

# THE SHOPS AT VISTA RIDGE

500 E Round Grove Rd - Lewisville, TX 75067



Space Available

**MATTHEWS**™

**Baylor Worman**

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License No. 784561 (TX)

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License No. 725363 (TX)

**Retail  
Leasing Opportunity**

Leasing Brochure



Suite	Tenant	SF
101	Harbor Freight Tools	15,000
115A	Peace Cloud	1,255
125	Hobbytown USA	3,763
127	Sophia Nails	1,440
129	The Card Haven	2,587
131	Uptown Cheapstake	4,187
201-203	Planet Fitness	20,105
301	Salons By JC	6,744
303	2nd Gen Rest. Available	2,472
305	Smoothie King	1,200
306-308	Card Haven	2,640
310	Ramen Hakata	2,080
313	Boomerang Comics & Games	2,500
315	Inlay Burmese Kitchen	1,820
318	Mcalister's Deli	4,480

## PROPERTY HIGHLIGHTS:

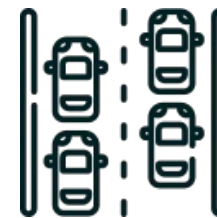
- Located in the city's main retail corridor. Anchored by National Retailers like Harbor Freight & Planet Fitness
- Located within close proximity to the recently announced Music City Mall Redevelopment
- High Traffic Intersection that sees close to ± 50,000 Vehicles Per Day
- The property has both 2nd generation Retail & Restaurant Space Available for Lease

## SPACE AVAILABLE:

- Suite 303 - ±2,472 SF (2nd Generation Restaurant)
  - Former Rosati's Pizza
  - Vacate March 2026

## DEMOGRAPHICS:

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,404	97,582	242,621
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,548	38,333	91,737
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,880	\$110,169	\$116,436
Median Household Income	\$65,813	\$71,323	\$75,957
Age	1-Mile	3-Mile	5-Mile
Average Age	34.7	36.5	37.7



MacArthur Blvd ± 15,869 VPD

E Round Grove Rd ± 30,439 VPD



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STE 303 (2nd Gen Restaurant)

**MATTHEWS™**

500 E Round Grove Rd

Lewisville, TX 75067



±2,472 SF 2nd Gen Restaurant



Vista Ridge Plaza  
 burkes DSW  
 OUTLET  
 HALF PRICE BOOKS ROSS  
 ULTA BEAUTY Bath & Body Works

NOTHING bundt CAKES

SONIC

POTBELLY SANDWICH SHOP

BANK OF AMERICA

Villas at Rockbrook  
 ±66 Single Story Rentals

Schlotzsky's  
 palm beach tan

7 ELEVEN

PANDA EXPRESS CHINESE KITCHEN

FIREHOUSE SUBS  
 FOUNDED BY FIREMEN

OfficeMax

Michaels

S SKECHERS

DOLLAR TREE

HOBBY LOBBY

Bath & Body Works

LA QUINTA INNS & SUITES

Total Wine & MORE  
 Burlington

PNC

Chick-fil-A

McDonald's

Wendy's

Macarthur Blvd ± 15,869 VPD

E Round Grove Rd ± 30,439 VPD

MCALISTER'S DELI

Boomerang Comics & Games  
 RAMEN HAKATA

Card Haven

SMOOTHIE KING  
 2nd Gen Rest. Available  
 Salons By JC

planet fitness

UPTOWN CHEAPSKATE

Sophia Nails

HobbyTown

Peace Cloud

HARBOR FREIGHT  
 QUALITY TOOLS. LOWEST PRICES

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Artificial Centerline ± 48,172 VPD

± 190,810 VPD

3040 ± 30,439 VPD

MacArthur Blvd ± 15,869 VPD

Sam Rayburn Tollway ± 179,638 VPD

± 181,224 VPD



**Edgewood Village**  
260 Units

**Crescent Cove at Lakepointe**  
372 Units

**Rockbrook Creek**  
342 Units

**Saratoga**  
440 Units

**Emery Bay at Lakepointe**  
360 Units

**Vista Ridge Village**

**The Edgewater**  
295 Units

**Hebron 121 Station**  
1,817 Units

**Bridges at Oakbend**  
426 Units

HOBBY LOBBY Total Wine & MORE PANDA EXPRESS CHINESE KITCHEN  
 BURLINGTON Michaels Bath & Body Works  
 DOLLAR TREE OfficeMax SKECHERS

**Subject Property**

The Vista Shopping Mall

Dillard's

CINEMARK

DAVIDS BRIDAL

ZIONMARKET

CITITRENDS

**Chapel Hill**  
160 Units

**Vista Ridge Plaza**

petco HALF PRICE BOOKS SONIC  
 Schlotzsky's  
 ROSS DRESS FOR LESS DSW Designer Shoe Warehouse Domino's Pizza

**Limestone Ranch**  
252 Units

**The Pointe at Vista Ridge**  
300 Units

**Evergreen at Vista Ridge**  
218 Units

MARY KAY

**Estates at Vista Ridge**  
372 Units

Walmart Supercenter

SYNER ELECTRONICS

PETSMART

MARSHALLS HIBBETT

AT&T

MEN'S WEARHOUSE

PANDA EXPRESS

STARBUCKS

7-ELEVEN

KFC

DICK'S SPORTING GOODS

TARGET

HONDA

MAIN EVENT

Boomerjacks

Academy

SPC'S

CHUCK E. CHEESE

TRUIST BH

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Starbucks

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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.



### 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)

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## Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **500 E Round Grove Rd, Lewisville, TX 75067** ("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.

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License No. 725363 (TX)

**Broker of Record**

**Patrick Graham**

License No. 9005919 (TX)