

502 N. Shady Shores Rd Lake Dallas TX 75065

PAD SITES AVAILABLE

LAKEWAY AT SWISHER



FOR MORE INFORMATION PLEASE CONTACT

ERICK MARQUEZ

☎ 469-867-2850
✉ ericknmarquez@gmail.com

CLAUDIA MARQUEZ

☎ 214-878-2984
✉ claudiaoalcaraz@gmail.com



PROPERTY OVERVIEW

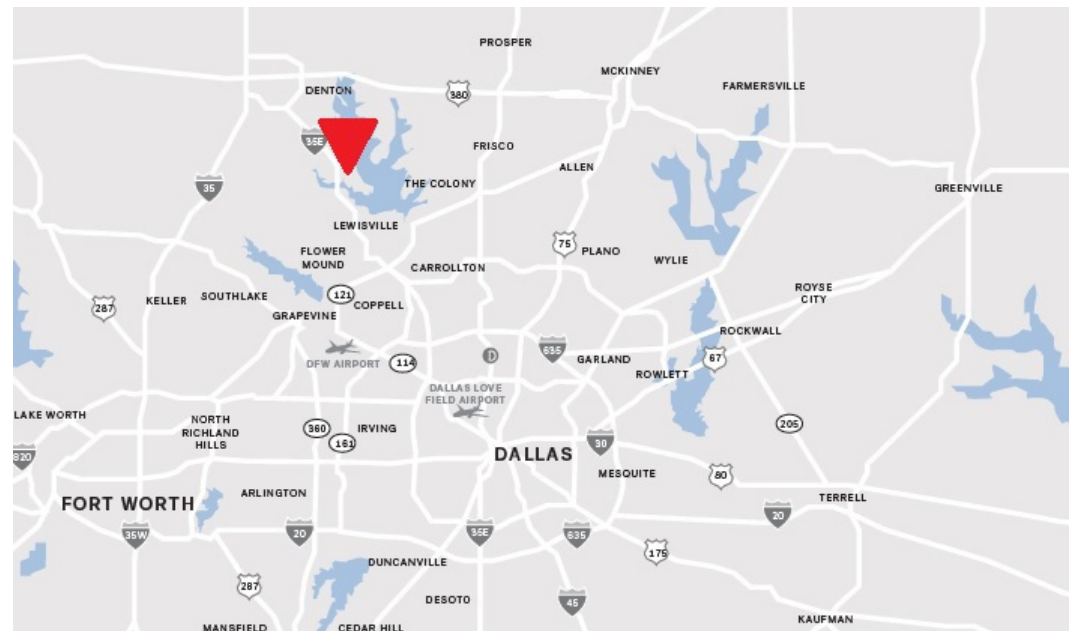
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- **Hard Corner 7-11 coming soon and Golden chick padsite**
- **1ac -3ac available for retail, QSR**
- **340 Class A apartments coming 2024**
- **Traffic counts from 2021 are 22,500 CPD on Swisher.**
- **Traffic counts 8,000 CPD Shady Shore Swisher Rd turns into NTTA Toll bridge across Lake**
- **Lewisville giving access to West Frisco, Little Elm and Oak Point.**
- **Easy access to I35**
- **Call for Pricing**

2022 DEMOGRAPHIC

	1 Mile	3 Miles	5 Miles
2022 population	10,100	36,083	117,682
Projected Growth	.5%	.7%	.9%
2022 avg HH Income	\$109,882	\$132,636	\$141,171
2022 Median Income	\$87,001	\$102,164	\$108,305



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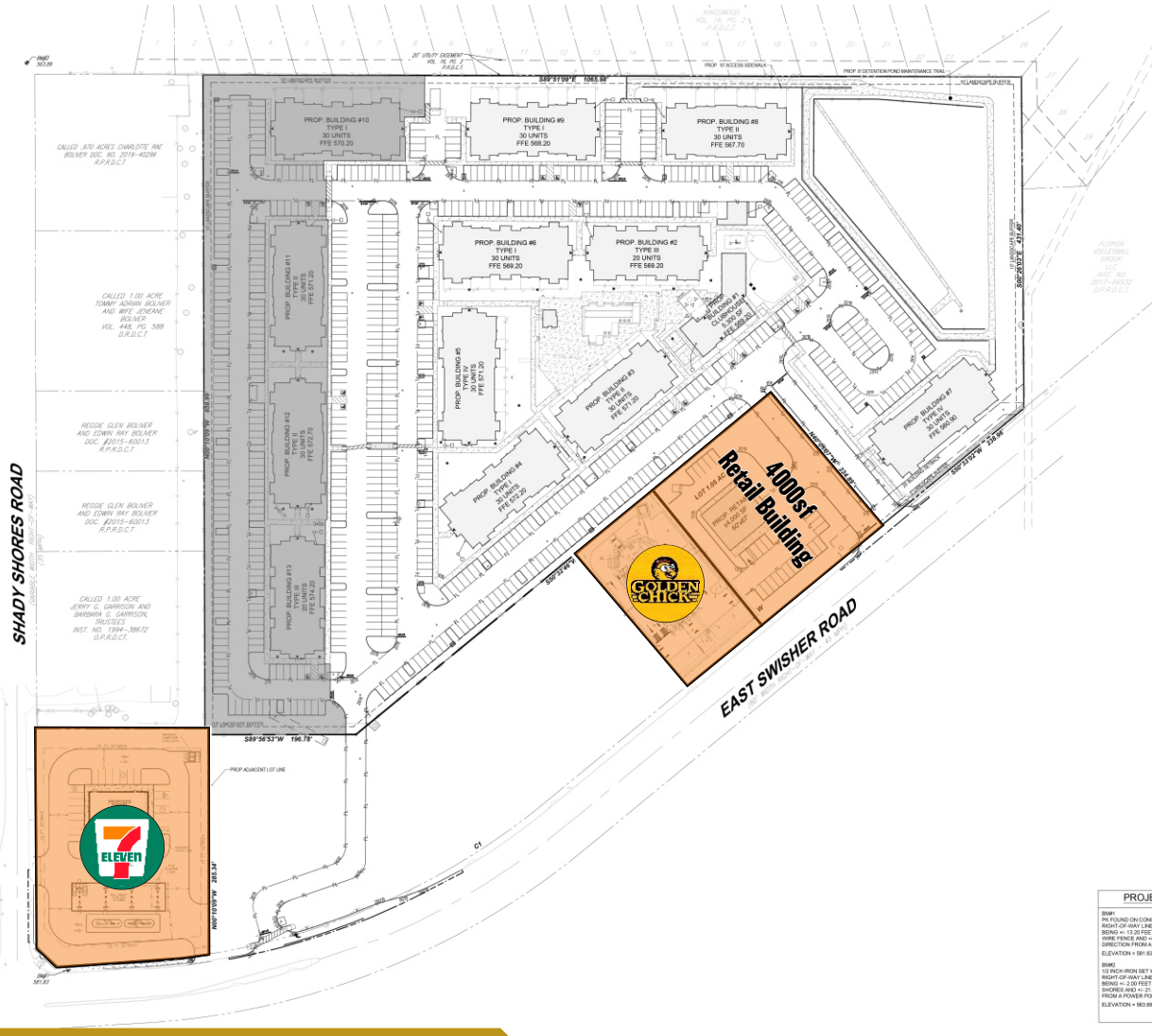
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SITE PLAN

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GENERAL SITE PLAN NOTES:

- SEE SHEET C-102 FOR GENERAL NOTES
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT POCKETS, PREGRADE ELEVATION AND EXACT FLOORING/UTILITY ENTRANCE LOCATIONS
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNALS, TRAFFIC SIGNALS & SIGNALS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY LOCAL AGENCY. ALL COST SHALL BE INCLUDED IN BIDDING.



REVISIONS

REV.	DATE	COMMENT	BY



FOR CONCEPT PURPOSES ONLY

PROJECT NO: 19A22009.00
DRAWN BY: PKM/MP
CHECKED BY: MGP
DATE: 05/02/23
CAD ID:

PRELIMINARY ENGINEERING PLANS



BOHLER
2000 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: 469.608.2300
TX@BohlerEng.com
Toll Free: 1-800-199-1313, No. 10196413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

PROJECT BENCHMARKS

BM1: PIN FOUND ON CONCRETE SET ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SWISHER ROAD. SMO POINT BENCH = 12.82 FEET IN A SOUTH DIRECTION FROM A BARE TREE TRUNK AND = 30.20 FEET IN A SOUTHWESTERLY DIRECTION FROM A TRAFFIC SIGNAL POLE. ELEVATION = 961.87
BM2: TO BE FOUND ON CONCRETE SET ALONG THE EAST RIGHT-OF-WAY LINE OF SHADY SHORES ROAD. SMO POINT BENCH = 2.00 FEET IN A EAST DIRECTION FROM SHADY SHORES ROAD AND = 21.00 FEET IN A NORTHWESTERLY DIRECTION FROM A POWER POLE. ELEVATION = 963.87



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RENDERING OF SHOPPING CENTER

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Lake Dallas, Texas

DEMOGRAPHICS

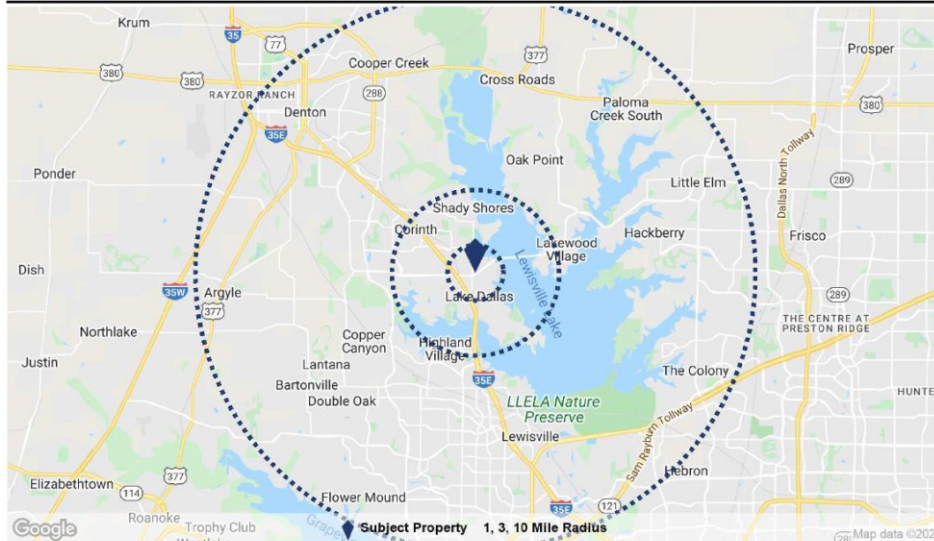
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Population (1 mi) Avg. HH Size (1 mi) Avg. Age (1 mi) Med. HH Inc. (1 mi)

8,981 **2.8** **37** **\$89,668**

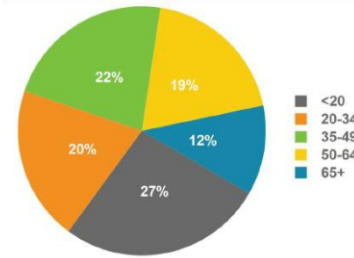
DEMOGRAPHIC RADIUS RINGS



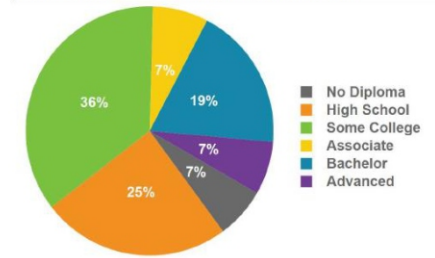
DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	10 Mile
2021 Population	8,981	31,809	615,003
2026 Population	10,027	35,599	693,756
Pop Growth 2021-2026	11.7%	11.9%	12.8%
2021 Average Age	37	38	36

POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY EDUCATION IN 1 MILE RADIUS



Overview

Denton Multi-Family

12 Mo. Delivered Units 12 Mo. Absorption Units Vacancy Rate 12 Mo. Asking Rent Growth

1,753 **2,072** **6.8%** **12.0%**

One of the biggest college towns in Texas, Denton is home to the University of North Texas (UNT) and Texas Woman's University (TWU). The largest share of the apartment supply is located near these institutions, with two-thirds of the submarket's market-rate units found within Loop 288. In addition to all those students, Denton is well-known for its vibrant arts, culture, and music scenes that attract a younger demographic more likely to rent. To take advantage of these demand drivers, developers and investors have traditionally focused on neighborhoods near the universities. However, chasing single-family growth, multifamily development has sprouted along I-35E and eastbound Highway 380 in

recent years, stretching towards Prosper, one of the fastest-growing suburbs in the metroplex. Those projects cater to commuters and families more than college and current post-grad renters.

Development activity has picked up in the past two years, placing pressure on vacancy rates. A wave of demand for multifamily units in 2021 led to surging rent growth with the best performance on record. Investors remain bullish on the area as sales volumes continue to impress in the past 12 months; capital is mostly chasing value-add opportunities within the town.

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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.

11-2-2015



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.

Rise DFW Real Estate LLC	9012213	Risedfwrealestate@gmail.com	469-867-2850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erick Marquez	0592076	erickmarquez@gmail.com	469-867-2850
Designated Broker of Firm	License No.	Email	Phone
Erick Marquez	0592076	same info as above	469-867-2850
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Erick Marquez	0592076	erickmarquez@gmail.com	469-867-2850
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	