



FOR LEASE

The Shops at Crest Center – Retail/Office Space Available

920 & 980 W Round Grove Rd / Lewisville, TX

Property Overview

- 1,200 SF – 7,962 SF
- Shell Delivery
- Construction Complete and Ready for Delivery ASAP
- Great Retail Energy throughout Four Square Blocks
- Local Landlord
- Located in Front of Crest Manor Apartments – 600 units
- 765' of Frontage 1/2 Mile from Hwy 121

Available Spaces

Building A: ±2,950 SF

Building B: ±1,200 - 7,962 SF (Demisable)

Building C: ±1,808 SF

Nearby Apartment Rents

\$1,500 - \$1,800/Month

Surrounding Retail



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BROKERAGE SERVICES 1

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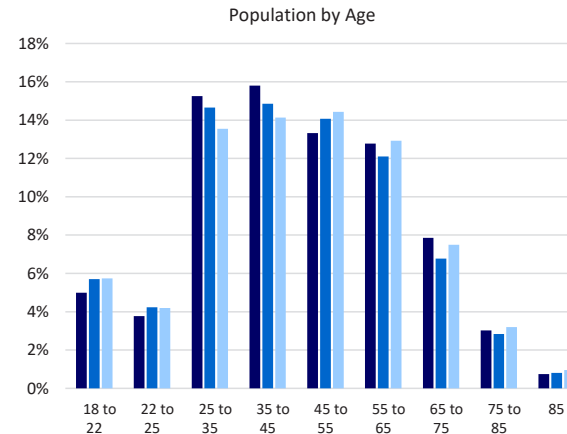
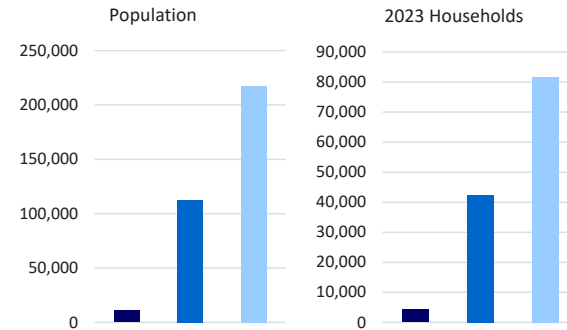
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Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	11,005	---	112,248	---	217,797	---
2028 Projected Population	10,209	---	110,545	---	218,062	---
Pop Growth (%)	-7.2%	---	-1.5%	---	0.1%	---
2023 Households	4,264	---	42,332	---	81,567	---
2028 Projected Households	3,964	---	41,442	---	81,546	---
HH Growth (%)	-7.0%	---	-2.1%	---	0.0%	---
Census Year						
2000 Population	8,782	---	81,105	---	156,080	---
2010 Population	11,328	---	111,283	---	212,251	---
Pop Growth (%)	29.0%	---	37.2%	---	36.0%	---
2000 Households	3,137	---	30,452	---	55,944	---
2010 Households	4,363	---	41,939	---	79,405	---
HH Growth (%)	39.1%	---	37.7%	---	41.9%	---
Total Population by Age						
Average Age (2023)	37.6		36.6		37.6	
Children (2023)						
0 - 4 Years	714		7,283		13,366	
5 - 9 Years	677		7,276		13,335	
10-13 Years	537		5,952		11,605	
14-17 Years	545		6,401		12,614	
Adults (2023)						
18 to 22	549	5.0%	6,398	5.7%	12,499	5.7%
22 to 25	414	3.8%	4,751	4.2%	9,144	4.2%
25 to 35	1,678	15.2%	16,454	14.7%	29,504	13.5%
35 to 45	1,739	15.8%	16,678	14.9%	30,785	14.1%
45 to 55	1,465	13.3%	15,796	14.1%	31,422	14.4%
55 to 65	1,406	12.8%	13,579	12.1%	28,152	12.9%
65 to 75	865	7.9%	7,597	6.8%	16,319	7.5%
75 to 85	333	3.0%	3,183	2.8%	6,956	3.2%
85 +	82	0.7%	901	0.8%	2,095	1.0%



1/15/2024

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LOCAL ALCOHOL SALES

NAME	CITY	ZIP	MONTH	PERMIT ISSUED	TOTAL RECEIPTS	LIQUOR	WINE	BEER	COVERS	REPORT
CHILL	LEWISVILLE	75067	November 2023	January 2021	\$210,534	\$141,016	\$4,340	\$65,178	\$0	MORE INFO
CHILL	LEWISVILLE	75067	January 2021	January 2021	\$140,839	\$61,993	\$4,949	\$73,897	\$0	MORE INFO
BOOMERJACK'S-LEWISVILLE	LEWISVILLE	75067	November 2023	October 2022	\$133,623	\$66,515	\$2,447	\$64,661	\$0	MORE INFO
BARRA BRAVA RESTAURANT & SPORTS BAR	LEWISVILLE	75067	November 2023	April 2022	\$114,782	\$40,793	\$15	\$73,974	\$0	MORE INFO
TWIN PEAKS RESTAURANT	LEWISVILLE	75067	November 2023	May 2005	\$113,463	\$43,221	\$845	\$69,397	\$0	MORE INFO
4THIRTEEN KITCHEN AND SPORTS LOUNGE	LEWISVILLE	75067	November 2023	May 2021	\$103,163	\$91,214	\$1,776	\$10,173	\$0	MORE INFO
ELECTRIC COWBOY	LEWISVILLE	75067	November 2023	June 2009	\$89,892	\$60,942	\$193	\$28,757	\$0	MORE INFO
BJ'S RESTAURANT & BREWHOUSE	LEWISVILLE	75067	November 2023	May 2009	\$84,704	\$37,564	\$9,886	\$37,254	\$0	MORE INFO
T'S BAR AND GRILL	LEWISVILLE	75067	November 2023	November 2007	\$64,006	\$41,117	\$518	\$22,371	\$0	MORE INFO
54TH STREET RESTAURANT & DRAFFHOUSE	LEWISVILLE	75067	November 2023	March 2017	\$62,920	\$32,047	\$6,009	\$24,864	\$0	MORE INFO
RACK AND TAP SPORT BAR AND GRILL	LEWISVILLE	75067	November 2023	January 2015	\$58,334	\$36,212	\$172	\$21,950	\$0	MORE INFO
HIZZY RESTAURANT, BAR AND HOOKAH LOUNGE	LEWISVILLE	75067	November 2023	March 2018	\$57,326	\$43,314	\$220	\$13,792	\$0	MORE INFO
DRUNKEN DONKEY PRIVATE CLUB	LEWISVILLE	75067	November 2023	April 2017	\$55,411	\$27,658	\$1,040	\$26,713	\$0	MORE INFO
MARISCOS 2000 # 4	LEWISVILLE	75067	November 2023	October 2014	\$45,337	\$12,744	\$0	\$32,593	\$0	MORE INFO
SALTGRASS STEAKHOUSE	LEWISVILLE	75067	November 2023	February 2015	\$41,696	\$22,080	\$10,001	\$9,615	\$0	MORE INFO
FISH N TAILS OYSTER BAR	LEWISVILLE	75067	November 2023	November 2021	\$41,477	\$18,596	\$582	\$22,299	\$0	MORE INFO
HOOTERS	LEWISVILLE	75067	November 2023	November 2014	\$38,597	\$13,685	\$172	\$24,740	\$0	MORE INFO
DADDY RABBITS PUB	LEWISVILLE	75067	November 2023	July 2002	\$36,886	\$21,792	\$219	\$14,875	\$0	MORE INFO
MAIN EVENT-LEWISVILLE	LEWISVILLE	75067	November 2023	December 2016	\$34,019	\$18,166	\$850	\$15,003	\$0	MORE INFO



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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.

11-2-2015



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.

PCR Brokerage Dallas-Fort Worth, LLC dba Partners	9013094	melissa.kennedy@partnersrealestate.com	214-550-2990
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Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek.anthony@partnersrealestate.com	214-277-2006
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