

For Sale



NWC Parker Rd & Old Denton Rd

1729 FM 544
Lewisville, TX 75056



Hunnington

Hunnington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
hpiproperties.com



NWC PARKER RD & OLD DENTON RD

1729 FM 544, Lewisville, TX 75056



SITE INFORMATION

Sale Price: **\$3,400,000**

Price SF **\$26.28 PSF**

Lot Size: **2.97 AC**



SITE HIGHLIGHTS

- Zoning - GB (General Business)
[Click here for zoning code of ordinance](#)
- Utilities to the Site
- Off-Site detention



DEMOGRAPHICS

Population (2023)
 2 mi. - 38,796
 3 mi. - 81,177
 5 mi. - 233,685

Average Household Income
 2 mi. - \$142,434
 3 mi. - \$140,205
 5 mi. - \$127,512

Traffic Counts
 Parker Rd. - 50,082 vpd
 Hwy 121 - 113,909 vpd



Matthew Kivnani
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.





Lewisville Lake



SITE

LAKEWAY CASTLE HILLS
276 Units

(Future)
CROWN CENTRE
109,000 SF Office Space
300 Room Hotel
1,300 Apt Units
100,000 SF Retail

Indian Creek
1,359 Homes

MANSIONS SUNSET RIDGE
539 Units

Wyndale Meadows
232 Homes

Killian Middle School
1,033 Students

Master Planned Community Castle Hills
5,000 Homes



CASTLE HILLS

Pine Prairie
300 Units

ROSE HILL
612 Units

BELLA MADERA
612 Units

NOKIA
3,000 Employees

Windhaven Crossing
642 Homes

LANTOWER
301 Units

Wyndale Meadows
232 Homes

WINDSOR CASTLE HILLS
301 Units

Cottage at Castle Hills
72 Homes

Ridgepointe
2,251 Homes

OLIVIAN
421 Units

50,082 vpd

DISCOVERY
739 Units

Future Single Family
600 Homes

Lakewood Hills
525 Homes

WINDSOR CASTLE HILLS
430 Homes

Lakewood Hills
525 Homes

FIELD CREST
180 Units

KEYSTONE
690 Units

PLATINUM CASTLE HILLS
312 Units

Lakewood Hills
525 Homes

FIELD CREST
180 Units

KEYSTONE
690 Units

AmerisourceBergan
3,000 Employees



Sysco

PLATINUM CASTLE HILLS
312 Units

AmerisourceBergan
3,000 Employees

Lakewood Hills
525 Homes

FIELD CREST
180 Units

KEYSTONE
690 Units

AmerisourceBergan
3,000 Employees

Lakewood Hills
525 Homes

FIELD CREST
180 Units

KEYSTONE
690 Units

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|--|------------------------------|---|------------------------------|
| Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name | 454676 License No. | sandy@hpiproperties.com Email | 713.623.6944 Phone |
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| N/A Sales Agent/Associate's Name | N/A License No. | N/A Email | N/A Phone |

Buyer/Tenant/Seller/Landlord Initials

Date