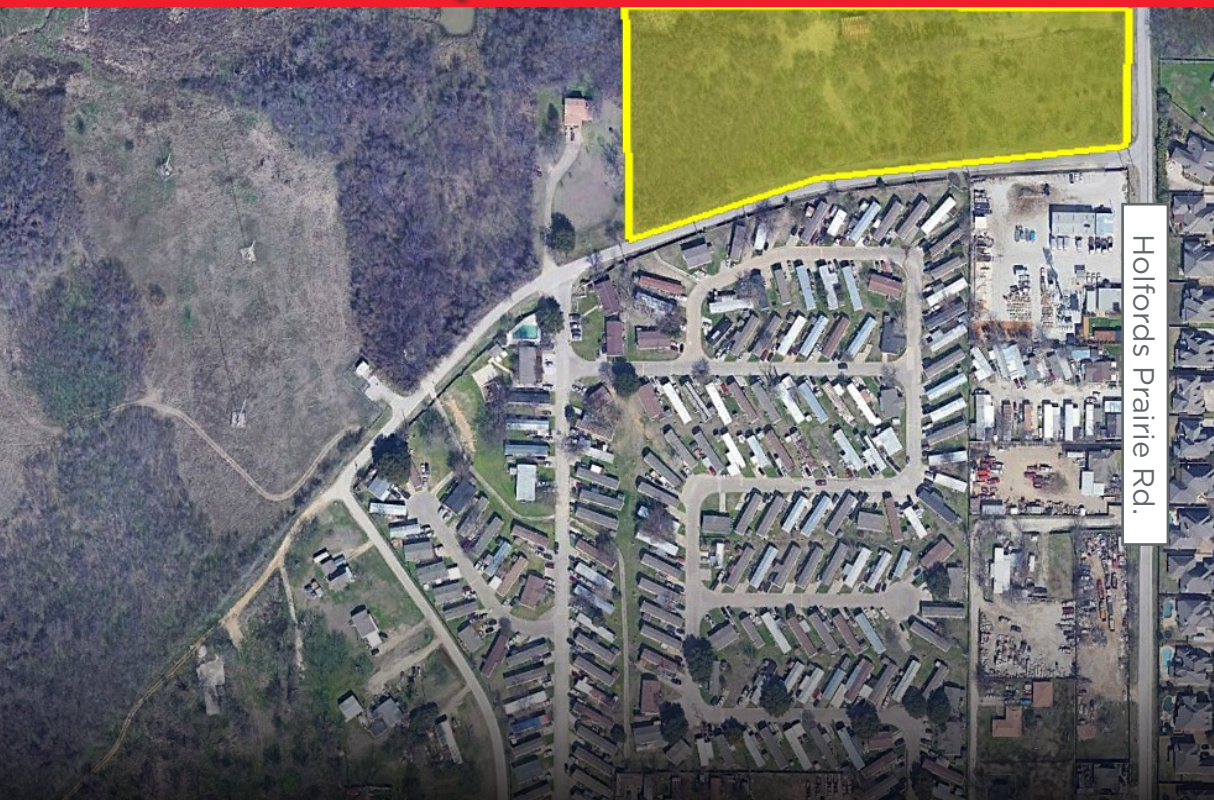


Approximate Corporate Dr
4 Lane Expansion

PRIME LEWISVILLE LAND SITE FOR SALE

704 HOLFORDS PRAIRIE ROAD,
LEWISVILLE, TX 75056

5.3 ACRES
LIGHT INDUSTRIAL (LI) ZONING
ASKING RATE: CONTACT BROKER



Holfords Prairie Rd.



Coyote Ridge Golf Club

 CUSHMAN &
WAKEFIELD



INVESTMENT CONTACTS

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EXECUTIVE SUMMARY

Cushman & Wakefield (C&W) is pleased to present the opportunity to acquire 704 Holfords Prairie Rd. (the Property), a 5.3 acre industrial land site located in Lewisville, TX. Currently, the zoning designates the area as Light Industrial (LI) which allows for a multitude of different manufacturing and industrial uses.

The Property location is also along the \$43M four-lane Corporate Drive expansion which is expected to start construction in 2025. This expansion will provide a continuous east-west throughfare and provide an alternate route to Business 121 with access to Sam Rayburn Tollway. Currently, Corporate Dr. starts in Flower Mound and runs through Carrollton, Castle Hills and The Colony. This expansion will eventually connect to Carrollton Parkway making it a regional throughfare.

Additionally, the Property is located 20 minutes from DFW Airport, which is the 3rd ranked busiest airports in the entire world. In 2023, the airport saw over 81 million passengers. It was recently announced that the airport will be constructing a 6th terminal which will further raise the number of annual passengers.

For additional information on the property, please reach out to the brokers.



ADDRESS

**704 HOLFORDS PRAIRIE RD.
LEWISVILLE, TX 75056**



LAND SIZE

5.3 ACRES



ZONING

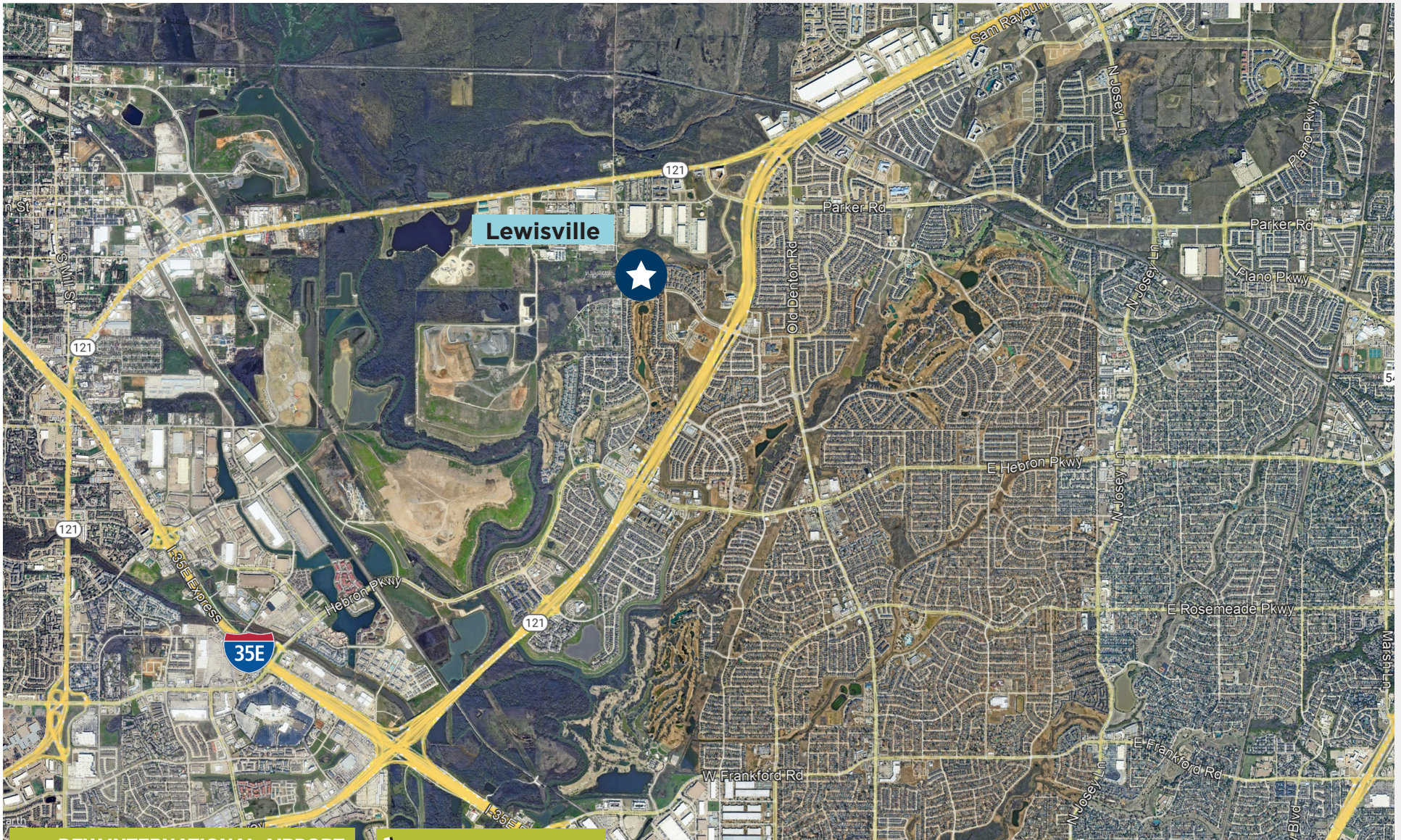
LIGHT INDUSTRIAL (LI)



**CLICK HERE FOR
LAND SURVEY**

AERIAL MAP

 Subject Property



 DFW INTERNATIONAL AIRPORT
14 MILES

 DALLAS LOVE FIELD
23 MILES

DEMOGRAPHICS | 704 HOLFORDS PRAIRIE RD. LEWISVILLE, TX 75056

DRIVE TIMES

18 MINUTES

TO DFW AIRPORT

30 MINUTES

TO DOWNTOWN DALLAS

40 MINUTES

TO DOWNTOWN FORT WORTH

POPULATION BREAKDOWN

	2 MILE	5 MILE	10 MILE
2010 POPULATION	18,707	181,090	759,708
2023 POPULATION	29,195	226,051	962,160
2028 POPULATION PROJECTION	33,268	344,049	1,145,408
ANNUAL GROWTH (2010-2020)	4.12%	1.88%	1.99%
ANNUAL GROWTH (2023-2028)	0.61%	0.52%	0.44%
MEDIAN AGE	34.4	35.5	36.4
BACHELOR'S DEGREE OR HIGHER	39%	34%	37%
2023 MEDIAN HOUSEHOLD INCOME	\$94,073	\$90,447	\$94,797

ZONING - LIGHT INDUSTRIAL



DISCLAIMER

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By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

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