

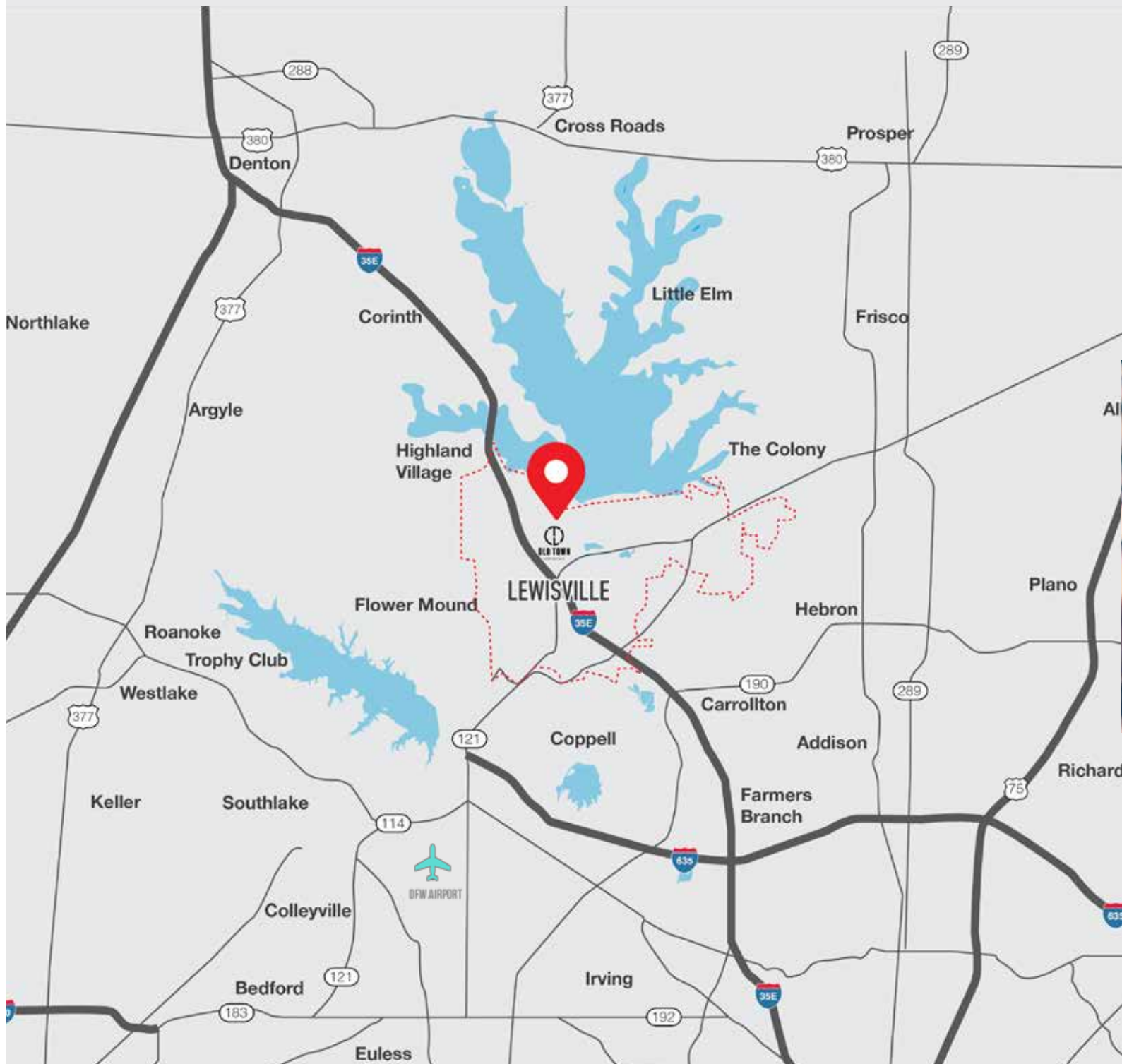


REALESTATE OPPORTUNITIES



SUMMARY

Old Town Lewisville is less than 2 miles from Lake Lewisville and 25 miles from Downtown Dallas, in Denton County.



**OVER 43,773
DAYTIME
WORKERS**

located
within a 3 mile radius of
the district



Located within
Old Town District

**RESTAURANT &
RETAIL NODES**



**DCTA OLD TOWN
STATION**

is located within the
district



**STRONG TRAFFIC
COUNTS**

22,00 VPD Main near I-35
11,000 VPD Main
11,000 VPD Charles



**HIGH MEDIAN
HOUSEHOLD
INCOMES**

of \$97,690 within
Primary Trade Area



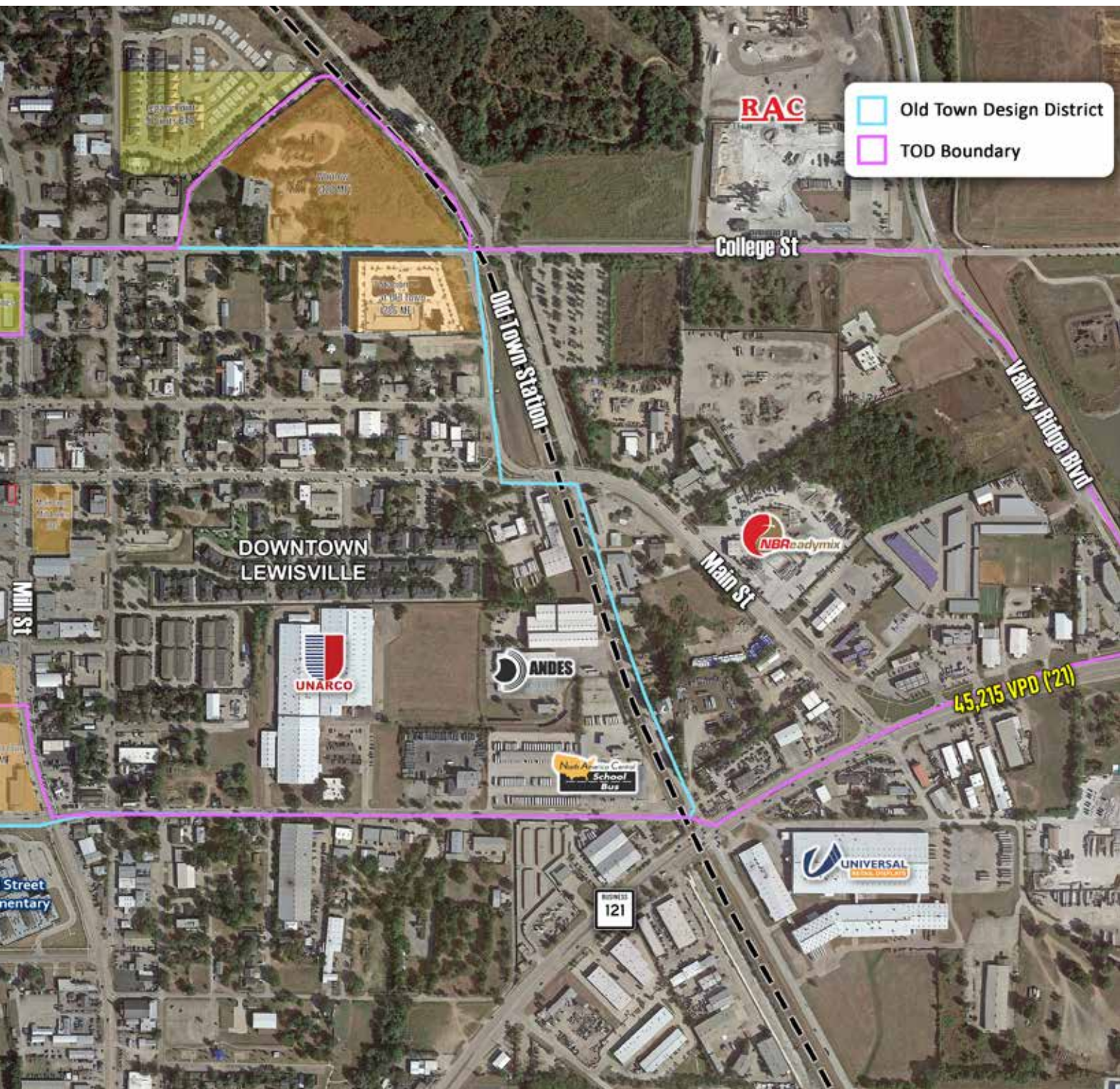
DISTRICT

Established in the mid 1800's, this historic downtown district has recently experienced a major revitalization. Walkable amenities and close proximity to Lake Lewisville have attracted new housing and retail developments. With easy access to public transportation, this dense downtown pocket has everything you could want in a community. Old Town provides visitors with rich culture and lively establishments to enjoy art, shopping, dining, drinking and more. Locals are drawn to the historic charm away from the hustle and bustle of a major urban downtown.

DEMOGRAPHIC OVERVIEW

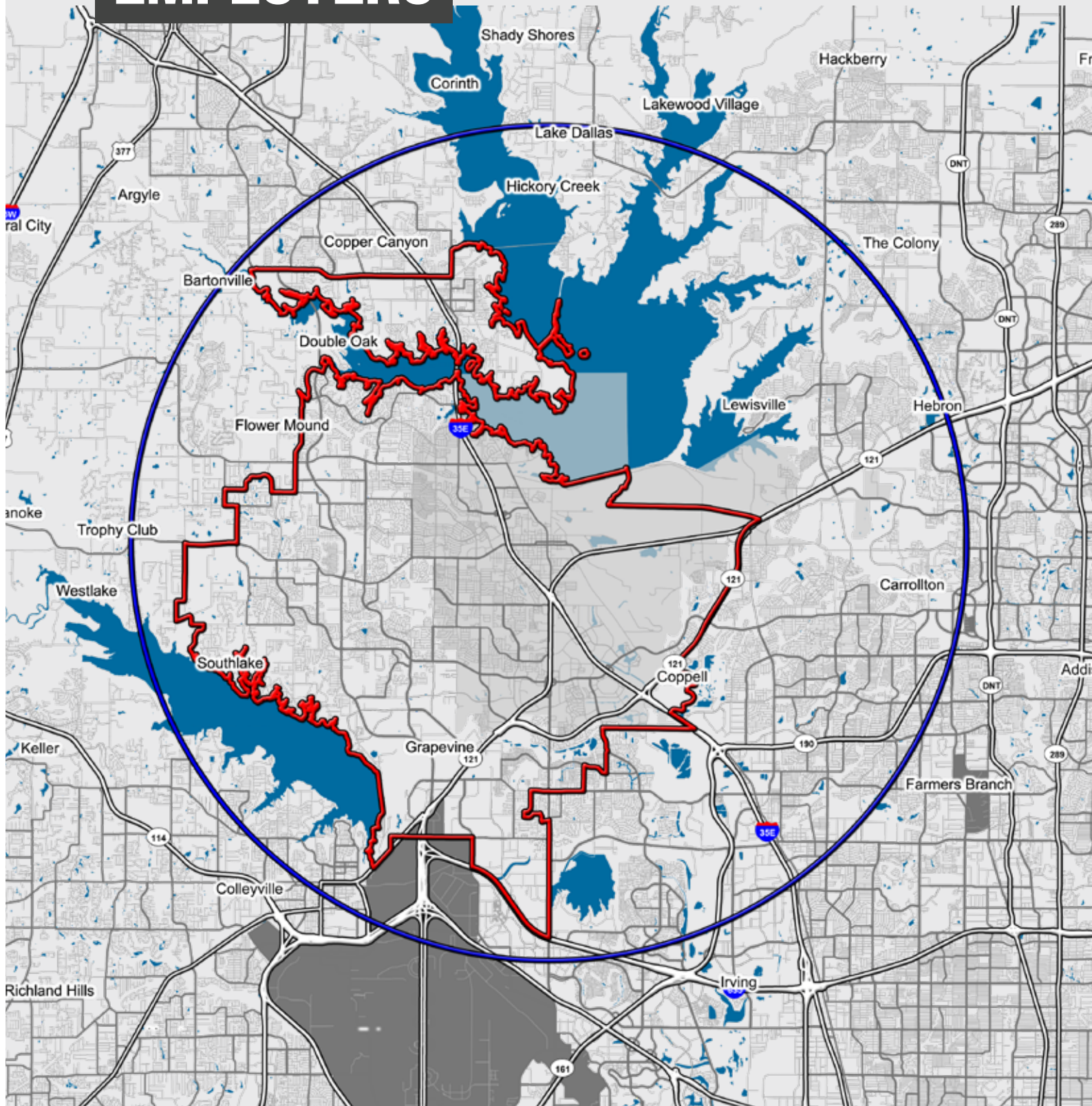
| | 1 MILE | 3 MILES | 5 MILES | CITY | TRADE AREA |
|-------------------|----------|----------|-----------|----------|------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 | 340,615 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 | 357,351 |
| Household Size | 3.06 | 2.65 | 2.66 | 2.54 | 2.68 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 | 36.2 |
| Median HH Income | \$70,282 | \$73,913 | \$90,447 | \$74,441 | \$100,704 |
| Average HH Income | \$86,282 | \$95,607 | \$124,475 | \$98,765 | \$137,477 |





MAJOR EMPLOYERS

There are over **43,773**
daytime employees
located within a 3 mile radius
of Downtown Lewisville



Greetings from



TOP EMPLOYERS

| # | COMPANY | EMPLOYEES | # | COMPANY | EMPLOYEES |
|----|------------------------------|-----------|----|------------------------------|-----------|
| 1 | SMC CORP OF AMERICA | 1000-4999 | 14 | OVERHEAD DOOR CORP | 100-249 |
| 2 | ACHIEVE BEYOND OF TEXAS LLC | 1000-4999 | 15 | METL-SPAN LLC | 100-249 |
| 3 | WAYNE DALTON CORP | 500-999 | 16 | PRIME CONTROLS LP | 100-249 |
| 4 | XEROX CORP | 500-999 | 17 | ALL-STATE INDUSTRIES INC | 100-249 |
| 5 | FOUR SEASONS | 250-499 | 18 | CLARK SECURITY PRODUCTS INC | 100-249 |
| 6 | SYSCO NORTH TEXAS INC | 250-499 | 19 | FISERV | 100-249 |
| 7 | HOYA VISION CARE NA | 250-499 | 20 | NAVIGANT CYMETRIX | 100-249 |
| 8 | GRINNELL FIRE PROTECTION | 250-499 | 21 | AMAZING GRACE HOME HEALTH AG | 100-249 |
| 9 | ORTHOFIX | 250-499 | 22 | ACTIVE ORGANICS | 100-249 |
| 10 | UNARCO MATERIAL HANDLING INC | 250-499 | 23 | CARDIOVASCULAR SPECIALISTS | 100-249 |
| 11 | EXCELWIPE LLC | 250-499 | 24 | R R DONNELLEY | 100-249 |
| 12 | DESIGN GALLERY | 250-499 | 25 | BROADTECH INC | 100-249 |
| 13 | ABC HOME & COMMERCIAL SVC | 250-499 | | | |

PROPERTY 1



170 W MAIN

DEMOGRAPHICS

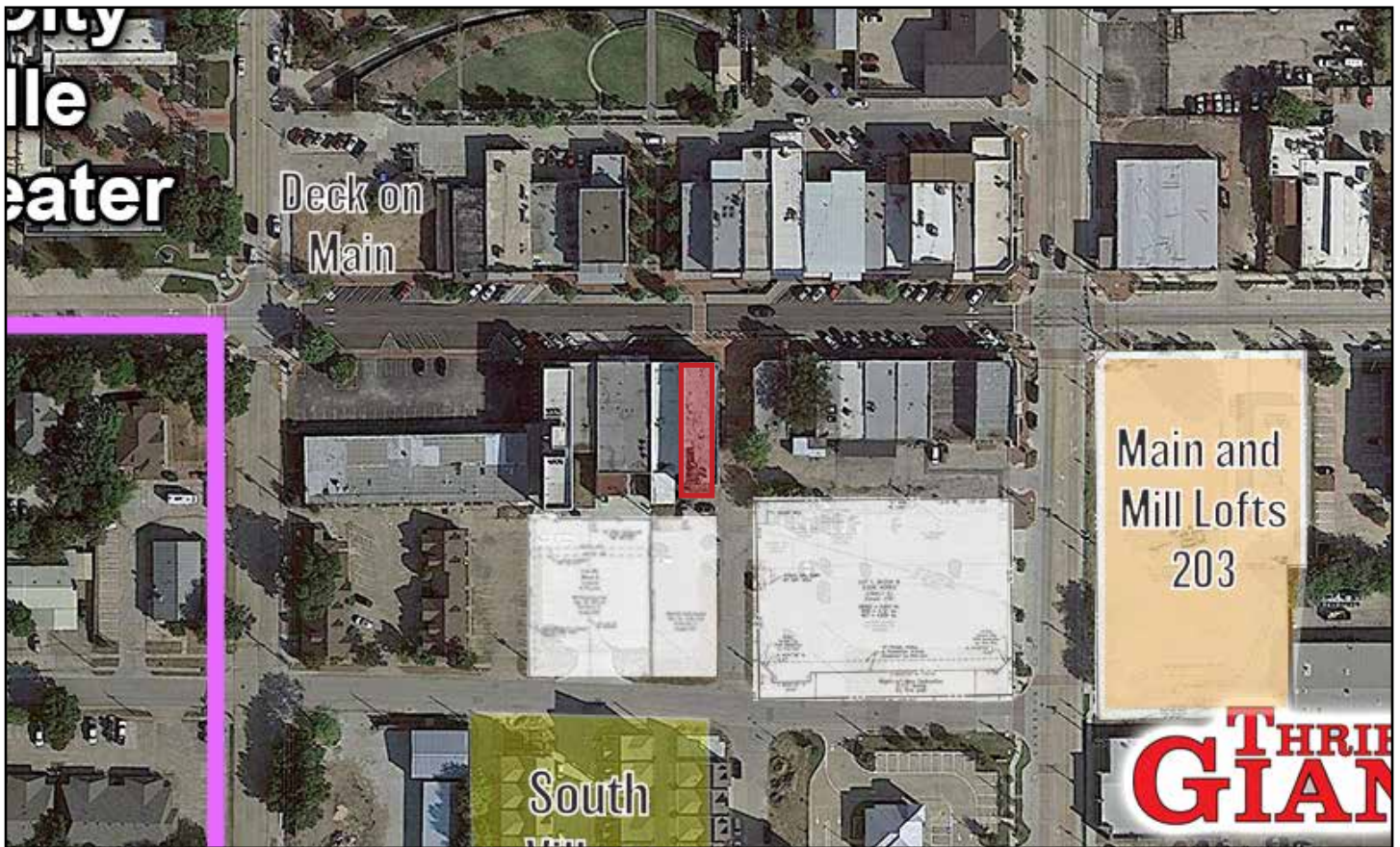
CONTACT

Name Joe Whitmer
Phone 469-371-5296
joe.whitmer@jwcommercialre.com

- 1st generation retail
- SEQ Main and St Charles
- 2,150 SF available
- White Box Condition
- Restroom i& grease trap in place

| | 1 Mile | 3 Miles | 5 Miles | DT Lewisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 |
| Median HH Income | \$70,282 | \$73,913 | \$90,447 | \$74,441 |
| Average HH Income | \$86,282 | \$95,607 | \$124,475 | \$98,765 |
| % White | 37.7% | 43.4% | 48.8% | 40.9% |
| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

PROPERTY 2



150 W MAIN

DEMOGRAPHICS

CONTACT

Name Blaine W. Cook
Phone 214-797-9449
blaine.cook@expcommercial.com

- 2- story building
- Available SF: 7260 SF
- 3,630 SF (1st Floor)
- 3,630 SF (2nd Floor)
- Overlooks outdoor courtyard

| | 1 Mile | 3 Miles | 5 Miles | DT Lewisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
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| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

PROPERTY 3



165 W MAIN

DEMOGRAPHICS

CONTACT

Name Joe Whitmer
Phone 469-371-5296
joe.whitmer@jwcommercialre.com

- 2cd generation restaurant
- NEC Main and St Charles
- 4,400 SF available

| | 1 Mile | 3 Miles | 5 Miles | DT Louisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 |
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| Average HH Income | \$86,282 | \$95,607 | \$124,475 | \$98,765 |
| % White | 37.7% | 43.4% | 48.8% | 40.9% |
| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

PROPERTY 4



191 W MAIN "DECK ON MAIN"

DEMOGRAPHICS

CONTACT

Name Kelly Lyons
Phone 214-282-2763
kellylyons@monumentstar.com

- 3-story bdlg
- NEC Main and St Charles
- 24,000 SF available
- Restaurant, retail & office
- Delivering 4Q 2023

| | 1 Mile | 3 Miles | 5 Miles | DT Lewisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 |
| Median HH Income | \$70,282 | \$73,913 | \$90,447 | \$74,441 |
| Average HH Income | \$86,282 | \$95,607 | \$124,475 | \$98,765 |
| % White | 37.7% | 43.4% | 48.8% | 40.9% |
| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

PROPERTY 5



206 MAIN STREET & 207 ELM

DEMOGRAPHICS

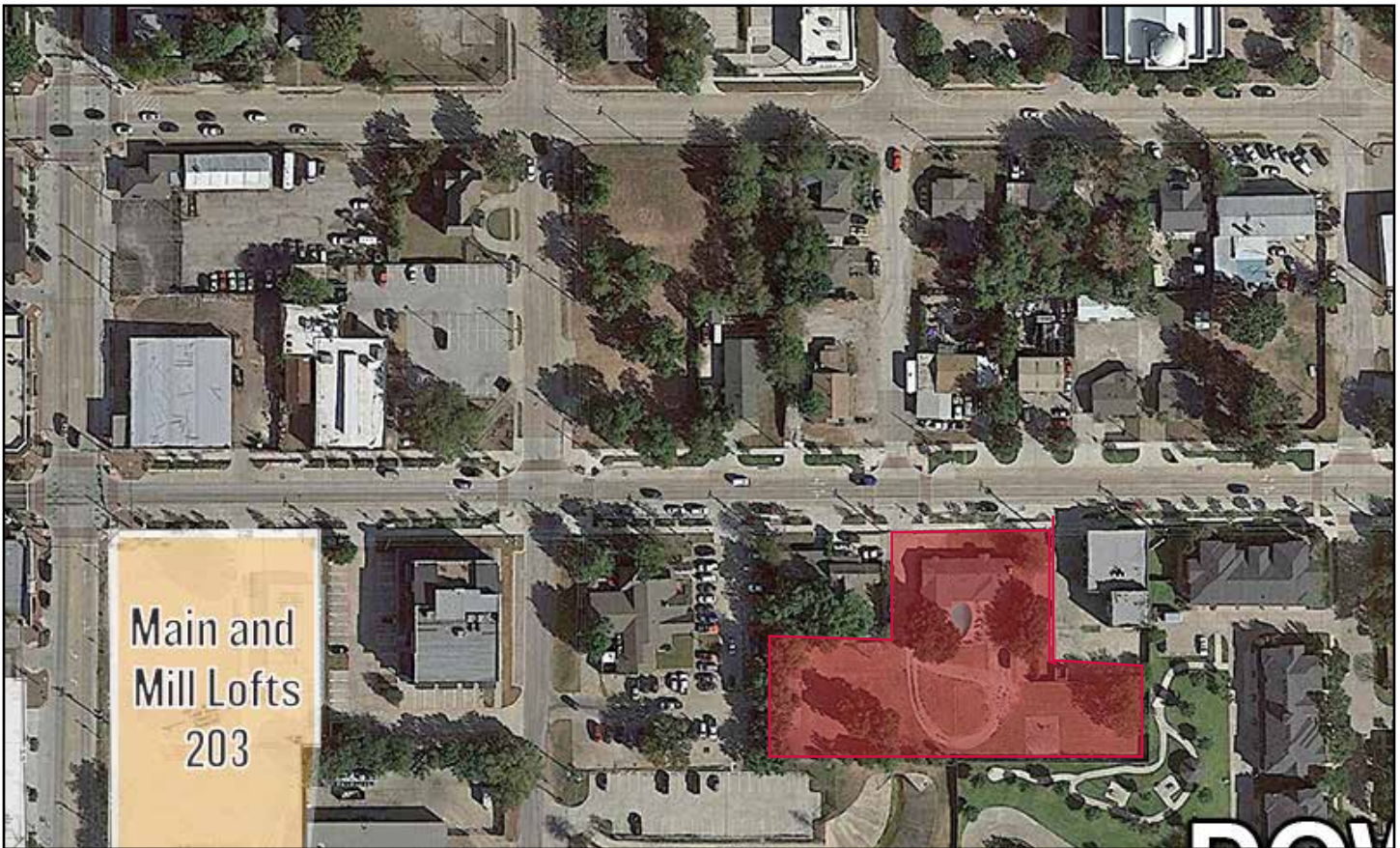
CONTACT

Name Lisa Vargas
Phone 214-924-9936
Email lisav@jack-
son-vargas.com

206 Main: 0.3081Acres +/-
207 Elm: 0.3384 Acres +/-

| | 1 Mile | 3 Miles | 5 Miles | DT Louisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 |
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| % White | 37.7% | 43.4% | 48.8% | 40.9% |
| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

PROPERTY 6



310 MAIN

DEMOGRAPHICS

CONTACT

Name Lisa Ramsey
Phone 468-987-7373
misslisabossylady@gmail.com

| | 1 Mile | 3 Miles | 5 Miles | DT Lewisville PTA |
|-------------------|----------|----------|-----------|----------------------|
| 2022 Population | 8,365 | 86,848 | 204,262 | 117,810 |
| 2027 Population | 9,437 | 91,889 | 214,199 | 124,710 |
| Households | 2,726 | 32,636 | 76,508 | 46,173 |
| Persons Per HH | 3.06 | 2.65 | 2.66 | 2.54 |
| Median Age | 33.6 | 33.9 | 35.1 | 33.2 |
| Median HH Income | \$70,282 | \$73,913 | \$90,447 | \$74,441 |
| Average HH Income | \$86,282 | \$95,607 | \$124,475 | \$98,765 |
| % White | 37.7% | 43.4% | 48.8% | 40.9% |
| % Black | 7.2% | 14.2% | 11.3% | 15.4% |
| % Hispanic | 56.7% | 35.1% | 24.3% | 33.0% |
| Daytime Workers | 10,396 | 43,773 | 103,779 | 57,980 |

TRADE AREA

Lewisville has a Primary Trade Area of over 340,000 people. Business development and transportation growth have made Lewisville an employment center and a visitor destination. Old Town functions as the “heart the city” and central business district for a regional population.

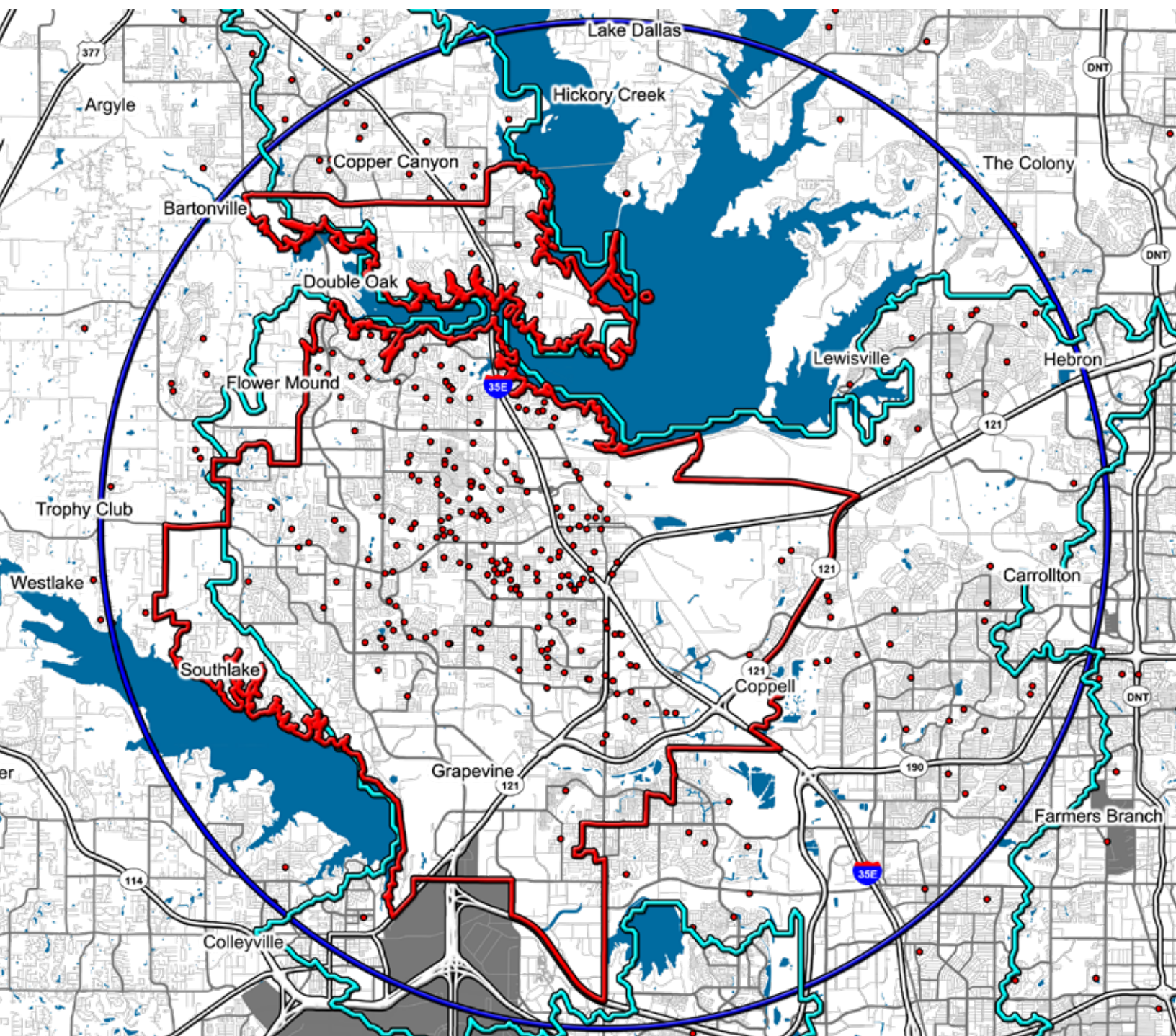
Recent investments in infrastructure, housing, retail, and mixed-use have create a nexus of historic character with modern amenities.

PTA POPULATION 340,615 (2022) - 357,351 (2027)

PTA MEDIAN HH INCOME \$100,704

PTA RETAIL PURCHASING POWER (DISPOSABLE INCOME) \$10.6B





PRIMARY TRADE AREA
66.5% catchment

CUSTOMER SAMPLE
3,156 samples

CITY LIMITS

★ STUDY POINT

MEDIAN HOUSEHOLD INCOME



The Lewisville PTA includes some of the **highest incomes** in Denton County.

HOUSEHOLD INCOME

| | MEDIAN | AVERAGE |
|---------|-----------|-----------|
| 1 Mile | \$70,282 | \$86,282 |
| 3 Miles | \$73,913 | \$95,607 |
| 5 Miles | \$90,447 | \$124,475 |
| City | \$74,441 | \$98,765 |
| DT PTA | \$100,704 | \$137,477 |



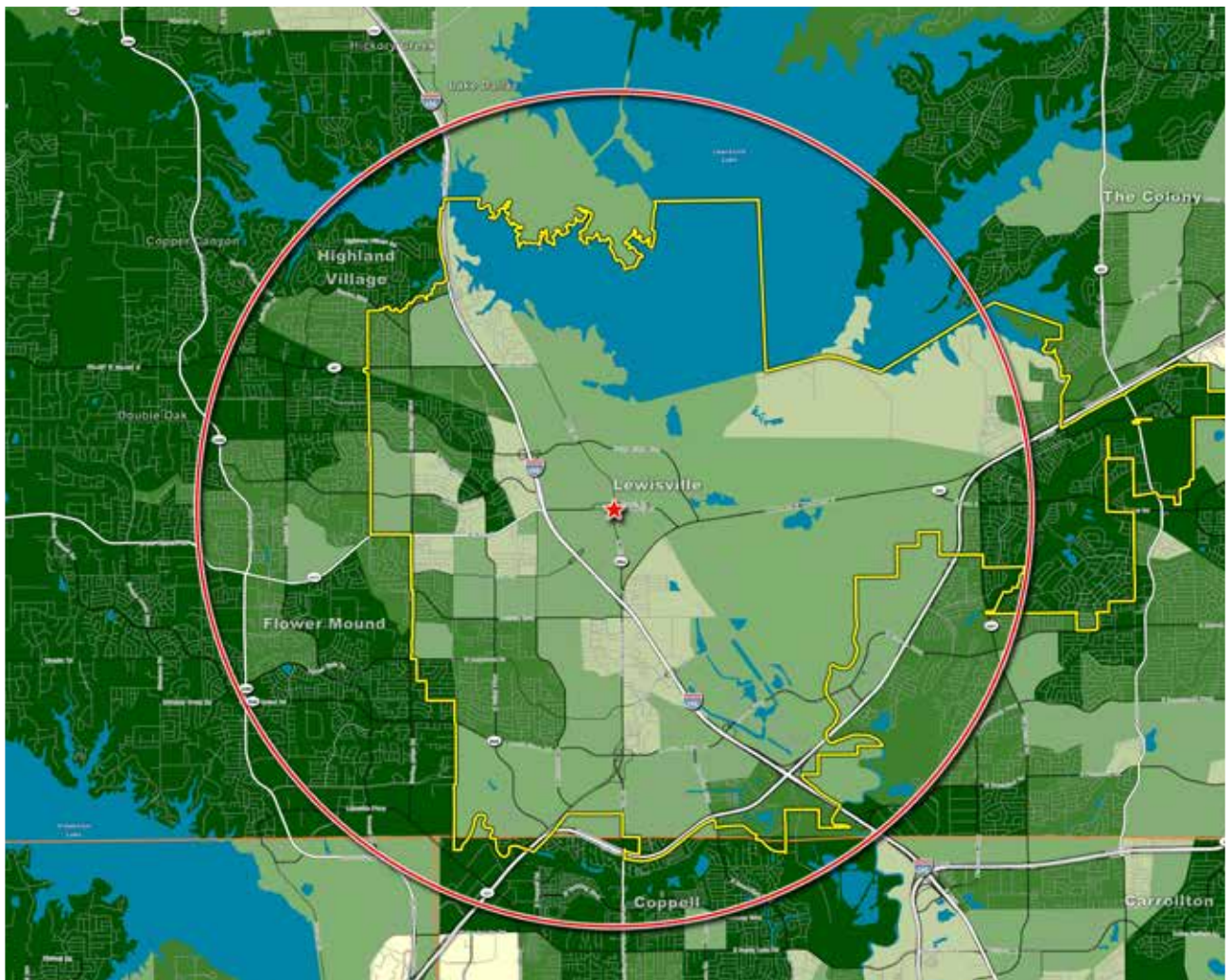
MEDIAN HOUSEHOLD INCOME

by block group

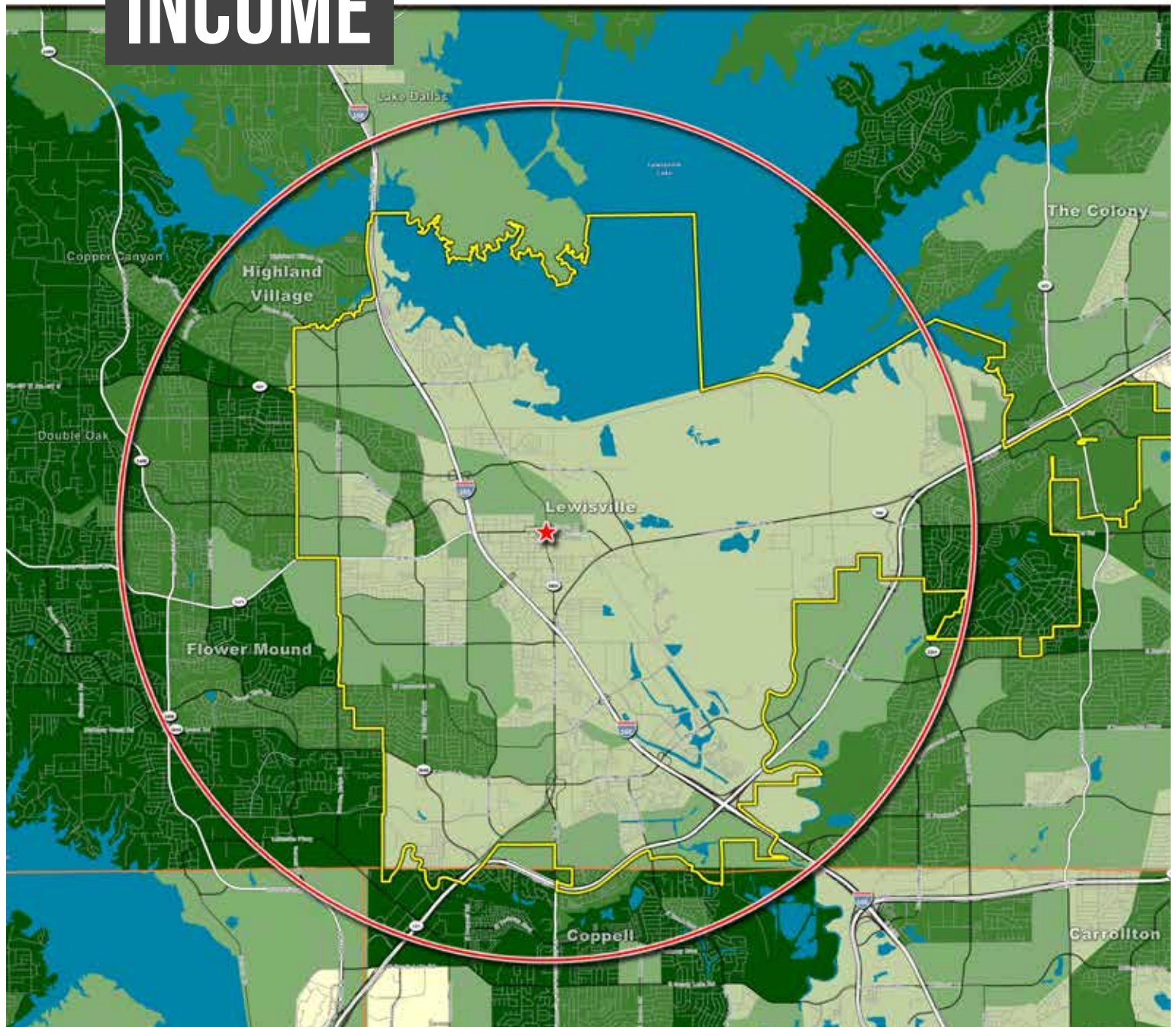
- \$120,000 or greater
- \$90,000 - \$120,000
- \$60,000 - \$90,000
- \$30,000 - \$60,000
- less than \$30,000

5 MILE RING

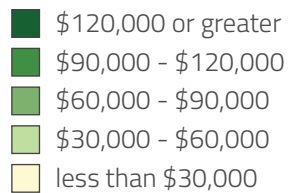
SUBJECT SITE



DISPOSABLE INCOME



**AVERAGE
DISPOSABLE
INCOME**
by block group



5 MILE RING
SUBJECT SITE

DISPOSABLE INCOME BY AGE OF HOUSEHOLDER (5 MILES)

| | <25 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75+ |
|---------------------|-------|-------|-------|-------|-------|-------|-------|
| < \$15,000 | 7.2% | 2.8% | 2.4% | 1.7% | 2.8% | 4.2% | 8.8% |
| \$15,000-\$24,999 | 9.6% | 5.2% | 2.6% | 2.0% | 3.8% | 6.8% | 15.2% |
| \$25,000-\$34,999 | 14.0% | 10.3% | 4.8% | 4.2% | 4.3% | 8.0% | 15.1% |
| \$35,000-\$49,999 | 16.8% | 14.4% | 13.1% | 8.9% | 9.2% | 15.4% | 18.4% |
| \$50,000-\$74,999 | 34.4% | 23.4% | 22.5% | 17.6% | 17.0% | 25.4% | 21.2% |
| \$75,000-\$99,999 | 9.2% | 19.6% | 14.2% | 16.1% | 14.8% | 12.1% | 8.1% |
| \$100,000-\$149,999 | 7.6% | 17.3% | 23.8% | 24.6% | 24.0% | 16.3% | 8.4% |
| \$150,000-\$199,999 | 0.7% | 3.5% | 8.2% | 12.8% | 12.3% | 6.1% | 2.6% |
| \$200,000+ | 0.6% | 2.4% | 8.6% | 12.2% | 11.8% | 5.6% | 2.4% |

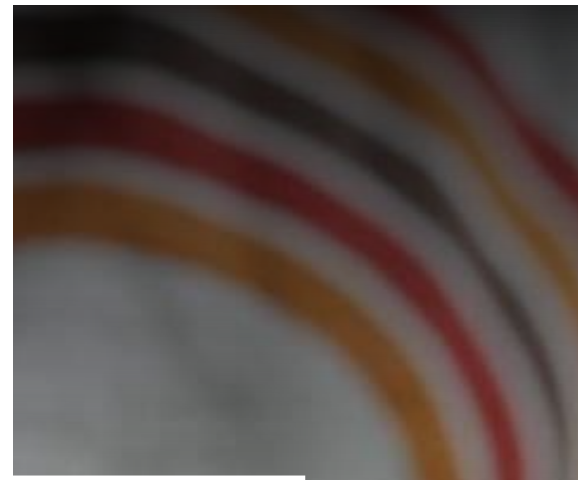


HOUSEHOLDS BY DISPOSABLE INCOME

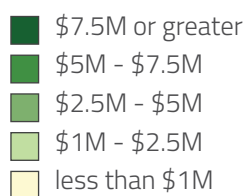
| | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|----------|----------|----------|
| <\$15,000 | 4.2% | 4.1% | 3.2% |
| \$15,000-\$24,999 | 6.8% | 6.9% | 4.7% |
| \$25,000-\$34,999 | 9.4% | 9.3% | 7.0% |
| \$35,000-\$49,999 | 16.8% | 15.4% | 12.5% |
| \$50,000-\$74,999 | 28.1% | 25.6% | 21.6% |
| \$75,000-\$99,999 | 15.8% | 14.7% | 15.0% |
| \$100,000-\$149,999 | 14.9% | 16.6% | 20.3% |
| \$150,000-\$199,999 | 2.2% | 4.1% | 8.0% |
| \$200,000+ | 1.8% | 3.4% | 7.9% |
| Median Disposable Income | \$58,509 | \$61,195 | \$76,356 |
| Average Disposable Income | \$70,434 | \$76,626 | \$95,687 |



FOOD AWAY FROM HOME



**FOOD AWAY
FROM HOME**
total by block group



5 MILE RING

SUBJECT SITE



| | 1 MILE | 3 MILES | 5 MILES | CITY | DT PTA |
|---|------------|-------------|-------------|-------------|-------------|
| 2022 Food | \$8,967.37 | \$9,854.02 | \$12,460.85 | \$10,208.06 | \$13,551.25 |
| 2022 Food at Home | \$5,235.83 | \$5,735.24 | \$7,224.31 | \$5,918.16 | \$7,842.83 |
| 2022 Food Away from Home | \$3,731.53 | \$4,118.77 | \$5,236.54 | \$4,289.91 | \$5,708.42 |
| 2027 Food | \$9,880.47 | \$10,950.43 | \$13,735.27 | \$11,350.18 | \$14,941.05 |
| 2027 Food at Home | \$5,769.57 | \$6,373.44 | \$7,963.64 | \$6,580.50 | \$8,646.73 |
| 2027 Food Away from Home | \$4,110.90 | \$4,576.99 | \$5,771.63 | \$4,769.67 | \$6,294.31 |
| 2022 Alcoholic Beverages | \$578.62 | \$642.47 | \$848.55 | \$670.56 | \$935.18 |
| 2022 Alcoholic Beverages at Home | \$340.97 | \$375.68 | \$495.65 | \$388.06 | \$546.91 |
| 2022 Alcoholic Beverages Away from Home | \$237.66 | \$266.79 | \$352.90 | \$282.50 | \$388.27 |
| 2027 Alcoholic Beverages | \$638.74 | \$713.87 | \$934.79 | \$745.48 | \$1,031.21 |
| 2027 Alcoholic Beverages at Home | \$376.34 | \$417.39 | \$546.03 | \$431.43 | \$602.88 |
| 2027 Alcoholic Beverages Away from Home | \$262.40 | \$296.48 | \$388.76 | \$314.05 | \$428.34 |



ALCOHOLIC BEVERAGES

AWAY FROM

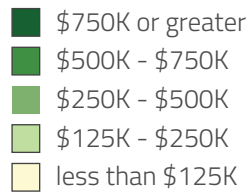
HOME

DRINKING PLACES: ALCOHOLIC BEVERAGES

| | ESTABLISHMENT | ALCOHOL RECEIPTS (12 MONTH TOTAL) |
|--|---|--------------------------------------|
| 1 | CHILL | \$3,026,123 |
| 2 | TWIN PEAKS RESTAURANT | \$1,736,810 |
| 3 | 4THIRTEEN KITCHEN AND SPORTS LOUNGE | \$1,476,962 |
| 4 | ELECTRIC COWBOY | \$1,447,523 |
| 5 | BARRA BRAVA RESTAURANT & SPORTS BAR | \$1,252,768 |
| 6 | BJ'S RESTAURANT & BREWHOUSE | \$1,212,231 |
| 7 | PIE 314 EVERYDAY EATERY | \$939,894 |
| 8 | 54TH STREET RESTAURANT & DRAFTHOUSE | \$898,395 |
| 9 | KNOCKOUT SPORTS BAR | \$861,031 |
| 10 | T'S BAR AND GRILL | \$789,212 |
| 11 | THE GOLF CLUB AT CASTLE HILLS | \$751,973 |
| 12 | SNEAKY PETES | \$738,201 |
| 13 | RUSTY BEAGLE SPORTS GRILL | \$693,675 |
| 14 | HIZZY RESTAURANT, BAR AND HOOKAH LOUNGE | \$692,108 |
| 15 | BOOMERJACK'S | \$630,232 |
| TOTAL (ALL PERMITTED LOCATIONS IN LEWISVILLE) | | \$34,110,128 |

ALCOHOLIC BEVERAGES AWAY FROM HOME

total by block group



5 MILE RING

★ SUBJECT SITE





OLD TOWN

LEWISVILLE



Christina Barrera | Economic Development Coordinator | cbarrera@cityoflewisville.com
Christina Williams | Economic Development Manager | cwilliams@cityoflewisville.com

Lewisville Economic Development | 151 W Church St, Lewisville, TX 75057 | (972) 219-3750



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