

W ROUND GROVE RD (FM 3040)

LEWISVILLE, TX 75067

FOR SALE OR LEASE
Investment Opportunity
Offering Memorandum



MO AKIN

Primary Contact
Mo Akin
972-584-7364
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PROPERTY OVERVIEW

For Sale or Lease
Pricing Guidance Available Upon Request

2.5 AC ($\pm 108,900$ SF)
Area

FM 3040 (W Round Grove Rd)
Frontage

LC + FM 3040 Overlay
Zoning

- **2.5 acres ($\pm 108,900$ SF)** of prime commercial land fronting W Round Grove Road (FM 3040), one of Lewisville's highest-traffic commercial arterials
- **Zoning:** LC (Local Commercial) with FM 3040 Overlay District
- **Multitude of uses:** retail, restaurant, office, medical, service, hospitality, fitness, entertainment, and more
- Adjacent to **Chante Mexican Grill & Cantina**
- Surrounding parcels host commercial strip malls, restaurants, and pad-site developments with residential neighborhoods immediately south
- **FM 3040** is a TxDOT-maintained state highway with high-volume commercial traffic
- **City water and sewer service** available along the corridor
- **Flat**, fully developable topography
- FEMA Flood Zone X — minimal flood risk, **outside the 100-year floodplain**
- Part of the rapidly growing **DFW Metroplex** — the #1 target market for commercial real estate investment (CBRE, 4th consecutive year)



PROPERTY ACCESS & VISIBILITY

TRAFFIC COUNTS

Roadway	AADT (VPD)
W Round Grove Rd (FM 3040)	62,371 VPD
I-35E (nearby corridor)	232,000+ VPD
SH 121 / Sam Rayburn Tollway	150,000+ VPD

ACCESS & DRIVEWAY STANDARDS

- Driveway access permitted per City of Lewisville Engineering and TxDOT standards
- Two-way driveways: minimum 24-ft, maximum 30-ft width with 20-ft radii
- Minimum driveway spacing on FM 3040 (major traffic carrier): 230 ft
- Deceleration lanes required at all driveway locations per FM 3040 Overlay District
- Minimum 40-ft maintained between street and internal traffic lane at driveway locations
- All driveways subject to City and TxDOT permitting and access management review



DEMOGRAPHICS

Metric	1 Mile	3 Mile	5 Mile
Total Population	14,850	98,420	246,300
Total Households	5,620	38,150	92,800
Average HH Income	\$94,500	\$89,200	\$85,000
Median HH Income	\$88,740	\$85,000	\$82,500
Daytime Population	22,400	115,600	310,800

PROPERTY ACCESS & VISIBILITY

NEARBY LANDMARKS & DISTANCES

Landmark	Distance
I-35E Interchange	0.3 miles
Vista Ridge Mall (The Vista)	0.8 miles
Shops at Vista Ridge	1.0 miles
SH 121 / Sam Rayburn Tollway	1.2 miles
Medical City Lewisville	2.5 miles
Castle Hills Master-Planned Community	1.5 miles
Lewisville High School Harmon (on FM 3040)	Adjacent corridor
DFW International Airport	~20 minutes
Downtown Dallas	~30 minutes



FUTURE INFRASTRUCTURE IMPROVEMENTS

- I-35E / FM 1171 Interchange Enhancement — reconstruction of the Main Street bridge over I-35E and expansion of 1.3 miles of I-35E main lanes; completion Fall 2026
- Vista Ridge Mall (The Vista) Redevelopment — will add multifamily, office, retail, and entertainment (0.8 mi from site)
- Corporate Drive Extension (Segments 2–5) — new street paving, sidewalk, trail improvements, and drainage; multiple segments under construction
- Valley Parkway Reconstruction — full reconstruction including utility replacements, signal modifications, and new right-turn lanes; started February 2024
- Timber Creek Trail Extension — extending recreational trail connectivity as part of the city's Healthy Infrastructure Plan; completion late 2026
- Crown Centre Development — 147,000 SF office building completed late 2024; 14,000 SF retail building construction beginning 2025
- Castle Hills Marketplace Expansion — 760 new residential units plus additional retail space added in 2024 joint venture; Realm at Castle Hills added 8 new restaurants in 2024
- Lewisville 2035 Vision Plan — comprehensive community development plan guiding infrastructure investment, land use, and economic development throughout the city

NEIGHBORHOOD DEVELOPMENTS

DEVELOPMENTS IN THE NEIGHBORHOOD

- Vista Mall area redevelopment (public infrastructure + mixed-use vision): voters approved \$32,228,582 for public street infrastructure; the city describes a broader redevelopment vision with multifamily, office, retail, entertainment and more.
- Old Town / South Village mixed-use: a mixed-use project with commercial ground floor + residential above, plus additional housing nearby; the city notes 85+ residential units added to Old Town.
- Crown Centre at Castle Hills (mixed-use): a 140-acre mixed-use project planned for offices, apartments, retail, hotels, restaurants; first phase/building has opened.
- Jefferson Castle Hills (multifamily): JPI broke ground on a 2-phase community planned for 761 homes, targeted for 2025 delivery.



The Vista, Approved \$200 Million Future Redevelopment Project by the City of Lewisville



Crown Centre at Castle Hills is a 140-acre master-planned development currently leasing office space in Lewisville, Texas.



Jefferson Castle Hills (Phase 2), Located within the Castle Hills master-planned community in Lewisville, TX,

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SITE DEVELOPMENT REGULATIONS (LC)

Regulation	Standard
Minimum Lot Size	N/A (no minimum specified)
Minimum Lot Width	75-FT
Front Yard	25-FT
Side Yard	25-FT
Rear Yard	20-FT*
Interior Side Yard (adjacent to residential)	15-FT
Maximum Height	50-FT (4 Standard Stories)**
Maximum Impervious Coverage	80%
Parking Requirement	Per UDC Standards

**Minimum rear setback for commercial lots per city ordinance. **Buildings within 150 feet of residentially zoned property cannot exceed 2 standard stories. Height may be exceeded if building is set back 1 additional foot from all street and yard lines for each foot above the limit*

FM 3040 OVERLAY DISTRICT REQUIREMENTS

Requirement	Standard
Building Exterior	80% brick or stone on all elevations
Pedestrian Infrastructure	4-ft sidewalk along FM 3040 frontage
Vehicular Access	Deceleration lanes at all driveways
Landscaping	Enhanced landscaping and screening
Signage	Per FM 3040 Overlay sign regulations
Access Management	Coordinated per city access manual
Design Character	"Gateway" — substantial design and identity statement

NOTE: (FEB 2025 UPDATE)

New or expanded warehouse distribution and manufacturing facilities within 500 feet of lower-intensity properties now require a Special Use Permit — protecting the residential character of surrounding neighborhoods.

ZONING

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PERMITTED USES

- Retail sales and service
- Restaurant (general)
- Restaurant (limited)
- Restaurant (drive-in, fast food)
- Professional office
- Medical / dental office
- Financial institution
- Indoor entertainment
- Fitness / health club
- Day care center
- Veterinary clinic
- Business services
- Dry cleaning / laundry
- Plant nursery / garden center
- Religious assembly
- College / university facility
- Local utility services

CONDITIONAL USES (REQUIRING SPECIAL USE PERMIT)

- Hotel / motel
- Automotive repair services
- Automotive washing
- Automotive sales
- Automotive rentals
- Service station
- Hospital services (limited) - Urgent care, outpatient surgery
- Hospital services (general)
- Outdoor sports and recreation
- Construction sales and services
- Building maintenance services
- Communications services
- Custom manufacturing
- Limited warehousing and distribution
- Research services
- Off-site accessory parking
- Club or lodge
- Exterminating services
- Guidance services
- Transitional housing

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DFW METROPLEX MARKET CONTEXT

- DFW retail vacancy rate: 4.9% — well below national average
- Average retail rent: \$25.15/SF with 4.3% annual growth
- 6.9M SF of retail under construction — highest since 2017; 85% pre-leased
- New retail construction concentrated in Denton and Collin Counties
- Retail cap rates: 6.6%–6.7%
- Investment volume: \$1.2B+ in 2025 — strongest in two years
- DFW ranked #1 target for CRE investment for 4th consecutive year (CBRE)
- Metroplex adding 170,000+ new residents annually

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PROPERTY TAX INFORMATION

Taxing Entity	Rate (per \$100 assessed value)
Denton County (FY 2024–25)	\$0.1879
Denton County (FY 2025–26, approved)	\$0.1859
Combined effective rate (all entities)	~\$2.20–\$2.50 (est.)

Includes City of Lewisville, Lewisville ISD, Denton County, and applicable special districts. Verify exact combined rate via Denton County Appraisal District

COMPARABLE LAND PRICING — FM 3040 CORRIDOR

Address	Size	Asking Price	\$/Acre
1253 W Round Grove Rd	1.59 ac	\$3,000,000	\$1,886,792
1165 W Round Grove Rd (Lot 3)	~0.5 ac	\$681,627	~\$1,363,254
Round Grove Rd & S Uecker (NE corner)	2.60 ac	Not disclosed	—
Edmonds & FM 3040	~3.0 ac	Not disclosed	—
Lewisville city-wide avg. (commercial)	—	—	~\$312,700
FM 3040 corridor premium	—	—	\$1.2M–\$1.9M/ac

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only. It contains select information pertaining to the property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or lessee may require. All financial projections, demographics, traffic counts, and market data are estimates based on publicly available sources and are provided for reference only.

No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the property. The owner and its agents expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase or lease the property.

This offering is subject to prior sale, withdrawal, or modification without notice. Prospective purchasers or lessees should conduct their own due diligence and independent investigation of the property before making any investment decision.

All zoning, land use, and development information should be independently verified with the City of Lewisville and Denton County.

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