

FOR LEASE

LEWISVILLE TOWNE CROSSING

SEQ SH-121 & JOSEY LN, LEWISVILLE, TX 75056



PROPERTY INFO

- + Superregional Power Center situated in the heart of the rapidly developing commercial corridor of Sam Rayburn Tollway.
- + Conveniently located at the major north-south thoroughfare of Josey Ln / Main St. serving the densely populated communities of The Colony, Lewisville, Castle Hills, Carrollton, Frisco, and West Plano.
- + Positioned in close proximity to multiple corporate and regional headquarters adds to the strong daytime demographics in the immediate area. (i.e. Toyota, JP Morgan Chase, Liberty Mutual, Frito Lay, Dr. Pepper, Pizza Hut, etc.)
- + Excellent co-tenancy with Super Target, 24 Hour Fitness, Studio Movie Grill, PetSmart, Ulta, Five Below, etc.

GROSS LEASABLE AREA

- + 232,438 SF

AVAILABLE SPACE

- + 1,366 SF - 3,400 SF

RATES | NNN

- + Please call for rates | \$9.82/SF (Estimate)



Traffic Counts

SH-121	190,512 vpd
Josey Ln	26,000 vpd

Source: CoStar 2016

2019 Demographic Summary

	1 Mile	3 Miles	5 Miles
Total Population	6,756	87,503	229,726
Daytime Population	9,063	67,145	242,422
Average HH Income	\$148,806	\$130,884	\$122,962
Median Age	36.3	36.4	36.0

Retail Science from CBRE

cbre.us/southcentralretail

CBRE



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UNIT	4740 SH 121	SF
A100	Mission Renaissance	1,722
A200	Revyve Chiropractor	1,774
A300	Depil Brazil Waxing Studio	1,088
A350	AVAILABLE	1,366
A400	Rockfish Grill	4,492
A500	Lonestar Taps & Caps	1,400
A550	Café China & Pho	1,544
A600	Best Brains	1,176
A700	Earnest Donuts	1,215
A800	Edible Arrangements	1,600
A900	Rotolo's Pizzeria	2,857
UNIT	4750 SH 121	
J100	Ultra Beauty	10,010
J200	Five Below	8,000
J300	Tuesday Morning	13,545
UNIT	4770 SH 121	
C100	Monarch Dental	3,010
C110	SportClips	1,292
C115	Jersey Mike's	1,718
C120	Luxury Nail Spa	1,330
C130	AVAILABLE	3,400
C140	Teriyaki Madness	1,930
C150	Smoothie King	1,340
C155	Soccer Corner	2,530
C160	FedEx	1,200
C170	AT&T	4,000
C180	Salon Suites	7,304
4800 SH 121	Studio Movie Grill	45,979
UNIT	4808 SH 121	
D100	AVAILABLE	2,254
D120	Vario Health	4,200
D150	Cutting Edge Cryo	1,940
4850 SH 121	West Marine	13,006
4854 SH 121	PetSmart	26,430
4858 SH 121	Dollar Tree	10,000
4862 SH 121	Keller Williams Realty	3,786
4866 SH 121	24 Hour Fitness	44,000
		232,438



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CONTACT US

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

_____ 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	