

# FOR SALE

\$1,300,000

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

VERUS  
COMMERCIAL



## PROPERTY DESCRIPTION

3.2 AC hard corner zoned Light Industrial at a lighted intersection. Business 121 has huge traffic counts and is well positioned in the center of the DFW Metroplex.

## 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

Sale Price:	\$1,300,000
Available SF:	
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

940.381.2220

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



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SURVEY

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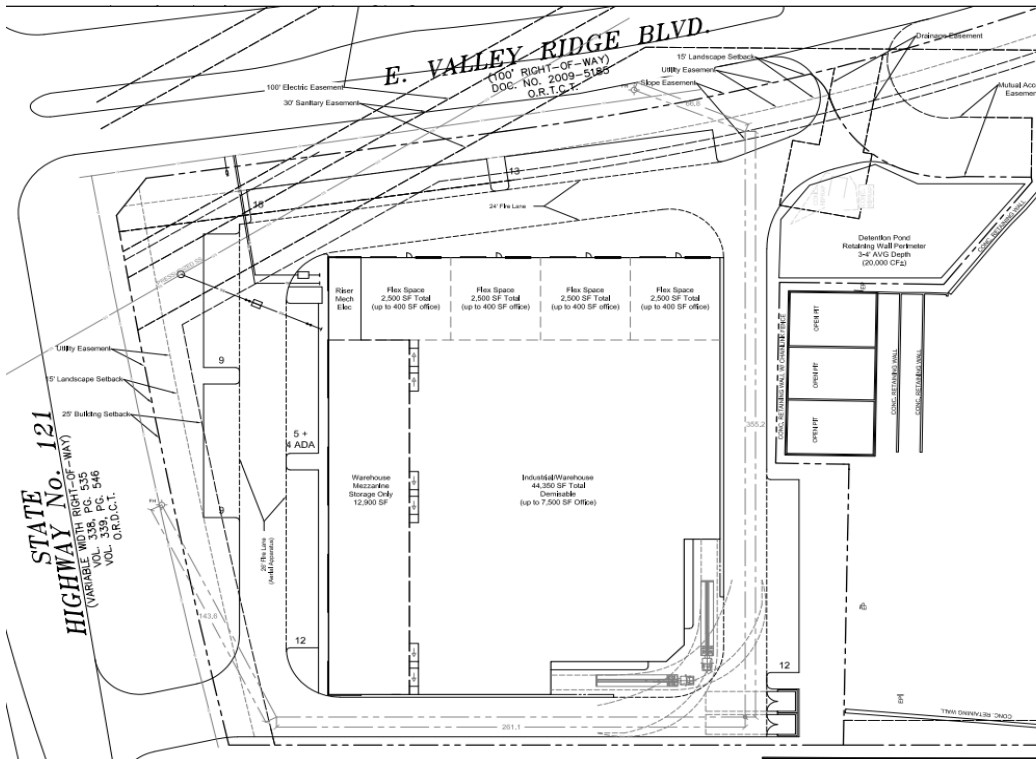
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Use Type	Square Footage	Parking Ratio	Parks Req'd
Warehouse/Industrial	36,850	2,000 : 1	18.4
Industrial Offices	7,500	200 : 1	37.5
Industrial Stor. Mezz - 2F	12,900	2,000 : 1	6.5
Flex Warehouse/Industrial	8,400	2,000 : 1	4.2
Flex Offices	1,600	200 : 1	8.0
First Floor SF	54,350	Total Parks Req'd	75
Storage Mezzanine SF	12,900	Regular Stalls	75
Total Square Footage	0	ADA Stalls	4
		Total Parks	79

Rainfall Intensity - Lewisville						
Dur.	2 yr	5 yr	10 yr	25 yr	50 yr	100 yr
5	5.88	6.86	7.61	8.71	9.58	10.44
10	4.85	5.69	6.36	7.26	8.04	8.76
15	4.12	4.84	5.40	6.20	6.84	7.48
20	3.70	4.39	4.93	5.68	6.29	6.89
30	2.86	3.50	3.98	4.64	5.18	5.70
40	2.52	3.10	3.54	4.14	4.62	5.09
50	2.18	2.71	3.09	3.63	4.07	4.49
60	1.84	2.31	2.65	3.13	3.51	3.88
90	1.47	1.90	2.20	2.60	2.91	3.23
120	1.11	1.48	1.75	2.07	2.32	2.58
180	0.82	1.08	1.27	1.50	1.70	1.88

Pre and Post Dev Drainage						
Pre	Tc	i	A	C	=	Q
DA1	20 min	6.89	3.28	0.35		7.91
		$A_{total}$	3.28	$C_{avg}$	0.35	$Q_{total}$
						7.91
Post	Tc	i	A	C	=	Q
Impervious	5 min	10.44	2.53	0.95		25.05
Landscape	20 min	6.89	0.75	0.18		0.94
		$A_{total}$	3.28	$C_{avg}$	0.77	$Q_{total}$
						25.98

Detention Storage Capacity						
Time (min)	$t_{100}$ (in/hr)	$C_{dev}$	A (acre)	$Q_{in}$ (cfs)	$Q_{dis}$ (cfs)	Storage (cfs)
5	10.44	0.77	3.28	26.5	7.91	4,380
10	8.76	0.77	3.28	22.2	7.91	8,577
15	7.48	0.77	3.28	19.0	7.91	11,132
20	6.89	0.77	3.28	17.5	7.91	13,829
30	5.70	0.77	3.28	14.4	7.91	16,516
40	5.09	0.77	3.28	12.9	7.91	19,121
50	4.49	0.77	3.28	11.4	7.91	19,882
60	3.88	0.77	3.28	9.8	7.91	18,796
90	3.23	0.77	3.28	8.2	7.91	20,449
120	2.58	0.77	3.28	6.5	7.91	16,148
180	1.88	0.77	3.28	4.8	7.91	6,473

## NTCOG Valley Ridge Outer Loop Project Status

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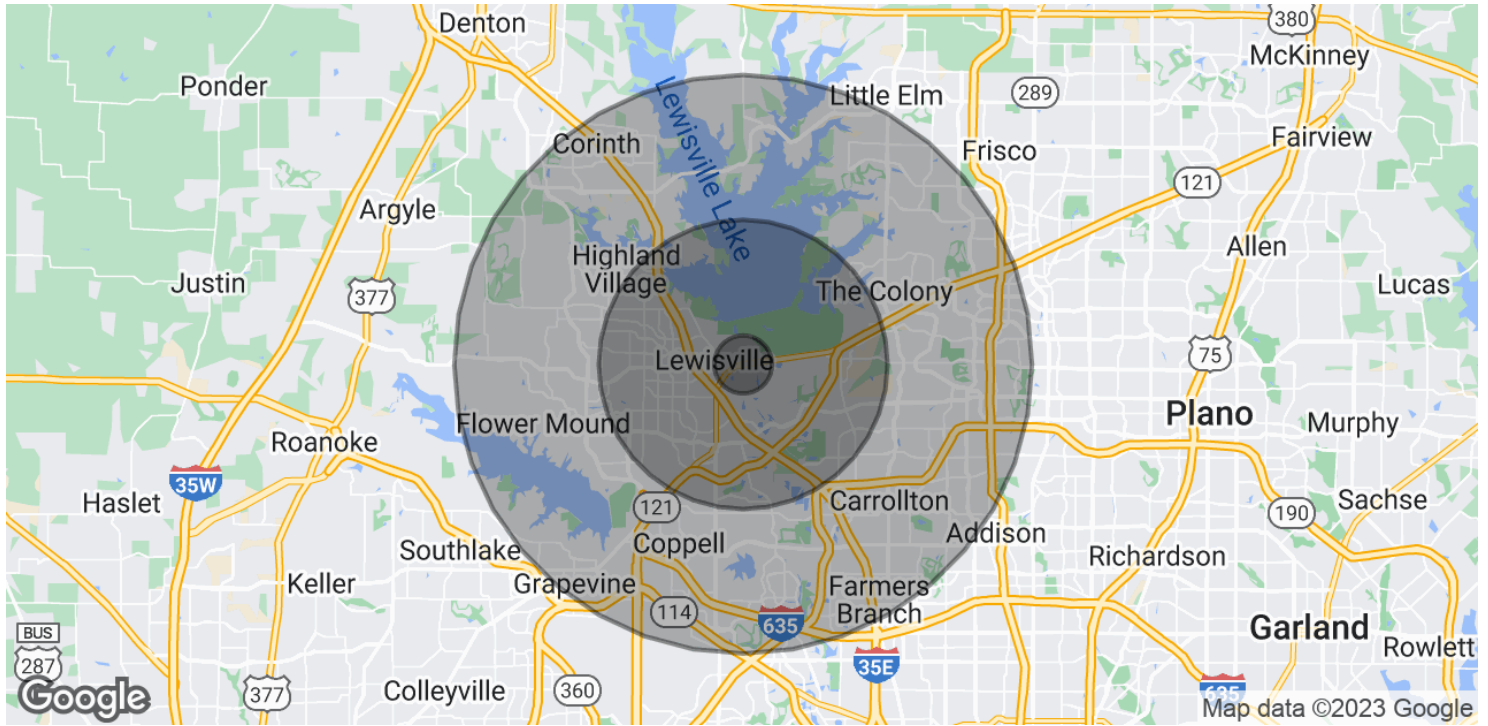
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## POPULATION

	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 2020 ACS - US Census

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# FOR LEASE

## GROUND LEASE

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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	Light Industrial
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	Industrial
Zoning	Light Industrial
Lot Size	3.2 Acres
Lot Frontage	330'
Lot Depth	350'
Corner Property	Yes
Traffic Count	70,000 VPD
Traffic Count Street	State Highway 121 Business
Traffic Count Frontage	330'
Waterfront	Yes

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