

# JUSTIN PLAZA

1505 Justin Rd, Lewisville, TX 75077

 INTERACTIVE  
MARKETING PACKAGE

SUITE 103:  
± 2,000 SF



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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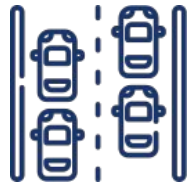
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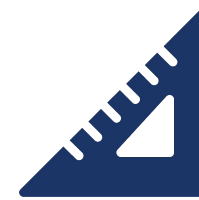
## PROJECT SCOPE

- Newly constructed ±6,700 SF retail strip center located at NWQ Justin Rd & N Garden Ridge Blvd
- Less than a mile from I-35E; Easy access to Hwy 121
- Shared grease trap available to entire center
- Ample parking and signage available for increased exposure
- Highly traveled retail thoroughfare with area retailers and traffic drivers that include: Walmart Neighborhood Market, 7-Eleven, Dickey's BBQ, Dutch Bros, Murphy USA, CVS, Goody Goody Liquor, and many others!
- TI packages available (subject to deal terms and tenant financials)



**±27,000 VPD** (Justin Rd)  
**±118,000 VPD** (I-35E)

### AREA RETAILERS



### SPACE AVAILABLE

**Suite 103: ±2,000 SF**

- End cap
- Delivered in shell condition

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	20,075	99,032	217,734
Current Year Estimate	15,695	86,551	195,484
2020 Census	13,561	78,434	182,232
Growth Current Year-Five-Year	27.91%	14.42%	11.38%
Growth 2020-Current Year	15.73%	10.35%	7.27%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,024	38,662	82,590
Current Year Estimate	6,071	32,684	71,848
2020 Census	4,825	28,410	64,253
Growth Current Year-Five-Year	32.16%	18.29%	14.95%
Growth 2020-Current Year	25.82%	15.04%	11.82%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$149,937	\$142,393	\$152,452

Retail Space For Lease

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

1505 JUSTIN RD  
Lewisville, TX 75077



LA DIVA  
DONUTS N COFFEE  
2,700 SF

NEIGHBORHOOD  
LIQUOR  
2,000 SF

AVAILABLE  
2,000 SF

DRIVE-THRU

DRIVE-THRU  
WINDOW

JUSTIN RD ± 27,000 VPD

Retail Space For Lease

# MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

1505 JUSTIN RD  
Lewisville, TX 75077



**24 WORKOUT ANYTIME®**  
Your Fitness. Your Schedule.

**WELLS FARGO**

**GOODY GOODY**

**Dominic's PIZZA**

**Walmart**

Neighborhood Market

**DICKEY'S BARBECUE PIT**

**7 ELEVEN**

**care way DENTAL**

**Heart to Heart**

HEALTHCARE TRAINING

**dogtopia.**

**SUBJECT PROPERTY**

**MOTOR CITY PIZZA**

**Pizza Hut**

**RUSTY BEAGLE SPORTS GRILL**

**SONIC**

**SHERWIN WILLIAMS.**

**Kwik Kar**  
OIL CHANGE & AUTO CARE

**McDonald's**

**QT**

**JUSTIN RD + 27,000 VPD**

**LISD STEM ACADEMY AT VALLEY RIDGE**  
553 STUDENTS

**GARDEN RIDGE BLVD + 9,000 VPD**

**Public Storage**

**CVS pharmacy**

**CALIBER COLLISION**

**CALIBER AUTO CARE**

**TEXAS iKON BASS BOATS**

**Auto Zone**

**HERITAGE TOWERS**  
282 UNITS

**INTERSTATE 35E**  
**+ 118,000 VPD**



THE SHOPS AT HIGHLAND VILLAGE

**SUBJECT PROPERTY**

± 118,000 VPD



**Walmart**



**Walmart**  
Neighborhood Market

**JUSTIN RD**  
± 27,000 VPD



**LAKE PARK GOLF COURSE**

**Tom Thumb**



**BRIARHILL MIDDLE SCHOOL**  
823 STUDENTS



**MEDICAL CITY LEWISVILLE**  
186 BEDS



**HUFFINES MIDDLE SCHOOL**  
731 STUDENTS

sam's club

**Walmart**

**TEXAS HEALTH PRESBYTERIAN HOSPITAL**  
101 BEDS



**W MAIN ST** ± 36,000 VPD

**Tom Thumb**

**WinCo FOODS**

**VILLAGE PKWY**  
± 39,000 VPD



**KOHL'S**  
SPROUTS FARMERS MARKET



**LEWISVILLE HIGH SCHOOL**  
4,240 STUDENTS



**FLOWER MOUND HIGH SCHOOL**  
3,542 STUDENTS



**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **1505 Justin Rd, Lewisville, TX 75077** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.