

LAND PARCELS AVAILABLE

Lewisville, TX 75067



LOCATION:

121 & McCartt Dr.
Lewisville, TX 75067

PROPERTY HIGHLIGHTS:

- Lot A Size: +/- 1.206 AC
- Lot B Size: +/- 1.089 AC
- Two land parcels fronting State Highway 121 at McCartt Dr. in Lewisville, Texas.
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	22,230	102,384	231,135
Daytime Population	18,628	102,354	222,953
Avg. HH Income	\$78,969	\$103,128	\$130,012

TRAFFIC COUNTS:

S State Hwy 121:	39,270 VPD (2022)
Interstate 35E:	185,771 VPD (2022)

CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM



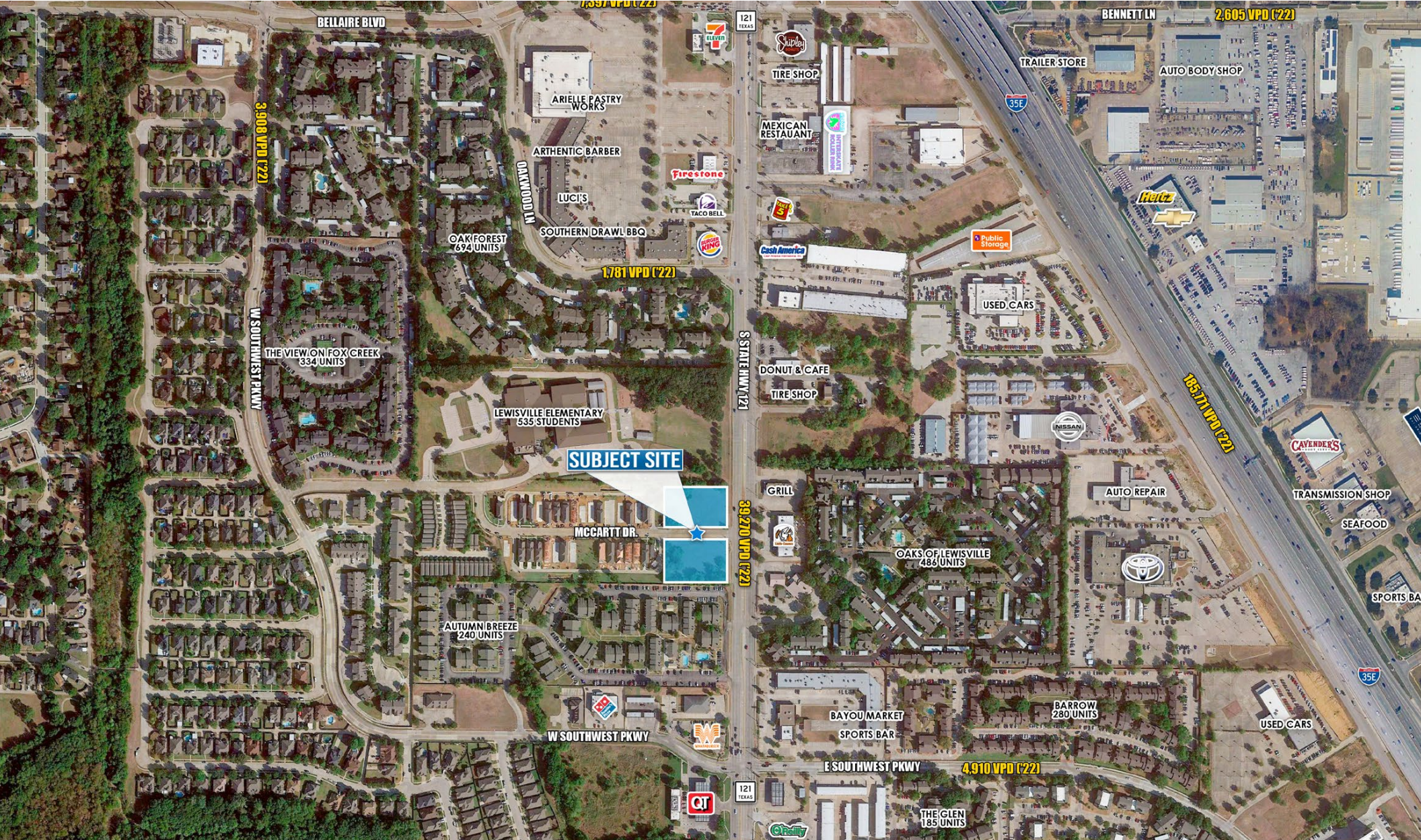
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

LAND PARCELS AVAILABLE

Lewisville, TX 75067



CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM



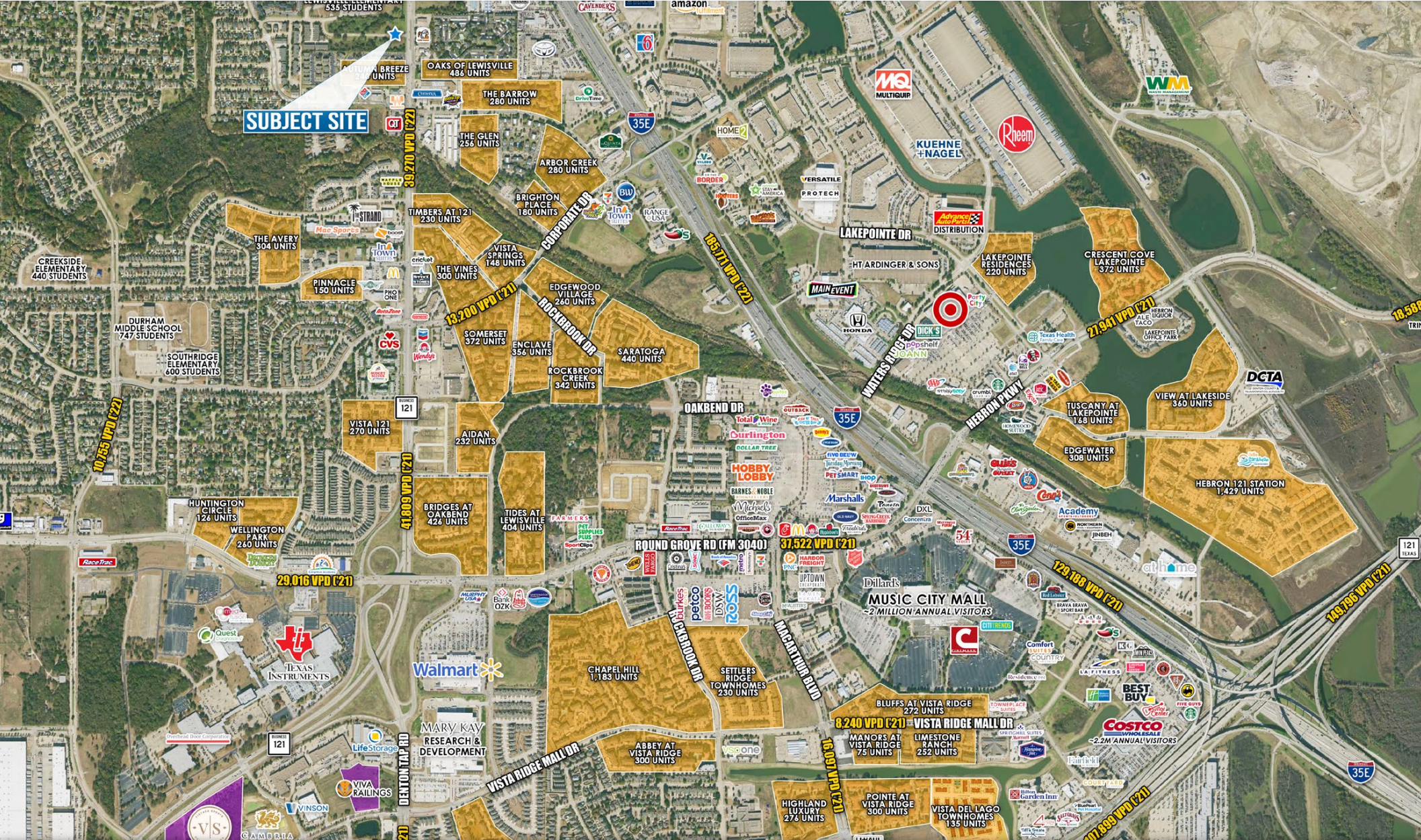
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

LAND PARCELS AVAILABLE

Lewisville, TX 75067



CONTACT
WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
SEAN LOCKOVICH | 214.218.2436 | SEANL@FALCONCOMPANIES.COM



7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230 WWW.FALCONCOMPANIES.COM

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

DEMOGRAPHIC SUMMARY

Lewisville - 121 & McCartt

Ring of 3 miles

KEY FACTS



102,384

Population



102,354

Daytime Population



0.22%

'23-'28 Compound Annual Growth Rate



39,543

Households



\$312,286

Median Home Value



33.1

Median Age

EDUCATION



18%

High School Diploma



18%

Some College



42.94%

Bachelor's Degree or Graduate Degree

INCOME



\$77,287

Median Household Income



\$103,128

Average Household Income



\$40,046

Per Capita Income



\$79,075

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$89,653

Total Annual Expenditures



\$3,734

2023 Meals at Restaurants



\$6,641

2023 Meals at Home



\$27,369

Retail Goods



\$3,549

Entertainment



\$962

Personal Care



\$6,689

Health Care

BUSINESS



3,897

Total Businesses



47,079

Total Employees



31.45%

Blue Collar Occupation



68.55%

White Collar Occupation

Tapestry segments



Young and Restless

11,844 households

30.0%

of Households



Enterprising Professionals

3,945 households

10.0%

of Households



Workday Drive

3,819 households

9.7%

of Households

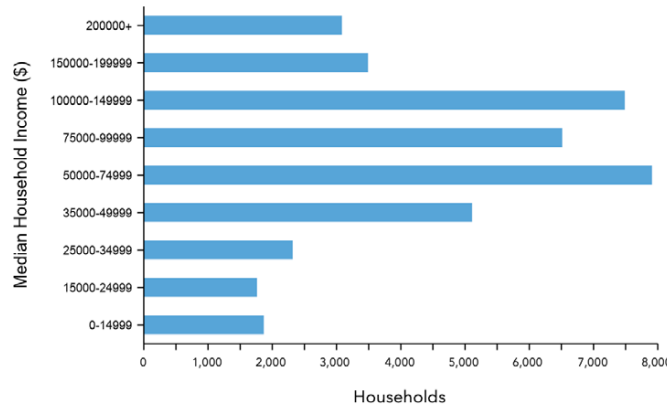
2023 Race and ethnicity (Esri)

The largest group: White Alone (40.14)

The smallest group: Pacific Islander Alone (0.08)

Indicator ▲	Value	Diff
White Alone	40.14	-9.94
Black Alone	14.97	-0.43
American Indian/Alaska Native Alone	1.15	+0.17
Asian Alone	14.00	+6.34
Pacific Islander Alone	0.08	-0.05
Other Race	14.08	+2.16
Two or More Races	15.58	+1.76
Hispanic Origin (Any Race)	32.32	+3.70

Bars show deviation from 623 (Dallas-Ft. Worth, TX)



INFORMATION ABOUT BROKERAGE SERVICES

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 **SUBAGENT** is 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date