

SRP

Stewart-Rose Properties



1951 SUMMIT LEWISVILLE, TX 75077

- 8,252 SF BUILDING + 7.04 ACRES
- 40,000 SF PAVED PARKING
- 3,000 SF WAREHOUSE OR STORAGE
- ZONING: NORTHERN GATEWAY DISTRICT
- "FUN ZONE" (MINI GOLF, GO KART TRACK, BATTING CAGES, VIDEO GAMES)
- EXCESS LAND & PARKING
- BUILT IN 2002

Larry Rose Sr.
Office: 940-365-3470
Lurose@s-rp.com

BUILDING + LAND FOR SALE

The property is located in the northwest corner of I-35 and FM 407 (Justin Road), in Lewisville (Dallas Ft. Worth Metroplex). Developed in 2002 by the current owner as an amusement business, the "Fun Zone" features mini golf, go karts, batting cages, video games, concessions, and other games/events. Platted as one lot, the property consists of 7.035 acres, an 8,252 SF main building, two warehouses (1,500 SF each), and approximately 40,000 SF of concrete paving. In addition, there is an excess of 30,000 SF of land on the west side and an excess of 20,000 SF of land on the south side.

Construction to expand I-35 is complete and the property has 318 feet of frontage road with a proposed access to the property. The existing access is from FM 407 and Summit Avenue. The property is located within Lewisville's Northern Gateway District zoned for mixed use and class A development. Opportunity exists for re-development or expansion of it's current use. Traffic counts indicate 110,000+ vehicles per day via I-35. FM 407 & Summit Avenue average 23,000+ vehicles a day.



PROPERTY SUMMARY

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AERIAL

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8,252 SF BUILDING

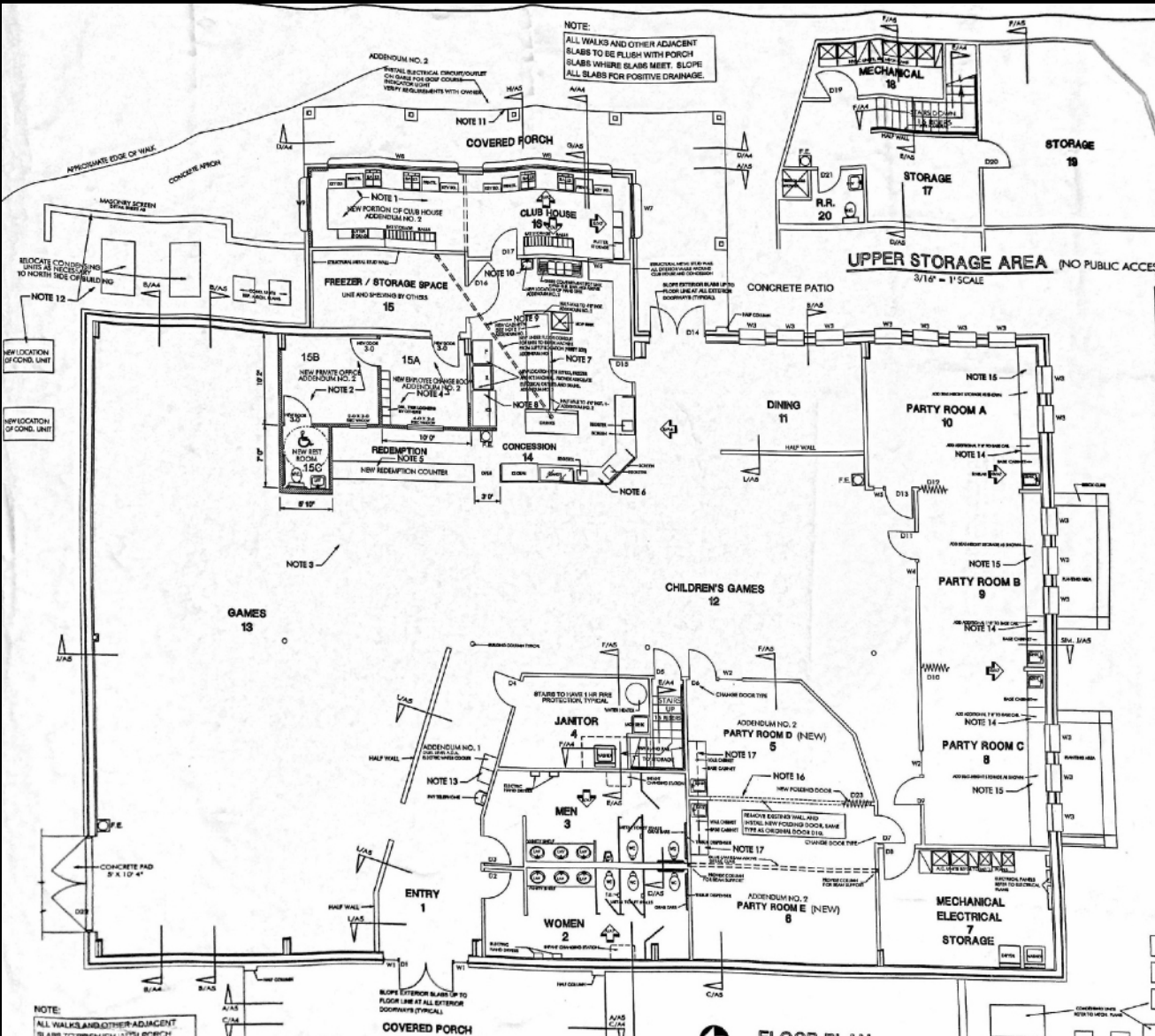


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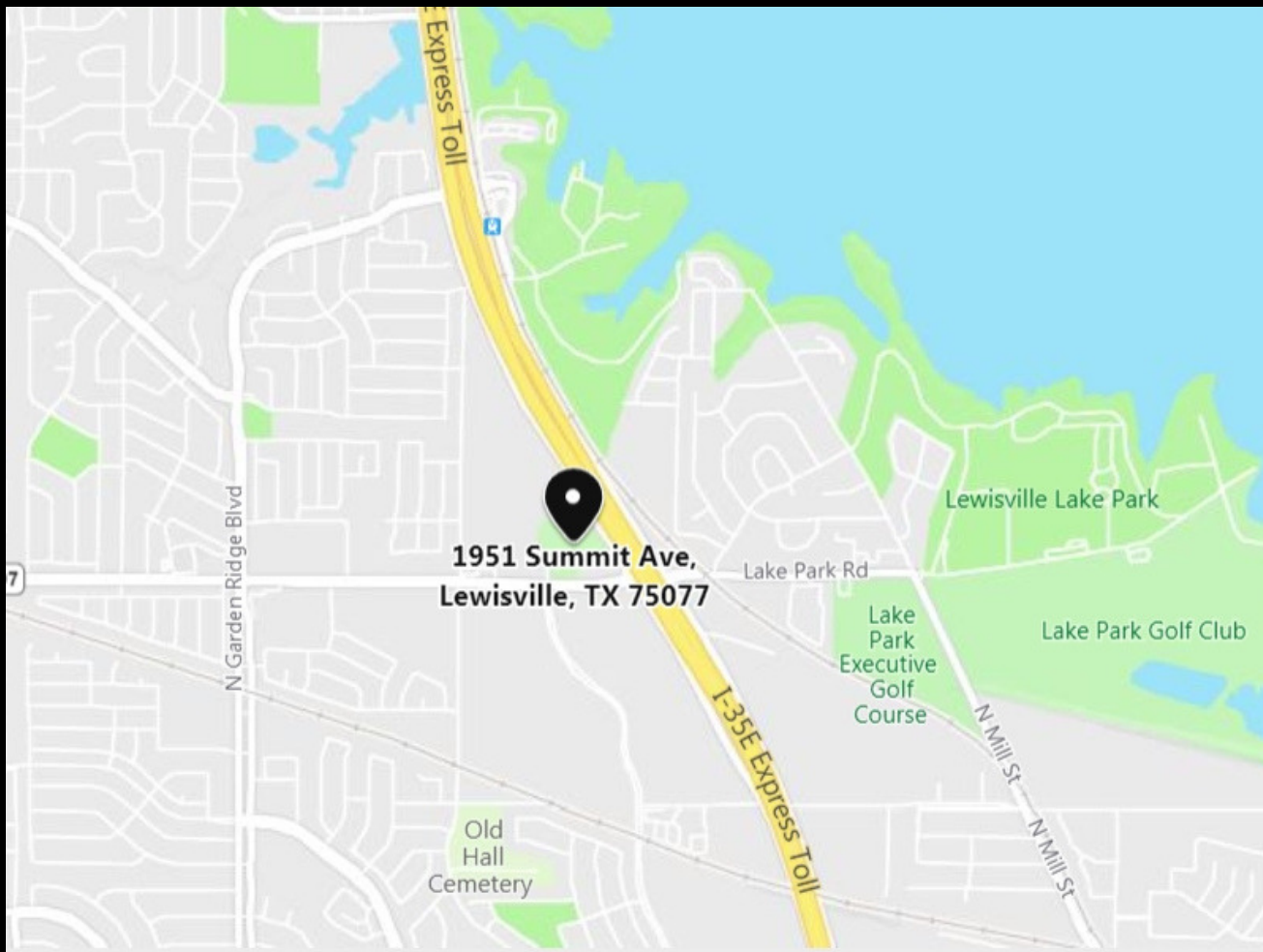
FLOOR PLAN



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MAP

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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.

Larry Rose / Stewart-Rose Properties	0454646	lurose@s-rp.com	972-921-7577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry Rose	0454646	lurose@s-rp.com	940-365-3470
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

All services are offered without regard to race, color, religion, sex, handicap, familial status, or national origin.

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov