



2826 SH 121 | 2826 STATE HWY 121, LEWISVILLE, TX 75056

Features

- New Construction
- Available 3,254 SF (divisible) space with potential patio off side door
- Shell space
- Sprinklers in place

FOR LEASE

TOTAL SF: 6,278
AVAILABLE SF: 3,254
CONTACT FOR MORE INFORMATION

Traffic Counts

SH 121 161,468 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	14,775	86,448	218,524
Total Households	6,093	33,458	88,196
Average Household Income	\$151,100	\$151,078	\$144,976
5 Year Population Growth	12.19%	5.09%	2.60%

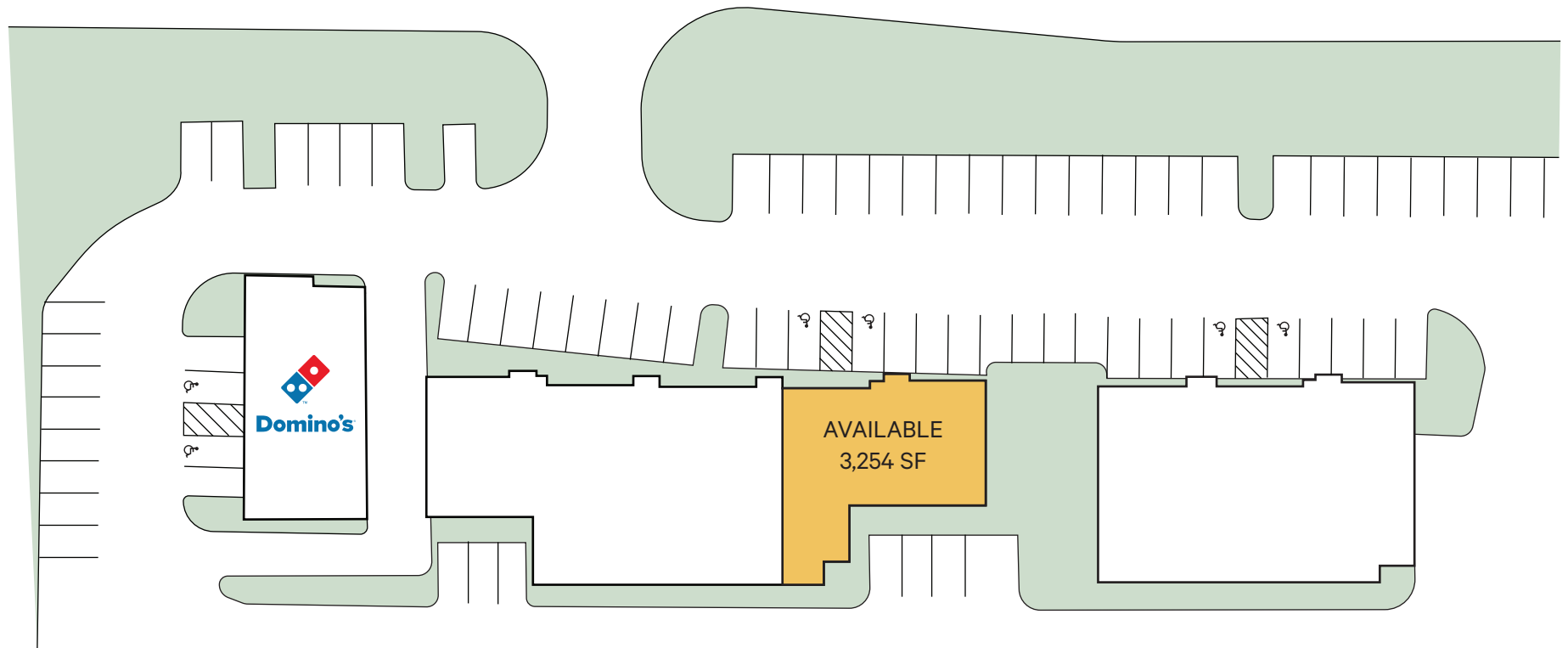
A. David Zoller
 Executive Vice President
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Jack Thomas
 Brokerage Associate
 214.954.0600
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Area Retailers & Businesses



STATE HIGHWAY 121



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes 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. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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SITE

Phase I Completed
 Offices at The Realm
 Nine-story Class A - 235k sf
 16k sf 1st flr retail

VALOR
 AT THE REALM
 260 MF-UNITS

OLIVIAN
 AT THE REALM
 421 MF-UNITS

THE REALM
 CASTLE HILLS
 324 Acre I Mixed-Use Development
 4k Multi-Family Units at Buildout
 525 SF-Homes, 80 Condos
 235k sf Office, 35k sf Retail

CASTLE HILLS
 WINDHAVEN
 86 PLANNED
 SF-HOMES

SOJOURN
 AT THE REALM
 80 CONDOS

DISCOVERY
 AT THE REALM
 741 MF-UNITS

CASTLE HILLS
 NORTHPOINTE
 94 SF-HOMES

LAKEWOOD HILLS ADD.
 489 OCCUPIED
 521 PLANNED
 SF-HOMES

STEM ACADEMY AT
MEMORIAL E.S.
 632 STUDENTS

FUTURE
 LISD
 CAMPUS

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 on 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Arthur David Zoller

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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