



E Jones St

N Kealy Ave

N Mill St

SITE

Valley Ridge Blvd

N Cowan

FOR SALE OR LEASE

16,079 SF Tilt Wall Delivering Q1 2025

225 E Valley Ridge Blvd. | Lewisville, TX



16,079 SF Tilt Wall Delivering Q1 2025

225 E Valley Ridge Blvd. | Lewisville, TX



16,079 SF

Building Size

2,000 SF

Office Size

Q1 2025

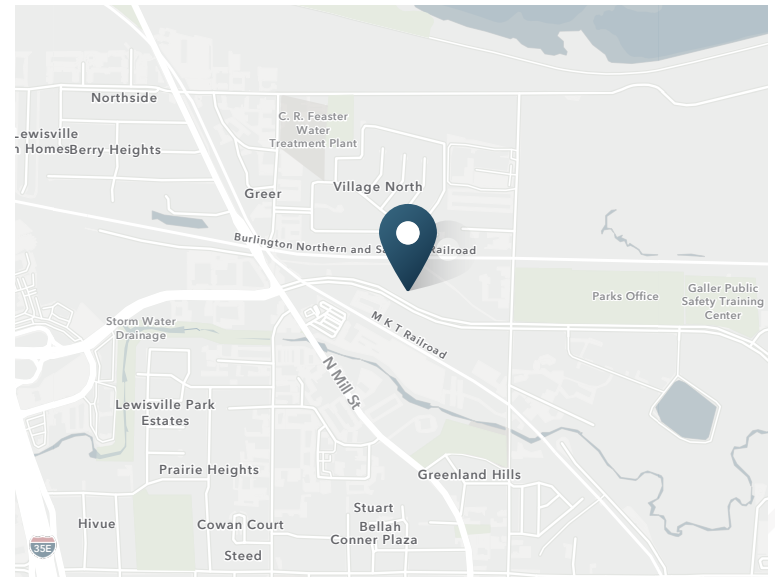
Estimated Delivery

Contact Broker

Rental Rate

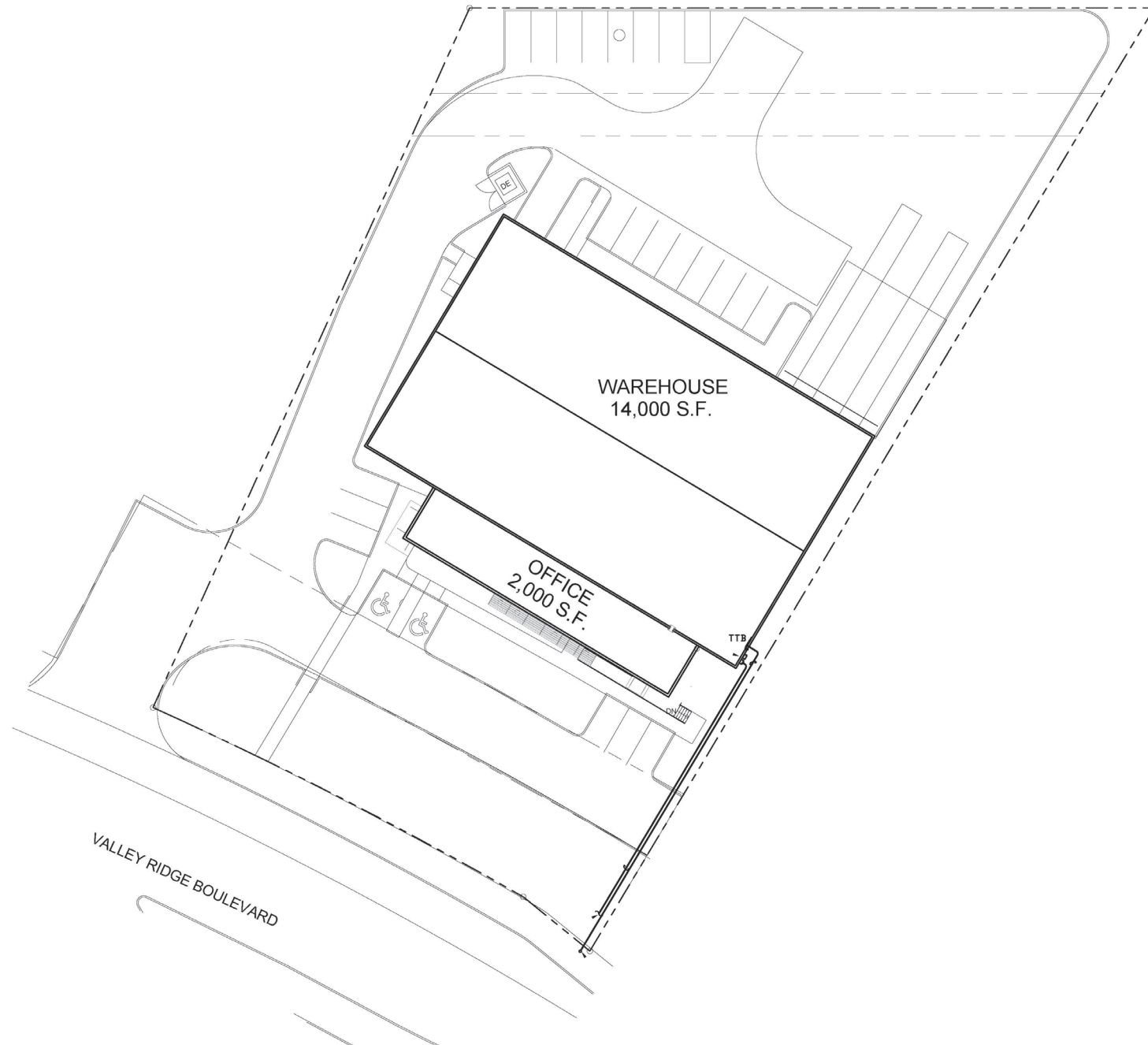
PROPERTY HIGHLIGHTS

Available SF	16,079
Office SF	2,000
Clear Height	22'
Dock High	2
Ramp	1
Car Parks	23
Zoning	Light Industrial



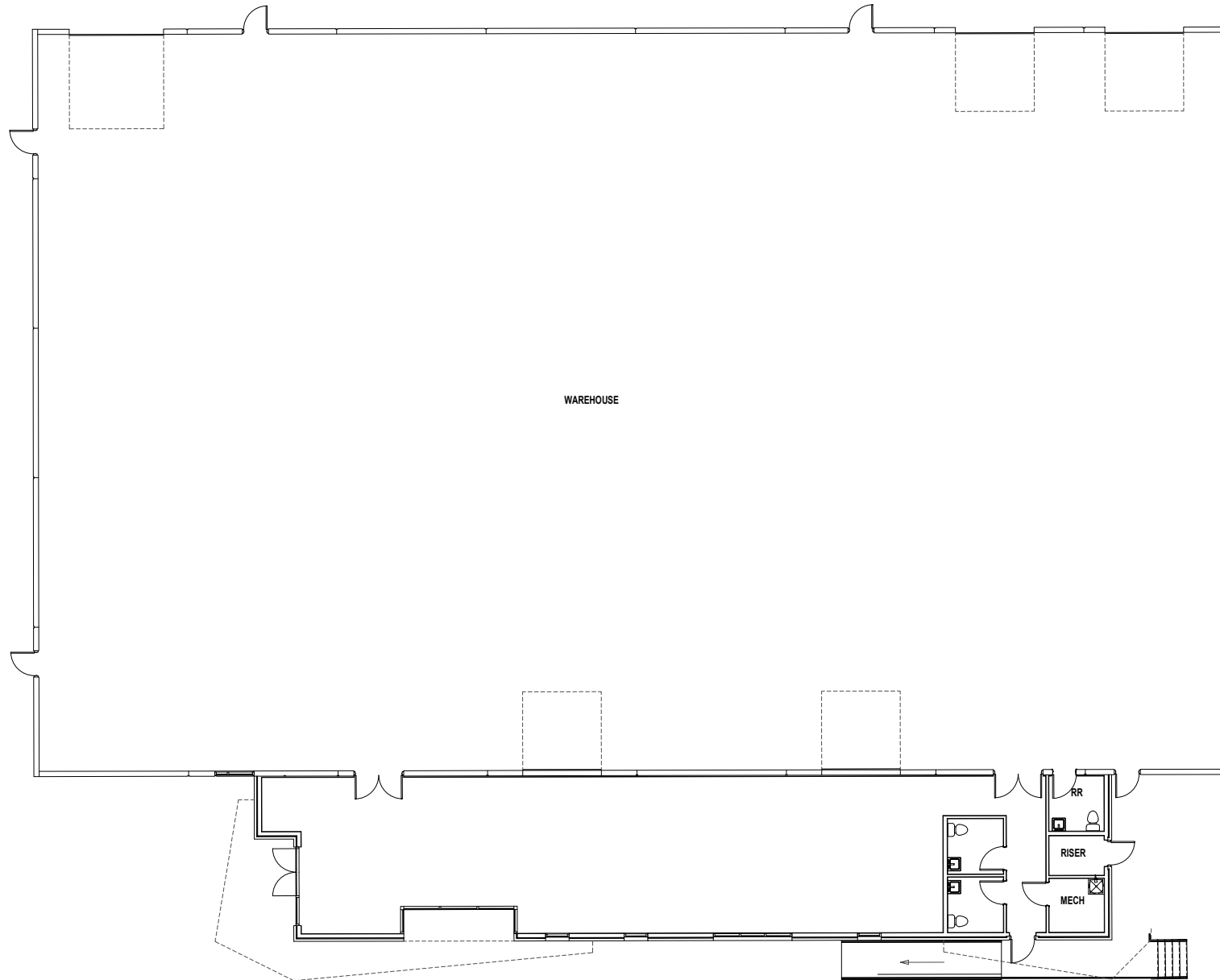
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Lewisville Lake



SITE

E Jones St

N Kealy Ave

N Mills St

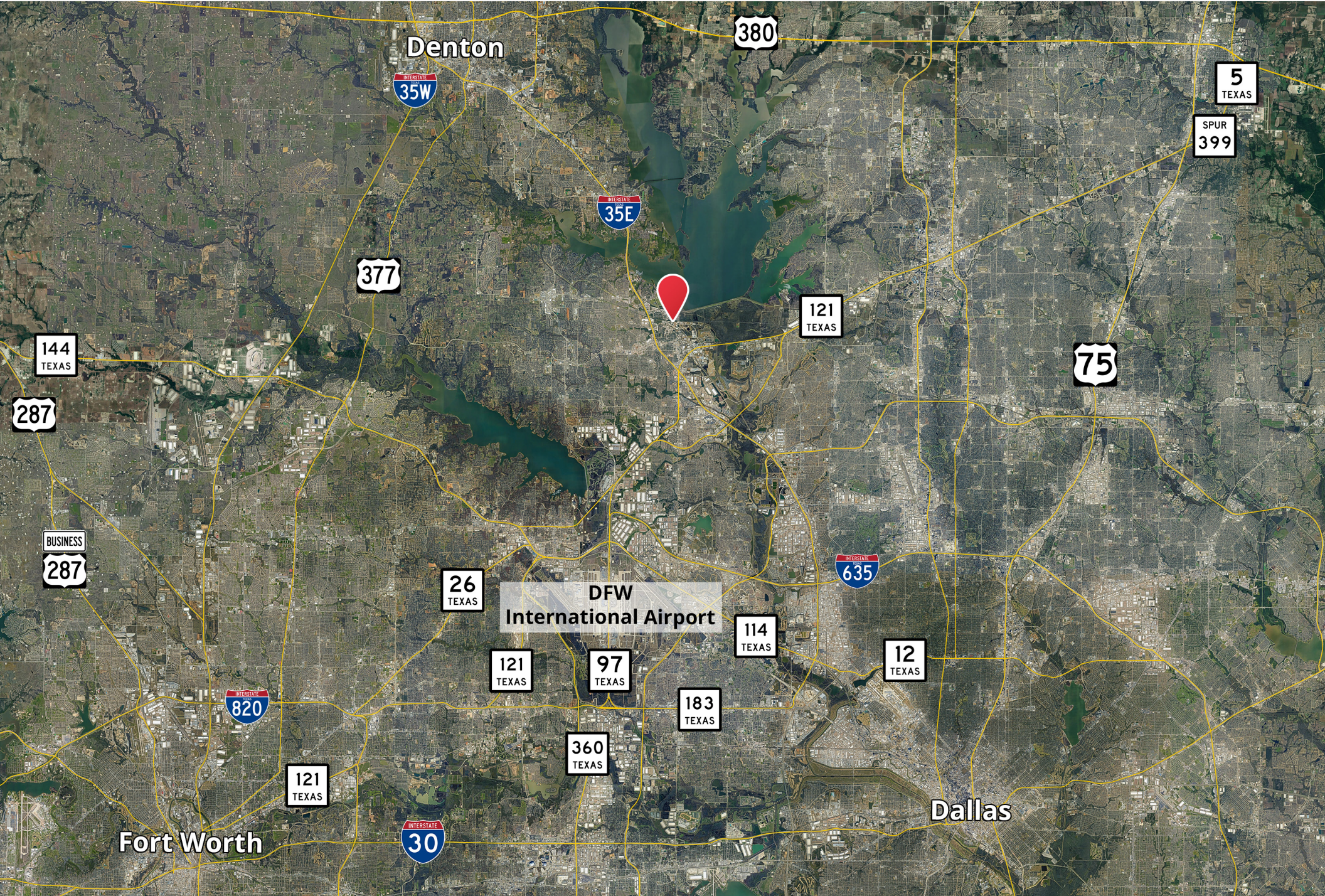
Valley Ridge Blvd

N Cowan Ave

CSS

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	5,440	69,749	189,219
2028 Projected Population	6,603	72,177	191,879
Projected Annual Growth Rate 2023 to 2028	3.95%	0.69%	0.28%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	10,376	69,161	180,558
Workers	7,670	37,309	100,149
Residents	2,706	31,852	80,409

Income

	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$86,626	\$97,483	\$120,123
2023 Est. Median Household Income	\$69,348	\$77,087	\$88,149

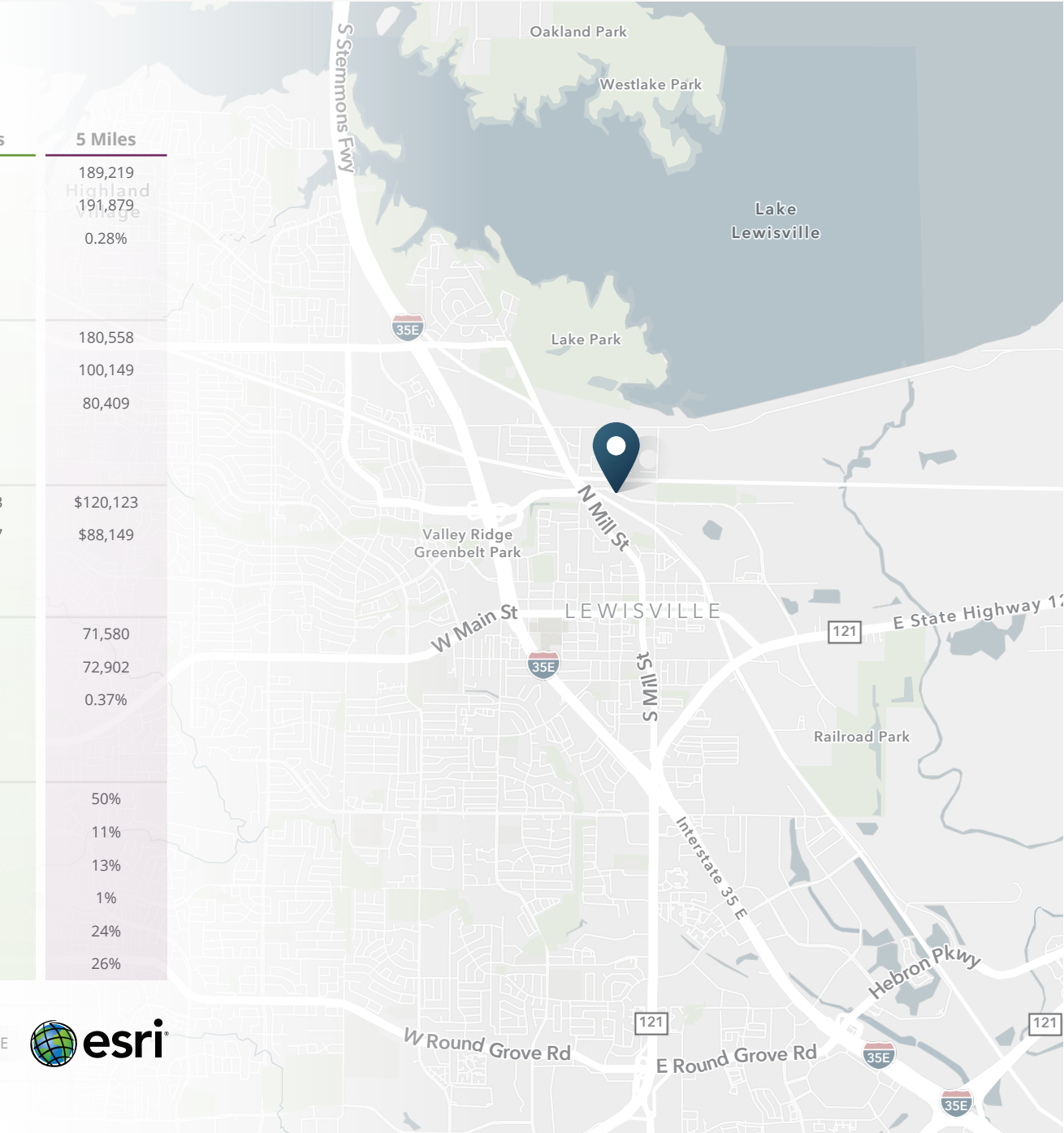
Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	1,794	25,159	71,580
2028 Estimated Households	2,200	26,183	72,902
Projected Annual Growth Rate 2023 to 2028	4.16%	0.80%	0.37%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	45%	45%	50%
2023 Est. Black or African American	10%	11%	11%
2023 Est. Asian or Pacific Islander	2%	8%	13%
2023 Est. American Indian or Native Alaskan	2%	2%	1%
2023 Est. Other Races	41%	34%	24%
2023 Est. Hispanic (Any Race)	47%	38%	26%

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



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.

SRS Industrial Partners, LLC	9012124	brant.landry@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	brant.landry@srsre.com	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

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.

Brant Landry	481909	brant.landry@srsre.com	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
<hr/>				
Sales Agent/Associate's Name	License No.	Email	Phone	
<hr/>				
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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