

FORMER CVS AVAILABLE FOR LEASE OR GL

Lewisville, TX



LOCATION:

100 W Corporate Dr
Lewisville, TX 75067

PROPERTY HIGHLIGHTS:

- **For Lease:** 11,952 SF on 1.878 AC
- Hard corner site at Coporate Dr. in a dense trade area
- Near major retail anchors including Walmart, Barnes & Noble, Half Price Books, Hobby Lobby, Petco, and Michaels
- At the center of a vibrant, high-occupancy apartment corridor, offering built-in foot traffic and visibility
- Contact Broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	24,750	104,362	234,374
Daytime Population	19,320	107,156	243,105
Avg. HH Income	\$85,144	\$120,257	\$136,196

TRAFFIC COUNTS:

Business 121:	41,083 VPD (2023)
Corporate Dr:	13,200 VPD (2023)

CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM

7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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SUBJECT SITE

41,809 VPD (23)

13,200 VPD (23)

BUSINESS
121

BUSINESS
121

CORPORATE DR

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CONTACT

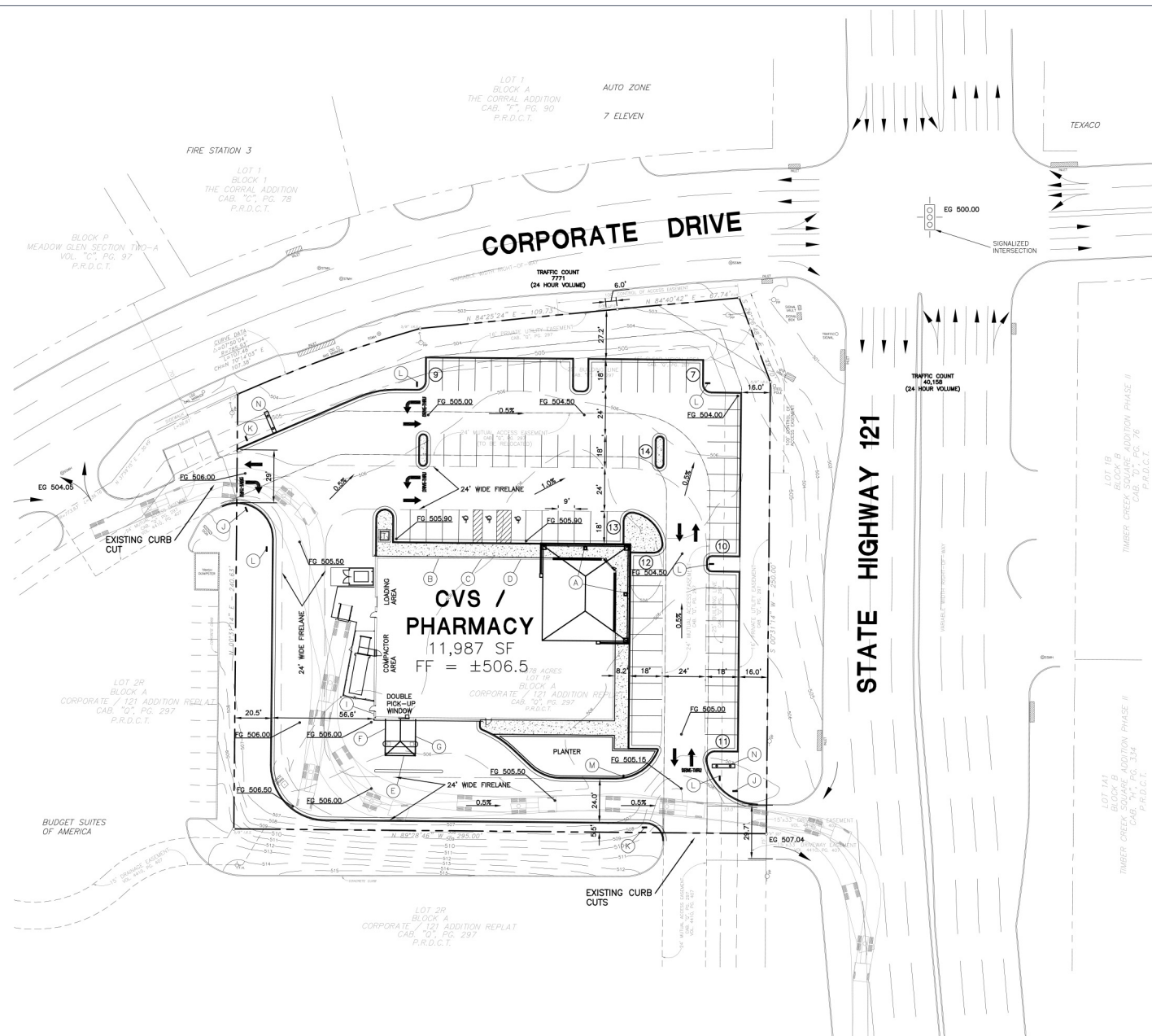
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DEMOGRAPHIC SUMMARY

MS. Theresa Huie Rnc, Fnp
Ring of 3 miles

KEY FACTS



104,362
Population



107,156
Daytime Population



0.12%
'23-'28 Compound
Annual Growth Rate



40,092
Households



\$402,749
Median Home Value



34.8
Median Age

EDUCATION



16%
High School Diploma



17%
Some College



47.07%
Bachelor's Degree or
Graduate Degree

INCOME



\$87,851
Median
Household Income



\$120,257
Average
Household Income



\$46,343
Per Capita
Income



\$116,940
Median
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$106,138
Total Annual
Expenditures



\$4,337
2023 Meals at
Restaurants



\$7,901
2023 Meals at
Home



\$34,185
Retail Goods



\$4,260
Entertainment



\$1,107
Personal Care



\$7,780
Health Care

BUSINESS



4,058
Total Businesses



45,061
Total Employees



28.54%
Blue Collar
Occupation



71.47%
White Collar
Occupation

Tapestry segments



Young and Restless
11,519 households

28.7%
of Households



Professional Pride
5,630 households

14.0%
of Households



Enterprising Professionals
3,757 households

9.4%
of Households



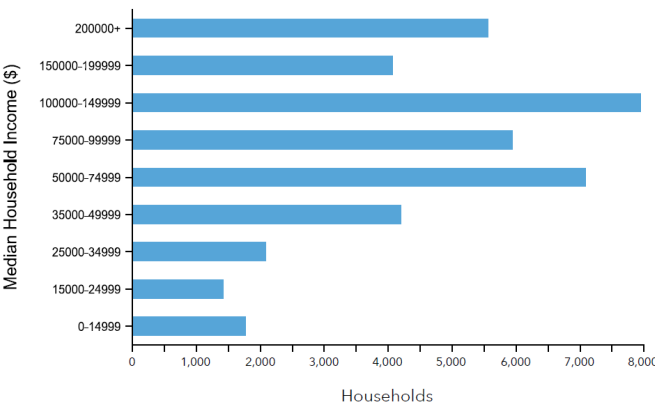
2024 Race and ethnicity (Esri)

The largest group: White Alone (37.95)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff	
White Alone	37.95	-11.12	
Black Alone	15.20	-0.30	
American Indian/Alaska Native Alone	1.04	+0.05	
Asian Alone	17.72	+9.64	
Pacific Islander Alone	0.07	-0.06	
Other Race	12.74	+0.63	
Two or More Races	15.27	+1.15	
Hispanic Origin (Any Race)	29.79	+0.53	

Bars show deviation from Dallas-Ft. Worth, TX



INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date