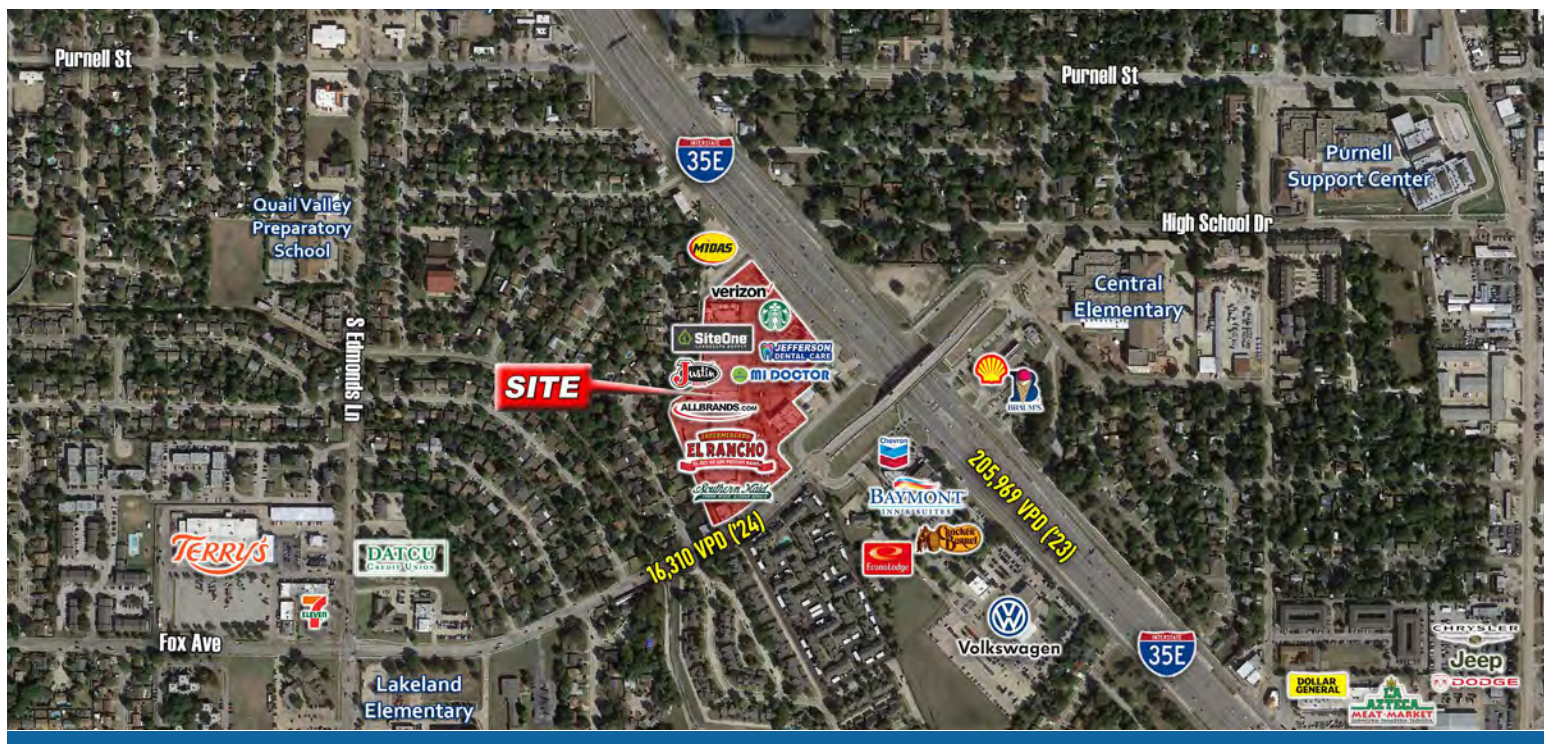




# Lewisville West Shopping Center

LEWISVILLE, TEXAS

701 S Stemmons Freeway  
Lewisville, Texas 75067



**DESCRIPTION:** Lewisville West Shopping Center is a 128,347 SF power center located at the NWC of I-35E & Fox Ave and is the premier Hispanic oriented shopping center in the Lewisville, Flower Mound, and Highland Village submarkets. This shopping center is anchored by El Rancho Supermercado, a Hispanic grocer generating high sales volumes and reoccurring customer count. Lewisville West Shopping Center has prominent visibility and signage to major regional highway I-35E with over 187,104 vehicles per day.

**AVAILABLE:** 750 SF - 18,000 SF Junior Anchor & Small Shop Spaces  
2,000 - 5,000 SF Pad Site

**LEASE RATE:** Call for Rates

DEMOGRAPHICS:	1 mile	3 miles	5 miles
2024 Population	18,063	103,205	220,796
Daytime Population	18,750	102,240	220,731
2024 Households	5,916	39,677	83,600
Average HH Income	\$89,589	\$106,843	\$138,625

**TRAFFIC COUNTS:**  
I-35E: 205,969 VPD (south of Fox Ave)  
(TXDOT 2023)  
Fox Ave: 16,310 VPD  
(Kalibrate 2024)

## AREA RETAILERS:



MEGAN REYNOLDS - 214.263.1433 - mreynolds@WincRetail.com  
KATHLEEN NASH - 214.766.1591 - knash@WincRetail.com  
ANALISE SLAYTON - 817-899-8041 - aslayton@WincRetail.com

6521 Walnut Hill Ln | Dallas, Texas 75230 | [WincRetail.com](https://www.WincRetail.com)

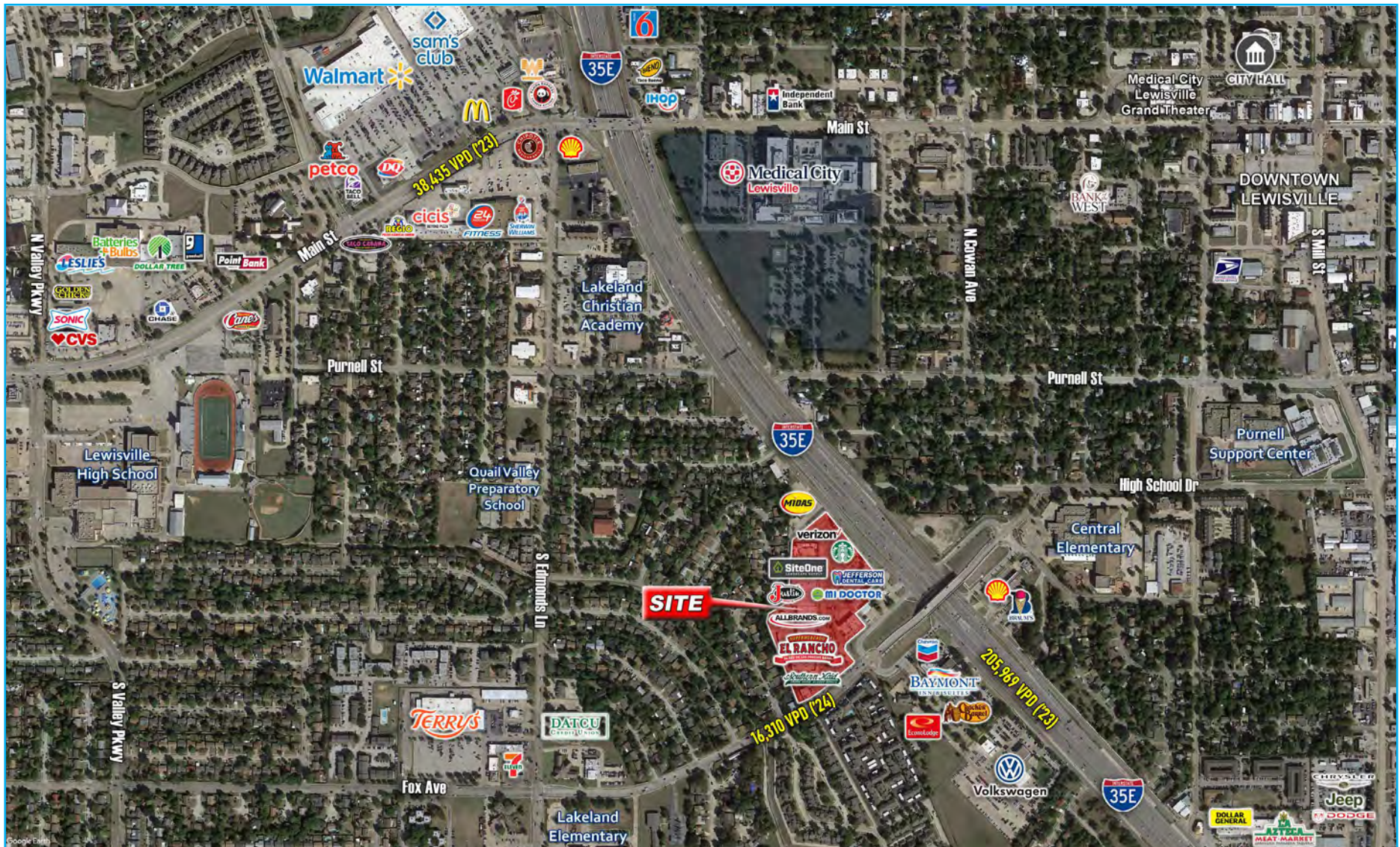




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UNIT	TENANT	SF
50	<b>PAD SITE AVAILABLE</b>	<b>2,000 - 5,000</b>
60	SiteOne	7,500
70	<b>AVAILABLE</b>	<b>15,075</b>
100	Fiesta Furniture	6,000
108	Dental Defenders	6,000
110	La Quinta Western Wear	6,000
112	Salon de Belleza	2,750
115	Boost Mobile	1,500
130	Avis Budget	3,750
140A	Best Way Rent to Own	6,000
140B	<b>AVAILABLE</b>	<b>2,993</b>
145	<b>AVAILABLE</b>	<b>8,806</b>
150	El Rancho Supermercado	24,500
160	Southern Maid Donuts	1,620
170	Taqueria Guadalajara	1,620
200	Express Wash	4,491
202	Rubia Y Morena Beer & Wine	1,200
204	Cricket Wireless	1,200
206	Cheques Envios Tax Service	825
208	<b>AVAILABLE (tenant still operating)</b>	<b>1,350</b>
210	Aguirre Insurance	1,060
220	La Michocana Paleteria Fruteria	1,865
240	<b>AVAILABLE</b>	<b>1,875</b>
250	<b>AVAILABLE - 2nd Floor/2nd Gen</b>	<b>4,821</b>
260	Mi Doctor	5,340
270	Jefferson Dental	5,000
300	Starbucks	1,800
325	Verizon Wireless	1,476
350	Taquero	1,930

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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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>W inc. Retail, Co.</u>	<u>9000851</u>	<u>jreynolds@wincretail.com</u>	<u>214-244-0961</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 <u>Designated Broker of Firm</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Licensed Supervisor of Sales Agent/ Associate</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date