

DECK ON MAIN

191 W MAIN STREET
LEWISVILLE, TEXAS



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NACK
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DECK ON MAIN

191 W Main Lewisville, TX

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PROPERTY INFORMATION | OFFERING SUMMARY

DECK ON MAIN | 191 W. Main St, Lewisville, TX



OFFERING SUMMARY

Sales Price:	\$7,999,999
Building Size:	24,000 SF
Lot Size:	0.33 AC
Price/SF:	\$329.58
Construction Completed:	2025

PROPERTY OVERVIEW

This impressive 24,000 square foot, three-story building is located in the lively center of the revitalized Historic Old Town Lewisville, right at the key intersection of Main and St. Charles. The property presents a variety of potential uses, such as office space, retail, dining, and medical facilities. A public parking garage is currently being built, offering extra parking options conveniently situated just across the street. Additionally, Lewisville is recognized as an opportunity zone, making this a prime investment chance that should not be missed.

PROPERTY INFORMATION | DESCRIPTION

DECK ON MAIN | 191 W. Main St, Lewisville, TX

PROPERTY DESCRIPTION:

Nack Realty is pleased to offer the opportunity to acquire this 24,000 square-foot retail/office building located in the heart of Lewisville's Old Town District. The building currently has three long-term Leases. Tenants include Kava Culture, Gilmer's Ice Cream, and the City of Lewisville.

Kava Culture/Kava Bar: 1,800 SF

Gilmers Scoops: 879 SF

City of Lewisville: 1,000 SF

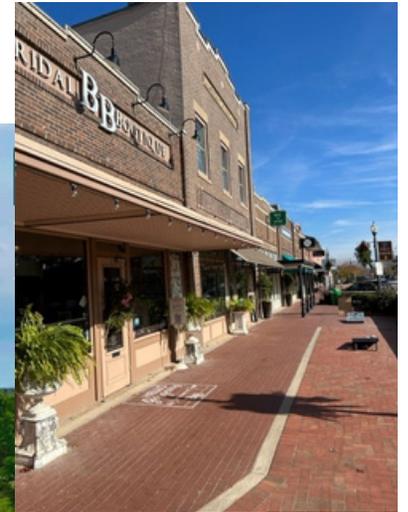


PROPERTY INFORMATION | LOCATION

DECK ON MAIN | 191 W. Main St, Lewisville, TX

LOCATION DESCRIPTION:

Deck on Main is located in the heart of Lewisville's Old Town Historic District. The Old Town District boasts a curated collection of artisanal shops, innovative restaurants, and energetic entertainment for the entire family to enjoy. The area is home to City Hall, The Grand Theater, Buffalo Hirsh, and the scenic Wayne Ferguson Plaza, which hosts numerous amazing community events. Old Town Lewisville has recently added over 1,000 multifamily units, which only contribute to the vibrancy. The building is in an opportunity zone, and the city is supportive of bringing new businesses to the area.



PROPERTY INFORMATION | HIGHLIGHTS

DECK ON MAIN | 191 W. Main St, Lewisville, TX

PROPERTY HIGHLIGHTS :

- 3-story, 24,000-square-foot building
- Restaurant, retail & office use
- In the heart of Lewisville's revitalized Historic District
- Overlooking scenic Wayne Ferguson Plaza
- Across the street from the Grand Theater
- Close proximity to City Hall
- Great visibility on the corner of W. Main & N. Charles
- In an opportunity zone
- Delivered Q1 2025



PROPERTY INFORMATION | DEMOGRAPHICS

DECK ON MAIN | 191 W. Main St, Lewisville, TX

2025 DEMOGRAPHICS

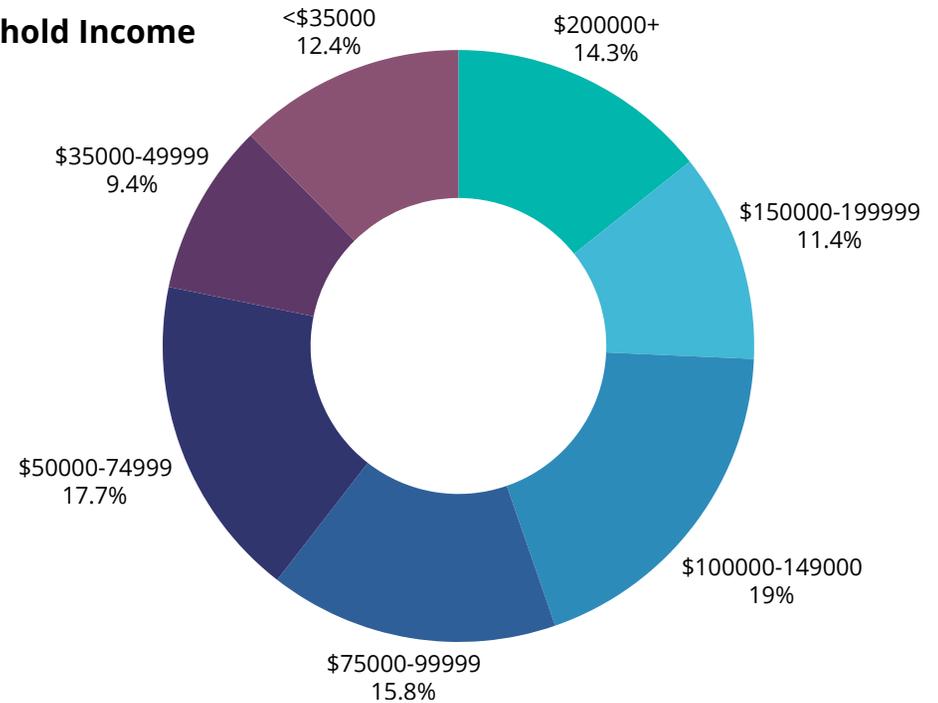
LEWISVILLE DEMOGRAPHICS

Total Population:	140,880
Median Age:	35
Median Household Income:	\$89,903
Average Household Size:	2.51
Per Capita Income:	\$47,660
Estimated Daytime Population:	130,645

RADIUS DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Total Population:	11,841	88,918	210,031
Total Households:	3,748	33,252	78,706
Average Household Income:	\$79,372	\$90,131	\$115,206
Total Population Projection 2029:	14,421	106,574	249,675
Household Projection 2029:	4,588	40,008	94,096

Household Income





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.363 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 listing 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.363 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____