



CASTLE HILLS MARKETPLACE | 6225 N JOSEY LN, LEWISVILLE, TX 75056

Features

Castle Hills Marketplace serves an upscale trade area featuring Kroger Marketplace, Chili's, Verizon, Pei Wei, Zoes Kitchen & more. Anchor, junior anchor and pad opportunities are available at the strong regional intersection of SH-121 & Josey Lane.

castlehillsmarketplace.com

FOR LEASE

TOTAL SF: 410,730
AVAILABLE SF: 202,971
MIN CONTIGUOUS SF: 2,200
MAX CONTIGUOUS SF: 63,162
CONTACT FOR MORE INFORMATION
NNN: \$17.60 PER SF/YR EST.

Traffic Counts

SH-121	107,115 VPD
N Josey Lane	29,252 VPD

Demographics

	YEAR: 2018	1 MILE	3 MILE	5 MILE
Total Population		7,120	82,478	216,076
Total Households		2,455	31,203	85,001
Average Household Income		\$136,893	\$129,905	\$123,992
5 Year Population Growth		20.90%	13.60%	13.10%

Area Retailers & Businesses



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HWY 121 & JOSEY LN, LEWISVILLE, TX 75056



Available - 2,200 sf



Available Space	
110	2,200 SF

Available Pads	
Lot 4	63,162 SF (1.45 ac)
Lot 5	33,541 SF (0.77 ac)
Lot 6	46,173 SF (1.06 ac)
Lot 7	
Lot 14	55,561 SF (1.2755 ac)



Current Tenants		
A4620	Kroger Marketplace	123,000 SF
G4570	Chili's	6,083 SF
I100	Zoës Kitchen	2,600 SF
I120	Pei Wei	3,200 SF
J4640	McDonalds	
Lot 16	Valvoline	47,223 SF
L100	Verizon Wireless	4,504 SF
L110	Supercuts	1,200 SF
L111	Layne's	3,693 SF
L114	Teapioca Lounge	1,750 SF
L118	Pacific Dental Services	3,000 SF
L120	Palace Nail Spa	2,900 SF
L124	Freebirds World Burrito	2,606 SF
M200	Orangetheory Fitness	3,000 SF
M206	iCode	2,334 SF
M214	Credit Union of Texas	3,000 SF

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





SITE

Walmart
Kroger
Marketplace

CASTLE HILLS
 SINGLE FAMILY HOME DEVELOPMENT
 5,000 HOMES AT BUILDOUT
 4,300 HOMES DELIVERED
 ESTIMATED RESIDENTS - 15,000

324 ACRE | MIXED-USE DEVELOPMENT
 4,000 MULTI-FAMILY UNITS AT BUILDOUT
 525 SINGLE FAMILY HOMES
 80 CONDOS
 235,000 SF OF OFFICE
 35,000 SF - RETAIL

Discovery at The Realm
 Multi Family
 PH I: 423 Units (2016)
 Buildout: 4,000 Units

Centurion Lakewood Hills
 525 Lots

Multi-Family
 636 Units

MASTER PLANNED COMMUNITY
 1,900 ACRES
 10,000 UNITS AT BUILDOUT
 2,500 APARTMENTS, TOWNHOMES, LOFTS, AND CONDOS WITH ON-SITE RETAIL.
 700+ ACRES CORPORATE CAMPUSES, 200+ ACRES BUILD-TO-SUIT OFFICES

GRANDSCAPE
 Retail Mixed-Use
 Annually Estimated:
 18 Million Visitors

2019
 GALAXY THEATRES
 KILWINNS
 WALKERS
 ANDRETTI
 Green Street
 HIKINBACK
 2020
SCHEELS
 DAVIOS
 QUARTINO

Nebaska Furniture Mart
 Annually Estimated:
 8 million Visitors
 \$750 million in sales

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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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