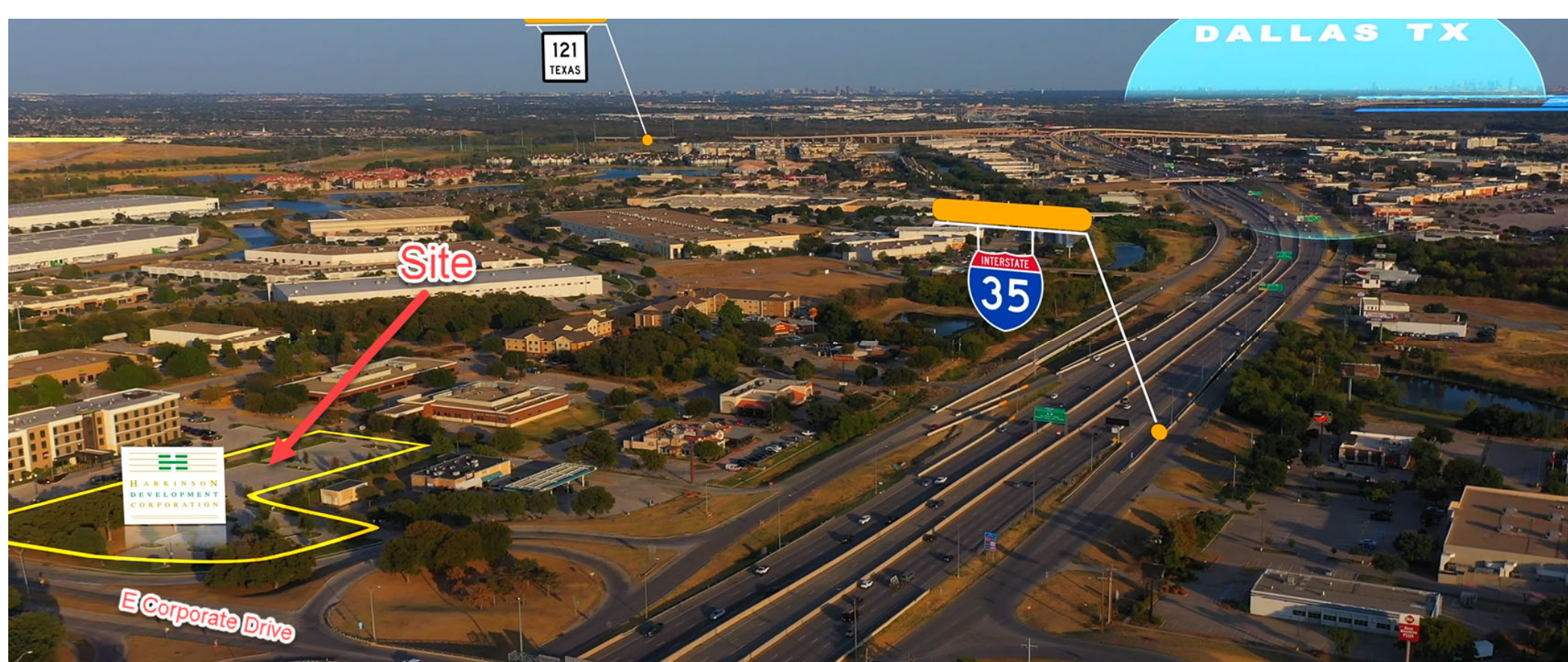


Pad Site Available

For Sale or BTS

SEC of I-35E and E. Corporate Drive
Lewisville, Texas



Harkinson Development Corporation
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Addison, TX 75001
www.HarkinsonDevelopment.Com

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PROPERTY HIGHLIGHTS

- **Exceptional Access:** This commercial pad site enjoys unparalleled access to two major transportation arteries - IH 35 and Corporate Drive. Its strategic positioning at the crossroads of these key routes ensures maximum visibility and convenience
- **Demographics and Income Levels:** Lewisville, Texas, is renowned for its favorable demographics and robust income levels. The area has experienced consistent growth and development, making it a prime location for businesses looking to tap into a thriving local economy. The property's proximity to affluent neighborhoods and a diverse population offers a vast customer base with significant purchasing power.
- **In-Place Concrete Parking:** One of the standout features of this pad site is the existing concrete parking lot with 1,325 striped spots. The well-maintained parking area is lighted and landscaped and includes irrigation, making it an attractive proposition for retail, dining, or any customer-centric business.#

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	#
2021 Population	14,492	98,023	231,887	
Daytime Population	16,375	95,297	227,209	
Avg. HH Income	\$62,178	\$95,714	\$113,330	

TRAFFIC COUNT

- I-35E: 190,982 VPD
- E Corporate Drive: 15,570 VPD#



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ADDITIONAL PROPERTY DETAILS

- **Zoning:** The property's LI zoning allows for a variety of commercial uses, offering flexibility for your business concept.
- **Visibility:** The high visibility location on a well-traveled road ensures that your business will capture the attention of passing traffic.
- **Infrastructure:** All essential utilities and infrastructure are readily available, simplifying the development process.
- **Proximity:** The pad site is in close proximity to a range of amenities, including shopping centers, restaurants, hotels and entertainment options, enhancing its appeal to potential customers.
- **Lewisville is a dynamic city with a growing reputation as a business-friendly community.** Don't miss out on this golden opportunity to secure a prime commercial pad site with excellent access, favorable demographics, and ready-made parking. Whether you're looking to establish a new business or expand your existing one, this property offers the perfect foundation for your success.#

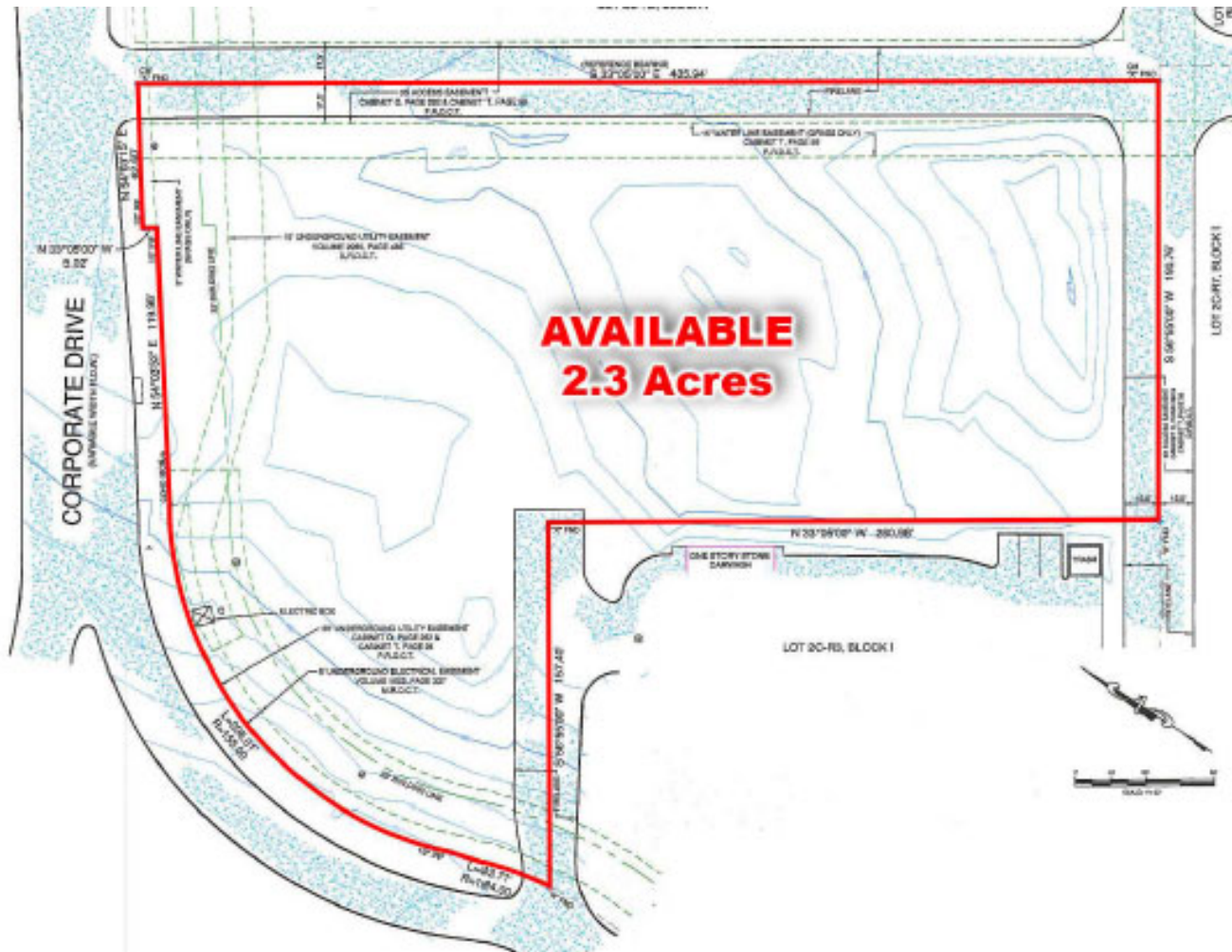


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Excellent opportunity for development of retail, restaurant, or service directly off I-35E at the entrance to Waters Ridge Business Park. Ideally located adjacent to the Home2 Suites by Hilton and northeast of major corridors; I-35E and S.H. 121. Site has 2.5 million square feet of retail, restaurant and service within 1/2 mile and 4,000 multi-family homes within 5 minutes.



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