LAKEPOINTE TOWNE CROSSING

LEWISVILLE, TX | NEC HEBRON PARKWAY AND I-35



- Strong national-credit anchor lineup including Super Target, Rainbow Shops, DICK'S Sporting Goods, Lava Island and Absolute Recomp
- High-traffic, regional intersection | I-35 [187,485 VPD] & Hebron Parkway [45,226 VPD]
- Dense surrounding daytime population [244,330 within 5 miles]–[96,323 within 3 miles]

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	8,744	94,736	245,024
2026 Total Households	4,627	37,898	94,926
2026 Daytime Population	15,934	91,275	237,796
2026 Average HH Income	$95,035	$136,751	$152,141
2026 Median HH Income	$79,432	$101,018	$111,831

TRAFFIC COUNTS:

I-35: 187,485 VPD
Hebron Parkway: 45,226 VPD

AVAILABILITY:

1,200 SF – 6,725 SF CONTIGUOUS
14,000 SF [FORMER POPSHELF—EXPANDABLE TO 19,592 SF]

NNN: $4.50 PSF

LEASE RATES:

PLEASE CALL FOR DETAILS

COMING SOON:

LAVA ISLAND [OPENING MID NOVEMBER], CHICA & CO SALON, MATTRESS MART

LAKEPOINTE TOWNE CROSSING RETAILERS:

DICK'S SPORTING GOODS
HOKKAIDO RAMEN & SUSHI
SALLY BEAUTY
SUPER TARGET
EIFFEL WAFFLE
SUBWAY
Kentucky Fried Chicken
Spectrum
Rainbow
LAVA ISLAND
crumbl cookies

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
214.572.8448
dlevinson@theretailconnection.net

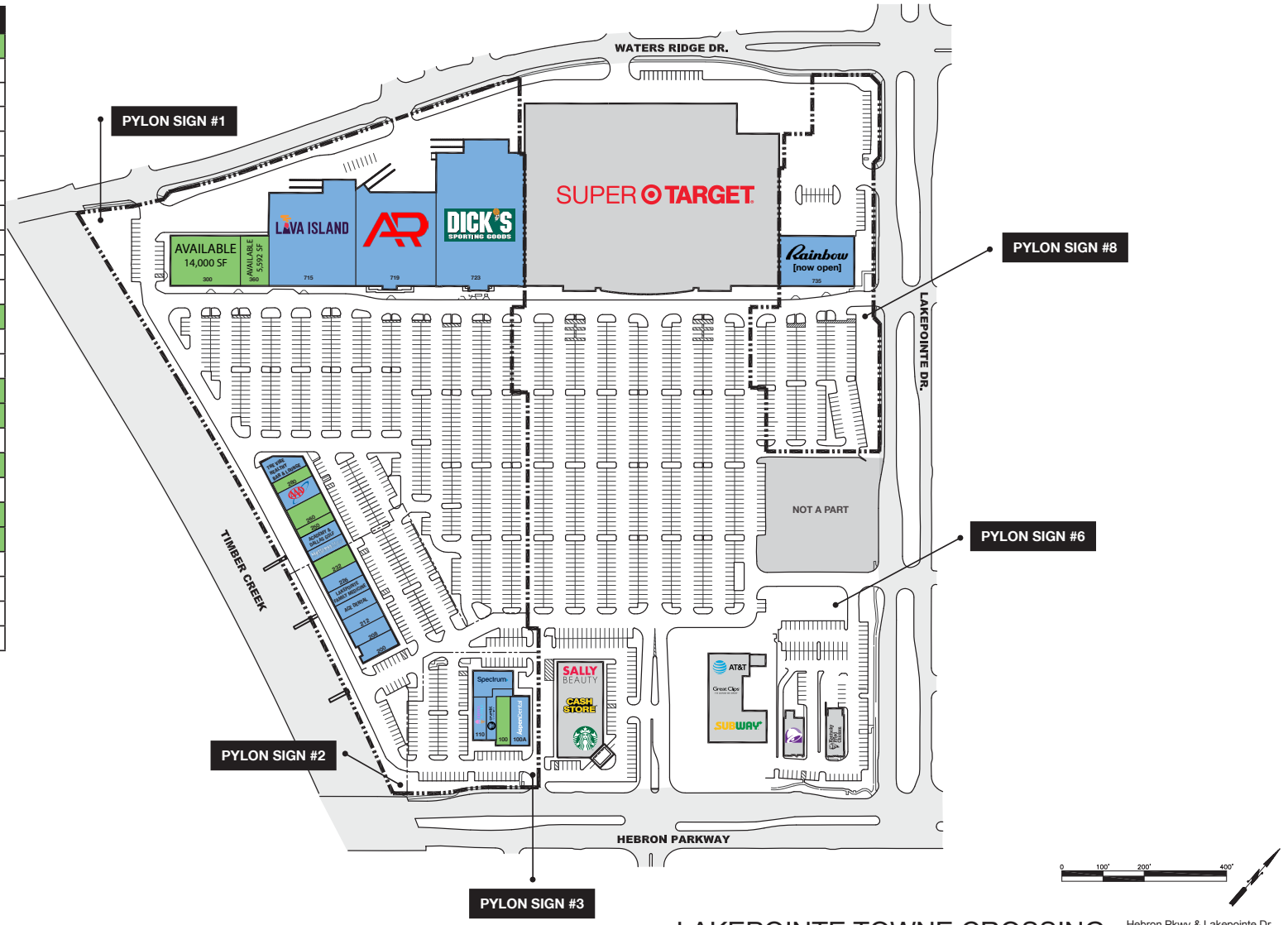
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LEWISVILLE, TX | NEC HEBRON PARKWAY AND I-35

TENANT	SF	UNIT
AVAILABLE	2,750	100
ASPEN DENTAL	3,750	100A
EIFFEL WAFFLE	2,027	110
CRUMBL COOKIES	1,806	120
SPECTRUM	3,511	130
HOKKAIDO RAMEN & SUSHI	3,300	200
PANTHER CANNA	1,207	208
FLOCKA FADEZ BARBER SHOP	1,509	212
ACE DENTAL	1,360	216
LAKEPOINTE FAMILY MEDICINE	2,897	220
CHICA & CO SALON	1,200	226
AVAILABLE	4,167	232
MATTRESS MART	2,244	236
ACADEMY & DALLAS GOLF	2,567	242
AVAILABLE	1,200	250
AVAILABLE	5,525	260
AAA TEXAS	3,658	270
AVAILABLE	1,885	280
THE VIBE HEALTHY BAR & LOUNGE	2,485	290
AVAILABLE	14,000	300
AVAILABLE	5,592	360
LAVA ISLAND	33,862	715
ABSOLUTE RECOMP	30,117	719
DICK'S SPORTING GOODS	49,224	723
RAINBOW SHOPS	15,000	735



LEASED BY: THE retail CONNECTION

MANAGED BY: THE retail CONNECTION CONNECTED MANAGEMENT SERVICES

LAKEPOINTE TOWNE CROSSING

Hebron Pkwy & Lakepointe Dr.
Lewisville, TX

SITE PLAN

02.27.2026

THE retail CONNECTION

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____