

For Lease

**Justin Road Village (407 McGee
Village)**
Lewisville, Texas





PROPERTY SUMMARY

Justin Road Village (407 McGee Village)

1301 FM 407, Lewisville, Texas 75077



PROPERTY HIGHLIGHTS

- One block west of busy interstate 35E
- Consumer spending in a 5-mile radius exceeds \$2 billion annually
- Surrounded by other retail including McDonald's and CVS

OFFERING SUMMARY

Lease Rate:	\$30.00 / SF
Available SF:	721 - 1,504 SF
Building Size:	34,622 SF

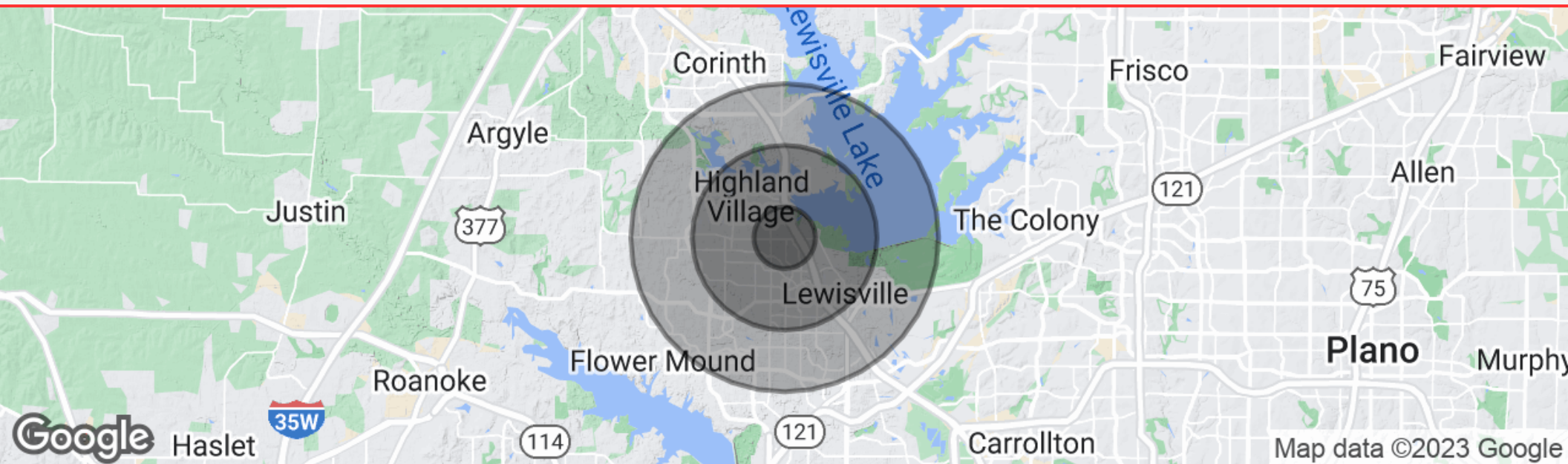
Erik Fulkerson erik@crestcommercial.com



DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,241	77,253	178,405
Average Age	37.1	38.5	38.1
Average Age (Male)	35.7	36.7	36.8
Average Age (Female)	38.0	40.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,951	27,575	64,609
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$108,387	\$106,921	\$112,205
Average House Value	\$263,944	\$263,708	\$267,040

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RETAIL MAP

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Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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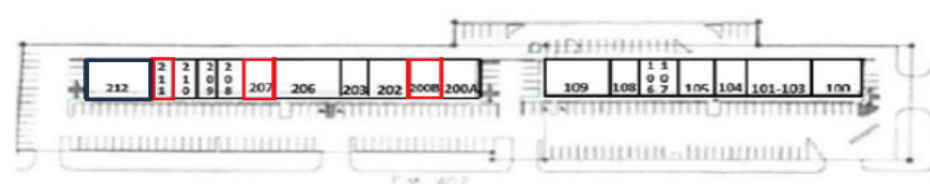
LEASE SPACES

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AVAILABLE SPACES

TENANT	SIZE (SF)	SUITE #
■ 3D Smoke Shop	2,400 SF	100
■ African Mini Mart	1,475 SF	101
■ Prairie Rose Tattoo	1,093 SF	102
■ AVAILABLE	1,025 SF	103 - 2nd Gen Restaurant
■ CBD American Shaman	1,271 SF	104
■ Nick's Pizza	1,880 SF	105
■ Sara's Secret	1,700 SF	106-107
■ King Kong Shoe Repair	800 SF	108
■ Rusty Beagle	3,958 SF	109
■ A&Z Foot Spa	1,281 SF	200A
■ AVAILABLE	972 SF	200B
■ Eagle Postal	2,090 SF	202
■ Flocka Fadez	799 SF	203
■ Rehab Services Unlimited	3,690 SF	206
■ AVAILABLE	721 SF	207
■ Best Braids	1,178 SF	208
■ Pizza Hut	1,692 SF	209
■ Farmers Insurance	807 SF	210
■ AVAILABLE	1,504 SF	211
■ Highland Liquor	4,362 SF	212



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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.

11-2-2015



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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
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