



## MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057

### Features

- Easy access to I-35 and Highway 121
- Centrally located in Old Town Lewisville District
- Great visibility at hard corner with a 4-way signalized intersection
- Explosive growth with 2,5000 + multifamily units recently developed or approved for development
- Limited existing retail available
- 175 public parking spaces on property

### FOR LEASE

AVAILABLE SF: 4,556  
 MIN CONTIGUOUS SF: 45  
 MAX CONTIGUOUS SF: 3,611  
 CONTACT FOR MORE INFORMATION

### Traffic Counts

E Main St	11,318 VPD
S Mill St	7,696 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILES	5 MILES
Total Population		7,904	82,091	202,488
Total Households		2,553	31,290	76,961
Average Household Income		\$88,184	\$98,068	\$131,914
5 Year Growth Population		6.34%	0.54%	0.33%

### Maxwell Johnston

Associate  
 214.954.0600  
[mjohnston@weitzmangroup.com](mailto:mjohnston@weitzmangroup.com)

### Jack Thomas

Brokerage Associate  
 214.954.0600  
[jthomas@weitzmangroup.com](mailto:jthomas@weitzmangroup.com)

### 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.

**weitzman®**



# MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057

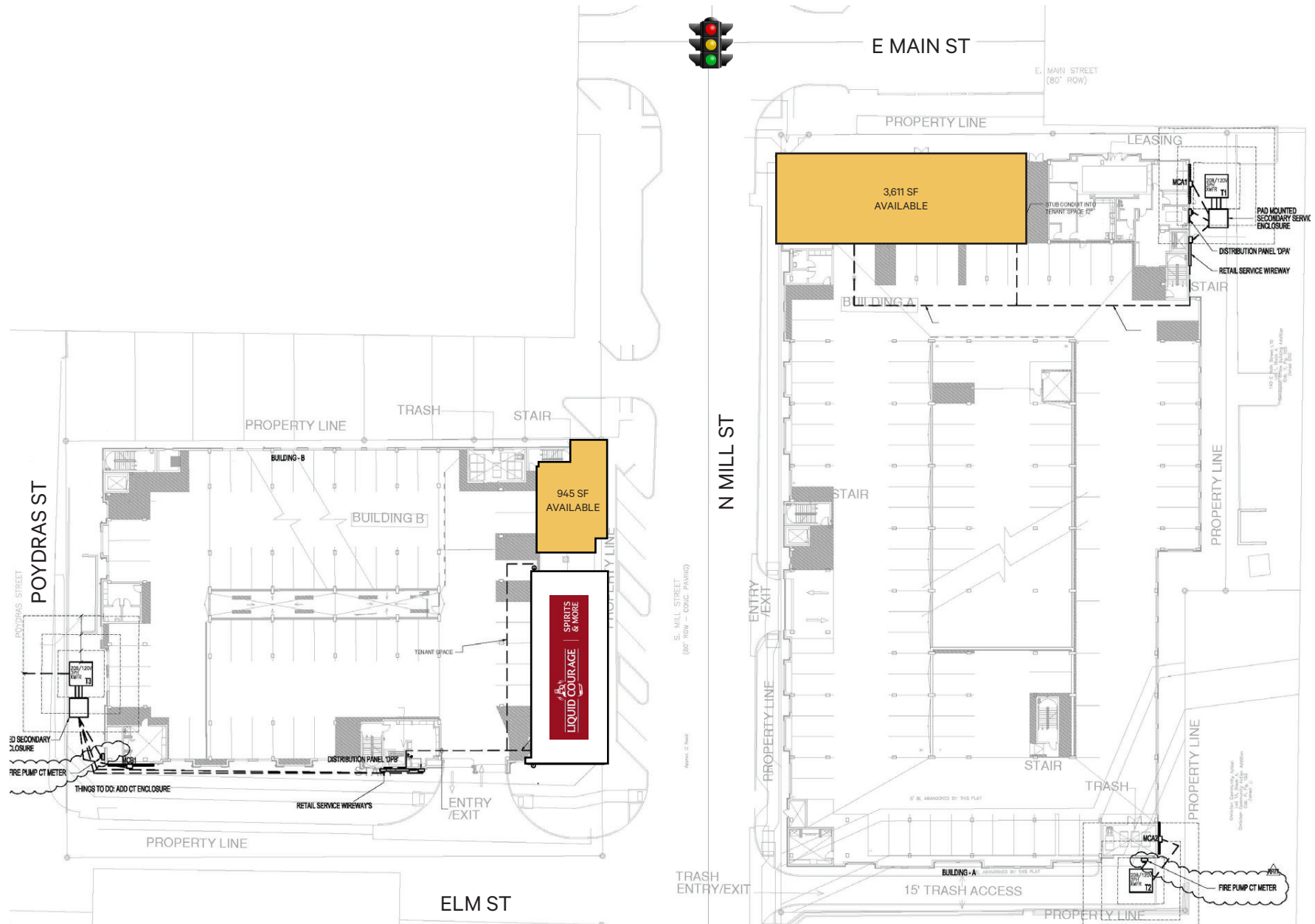


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior 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.

**weitzman**<sup>®</sup>



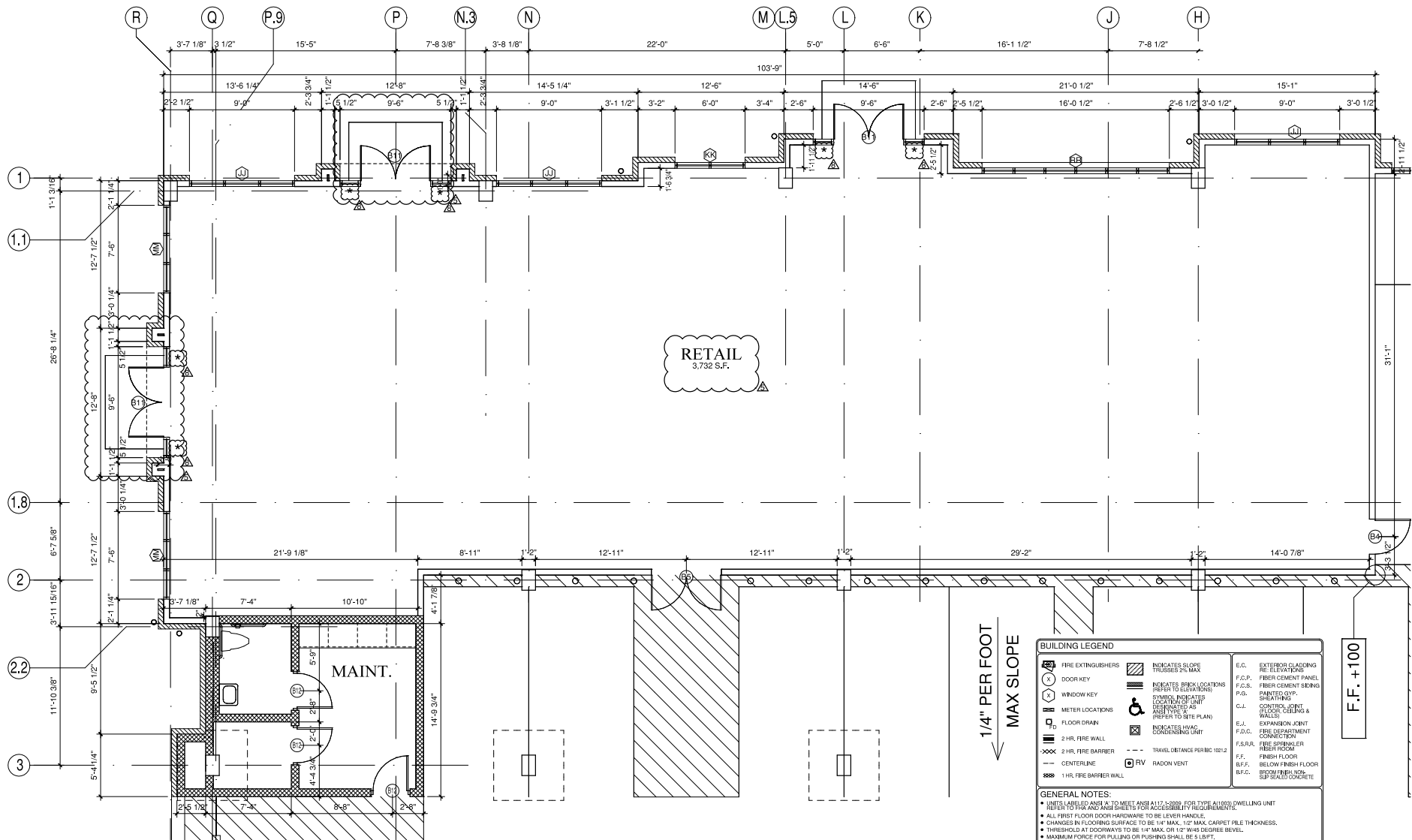
# MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057



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.

**weitzman®**

MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057



## BUILDING A

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.

weitzman®

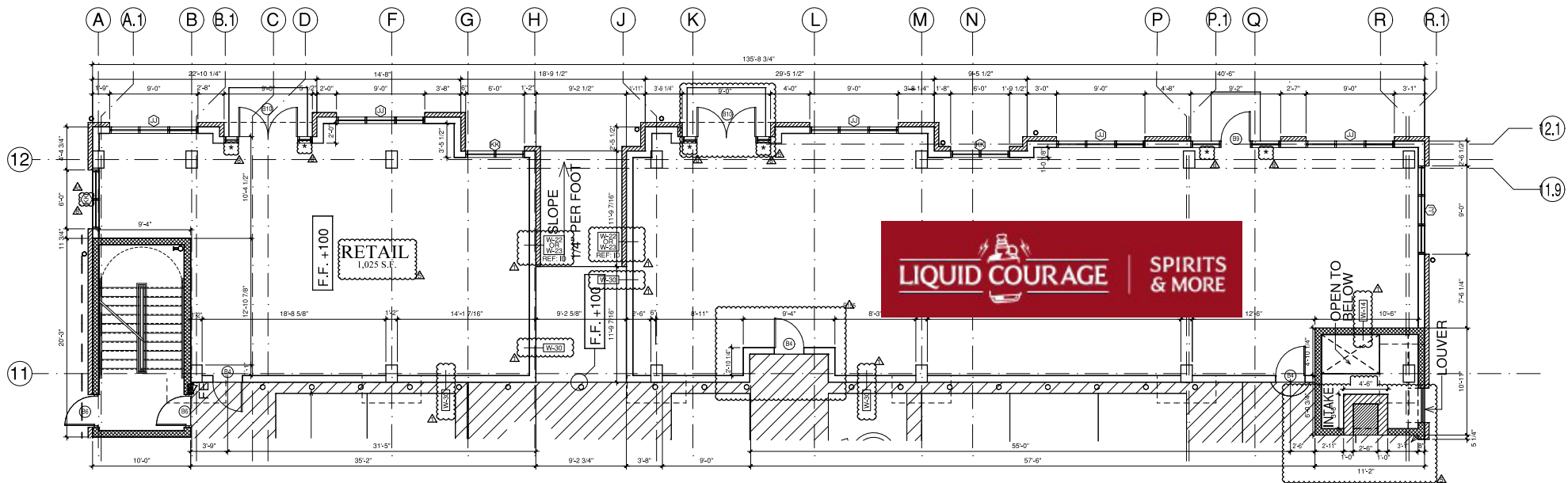


# MAIN & MILL RETAIL | 100 E MAIN ST & 151 S MILL ST, LEWISVILLE, TX 75057

BUILDING LEGEND	
	FIRE EXTINGUISHERS
	DOOR KEY
	WINDOW KEY
	METER LOCATIONS
	FLOOR DRAIN
	2 HR. FIRE WALL
	2 HR. FIRE BARRIER
	CENTERLINE
	1 HR. FIRE BARRIER WALL
	INDICATES SLOPE
	TRUSSES 2% MAX
	INDICATES BRICK LOCATIONS (REFER TO ELEVATIONS)
	SYMBOL INDICATES LOCATION (REFER TO SITE PLAN)
	DESIGNATED AS AREA TYPE (REFER TO SITE PLAN)
	INDICATES HVAC
	CONDENSING UNIT
	TRAVEL DISTANCE PER IBC 102.12
	RV RADON VENT
E.C.	EXTERIOR CLADDING
F.C.P.	FIBER CEMENT PANEL
F.C.S.	FIBER CEMENT SIDING
P.G.	PAINTED GYP. SHEATHING
C.J.	CONTROL JOINT (FLOOR, GILFLO & WALLS)
E.J.	EXPANSION JOINT
F.D.C.	FIRE DEPARTMENT CONNECTION
F.S.R.R.	FIRE SPRINKLER RISER ROOM
F.F.	FINISH FLOOR
B.F.F.	BELOW FINISH FLOOR
B.F.C.	BROOM FINISH NON-SLIP SLABS CONCRETE

## GENERAL NOTES:

- UNITS LABELED ANSI A TO MEET ANSI A117.1-2009 FOR TYPE A(100) DWELLING UNIT REFER TO FHA AND ANSI SHEETS FOR ACCESSIBILITY REQUIREMENTS.
- ALL FIRST FLOOR DOOR HARDWARE TO BE LEVER HANDLE.
- CHANGES IN FLOORING SURFACE TO BE 1/4" MAX. 1/2" MAX. CARPET PILE THICKNESS.
- THRESHOLD AT DOORWAYS TO BE 1/4" MAX. OR 1/2" W/45 DEGREE BEVEL.
- MAXIMUM FORCE FOR PULLING OR PUSHING SHALL BE 5 LBFT.
- ALL CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED BETWEEN 15'-48" FOR A FORWARD OR REE APPROACH.
- GENERAL CONTRACTOR TO INSURE CONTROL EXPANSION JOINTS IN ARCHITECTURAL FINISH ARE COORDINATED WITH STRUCTURAL LOCATIONS. REFER TO MANUFACTURER FOR SPECIFIC REQUIREMENTS PERTAINING TO MATERIAL USED.
- METER AND FSRM ARE LOCATED ON A BUILDING-BY-BUILDING BASIS. REFERENCE SITE PLAN FOR LOCATIONS.
- BUILDINGS MAY FLIP ABOUT CENTER LINE OR ROTATE. REFER TO SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.
- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDINGS.
- FIRE EXTINGUISHERS ARE TO BE A MINIMUM AN 10B.C CLASSIFICATION AND SHALL COMPLY WITH NFPA 10 GUIDELINES. REFER TO PLANS FOR LOCATIONS. REFERENCE DETAILS 19A7-10, 20A7-10.
- ALL FIRST FLOOR DWELLING UNITS ARE TO MEET FHA AND ANSI 'B' REQUIREMENTS. REFER TO FHA AND ANSI SHEETS FOR MORE INFORMATION.
- REFERENCE LANDSCAPE AND M.E.P. FOR HVAC LOCATIONS.



BUILDING B









# 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Maxwell Johnston

Sales Agent/Associate's Name

809960

License No.

mjohnston@weitzmangroup.com

Email

(214) 720-3627

Phone

Buyer/Tenant/Seller/Landlord Initials

Date



# 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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Jack Thomas

Sales Agent/Associate's Name

\_\_\_\_\_  
813711

License No.

\_\_\_\_\_  
jthomas@weitzmangroup.com

Email

\_\_\_\_\_  
(214) 720-7502

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date