

Swisher Road Land

Land For Sale / Ground Lease
5.03 ± Acres // 219,106.80 SF

RETAIL LAND OPPORTUNITY
SWISHER ROAD VISIBILITY



Location:

Swisher Road Land
502 E Swisher Road
Lake Dallas, TX 75065



Space Available:

Commercial Development Site
Available

5.03 ± Acres // 219,106.80 SF

\$11 /SF for Sale

Call for Ground Lease Pricing

- Premier land opportunity near Lewisville Lake & the Lewisville Lake Toll Bridge on Swisher Road
- Ground lease option / built to suit lease option available
- Surrounded by well established residential communities
- Close proximity to Lewisville Lake Toll Bridge & I-35 corridor
- Currently zoned for Commercial Use & all utilities available to site
- Over approximately 26,000 VPD on Swisher Road

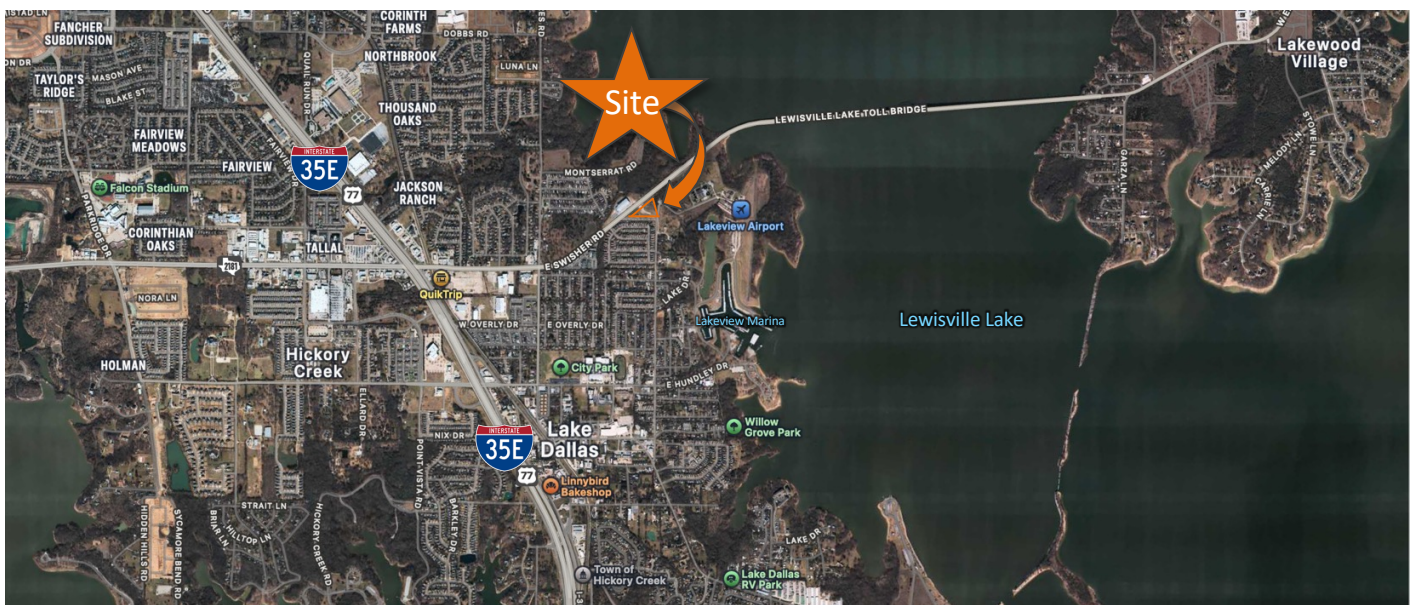
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FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTexas.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530

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- Perfectly placed on Swisher Road with over 26,000 vehicles passing by each day (vpd) 2025
- Nearby multiple residential communities, Lake Lewisville Toll Bridge, & Lake Lewisville
- Close proximity the DFW International Airport and the Dallas Love Field Airport

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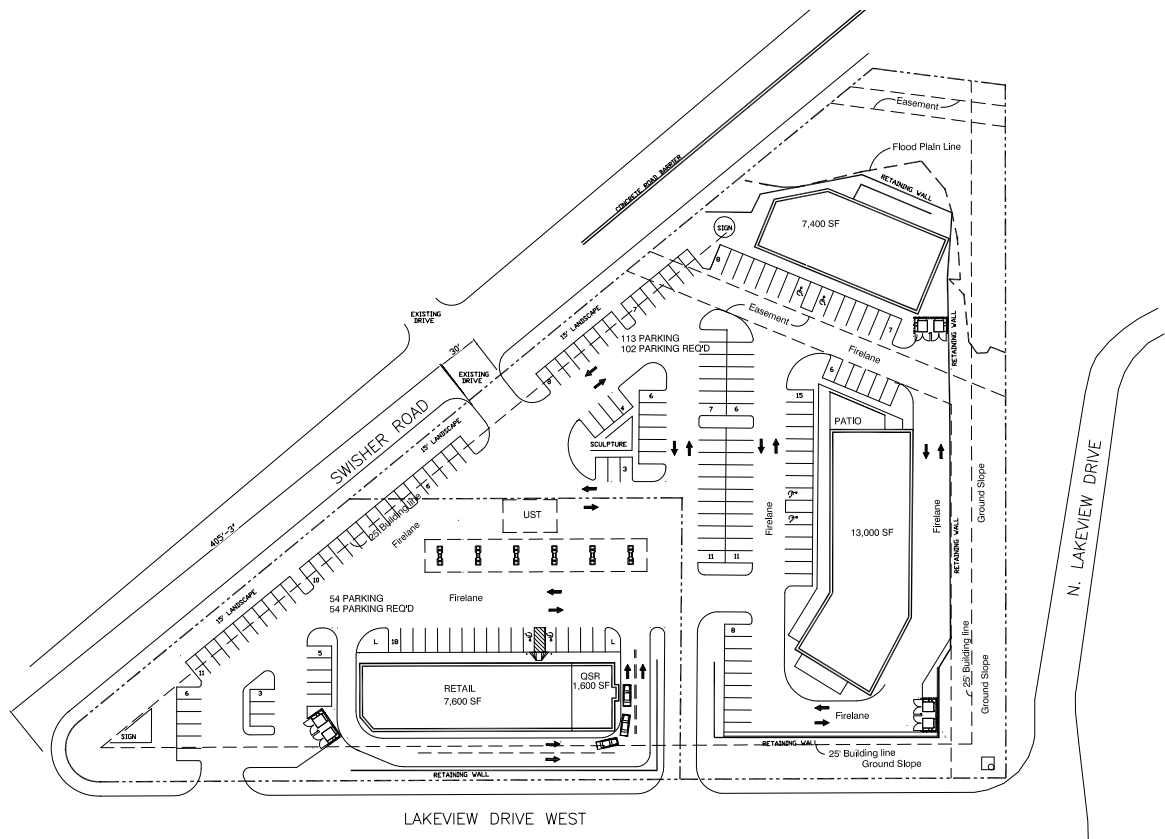
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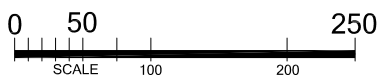
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Sample Concept Plan



CONCEPT SITE PLAN A



R.KING, AIA 8-19-19
 214-236-9289

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Sample Concept Plan Aerial



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Land for Sale



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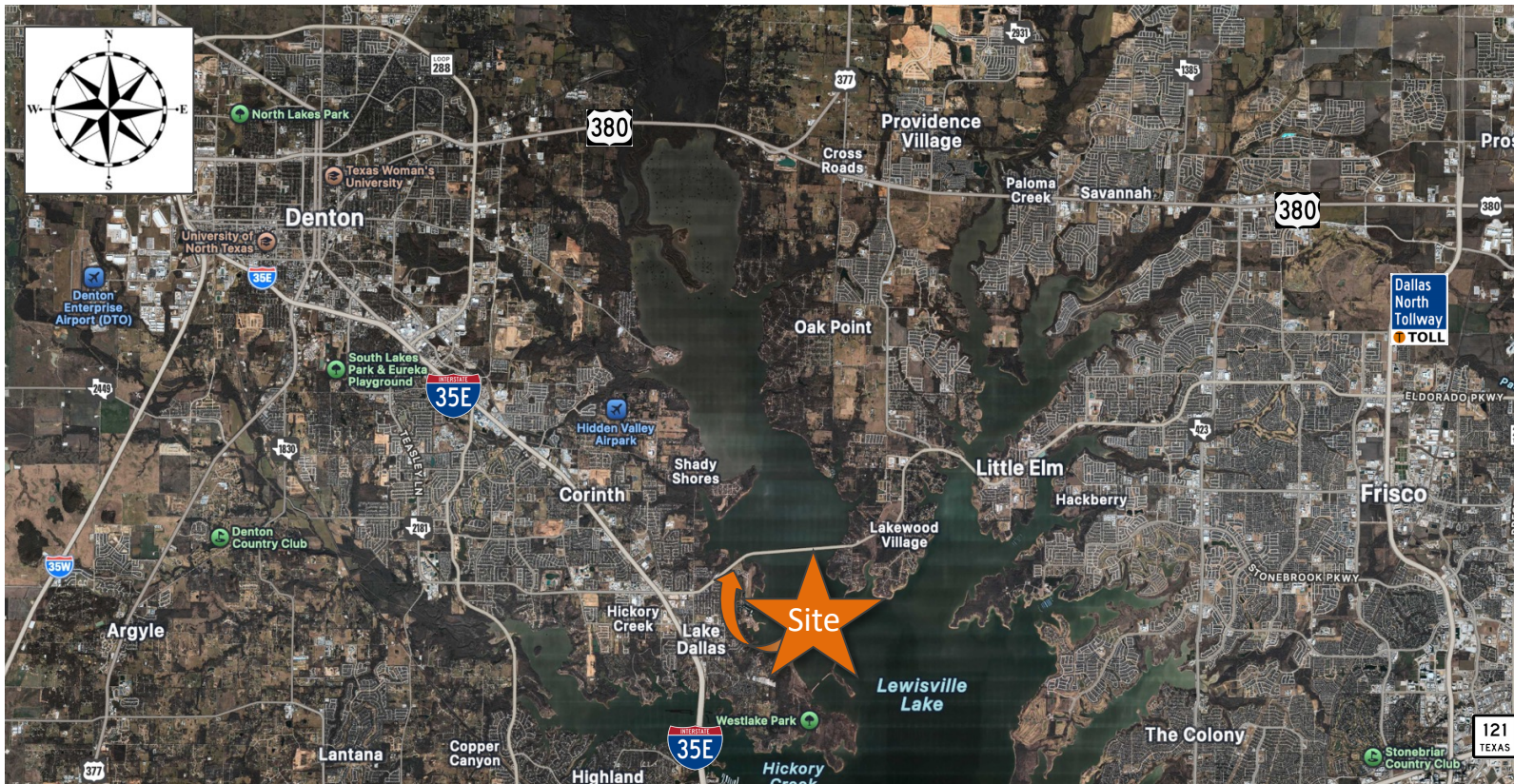
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Aerial View



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Lake Dallas Demographics

Historical Growth: Lake Dallas has grown fairly steadily since 1970, adding the most people between 1990 and 2000. According to the 2010 decennial population, the population was 7,105 people. The most recent Census population estimates in 2016 was 7,881 people, indicating that the city is growing faster than previous decades. Lake Dallas is the 11th largest city in Denton County and is located within the Dallas-Fort Worth metropolitan area. **Figure 2.3** shows the historical population growth in Lake Dallas.

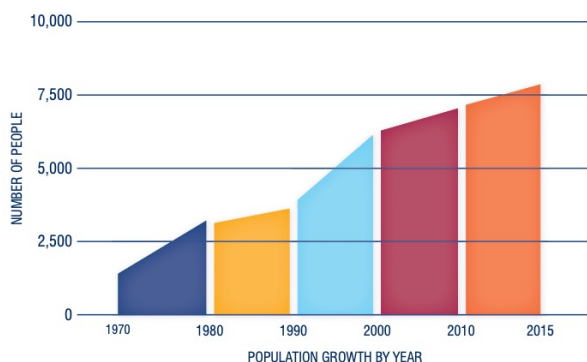


Figure 2.3 | Lake Dallas Population Growth 1970-2015

Source: National Historic Geographic Information System. www.nhgis.org.

Racial and Ethnic Characteristics: Evaluating racial and ethnic characteristics is also important to establish an existing profile of a community. Lake Dallas is nearly 92 percent white, but when those of Hispanic ethnicity are factored in, the city is roughly 20 percent minority, 80 percent white, non-Hispanic. The total number of minorities increased from 15.6 percent since 2000. **Table 2.1** shows recent race and ethnicity trends in the city.

Year	2000	2010	2015
Total Population	6,166	7,105	7,465
% White	89.5%	83.1%	91.7%
% Black	3.3%	4.9%	5.1%
% Asian	0.9%	1.7%	1.4%
% American Indian	0.6%	1.1%	0.1%
% Pacific Islander	0.0%	0.1%	0.0%
% Other	3.8%	6.6%	0.6%
% Multiple Races	1.7%	2.5%	1.1%
% Hispanic or Latino Ethnicity	9.8%	20.5%	13.7%
Total Minority	15.6%	29.4%	20.3%

Table 2.1 | Lake Dallas Race and Ethnic Trends

Source: 2011-2015 American Community Survey Estimates; 2000 and 2010 Decennial Census. www.census.gov.

Household Characteristics: Characteristics of households such as median household income, occupancy characteristics, and household size can indicate what the future housing mix may look like based on demand. The percentage of vacant households in Lake Dallas was 9.6 percent in 2015, which has increased since 2010. The median household income is \$68,933, which is higher than the state median. The average household size was 2.62 people in 2015, which has decreased since 2010 indicating that the types of households are becoming more diverse. **Table 2.2** and **Figure 2.5** depicts key housing characteristics over time.

Year	2000	2010	2015
Total Housing Units	2338	2695	3138
% Occupied	96.7%	94.7%	90.4%
% Owner Occupied	73.1%	71.4%	65.7%
% Renter Occupied	26.9%	28.6%	34.3%
% Vacant	3.3%	5.3%	9.6%
Average Household Size	2.72	2.78	2.62
Single-Person Households	20.4%	20.2%	20.8%
Median Home Value	\$102,000	\$141,900	\$149,800
Median Rent	\$ 536.00	\$ 713.00	\$ 745.00
Median Household Income	\$ 50,409.00	\$ 62,980.00	\$ 68,933.00

Table 2.2 | Lake Dallas Housing Characteristics

Source: 2011-2015 American Community Survey Estimates; 2000 and 2010 Decennial Census. www.census.gov.

Compared to other cities, Lake Dallas has one of the higher vacancy rates and lower median home value. Rents are also more affordable than other communities.

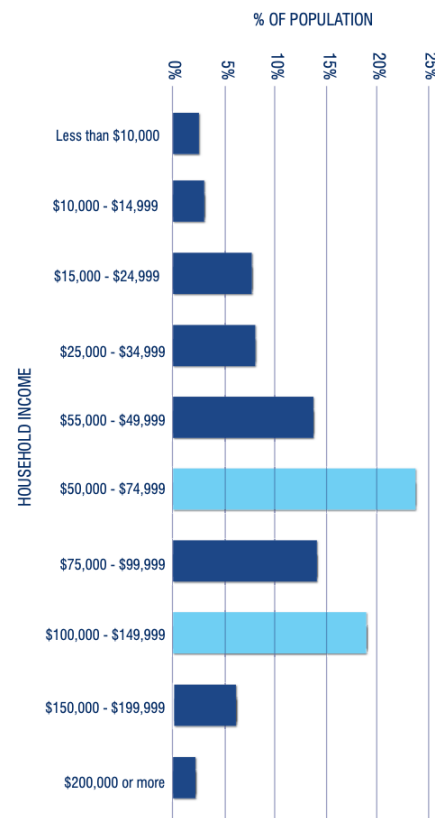


Figure 2.5 | Lake Dallas Household Income

Source: 2011-2015 American Community Survey Estimates. www.census.gov.

Highest Grade Achieved	2000	2010	2015
Less than High School Degree	16.8%	9.1%	4.4%
High School Graduate	26.8%	32.9%	30.8%
Some College or Associates Degree	36.8%	36.8%	33.7%
Bachelor's Degree or Higher	19.6%	21.1%	31.1%

Table 2.3 | Lake Dallas Education Attainment

Source: 2011-2015 American Community Survey Estimates. www.census.gov.

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>Legacy Commercial Realty, LLC</u>	<u>0588681</u>		<u>(972)292-1220</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joe Martinez</u>	<u>455942</u>	<u>martinez@LCRTexas.com</u>	<u>(214)535-1876</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Tito Martinez</u>	<u>788375</u>	<u>Tito@LCRTexas.com</u>	<u>(972)533-3621</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date