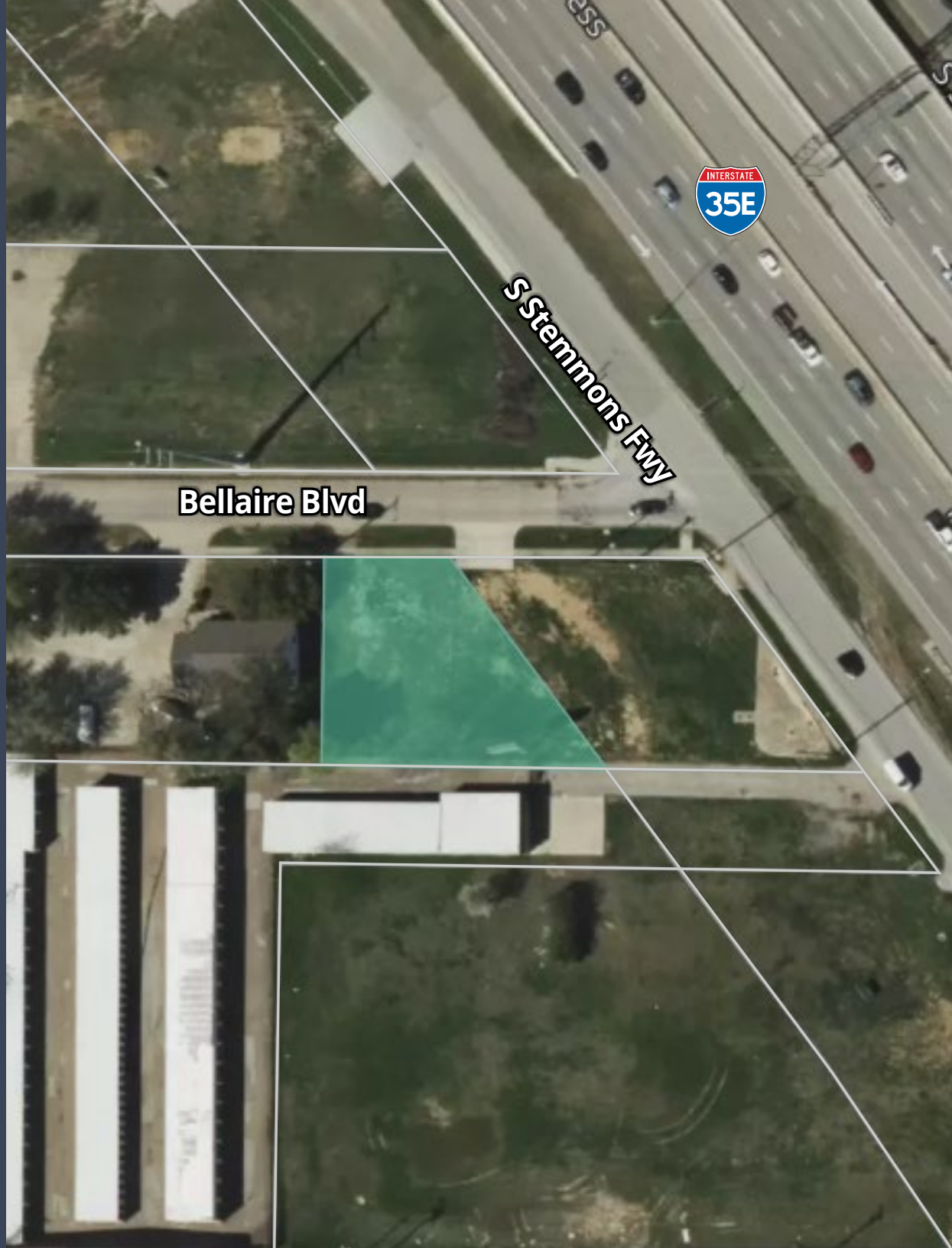


FOR SALE

0.193 acre parcel

1301 S Stemmons Fwy
Lewisville, TX

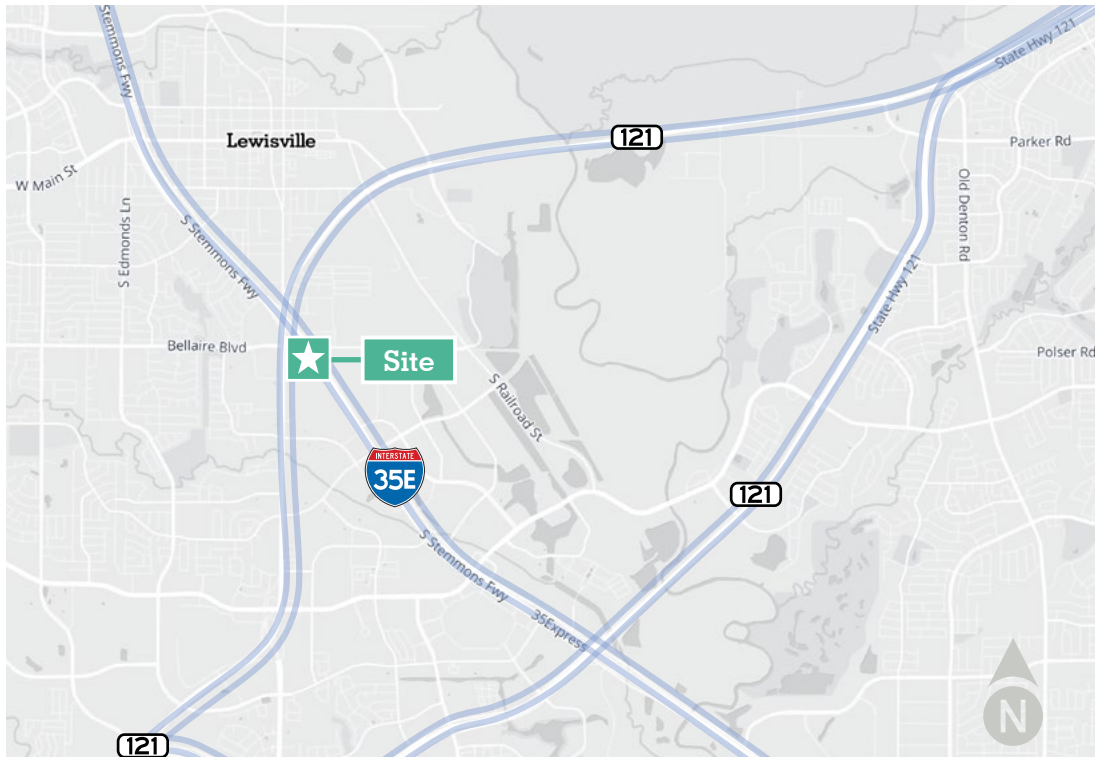
**AVISON
YOUNG**



Site description

The subject site consists of 1 parcel and has 8,407.08 SF (0.193 AC) of land area. The area is estimated based on the assessor's parcel map and may change if a professional survey determines more precise measurements. The shape of the site is irregular and the topography appears to be level at street grade and drainage of the site is assumed to be adequate.

The site is zoned Light Industrial (LI) allowing for a multitude of uses and has achieved a walkable score of 70 and a bike score of 63. Utilities are to the tract and the configuration provides for maximum useable square feet. The traffic count on I-35E is 155,939 vehicles per day. On the west side of I-35, where the property is located, the area is heavily developed with industrial and light industrial properties. Retail strip centers and single tenant businesses are scattered along both the east and west sides of I-35 and there is an abundance of multifamily and single-family residences within a three-to-five-mile radius of the site.



Asset profile



1301 S Stemmons Fwy
Lewisville, TX 75067



8,407 sf asset
0.193 acres



Light industrial zoned

[View potential
Light Industrial uses](#)



70
Walkable score

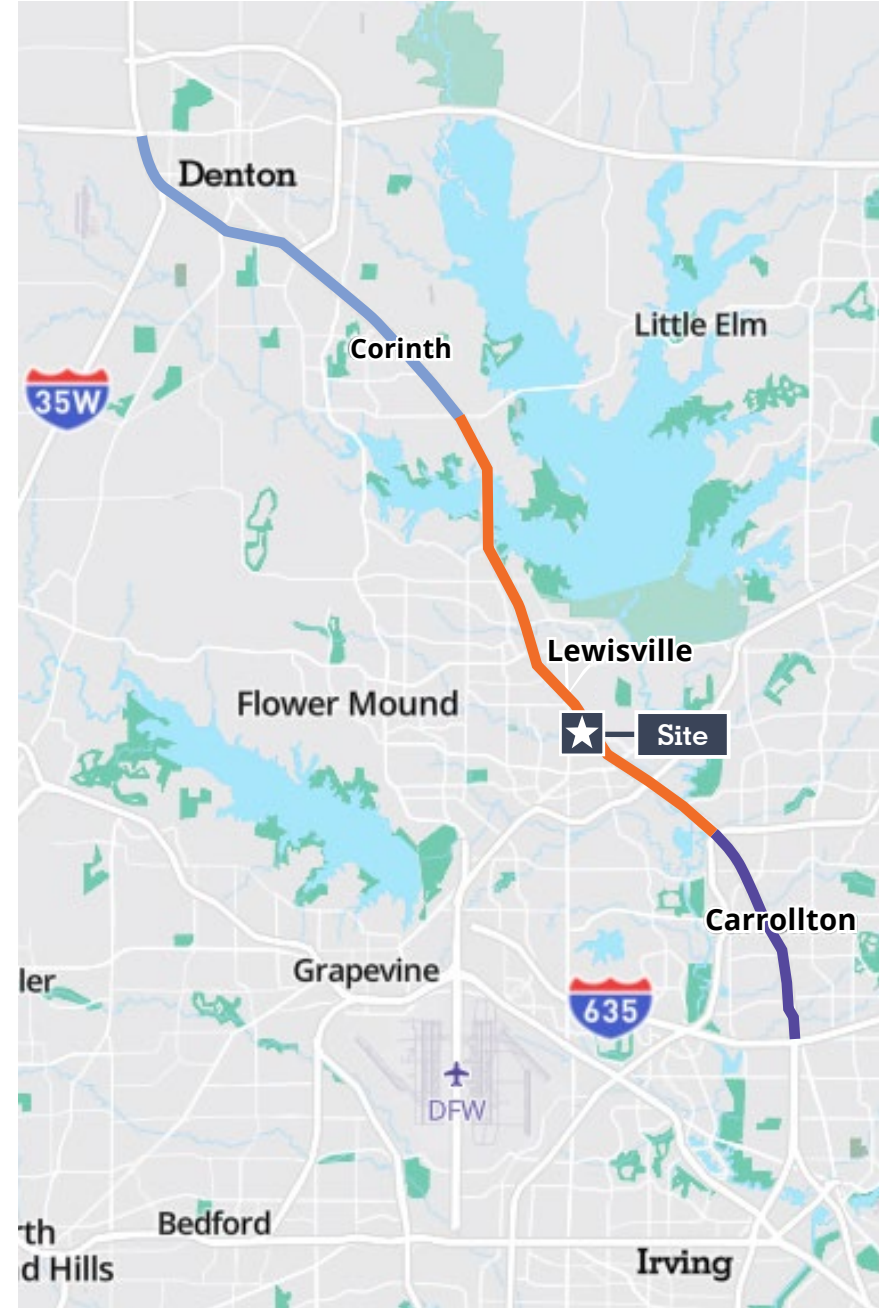
I-35 expansion



[View TX DOT Website](#)

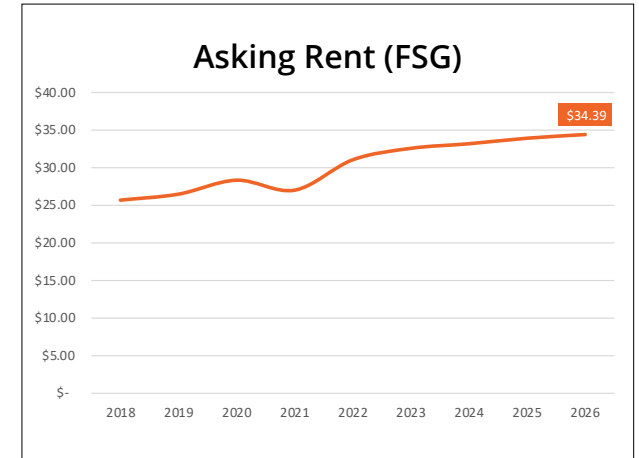
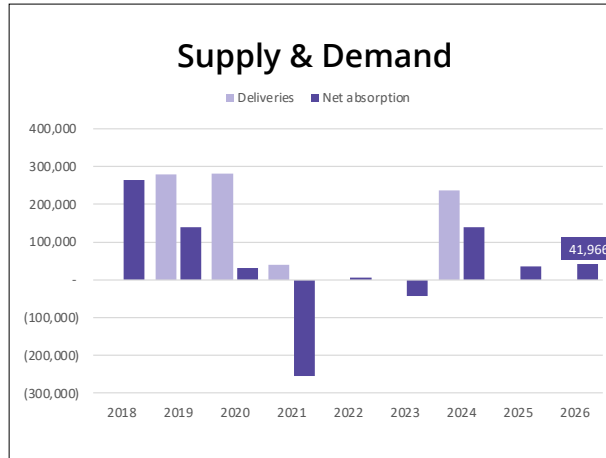
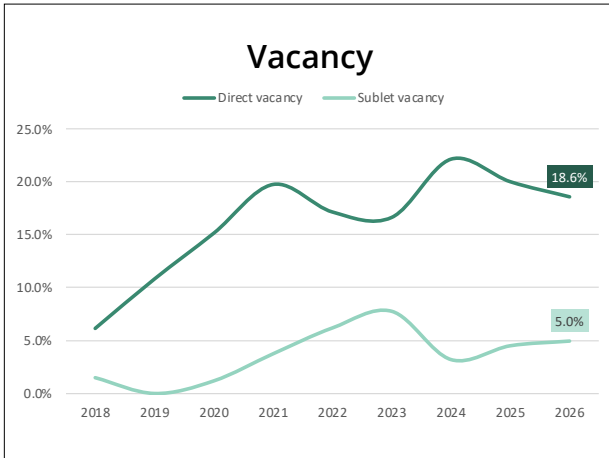
The Lewisville submarket is situated along I-35, which is undergoing an extensive expansion and reconstruction project. The expansion, consisting of multiple projects, aims to improve traffic flow for the growing submarket. More lanes, frontage roads, and improved interchanges will reduce congestion. The subject tract is in the “middle” zone of the reconstruction.

		2030					
		Existing frontage road lanes (Each dir.)	Existing main lanes (Each dir.)	Existing HOV lanes (Each dir.)	Proposed frontage road lanes (Each dir.)	Proposed gen. purpose lanes (Each dir.)	Proposed managed lanes (Each dir.)
South	North of I-635 to President George Bush Turnpike	2-3*	3	1	2-3*	3	1
Middle	President George Bush Turnpike to Turbeville Rd	2-3*	3	0	2-3*	3	0
North	Turbeville Rd to U.S. 380	2-3*	2	0	2-3*	2	0



Submarket report | Lewisville-Denton Q1 2026

Submarket Statistics (Class A & B)



	Existing inventory (sf)	Deliveries sf (YTD)	Under development sf	Direct vacancy	Direct availability	Total vacancy	Total availability	Sublease available	Net absorption sf (QTD)	Net absorption sf (YTD)	Annual direct asking rent psf FS
Dallas CBD	25,934,105	-	-	33.3%	33.5%	34.4%	34.9%	369,232	4,237	4,237	\$32.74
Allen - McKinney	4,049,839	-	-	17.2%	16.3%	18.3%	17.5%	45,943	60,127	60,127	\$36.35
Central Expressway	8,570,332	-	78,758	23.4%	26.3%	24.0%	27.4%	102,520	(199,474)	(199,474)	\$37.80
Deep Ellum - Lakewood	1,345,427	-	-	34.2%	34.7%	60.3%	64.7%	403,453	(25,597)	(25,597)	\$53.58
Frisco/The Colony	6,446,906	-	492,036	13.8%	20.7%	15.3%	23.3%	176,126	185,939	185,939	\$45.32
Las Colinas	35,245,148	-	-	26.8%	29.8%	28.5%	32.8%	1,045,504	85,336	85,336	\$30.75
LBJ Freeway	18,344,762	-	-	24.6%	23.4%	25.7%	25.8%	436,798	(4,021)	(4,021)	\$32.35
Preston Center	5,285,858	-	206,000	6.0%	7.8%	6.1%	8.1%	14,217	29,164	29,164	\$57.02
Quorum - Bent Tree	20,395,643	-	41,188	22.7%	25.6%	23.7%	27.9%	461,695	(55,815)	(55,815)	\$34.28
Richardson - Plano	20,471,937	-	-	20.3%	21.2%	21.0%	25.0%	794,632	(27,105)	(27,105)	\$27.72
Stemmons Freeway	5,621,093	-	-	29.3%	27.5%	30.0%	28.8%	72,010	(213,348)	(213,348)	\$32.12
Upper Tollway - West Plano	21,300,784	-	-	24.7%	25.1%	26.3%	29.0%	846,970	67,705	67,705	\$39.97
Uptown	15,922,214	-	1,300,126	23.0%	20.7%	24.2%	22.2%	246,204	126,282	126,282	\$64.50
Fort Worth CBD	8,512,369	-	-	10.2%	11.1%	10.6%	11.6%	46,279	90,507	90,507	\$32.32
Alliance - NW Fort Worth	3,279,167	-	385,912	20.2%	23.2%	22.6%	25.4%	80,380	(136,707)	(136,707)	\$31.52
East NE Ft Worth	2,966,921	-	-	32.4%	32.7%	32.4%	34.3%	50,000	(69,486)	(69,486)	\$22.72
Lewisville-Denton	4,244,334	-	-	18.6%	20.1%	23.5%	25.0%	210,156	41,966	41,966	\$34.39
MidCities	13,073,882	-	21,419	20.7%	22.0%	23.9%	25.5%	455,329	151,325	151,325	\$28.61
West SW Fort Worth	3,881,705	-	72,000	7.3%	10.2%	8.3%	12.1%	74,292	1,575	1,575	\$32.54
Market Total	224,892,426	-	2,597,439	23.4%	24.5%	24.9%	27.1%	5,931,740	112,610	112,610	\$36.54

Submarket report | Lewisville-Denton Q1 2026



About Lewisville

Lewisville is a well-established business community and major employment center boasting almost 45,000 existing jobs. Lewisville has more than 1 million square feet of new commercial and industrial development in the pipeline. It is centrally located off Interstate 35-E and close to DFW airport and freight rail making it a prime area for business growth.

It is a vibrant community offering the best in education, business opportunities, recreation and entertainment options. With more than 130,000 residents, Lewisville has thriving neighborhoods, strong community values and vision. Lewisville Lake draws 6 million visitors annually.

Arts, music and culture abound in Lewisville. The 40,000 square foot, 294 seat performance hall hosts a wide variety of stage performances. The historical Old Town district is booming with shops, restaurants, and local entertainment.

	Inventory	Total Availability	QTD Absorption	Development Pipeline	Average Rental Rate
Industrial	40,690,653 SF	14.76% Direct: 5,766,351 SF Sublet: 611,484 SF	508,106	1,855,298 SF	\$12.10
Retail	18,776,124 SF	6.08% Direct: 1,105,925 SF Sublet: 43,343 SF	66,057 SF	124,554 SF	\$25.87
Office	4,200,000 SF	25.0% Direct: 851,976 SF Sublet: 210,156 SF	41,966 SF	0 SF	\$34.39

Demographics

Population	1 mile	3 mile	5 mile
2025 total population	17,723	103,500	238,703

2030 projection	19,649	114,754	262,582
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2025-2030 growth	10.87%	10.87%	10.00%
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Income	1 mile	3 mile	5 mile
2025 average income	\$83,458	\$104,274	\$132,607

2025 median income	\$70,486	\$82,635	\$104,212
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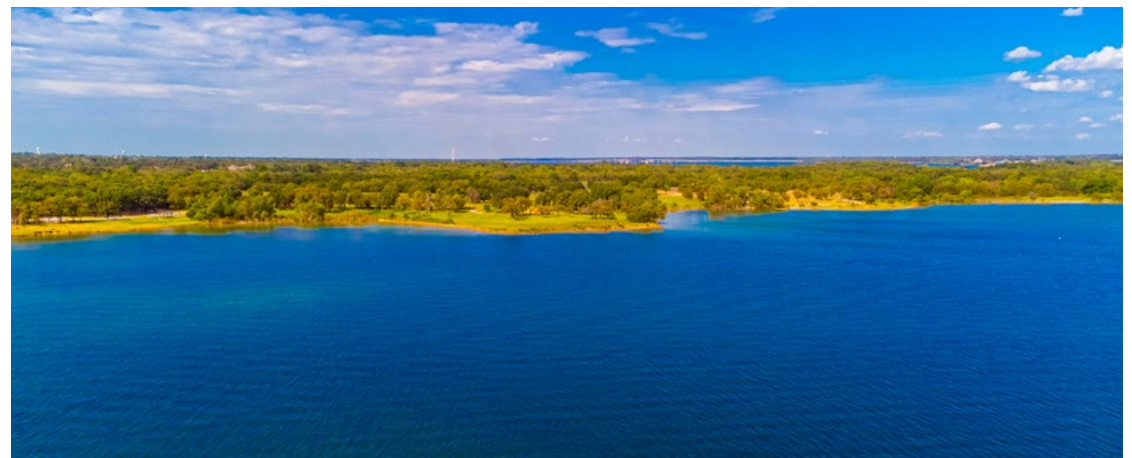
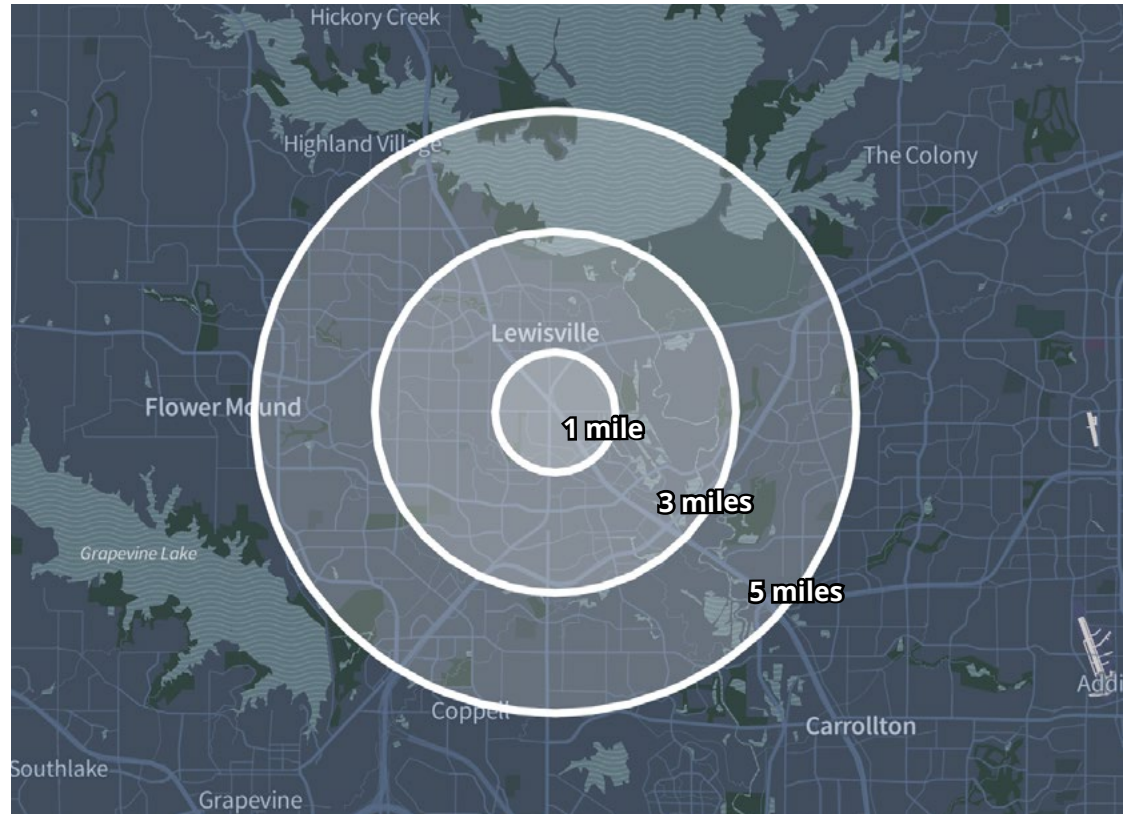
Households	1 mile	3 mile	5 mile
2025 total households	6,867	40,543	90,037

2030 projection	7,630	45,081	99,371
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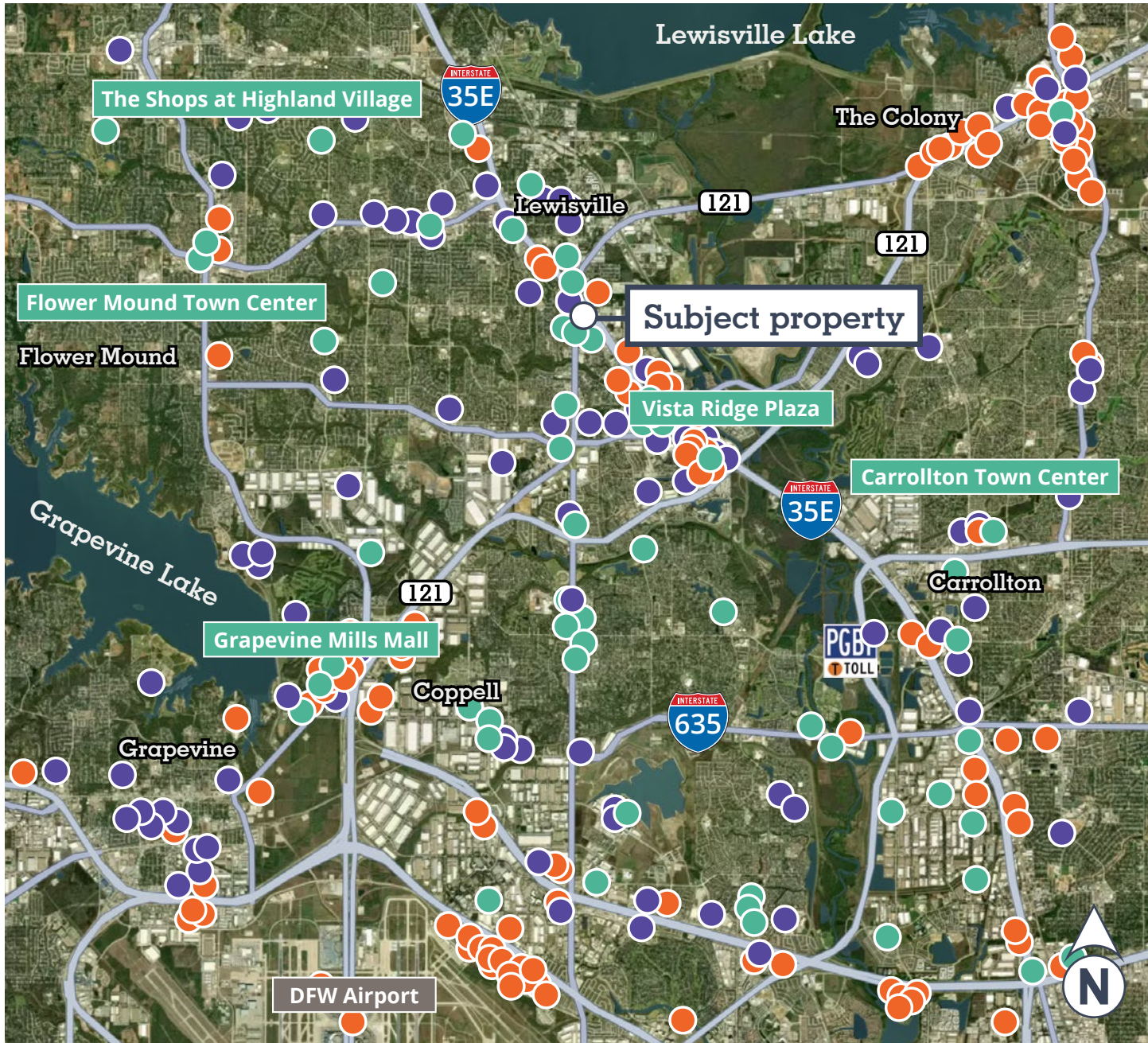
owner occupied	1,880 27.38%	15,729 38.80%	48,100 53.42%
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renter occupied	4,988 72.64%	24,814 61.20%	41,937 46.58%
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2025-2030 growth	11.11%	11.19%	10.37%
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Area amenities



10
Minutes to
DFW Airport

80+
Restaurants

50+
Retail options

100+
Hotels

**If you would like more
information on this offering,
please get in touch.**

Susan Gwin Burks
Senior Vice President
214 269 3106
susangwin.burks@avisonyoung.com

Bruce Butler
Senior Vice President
214 269 3122
bruce.butler@avisonyoung.com

Adriana Kelley
Marketing Coordinator
214 974 9747
adriana.kelley@avisonyoung.com

John Bowles
Senior Vice President
214 269 3102
john.bowles@avisonyoung.com

Jackson Gordon
Financial Analyst
214 269 3112
jackson.gordon@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

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1920 Mckinney Ave #1100 | Dallas, TX 75201 | 214 559 3900

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