

AVAILABLE

Gas Station Redevelopment

300 E Corporate Drive | Lewisville, TX



Overview

AVAILABLE SPACE

TOTAL LAND

1.18 Acres

RATES

Call for Rates



Description

- Located at the first signalized intersection on the SWC I-35 & Corporate Drive, which serves as an entrance to many at the Timber Creek homes in Lewisville.
- Ownership can provide a drive-thru strip center for a redevelopment opportunity or willing to ground lease or build to suit the entire 1.18 acres.
- Parcel comes with signage visible to I-35, one of the busiest highways throughout the metroplex.
- Nearby retailers include Best Western, Chili's, El Fenix and Vista Ridge Mall.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	19,795	101,985	229,094
Total Households	9,547	39,125	85,309
Median HH Income	\$52,597	\$69,033	\$83,503
Daytime Population	19,269	100,528	229,594

Year: 2017 | Source: Esri

Contact

TYLER ISBELL

214.560.3145 | tyler.isbell@srsre.com

JACK DAWSON

214.560.3269 | jack.dawson@srsre.com

Traffic Counts

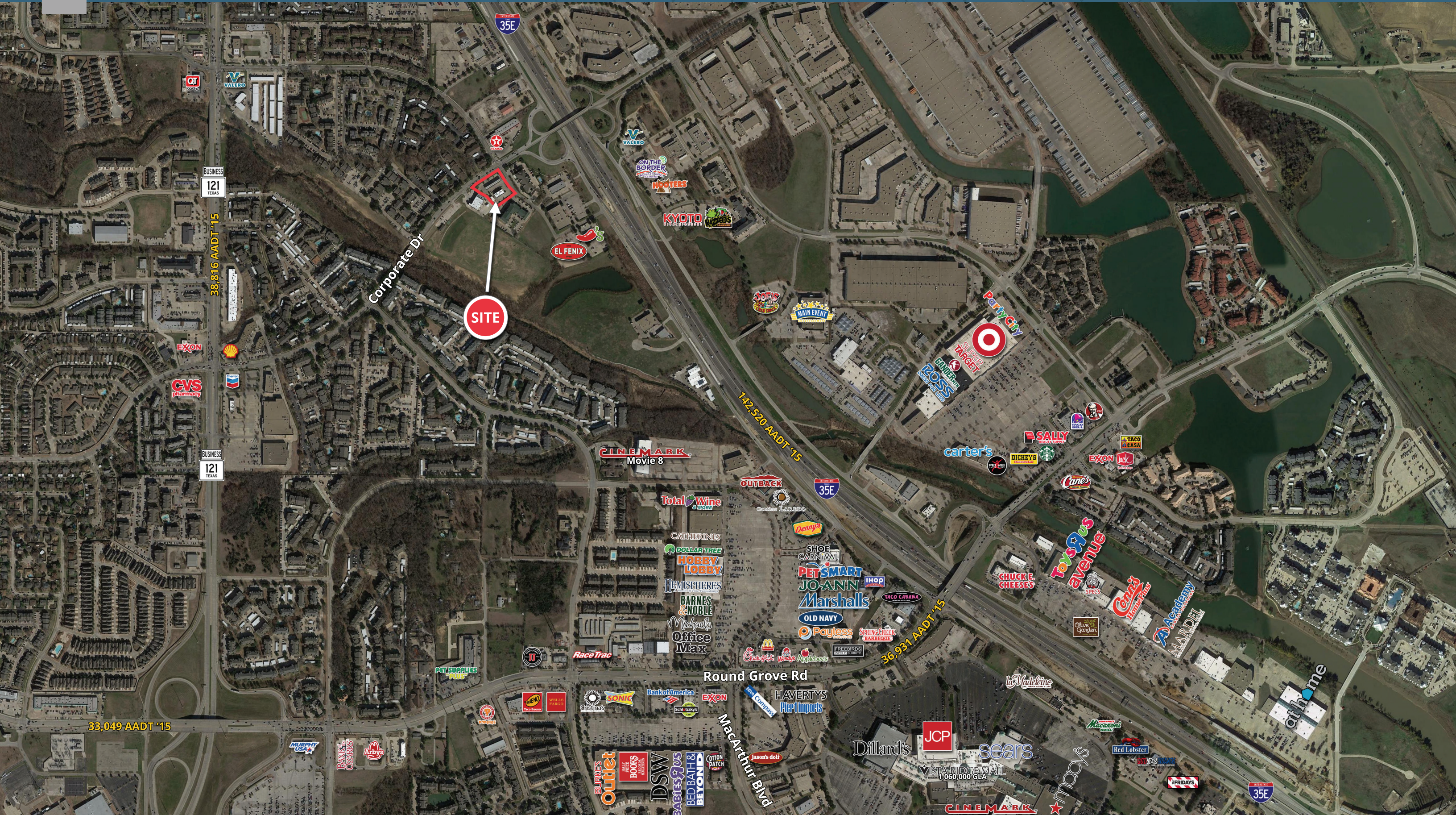
I-35 E	164,621 VPD
TX-121	38,786 VPD

Year: 2016 | Source: TXDOT

SRS REAL ESTATE PARTNERS | 8144 Walnut Hill Lane, Suite 1200 | Dallas, TX 75231 | 214.560.3200

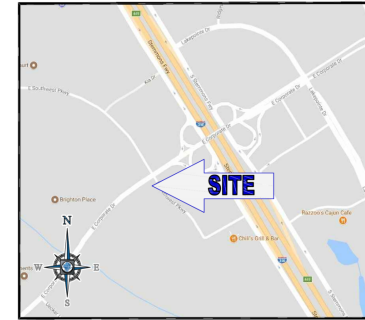
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LOCATION MAP
NOT TO SCALE

BULK INFORMATION	
SITE INFORMATION	
PARCEL AREA	1.182 AC
BUILDING INFORMATION	
TOTAL AREA	APPROX. 3,015 SF
PARKING DATA	
CODE REQUIRED PARKING	45 (1:5,100 SF RESTAURANT)
PARKING PROVIDED	96 SPACES
MIN. PARKING DIMENSION	9'x12'
MIN. DRIVE AISLE	24' (TWO-WAY)
JURISDICTIONAL	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
BUILDING SETBACKS	
FRONT	25'
SIDE	15'
REAR	NONE REQUIRED*

* 15' IF PROJECT ADJUTS A RESIDENTIAL USE





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1000 W. WILSON ROAD, SUITE 100, LEWISVILLE, TX 75044
 PHONE: (972) 425-1300
 FAX: (972) 425-1301
 WWW.BOHLENG.COM

REV	DATE	COMMENT	BY



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

NOT APPROVED FOR CONSTRUCTION

PROJECT: 300 E CORPORATE DRIVE
 DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: AS SHOWN
 CAD/D: []

PROJECT: CONCEPT PLAN

FOR: GETTY REALTY CORP.

LOCATION OF SITE: 300 E CORPORATE DRIVE, LEWISVILLE, TX 75047, DENTON COUNTY



6017 MAIN STREET
 PRISDO, TX 75044
 Phone: (972) 425-1300
 TX@BohlerEng.com

SHEET TITLE: CONCEPT PLAN

SHEET NUMBER: 1

Gas Station Redevelopment

300 E Corporate Drive | Lewisville, TX



Prepared by Esri Latitude: 33.01638 Longitude: -96.98513

	1 mile	3 miles	5 miles
Population			
2000 Population	13,889	68,297	162,800
2010 Population	17,384	84,555	192,159
2020 Population	19,795	101,985	229,094
2025 Population	22,000	112,592	251,845
2000-2010 Annual Rate	2.27%	2.16%	1.67%
2010-2020 Annual Rate	1.28%	1.85%	1.73%
2020-2025 Annual Rate	2.13%	2.00%	1.91%
2020 Male Population	49.6%	49.7%	49.2%
2020 Female Population	50.4%	50.3%	50.8%
2020 Median Age	29.4	32.3	35.1
Households			
2000 Households	7,281	26,429	58,880
2010 Households	8,438	32,517	71,715
2020 Total Households	9,547	39,125	85,309
2025 Total Households	10,576	43,035	93,509
2000-2010 Annual Rate	1.49%	2.09%	1.99%
2010-2020 Annual Rate	1.21%	1.82%	1.71%
2020-2025 Annual Rate	2.07%	1.92%	1.85%
2020 Average Household Size	2.07	2.60	2.68
Housing Units			
2020 Total Housing Units	10,133	40,629	87,993
2020 Owner Occupied Housing Units	1,074	16,804	48,106
2020 Renter Occupied Housing Units	8,472	22,321	37,203
2020 Vacant Housing Units	586	1,504	2,684
Race and Ethnicity			
2020 White Alone	48.2%	53.8%	59.2%
2020 Black Alone	24.1%	13.4%	10.6%
2020 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2020 Asian Alone	9.4%	16.1%	17.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	29.7%	29.1%	22.0%
Income			
2020 Median Household Income	\$52,597	\$69,033	\$83,503
2020 Average Household Income	\$66,377	\$95,053	\$111,293
2020 Per Capita Income	\$31,954	\$36,385	\$41,420
2019 Population 25+ by Educational Attainment			
Total	12,551	65,729	152,487
High School Graduate	19.5%	16.5%	14.7%
GED/Alternative Credential	3.5%	2.6%	2.2%
Some College, No Degree	21.8%	19.4%	19.4%
Associate Degree	8.9%	7.8%	7.2%
Bachelor's Degree	26.3%	28.7%	31.9%
Graduate/Professional Degree	10.3%	14.5%	16.7%
Daytime Population			
2020 Total Daytime Population	19,269	100,528	229,594
Workers	11,116	53,195	121,970
Residents	8,153	47,333	107,624

Source: Esri, U.S. Census

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 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 or 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.

SRS Real Estate Partners - Southwest, LLC	600324	mark.reeder@srsre.com	214-560-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214-560-3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214-560-3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date