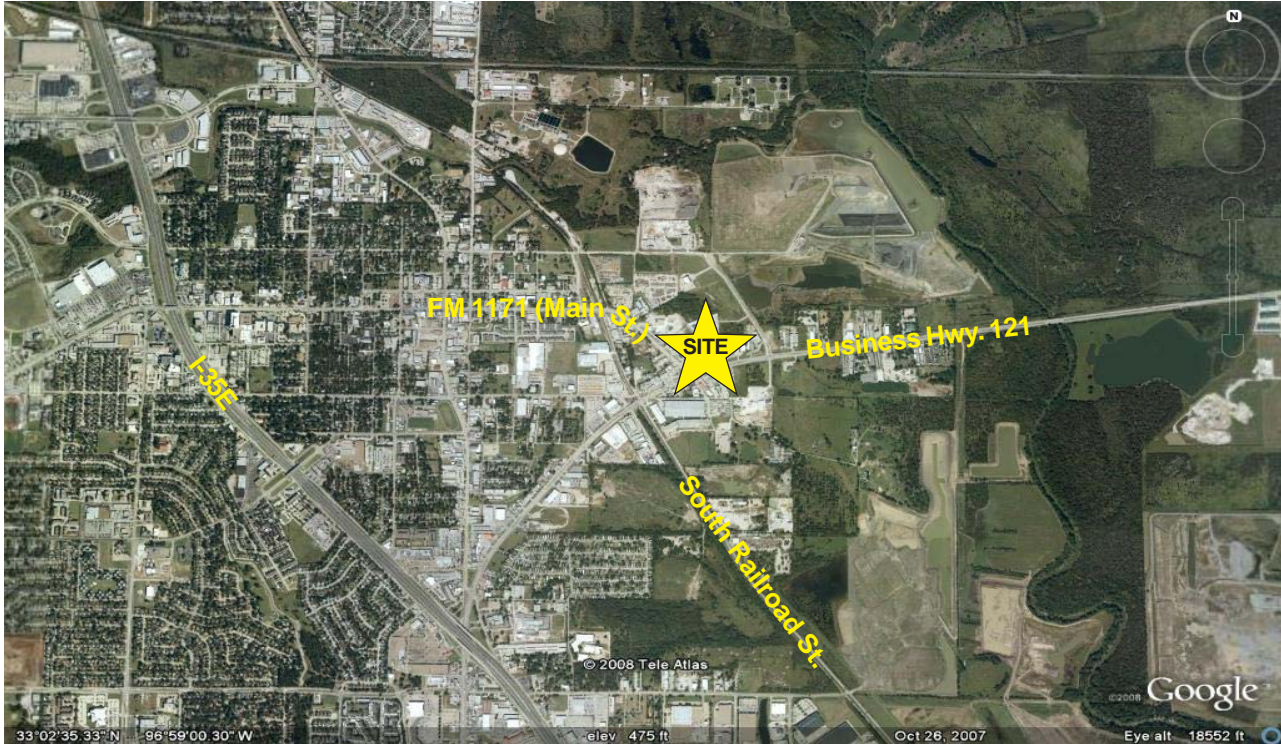


For Sale - Hard Corner Pad Site

NEC Business Hwy. 121 @ FM 1171 (Main Street)

Lewisville, Texas

± 1.31 Acres of Land - Lewisville Old Town Center



- Zoned Regional Retail / Commercial
- High Traffic Counts:
50,000 vpd on Business Hwy. 121
19,000 vpd on FM 1171 (Main Street)
- Site Located Along Major East & West Thoroughfare For Transient & Local Traffic
- Excellent Location Between Dallas & Fort Worth, Just North of DFW Int'l Airport
- Great Visibility & Access

NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

contact information:

Jon Rymsza

NAI Robert Lynn

direct 214 256 7153

fax 214 256 7101

email jrymsza@robertlynn.com

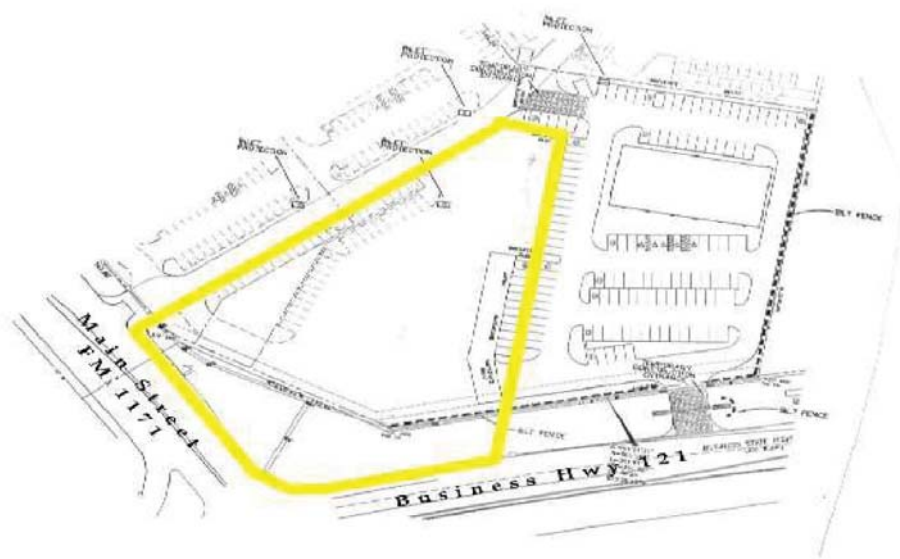
For Sale - Hard Corner Pad Site

NEC Business Hwy. 121 @ FM 1171 (Main Street)
Lewisville, Texas
± 1.31 Acres of Land - Lewisville Old Town Center

Lewisville Revitalization - Old Town Center District

The City of Lewisville has approved and funded an extensive Urban Revitalization initiative with various programs to attract local and national business owners. Some of the programs available include tax incentives, facade improvement grant program, city cooperation with development and plan approvals. There are various other initiatives which has drawn a number of Commercial and Single Family Developers and Regional and National Retailers and Restaurateurs to the immediate area.

<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,887	66,116	169,010
Avg. H.H. Income	\$49,732	\$56,510	\$74,954
# of Households	712	26,381	61,261



NAI Robert Lynn
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Individual Memberships
SIOR
SOCIETY OF
INDUSTRIAL AND
OFFICE REALTORS®