

Castle Hills Marketplace

6225 N Josey Ln | Lewisville, TX 75056



Phase II Conceptual Rendering

weitzman®



THE REALM CASTLE HILLS

MIXED-USE DEVELOPMENT,
PH 1A: OFFICE (239K SF) & RETAIL (16K SF)
PH 1B: MF UNITS 260 UNITS & 35,000 RETAIL

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

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)

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

161,468 VPD
Sam Rayburn Tollway

121
TOLL



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

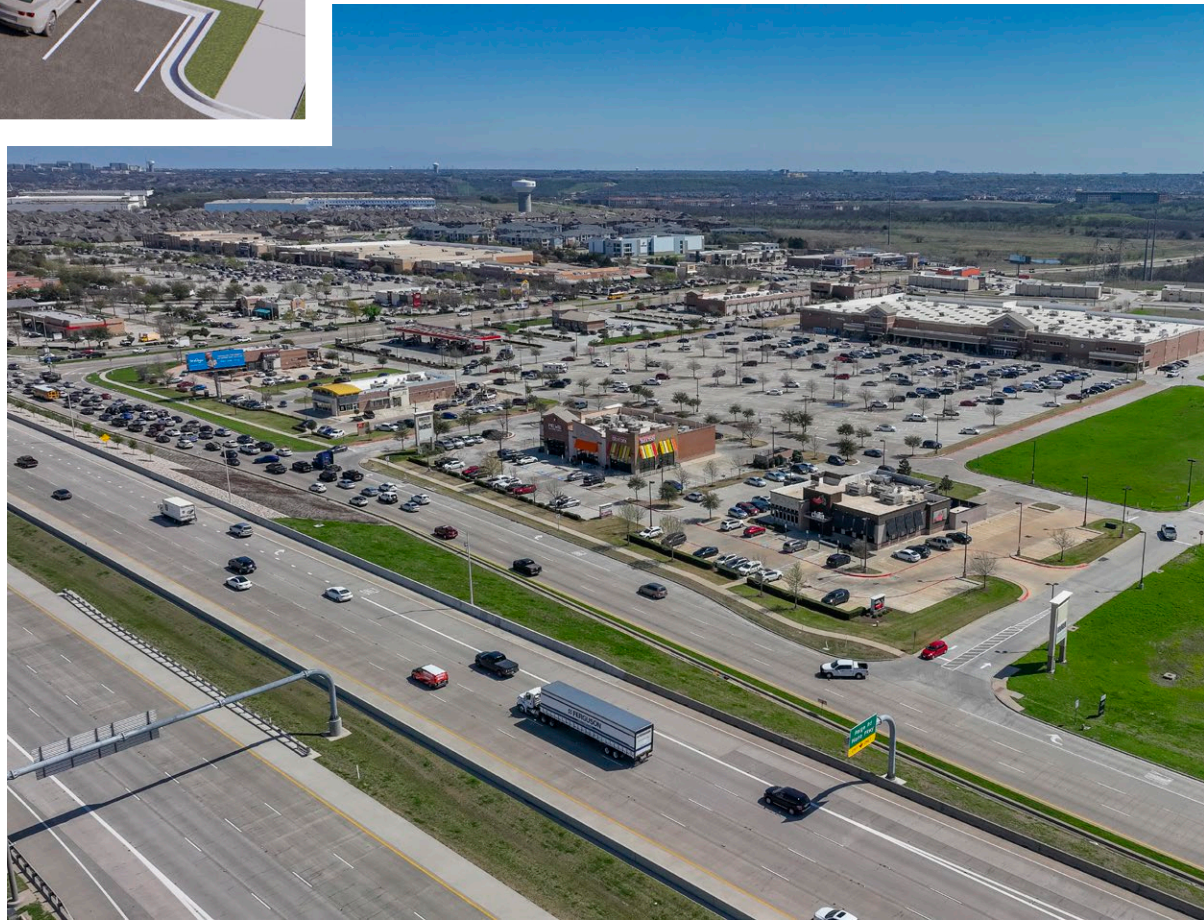
Phase II will deliver 380 units with 8,000 SF of ground retail, 11,700 SF of retail/restaurant, 14,000 SF of retail/restaurant, and the 3.5 acres of SH 121 pad land west of the Chili's. Construction of the multi-family has begun with Spring 2026 expected occupancy. Lot 7R cold dark shell will be delivered for tenant construction Summer 2025 with openings for the Fall.

Demographics

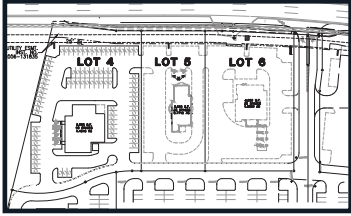
	1 mile	3 mile	5 mile
Total Population	10,277	97,390	248,578
Average HHI	\$171,546	\$153,529	\$151,582
Total Households	4,096	38,955	102,255

Traffic Counts

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



Option B



Available Space

M206	2,334 SF
L118	3,000 SF

Phase II (Spring 2026)

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
---------	-----------

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







LEGACY WEST
EMPLOYERS:

FedEx	JP Morgan
1,200	6,000+
Liberty Mutual	Toyota
5,000	7,000+

GRANDSCAPE
Retail Mixed-Use
4.9M visits annually

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

SCHEELS
SALARY ADVANTAGE
WORLDSPRINGS
TACO BELL
CARNERIE
DUNKIN' DONUTS
PF CHANG'S
QUARTINO
WALKERS

ANDRETTI
FIRESIDE SURF
GREAT BIG GAME SHOW
SIXES
WINDMILLS
PUTTERY
KILWINS

COSM
POPSHOT
KARAOKE
SIXES
WINDMILLS
PUTTERY
KILWINS

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

THE REALM
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 Realm Multi Family
PH 1: 423 Units (2016)
Buildout: 4,000 Units

STEM ACADEMY AT MEMORIAL E.S.
632 STUDENTS

Centurion Lakewood Hills
525 Lots

Multi-Family
636 Units

379 Single Family

Future LISD School

Windhaven Pkwy

Legacy Dr

Plano Pkwy

Main St

N Jossey Ln

Arbor Hills Nature Preserve

Hebron Business Park

Killian M.S.
1,000 students

Bright

Griffin M.S.
755 students

Peters Colony E.S.
532 students

Morningside E.S.
384 students

Owen E.S.
263 students

Lakeview M.S.
426 students

Legacy West

Toyota Headquarters

PepsiCo

Frito-Lay

Pizza Hut

JCPenney

Home2U

DNT

Toll

SRT 121

Hebron Business Park

Castle Hills

The Realm

Stem Academy At Memorial E.S.

Centurion Lakewood Hills

Multi-Family

379 Single Family

Future LISD School

Windhaven Pkwy

Legacy Dr

Plano Pkwy

Main St

N Jossey Ln

Arbor Hills Nature Preserve

Hebron Business Park

Killian M.S.

Bright

Griffin M.S.

Peters Colony E.S.

Morningside E.S.

Owen E.S.

Lakeview M.S.

Legacy West

Toyota Headquarters

PepsiCo

Frito-Lay

Pizza Hut

JCPenney

Home2U

DNT

Toll

SRT 121

Hebron Business Park

Castle Hills

The Realm

Stem Academy At Memorial E.S.

Centurion Lakewood Hills

Multi-Family

379 Single Family

Future LISD School

Windhaven Pkwy

Legacy Dr

Plano Pkwy

Main St

N Jossey Ln

Arbor Hills Nature Preserve

Hebron Business Park

Killian M.S.

Bright

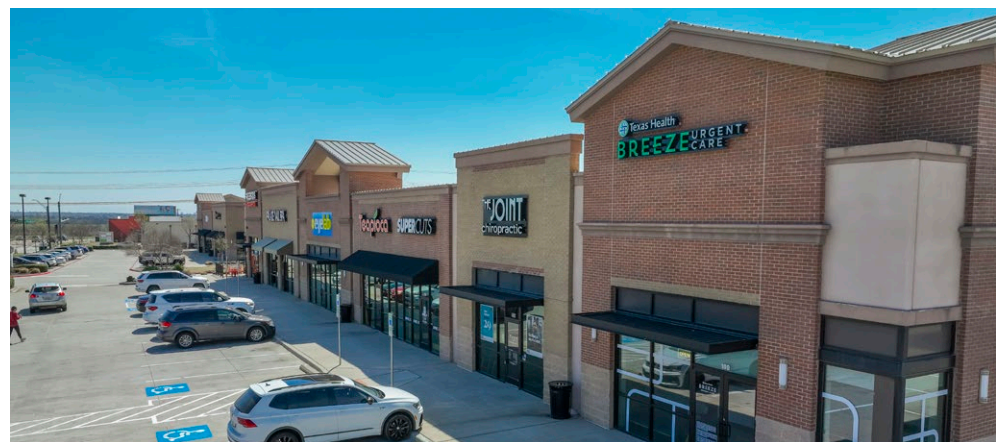
Griffin M.S.

Peters Colony E.S.

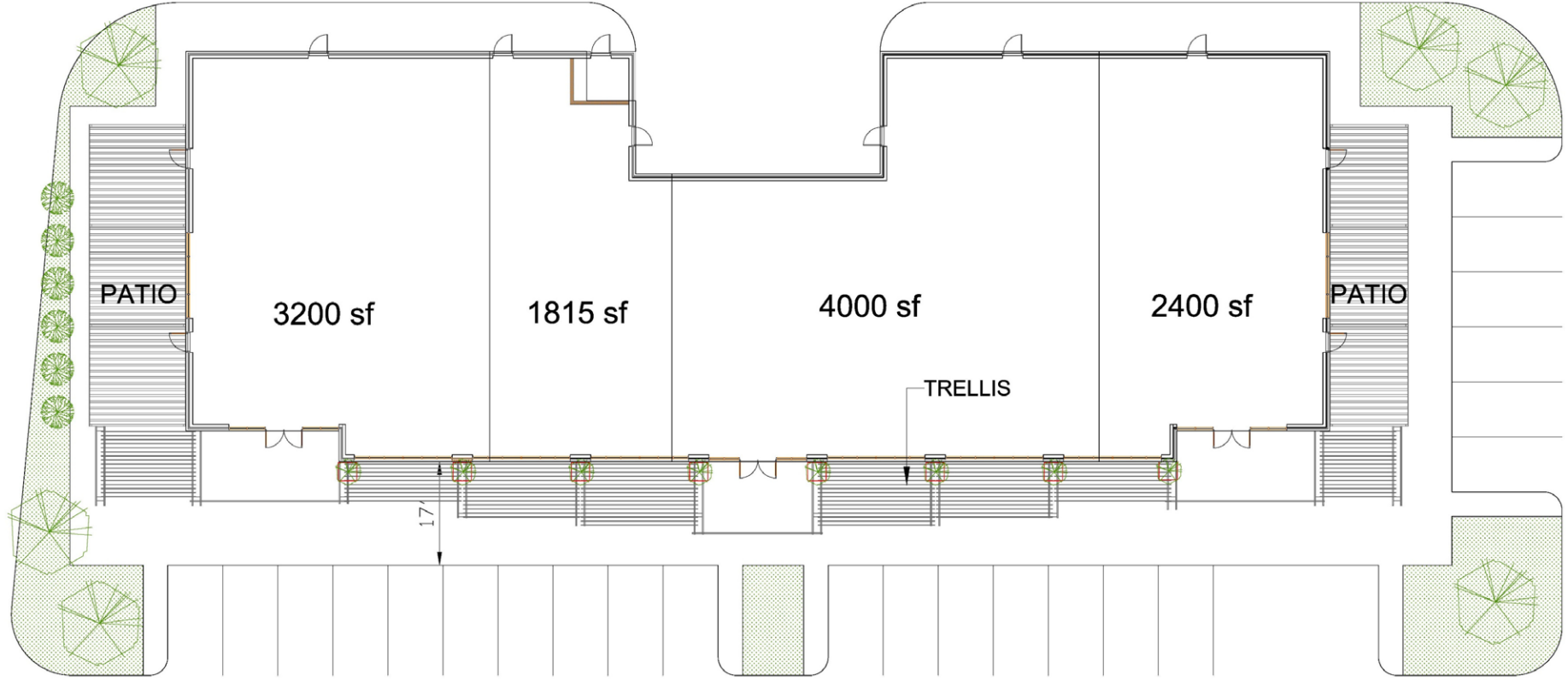
Morningside E.S.

Owen E.S.

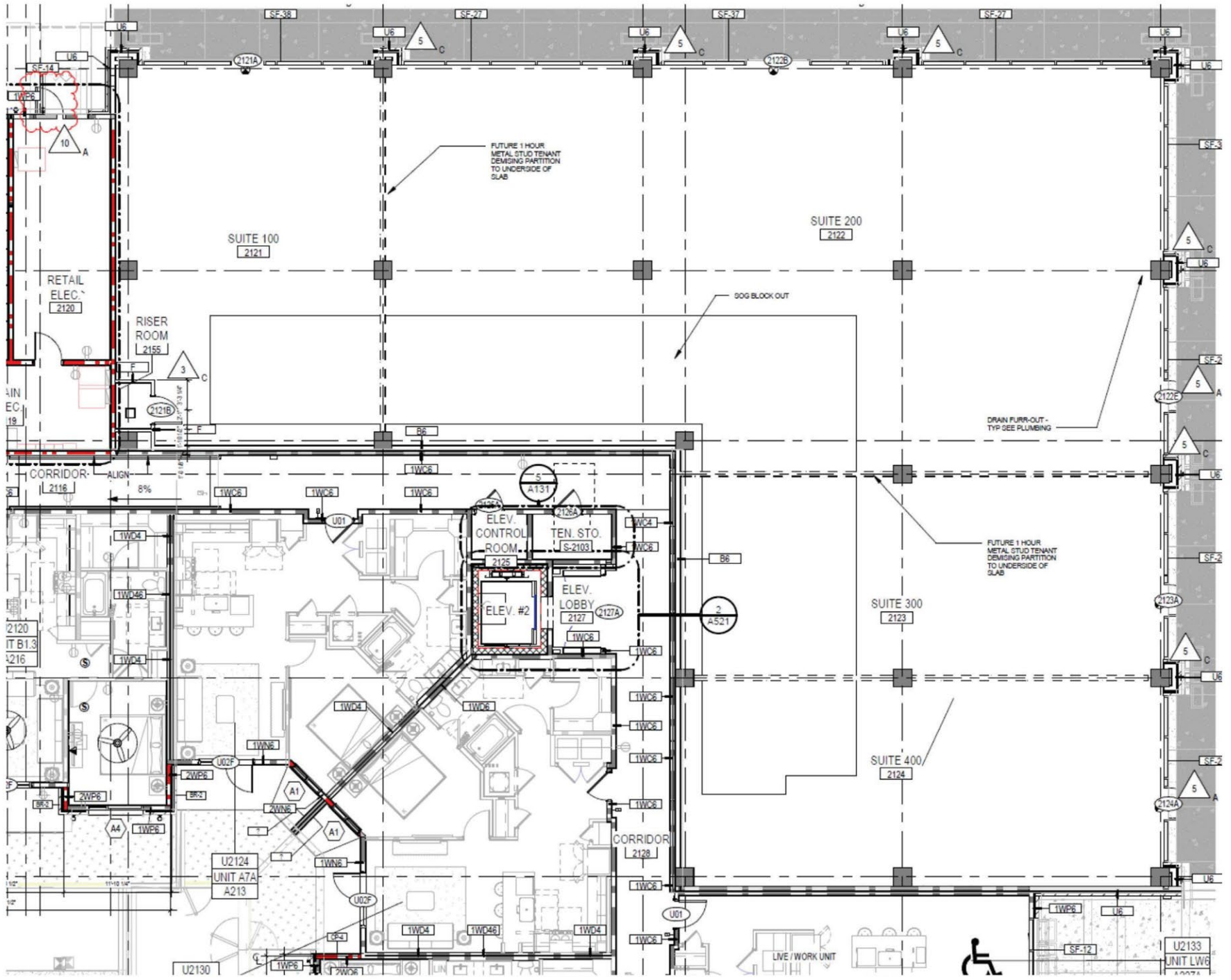
Lakeview M.S.











Michelle Caplan

Executive Vice President

mcaplan@weitzmangroup.com

214.720.6661

Maggie Hansen

Vice President

mhansen@weitzmangroup.com

214.442.7513

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

Michelle Weitzman Caplan

Sales Agent/Associate's Name

464232

License No.

mcaplan@weitzmangroup.com

Email

(214) 720-6661

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

Margaret Patricia Hansen

Sales Agent/Associate's Name

675598

License No.

mhanzen@weitzmangroup.com

Email

(214) 442-7513

Phone

Buyer/Tenant/Seller/Landlord Initials

Date