

FOR SALE

TYPE Retail

SIZE +/- 18,845 SF on 3.27 AC

PRICE Call Agent

ZONED F-1



PROPERTY VITALS

- Multi purpose building
- Marquis signage
- Building is divisible
- Road construction complete by 6/1 per Txdot
- Location, Location, Location
- Rear loading dock doors
- 166 car parks +/-

2024 DEMOGRAPHICS*	1 Mile	3 Mile	5 Mile
Population	17,350	103,265	235,907
Ave. Household Income	\$72,772	\$92,825	\$118,137
Med. Home Value	\$231,730	\$290,809	\$355,778

Traffic Counts: 46,168 VPD

*CoStar

EXCLUSIVELY OFFERED BY:

LARRY ROBBINS

(214) 766-9101

lrobbins@capstonecommercial.com



**CAPSTONE
COMMERCIAL**

4300 Sigma Rd . Suite 100

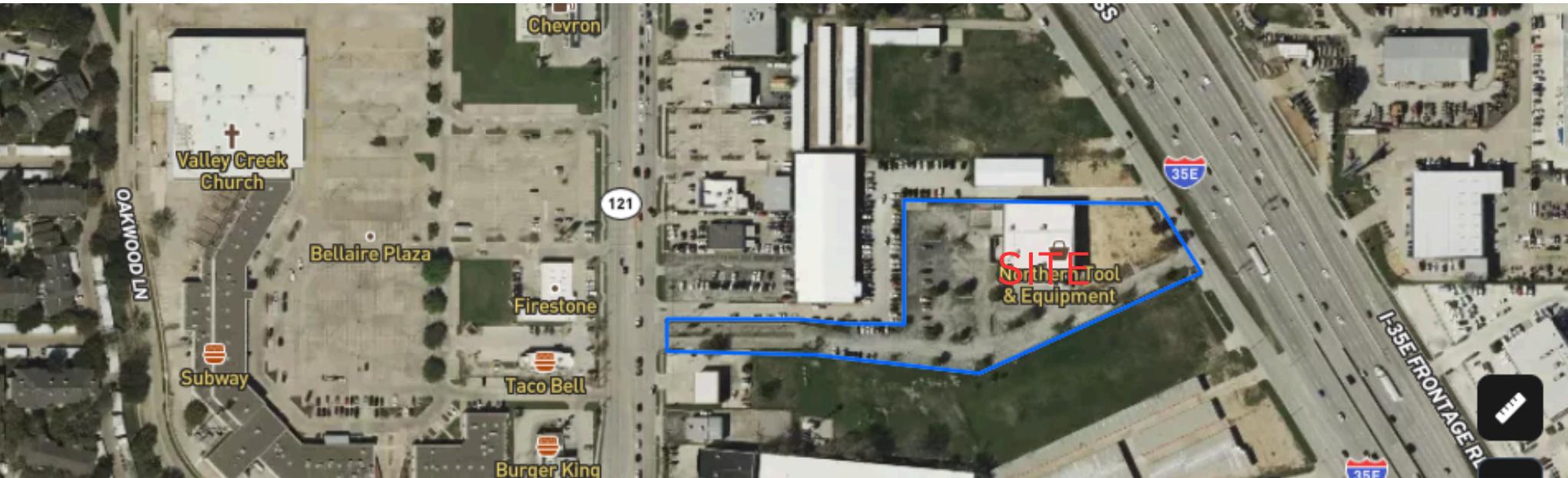
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The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group LLC makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice.

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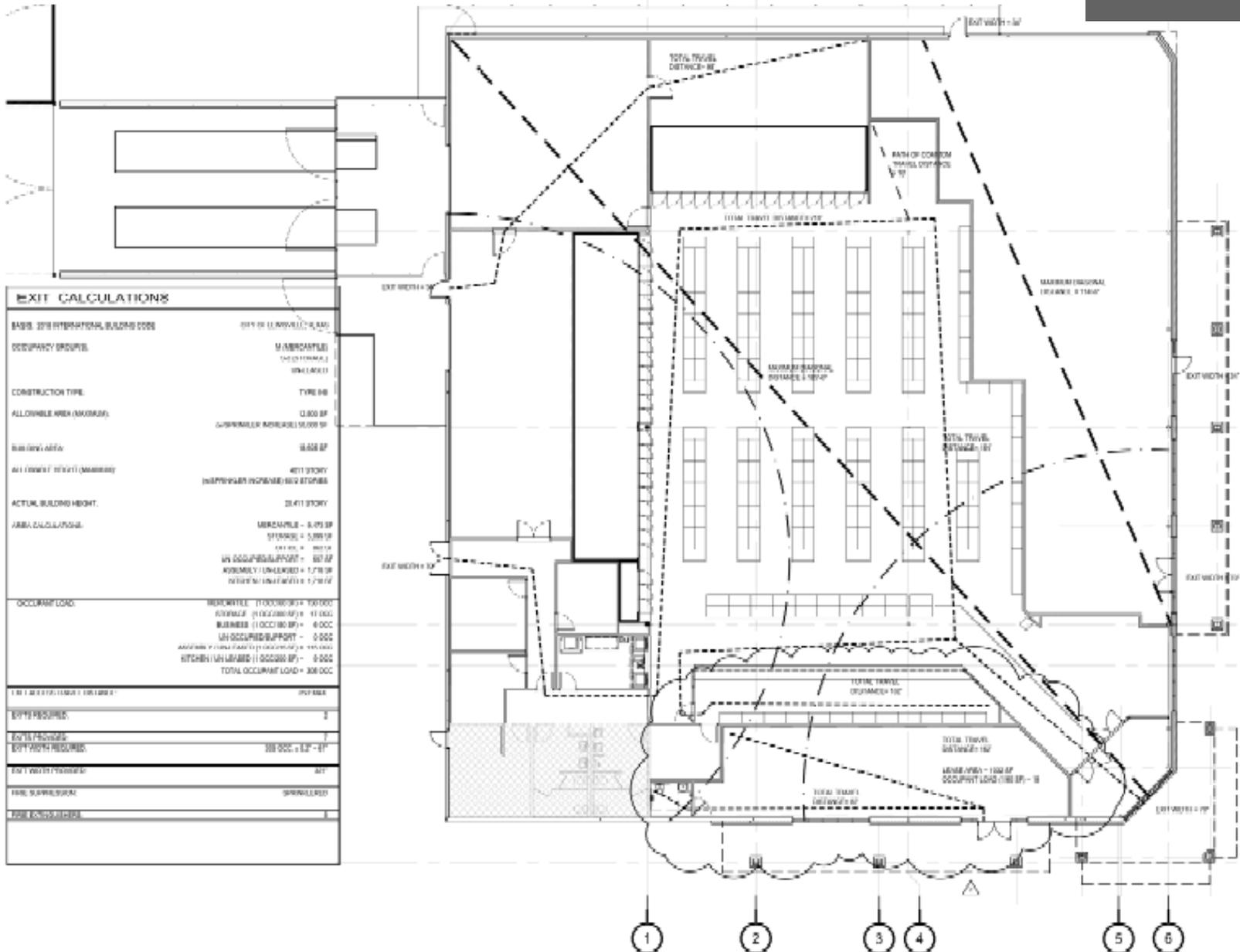


1329 S Stemmons Freeway, Lewisville, TX 75067

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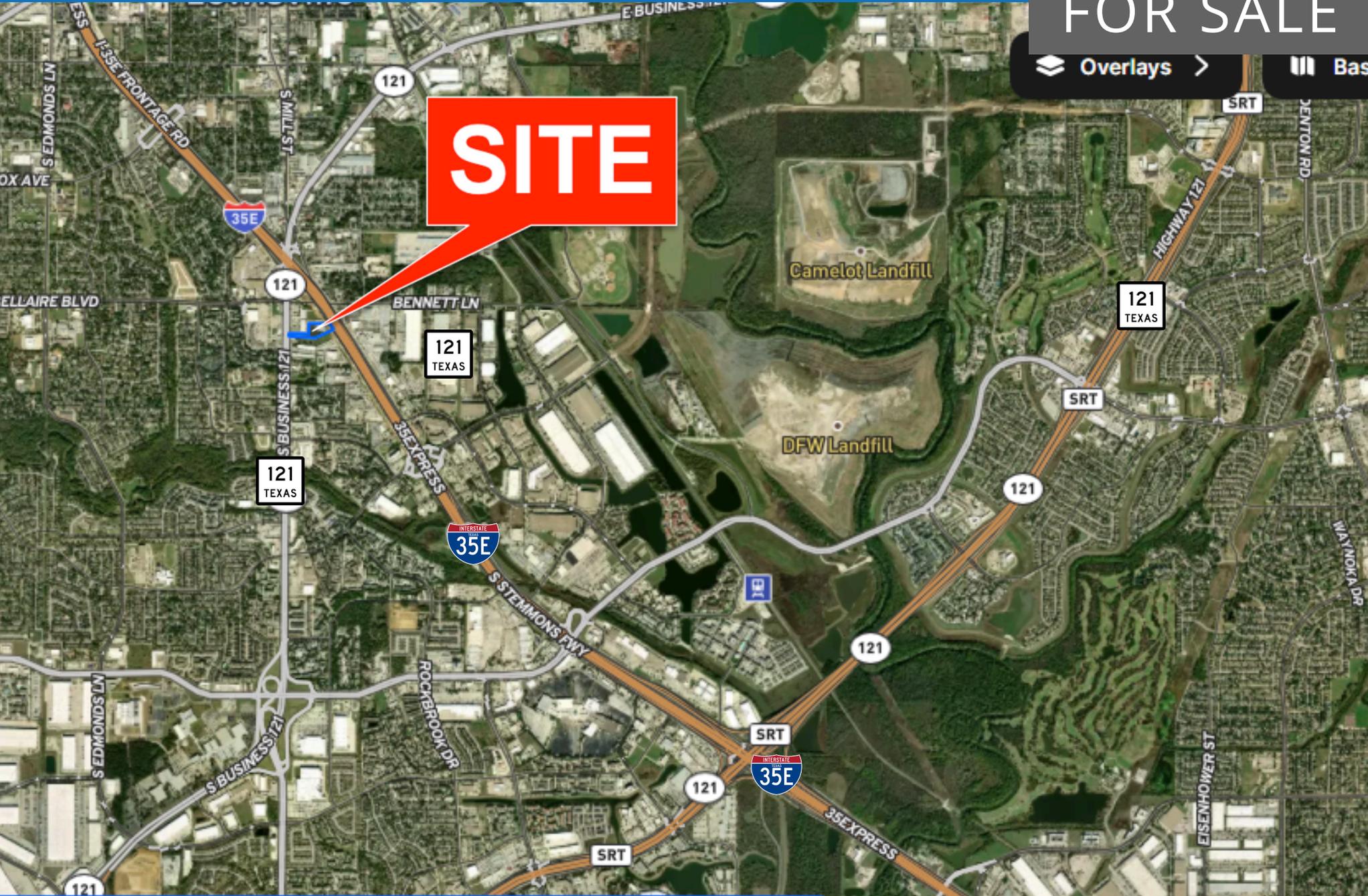
EXIT CALCULATIONS	
BASIS: 2018 INTERNATIONAL BUILDING CODE CITY OF LEWISVILLE TEXAS	
OCCUPANCY GROUPS: M (MERCANTILE) (1-10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)	M (MERCANTILE) (1-10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20)
CONSTRUCTION TYPE: TYPE III	TYPE III
ALLOWABLE AREA (MERCANTILE): 13,000 SF	13,000 SF
Max Area of Exit: 1,000 SF	1,000 SF
ACTUAL BUILDING HEIGHT: 40 FT STORY	40 FT STORY
AREA CALCULATIONS:	MURKIN BASIN - 1,000 SF STAIRS - 5,000 SF UNOCCUPIED SUPPORT - 80 SF AVAILABLE UNLOADED - 1,700 SF TOTAL OCCUPANT LOAD - 1,700 SF
OCCUPANT LOAD:	MURKIN BASIN (1000 SF) = 100 OCC STAIRS (5000 SF) = 500 OCC UNOCCUPIED SUPPORT (80 SF) = 8 OCC AVAILABLE UNLOADED (1700 SF) = 170 OCC TOTAL OCCUPANT LOAD = 378 OCC
EXIT REQUIREMENTS:	EXIT WIDTH: 10 FT
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04 EXIT CALCULATIONS
SCALE: 1/8" = 1'-0"

03 FLOOR LAYOUT/EXITING DIAGRAM
SCALE: 1/8" = 1'-0"

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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.

2-10-2025



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 sub-agent 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:
 - 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.

Capstone Commercial Real Estate Group, LLC	0480574	sburris@capstonecommercial.com	(972)212-50-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, C.C.I.M.	0450870	sburris@capstonecommercial.com	(972)212-50-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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