

Castle Hills Marketplace

6225 N Josey Ln | Lewisville, TX 75056



Phase II Conceptual Rendering

weitzman®



Phase II Conceptual Rendering

Phase I

Castle Hills Marketplace serves an upscale trade area featuring Kroger Marketplace, Chili's, Pei Wei, & more. Anchor, junior anchor and pad opportunities are available at the strong regional intersection of SH-121 & Josey Lane.

Phase II

Phase II will deliver 380 units with 8,000 SF of ground retail, 11,700 SF of retail/restaurant, 14,000 SF of retail/restaurant, and the 3.5 acres of SH 121 pad land west of the Chili's. Construction of the multi-family has begun with Summer 2025 expected occupancy. Lot 7R cold dark shell will be delivered for tenant construction Summer 2025 with openings for the Fall.



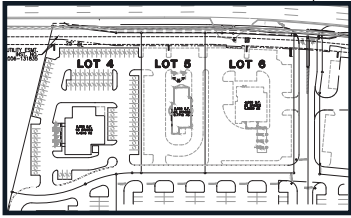
Demographics

	1 mile	3 mile	5 mile
Total Population	10,277	97,390	248,578
Average HHI	\$171,546	\$153,529	\$151,582
Total Households	4,096	38,955	102,255

Traffic Counts

SH-121	161,468 VPD
N Josey Lane	45,132 VPD

Option B



M206	2,334 SF
L118	3,000 SF
L110	1,200 SF*

*Occupied, but Available

Phase II (Summer 2025)

Bldg 200	8,000 SF
Lot 7	11,700 SF
Lot 14	14,000 SF (drive-thru opportunity)

Phase II (Ground Lease or BTS)

Lot 4-6	3.4 acres
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Option A: 2 lots (+/- 7,000 SF dinner house)
 Option B: 3 lots (Bank/Rest. [6], QSR/drive thru [5],
 Dinner house [4])

- Available
- Occupied, but Available
- At Lease
- Phase II
- Phase III



141kSF

LIVE OAK LOGISTICS PARK

50kSF

126kSF

116kSF

132kSF

146kSF

Memorial Dr

Walmart

Main St

161,468 vpd

45,132 vpd

Sam Rayburn Tollway

Standridge Dr

N Josey Ln

Windhaven Pkwy

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

Kroger
Marketplace

SITE

OLIVIAN
AT THE REALM
421 MF-UNITS

THE REALM
CASTLE HILLS

324 Acre | 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

LAKWOOD HILLS ADD.
489 OCCUPIED
521 PLANNED
SF-HOMES

STEM ACADEMY AT
MEMORIAL E.S.
632 STUDENTS

FUTURE
LISD
CAMPUS



Lakeview M.S.
426 students

Ethridge E.S.
368 students

Kroger

CVS pharmacy

423

Main St

Griffin M.S.
755 students

Peters Colony E.S.
532 students

Morningside E.S.
364 students

N Colony Blvd

Paige Rd

S Colony Blvd

Memorial Dr

CAMEY E.S.
490 STUDENTS

The Colony H.S.
1,895 students

The Colony Five Star Complex

SITE

LIVE OAK LOGISTICS PARK

Walmart

ROSS

Target

Marketplace

Kroger

ALDI

379 Single Family

Multi-Family
636 Units

STEM ACADEMY AT MEMORIAL E.S.
632 STUDENTS

Centurion Lakewood Hills
525 Lots

Bright
450 Single Family

Owen E.S.
263 students

NFM

GRANDSCAPE
Retail Mixed-Use
4.9M visits annually

NFM
1.7M visits annually
\$750M est. annual sales

MASTERS PLANNED COMMUNITY
1,900 ACRES
10,000 UNITS AT BUILDOUT
2,500 APARTMENTS, TOWNHOMES, LOFTS, AND CONDOS WITH ON-SITE RETAIL.
700+ ACRES CORPORATE CAMPUSES, 200+ ACRES BUILD-TO-SUIT OFFICES

Lewisville Lake

LEGACY WEST

EMPLOYERS:

FedEx 1,200	JPMORGAN 6,000+
LIBERTY MUTUAL 5,000	TOYOTA 7,000+

SCHIELS

cosm

ANDRETTI

POP STRIKE

FIRESIDE SURF

WORLDSPRINGS

GREAT BIG GAME SHOW

DAVID'S

QUARTINO

WALKERS

WEB

BARLEY

DAVID'S

QUARTINO

WALKERS

WEB

BARLEY

121 TOLL

Windhaven Pkwy

CASTLE HILLS SINGLE FAMILY HOME DEVELOPMENT
5,000 HOMES AT BUILDOUT
4,300 HOMES DELIVERED
ESTIMATED RESIDENTS - 15,000

Discovery at the Realm Multi Family
PH I: 423 Units (2016)
Buildout: 4,000 Units

Killian M.S.
1,009 students

Bright
450 Single Family

Future LISD School

324 Acre IMU-DEVELOPMENT
4K MF-UNITS AT BUILDOUT
525 SF-HOMES, 80 CONDOS
235K SF OF OFFICE
35K SF-RETAIL

THE REALM

379 Single Family

Multi-Family
636 Units

STEM ACADEMY AT MEMORIAL E.S.
632 STUDENTS

Centurion Lakewood Hills
525 Lots

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Multi-Family
636 Units

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GRANDSCAPE
Retail Mixed-Use
4.9M visits annually

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SCHIELS

cosm

ANDRETTI

POP STRIKE

FIRESIDE SURF

WORLDSPRINGS

GREAT BIG GAME SHOW

DAVID'S

QUARTINO

WALKERS

WEB

BARLEY

WESTIN

Sheraton

edok

JP Morgan Chase

RAEDEKE GROUP

NTT DATA

FedEx

HAY WIRE

FOCO DE CHAGO

Tommy Bahama

TRUE FOOD

SLAKE SLACK

MARCO

CAVA

JCPenney

PEPSICO

FritoLay

Pizza Hut

ERICSSON



LEGACY WEST

EMPLOYERS:

FedEx 1,200	JPMORGAN 6,000+
LIBERTY MUTUAL 5,000	TOYOTA 7,000+

STONEBRIAR

Country Club

TOYOTA

Headquarters

TOYOTA PLANO

PEPSICO

FritoLay

Pizza Hut

ERICSSON

GRANDSCAPE

Live Grandscapes
345 MF-units

SCHIELS

cosm

ANDRETTI

POP STRIKE

FIRESIDE SURF

WORLDSPRINGS

GREAT BIG GAME SHOW

DAVID'S

QUARTINO

WALKERS

WEB

BARLEY

GRANDSCAPE

Retail Mixed-Use
4.9M visits annually

NFM

1.7M visits annually
\$750M est. annual sales

Kroger

Signature

palcoito

SIXTY VINES

CINEMA



Michelle Caplan

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Maggie Hansen

Vice President

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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 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 listening 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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Michelle Weitzman Caplan

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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