

For Lease

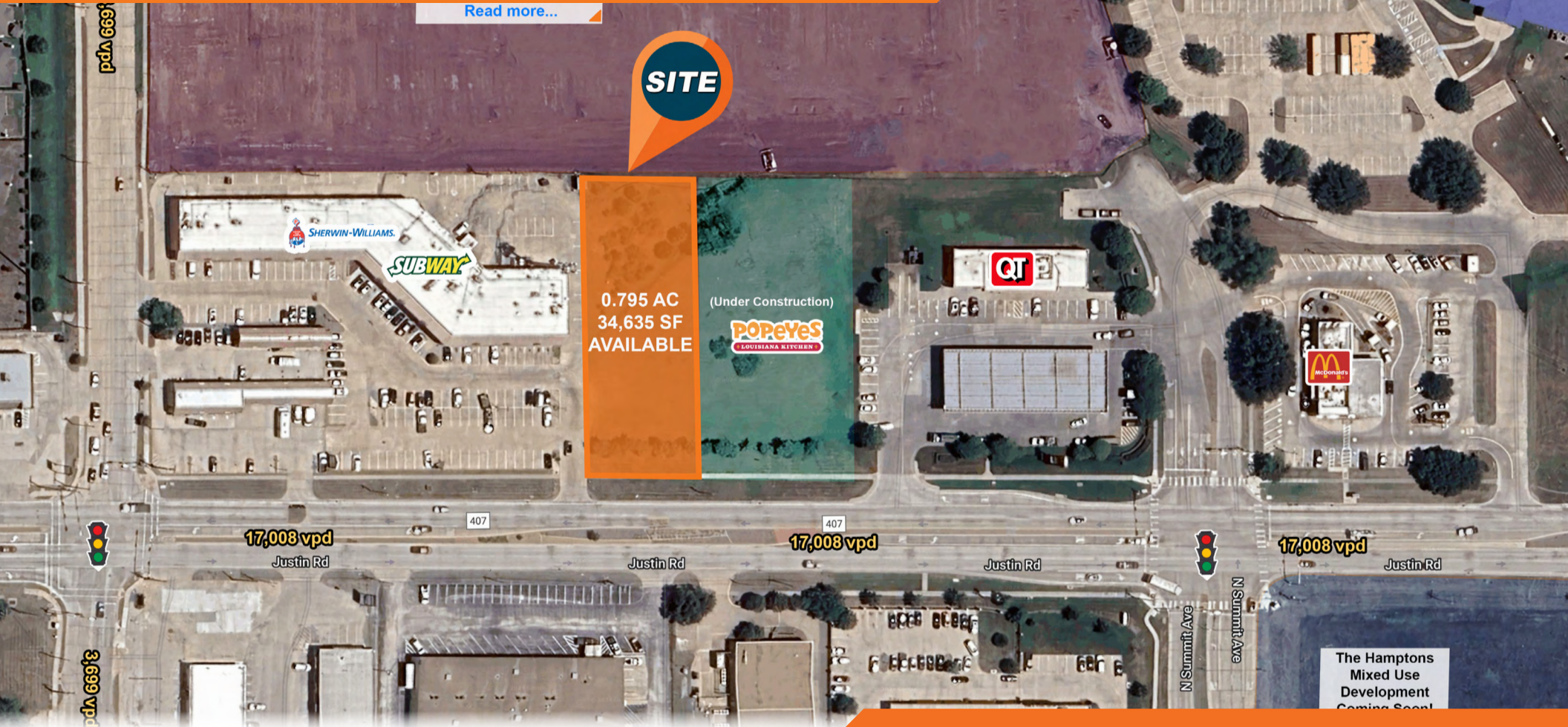
Coming Soon!

[Read more...](#)

SITE

0.795 AC
34,635 SF
AVAILABLE

(Under Construction)
POPEYES
LOUISIANA KITCHEN



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
hproperties.com

0.795 Acre Ground Lease Pad

NEQ I-35 & Justin Rd
Lewisville, TX 75077



0.795 ACRE GROUND LEASE PAD

NEQ I-35 & Justin Rd, Lewisville, TX 75077

Property Information

Land For Lease	34,635 SF
Rental Rate	Call For Pricing

Pad Information

Pad Site Available	0.795 AC Pad includes 112+ Ft of Justin Rd Frtg
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Property Highlights

- Surrounded by new development
- Justin Rd is characterized by its mix of residential neighborhoods. Residents can enjoy the comforts of suburban living while still having access to retail centers and dining establishments.
- Close proximity to I-35E with high traffic 71,887 vpd
- Projected population growth over 6% in a 1-mile radius

Demographics

Population (2024)	2 mi. - 33,859
	3 mi. - 75,165
	5 mi. - 189,249
Average Household Income	2 mi. - \$198,678
	3 mi. - \$177,472
	5 mi. - \$165,116

Traffic Count	Justin Rd. - 17,008 vpd I-35E Hwy - 71,887 vpd
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For More Information

Matthew Kivnani
Senior Associate | Brokerage
matthew@hpiproperties.com
469.604.8681

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7700 Windrose Ave. Suite 03-128 • Plano, Texas 75024 • 214-689-3600
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For Lease



Hunington



**Fronterra
Mixed Use Development**
201 Townhomes
759 Apartment Units
Coming Soon!
[Read more...](#)

SITE

0.795 AC
34,635 SF
AVAILABLE

(Under Construction)
POPEYES
LOUISIANA KITCHEN

Gas Monkey
Coming Soon!

**The Hamptons
Mixed Use
Development**
Coming Soon!
[Read more...](#)

17,008 vpd
Justin Rd

17,008 vpd
Justin Rd

17,008 vpd
Justin Rd

3,699 vpd
Megee Ln

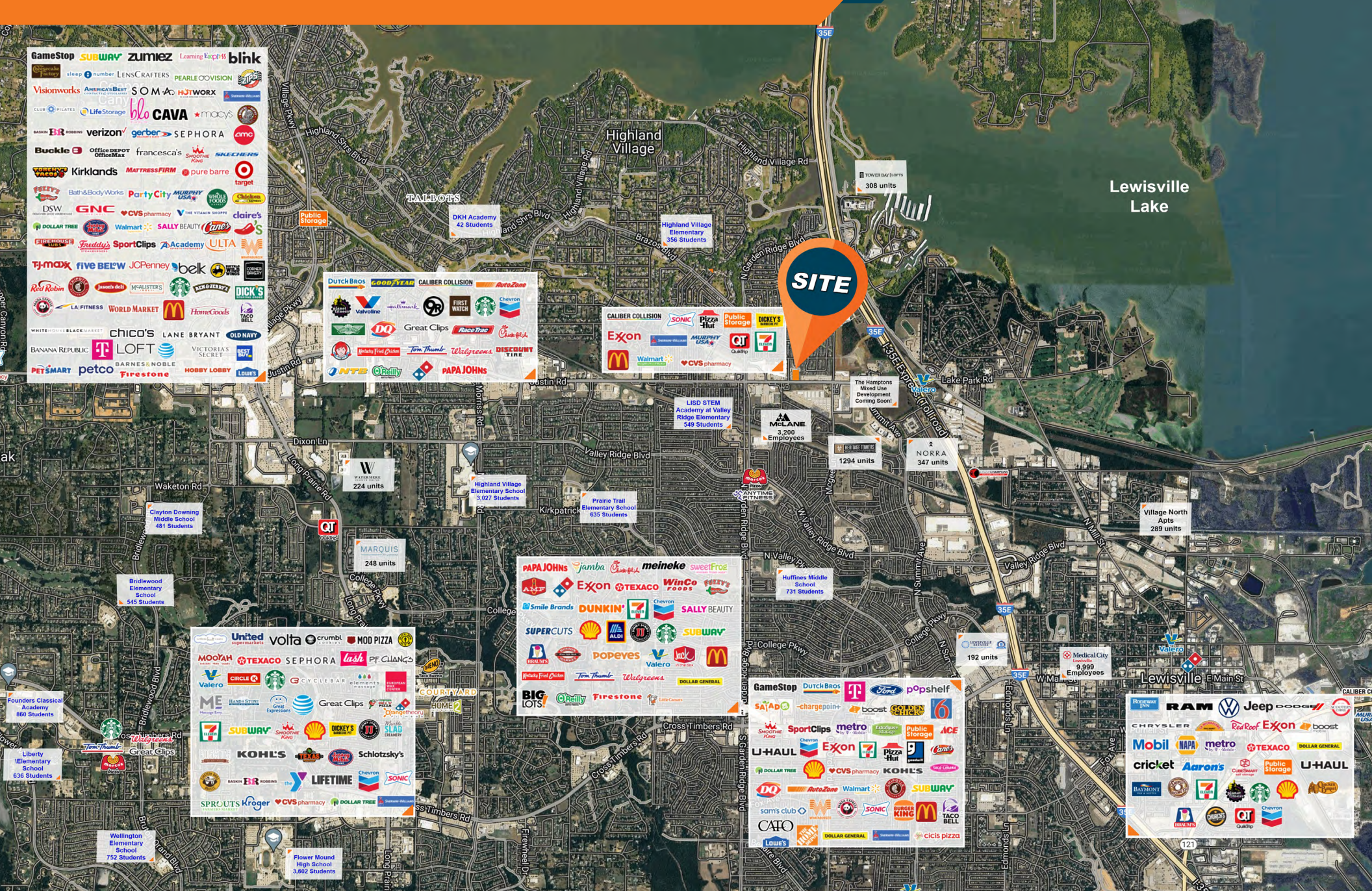
**CALIBER
COLLISION**
RESTORING THE RHYTHM OF YOUR LIFE

For Lease



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For Lease



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SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0535, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create three lots out of two previously recorded lots.

Info Table:
 GROSS ACERAGE: 163,890 SF (3.762 Acres)
 Nos. of Lots: 3
 Proposed Use: Commercial

Summary Table:

LI
Lot 1R1 - Commercial
Square Footage - 90,054
Acres - 2.067
Lot 2R1 - Commercial
Square Footage - 39,201
Acres - 0.900
Lot 2R2 - Commercial
Square Footage - 34,635
Acres - 0.795
Requirements LI
Max Height - Width of Street
Front Yard Setback - 25'
Side Yard - 15'
Rear Yard - 50'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT QT South, LLC and Al-Madrasah, LLC, the undersigned authorities, do hereby adopt this plat designating the herein above described property as **Lot 1R1, 2R1 and 2R2, Block A, Q.T. 942 Addition**, an addition to the City of Lewisville, Denton County, Texas and does hereby dedicate to the public use forever the streets and alleys shown herein, and does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way encroach or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, for the purpose of constructing, reconstructing, inspecting, parcelling, maintaining, and adding to and from and upon any of said easement strips without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center point of all other appurtenances (Fire Hydrant valves, water meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter to the public use forever, all public use spaces shown on the face of the plat.

Authorized Representative - QT South, LLC	Authorized Representative - Al-Madrasah, LLC
Printed Name	Printed Name
Title / Date	Title / Date

STATE OF TEXAS §
 COUNTY OF _____ §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day _____ personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Notary Public in and for the State of Texas

STATE OF TEXAS §
 COUNTY OF _____ §
 BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day _____ personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20____

Notary Public in and for the State of Texas

STATE OF TEXAS §
 COUNTY OF DENTON §
 BEING a 3.762 acre tract of land situated in the Peter K. Wagner Survey, Abstract Number 1342 located within the City of Lewisville, being all of Lot 1R and 2, Block A of Q.T. 942 Addition, an addition to the City of Lewisville, as recorded in Instrument Number 2009-48, Plat Records, Denton County, Texas same being all of a tract of land described to QT South, LLC by Special Warranty Deed recorded in Instrument Number 2020-63698, Deed Records, Denton County, Texas and all of that same tract described to Al-Madrasah, LLC by Special Warranty Deed recorded in Instrument Number 2009-107317, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630):

BEGINNING at an "X" Cut found for the southermost southeast corner of Lot 1R, Block A of said Q.T. 942 Addition and lying on the north right-of-way line of FM 407 (Justin Road (Variable Width right-of-way));

THENCE North 89 degrees 45 minutes 56 seconds West, with the north right-of-way line of said FM 407, a distance of 544.04 feet to an "X" Cut found for the southwest corner of said Lot 2;

THENCE North 00 degrees 27 minutes 31 seconds West, departing the north right-of-way line of said FM 407, passing the southeast corner of Lot 1-A, Block A of McGee Park, an addition to the City of Lewisville, as recorded in Cabinet G, Page 63, Plat Records, Denton County, Texas and continuing with the east line of said Lot 1-A, a total distance of 299.56 feet to a 1/2 inch rebar capped "WINDROSE" set for the northeast corner of said Lot 1-A, same being the northwest corner of said Lot 2 and lying on the south line of a tract of land described to MM Fronterra 35, LLC by Instrument Number 2020-210814, Deed Records, Denton County, Texas;

THENCE South 89 degrees 12 minutes 38 seconds East, with the south line of said MM Front, a distance of 507.60 feet to an "X" cut found for the northeast corner of said Lot 1R, same being a point on the west right-of-way line of Summit Avenue, a distance of 433.75 feet, a central angle of 01 degrees 16 minutes 07 seconds and a chord bearing and distance of South 29 degrees 44 minutes 53 seconds East, a distance of 9.60 feet;

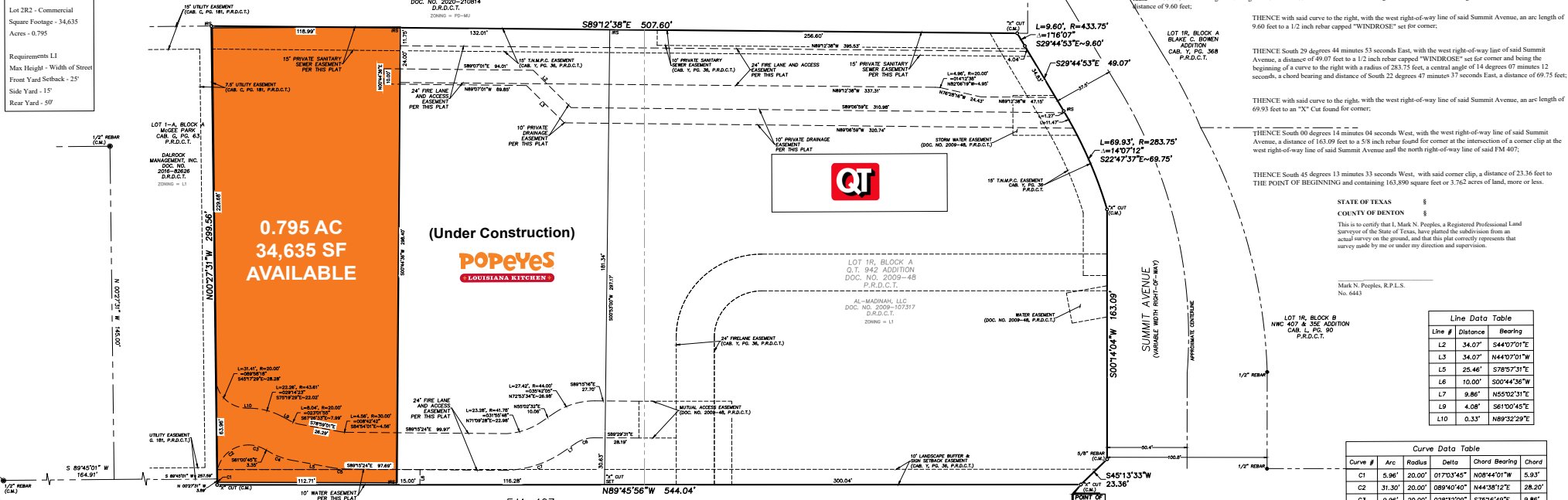
THENCE with said curve to the right, with the west right-of-way line of said Summit Avenue, an arc length of 9.60 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 29 degrees 44 minutes 53 seconds East, with the west right-of-way line of said Summit Avenue, a distance of 49.07 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the right with a radius of 283.75 feet, a central angle of 14 degrees 07 minutes 12 seconds, a chord bearing and distance of South 22 degrees 47 minutes 37 seconds East, a distance of 69.75 feet;

THENCE with said curve to the right, with the west right-of-way line of said Summit Avenue, an arc length of 69.75 feet to an "X" Cut found for corner;

THENCE South 00 degrees 14 minutes 04 seconds West, with the west right-of-way line of said Summit Avenue, a distance of 163.09 feet to a 5/8 inch rebar (found for corner at the intersection of a corner clip at the west right-of-way line of said Summit Avenue and the north right-of-way line of said FM 407);

THENCE South 45 degrees 13 minutes 33 seconds West, with said corner clip, a distance of 23.36 feet to THE POINT OF BEGINNING and containing 163,890 square feet or 3.762 acres of land, more or less.

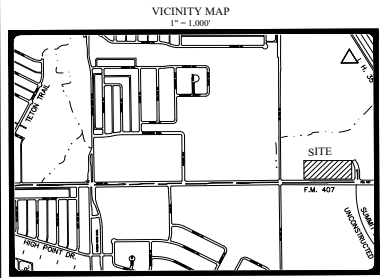


STATE OF TEXAS §
 COUNTY OF DENTON §
 This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S.
 No. 6413

Line #	Distance	Bearing
L1	34.07'	S44°07'01"W
L2	34.07'	N44°03'01"W
L3	25.46'	S78°57'31"E
L4	16.1000'	S00°44'36"W
L5	9.86'	N52°02'31"E
L6	4.08'	S61°00'45"E
L10	0.33'	N89°32'29"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	5.96'	20.00'	01°70'45"	N08°44'01"W	5.93'
C2	31.30'	20.00'	089°40'40"	N44°38'12"E	28.20'
C3	9.96'	20.00'	028°32'09"	S75°16'49"E	9.86'
C4	16.41'	44.00'	021°22'28"	S68°16'17"E	16.32'
C5	9.71'	54.00'	0101°7'53"	S84°06'27"E	9.69'
C6	12.46'	20.00'	035°42'05"	N72°53'34"E	12.26'
C7	40.50'	65.00'	035°42'05"	N72°53'34"E	39.85'



The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Final Plat of Q.T. 942 Addition, an addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the _____ day of _____, 20____, and including acceptance of the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinafter subscribed in the capacity stated.

Witness my hand this _____ day of _____, 20____.

Julia Woonster, City Secretary
 City of Lewisville, Texas

No Variances from the General Development Ordinance Required.

Approved as shown:

Mary-Ellen Miksa
 Chairman, Planning & Zoning Commission
 City of Lewisville, Texas

OWNER/DEVELOPER
 Al-Madrasah, LLC
 4705 S. 129th E. Avenue,
 Tulsa, OK 74134

OWNER/DEVELOPER
 QT South, LLC
 4705 S. 129th E. Ave.,
 Tulsa, Oklahoma 74134



1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194531 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 11/17/2021 CHECKED BY: M.F. JOB NO.: 057094

Point of Contact:
 Grayson CeBallas
 972.370.5011
 grayson.ceballas@windroseservices.com
 Last Revision Date: 05/06/2022

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 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:
 - 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.

<u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>454676</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Sanford Paul Aron</u> Designated Broker of Firm	<u>218898</u> License No.	<u>sandy@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone
<u>Matthew Kivnani</u> Licensed Supervisor of Sales Agent/ Associate	<u>741535</u> License No.	<u>matthew@hpiproperties.com</u> Email	<u>214.689.3600</u> Phone
<u>N/A</u> Sales Agent/Associate's Name	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date