



2500 KING ARTHUR BLVD. | LEWISVILLE, TX 75056



OVER TEN RESTAURANTS LOCATED IN THE VILLAGE SHOPS PLAZA



SCHOOLS WITHIN 1 MILE
- CASTLE HILLS ELEMENTARY SCHOOL
- KIDDIE ACADEMY



GROCERY STORES NEARBY
- SPROUTS
- KROGER
- TOM THUMB



AIRPORTS
- 20 MINUTES FROM DFW AIRPORT



YEAR ROUND COMMUNITY EVENTS
- CONCERT SERIES
- HOLIDAY FESTIVALS



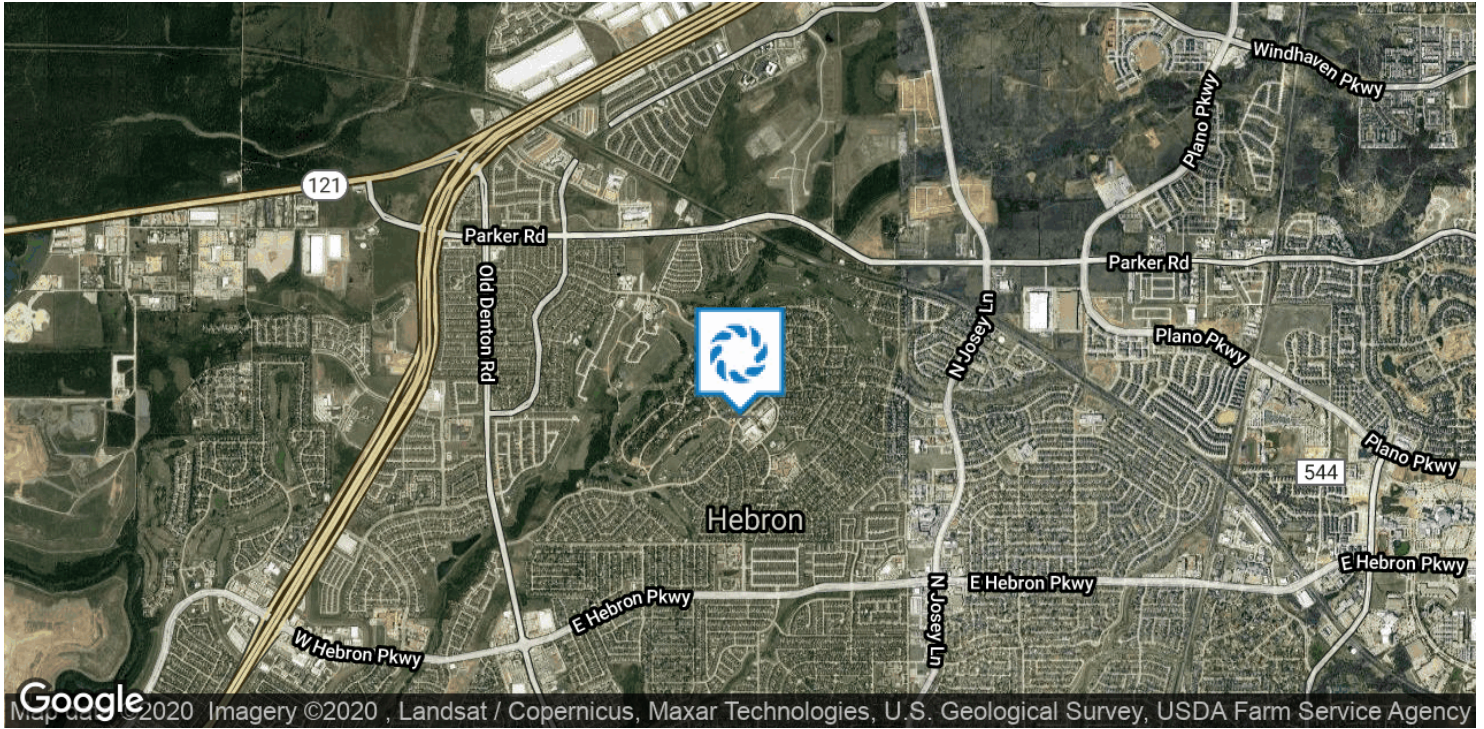
NICK MILLER
972.410.6566
nick.miller@brightrealty.com



DAN LOONEY
972.410.6568
dan.looney@brightrealty.com



BRITTON LANKFORD
972.410.6597
britton.lankford@brightrealty.com



PROPERTY DESCRIPTION

- High-end offices located above ground floor retail
- Convenient walk ability 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

LOCATION DESCRIPTION

- Over 4,300 homes occupied
- 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

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 :** 5,206 SF
- **Phase V Condos :** 18 Units

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	11,607	100,213	249,675
5 Yr Proj. Growth	13.5%	11.95%	9.9%
Average HH Income	\$167,763	\$122,076	\$109,572

*Source: ESRI 2018



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Phase I - 2560 King Arthur

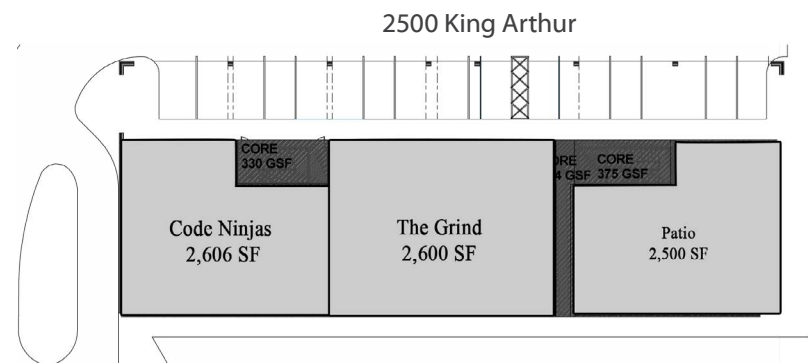
- 100 - P.I.E 3.14 Everyday Eatery
- 102 - TBD Kitchen
- 104 - Kim's Alterations
- 106 - Village Market
- 110 - CoCo Nails
- 114 - Farmers Insurance
- 120 - JP & Associates Real Estate
- 120B - 1,546 SF AVAILABLE**
- 124 - Liberty Postal
- 128 - Z's Wok
- 134 - Anderson's Taekwondo America
- 136 - Briarhill Maids
- 138 - Design Time
- 140 - Renee Mears Realty
- 142 - Kanzi Sushi & Hibachi

Phase II - 2540 King Arthur

- 100 - 2,282 SF AVAILABLE 6/1/2020**
- 103 - Yoyo Berry
- 105 - The Art of Handsome
- 107 - Sophia's Kitchen
- 109 - Reading Ranch
- 110 - Castle Hills Spirits
- 111 - The London Baker
- 113 - Generation Salon
- 114 - 806 SF AVAILABLE**
- 120 - Edward Jones
- 126 - Ramen Noodle Restaurant
- 130 - Castle Hills Chiropractic
- 140 - ALH Design Center
- 160 - Dr Franz Lucas, DDS
- 200 - 7,334 SF AVAILABLE**
- 206 - Bright Realty Management Office
- 208 - 1,419 SF AVAILABLE**
- 209A - 1,423 SF AVAILABLE**
- 209E - 321 SF AVAILABLE**
- 209H - Webvent
- 209I - Physician Business Services
- 209K - Quicklert, Inc.
- 209M - IGE + XTO
- 209N - Massage Therapist
- 210 - 2,591 SF AVAILABLE**
- 215 - Carboy
- 217 - 1,297 SF AVAILABLE**
- 219 - Creative Risk Funding
- 220 - DCFWSD
- 228 - LDRA
- 230 - Cleaning For A Reason
- 234 - GeoCorp

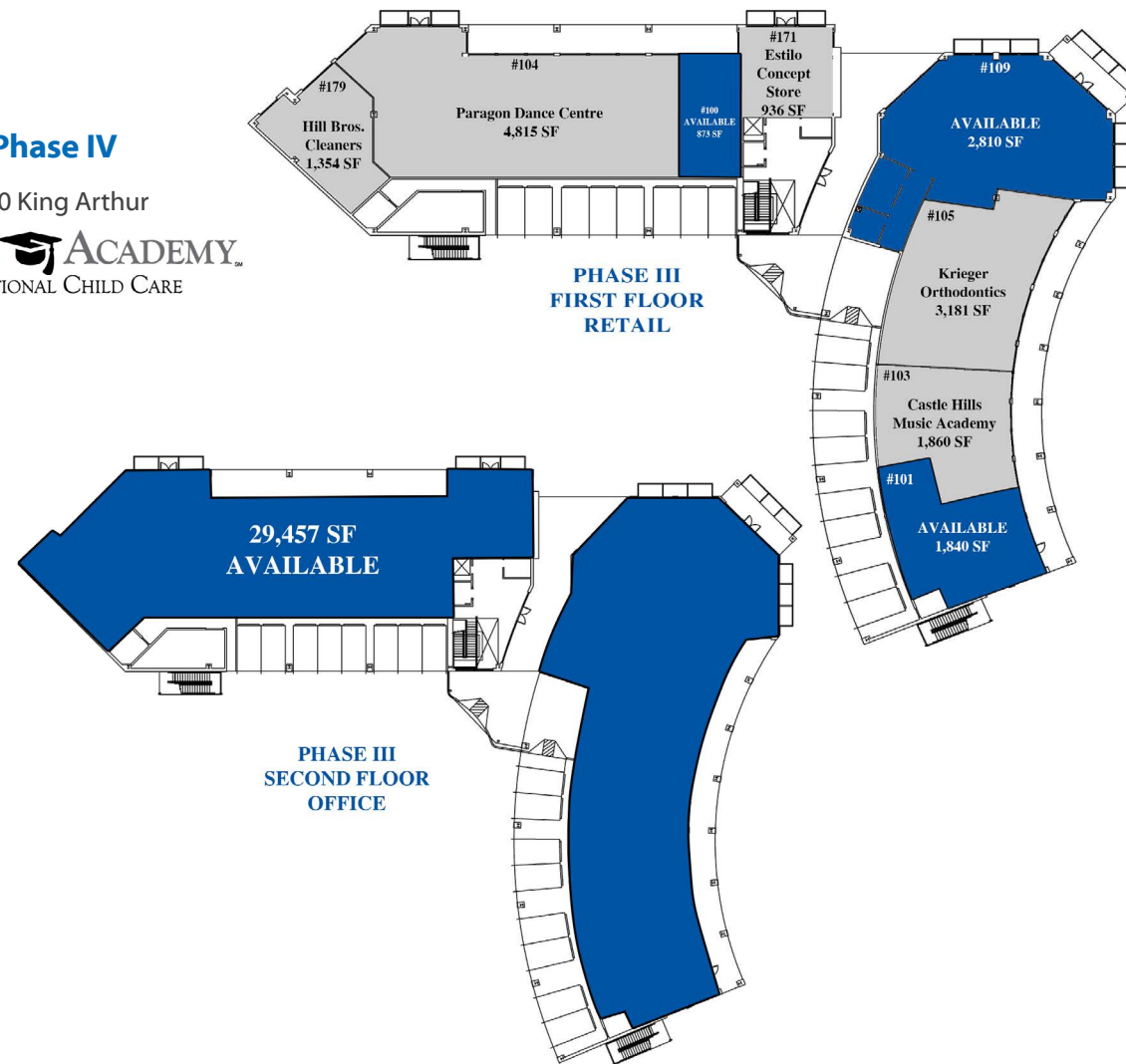
SITE PLANS

Phase V Retail

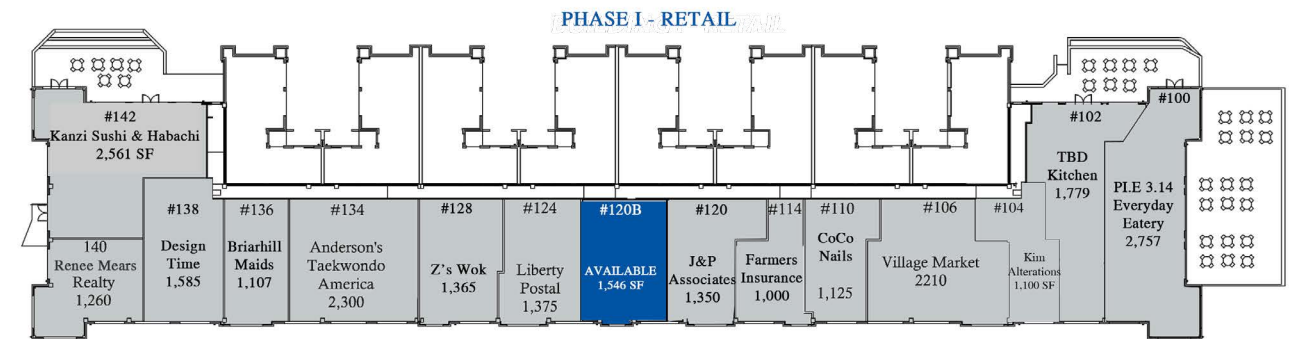


2520 King Arthur Blvd

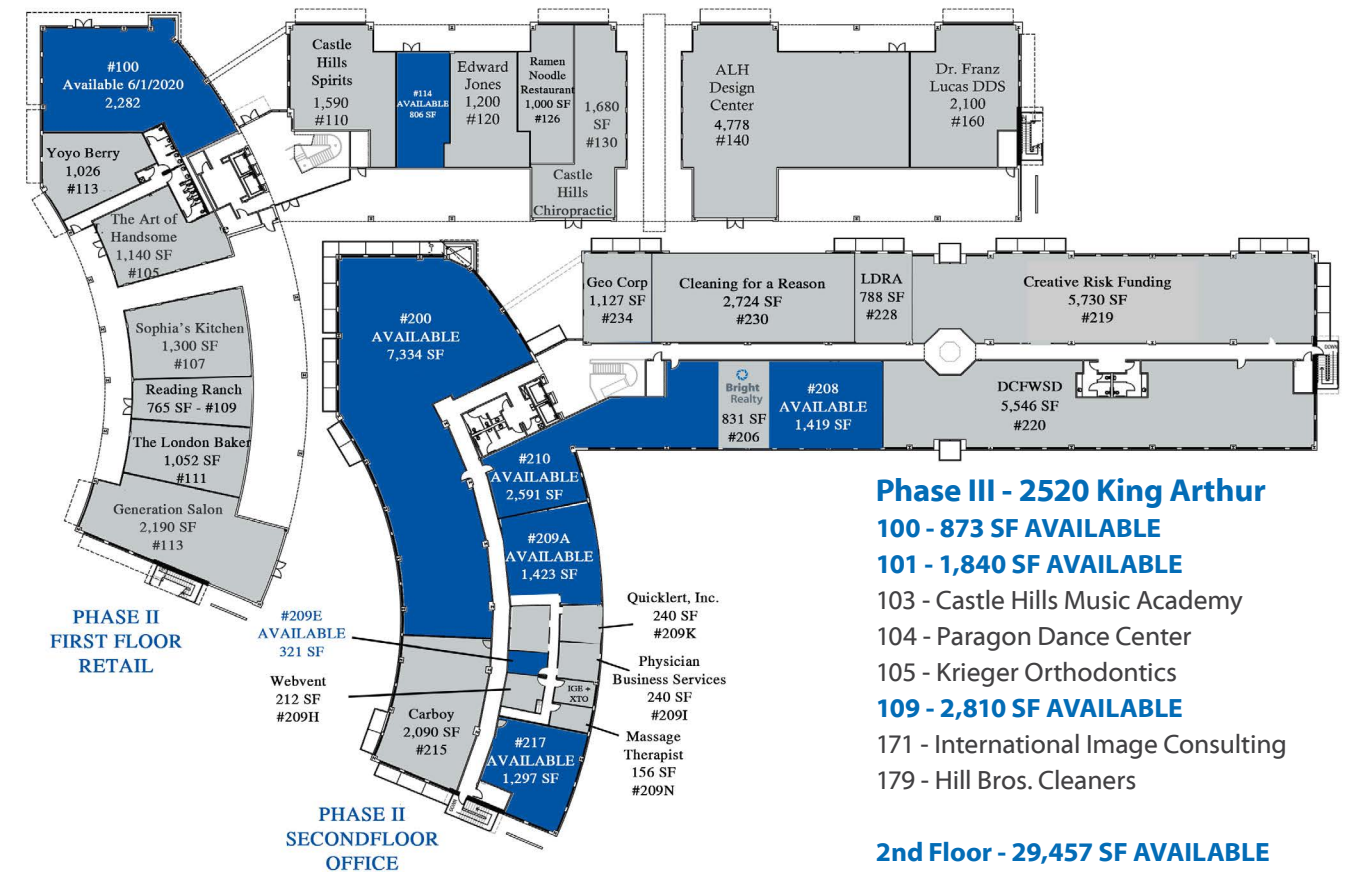
Phase IV
2510 King Arthur
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



2560 King Arthur Blvd



2540 King Arthur Blvd



Phase III - 2520 King Arthur

- 100 - 873 SF AVAILABLE**
- 101 - 1,840 SF AVAILABLE**
- 103 - Castle Hills Music Academy
- 104 - Paragon Dance Center
- 105 - Krieger Orthodontics
- 109 - 2,810 SF AVAILABLE**
- 171 - International Image Consulting
- 179 - Hill Bros. Cleaners

2nd Floor - 29,457 SF AVAILABLE

Phase IV - 2510 King Arthur

Kiddie Academy

Phase V - 2500 King Arthur

Code Ninjas
The Grind



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.

BRECO Services LLC	9001186	eric.stanley@brightrealty.com	972.410.6600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eric Stanley	452659	eric.stanley@brightrealty.com	972.410.6600
Designated Broker of Firm	License No.	Email	Phone
Britton Lankford	570568	britton.lankford@brightrealty.com	972.410.6597
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Looney	0606062	dan.looney@brightrealty.com	972.410.6568
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date