

FOR LEASE

GROUND LEASE

SWC - SH 121 BUSINESS & VALLEY RIDGE, LEWISVILLE, TX 75057

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

Ground Lease preferred. Landlord can provide a finished pad site, TI allowance or AS-IS.

PROPERTY HIGHLIGHTS

VALLEY RIDGE IS THE NEW OUTER LOOP CONNECTING I-35 E TO BUSINESS 121, BYPASSING MAIN STREET AND DOWNTOWN LEWISVILLE. HUGE TRAFFIC COUNTS. GREAT DAYTIME EMPLOYMENT AND MAJOR AM AND PM TRAFFIC CUT THROUGH FOR I-35 AND SH 121. CORPORATE DRIVE CONNECTION TO VALLEY RIDGE TO SOUTH ALREADY FUNDED WITH 2021 PROJECT LET. 7 SOCCER FIELDS AND LARGE YOUTH SPORTING COMPLEX AND CITY PARK JUST SOUTH ON VALLEY RIDGE.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3.2 Acres
Lot Size:	3.2 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	944	63,423	229,444
Total Population	2,681	169,410	614,985
Average HH Income	\$58,292	\$82,919	\$93,419

NATHAN TUNE

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INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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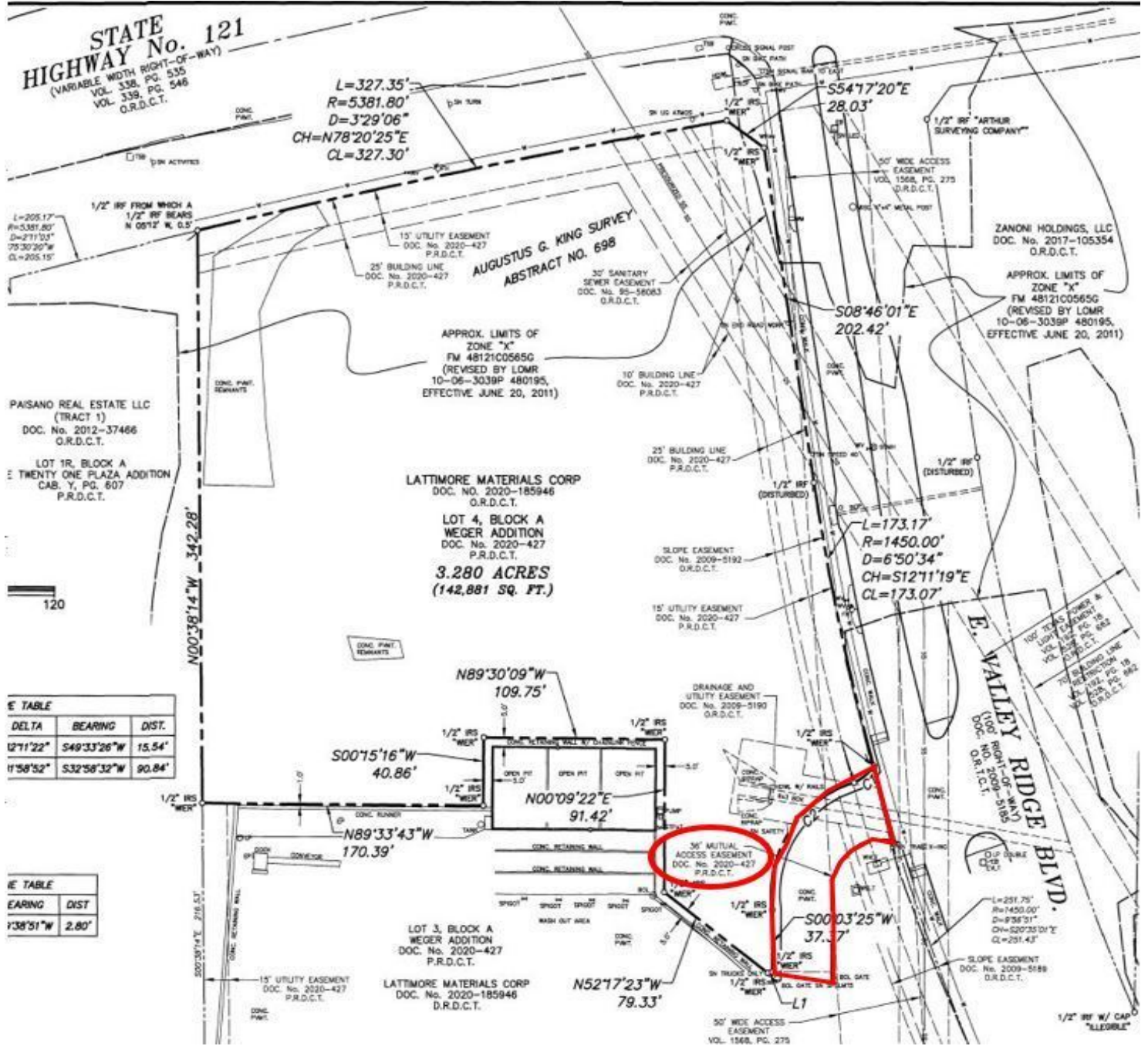
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SURVEY

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Lone Star Toyota of Lewisville Railroad Park (just South on Valley Ridge)



Panoramic View

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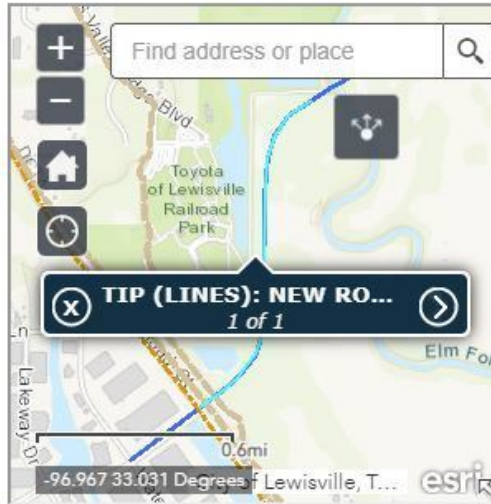
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Funding :: DENTON :: Project 20131 Details

TIP Code: 20131
 CSJ: 0918-46-236
 County: DENTON
 City: LEWISVILLE
 Agency: LEWISVILLE
 Project: NEW ROADWAY
 Type:
 On System:
 Advance:
 Loan:



Add to My Projects

Remove from My Projects

Location

Facility Name: CS
 Limits (from): ON CORPORATE DRIVE FROM ELM FORK TRINITY RIVER BRIDGE
 Limits (to): DGNO RR
 Scope of Work: CONSTRUCT FOUR LANE DIVIDED ROADWAY; SEGMENT 2
 Comments:

Total Project Cost

CSJ	Phase	Total Project Cost
091846236	Engineering	\$512,679
091846236	Construction	\$6,211,499
091846236	Construction Engineering	\$268,967
091846236	Contingencies	\$349,657
091846236	Indirect Costs	\$0
091846236	Bond Financing	\$0
Total:		\$7,342,802

Funding Information

Fiscal Year	Phase	CSJ	Category	Federal	State	Regional	Local	Total
2015	ENG	091846236	RTR 121 - DE1	\$0	\$0	\$410,143	\$102,536	\$512,679
2022	CON	091846236	RTR 121 - DE1	\$0	\$0	\$4,969,199	\$1,242,300	\$6,211,499
				\$0	\$0	\$5,379,342	\$1,344,836	\$6,724,178

RTR Project Disbursements

TIP	Advances	Total Expenditures
20131.00	\$5,379,342	\$395,418
	\$5,379,342	\$395,418

Status

Fiscal Year	Phase	CSJ	Est Let	Act Let	Est Compl	Act Compl
2015	ENG	091846236	02/2014	01/2015	09/2021	
2022	CON	091846236	09/2021		02/2023	

NTCOG Valley Ridge Outer Loop Project Status

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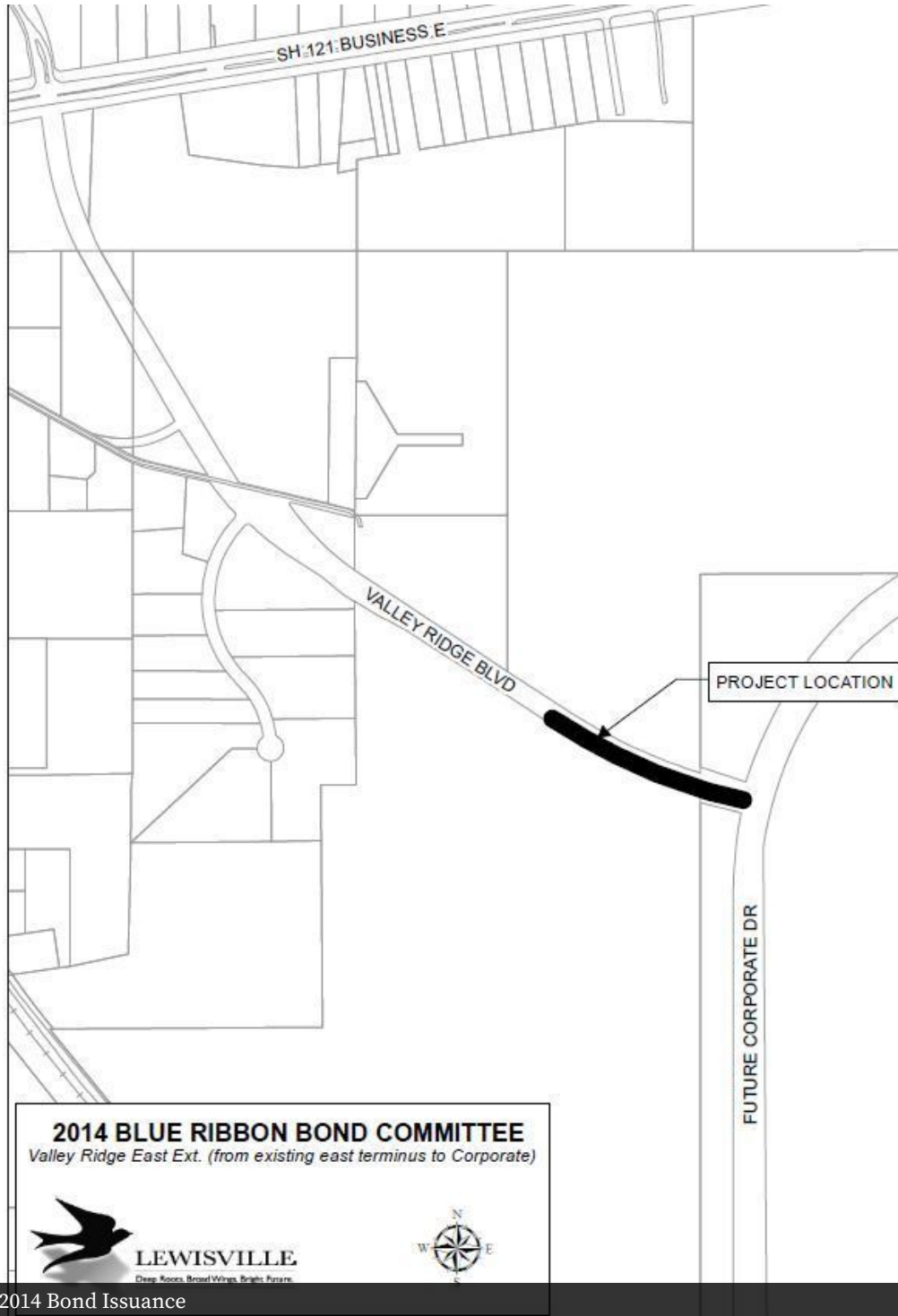
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Project Approved in 2014 Bond Issuance

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,681	169,410	614,985
Average age	31.6	32.7	34.2
Average age (Male)	32.3	32.5	33.8
Average age (Female)	29.5	33.2	34.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	944	63,423	229,444
# of persons per HH	2.8	2.7	2.7
Average HH income	\$58,292	\$82,919	\$93,419
Average house value	\$53,088	\$221,187	\$254,118

TRAFFIC COUNTS

State Highway Business 121 E/W	60,000/day
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* Demographic data derived from 2010 US Census

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LOCATION INFORMATION

Street Address	SWC - SH 121 Business & Valley Ridge
City, State, Zip	Lewisville, TX 75057
County/Township	Denton
Side Of Street	Southwest
Signal Intersection	Yes
Road Type	Highway

LAND

Number Of Lots	1
Best Use	Retail
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes
Topography	Flat
Easements Description	Cross-Access Easement to existing median break on Valley Ridge Boulevard

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail
Lot Size	3.2 Acres
Lot Frontage	330'
Lot Depth	350'
Corner Property	Yes
Traffic Count	60,000 VPD
Traffic Count Street	State Highway 121 Business
Traffic Count Frontage	330'
Waterfront	Yes

UTILITIES & AMENITIES

Power	Yes
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