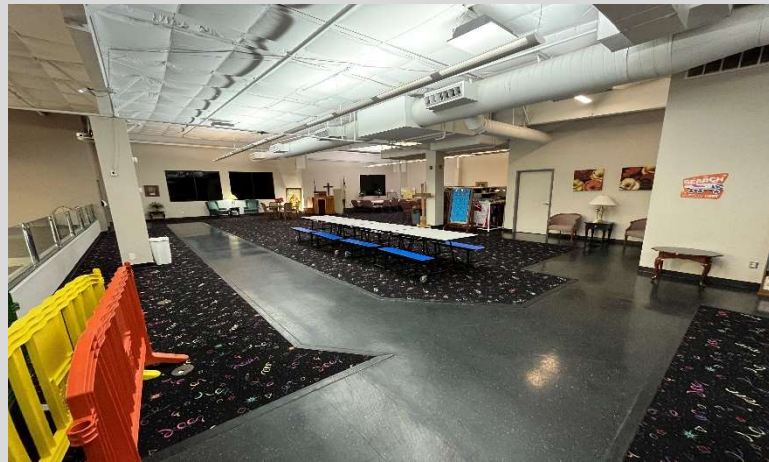
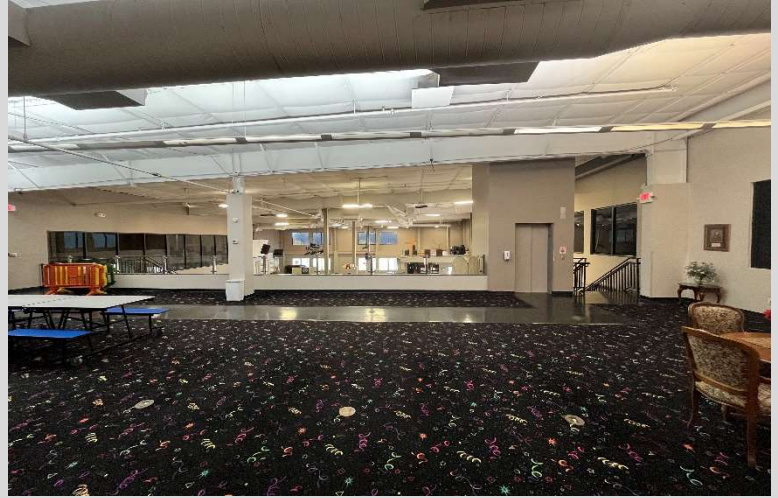
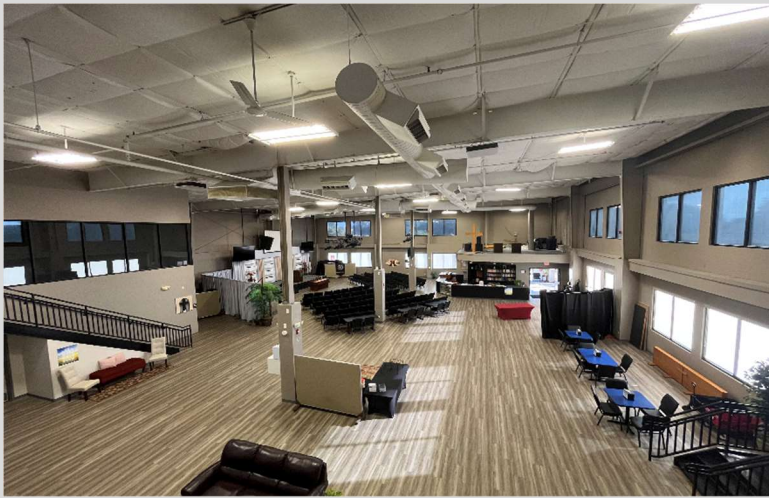
PROPERTY HIGHLIGHTS

- Freestanding multi-use building can accommodate Retail, Office, Entertainment, Special Use
- Full Commercial Kitchen / Cafeteria / Concession area
- Located at the entrance drive to the Vista Shopping Center
- There is a diverse mix of office, retail, restaurant, lodging, and affluent neighborhoods in the immediate area.
- Approximately 12-15 minutes from Dallas/Fort Worth International Airport

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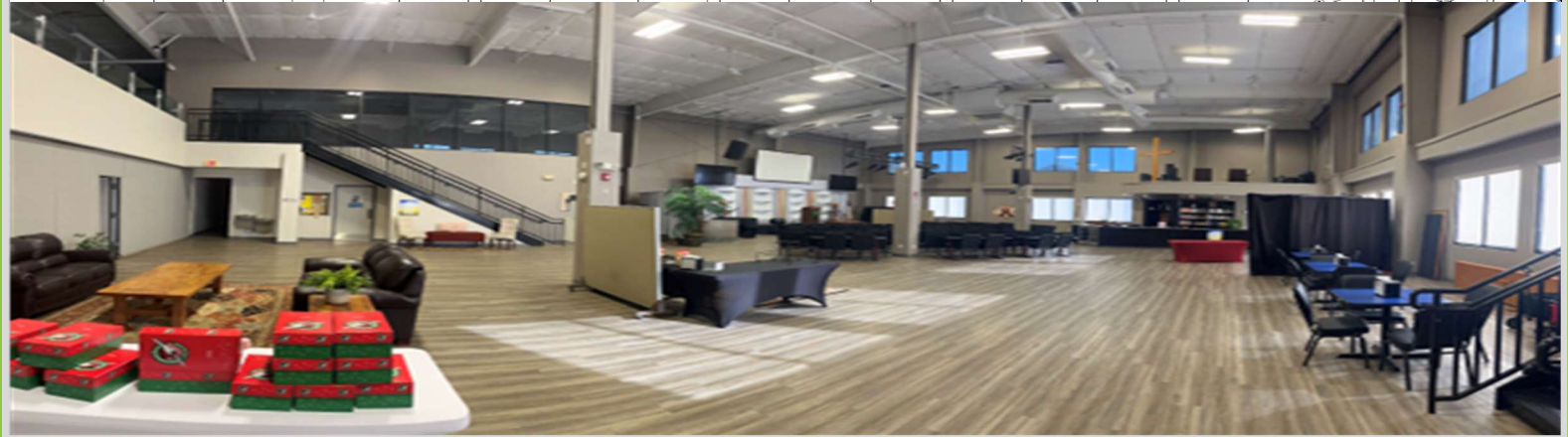
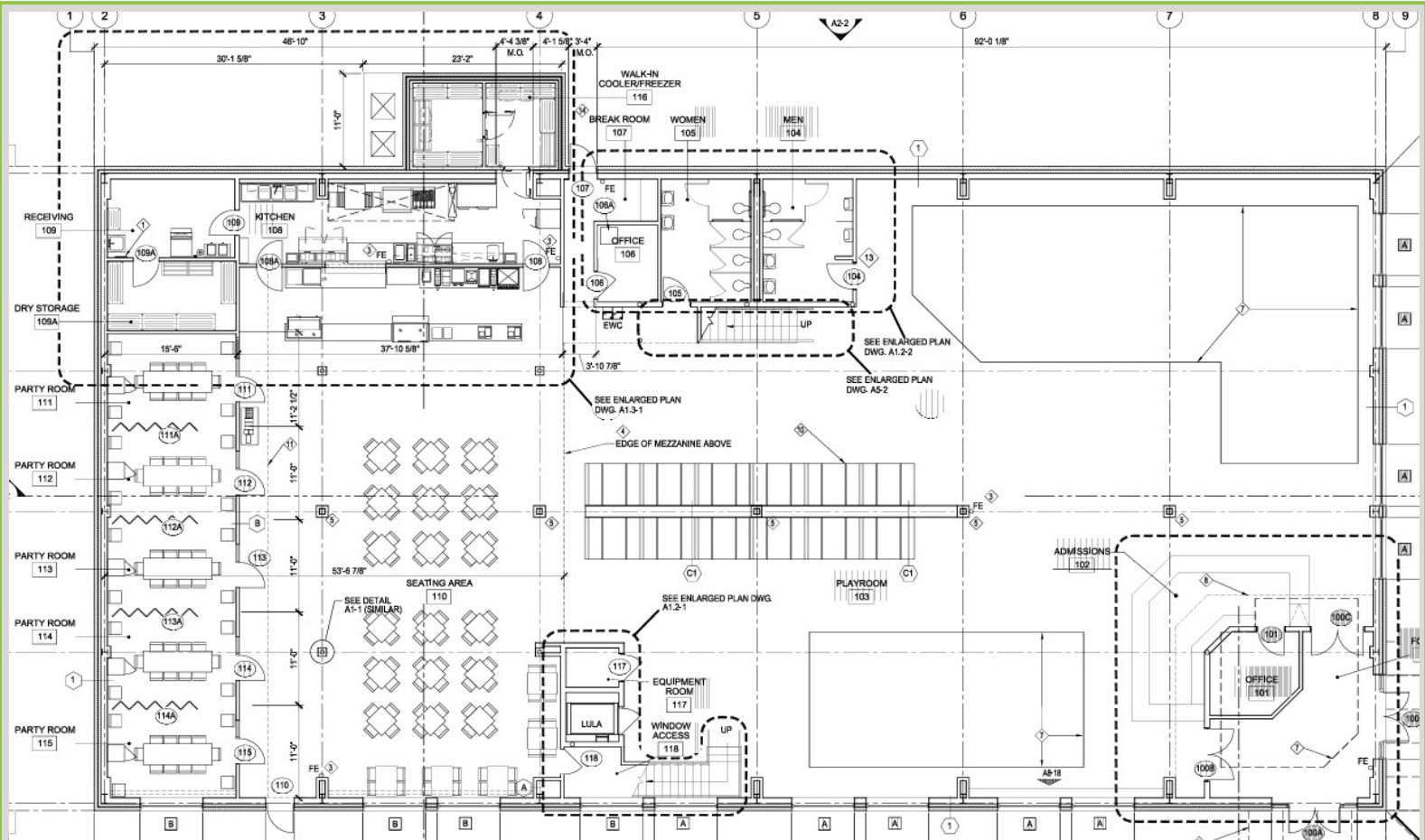
ADDITIONAL PHOTOS



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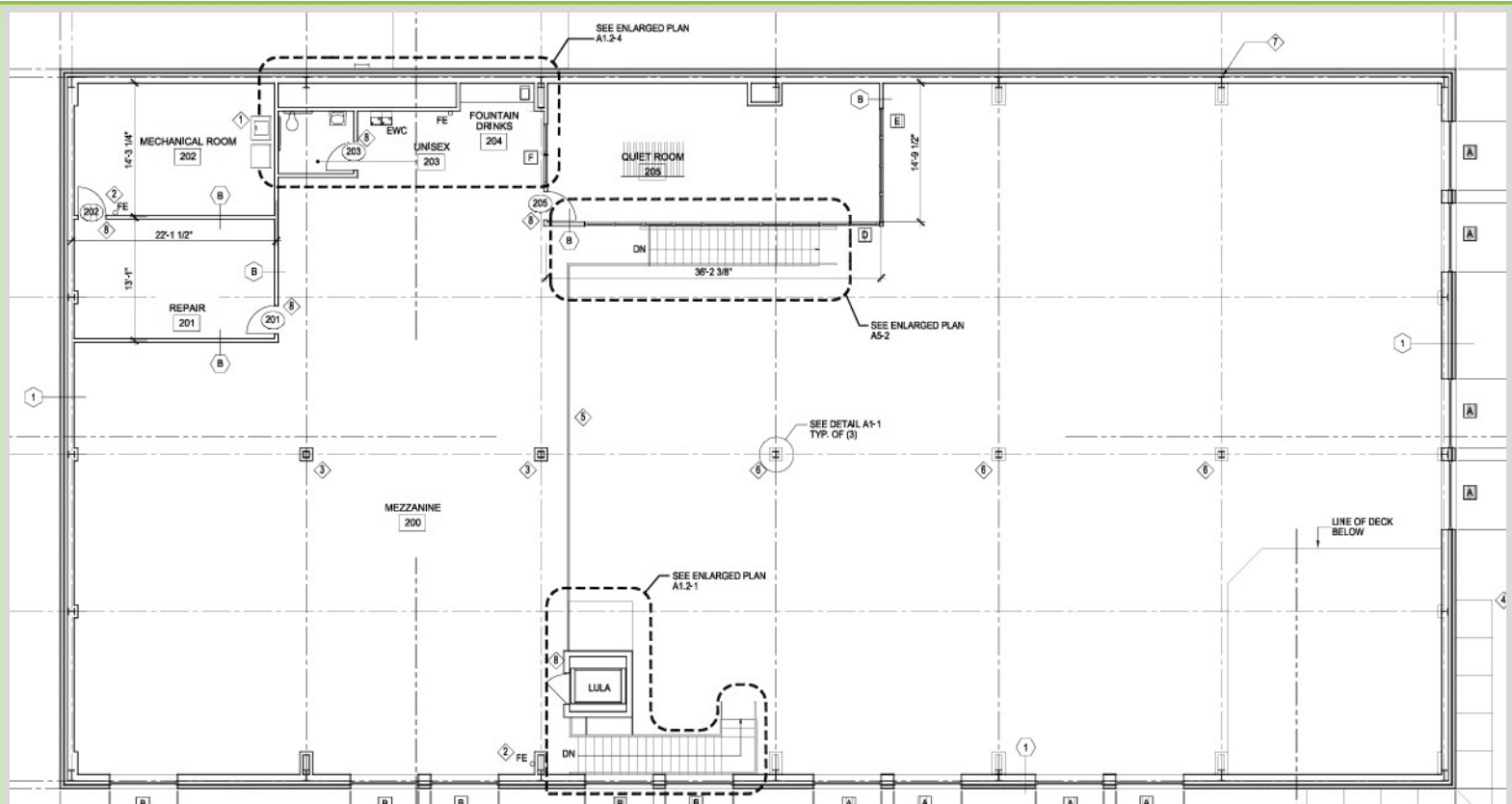
FLOOR PLAN – FIRST FLOOR



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FLOOR PLAN - MEZANINE



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The image consists of two maps. The top map is a detailed street-level view of the area around 2565 MacArthur Blvd, Lewisville, TX 75067. The map shows various businesses and landmarks, including Michaels, Old Navy, Harbor Freight, 123Stitch.com, HobbyTown, Rosati's Pizza - Lewisville, Dillard's, David's Bridal, Lone Star Bikers, DSW Designer Shoe Warehouse, Cristina's Fine Mexican Restaurant, Calloway's Nursery, Panda Express, Arby's, and Jared Jewelers. The map also shows major roads like S Interstates 35E and 77, and local streets like Vista Ridge Mall, Rockbrook Dr, and S Uecker Ln. The bottom map is a regional view showing the location of 2565 MacArthur Blvd, Lewisville, TX 75067 in relation to surrounding areas. The map shows major highways like I-35E and I-77, and surrounding cities like Lewisville, Carrollton, and Coppell. The map also shows parks like Twin Coves Park and Campground, Murrell Park, and Meadowmere Park, as well as hospitals like Texas Health Family Care and Carrollton Regional Medical Center.

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LOCATION MAPS - AERIAL





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.



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. **An 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. **A 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;
- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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