

1080 E State Hwy 121

Lewisville, TX 75057

Owner-User Opportunity

Offering Memorandum

Prominent frontage along State Highway 121

±17 AC
Available

Hwy 121
±40,000 VPD

MATTHEWS™



Exclusively Listed By



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PROPERTY OVERVIEW

1080 E State Hwy 121
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INVESTMENT HIGHLIGHTS

- **High-Visibility SH-121 Frontage – ±40,000 VPD**
Prominent frontage along State Highway 121 with approximately 40,000 vehicles passing the property daily, providing exceptional visibility and exposure along one of Lewisville's major commercial corridors.
- **±17-Acre Site with Significant Existing Site Improvements**
The property consists of ±17 total acres, including ±15 usable acres and approximately 8 acres of existing paving, providing a substantial amount of improved land in a highly visible infill location.
- **100% Owner-Occupied – Full Site Available to Buyer**
The property is currently entirely owner-operated with no investment leases in place, allowing a buyer to take control of the site at closing and implement their own business plan.
- **±20,000 SF of Existing Building Improvements**
Approximately 20,000 square feet of existing improvements provide immediate functionality for an owner-user while maintaining significant additional acreage across the property.
- **Rare Large-Scale Opportunity Along SH-121**
The combination of highway frontage, ±17 acres of land, substantial existing paving, and ±20,000 SF of improvements creates a unique owner-user or long-term repositioning opportunity in the Lewisville market.



1080 E State Hwy 121

Lewisville, TX 75057

\$8,500,000

Asking Price

Property Summary

AC	±17 AC
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Usable AC	±15 AC
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AC Paved	±8 AC
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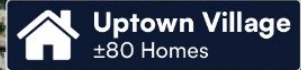
Building SF	±20,000 SF
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Zoning	LI (Light Industrial)
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New Construction



Google Earth

PROPERTY PHOTOS



MARKET OVERVIEW

1080 State Hwy 121
Lewisville, TX 75057



Lewisville, TX

Market Demographics



139,006
Total Population

\$89,233
Median Household Income

35
Median age

29M SF
Total Industrial Space

Local Market Overview

Lewisville occupies a strategic position in the northern Dallas–Fort Worth Metroplex, combining rapid population expansion with direct access to one of the nation’s largest employment and distribution networks. The city’s population is approximately 139,000, representing growth of more than 10% from its recent population base, while median household income exceeds \$89,000. A large working-age population, proximity to major employment centers, and access to Interstate 35E, State Highway 121 and the broader regional tollway network reinforce Lewisville’s appeal for industrial users requiring efficient labor and transportation connectivity.

For industrial investors and occupiers, Lewisville benefits from its position between Dallas, Denton, DFW International Airport and the high-growth northern suburbs. The SH 121 corridor supports concentrations of distribution, manufacturing, professional services and international businesses, while nearby residential growth continues to expand the available workforce. Lewisville also maintains approximately 49,000 jobs within its major employment centers, supporting a diversified economic base and sustained demand for logistics, service-industrial and warehouse space.

Population	1-Mile	3-Mile	5-Mile
2020 Population	181	62,365	202,332
2025 Population	243	69,071	222,113
2030 Population Projection	278	77,102	246,373
Annual Growth 2020-2025	6.9%	2.2%	2.0%
Annual Growth 2025-2030	2.9%	2.3%	2.2%
Households	1-Mile	3-Mile	5-Mile
2020 Households	82	24,275	75,617
2025 Households	102	26,841	83,553
2030 Household Projection	116	30,003	92,985
Annual Growth 2020-2025	4.8%	2.2%	2.4%
Annual Growth 2025-2030	2.7%	2.4%	2.3%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$68,822	\$96,223	\$130,715

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+

Total Population

No State Income Tax

Pro-Business Environment

Top 3 Metros

in the U.S. for Annual
Population Growth

**Tourism with \$10.9B in
Economic Impact**

with 27M+ Visitors Annually
Supporting 60K+ Jobs (2024- 2025)



Demographics & Demand Drivers

Dallas–Fort Worth's industrial market is supported by one of the nation's strongest logistics networks, anchored by DFW International Airport, AllianceTexas, extensive interstate highway access, Class I rail service, and a central U.S. location that enables efficient national distribution. Continued population growth, corporate relocations, and expanding manufacturing and e-commerce operations are driving sustained demand for warehouse, distribution, and large-format industrial space across the Metroplex.

#1

U.S. Metro
for Jobs Added

4M+

Total in
Workforce

50K+

Jobs Added
in 2025

>2%

Employment Growth
vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW



Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | 2025 Dataset

Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Attainable Housing Supply

Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange

Relocated Chicago Branch to Dallas

Nasdaq Texas

Dual-Listing Exchange Announced

Coinbase Headquarters

Relocated to Texas

AT&T Global Headquarters

Plano Campus in Development



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1080 State Hwy 121, Lewisville, TX 75057 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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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