



**SAM RAYBURN TOLLWAY (SH-121)**

**± 210,644 SF  
4.84 ACRES**



# LAND FOR SALE

STATE HIGHWAY 121 BYPASS  
LEWISVILLE, TX 75067



**SAM RAYBURN TOLLWAY (SH-121)**

# PROPERTY DESCRIPTION

STATE HIGHWAY 121 BYPASS  
LEWISVILLE, TX 75067

Strategically situated north of SH-121 (Sam Rayburn Tollroad) and west of MacArthur Blvd, the property boasts convenient access from both the Hwy-121 service road and Highland Drive and offers a unique opportunity for investors or developers seeking to capitalize on the thriving established corridor within Lewisville, Texas.

With its strategic location allowing for ease of access to all major employment, transportation, residential and entertainment districts, ample land area, and favorable zoning, this property is poised for a variety of development opportunities.



# PROPERTY DETAILS

STATE HIGHWAY 121 BYPASS  
LEWISVILLE, TX 75067



## ZONING

LIGHT INDUSTRIAL - LI



## STRATEGIC LOCATION

PROXIMITY TO SH-121 AND  
MACARTHUR BLVD



## ACCESSIBILITY

ACCESS FROM HWY-121 SERVICE ROAD AND  
HIGHLAND DRIVE



## SURROUNDING AREA

WELL-ESTABLISHED COMMERCIAL  
CORRIDOR CONVENIENTLY SITUATED NEAR  
VIBRANT RESIDENTIAL AREAS, RETAIL HUBS,  
AND KEY EMPLOYMENT CENTERS



## GROWTH POTENTIAL

POSITIONED IN A RAPIDLY EXPANDING  
ECONOMIC CORRIDOR



## UTILITIES

ACCESSIBLE UTILITIES FOR SEAMLESS  
DEVELOPMENT



SAM RAYBURN TOLLWAY (SH-121)

114,780 VPD



HIGHLAND DRIVE

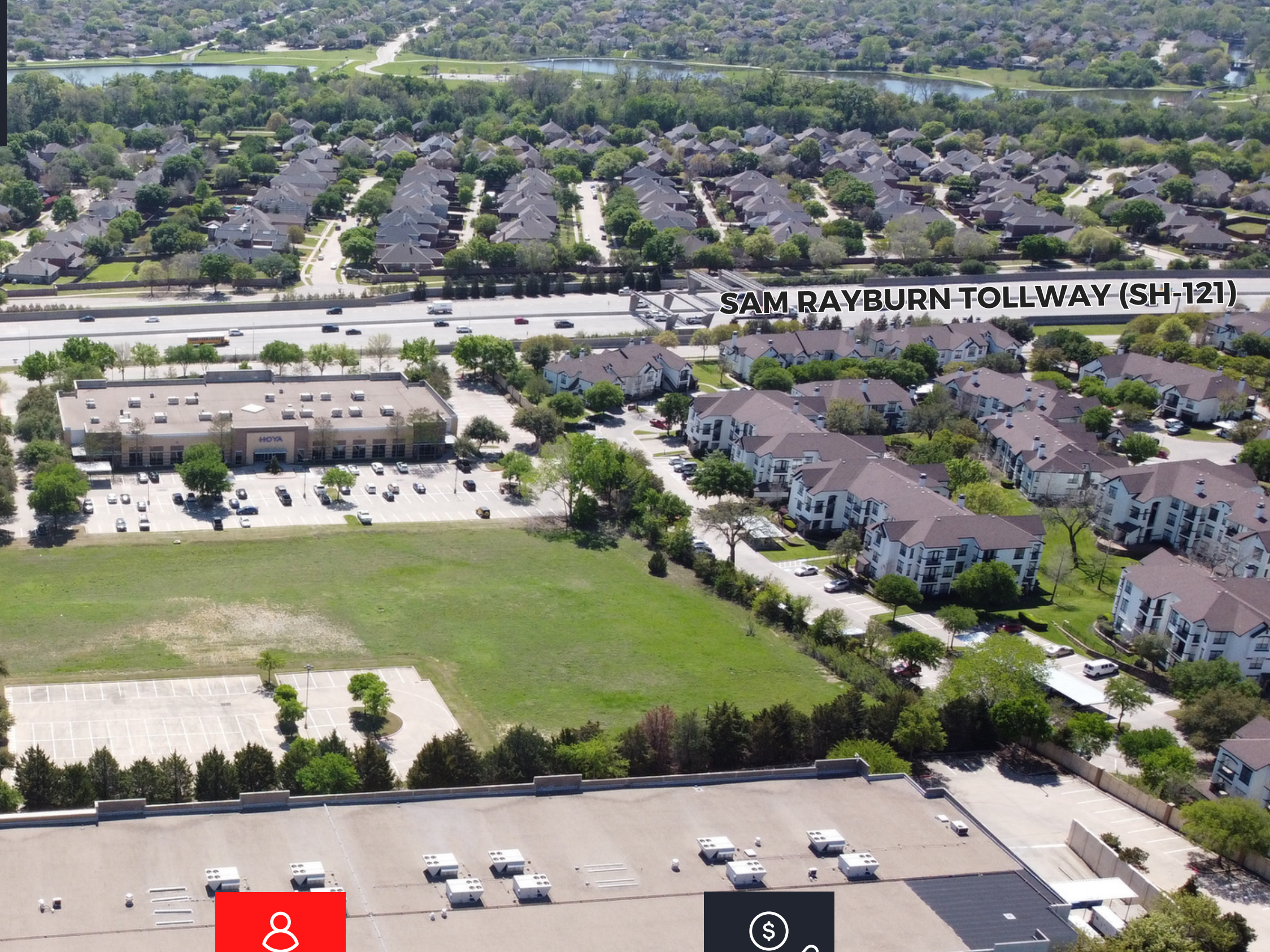
3,139 VPD





# DEMOGRAPHICS

STATE HIGHWAY 121 BYPASS  
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**SAM RAYBURN TOLLWAY (SH-121)**

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## 2023 Population

1 MILES 16,166  
3 MILES 93,308  
5 MILES 234,854



## 2023 Households

1 MILES 6,995  
3 MILES 37,005  
5 MILES 89,545



## Daytime Employees

1 MILES 5,072  
3 MILES 38,059  
5 MILES 116,874



## Average Household Income

1 MILES \$125,005  
3 MILES \$120,589  
5 MILES \$120,191

# NEARBY TENANTS

STATE HIGHWAY 121 BYPASS  
LEWISVILLE, TX 75067



Starbucks  
United supermarkets  
GNC  
Starbucks  
LA FITNESS  
SUPERCUTS  
Bank of America  
PAPA JOHNS

FLEET FEET  
INDEPENDENT FINANCIAL  
PROSPERITY BANK  
SUPERVA-CARWASH  
Pizza Hut  
CHASE

± 210,644 SF  
4.84 ACRES

Exxon  
SUBWAY  
CUBESMART self storage  
Firestone  
7 ELEVEN  
BOK FINANCIAL



# ATTRACTIONS

STATE HIGHWAY 121 BYPASS  
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01



**1.0 MILE FROM SITE**




02



**3.8 MILES FROM SITE**



03



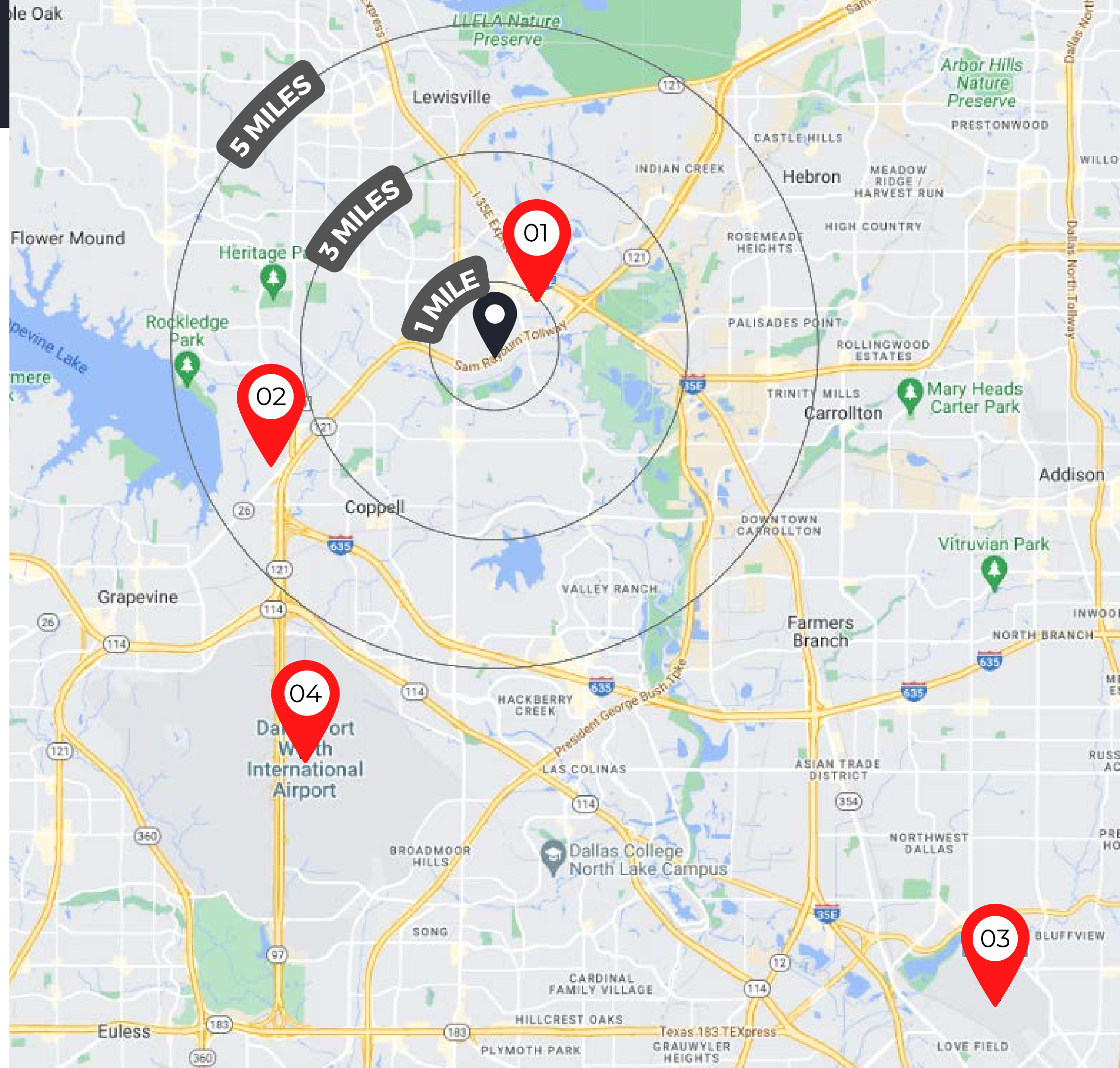
**12.6 MILES FROM SITE**



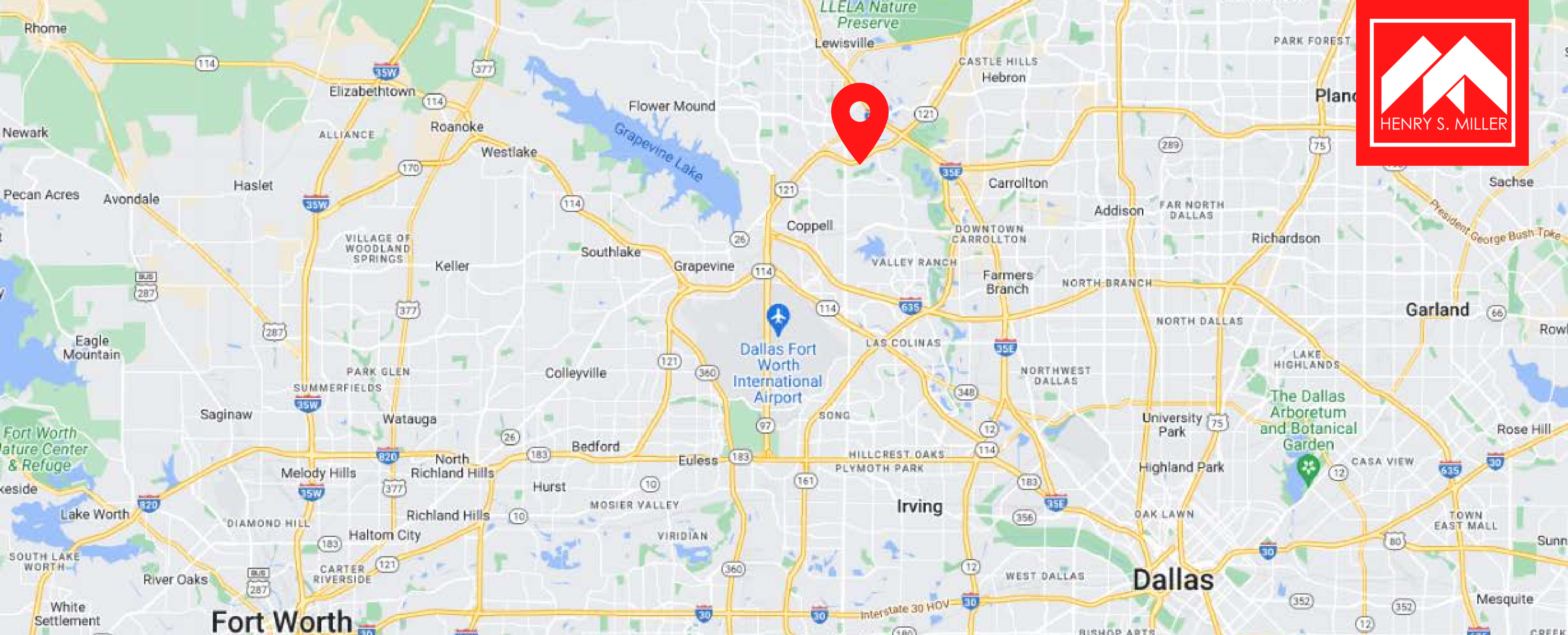
04



**6.2 MILES FROM SITE**







# CONTACT OUR TEAM

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