



2500/2520/2540/2560 King Arthur Blvd. - Lewisville, Texas 75056

At a Glance

Phase I Retail	24,231 SF
Phase II Retail	22,909 SF
Phase II Office	31,720 SF
Phase III Retail	17,669 SF
Phase III Office	27,525 SF
Phase V Retail Now Available	5,206 SF

For available lease spaces see site plan on Page 2

Demographics

Demographics*	1 mile	3 mile	5 mile
2015 Population	11,618	95,548	242,620
5 Yr Proj. Growth	23.6%	14.8%	11.9%
Average HH Income	\$137,931	\$107,431	\$96,813

* Source: Pitney Bowes Software GoundView® U.S. Demographic & Business Summary Data.

Castle Hills Stats

- Over 4,300 lots delivered
- Estimated over 15,000 residents
- Four existing apartment communities
- Major Retail Centers
 - Lewisville Towne Crossing – Target and 24 Hour Fitness
 - Castle Hills Marketplace – Kroger Marketplace
- Community Events – Easter Egg Hunt, July 4th Freedom Festival, Fall Festival, Holiday in the Plaza and Spring Concert Series

Property Features

- High-end offices located above ground floor retail
- Convenient walkability to restaurants and retail
- Move-in ready spaces
- Easy access to Sam Rayburn Tollway / State Highway 121
- 24 hour card key access
- Ample surface parking
- Convenient location near DFW Airport



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Phase I - 2560 King Arthur

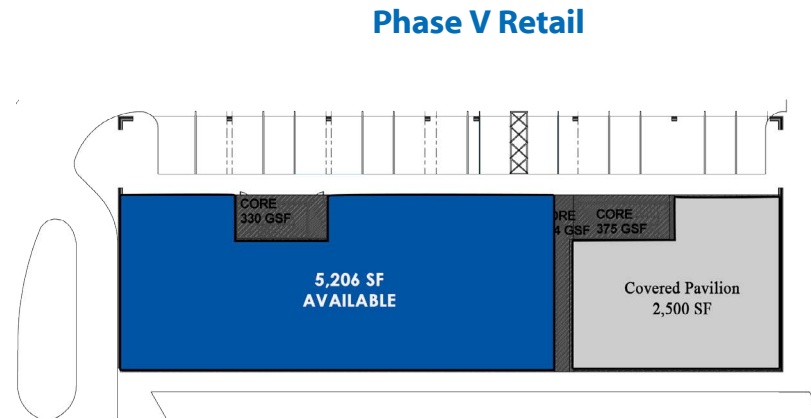
- 100 - P.I.E 3.14 Everyday Eatery
- 102 - TBD Kitchen
- 104 - Kim Alterations
- 106 - Village Market
- 110 - CoCo Nails
- 114 - Farmers Insurance
- 120 - JP & Associates Real Estate
- 122 - 1,350 SF AVAILABLE**
- 124 - Liberty Postal
- 128 - Z's Wok
- 134 - Anderson's Taekwondo America
- 136 - Briarhill Maids
- 138 - 1,585 SF AVAILABLE**
- 140 - Renee Mears Realty
- 142 - Kanzi Sushi & Hibachi

Phase II - 2540 King Arthur

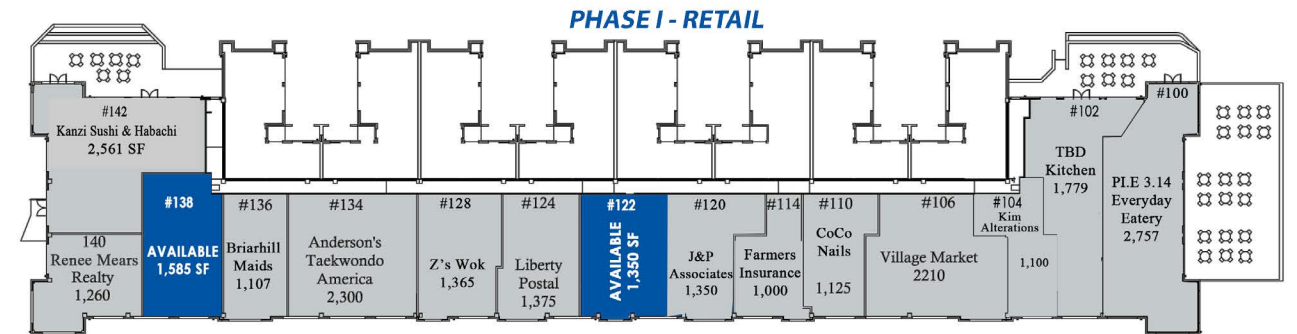
- 100 - American Pup Culture
- 103 - Fro Yo Smoo-Licious
- 105 - The Art of Handsome
- 107 - Sophia's Kitchen
- 109 - Reading Ranch
- 110 - Castle Hills Spirits
- 111 - The London Baker
- 114 - The Salty Cow
- 118 - Anetris Salon
- 120 - Edward Jones
- 126 - Ramen Noodle Restaurant
- 130 - Castle Hills Chiropractic
- 140 - ALH Design Center
- 160 - Dr Franz Lucas, DDS
- 200 - American Legend Homes
- 205 - Bright Equities
- 206 - LifeWorks
- 208 - 1,513 SF AVAILABLE**
- 209E - Malone Custom Homes
- 209H - Webvent
- 209I - 225 SF AVAILABLE**
- 209K - Texas Transportation
- 209M - IGE + XTO
- 209N - Massage Therapist
- 215 - Carboy
- 217 - American Legend Homes
- 219 - Miller Consulting (5,683 SF Occupied but AVAILABLE)
- 220 - DCFWSD
- 228 - LDRA
- 230 - 2,791 SF AVAILABLE**



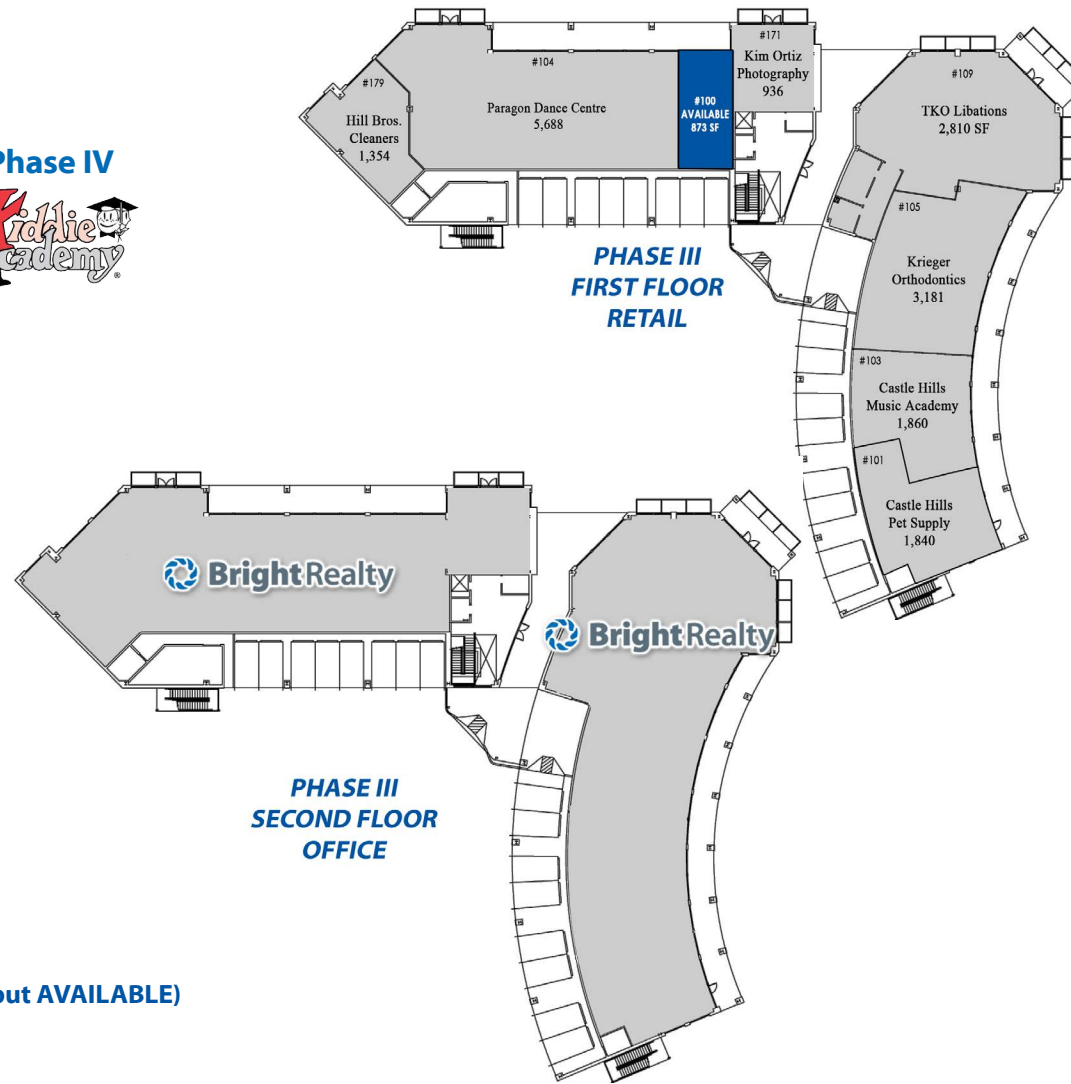
SITE PLANS



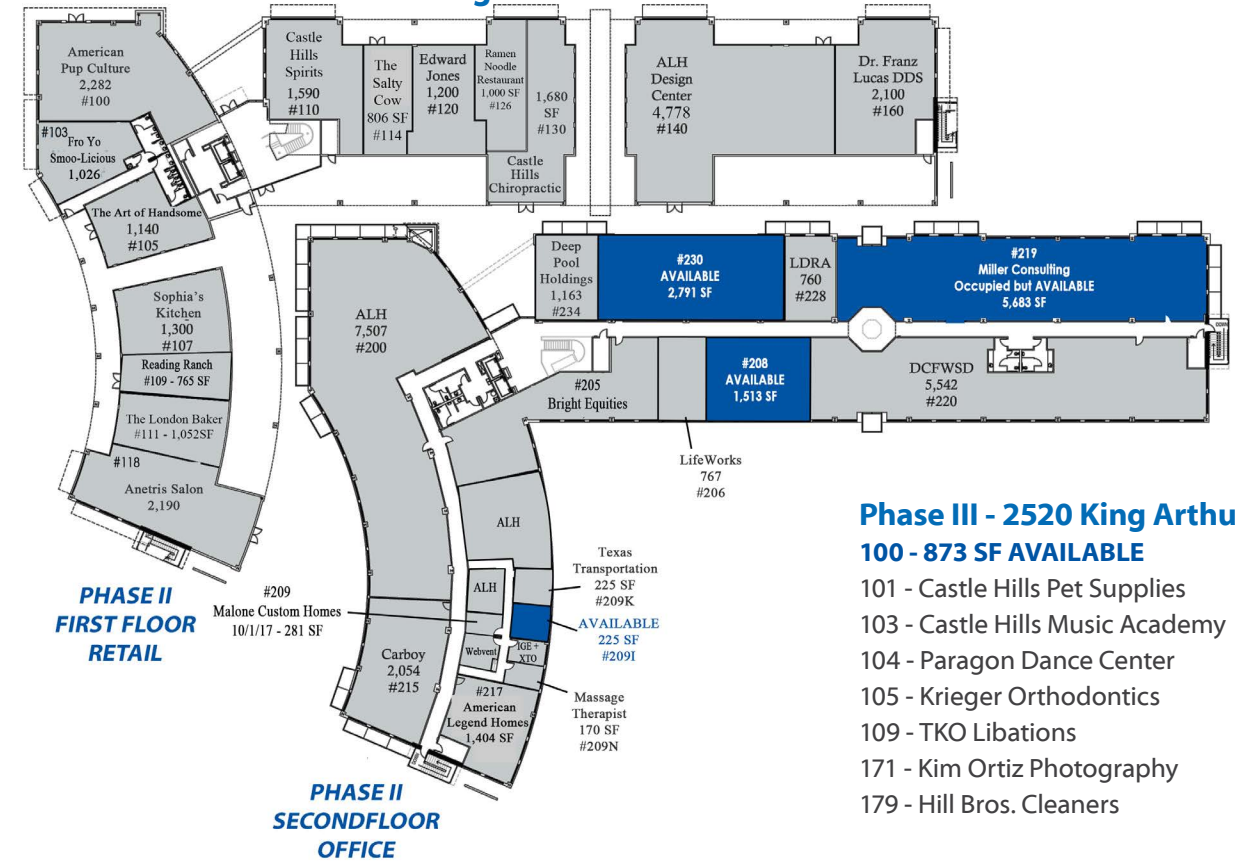
2560 King Arthur Blvd



2520 King Arthur Blvd



2540 King Arthur Blvd



Phase III - 2520 King Arthur

- 100 - 873 SF AVAILABLE**
- 101 - Castle Hills Pet Supplies
- 103 - Castle Hills Music Academy
- 104 - Paragon Dance Center
- 105 - Krieger Orthodontics
- 109 - TKO Libations
- 171 - Kim Ortiz Photography
- 179 - Hill Bros. Cleaners

2nd Floor - Bright Realty

Phase IV - Kiddie Academy

Phase V - 2500 King Arthur

- 5,206 SF AVAILABLE (divisible)**
- Covered Pavilion
- Drive Thru



PHASE I & II



PHASE III



PHASE V
Artist's Rendering



Information About Brokerage Services

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date