TEXAS LEGACY
REALTY



OWN YOUR BUSINESS IN THE VISTA RIDGE CORRIDOR

Legacy Park at Vista Ridge

755 E Vista Ridge Mall Dr, Lewisville, TX 75067

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TABLE OF CONTENTS

3 PROJECT OVERVIEW

4 CONCEPTUAL RENDERING

5 SITE PLAN

6 DEMOGRAPHICS

7 DFW AREA MAP

8 AERIAL MAP

9 FLOOR PLAN

10 EXTERIOR BUILD OUT

11 UNIT AVAILABILITY

12 OWNERSHIP VS LEASING

13 ANNUAL OWNERSHIP

14 NEIGHBORING PROJECTS | THE VISTA

15 NEIGHBORING PROJECTS | THE VISTA

16 LAKE VISTA TECHNOLOGY PARK

17 CONTACT US

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LEGACY PARK AT VISTA RIDGE

Legacy Park at Vista Ridge is a boutique luxury office condominium development in Lewisville, Texas, featuring ten approximately 3,000 SF, free-standing office condos tailored for professional users. Owners benefit from flexible occupancy options, making the property ideal for both owner-users and investors seeking long-term appreciation or strategic exit opportunities.

Situated within a rapidly evolving mixed-use corridor, the project offers exceptional visibility, strong traffic exposure, and convenient regional access. The development is further strengthened by major nearby projects, including The Vista, a large-scale mixed-use redevelopment, and Lake Vista Technology Park, reinforcing the area's growing commercial momentum and long-term value.

PROJECT DETAILS

- Address: 755 E. Vista Ridge Mall Dr, Lewisville, TX 75067
- Buildings: 10 buildings | 3,000 SF Each
- Delivery: Turnkey Luxury Free-standing Office Condos
- Usage: Designed for flexible owner-user and professional users
- Target Delivery: Q3 2027 or earlier
- Parking: Total 116 Spaces
- Signage: 3 Monumental Street Signages



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CONCEPTUAL RENDERING







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SITE PLAN



TEXAS LEGACY REALTY

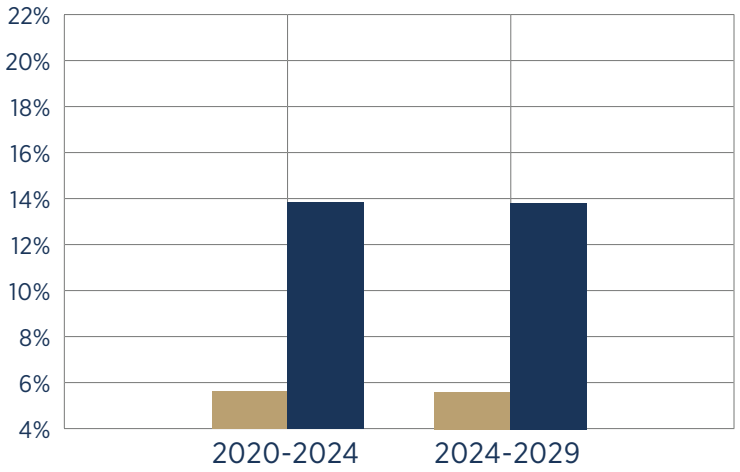
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DEMOGRAPHICS

DEMOGRAPHICS	1 Miles	3 Miles	5 Miles
2024 Population (Pop.)	11,092	94,390	255,047
2024 Households (HH)	5,378	$114,480	$115,380
2024 Avg. HH Income	$95,305	$114,480	$115,380

POPULATION BY GROWTH



Population Growth	10 Miles	County
Growth 2020- 2024	5.73%	13.96%
Growth 2024 - 2029	12.01%	20.79%

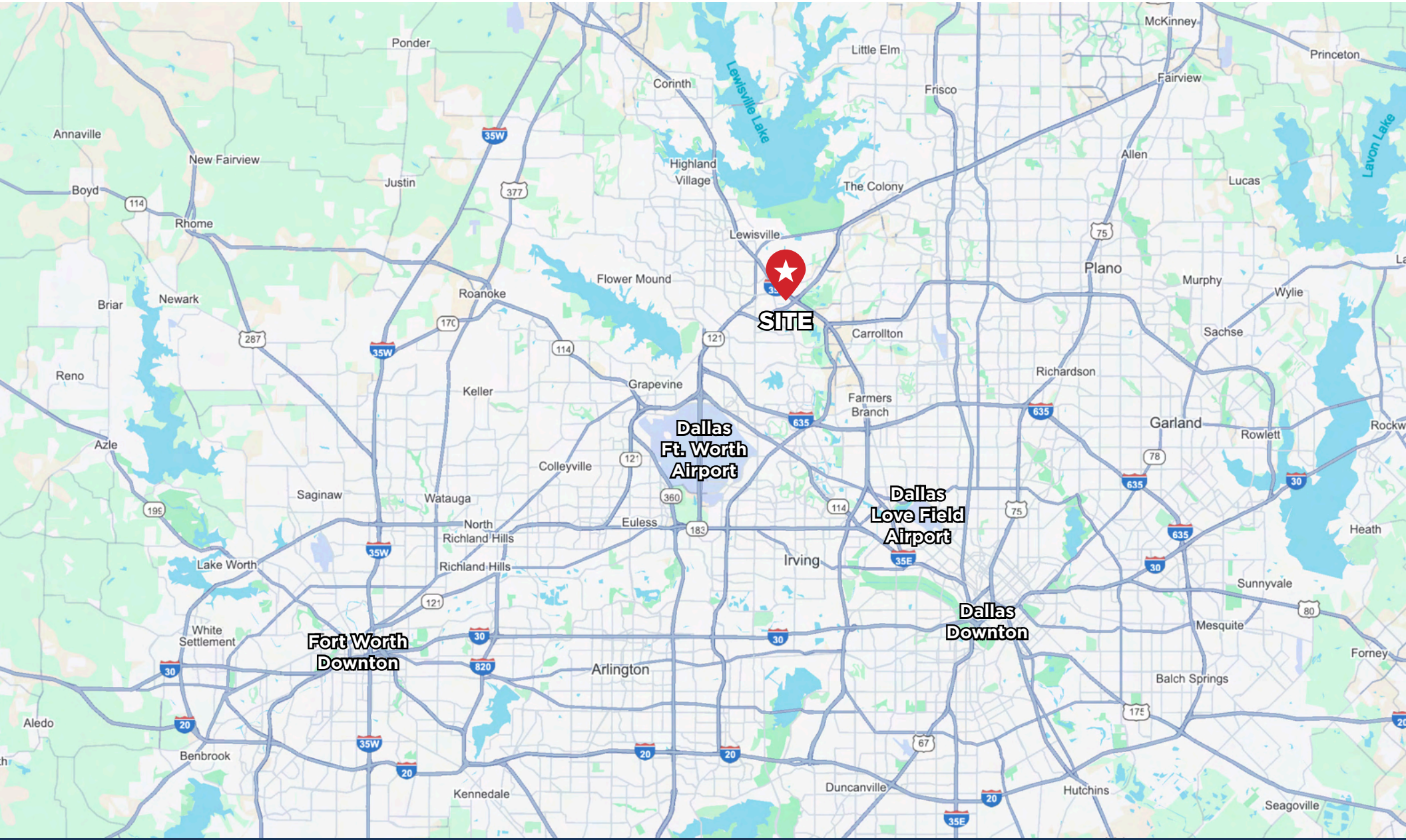
2024 Population by Occupation	1 Mile		3 Miles		5 Miles	
Total	13,761		108,263		276,643	
Real Estate & Finance	953	6.93%	7,160	6.61%	17,612	6.37%
Professional & Management	5,537	40.24%	39,843	36.80%	99,055	35.81%
Public Administration	67	0.49%	1,262	1.17%	3,422	1.24%
Education & Health	1,284	9.33%	10,430	9.63%	26,772	9.68%
Services	881	6.40%	6,822	6.30%	18,075	6.53%
Information	204	1.48%	1,439	1.33%	3,620	1.48%
Sales	1,696	12.32%	13,913	12.86%	33,378	12.32%
Transportation	30	0.22%	397	0.37%	1,072	0.22%
Retail	836	6.08%	6,776	6.26%	16,825	6.08%
Wholesale	155	1.13%	1,824	1.68%	4,781	1.13%
Manufacturing	324	2.35%	4,378	4.04%	12,403	2.35%
Production	496	3.60%	4,875	4.50%	14,082	3.60%
Construction	275	2.00%	2,822	2.61%	8,904	2.00%
Utilities	609	4.43%	3,613	3.34%	9,030	4.43%
Agriculture & Mining	47	0.34%	306	0.28%	824	0.34%
Farming, Fishing, Forestry	0	0.00%	32	0.03%	97	0.00%
Other Services	367	2.67%	2,366	2.19%	6,691	2.67%

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8 miles to Dallas-Fort Worth Airport
17 miles to Dallas Love Field Airport
21 miles to Dallas Downtown
32 miles to Fort Worth

DFW AREA MAP



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Lake Vista Dr & E Vista Ridge Mall Dr	6,426 VPD
Lake Vista Dr & Hwy 121 Access Rd	7,263 VPD
S Stemmons Fwy & E Vista Ridge Mall Dr	10,043 VPD
Hwy 121 Access Road	16,903 VPD

AERIAL MAP



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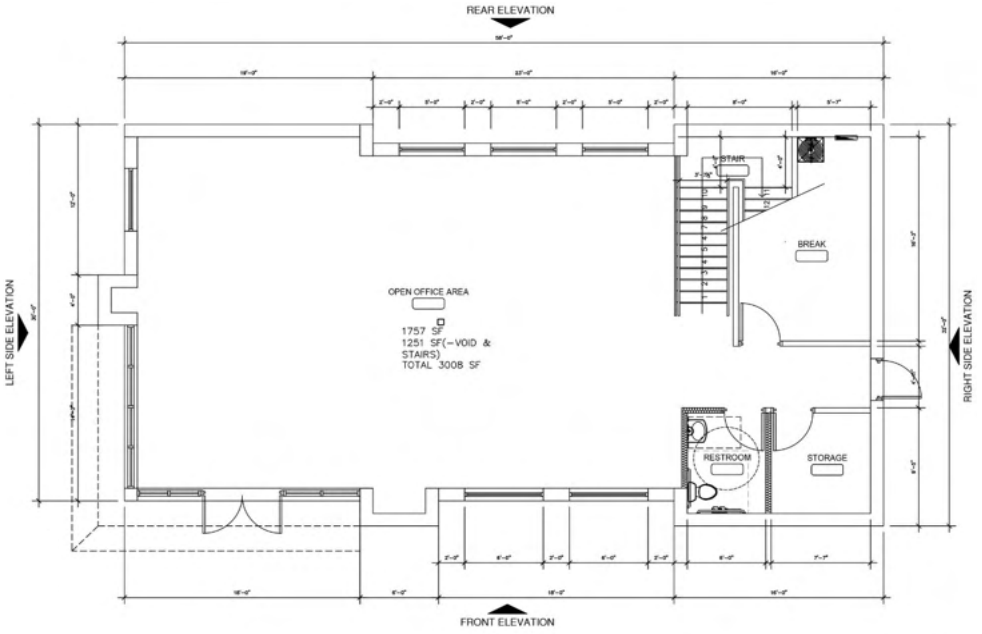
FLOOR PLAN

Each 3,000 SF luxury office condominium is designed with high ceilings and an open-to-below layout, creating a bright, modern work environment that enhances both usability and long-term leasing appeal. The flexible floor plan allows owners and tenants to tailor the space to their operational needs, whether for professional, financial, or HQ use.

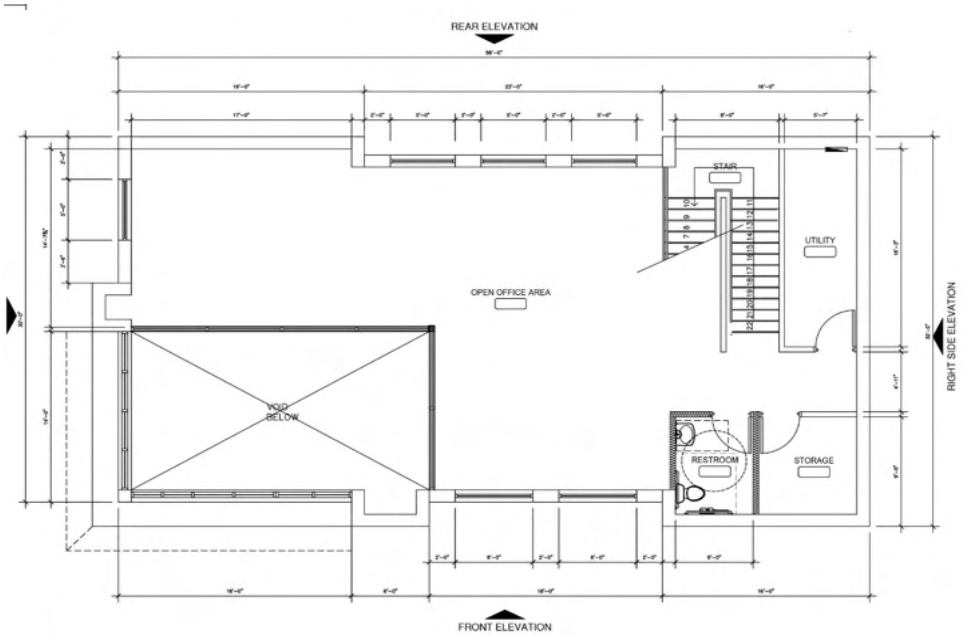
Interior & Floor Plan Features*

- 1ST Floor: 1700~ sq ft
- 2nd Floor: 1300~ sq ft
- 3,000~ SF luxury office condominium units
- High ceilings with open-to-below design for enhanced light
- Flexible build-to-suit floor plans for owners
- Executive suite configurations available
- Dedicated conference room / boardroom options
- Two private restrooms per unit
- Storage and back-of-house space integrated into layout
- Customizable open workspace or private office layouts
- Modern, high-end interior finishes
- Designed for professional, financial, and HQ users
- Strong adaptability for owner-occupancy strategies

**Final layouts may vary based on presales and build-to-suit requirements and subject to change without notice.*



01 PROPOSED FLOOR PLAN -1 F
3/16"=1'-00"



02 PROPOSED FLOOR PLAN -2 F
3/16"=1'-00"

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EXTERIOR BUILDOUT



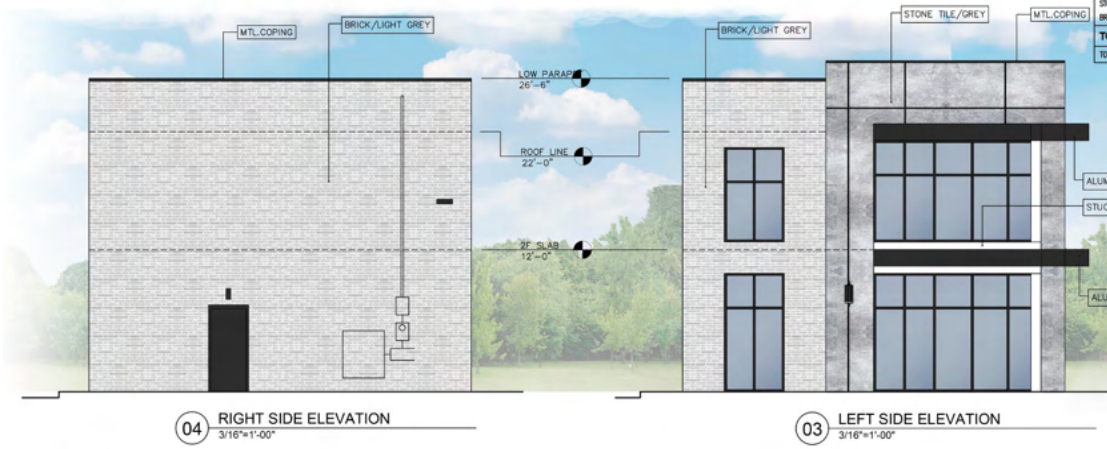
06 FRONT ELEVATION
3/16"=1'-00"

FACADE MATERIAL CALCULATION	FRONT ELE.	
MATERIAL	AREA	%
STUCCO ON WALL	156 SF	16.72%
STONE TILE	356 SF	38.16%
BRICK	421 SF	45.12%
TOTAL MASONRY	933 SF	100%
TOTAL (EXCLUDING GLASS AREA)	933 SF	100%



05 REAR ELEVATION
3/16"=1'-00"

FACADE MATERIAL CALCULATION	REAR ELE.	
MATERIAL	AREA	%
STUCCO ON WALL	261 SF	21.15%
STONE TILE	54 SF	4.38%
BRICK	919 SF	74.47%
TOTAL MASONRY	1234 SF	100%
TOTAL (EXCLUDING GLASS AREA)	1234 SF	100%



04 RIGHT SIDE ELEVATION
3/16"=1'-00"

03 LEFT SIDE ELEVATION
3/16"=1'-00"

FACADE MATERIAL CALCULATION	RIGHT ELE.	
MATERIAL	AREA	%
STUCCO ON WALL	0 SF	0.00%
STONE TILE	0 SF	0.00%
BRICK	817 SF	100.00%
TOTAL MASONRY	817 SF	100%
TOTAL (EXCLUDING GLASS AREA)	817 SF	100%

FACADE MATERIAL CALCULATION	LEFT ELE.	
MATERIAL	AREA	%
STUCCO ON WALL	462 SF	49.89%
STONE TILE	239 SF	25.81%
BRICK	225 SF	24.30%
TOTAL MASONRY	926 SF	100%
TOTAL (EXCLUDING GLASS AREA)	926 SF	100%

TWO STORIES

MEZZANINE 2nd FLOOR

OPEN CEILING ENTRY

HIGH CEILING

AMPLE WINDOWS

LUXURY STONE FACADE

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UNIT AVAILABILITY



PURCHASE PRICE	TWO STORY	PRICE PSF	LEASE PRICE	PARKING TOTAL	TARGET DELIVERY
$1,500,000	~3,000 SF	~$500/SF	$35+NNN	116 SPACES	EST Q3 2027

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OWNERSHIP VS LEASING

Comparison Item	Owning	Leasing
Company Identity	Permanent Home Base	Temporary
Capital Cost	Higher Upfront Cash	Lower Upfront
Equity & Wealth Building	Payments Build Equity	Recurring Expense
Recurring Expenses	Maintenance & POA Responsibilities	NNN Responsibilities & Rent Escalation
Control of Real Estate	Full Control	Landlord Approval
Long-term Cost Control	Fixed-rate Debt	Continuous Rent Escalations + Renewal
Renewal / Displacement Risk	No Non-renewal Risk	Continous Renewal risk
Appreciation	Potential Appreciation	No Equity
Customizability	Full Control of Improvement	Landlord Approval
Exit Options	Multiple Exit Options	Renewal or Relocation

IDEAL USERS

- Professional Office
- Law firms
- CPA firms
- Marketing | Design office
- Architectects
- Media & Creatives office
- Escrow | Title Companies
- Loan office and similar professionals
- Small to medium size companies

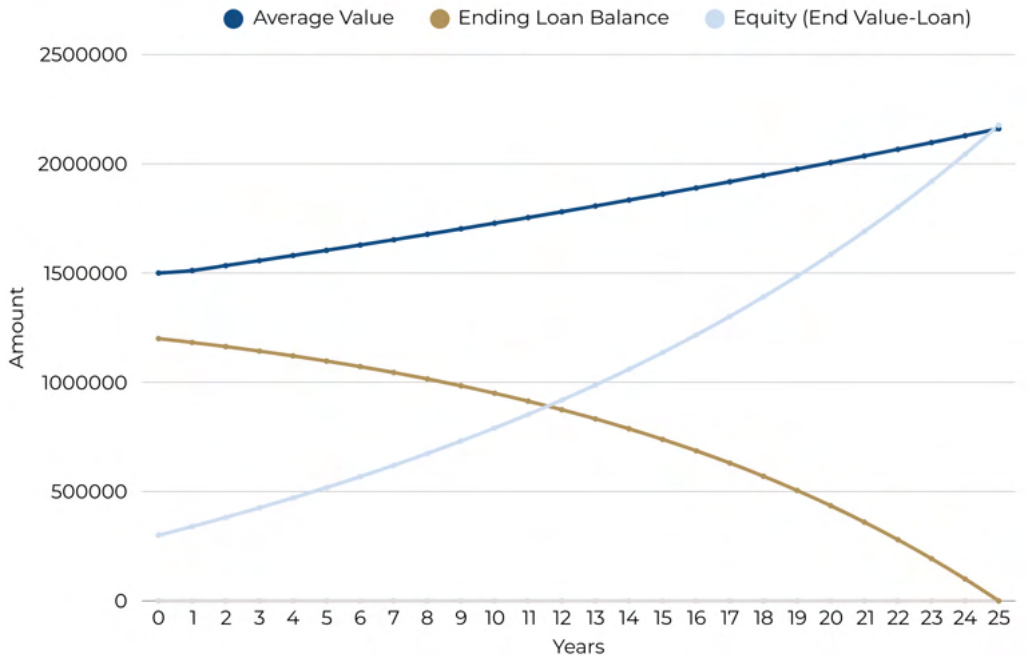
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OWN YOUR OFFICE WITH SBA FINANCING *ANNUAL OWNERSHIP COST TIMELINE (CASH COSTS ONLY)*

OFFICE CONDO OWNERSHIP TIMELINE (SB 7(A)) ASSUMPTIONS

Year	Average Value	Ending Loan Balance	Equity (End Value - Loan)
0	$1,500,000	$1,200,000	$300,000
1	$1,511,250	$1,182,337	$340,163
2	$1,533,919	$1,163,349	$381,988
3	$1,556,928	$1,142,938	$425,579
4	$1,580,281	$1,120,998	$471,048
5	$1,603,986	$1,097,412	$518,514
6	$1,628,045	$1,072,059	$568,106
7	$1,652,466	$1,044,805	$619,962
8	$1,677,253	$1,015,509	$674,230
9	$1,702,412	$984,016	$731,069
10	$1,727,948	$950,163	$790,649
11	$1,753,867	$913,772	$853,152
12	$1,780,175	$874,653	$918,774
13	$1,806,878	$832,602	$987,726
14	$1,833,981	$787,399	$1,060,234
15	$1,861,491	$738,808	$1,136,540
16	$1,889,413	$686,574	$1,216,904
17	$1,917,754	$630,425	$1,301,605
18	$1,946,521	$570,068	$1,390,943
19	$1,975,719	$505,185	$1,485,241
20	$2,005,354	$435,440	$1,584,843
21	$2,035,435	$360,466	$1,690,121
22	$2,065,966	$279,873	$1,801,473
23	$2,096,956	$193,238	$1,919,328
24	$2,128,410	$100,109	$2,044,145
25	$2,160,336	-	$2,176,418



Purchase price	$1,500,000
Unit size (SF)	3,000
Purchase/closing date	Apr 1, 2027
Closing costs (% of price)	2.00%
Down payment (%)	20.00%
Loan term (years)	25
Interest rate (annual)	7.25%
Property tax rate	2.00%
Annual appreciation rate	1.50%
Years to model	25

Loan amount	$1,200,000
Down payment ($)	$300,000
Closing costs ($)	$30,000
Total cash at close	$330,000
Monthly rate	0.60%
Total months	300
Monthly payment (P&I)	$8,674
Annual debt service (P&I)	$104,084
Price per SF	$500

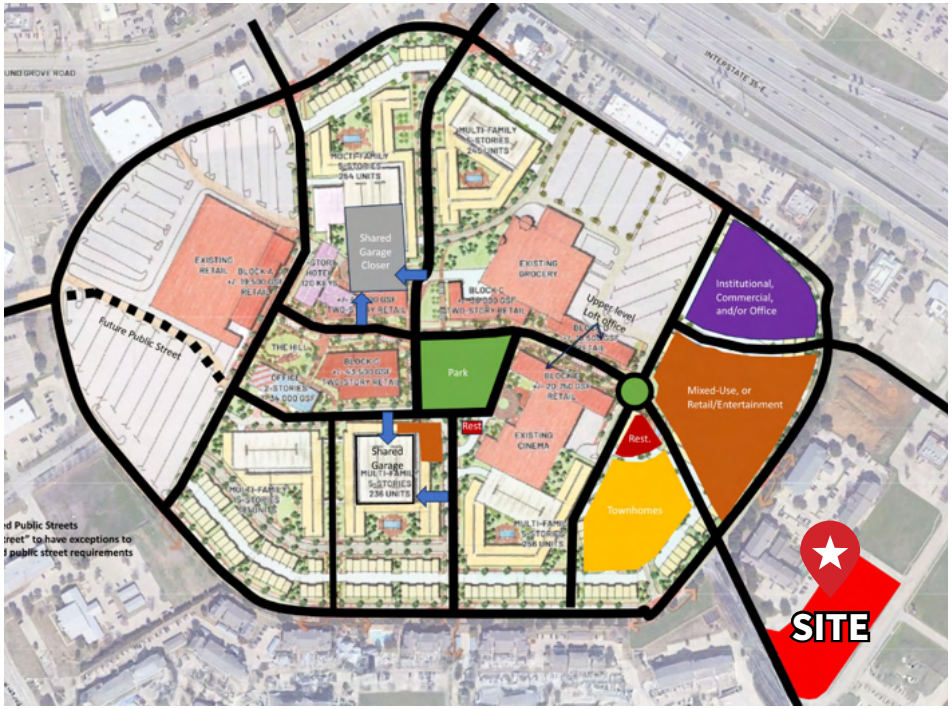
Note: Annual periods are modeled as 12 monthly loan payments starting from the closing month.

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THE VISTA DEVELOPMENT

The Vista in Lewisville is undergoing a $200 million mixed-use redevelopment that will transform the former 1 million-square-foot mall into a vibrant hub of housing, retail, dining, and entertainment. Backed by the city bond approved by 77% of voters, the project's first phase focuses on new infrastructure and site preparation. While much of the old structure will be demolished, key anchors like Dillard's, Zion Market, and Cinemark will remain.



2025 REVISED SITE PLAN

MULTIFAMILY	1,142 UNITS
OFFICE SPACES	34,000 SF
RETAIL	605,695 SF
HOTEL	120 KEYS
TOWNHOMES	120 UNITS
OPEN SPACE	OPEN SPACE



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INVESTMENT HIGHLIGHT

The Vista Ridge Mall (“The Vista”) redevelopment is transforming the area into a high-profile mixed-use hub with retail, residential, and public spaces. With GFF Architects’ design revisions and strong city support and incentives, this corridor is a prime investment opportunity with long-term growth potential.

- CITY OF LEWISVILLE ENTERS AGREEMENT WITH CATALYST URBAN DEVELOPMENT TO LEAD REDEVELOPMENT PLANNING
- MALL IS PURCHASED BY THE DEVELOPER (OWNERSHIP TRANSFER TO CATALYST URBAN DEVELOPMENT)
- CITY COUNCIL RETREAT DISCUSSES REDEVELOPMENT PLANS FOR A MIXED-USE PROJECT
- CONCEPT SITE PLAN AND DESIGN REFINEMENTS ARE PRESENTED BY GFF ARCHITECTS
- PLANNED DEVELOPMENT (PD) ZONING & INCENTIVE PACKAGE COORDINATION IS UNDERWAY





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LAKE VISTA TECHNOLOGY PARK

Trammell Crow Company and PGIM have broken ground on Lake Vista Technology Park, a 316,333-square-foot, three-building industrial project near DFW Airport in Lewisville, scheduled for delivery in Q4 2026. The infill development will offer modern, LEED-targeted facilities with prime access to major transportation corridors in a high-demand DFW market.





LEWISVILLE, TX

TCC and PGIM Real Estate Break Ground on 316K-SF Industrial Park Near DFW Airport

All three buildings are expected to deliver by Q4 2026

December 1, 2025

Trammell Crow Company (TCC), a leading commercial real estate developer, and joint venture partner PGIM, have broken ground on Lake Vista Technology Park, a three-building, 316,333-square-foot industrial park located near Dallas Fort Worth International Airport (DFW) in Lewisville, Texas. The development is expected to deliver by the fourth quarter of 2026. Comerica Bank is providing construction financing for the project.

Situated on approximately 20 acres at the southwest corner of Interstate 35 West and State Highway 121, Lake Vista Technology Park will feature three buildings available for lease:

[Read More on Project]

Article: https://www.trammellcrow.com/newsroom/tcc-and-pgim-real-estate-break-ground-on-316k-sf-industrial-park-near-dfw-airport

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Own or invest in modern office space within one of
Lewisville's most significant office corridor.
Inquire today for available units and acquisition options.

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