

# LAKEPOINTE TOWNE CROSSING

LEWISVILLE, TX | NEC HEBRON PARKWAY AND I-35



CENTER SIZE: 196,630 SF + SUPER TARGET

AVAILABILITY: 1,200 SF – 30,117 SF

NNN: \$3.88 PSF

LEASE RATES: PLEASE CALL

COMING SOON: **AspenDental**

LAKEPOINTE TOWNE CROSSING RETAILERS:



- Strong national-credit anchor lineup including Super Target, DICK'S Sporting Goods, JOANN and Party City
- High-traffic, regional intersection | I-35 [184,676 VPD] & Hebron Parkway [54,843 VPD]
- Dense surrounding daytime population [254,676 within 5 miles]–[96,163 within 3 miles]
- Centered around a growing and vibrant neighborhood

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	10,264	108,689	299,341
% Pop Growth 2022-2027	2.12%	1.57%	1.53%
2022 Daytime Population	11,331	136,554	328,705
2022 Total Households	4,475	44,762	109,500
2022 Average HH Income	\$158,100	\$152,218	\$158,779

## TRAFFIC COUNTS:

I-35: 184,676 VPD  
Hebron Parkway: 54,843 VPD



FOR MORE INFORMATION, PLEASE CONTACT:

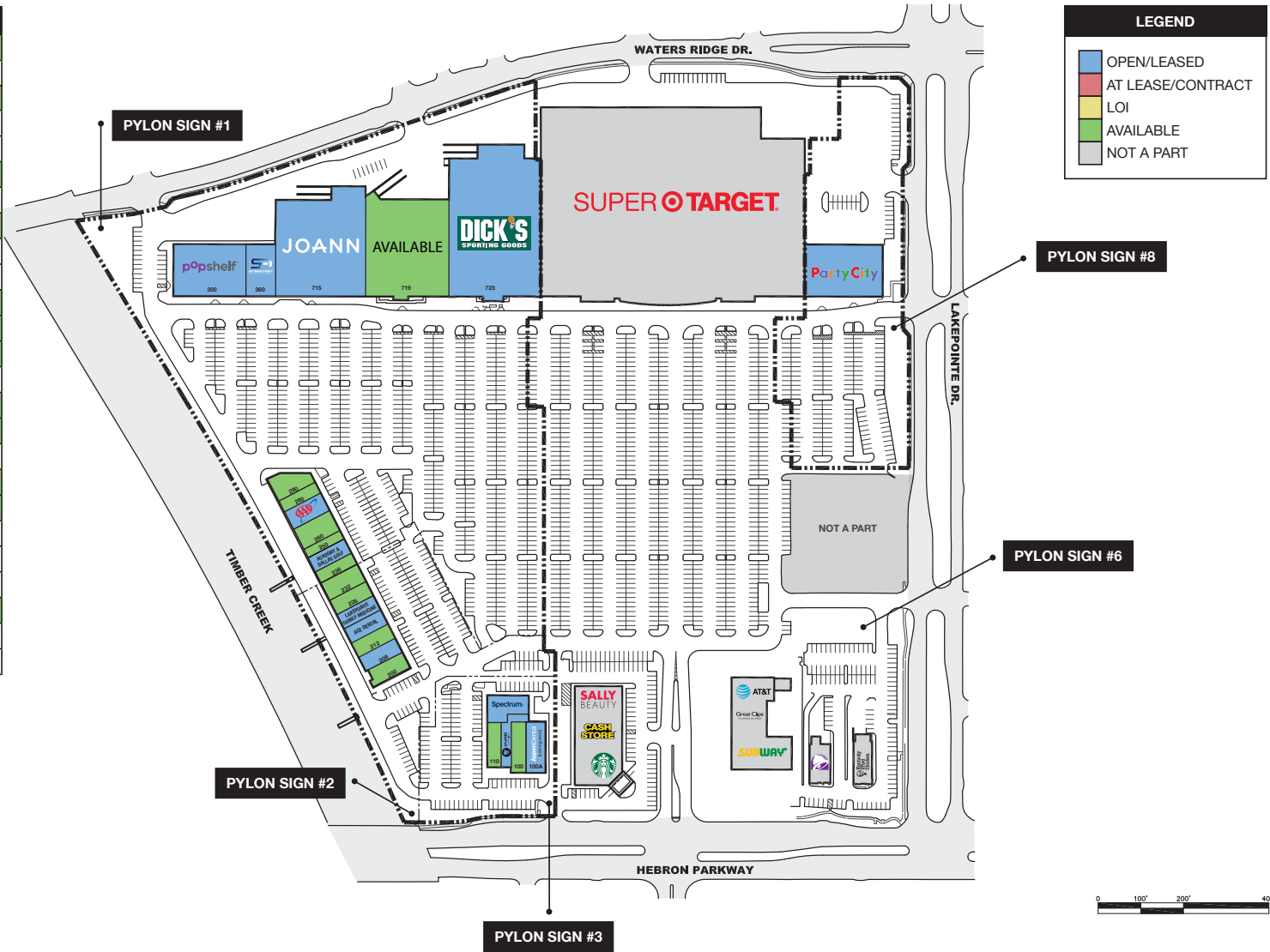
**DAVID LEVINSON**  
214.572.8448  
dlevinson@theretailconnection.net

**THAD BECKNER**  
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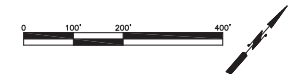
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TENANT	SF	UNIT
AVAILABLE	2,750	100
ASPEN DENTAL	3,750	100A
AVAILABLE	2,027	110
CRUMBL COOKIES	1,806	120
SPECTRUM	3,511	130
AVAILABLE [FORMER PEI WEI]	3,300	200
PANTHER CANNA	1,207	208
AVAILABLE	1,509	212
ACE DENTAL	1,360	216
LAKEPOINTE FAMILY MEDICINE	2,897	220
AVAILABLE	1,200	226
AVAILABLE	4,167	232
AVAILABLE	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
AVAILABLE	2,485	290
POPSHELF	14,000	300
STEADFAST FITNESS & PERFORMANCE	5,592	360
JOANN	33,862	715
AVAILABLE	30,117	719
DICK'S SPORTING GOODS	49,224	723
PARTY CITY	15,000	735



**LEGEND**

- OPEN/LEASED
- AT LEASE/CONTRACT
- LOI
- AVAILABLE
- NOT A PART



LEASED BY: **THE retail CONNECTION**  
 MANAGED BY: **THE retail CONNECTION**  
CONNECTED MANAGEMENT SERVICES

**LAKEPOINTE TOWNE CROSSING** Hebron Pkwy & Lakepointe Dr.  
 Lewisville, TX  
 SITE PLAN 04.02.2024

**THE retail CONNECTION**

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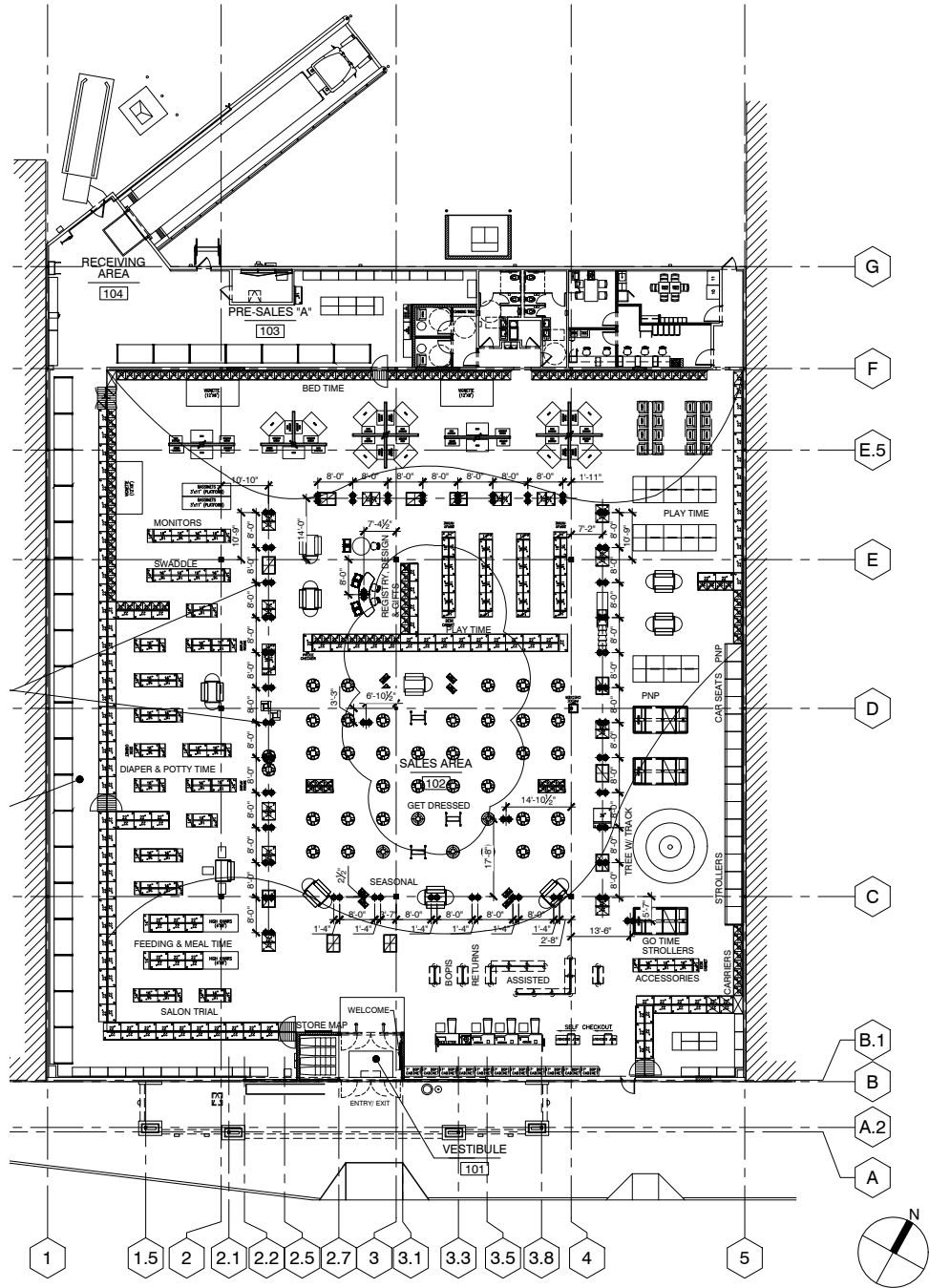
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30,117 SF former BuyBuyBABY

Lease Outline Drawing



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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:
  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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date