

Castle Hills Marketplace

6225 N Josey Ln | Lewisville, TX 75056



Phase II Conceptual Rendering

weitzman®



Phase II Conceptual Rendering

Phase I

Castle Hills Marketplace serves an upscale trade area featuring Kroger Marketplace, Chili's, Verizon, Pei Wei, Zoes Kitchen & more. Anchor, junior anchor and pad opportunities are available at the strong regional intersection of SH-121 & Josey Lane.

Phase II

Phase II will deliver 380 units with 8,000 SF of ground retail, 11,700 SF of retail/restaurant, 14,000 SF of retail/restaurant, and the 3.5 acres of SH 121 pad land west of the Chili's. Construction of the multi-family has begun with Summer 2025 expected occupancy. Lot 7R cold dark shell will be delivered for tenant construction Summer 2025 with openings for the Fall.



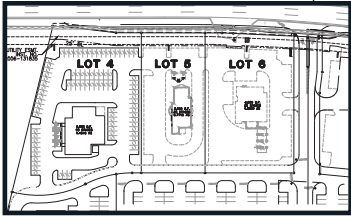
Demographics

	1 mile	3 mile	5 mile
Total Population	9,889	98,725	247,564
Average HHI	\$188,714	\$149,766	\$145,379
Total Households	3,932	39,494	101,177

Traffic Counts

SH-121	161,468 VPD
N Josey Lane	45,132 VPD

Option B



I100	2,600 SF (restaurant)
L118	3,000 SF
M206	2,334 SF

Phase II (Summer 2025)

Bldg 200	8,000 SF
Lot 7	11,700 SF
Lot 14	14,000 SF (drive-thru opportunity)

Phase II (Ground Lease or BTS)

Lot 4-6	3.4 acres
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Option A: 2 lots (+/- 7,000 SF dinner house)
 Option B: 3 lots (Bank/Rest. [6], QSR/drive thru [5],
 Dinner house [4])

	Available
	Phase II
	Phase III



141k SF u/c

LIVE OAK LOGISTICS PARK

50k SF (BUILT '22)

132k SF (BUILT '22)

146k SF (BUILT '22)

126k SF u/c

116k SF u/c

Memorial Dr

Sam Rayburn Tollway

Walmart

161,468 vpd

45,132 vpd

Main St

N Josey Ln

Windhaven Pkwy

SITE

Phase I Completed
Offices at The Realm
Nine-story Class A - 235k sf
16k sf 1st flr retail

VALOR
AT THE REALM
260 MF-UNITS

Kroger

THE REALM
CASTLE HILLS

324 Acre | Mixed-Use Development
4k Multi-Family Units at Buildout
525 SF-Homes, 80 Condos
235k sf Office ; 35k sf Retail

CASTLE HILLS
WINDHAVEN
86 PLANNED
SF-HOMES

OLIVIAN
AT THE REALM
421 MF-UNITS

SOJOURN
AT THE REALM
80 CONDOS

DISCOVERY
AT THE REALM
741 MF-UNITS

CASTLE HILLS
NORTHPOINTE
94 SF-HOMES

LAKWOOD HILLS ADD.
306 OCCUPIED
516 PLANNED
SF-HOMES

MEMORIAL
ELEMENTARY

FUTURE
LISD
CAMPUS

SRT 121 TOLL

proposed
50 rm hotel

HOTWORX

WILD FORK

ALDI

ROCKEFISH

FIVE BELOW

ULTA

THE COLONY ER
HOSPITAL

verizon

ST
HOV

CHASE

DISCOUNT
TIRE

WELLS
FARGO

ROSS
DRESS FOR LESS

Bank of America

Bank OZK

Enterprise

Starbucks

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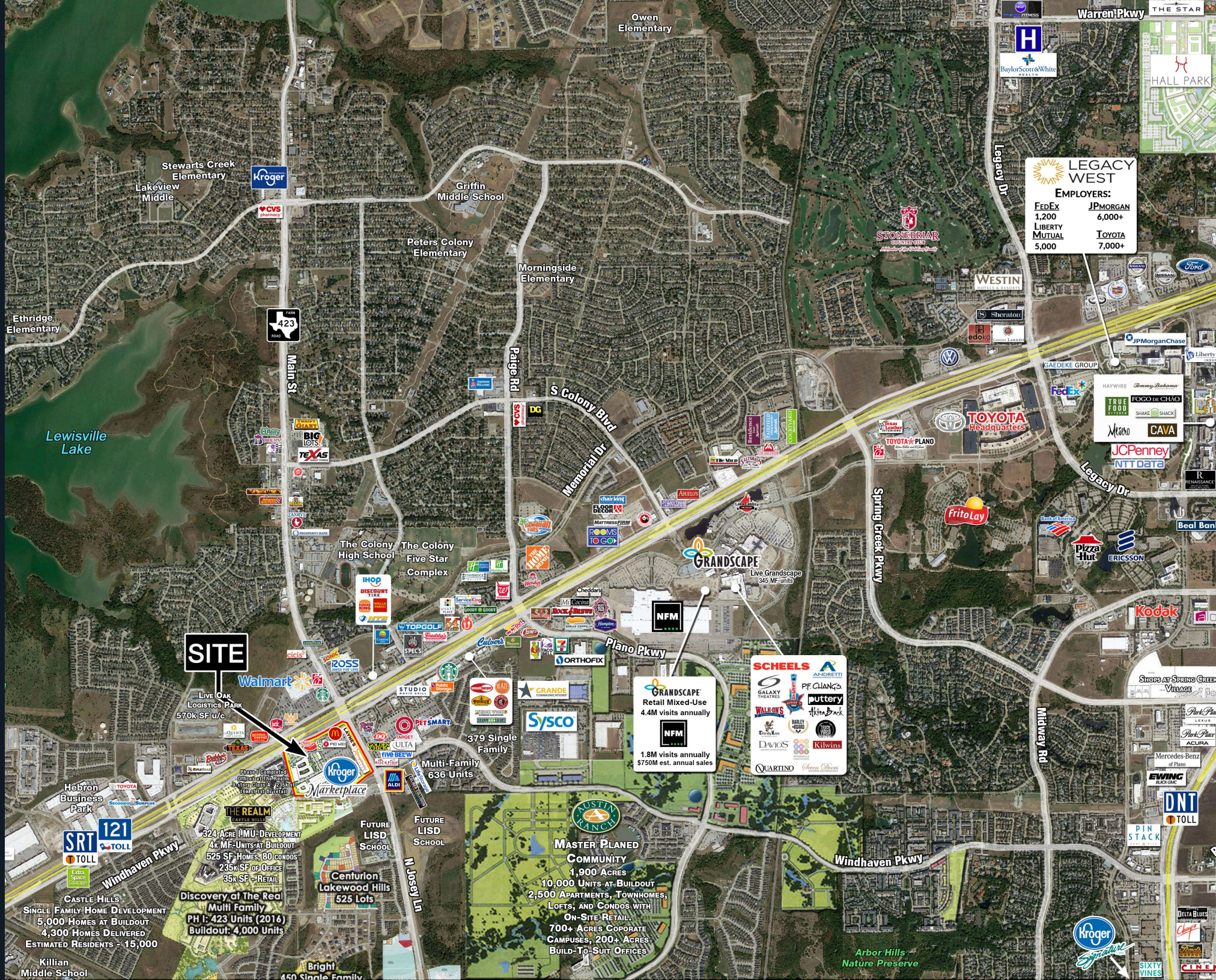
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SITE

LIVE OAK
LOGISTICS PARK
570k SF w/c

Phase 1 Completed
Discovery at the Real
Multi Family
PH I: 423 Units (2016)
Buildout: 4,000 Units

324 Acre PMU-DEVELOPMENT
4k MF-UNITS AT BUILDOUT
525 SF HOMES, 80 CONDOS
235k SF OF OFFICE
35k SF - RETAIL

Centurian
Lakewood Hills
525 Lots

379 Single
Family
Multi-Family
636 Units

MASTER PLANNED
COMMUNITY
1,900 ACRES
10,000 UNITS AT BUILDOUT
2,500 APARTMENTS, TOWNHOMES,
LOFTS, AND CONDOS WITH
ON-SITE RETAIL
700+ ACRES CORPORATE
CAMPUSES, 200+ ACRES
BUILD-TO-SUIT OFFICES

GRANDSCAPE
Retail Mixed-Use
4.4M visits annually
1.8M visits annually
\$750M est. annual sales

SCHEELS
GALAXY THEATRES
PF CLANGS
puttery
WALKERS
DAVOS
Kilwins
QUARTINO
ANDRETTI
HINABACK

LEGACY WEST
EMPLOYERS:
FedEx 1,200
LIBERTY MUTUAL 5,000
JPMORGAN 6,000+
TOYOTA 7,000+

Stewarts Creek Elementary
Lakeview Middle

Ethridge Elementary

Kroger
CVS pharmacy

Griffin Middle School

Peters Colony Elementary

Morningside Elementary

Owen Elementary

423

Main St

Palmer Rd

S Colony Blvd
Memorial Dr

Plano Pkwy

Spring Creek Pkwy

Legacy Dr

Midway Rd

Windhaven Pkwy

Kroger
Syracuse

Lewisville Lake

Hebron Business Park

SRT 121 TOLL

CASTLE HILLS
SINGLE FAMILY HOME DEVELOPMENT
5,000 HOMES AT BUILDOUT
4,300 HOMES DELIVERED
ESTIMATED RESIDENTS - 15,000

Killian Middle School

Discovery at the Real
Multi Family
PH I: 423 Units (2016)
Buildout: 4,000 Units

FUTURE LISD SCHOOL

FUTURE LISD SCHOOL

N Josey Ln

AUSTIN RANCH

10,000 UNITS AT BUILDOUT
2,500 APARTMENTS, TOWNHOMES,
LOFTS, AND CONDOS WITH
ON-SITE RETAIL
700+ ACRES CORPORATE
CAMPUSES, 200+ ACRES
BUILD-TO-SUIT OFFICES

GRANDSCAPE
Live Grandscapes
345 MF-units

NFM

Sysco

379 Single Family

Multi-Family 636 Units

ALDI

Kroger Marketplace

Walmart

LIVE OAK LOGISTICS PARK

Hebron Business Park

CASTLE HILLS SINGLE FAMILY HOME DEVELOPMENT

HALL PARK

Baylor Scott & White

LEGACY WEST EMPLOYERS

FedEx 1,200
LIBERTY MUTUAL 5,000

JPMORGAN 6,000+
TOYOTA 7,000+

WESTIN

Sheraton

edogs

JP Morgan Chase

SAEDEKE GROUP

TOYOTA Headquarters

TOYOTA PLANO

Frito Lay

Pizza Hut

ERICSSON

Kodak

Shops at Spring Creek Village

Mercedes-Benz of Plano

EVING

DNT TOLL

PIN STACK

Delta Blues

Chapel

SIXTY VINES

HALL PARK

THE STAR

WALMART

Ford

JP Morgan Chase

Liberty Mutual

Haywire

POCO DE CHAGO

Beal Bank

Kodak

Shops at Spring Creek Village

Mercedes-Benz of Plano

EVING

DNT TOLL

PIN STACK

Delta Blues

SIXTY VINES



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Maggie Hansen

Vice President

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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.



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 on 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 listening 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.

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Licensed Supervisor of Sales Agent/ Associate

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Phone

Michelle Weitzman Caplan

Sales Agent/Associate's Name

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License No.

mcaplan@weitzmangroup.com

Email

214-720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Buyer/Tenant/Seller/Landlord Initials

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