

VISTA GROVE

2403 S. STEMMONS FRWY, LEWISVILLE, TX 75067

SHOP COS.



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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

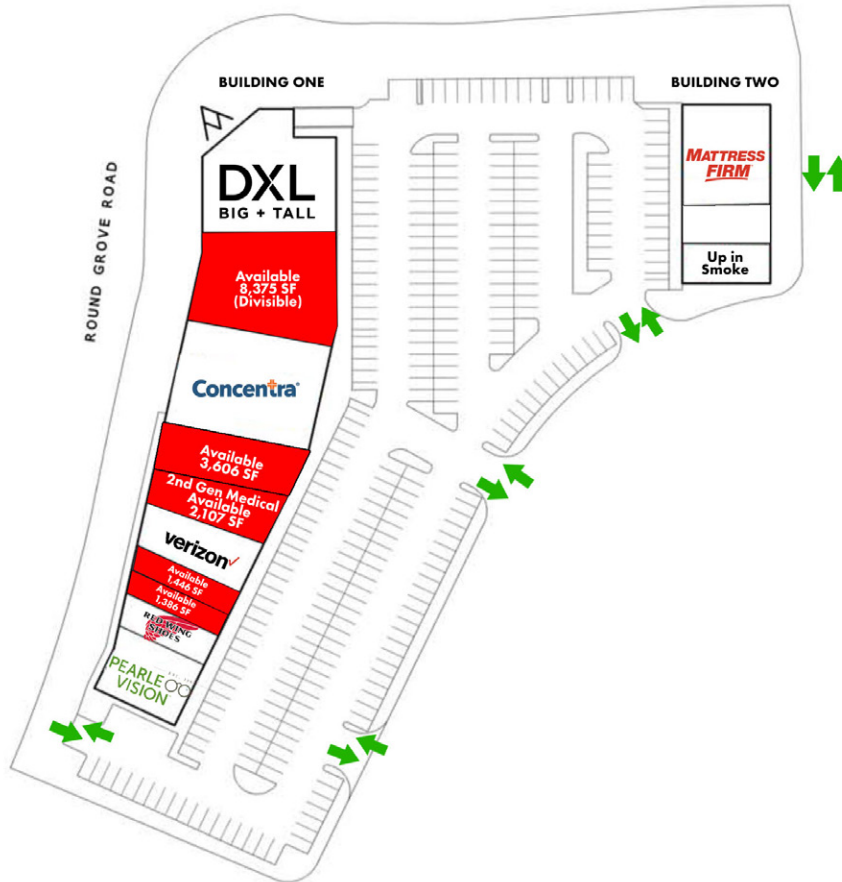
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INTERSTATE I-35 EAST

SUITE	TENANT	GLA
100	DESTINATION XL	7,882
102	AVAILABLE (DIVISIBLE)	8,375
103	CONCENTRA	8,836
104	AVAILABLE	3,606
105	2ND GEN MEDICAL SPACE	2,107
107	VERIZON WIRELESS	4,684
109	AVAILABLE	1,446
110	AVAILABLE	1,386
111	RED WING SHOES	1,800
113	PEARL VISION	3,400
120	MATTRESS FIRM	5,000
122	TBD	2,000
125	UP IN SMOKE	2,023
	TOTAL	52,474



PROJECT SCOPE

Vista Grove sits at the corner of the heavily trafficked E Round Grove and i-35 access road intersection, benefitting from over 195k VPD. This easily accessible site serves surrounding populations in Lewisville, Carrollton, Hebron, and Highland Village. A large number of national retailers are found in the immediate vicinity. This site faces the over \$200 million redevelopment of Music City Mall. This shopping center has over 300 parking spaces.

DETAILS

- 1,386 SF Available
- 1,446 SF Available
- 2,107 SF 2nd Gen Medical Space Available
- 3,606 SF Available
- 8,375 SF Available
- Potential Ground Lease Opportunity

TRAFFIC COUNTS

o E Round Grove Rd:	37,522 VPD-21
o Interstate 35:	159,320 VPD-21

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	14,522	96,778	242,689
Avg. HH Income	\$88,014	\$118,805	\$125,680
Total Housing Units	7,282	37,872	91,219
Daytime Population	17,473	91,591	234,233
Medium Home Value	\$278,239	\$323,170	\$322,505

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VISTA RIDGE/MUSIC CITY MALL REDEVELOPMENT RENDERINGS



Music City Mall was sold to Los Angeles-based 1000 South Vermont LLC and its affiliates in August of 2022. The Mall will undergo over a \$200 million redevelopment with plans to create a true mixed-use destination that will include multifamily, office, retail, and entertainment.



Link: <https://cityoflewisville.legistar.com/View.ashx?M=F&ID=11695496&GUID=160B6EC6-36DF-49E5-BAB4-3B222FC88908>

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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 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.

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