

HARD-CORNER PAD SITE

FOR SALE

LEWISVILLE, TEXAS

NWC ROUND GROVE ROAD (FM 3040) & SH 121

CHARLOTTE COOPER

CLAY MOTE



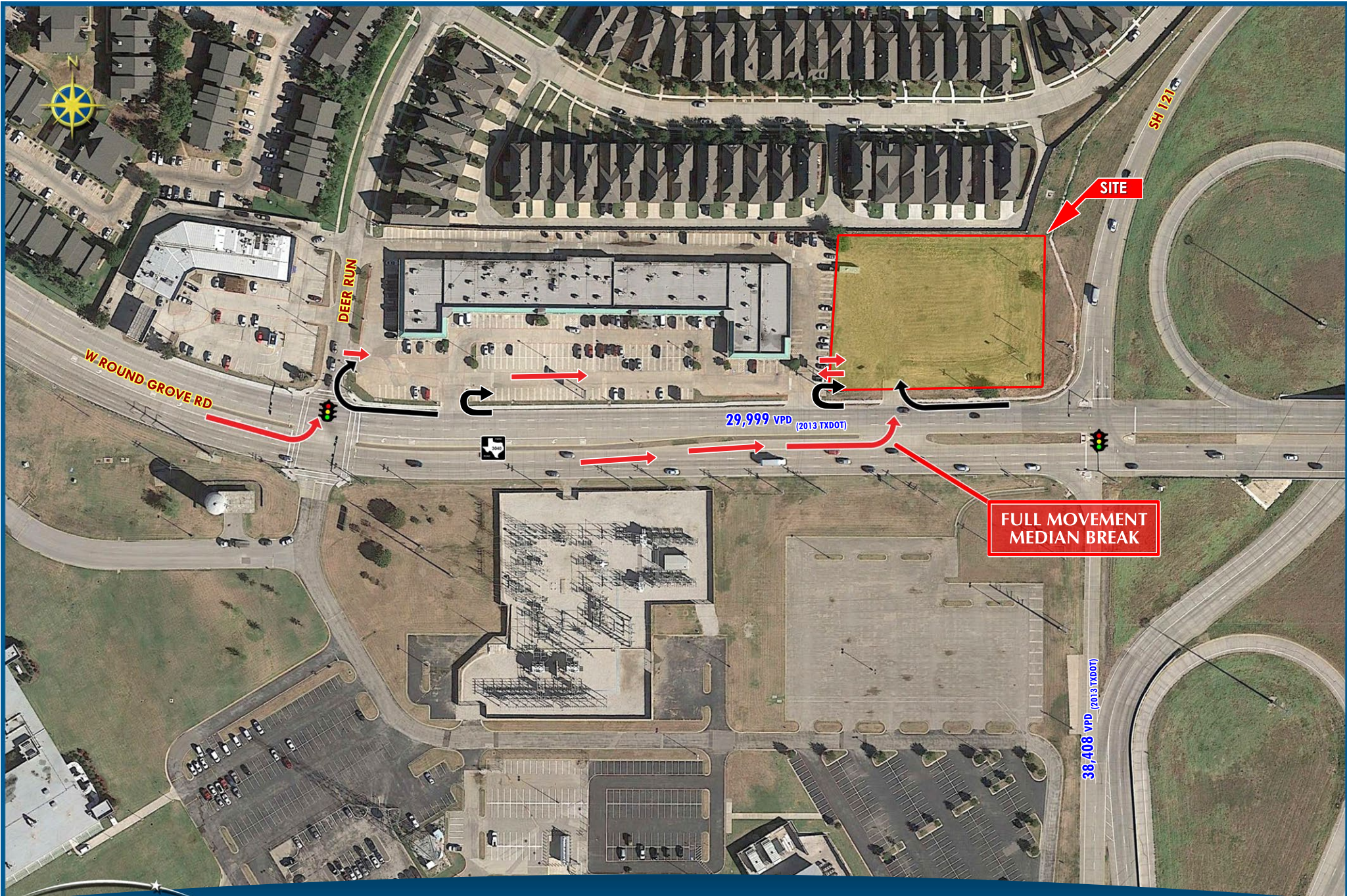
FM 3040 ROUND GROVE RD

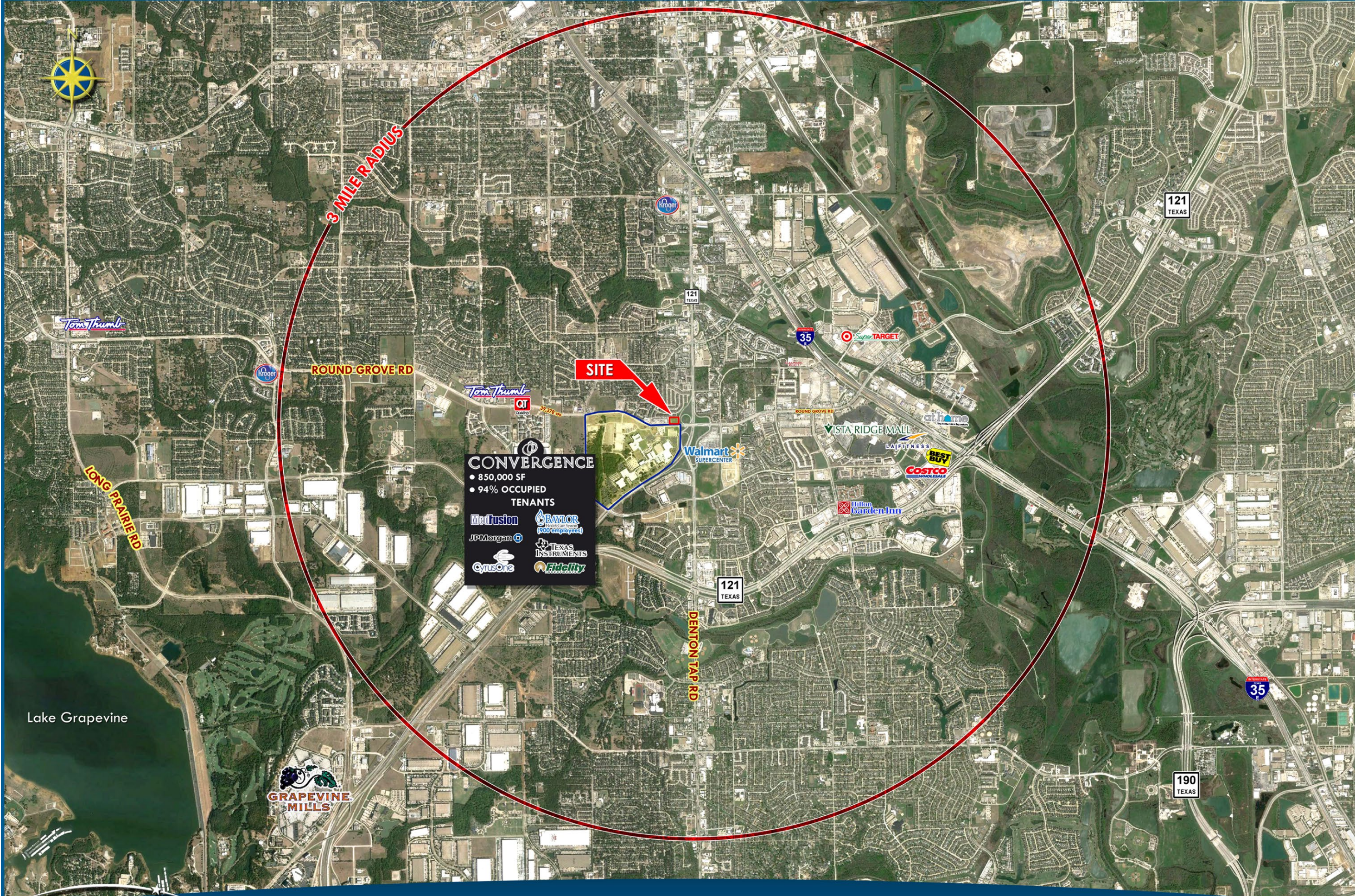
29,999 VPD

SH 121

38,408 VPD

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





3 MILE RADIUS

SITE

CONVERGENCE

- 850,000 SF
- 94% OCCUPIED

TENANTS

Medfusion	BAYLOR (900 employees)
JPMorgan	TEXAS INSTRUMENTS
CyruOne	Fidelity

ROUND GROVE RD

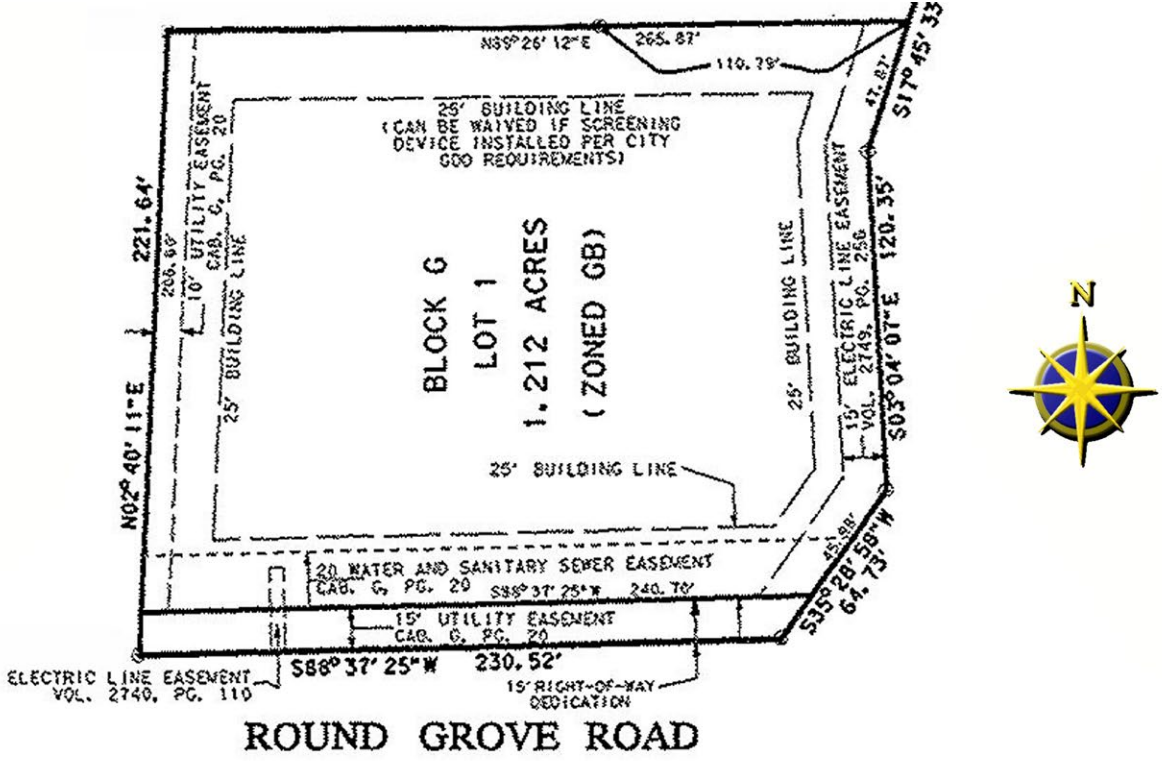
LONG PRAIRIE RD

DENTON TAP RD

Lake Grapevine

GRAPEVINE MILLS

NWC ROUND GROVE RD (FM 3040) & SH 121



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	21,752	102,153	208,634
2015 EST AVG HH INCOME	\$63,527	\$86,867	\$94,027

TRAFFIC COUNTS	
ROUND GROVE RD (FM 3040)	29,999 VPD
STATE HIGHWAY 121	38,408 VPD

- ### HIGHLIGHTS
- SIZE 1.212 Acres
 - ZONING General Business
 - Full median break on FM 3040
 - Last undeveloped corner at intersection
 - FM 3040 recently improved to six lanes divided
 - Gateway (going homeside) to Flower Mound

