

# 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

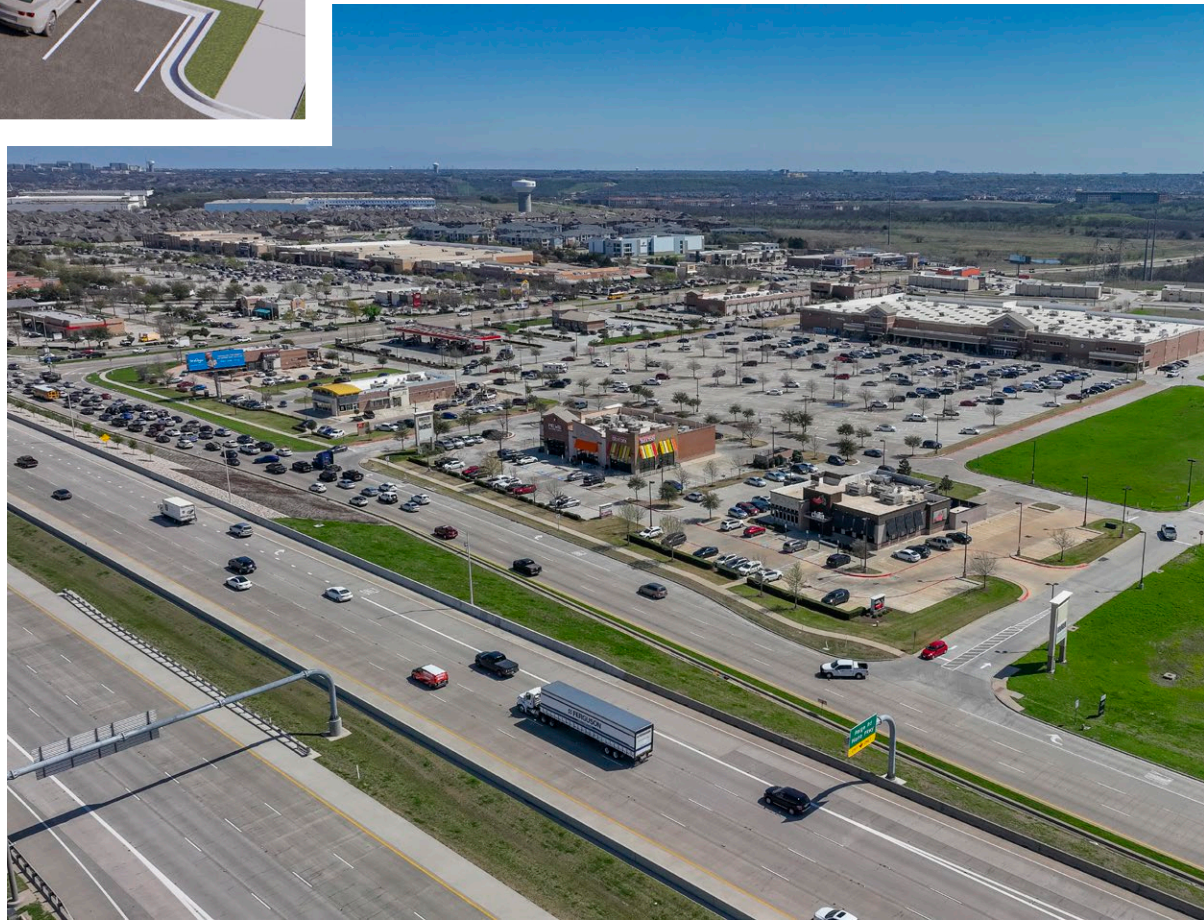
Phase II will deliver 380 units with 8,000 SF of ground retail, 11,700 SF of retail/restaurant, 14,000 SF of retail/restaurant, and the 3.5 acres of SH 121 pad land west of the Chili's. Construction of the multi-family has begun with Spring 2026 expected occupancy. Lot 7R cold dark shell will be delivered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

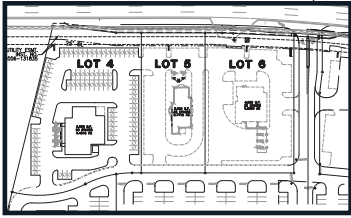
## Traffic Counts

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





### Option B



#### Available Space

M206 2,334 SF

#### 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** **ANDRETTI** **Cosm** **POPSHOT**  
**GALAXY** **ADVENTURE** **FIRESIDE** **LEMONADE**  
**WorldSprings** **GREAT BIG GAME SHOW** **Windmills**  
**YOGA** **PF. CHANG'S** **QUARTINO** **Kilwins**  
**CAFFEINATO** **W&B** **BARLEY**

**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  
4x 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

**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

**STEM ACADEMY AT MEMORIAL E.S.**  
632 STUDENTS

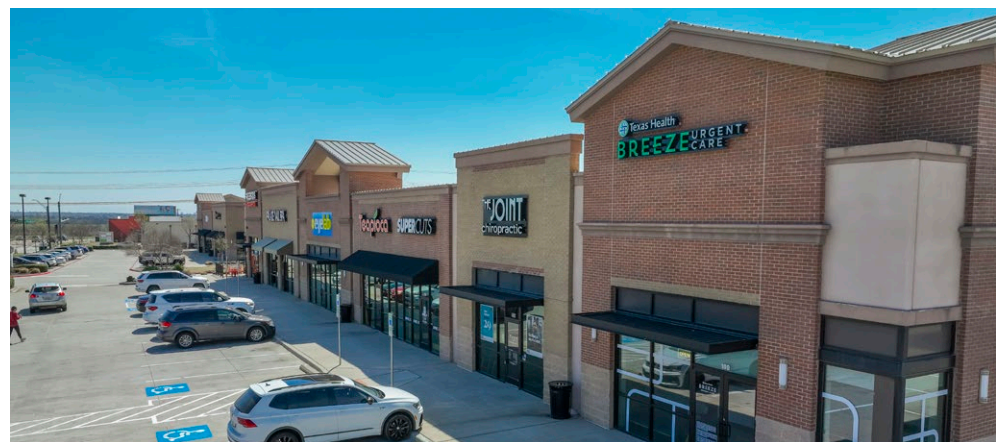
**Centurion Lakewood Hills**  
525 Lots

**379 Single Family**

**Multi-Family 636 Units**

**Kroger**  
**Signature**

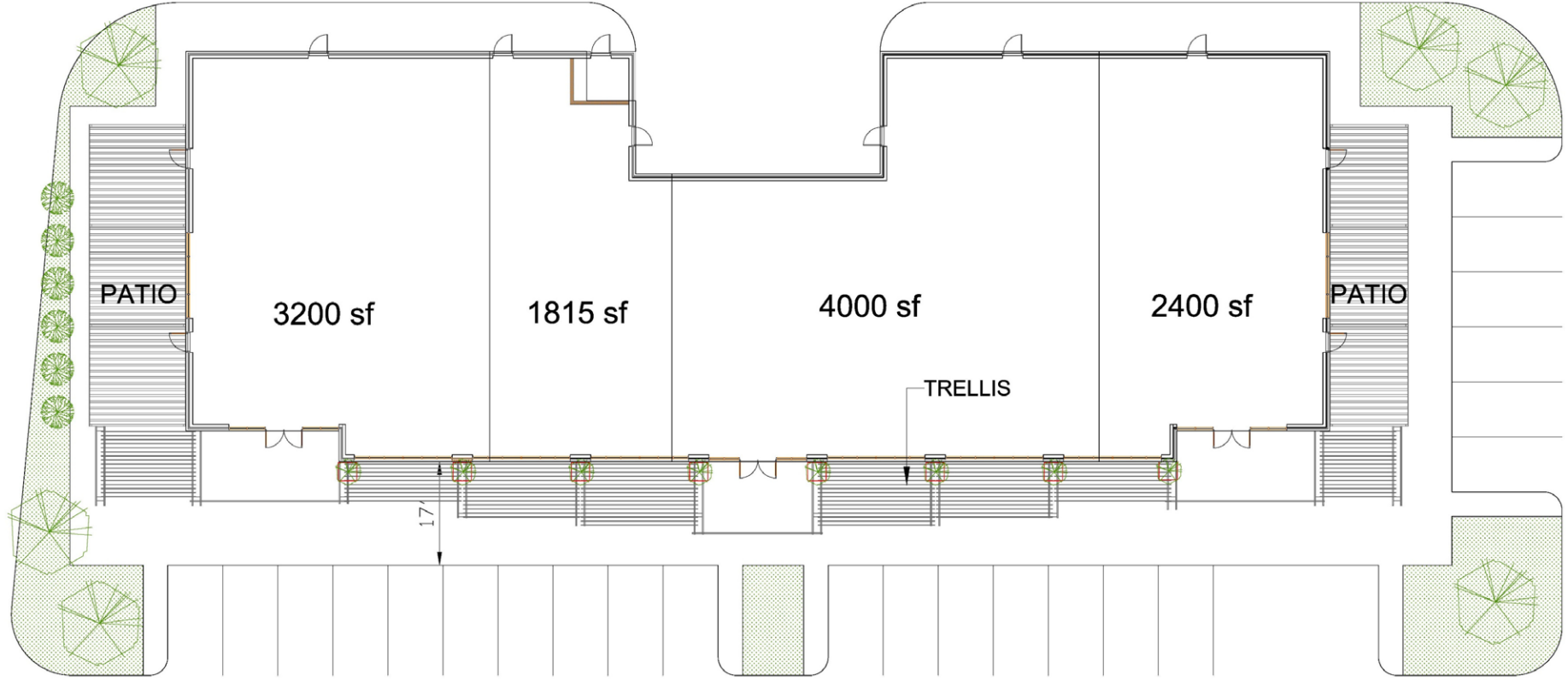








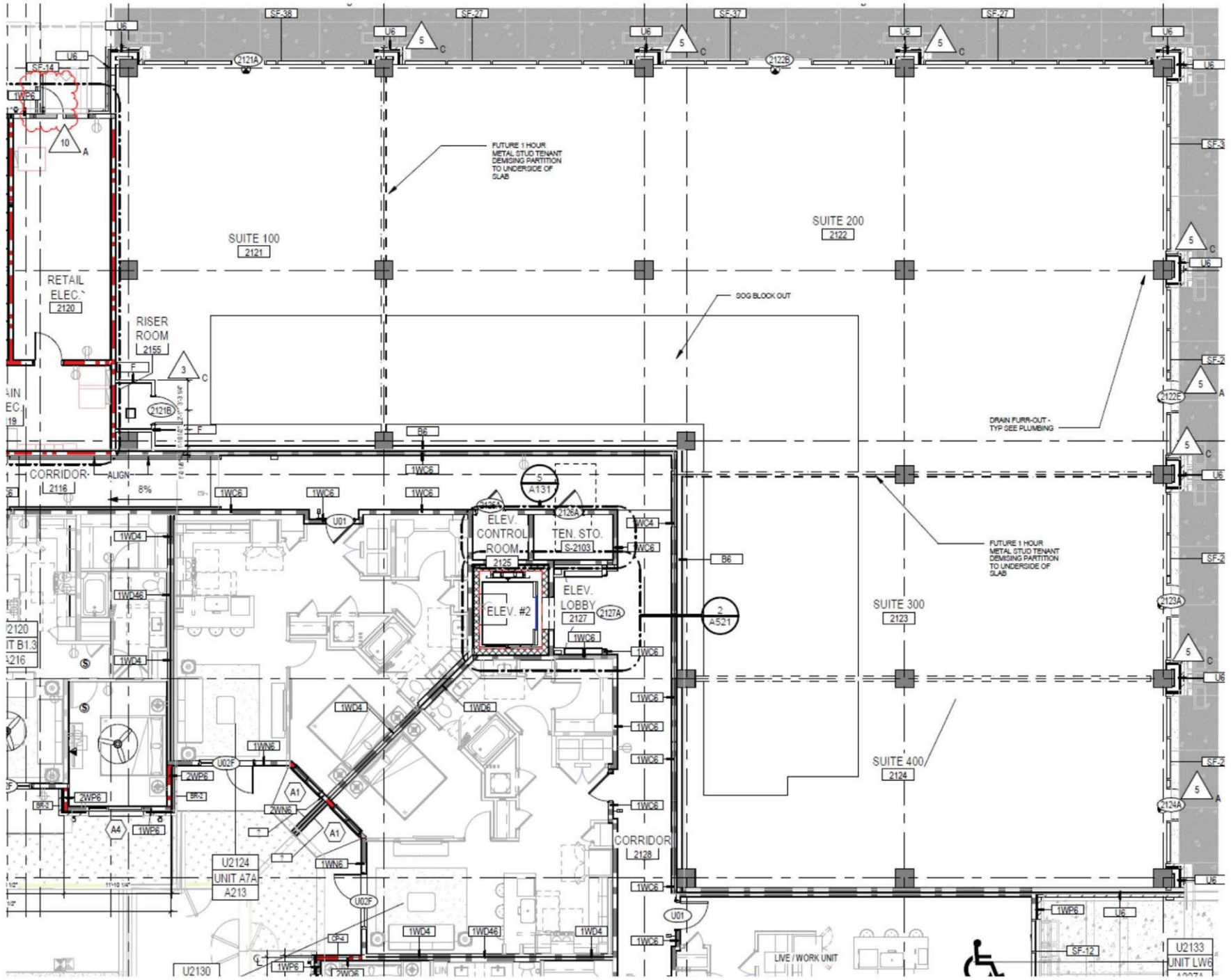














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# INFORMATION ABOUT BROKERAGE SERVICES

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

Date



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