

Castle Hills Marketplace

6225 N Josey Ln | Lewisville, TX 75056



Phase II Conceptual Rendering

weitzman®



Kroger Marketplace

Windhaven Parkway

Jefferson Castle Hills | 760 units
PHASE I: 380 UNITS | DELIVERY SPRING 2026

Lot 7R: 11,700 SF
RETAIL & RESTAURANT SPACE
AVAILABLE | SPRING 2026 DELIVERY

Building 200 | 8,000 SF
RETAIL SPACE AVAILABLE
*no restaurant users

Lots 4-6: 1 = 3.4 acres
(GROUND LEASE ONLY)

THE REALM
CASTLE HILLS

MIXED-USE DEVELOPMENT,
PH IA: OFFICE (239K SF) & RETAIL (16K SF)
PH IB: MF UNITS 260 UNITS & 35,000 RETAIL

DISCOVERY AT THE REALM
741 UNITS | 4,000 UNITS AT BUILDOUT

OFFICES AT THE REALM
PHASE 1 COMPLETED
NINE-STORY CLASS A - 235K SF OFFICE
16K SF 1ST FLOOR RETAIL

VALOR AT THE REALM
260 MF UNITS

REIWEI FAMILY KITCHEN

CHOWHASTA

PNC

Chili's

161,468 VPD
Sam Rayburn Tollway

121
TOLL



Phase II Conceptual Rendering

Phase I

Castle Hills Marketplace serves an upscale trade area featuring Kroger Marketplace, Chili's, Pei Wei, & 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 Spring 2026 expected occupancy. Lot 7R cold dark shell will be delivered for tenant construction Summer 2025 with openings for the Fall.



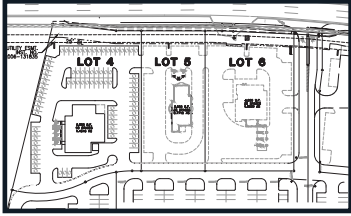
Demographics

	1 mile	3 mile	5 mile
Total Population	10,718	97,973	248,718
Average HHI	\$189,454	\$163,052	\$159,231
Total Households	4,393	40,147	104,550

Traffic Counts

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

Option B



Available Space

L118 3,000 SF

Phase II (Spring 2026)

Bldg 200 7,700 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

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





141k SF

LIVE OAK LOGISTICS PARK

50k SF

126k SF

116k SF

132k SF

146k SF

Memorial Dr

Walmart

Main St

161,468 vpd

45,132 vpd

Sam Rayburn Tollway

Standridge Dr

N Josey Ln

VALOR AT THE REALM 260 MF-UNITS

Kroger Marketplace

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

Windhaven Pkwy

proposed 50 rm hotel

SITE

OLIVIAN AT THE REALM 421 MF-UNITS

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

SOJOURN AT THE REALM 80 CONDOS

DISCOVERY AT THE REALM 741 MF-UNITS

CASTLE HILLS NORTHPOINTE 94 SF-HOMES

LAKWOOD HILLS ADD. 489 OCCUPIED 521 PLANNED SF-HOMES

STEM ACADEMY AT MEMORIAL E.S. 632 STUDENTS

FUTURE LISD CAMPUS



Lakeview M.S.
426 students

Griffin M.S.
755 students

Morningside E.S.
364 students

Peters Colony E.S.
532 students

Owen E.S.
263 students

CAMEY E.S.
490 STUDENTS

The Colony H.S.
1,895 students

The Colony Five Star Complex

Morningside E.S.
364 students

379 Single Family

Multi-Family
636 Units

STEM ACADEMY AT
MEMORIAL E.S.
632 STUDENTS

Centurion
Lakewood Hills
525 Lots

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

SITE

LIVE OAK
LOGISTICS PARK

Walmart

Kroger

THE REALM
CASTLE HILLS

324 ACRE I/MU DEVELOPMENT
4K MF-UNITS AT BUILDOUT
525 SF HOMES, 80 CONDOS
235K SF OF OFFICE
35K SF OF RETAIL

Discovery of The Real
Multi Family
PH 1: 423 Units (2016)
Buildout: 4,000 Units

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

Killian M.S.
1,000 students

Plano Rd

S Colony Blvd

Memorial Dr

Plano Pkwy

Spring Creek Pkwy

Windhaven Pkwy

Midway Rd

N Jossey Ln

Legacy Dr

Warren Pkwy

THE STAR

HALL PARK

LEGACY WEST

EMPLOYERS:

FedEx 1,200
LIBERTY MUTUAL 5,000

JPMORGAN 6,000+
TOYOTA 7,000+

GRANDSCAPE
Retail Mixed-Use
4.9M visits annually

NFM
1.7M visits annually
\$750M est. annual sales

SCHEELS ANDRETTI COSM POPSTROKE
GALAXY AVANTURE FIRESIDE SURE
WorldSprings GREAT BIG GAME SHOW
Taco Bell MAD PINK ROOM SIXES
CAMPBELL'S PF CHANG'S QUARANTINO Windmills
WALKERS WOB PUTTERY
BARLEY AQUILA

TOYOTA Headquarters

TOYOTA PLANO

PEPSICO

FritoLay

Pizza Hut

ERICSSON

HOME2

Stops at Spring Creek Village

Mercedes-Benz

EWING

DNT

PIN STACK

TOLL

Kroger

Arbor Hills Nature Preserve

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

WESTIN
SHERATON
edog
GAEDEKE GROUP
NTT DATA
HAYWIRE
FOGO de CHAO
JPMorgan Chase
Liberty Mutual
TRUE FOOD
MASON
CAVA
JCPenney

TOYOTA
PEPSICO
FritoLay
Pizza Hut
ERICSSON
HOME2

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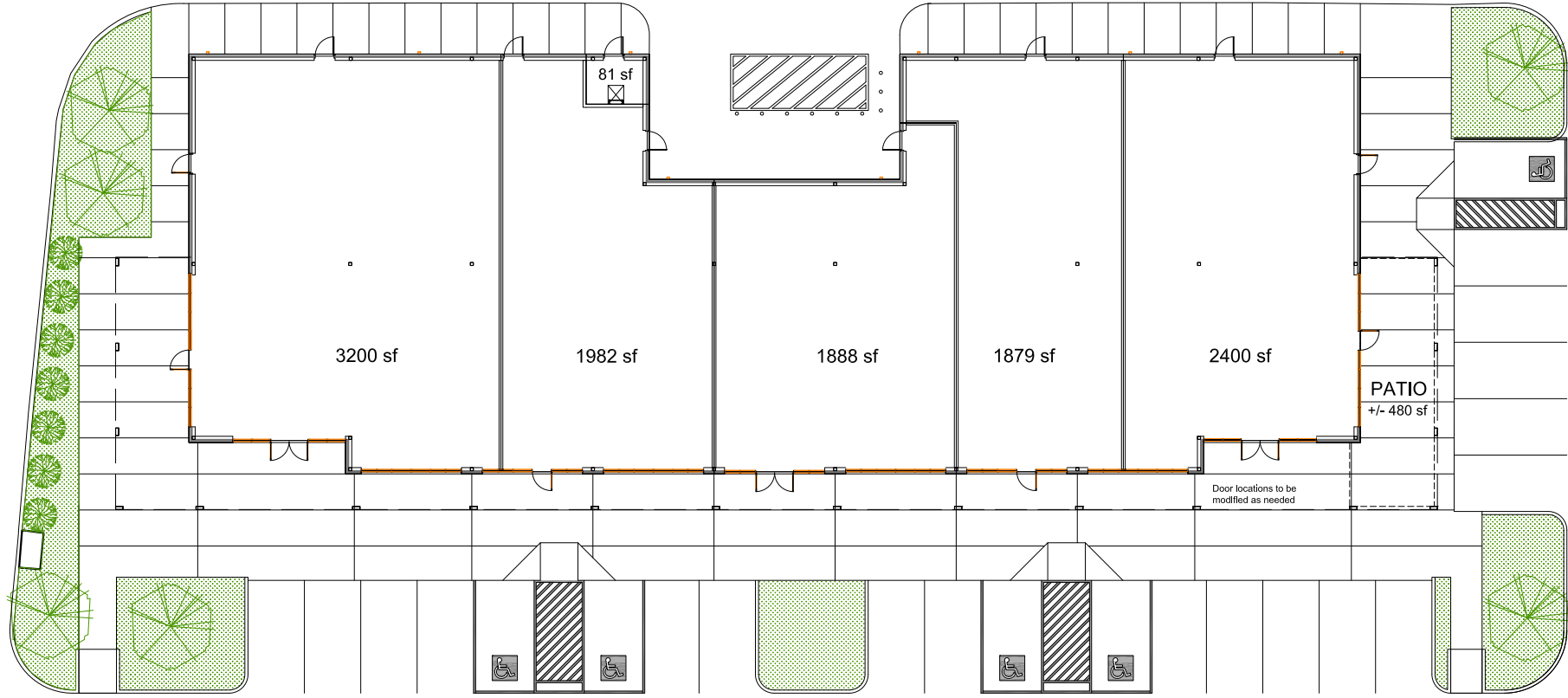
Stops at Spring Creek Village
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Arbor Hills Nature Preserve

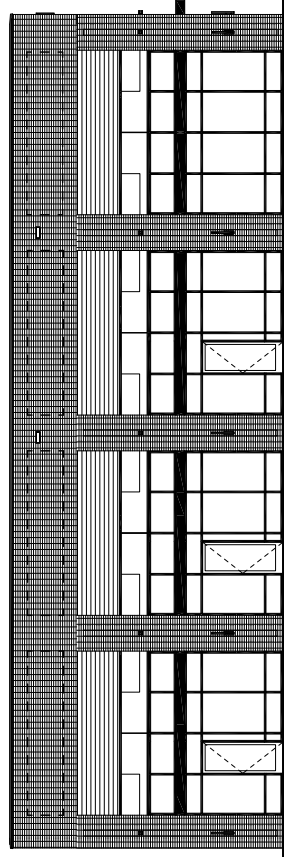
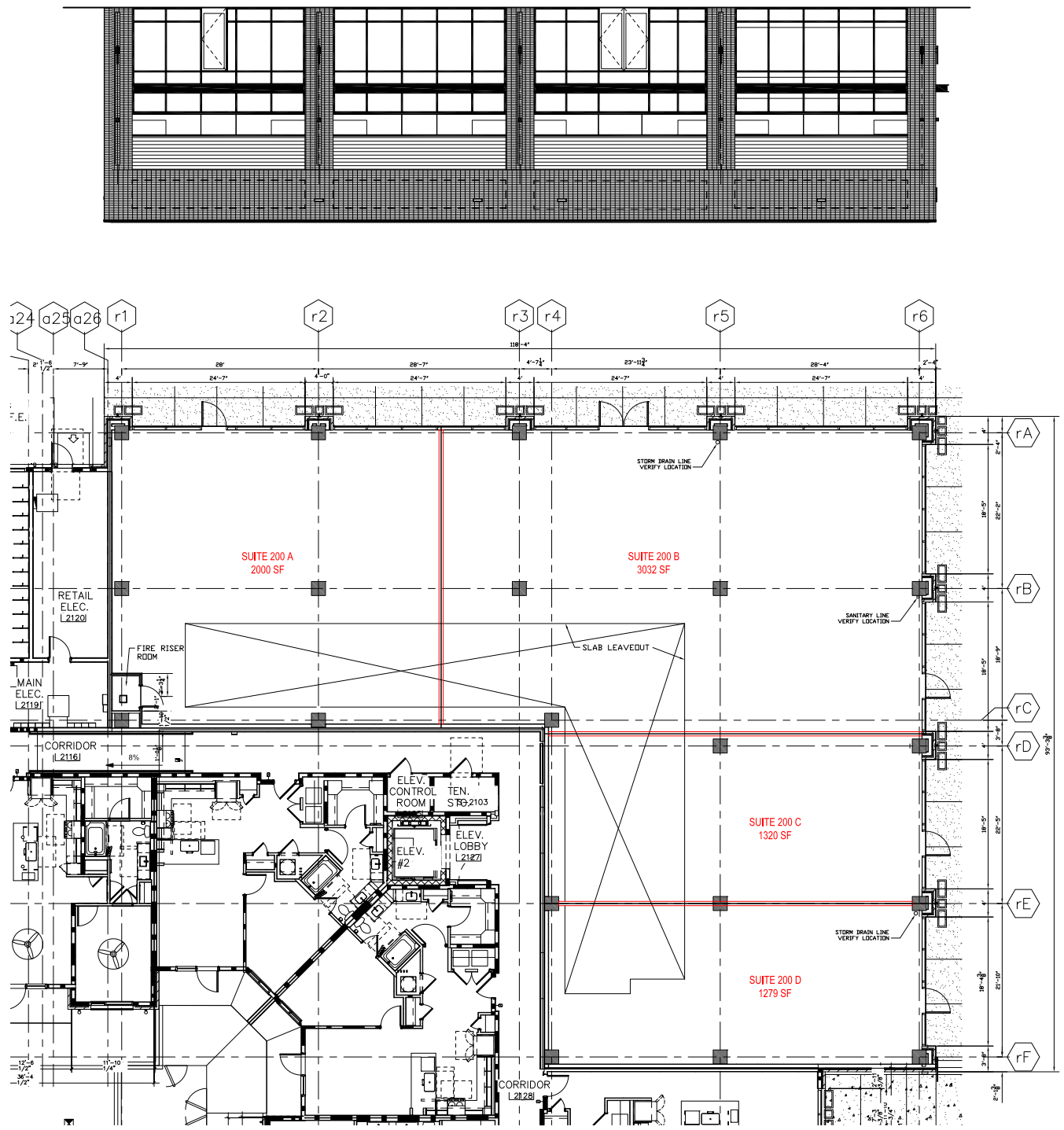
Arbor Hills Nature Preserve
Kroger
paloalto
SIXTY VINES
CINEMA











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Senior 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 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Michelle Weitzman Caplan

Sales Agent/Associate's Name

402795

License No.

292229

License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Margaret Patricia Hansen

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date