



LAKEPOINTE CROSSING | 2402-2512 S. STEMMONS FRWY, LEWISVILLE, TX 75067

Features

Lakepointe Crossing is a regional power center located at the intersection of IH-35 and Hebron Parkway (FM 3040) in Lewisville.

- National co-tenants include Spec's, Academy Sports, Conn's and Northern Tool & Equipment

FOR LEASE

TOTAL SF: 540,843
AVAILABLE SF: 96,380
MIN CONTIGUOUS SF: 1,184
MAX CONTIGUOUS SF: 50,000
CONTACT FOR MORE INFORMATION
NNN: \$4.00 PER SF/YR EST.

Traffic Counts

IH-35	195,922 VPD
FM 3040	58,183 VPD
SH-121	69,104 VPD

Demographics

YEAR: 2024

1 MILE

3 MILE

5 MILE

Total Population	7,396	92,426	255,149
Total Households	3,839	37,079	97,055
Average Household Income	\$96,157	\$128,877	\$133,172
Daytime Population	10,707	88,321	254,455

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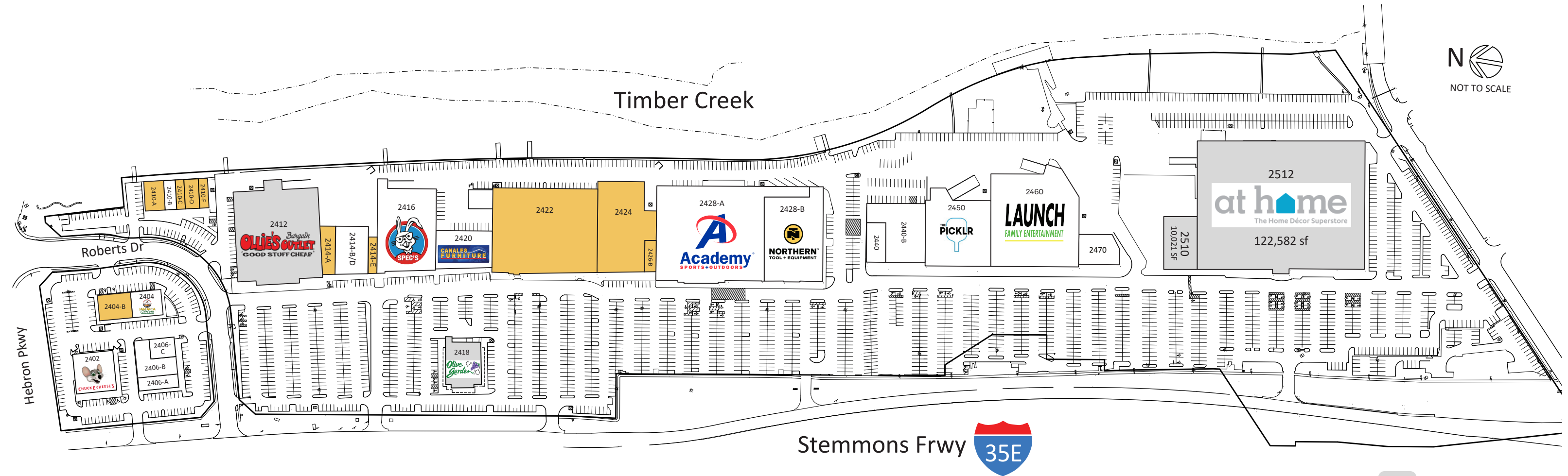
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Available Space	
2,404-B	4,810 sf
2410-A	4,003 sf
2410-C	1,184 sf
2410-D	2,895 sf
2410-F	1,200 sf
2414-A	2,985 sf
2414-E	1,458 sf
2422	50,000 sf
2424	25,080 sf
2426-B	2,765 sf

Current Tenants					
2402	Chuck E. Cheese	8,500 sf	2420	Canales Furniture	10,563 sf
2404	Roland's Jamaica Chicken	4,206 sf	2428-A	Academy Sports	61,417 sf
2406-A	Johnson Fit	3,806 sf	2428-B	Northern Tool & Equipment	27,908 sf
2406-B	All American Flooring	5,000 sf	2440	Jinbeh Japanese Rest	4,500 sf
2406-C	Staff Force	2,410 sf	2440-B	The Salon Professionals	15,064 sf
2410-B	Sun's Tailor	1,260 sf	2450	The Picklr	25,652 sf
2412	Ollie's Bargain Outlet	45,373 sf	2460	Launch Entertainment Park	46,039 sf
2414-B/D	Lifestyle Furniture	8,500 sf	2470	Smile Magic	6,656 sf
2416	Spec's	25,908 sf			
2418	Olive Garden	9,098 sf	2510	Octapharma Plasma	10,021 sf
			2512	At Home	122,582 sf

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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

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