



THE MARKET AT VALLEY PARKWAY | 1071 W ROUND GROVE RD, LEWISVILLE, TX 75067

Features

The Market at Valley Parkway is a 24,524 SF retail center and is located at the northeast corner of Round Grove Road and Valley Parkway. This property is centrally located in the Lewisville|Flower Mound market and offers great visibility. marketvalleypkwy.com

- Strong daytime population

FOR LEASE

TOTAL SF: 24,524

AVAILABLE SF: 1,168

CONTACT FOR MORE INFORMATION

NNN: \$9.08 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
W Round Grove Road	30,399 VPD	Total Population		11,858	113,260	220,264
S Valley Parkway	17,901 VPD	Total Households		4,576	43,778	83,761
		Average Household Income		\$132,011	\$126,660	\$142,282
		Total Daytime Population		9,723	116,471	240,052

Avery Frisbie

Assistant Vice President

214.720.6652

afrisbie@weitzmangroup.com

Owen Grimm

Associate

214.720.6629

ogrimm@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.

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THE MARKET AT VALLEY PARKWAY

NEC OF VALLEY PKWY & FM 3040, LEWISVILLE, TX 75067



Available Space

Building B - 1071 W FM 3040

700 1,168 sf

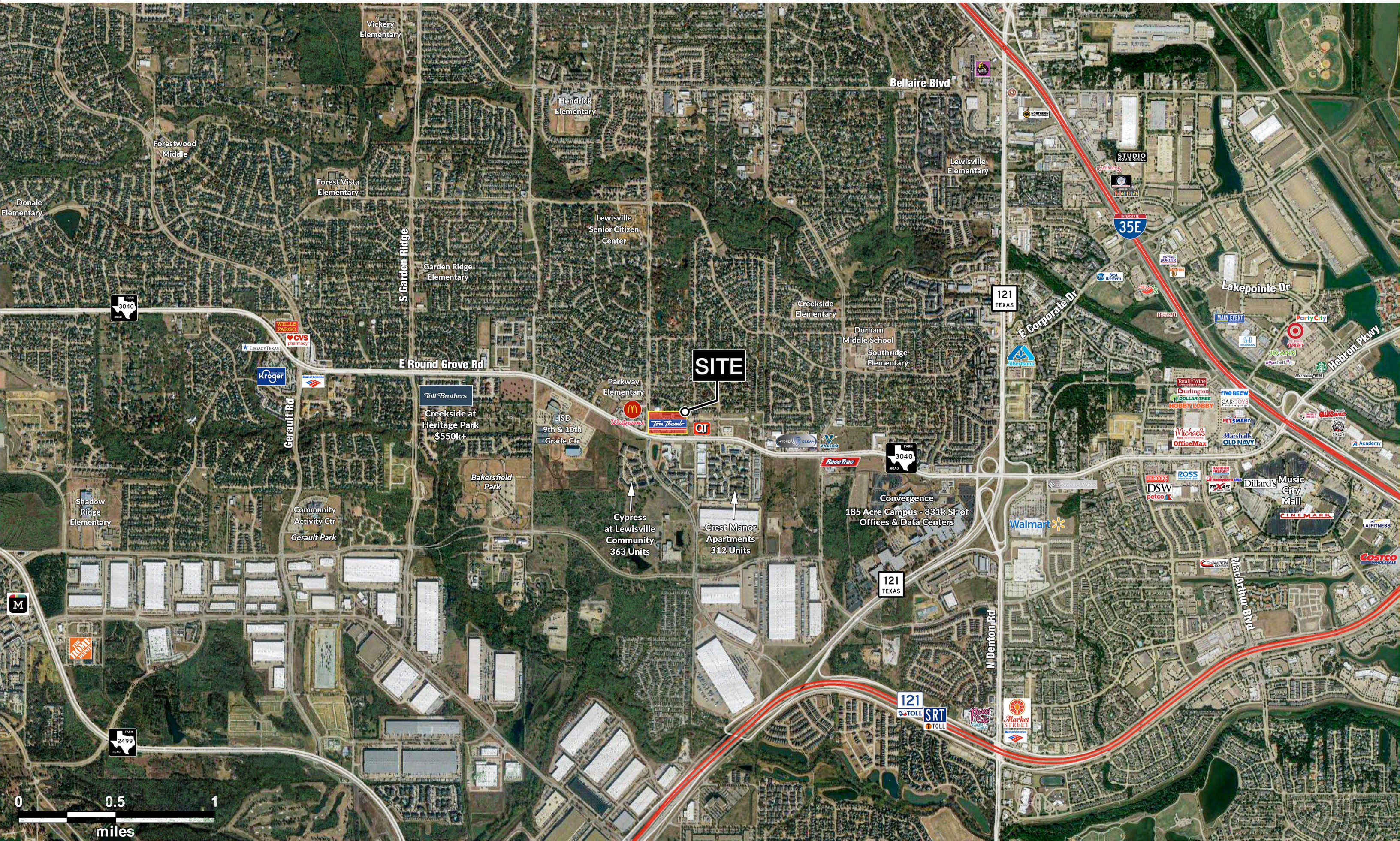
Current Tenants

Building A - 1079 W FM 3040

100	Marco's Pizza	2,346 sf
150	The Great Greek Mediterranean	2,077 sf
200	Great Clips	1,176 sf
300	UPS Store	1,403 sf
400	Adecco USA	1,584 sf
500	Groggy Dog	1,253 sf
600	Seven Tastes Indian Kitchen	1,800 sf
700	Bonnie Liquor	2,500 sf

Building B - 1071 W FM 3040

100	Subway	1,218 sf
200	H&R Block	1,216 sf
300	Kumon	1,006 sf
400	Tip Top Nails	1,000 sf
500	Wok & Roll	1,300 sf
600	Lemon Massage	1,168 sf
800	Lewisville Dental Implants & Braces	2,157 sf



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

Avery Frisbie

Sales Agent/Associate's Name

794865

License No.

afrisbie@weitzmangroup.com

Email

(214) 720-6652

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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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

Owen Grimm

Sales Agent/Associate's Name

809288

License No.

ogrimm@weitzmangroup.com

Email

(214) 720-6629

Phone

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