



Vista Grove Shopping Center

2403 S Stemmons Fwy | Lewisville, TX



8,375± SF

Suite 102

3,606± SF

Suite 104

1,386± SF

Suite 110

2,000 SF

Suite 122

Contact Broker

Rate

ABOUT THE PROPERTY

- Vista Grove sits at the corner of the heavily trafficked E Round Grove and I-35 access road intersection, benefitting from over 195k VPD.
- This easily accessible site serves surrounding populations in Lewisville, Carrollton, Hebron, and Highland Village.
- A large number of national retailers are found in the immediate vicinity.
- This site faces the over \$200 million redevelopment of Music City Mall.
- This shopping center has over 300 parking spaces.
- Large Korean grocer (Zion Market) at The Vista

JOIN THESE RETAILERS



Dillard's

TARGET

Marshalls



Burlington

TRAFFIC COUNTS

Round Grove Rd

32,089 AADT '22

I-35E

181,832 AADT '22

TX-121

115,276 AADT '22

MacArthur Blvd

16,506 AADT '22

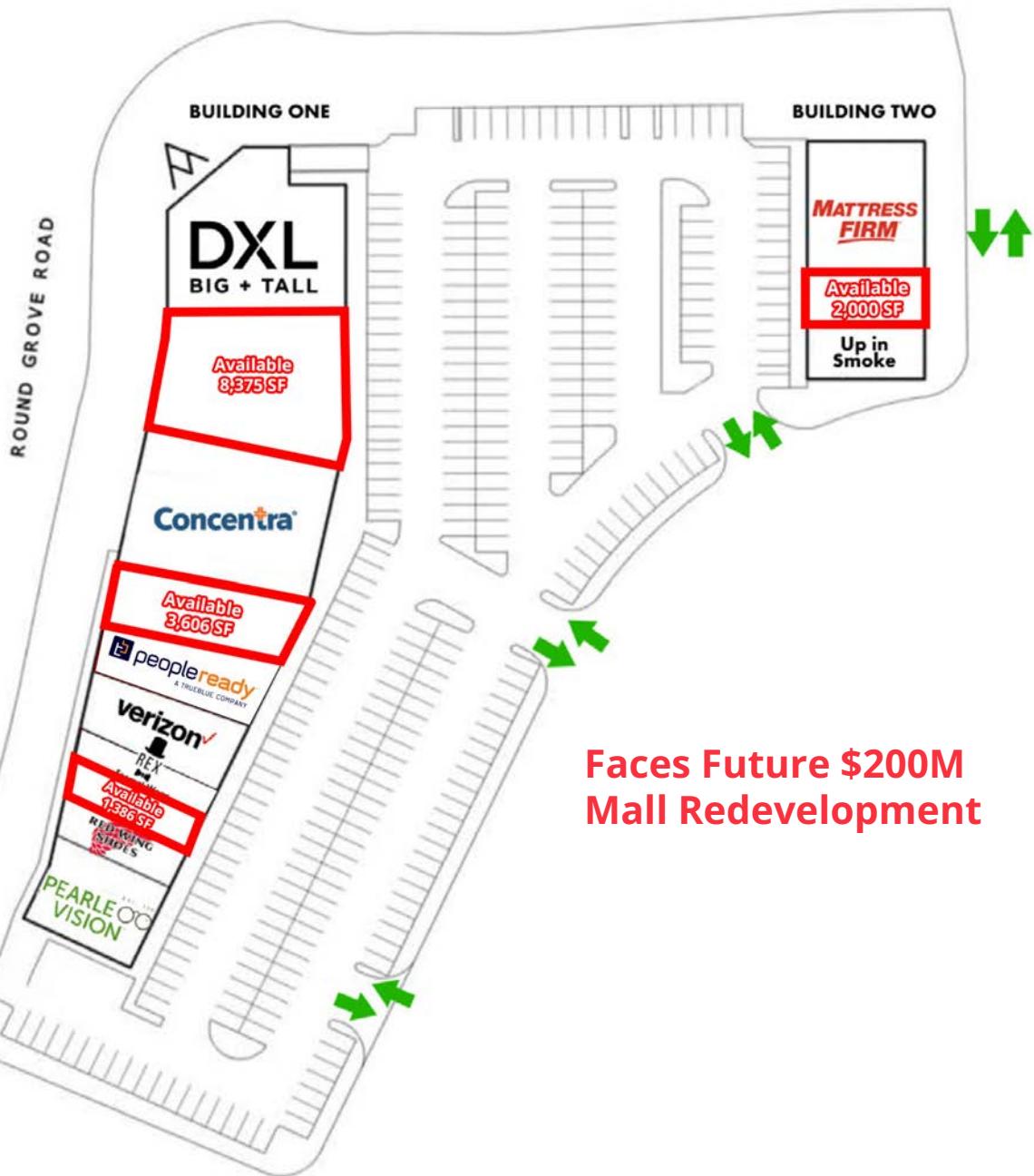
Source: TxDOT

Site Plan

2403 S Stemmons Fwy | Lewisville, TX



INTERSTATE I-35 EAST

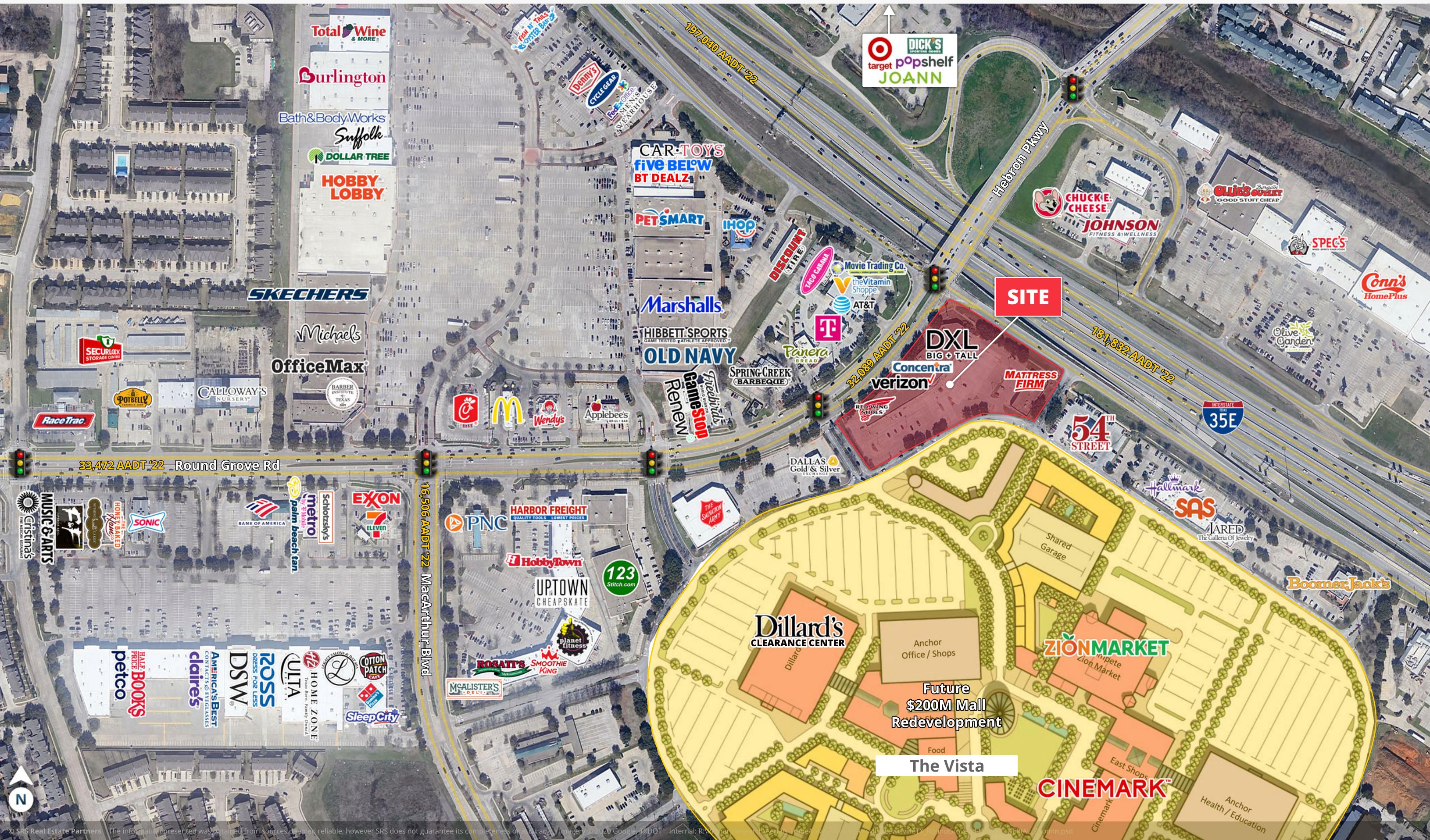


SUITE	TENANTS	SF
100	Destination XL	7,882
102	AVAILABLE	8,375
103	Concentra Urgent Care	8,836
104	AVAILABLE	3,606
105	People Ready	2,107
107	Verizon	4,684
109	Rex Formal Wear	1,446
110	AVAILABLE	1,386
111	Red Wing Shoes	1,800
113	Pearle Vision	3,400
120	Mattress Firm	5,000
122	AVAILABLE	2,000
125	Up in Smoke	2,023

Photos

2403 S Stemmons Fwy | Lewisville, TX







Overview

Lewisville, TX



Renderings

2403 S Stemmons Fwy | Lewisville, TX



Demographics

2403 S Stemmons Fwy | Lewisville, TX

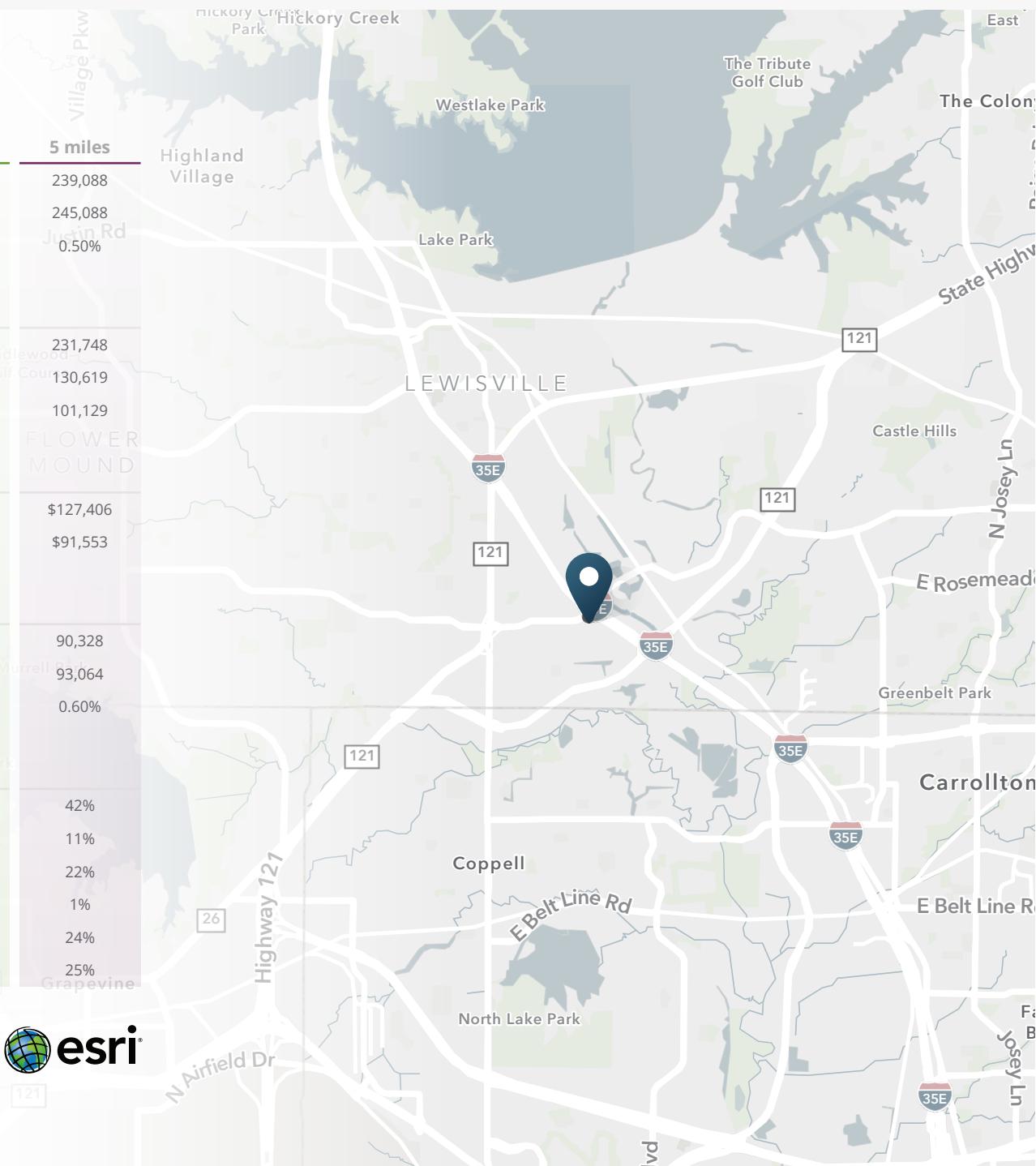


DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	14,402	94,252	239,088
2028 Projected Population	14,248	94,989	245,088
Projected Annual Growth Rate 2023 to 2028	-0.21%	0.16%	0.50%
Daytime Population			
2023 Daytime Population	16,892	89,261	231,748
Workers	12,300	51,665	130,619
Residents	4,592	37,596	101,129
Income			
2023 Est. Average Household Income	\$90,409	\$119,403	\$127,406
2023 Est. Median Household Income	\$69,617	\$82,874	\$91,553
Households & Growth			
2023 Estimated Households	7,252	37,113	90,328
2028 Estimated Households	7,214	37,527	93,064
Projected Annual Growth Rate 2023 to 2028	-0.11%	0.22%	0.60%
Race & Ethnicity			
2023 Est. White	39%	40%	42%
2023 Est. Black or African American	27%	15%	11%
2023 Est. Asian or Pacific Islander	12%	19%	22%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	22%	25%	24%
2023 Est. Hispanic (Any Race)	22%	26%	25%

► Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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