

FOR SALE - 5.41 ACRES
5200 S.H. 121
LEWISVILLE, TEXAS



LEGACY WEST

Frito's ADVENTURE

TRUCK YARD
BREW • GRUB • TUNE

Portillo's

Lava Cantina
THE COLONY

POP STROKE

SCHEELS Nebraska Furniture Mart

YUM!

Cheddar's
SCRATCH KITCHEN

PEPPER TACO

ORTHOFIX

ZURI
contemporary comfort

Sam Rayburn Tollway
TOLL

Mi Cocina

ROCK & BEER

CIGARS INTERNATIONAL

Arby's

Hard Eight

JOHN JOHN'S
STEAK & BURGER

SHERWOOD BEDDING

TRICORBRAUN

PLANO PKWY

Rolling Cones
CHICKEN FINGER

Leaf

IN-N-OUT BURGER

Panera BREAD

SITE
5.41 ACRES

Culver's
FRESH COUNTRY
RESTAURANT

BLAZE PIZZA

CHIPOTLE MEXICAN GRILL



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

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THE OPPORTUNITY

Trinity Southwest is excited to present a rare opportunity to acquire 5.41 acres of prime land fronting Hwy 121. The property is adjacent to the vibrant Grandscape mixed-use development.

This unique destination attracts more than 20 million visitors annually, offering a diverse range of experiences, including outdoor shopping and dining, live music and entertainment, adventure parks, and recreational activities such as a go-kart track, surfing, mini golf, and Ferris Wheel rides.

Visitors may also unwind at the mineral springs and spas, making Grandscape a true entertainment and lifestyle hub.

STRATEGIC LOCATION

The site benefits from its permissive zoning, allowing for flexible development options and high-visibility frontage along Hwy 121, ensuring maximum exposure for future developments.

Its proximity to Legacy West, a thriving business hub with over 35,000 employees and major corporate headquarters, including Toyota, JP Morgan Chase, Liberty Mutual, and Frito Lay, further enhances its appeal.

As one of the last remaining land tracts in this tight submarket, this opportunity offers a unique chance to capitalize on the area's growing popularity and development potential.

PROPERTY DETAILS

ADDRESS:

5200 State Highway 121
Lewisville, Texas

TRAFFIC COUNTS:

120,000 vehicles per day on Sam Rayburn Tollway
17,500 vehicles per day on Plano Pkwy

TOTAL LAND:

5.41 Acres

ACCESS:

Dallas North Tollway, Sam Rayburn Tollway, Hwy 121,
Plano Parkway

ZONING:

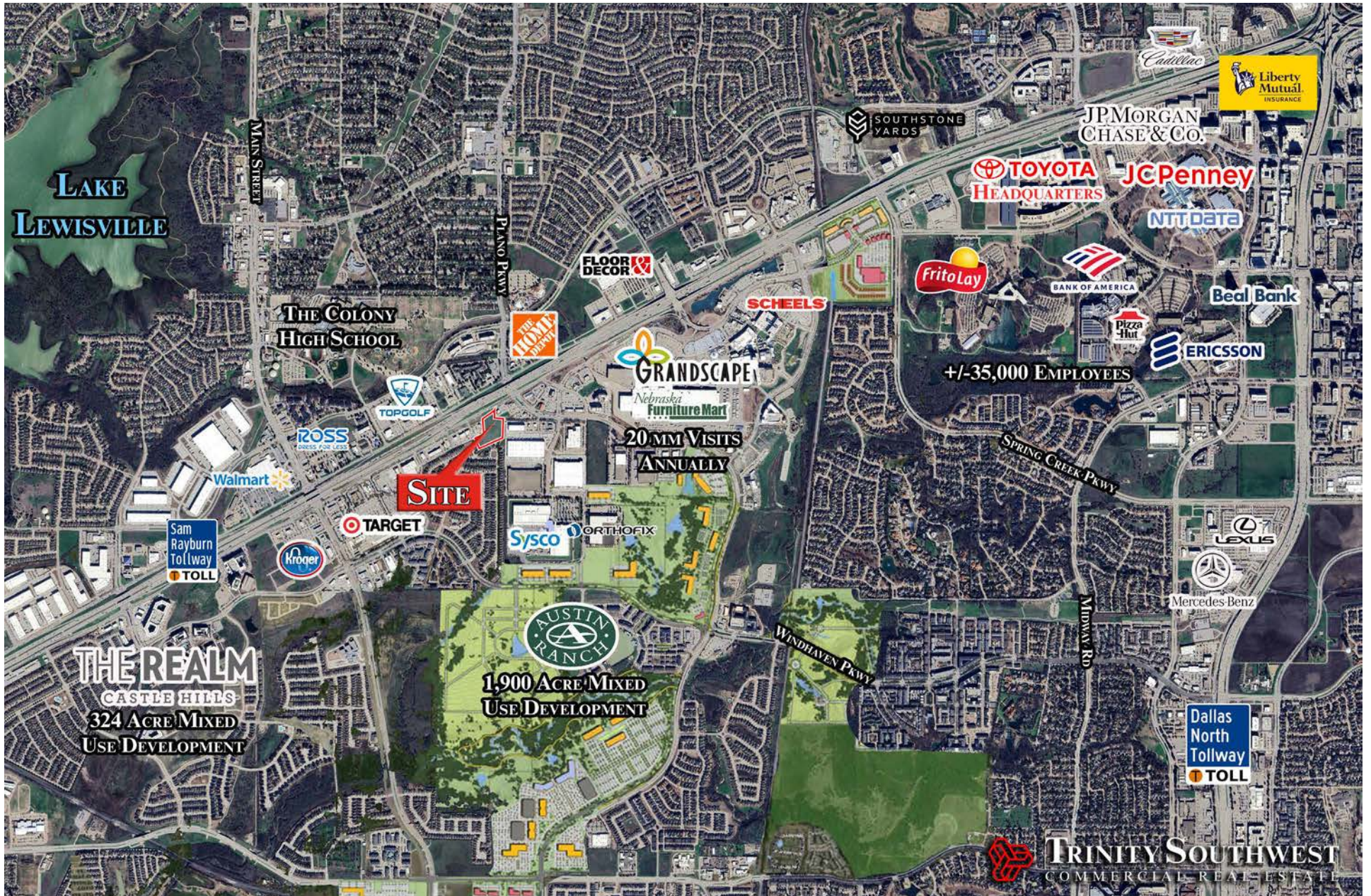
PD-GB2

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
AVG HH Income:	\$136,539	\$152,742	\$151,061
Daytime Population:	28,606	165,425	350,274
Population:	9,179	102,413	274,565

PROPERTY HIGHLIGHTS

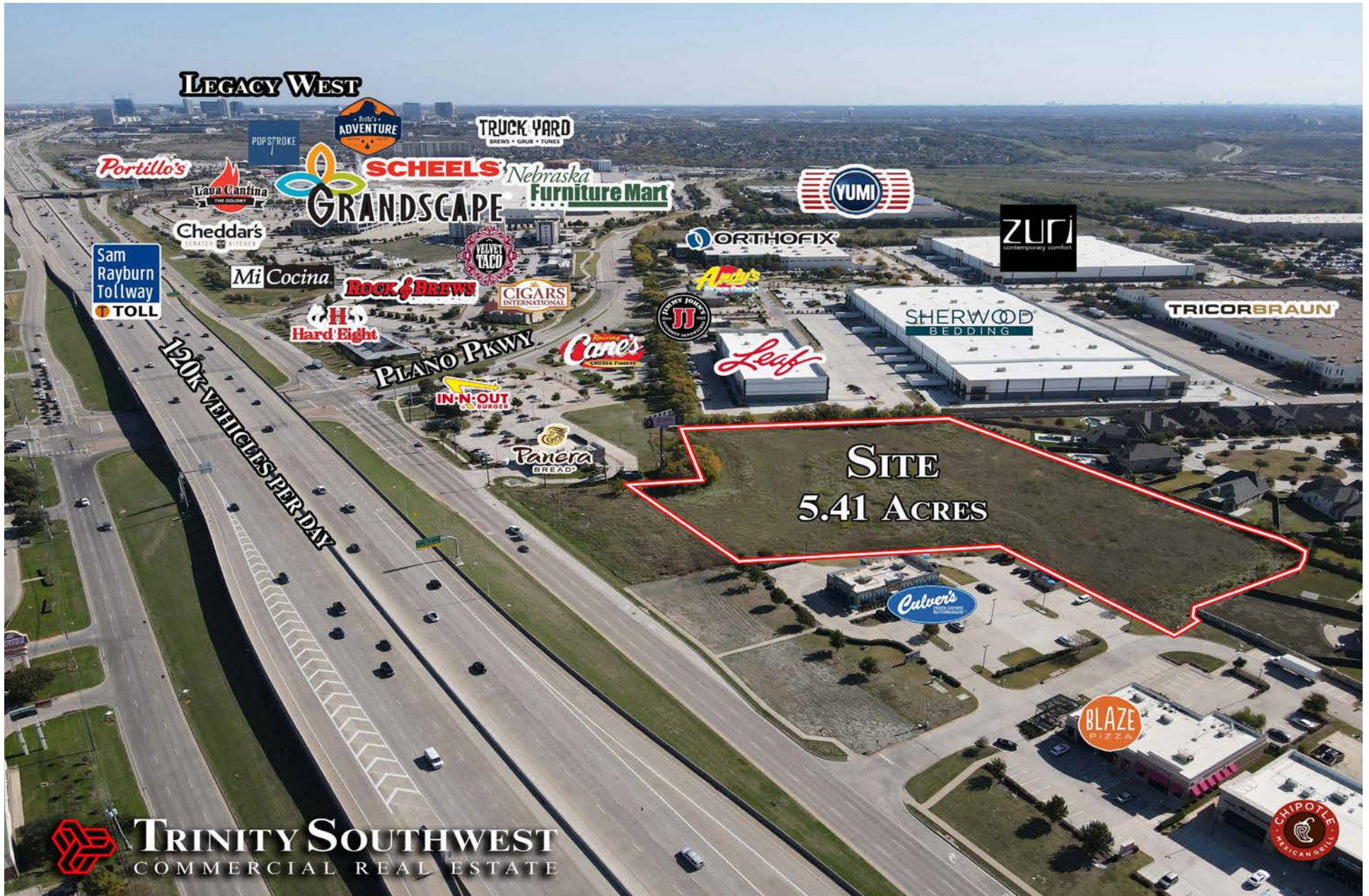
- Adjacent to Grandscape - Over 20 million visitors annually
- Great visibility along Sam Rayburn Tollway- over 120k vehicles per day
- Permissive Zoning- General Business 2
- Luxury apartment boom in trade area
- Shovel-Ready, Efficient Site for Development

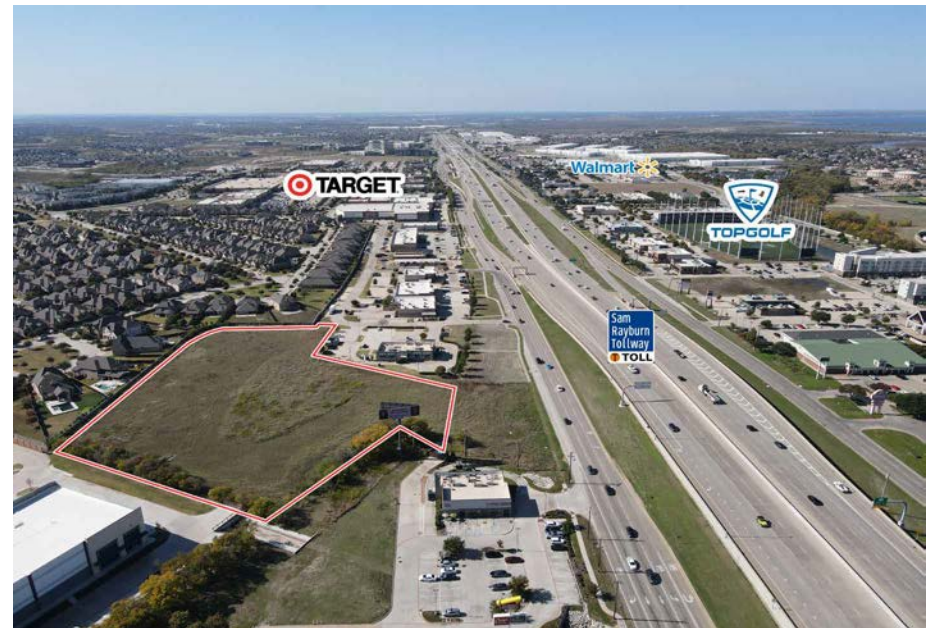
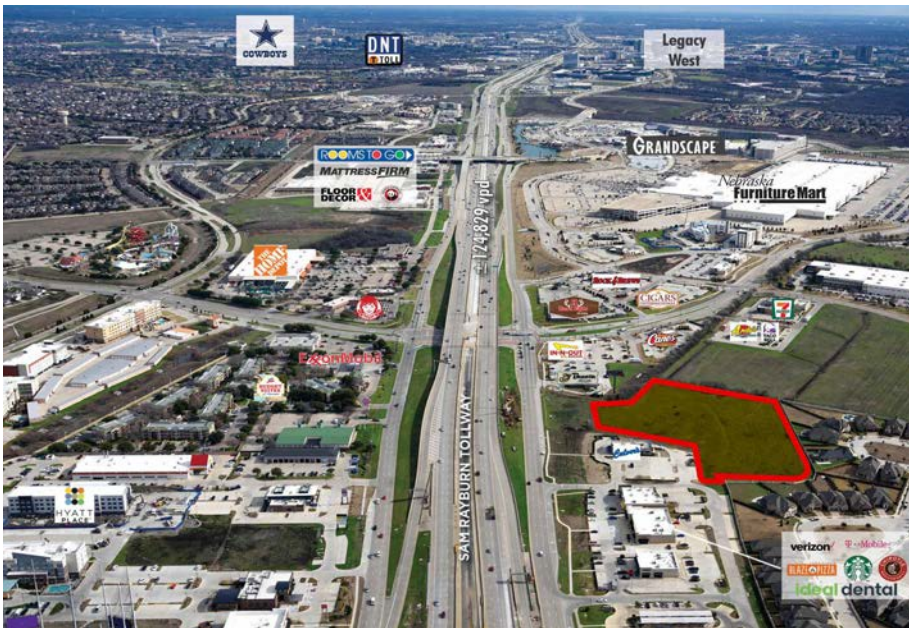
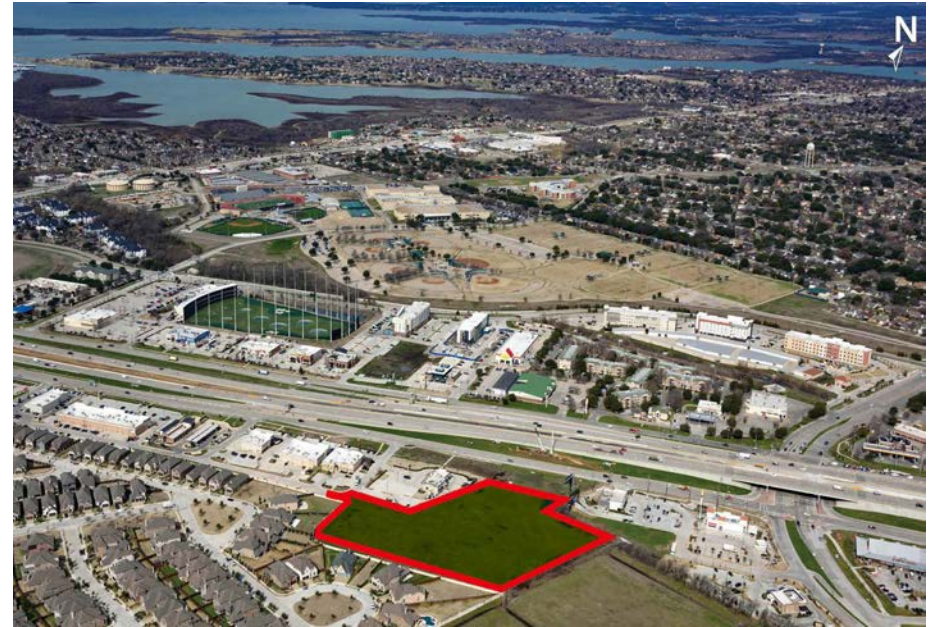
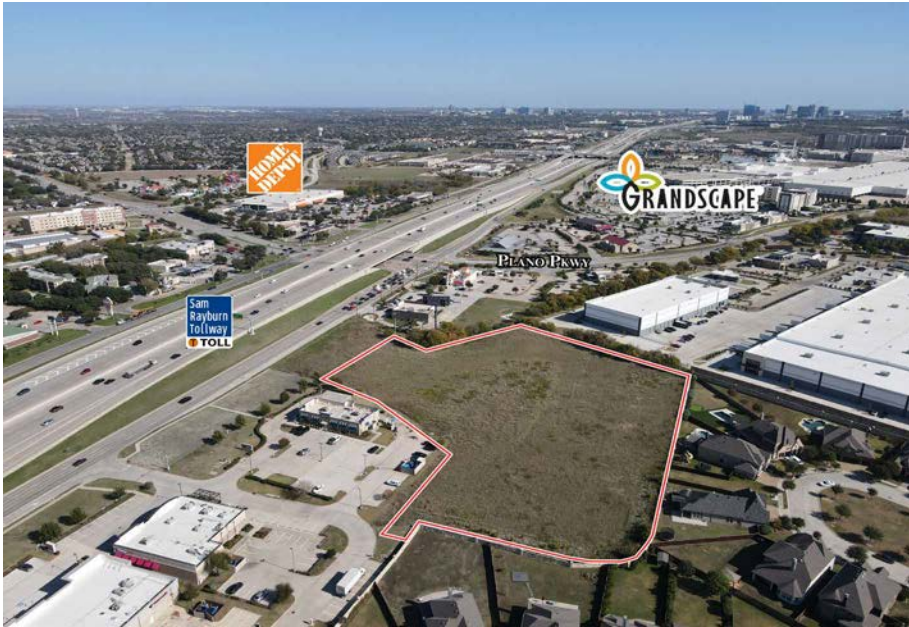


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Cosm Dallas



Imagine sharing unforgettable moments with your loved ones as you're transported into hyper-immersive worlds together. Thanks to Cosm's state-of-the-art 12K technology, guest can experience a shared reality on larger than life LED screens featuring everything from thrilling sports events to mesmerizing on-screen art exhibitions. Round out your experience with mouth-watering selections from their gourmet menu. Cosm is the perfect place for everyone in your family to make lasting memories and be amazed!

PopStroke



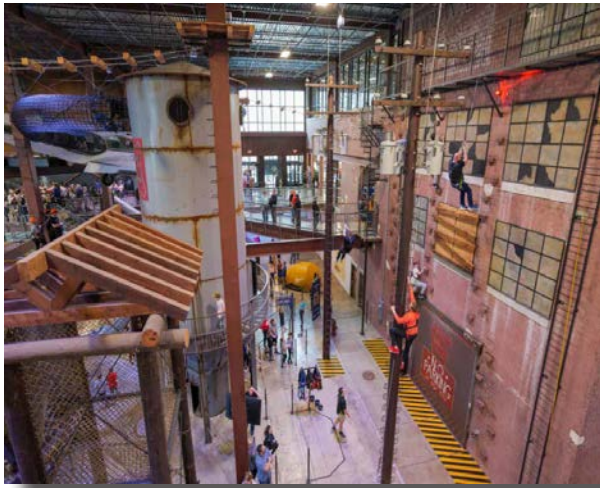
PopStroke is the newest innovation in golf entertainment, using technology to create an interactive and competitive atmosphere for all ages and abilities. In partnership with Tiger Woods and TaylorMade, the state-of-the-art technology and course design elevates traditional mini-golf into an immersive and thrilling adventure. Choose between two 18-hole courses while enjoying the expansive variety of craft beer, wine, ice cream and food on or off the course.

Fireside Surf



Fireside Surf is your go-to destination for experiencing the thrill of surfing without an ocean. From state-of-the-art wave technology to a cozy fireside atmosphere, visitors can expect the perfect blend of thrills and relaxation. Home to the state's first deep-water stationary wave, you can surf with expert coaches, relax poolside and enjoy delicious island-inspired cuisine and refreshing drinks.

Fritz Adventure Park



Unleash your inner explorer at Fritz's Adventure, an incredible indoor/outdoor adventure park at Grandscape. With over 100,000 square feet of thrilling space to climb, tunnel, jump, rappel and zip through, this is the ultimate destination for families of all ages and abilities. Open year-round, Fritz's Adventure is the perfect place for unforgettable fun!

WorldSprings



WorldSprings is the first outdoor mineral springs and spa experience of its kind in Texas, and the largest in the United States preceded only by its sister location, Iron Mountain Hot Springs in Colorado. Bringing together the health benefits of mineral springs and the positive power of social connection, WorldSprings is an experiential water retreat for everyone. Spread over 10 acres WorldSprings is inspired by nature's spas and the curative effects of mineral-rich water. Year-round, guests can explore 46 outdoor soaking pools including cold-plunge pools, Finnish saunas, a spa, a cafe and bar, and more.

Mavericks Dance Hall



Mavericks will be a two-story, dancing and live entertainment venue with an indoor and outdoor area for kicking up your boots and socializing. The dance hall will offer live music, light fare and alcohol for patrons. Dust off your cowboy boots and get ready to show off your moves.

CONTACT INFORMATION

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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.

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 Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date