

# PAD SITE OR BUILD TO SUIT

SEC OF I-35E AND E. CORPORATE DR.  
LEWISVILLE, TEXAS 75057



## PROPERTY HIGHLIGHTS

- 0.626 Acres (27,259 SF)
- High traffic site with frontage on I-35E and Corporate Dr.
- 2 miles from Music City Mall at Vista Ridge (anchors: Dillard's, Macy's, JCPenney, Sears)
- Solid demographics with more than 219,000 residents within 5 miles of the Property and average annual household income over \$105,000.

## PROPERTY OVERVIEW

- 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 future Holiday Inn Express 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.

## TRAFFIC COUNT

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

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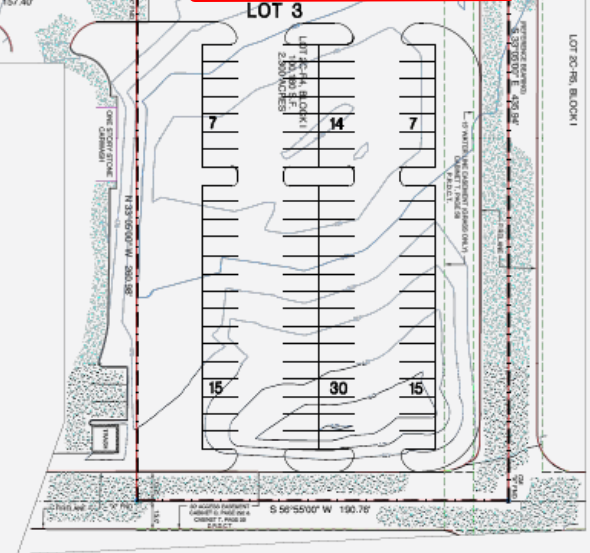
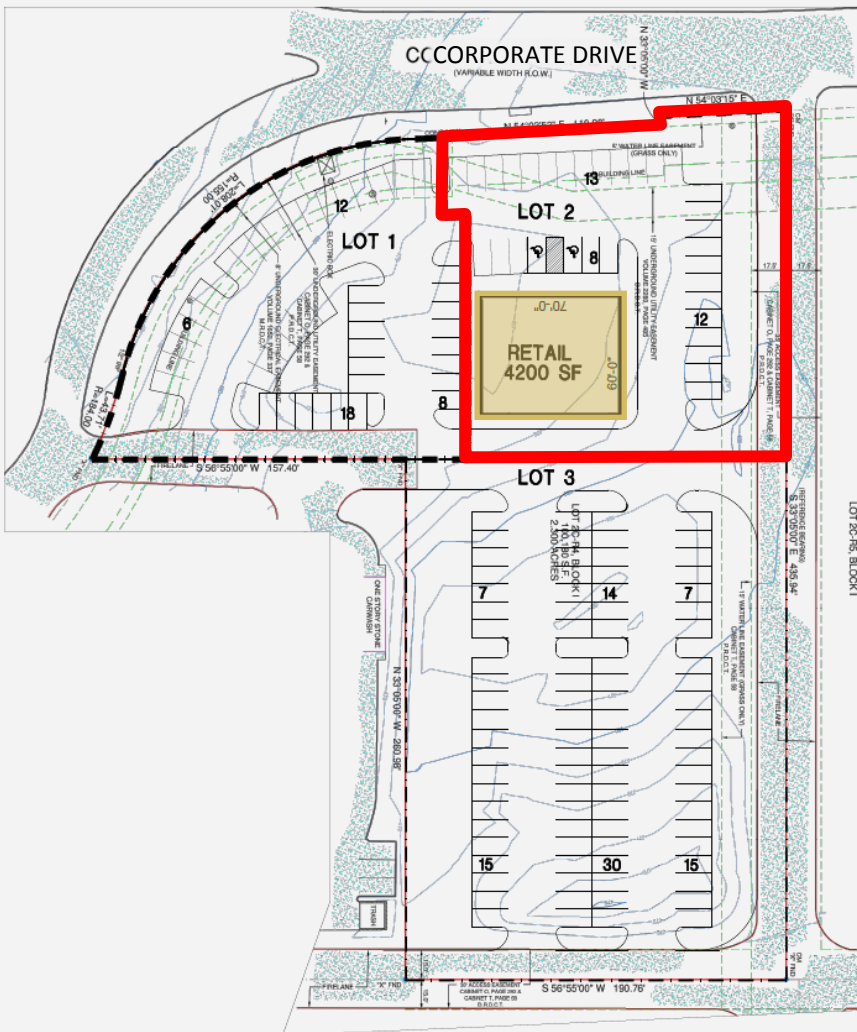
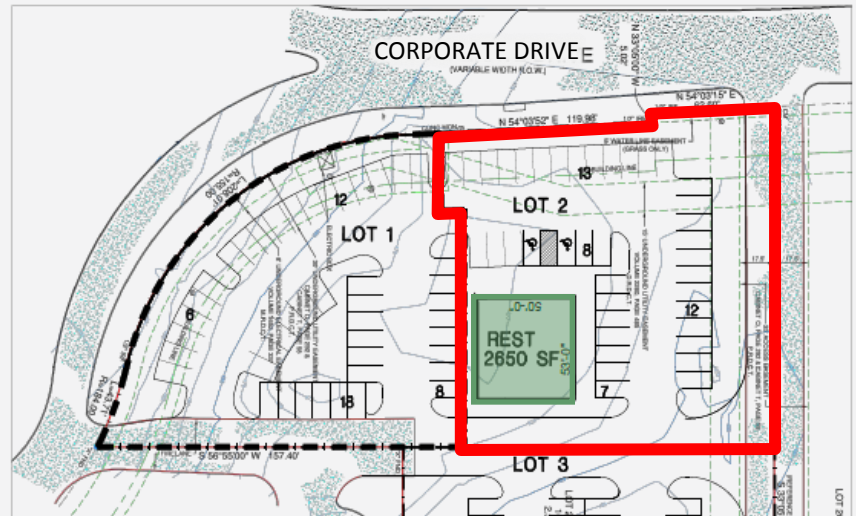
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# PROPOSED SITE PLANS

## RESTAURANT & RETAIL



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