



MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057

Features

- Easy access to I-35 and Highway 121
- Centrally located in Old Town Lewisville District
- Great visibility at hard corner with a 4-way signalized intersection
- Explosive growth with 2,5000 + multifamily units recently developed or approved for development
- Limited existing retail available
- 175 public parking spaces on property

FOR LEASE

AVAILABLE SF: 6,690
MIN CONTIGUOUS SF: 1,025
MAX CONTIGUOUS SF: 3,732

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILES	5 MILES
E Main St	11,318 VPD	Total Population		7,904	82,091	202,488
S Mill St	7,696 VPD	Total Households		2,553	31,290	76,961
		Average Household Income		\$88,184	\$98,068	\$131,914
		5 Year Growth Population		6.34%	0.54%	0.33%

Maxwell Johnston
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Jack Thomas
 Brokerage Associate
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 jthomas@weitzmangroup.com

Area Retailers & Businesses

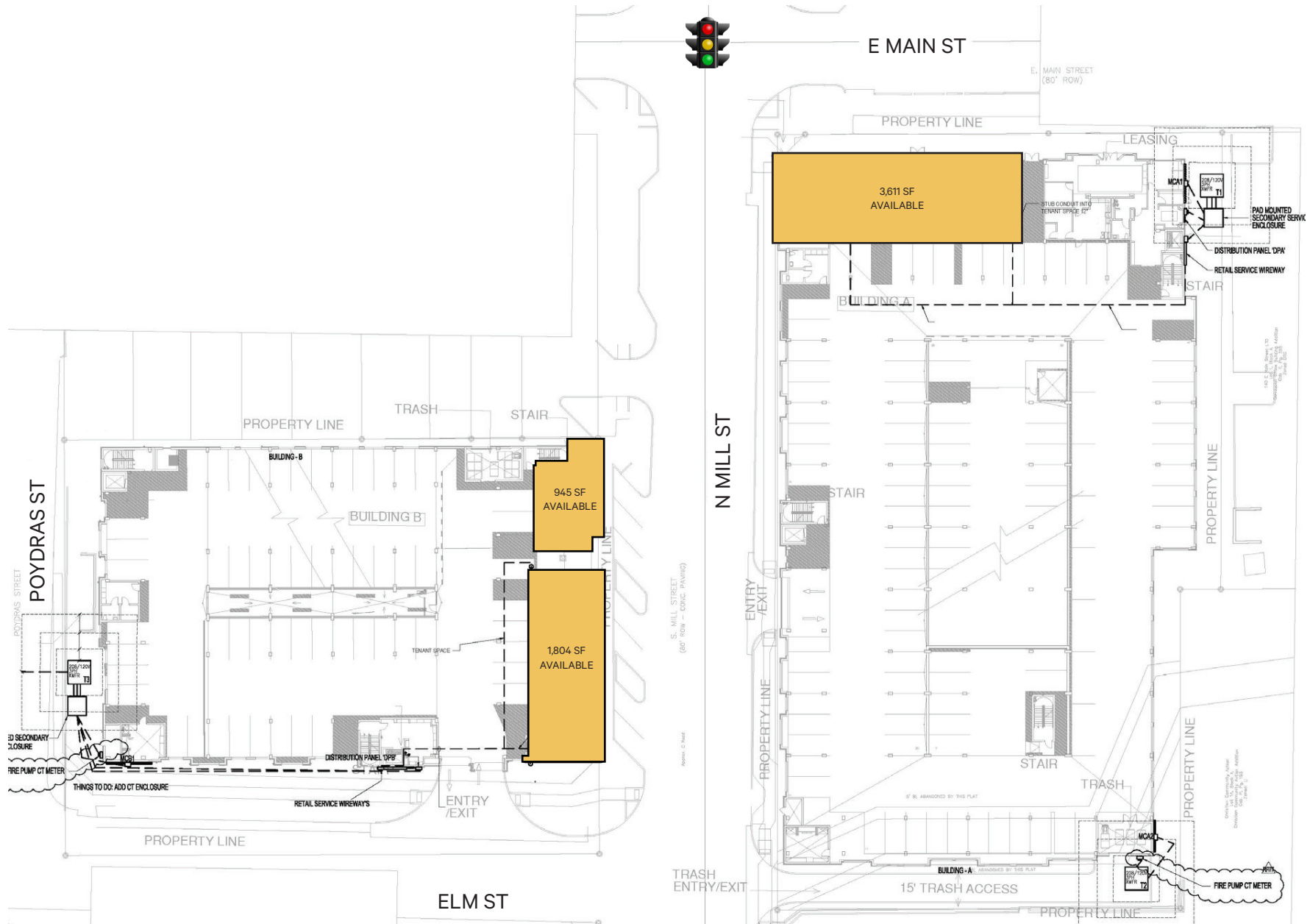


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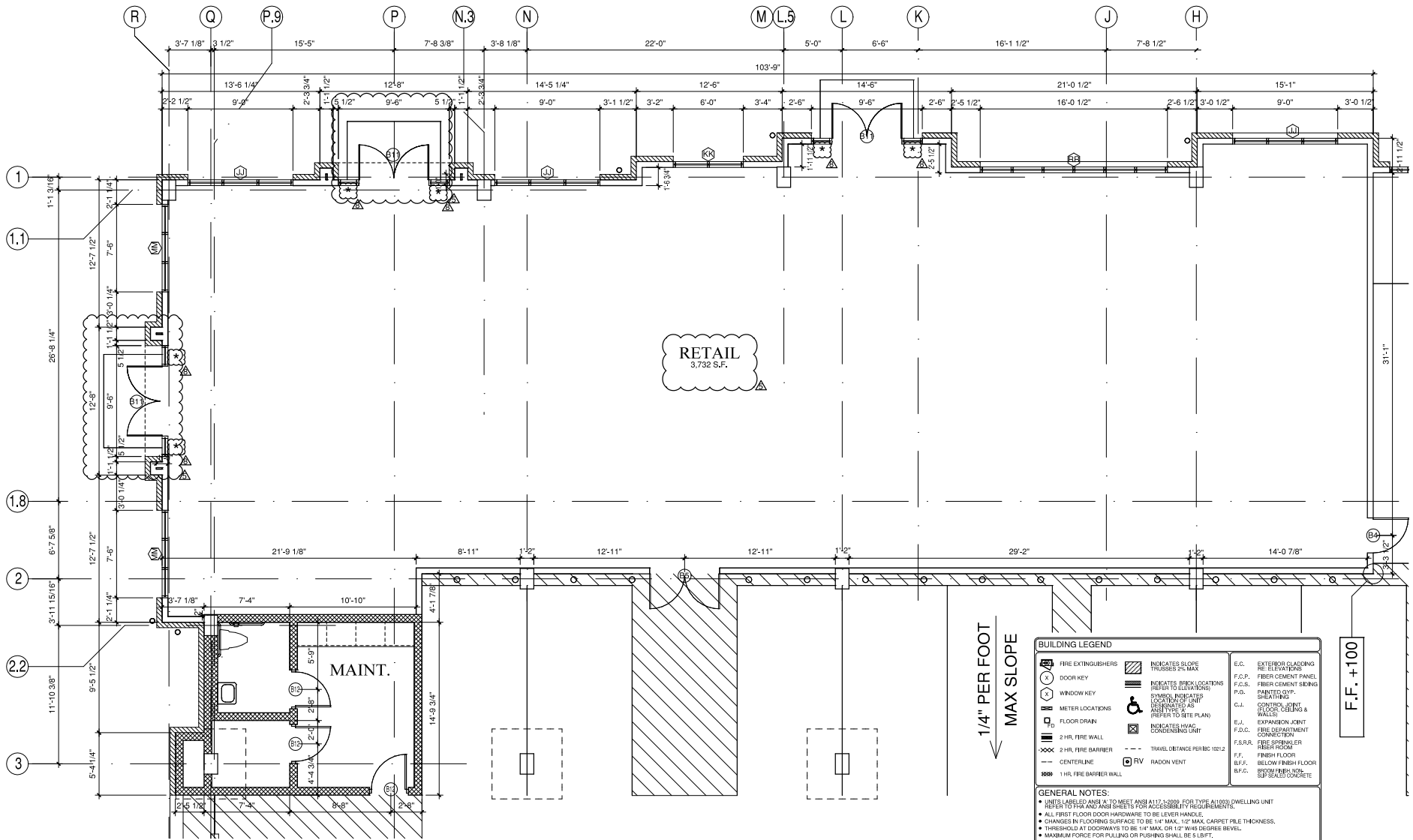
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BUILDING A

BUILDING LEGEND	
	FIRE EXTINGUISHERS
	DOOR KEY
	WINDOW KEY
	METER LOCATIONS
	FLOOR DRAIN
	2 HR. FIRE WALL
	2 HR. FIRE BARRIER
	CENTERLINE
	1 HR. FIRE BARRIER WALL
	INDICATES SLOPE
	INDICATES FINCH LOCATIONS (REFER TO ELEVATIONS)
	SYMBOLS INDICATE LOCATION OF UNITS (REFER TO PHA AND ANSIB' SITE PLAN)
	INDICATES HVAC CONDENSING UNIT
	TRAVEL DISTANCE PERIBC 10212
	RV RADON VENT
	EXTERIOR CLADDING (SEE ELEVATIONS)
	FIBER CEMENT PANEL
	FIBER CEMENT SIDING
	PAINTED OVER SHEATHING
	CONTROL JOINT (W/LOOR CEILING & WALLS)
	EXPANSION JOINT
	FIRE DEPARTMENT CONNECTION
	FIRE SPURSER
	FIBER FLOOR
	BELOW FINISH FLOOR (SEE FINISH NOTE SHEETS FOR CONCRETE)

GENERAL NOTES:

- UNITS ARE BY ANSI 4117-1-2009, FOR TYPE A1000 DWELLING UNIT. REFER TO PHA AND ANSIB' SHEETS FOR ACCESSIBILITY REQUIREMENTS.
- ALL FIRST FLOOR DOOR-HARDWARE TO BE LEVER HANDLE.
- CHANGES IN FLOORING SURFACE TO BE 1/4" MAX. 1/2" MAX. CARPET PILE THICKNESS.
- THRESHOLD AT DOORWAYS TO BE 1/4" MAX. OR 1/2" W/45 DEGREE BEVEL.
- MAXIMUM FORCE FOR PULLING OR PUSHING SHALL BE 8 LBS/FT.
- ALL CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED BETWEEN 15" - 48" FOR A FORWARD OR SIDE APPROACH.
- GENERAL CONTRACTOR TO INSURE CONTROL EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIAL USED.
- METER AND FIBER ARE LOCATED ON A BUILDING-BUILDING BASIS. REFER TO SITE PLAN FOR LOCATIONS.
- BUILDINGS MAY FLIP ABOUT CENTERLINE OR ROTATE. REFER TO SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDINGS.
- FIRE EXTINGUISHERS ARE TO BE A MINIMUM 2A 10BC CLASSIFICATION AND SHALL COMPLY WITH NFPA 10 SUBULSIES. REFER TO PHAS FOR LOCATIONS. (REFERENCE DETAILS 19A-10, 20A-10)
- ALL FIRST FLOOR DWELLING UNITS ARE TO MEET FHA AND ANSIB' REQUIREMENTS. REFER TO PHA AND ANSIB' SHEETS FOR MORE INFORMATION.
- REFERENCE LANDSCAPE AND M.E.P. FOR HVAC LOCATIONS.

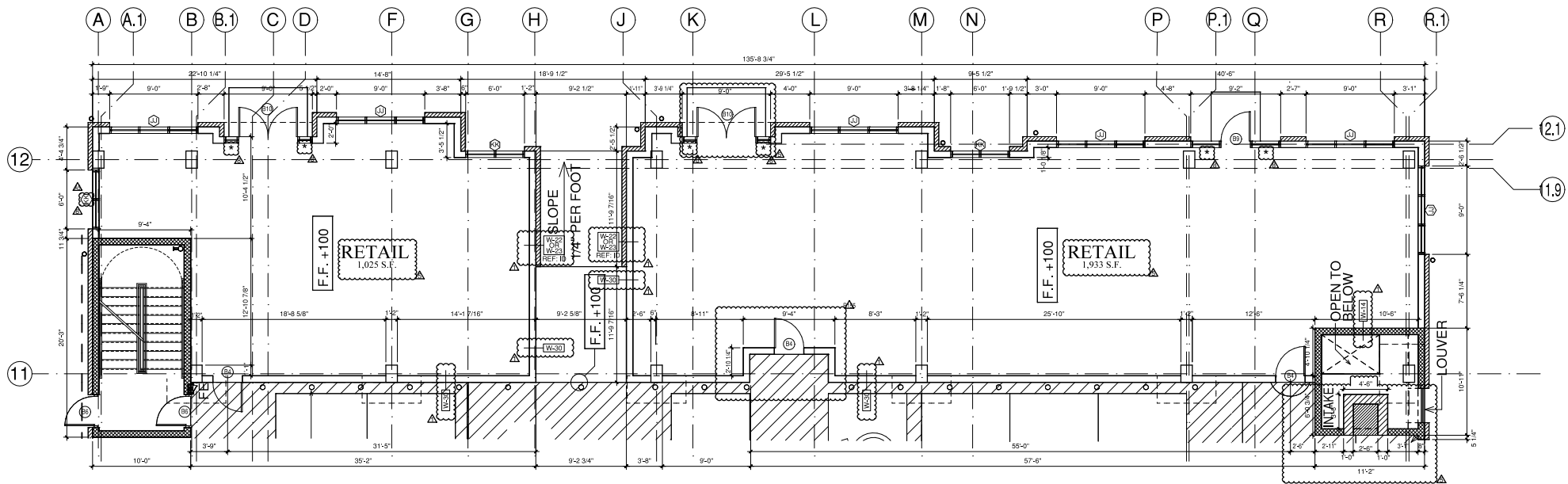
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BUILDING LEGEND					
	FIRE EXTINGUISHERS		INDICATES SLOPE TRUSSES 2% MAX	E.C.	EXTERIOR CLADDING RE ELEVATIONS
	DOOR KEY		INDICATES BRICK LOCATIONS (REFER TO ELEVATIONS)	F.C.P.	FIBER CEMENT PANEL
	WINDOW KEY		INDICATES AREAS DESIGNATED AS ACCESS TYPE (REFER TO SITE PLAN)	F.C.S.	FIBER CEMENT SIDING
	METER LOCATIONS		INDICATES HVAC CONDENSING UNIT	F.G.	PAINTED GYP. SHEATHING
	FLOOR DRAIN		TRAVEL DISTANCE PER IBC 1021.2	C.J.	CONTROL JOINT (FLOOR, CEILING & WALLS)
	2 HR. FIRE WALL		RADON VENT	E.L.	EXPANSION JOINT
	2 HR. FIRE BARRIER			F.D.C.	FIRE DEPARTMENT CONNECTION
	CENTERLINE			F.S.R.R.	FIRE SPRINKLER RISER ROOM
	1 HR. FIRE BARRIER WALL			F.F.	FINISH FLOOR
				B.F.F.	BELOW FINISH FLOOR
				B.F.C.	8" MIN. FINISH NON-SUP. GRADE CONCRETE

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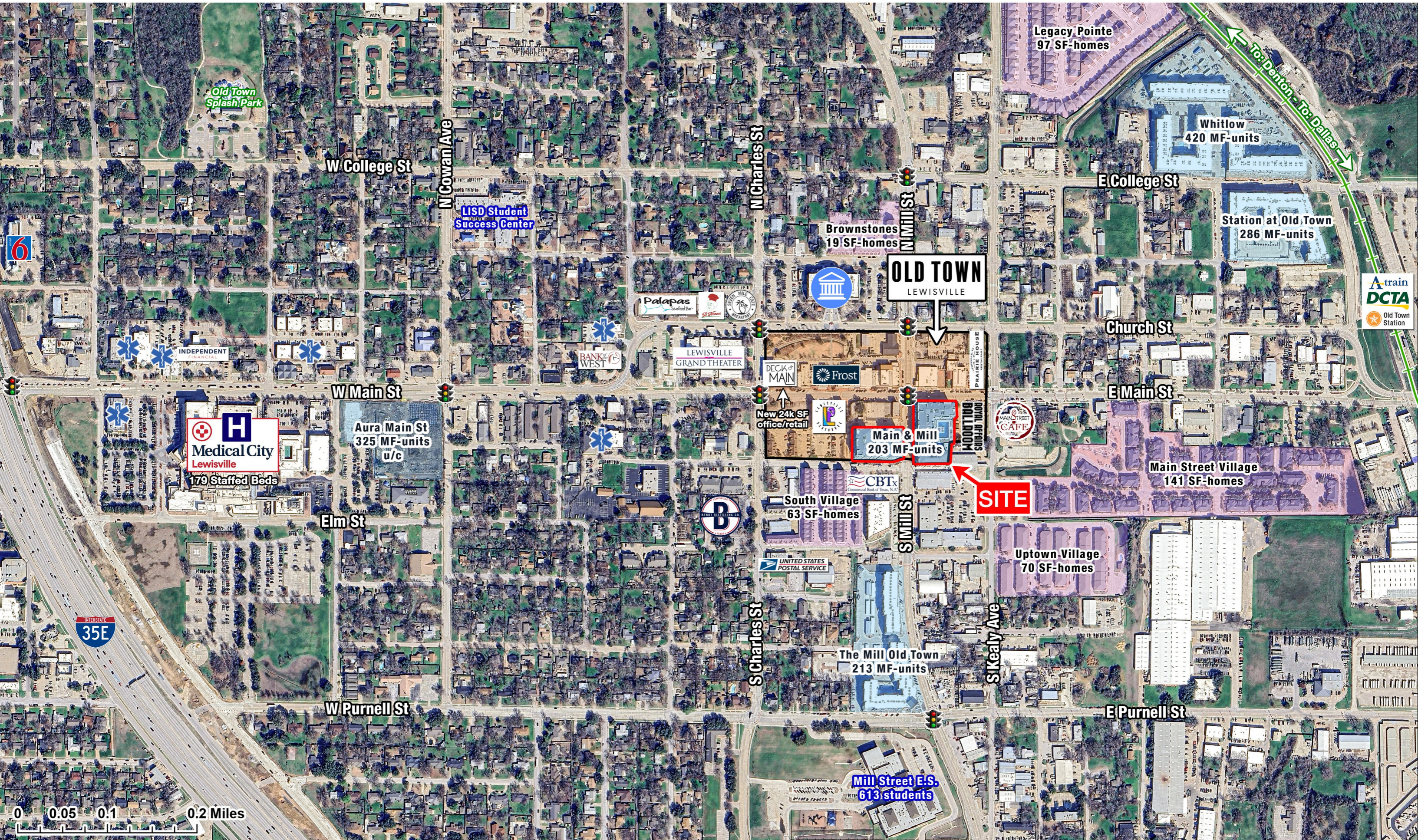
- UNITS LABELED ANSI #1 TO MEET ANSI A117.1-2009 FOR TYPE A(100) DWELLING UNIT REFER TO FHA AND ANSI SHEETS FOR ACCESSIBILITY REQUIREMENTS.
- ALL FIRST FLOOR DOOR HARDWARE TO BE LEVER HANDLE.
- CHANGES IN FLOORING SURFACE TO BE 1/4" MAX. 1/2" MAX. CARPET PILE THICKNESS.
- THRESHOLD AT DOORWAYS TO BE 1/4" MAX. OR 1/2" W/45 DEGREE BEVEL.
- MAXIMUM FORCE FOR PULLING OR PUSHING SHALL BE 5 LB/FT.
- ALL CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED BETWEEN 15'-4" FOR A FORWARD OR SEE APPROACH.
- GENERAL CONTRACTOR TO INSURE CONTROL EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIAL USED.
- METER AND FSRR ARE LOCATED ON A BUILDING-BY-BUILDING BASIS. REFERENCE SITE PLAN FOR LOCATIONS.
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- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDINGS.
- FIRE EXTINGUISHERS ARE TO BE A MINIMUM 2A 10B:C CLASSIFICATION AND SHALL COMPLY WITH NFPA 10 GUIDELINES. REFER TO PLANS FOR LOCATIONS. (REFERENCE DETAILS 19A7-10, 20A7-10)
- ALL FIRST FLOOR DWELLING UNITS ARE TO MEET FHA AND ANSI 'B' REQUIREMENTS. REFER TO FHA AND ANSI SHEETS FOR MORE INFORMATION.
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BUILDING B



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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.



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 on 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 listening 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:
 - 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

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Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Max Johnston

Sales Agent/Associate's Name

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License No.

mjohnston@weitzmangroup.com

Email

214-954-0600

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Jack Thomas

Sales Agent/Associate's Name

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Date