

FOR SALE

COMMERCIAL LAND

I-35E & HWY 121-BUSINESS

1199 SOUTH MILL STREET, LEWISVILLE, TX

I-35E

121-BUSINESS

±1.95
AC

THE OFFERING



LAND OVERVIEW

Foundry Commercial presents a prime commercial development opportunity at 1199 South Mill Street in Lewisville, TX. Zoned GB (General Business), the site allows for a wide variety of high-demand uses including retail, restaurants with drive-thru, medical offices, banks, hotels, and even automobile-related services. With strong visibility and frontage along South Mill Street, the property benefits from high traffic counts, easy access, and close proximity to dense residential neighborhoods and major roadways. Surrounded by a proven mix of national brands, regional operators, and local businesses, this site is positioned for immediate impact and long-term growth in one of North Texas' fastest-growing corridors.

PROPERTY DETAILS

LOCATION	1199 South Mill Street, Lewisville, TX
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PRICING	Call for Details
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ACCESS	I- 35E and HWY 121Business
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PROPERTY SIZE	± 1.95 AC
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CURRENT ZONING	GB (General Business)
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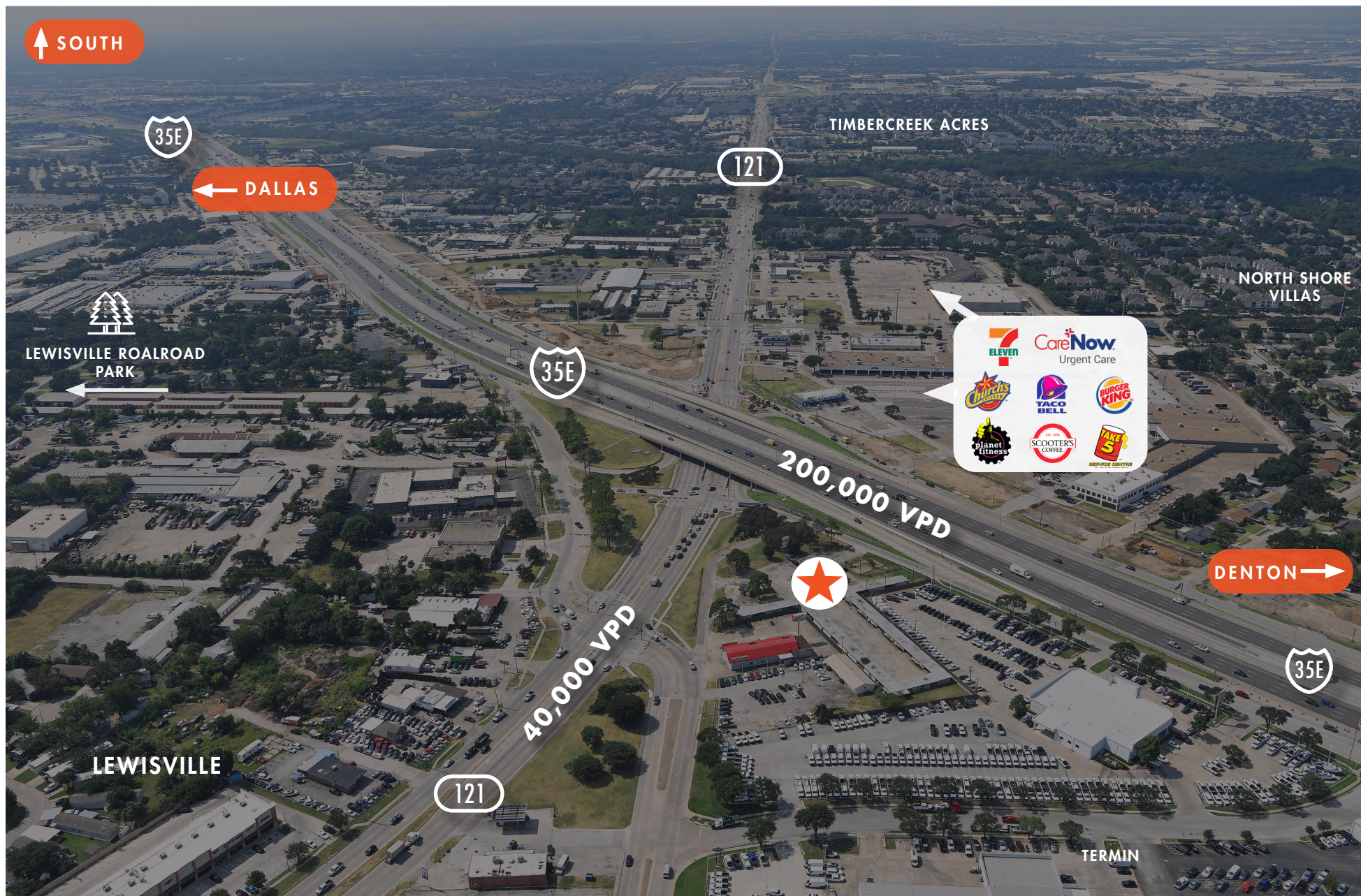
HIGHLIGHTS

High Visibility – Strong traffic counts and prominent frontage

Strategic Location – In a fast-growing corridor with city investment and infrastructure expansion.

Diverse Potential – Ideal for national fuel brands, QSRs, medical, or multi-tenant projects

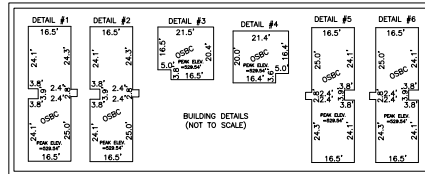
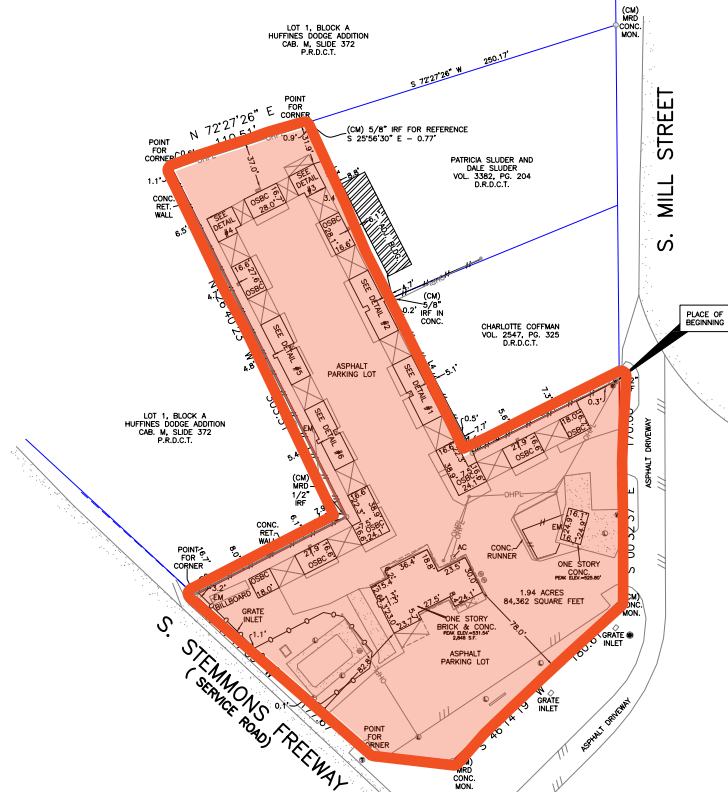
PROPERTY LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	15,609	101,700	230,773
PROJECTED POPULATION GROWTH (2030)	16,783	104,751	238,807
AVG. HH INCOME	\$94,638	\$108,980	\$146,411
MEDIAN HOME VALUE	\$303,465	\$367,818	\$439,752
TOTAL EMPLOYEES	10,434	47,655	94,390
TOTAL BUSINESSES	1,001	4,974	11,723

SURVEY



LINE	LENGTH	BEARING
L1	68.80	N83°38'48"W
L2	132.16	N62°46'41"E
L3	150.24	S25°56'30"E
L4	135.13	S27°21'12"E
L5	126.83	N63°19'01"E

TITLE AND ABSTRACTING WORK FURNISHED BY _____ N/A

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
PINES MOTEL
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

BEING all that certain lot, tract or parcel of land situated in the El Pickett Survey, Abstract No. 1014, City of Lewisville, Denton County, Texas, being a tract of land described in deed to Bor-Shy Chung, an individual, recorded under Instrument No. 2007-114035, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the West line of S. Mill Street, at the Southeast corner of a tract of land described in deed to Charlotte Coffman, recorded in Volume 2547, Page 325 (D.R.D.C.T.), being the Easterly Northeast corner of herein described tract of land;

THENCE South 00 deg. 32 min. 37 sec. East, a distance of 170.00 feet to a concrete monument found for corner;

THENCE South 46 deg. 14 min. 19 sec. West, a distance of 180.61 feet to a concrete monument found for corner;

THENCE North 83 deg. 38 min. 48 sec. West, a distance of 68.80 feet to a point for corner in the Northeast line of S. Stemmons Freeway (Service Road);

THENCE North 47 deg. 17 min. 59 sec. West, with the Northeast line of said S. Stemmons Freeway (Service Road) a distance of 177.67 feet to a point for corner at the Southerly South corner of Lot 1, Block A, Huffines Dodge Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Slide 372, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE North 62 deg. 46 min. 41 sec. East, a distance of 132.16 feet to a 1/2 inch iron rod found for corner at the Southerly East corner of said Lot 1, Block A of Huffines Dodge Addition;

THENCE North 26 deg. 40 min. 23 sec. West, a distance of 303.51 feet to a point for corner at an ell corner of said Lot 1, Block A of Huffines Dodge Addition;

THENCE North 72 deg. 27 min. 26 sec. East, a distance of 110.51 feet to a point for corner in the Easterly South line of said Lot 1, Block A of Huffines Dodge Addition, at the West corner of a tract of land described in deed to Patricia Sluder and Dale Sluder, recorded in Volume 3382, Page 204 (D.R.D.C.T.), from which a 5/8 inch iron rod found for reference bears South 25 deg. 56 min. 30 sec. East, a distance of 0.77 feet;

THENCE South 25 deg. 56 min. 30 sec. East, a distance of 150.24 feet to a 5/8 inch iron rod found in concrete for corner at the South corner of said Sluder tract, at the West corner of said Coffman tract;

THENCE South 27 deg. 21 min. 12 sec. East, a distance of 135.13 feet to a 1/2 inch iron rod found for corner at the South corner of said Coffman tract;

THENCE North 63 deg. 19 min. 01 sec. East, a distance of 126.83 feet to the PLACE OF BEGINNING and containing 84,362 square feet or 1.94 acres of land.

NOTES:

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

84,362 square feet or 1.94 acres of land.

0 total parking spaces, 0 handicap parking spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., apartment) encumbrances or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A thereof (Optional Survey Responsibilities and Specifications): unless otherwise shown.

Party walls not observed

Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

SURVEYOR'S CERTIFICATION

To: Pines Motel;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19.), of Table A thereof. The fieldwork was completed on August 05, 2024.

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

OSBC - STONE STORY BRICK & CONC.

ALTA



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ 1199 SOUTH MILL STREET _____ in the city of _____ LEWISVILLE, Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 08-05-2024
G. F. No.: N/A
Job no.: 202406439
Drawn by: BM

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

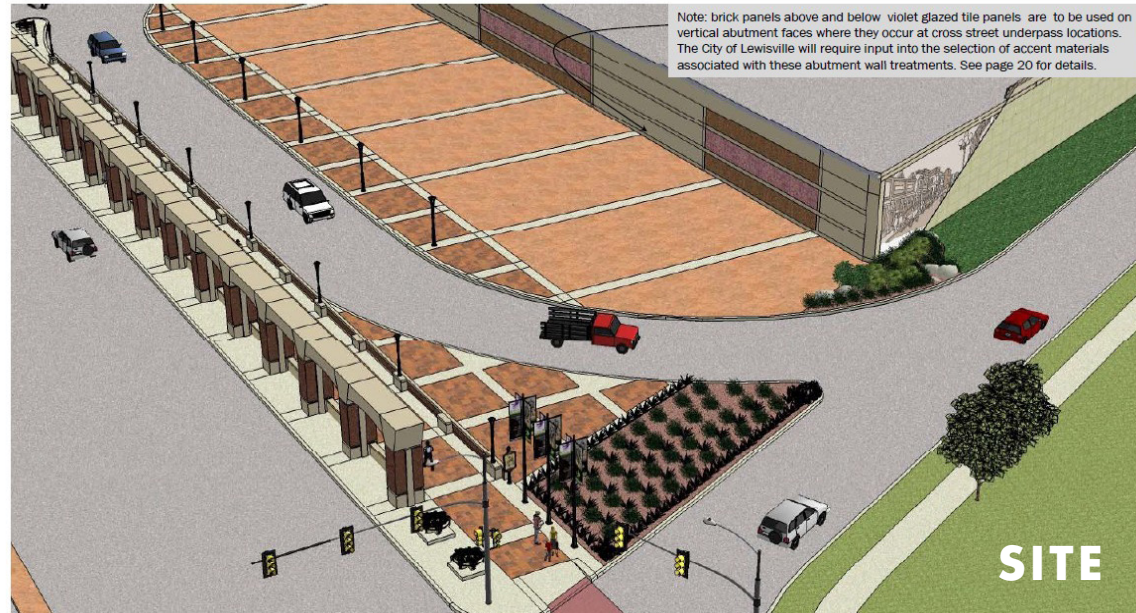


TRAFFIC FLOW



INTERCHANGE RENDERINGS

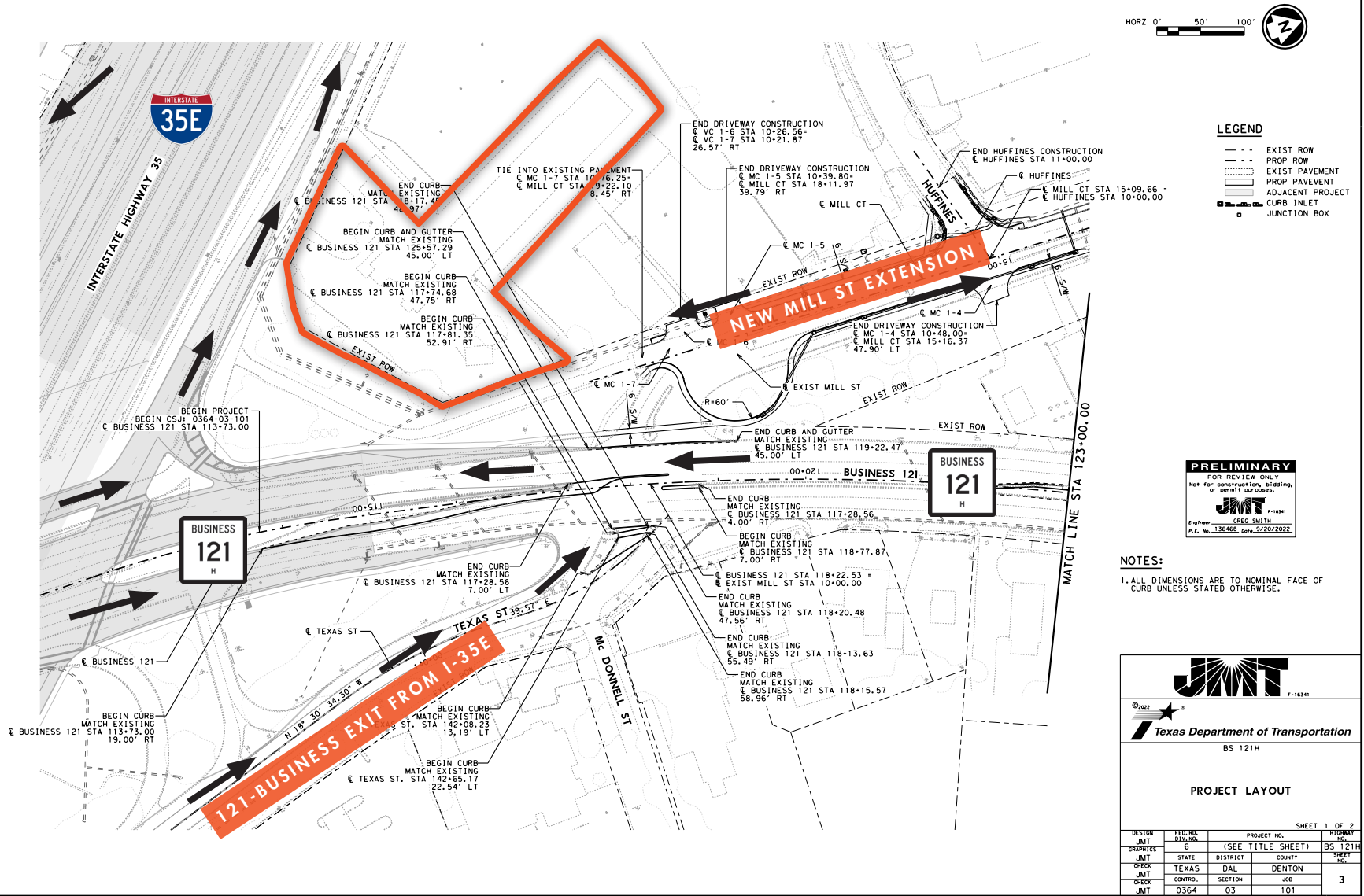
The following sketch illustrates the application of the Old Town design elements planned adjacent to the property

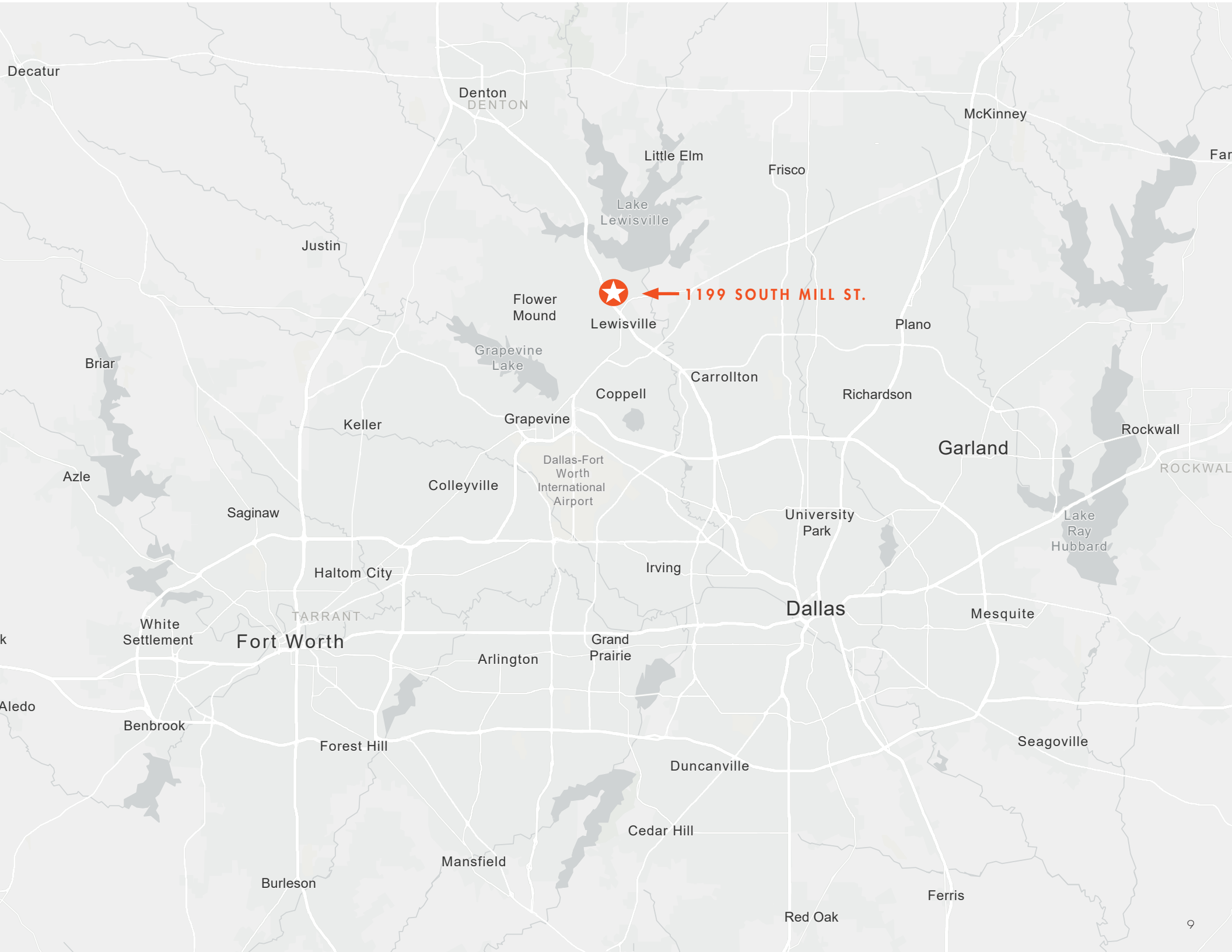


The following sketch illustrates the application of the Old Town design elements planned to face the property



TXDOT IMPROVEMENT PLANS







CONTACT

FOR MORE INFORMATION, CONTACT:

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FOUNDRY
COMMERCIAL

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