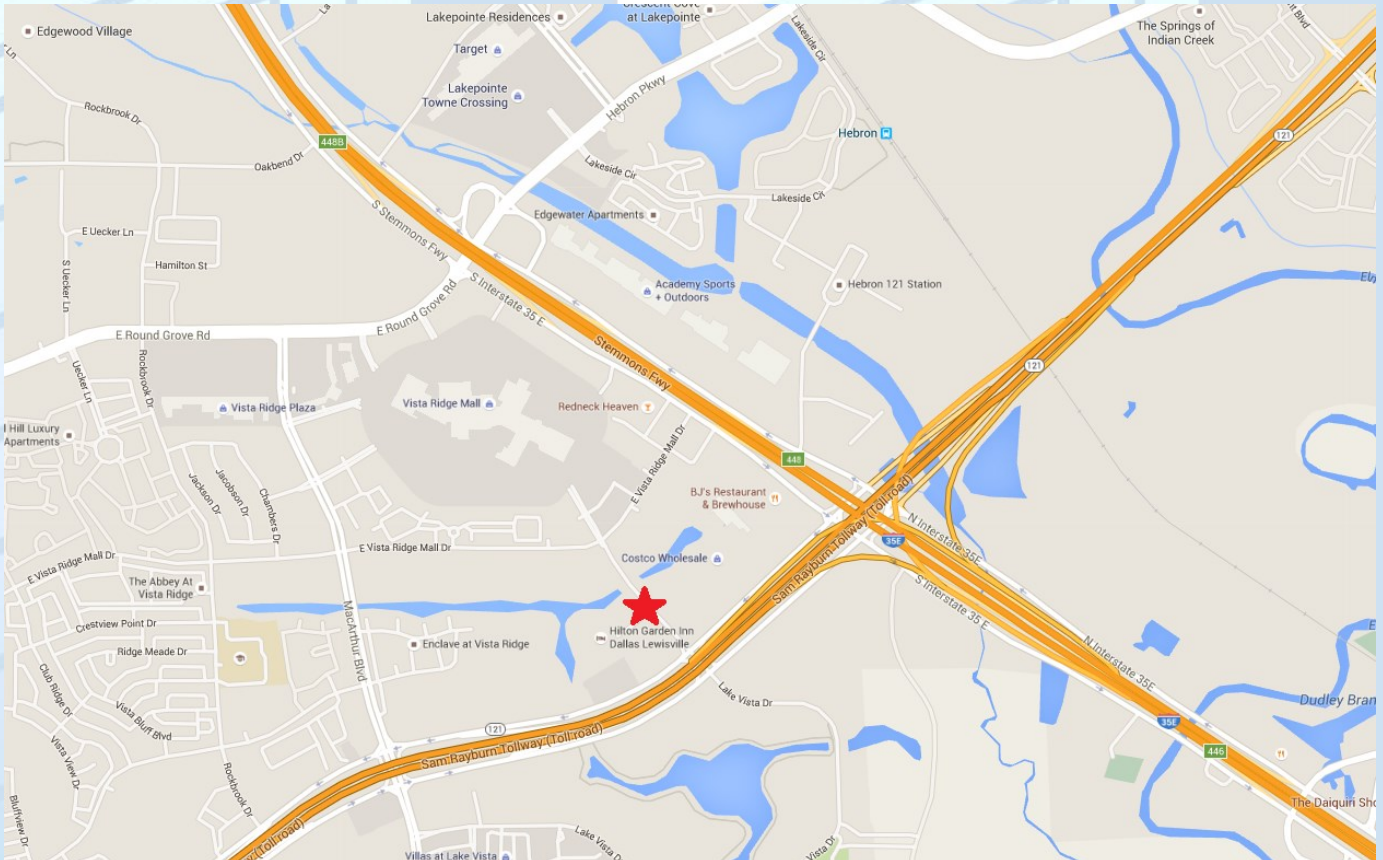


Pad Site - Light Industrial -FOR SALE

Near Vista Ridge Mall in Lewisville Texas

1.13 Acres for sale. \$17 psf (\$836,910.00)



Property:

1.13 Acres—49,222.8 sqft

Zoned Light Industrial

Traffic Counts—

121: 83,000 per day

Lake Vista: 4,241 per day

-Site is supported by hotels, office parks and residential.

-1,000,000 SF of office on the South side of HWY 121

-At the primary entrance to Vista Ridge Mall

-Nine hotels within walking distance

-Convenient access to I-35 and HWY 121

Chas Lester CLester@HarvardCo.com Direct (214) 437-9278

OR

Mitchell Lester MLester@HarvardCo.com Direct (214) 315-4161

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Pad site available at the northwest quadrant of Hwy 121 bypass and Lake Vista Drive in Lewisville. Located among a multitude of major retailers in the area and just south of Vista Ridge Mall. Strong income, population and future growth potential, combined with excellent highway visibility, make this an ideal site for any retailer, hotel or office user seeking a Lewisville presence.

Another Great Investment Opportunity from:

HARVARD COMPANIES INC.

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Example



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Lewisville, TX 75067 Data & Demographics (As of July 1, 2015)

POPULATION		HOUSING	
Total Population	63,635	Total Housing Units	27,423 (100%)
Population in Households	63,336	Owner Occupied HU	9,597 (35.0%)
Population in Families	47,638	Renter Occupied HU	16,028 (58.4%)
Population in Group Qtrs	299	Vacant Housing Units	1,798 (6.6%)
Population Density ¹	5,119	Median Home Value	\$208,941
Diversity Index ²	79	Average Home Value	\$237,579

HOUSEHOLDS		INCOME	
Total Households	25,625	Median Household Income	\$58,341
Average Household Size	2.47	Average Household Income	\$72,629
Family Households	14,847	Per Capita Income	\$29,329
Average Family Size	3		

(Compound Annual Growth Rates)

GROWTH RATES	2010-2015	2015-2020
Population	1.3%	1.73%
Households	1.44%	1.84%
Families	0.99%	1.48%
Median Household Income		2.77%
Per Capita Income		2.11%

1) Population Density = Total Population per square mile.

2) The Diversity Index is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. If an area's entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

Based on Census 2010 counts, the Diversity Index for the United States was 60.6 and it is expected to increase to 64.8 by July 1, 2018.



Harvard Companies, Inc.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials			_____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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