TEXAS LEGACY
REALTY

2670 Lake Vista Drive

2670 Lake Vista DrLewisville, TX 75067



Lease Availability | *Call for Pricings*

JAY CHO
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PROPERTY HIGHLIGHT

2670 Lake Vista Drive offers newly constructed, flexible commercial space in the heart of Lewisville's prime retail and business corridor. Built in 2022, the building combines modern design, excellent accessibility, and proximity to major highways, making it an attractive location for office, medical, or retail users.

Strategically positioned near I-35E and State Highway 121, providing excellent connectivity to both Dallas and Fort Worth. High visibility and strong traffic counts in a rapidly growing commercial hub. Surrounded by major retailers and amenities including Costco, Best Buy, Music City Mall, and multiple hotels.



PROPERTY OVERVIEW

BUILDING TYPE	Retail / Office Space
BUILDING SIZE	15,240 SF
LOT SIZE	1.1 Acres
LEASABLE AREA	1,650 SF
LEASE RATE	Call for pricings

AREA RETAILERS

McALISTER'S DELI · Walmart · ZIONMARKET · CHIPOTLE MEXICAN GRILL · PARIS BAGUETTE BAKERY CAFÉ · COSTCO WHOLESALE · TARGET · BEST BUY

PROJECT OVERVIEW

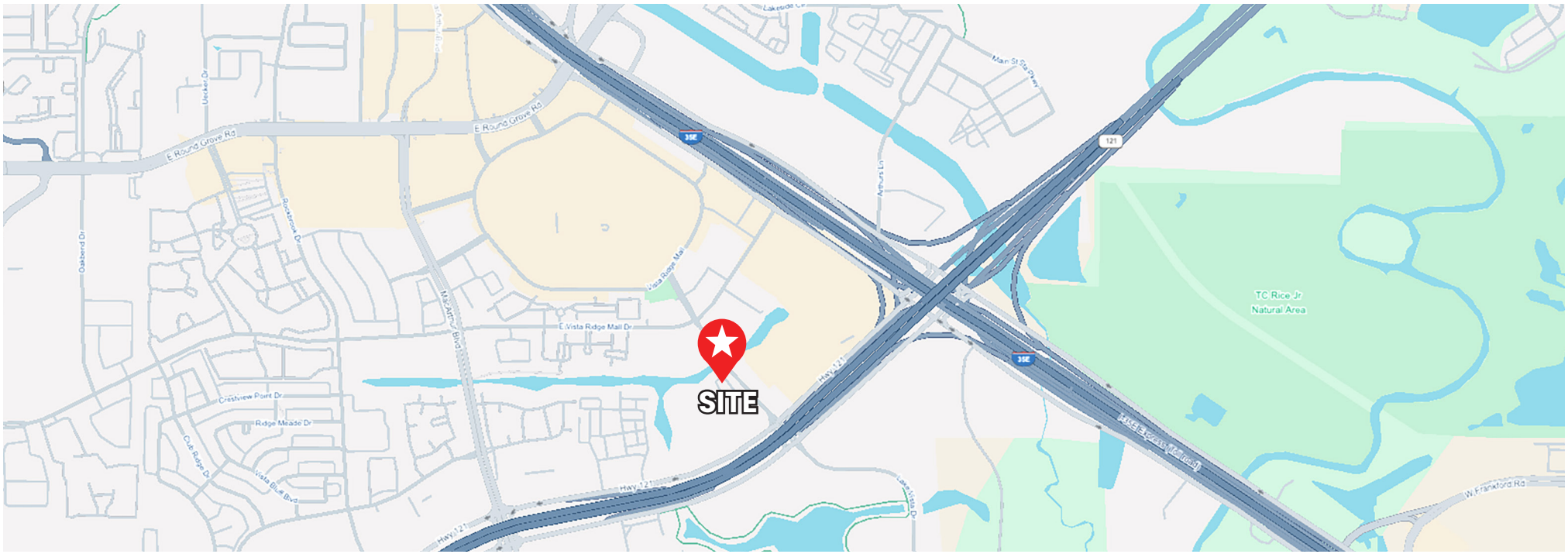
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DEMOGRAPHICS	1 Miles	5 Miles	10 Miles
2024 Population (Pop.)	11,490	256,041	880,146
2024 Households (HH)	5,351	96,766	358,465
2024 Avg. HH Income	$103,946	$114,801	$117,641
5-Yr. Pop. Growth (Total %)	17.07%	13.06%	11.77%

TRAFFIC COUNTS	
Sam Rayburn Tollway & Lake Vista Dr	115,100 VPD
N Denton Tap Rd & Sam Rayburn Tollway	95,613 VPD
State Hwy 121 & N Denton Tap Rd	87,222 VPD
Hwy 121 Access Road & Lake Vista Dr	16,903 VPD

DEMOGRAPHICS

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AERIAL MAP

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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Total SF: 1,650 SF Available

FLOOR PLAN

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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.

Texas Legacy Realty	9013728	rafe.song@txlegacyrealty.com	(469)855-4438
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rafe Song	712965	rafe.song@txlegacyrealty.com	(469)855-4438
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jou Cho	0778697	jay.cho@txlegacyrealty.com	(469)878-1654
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date