

LEGACY POINTE TOWNHOMES

RANGE

DENTON COUNTY

LEWISVILLE, TEXAS

LEGACY POINTE TOWNHOMES

FOR SALE

RANGE REALTY ADVISORS
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LEGACY POINTE TOWNHOMES

Located on the north end of Old Town Lewisville, and within an opportunity zone, Legacy Pointe Townhomes is well-positioned to become the city's next successful townhome community.

The property consists of 12.293 acres of fully entitled land with 25 fully developed lots already on site and 72 additional paper lots. Furthermore, Legacy Pointe Townhomes lies near several planned multifamily developments in the adjacent Lewisville Transit Oriented Development district, which revolves the A-Train's Old Town Station.

Legacy Pointe is an ideal opportunity for townhome developers who wish to capitalize on this up-and-coming downtown market.

LOCATION

600 N Kealy Ave
Lewisville, Texas 75057

COUNTY

Denton

LAND AREA

± 12.293 Acres

LOTS

Phase 1:	25 developed lots (3.005 AC)
Phase 2:	35 paper lots (3.850 AC)
Phase 3:	37 paper lots (5.438 AC)
Total:	97 lots (12.293 AC)

ZONING

PD w/ E-TH (Estate Townhouse Residential)

LAND USE

Townhome Development

OPPORTUNITY ZONE

Yes (Low-Income Community)

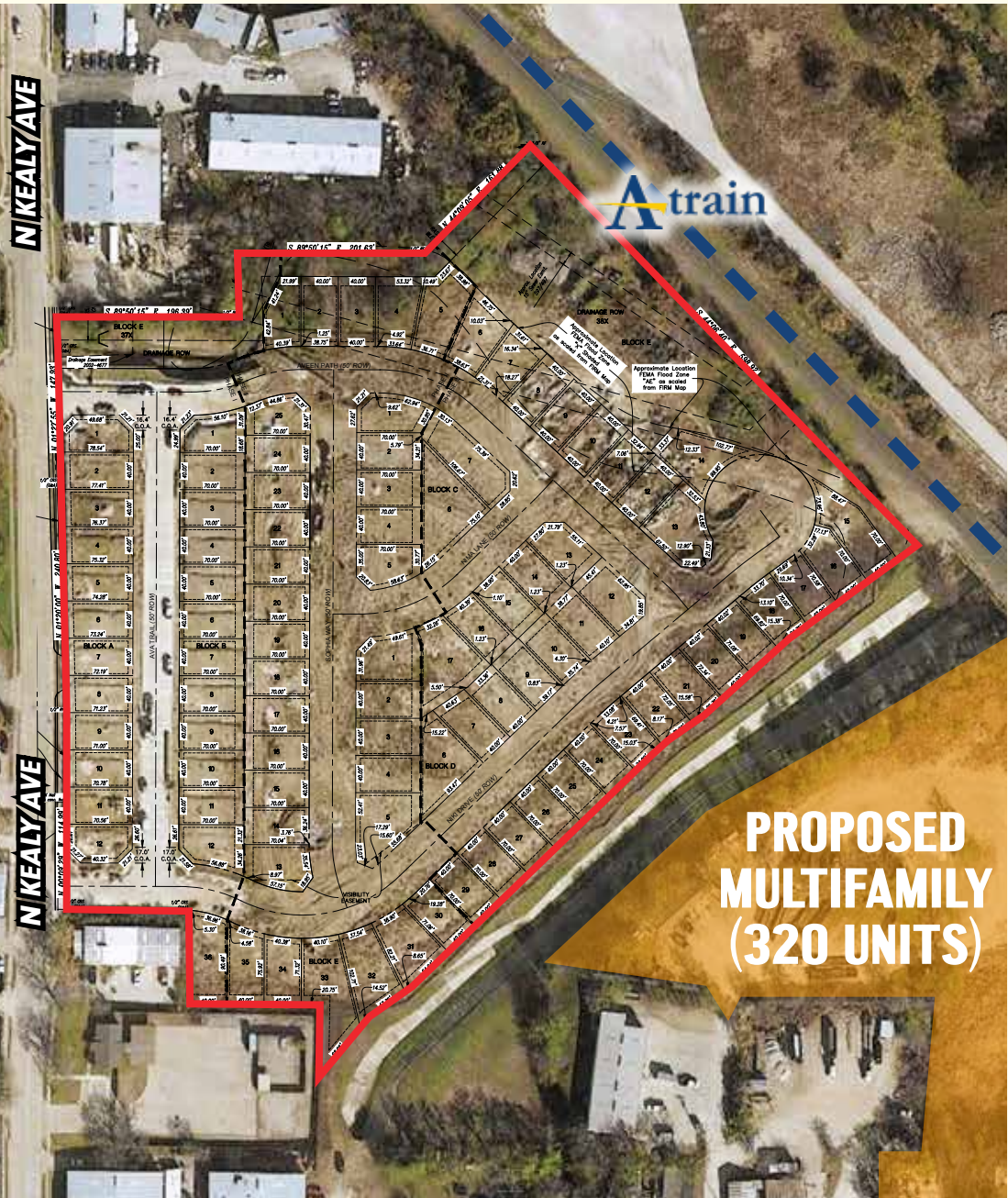
PRICING

Contact broker

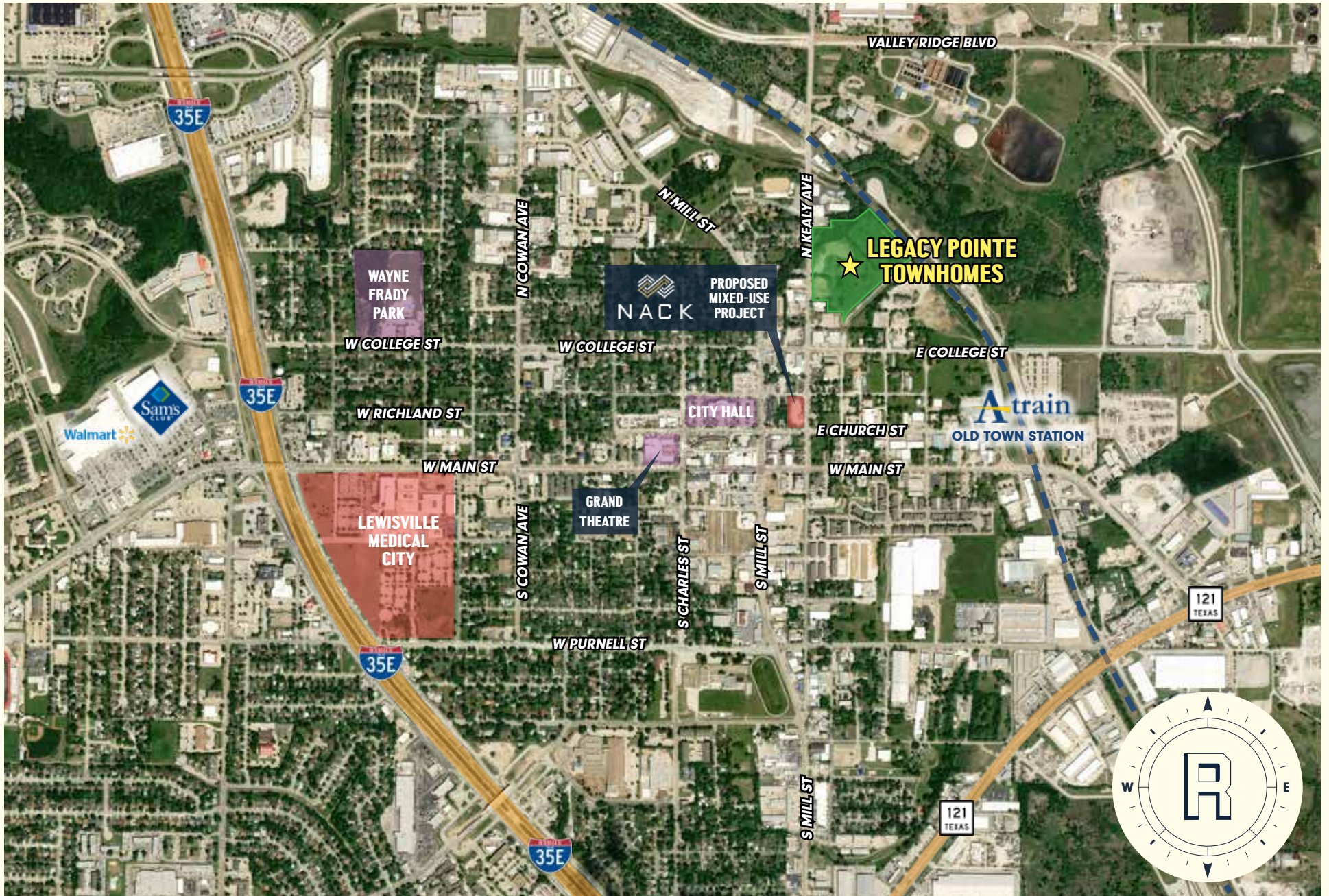
PLAN SUMMARY TABLE

Zoning	PD w/ E TH
Min. Dwelling Size	33% of units 1,500 SF 34% of units 2,000 SF
Total Acreage Phase I	3.005 Ac.
Total Acreage Phase II	3.850 Ac.
Total Acreage Phase III	5.438 Ac.
Dwelling Unit Per Acre Ph I	8.3
Dwelling Unit Per Acre Ph II	9.1
Dwelling Unit Per Acre Ph III	6.8
Total Residential Lots	97 (25-Ph I, 35-Ph II, 37- Ph III)
ROW Dedication = Phase I	1.118 Ac.
ROW Dedication = Phase II	1.316 Ac.
ROW Dedication = Phase III	2.718 Ac.

Zoning Standard	PD w/ E TH
Minimum Lot Area	2,700 sq. ft.
Minimum Lot Width	30 ft. From Front Building Line
Minimum Dwelling Size	1,500 sq. ft. (33% of units) 2,000 sq. ft. (34% of units)
Minimum Front Yard	5 ft./17.5 (Garage)
Minimum Side Yard	2 ft. and 3 ft./5 ft. (ROW)
Minimum Rear Yard	10 ft.
Maximum Lot Coverage	80%
Max Height (stories/ft.)	2.5/35-ft.
Total Number of Lots	97

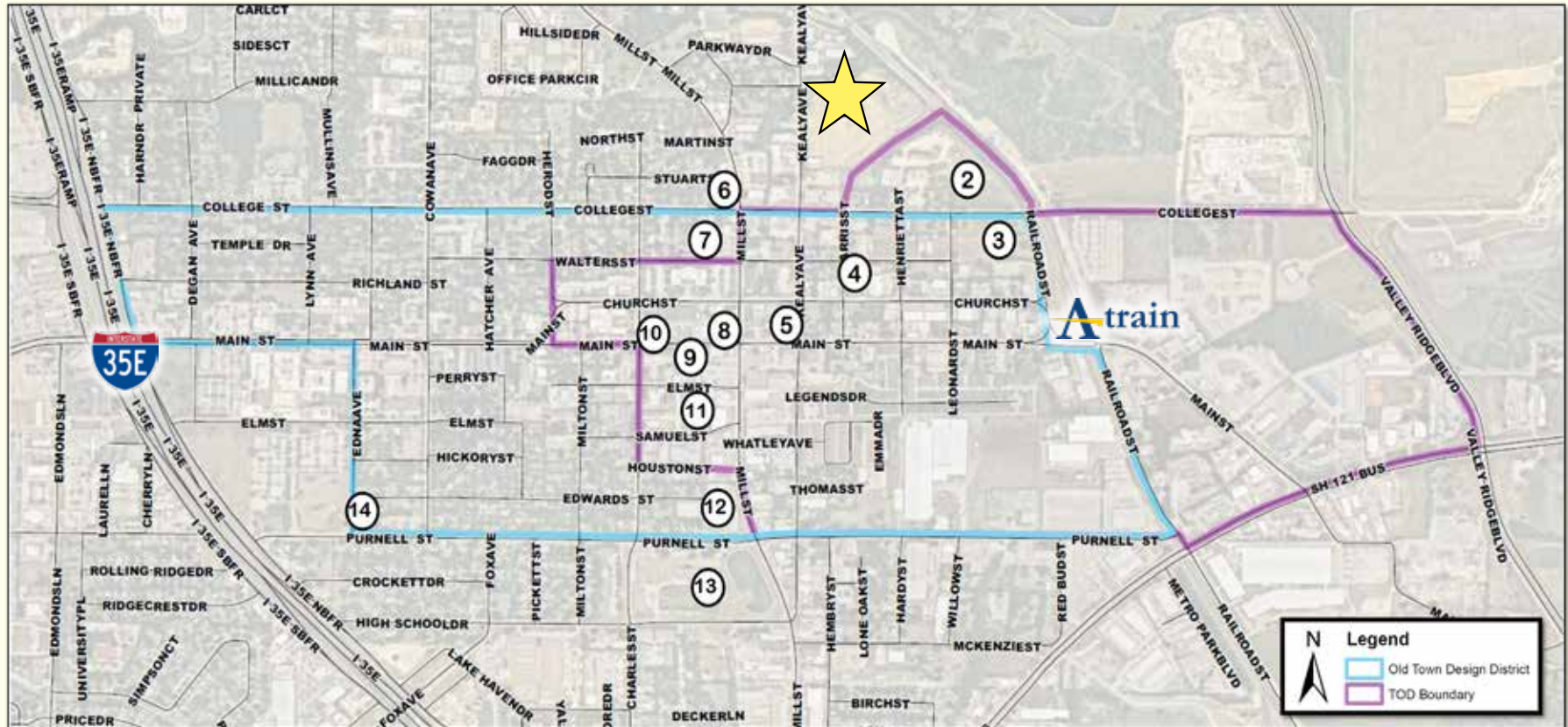


**PROPOSED
MULTIFAMILY
(320 UNITS)**



ACTIVE PROJECTS IN OLD TOWN

November 2018



★ Legacy Pointe

- 2. **Old Town Station**—Multi-Family, 300 Units, Plan Approved by City
- 3. **City Property**—Under Contract for 320 Unit multi-family
- 4. **Townhouses**—Six units, In design process
- 5. **J2 Steakhouse Restaurant**—Opened in June
- 6. **College Street Lo ts**—Mixed-use, 9,200 sq.ft. Retail with 31 Res, In design process
- 7. **Walters Street Brownstones**—19 unit Townhouse development

- 8. **Merc on the Plaza**—Mixed-use retail/office, under construction
- 9. **170 W. Main**—Mixed-use retain/office, under construction
- 10. **City Property**—Mixed-use restaurant/office under contract
- 11. **South Village**—85 townhouses, 8,000 sq.ft. retail, under construction
- 12. **REW Industrial**—Site relocation in process
- 13. **LISD**—Under Construction
- 14. **Edna Townhomes**—Six units, under design



DCTA A-TRAIN OLD TOWN STATION

ABOUT

The Denton County Transportation Authority (DCTA) offers a variety of public transportation options, including a commuter rail line: the A-Train. The A-Train runs from Denton to Carrollton, where it connects with Dallas's DART Light Rail System. This connection in Carrollton provides additional access to multiple destinations in the Metroplex, including DFW Airport, Love Field Airport, Downtown Dallas, and more.

According to a 3rd quarter report for the 2018 fiscal year released by the DCTA, approximately 1,172 passengers ride the A-Train daily. Additionally, the DCTA has been working with local governments and land developers to promote projects which would increase ridership.

Located approximately 0.6 miles from the A-Train's Old Town Station, Legacy Pointe Townhomes lies adjacent to Lewisville's Transit Oriented Development district, making it an ideal site for a new townhome community.



The A-Train - Courtesy DCTA.net

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____