



RaceTrac

TEXAS INSTRUMENTS

MAJESTIC AIRPORT CENTER DFW  
3.2 MILLION SF OF INDUSTRIAL

goodwill

PENSKE

CREST MANOR  
600 UNITS

The Servant House

CHANTE

the HUMAN BEAN

TACO BELL

QT  
QuikTrip

ROUND GROVE RD.

ACE LN.

THE LUXE AT LEWISVILLE  
148 UNITS

The PEARL  
SENIOR LIVING

D||B

ups

Tom Thumb

Marcos  
Pizza



# NWC - ROUND GROVE RD. & ACE LN.

LEWISVILLE, TX | DENTON COUNTY | LEWISVILLE I.S.D | COMMERCIAL PAD FOR SALE

**PURCHASE PRICE: \$600,000.00**



ELLIOTT NEWSOM  
ENewsom@db2re.com  
214.526.3626 x 149

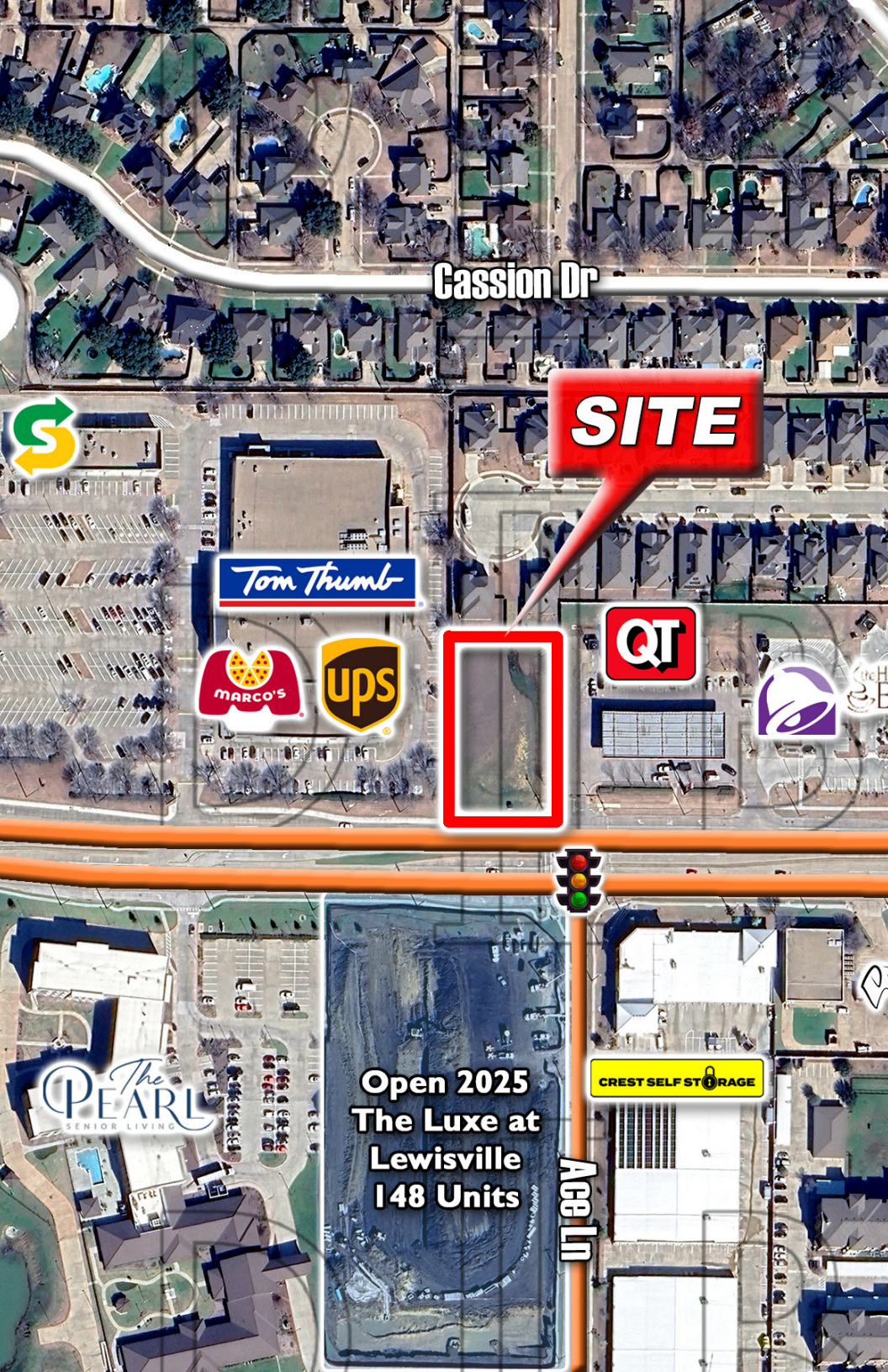
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COLLINS MEIER  
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214.526.3626 x 114

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024





# PROPERTY INFORMATION



SIZE:  
± 0.74 AC



TRAFFIC COUNTS:  
Valley Pkwy.: 12,084 VPD  
Round Grove Rd.: 23,732 VPD



ZONING:  
Local Commercial



UTILITIES:  
Available to Site

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	11,877	112,567	219,734
% Proj Growth 2024-2029	-0.67%	0.00%	0.20%
2024 Average HH Income	\$124,612	\$126,289	\$141,130
2024 Median HH Income	\$97,135	\$94,299	\$104,683

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Davidson & Bogel Real Estate, LLC © 2024





PARKWAY ELEMENTARY  
430 STUDENTS

LEWISVILLE ISD

CYPRESS AT LEWISVILLE  
363 UNITS



THE LUXE AT LEWISVILLE  
148 UNITS

ACE LN.



ROUND GROVE RD.



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HENDRICK MS  
871 STUDENTS

LEWISVILLE REC  
CENTER

PARKWAY ELEMENTARY  
430 STUDENTS



THE LUXE AT LEWISVILLE  
148 UNITS



ACE LN

ROUND GROVE RD.

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DURHAM MS  
747 STUDENTS

SOUTHRIDGE ES  
600 STUDENTS

RaceTrac

TEXAS  
INSTRUMENTS

MAJESTIC AIRPORT CENTER DFW  
3.2 MILLION SF OF INDUSTRIAL

goodwill

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The Servant House

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TACO  
BELL

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D||B

ROUND GROVE RD.

CREST SELF STORAGE

ACE LN

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ups

marco's  
Pizza

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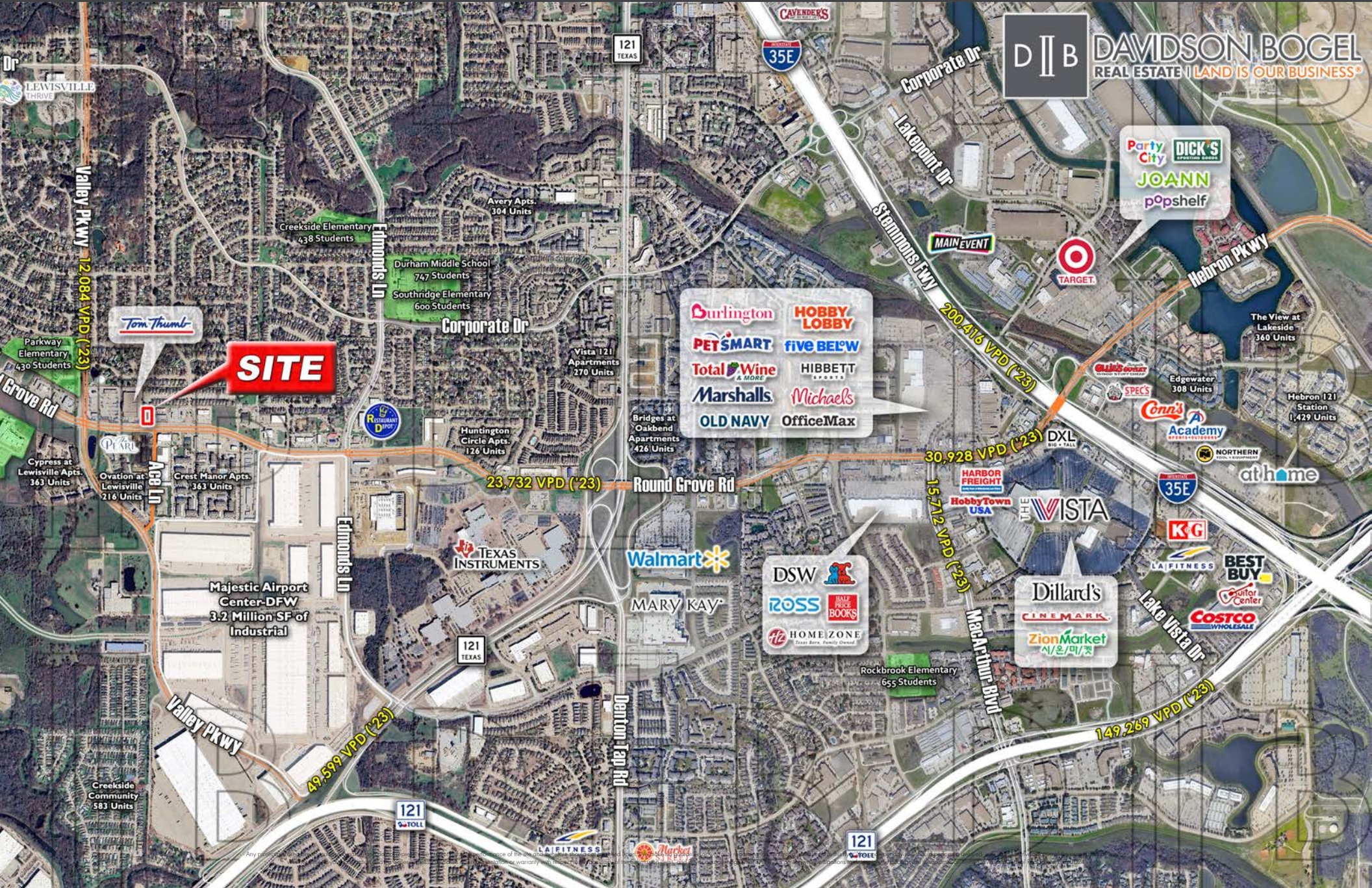






# ROUND GROVE RD. & ACE LN.

WIDE AERIAL





# ROUND GROVE RD. & ACE LN.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>ELLIOTT NEWSOM</b>	<b>790752</b>	<b>ENEWSOM@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>AVERY CLINKSCALE</b>	<b>828604</b>	<b>ACLINKSCALE@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>COLLINS MEIER</b>	<b>714822</b>	<b>CMEIER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>RYAN TURNER</b>	<b>672133</b>	<b>RTURNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE





## 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.

11-2-2015

### 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:

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- 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
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<b>Collins Meier</b>	<b>714822</b>	<b>cmeier@db2re.com</b>	<b>214-526-3626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Christopher Ryan Turner</b>	<b>672133</b>	<b>rturner@db2re.com</b>	<b>214-526-3626</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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