

LEWISVILLE, TEXAS

# HEBRON PKWY & I-35E PAD SITE

OFFERING SUMMARY

RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219

# HEBRON PKWY & I-35 PAD SITE

The tract for sale at the SEQ of Hebron Pkwy and I-35E in Lewisville consists of ± 2.8 acres of commercial land. The property’s GB zoning allows for a variety of uses, including retail, office, and general commerce. Additionally, the property is located near multiple quick-service restaurants, across the street from a Super Target, and within immediate proximity of over 2000 multifamily units, making it ideal for new commercial development.

## LOCATION

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SEQ Hebron Pkwy & I-35E  
Lewisville, Texas 75057

## COUNTY

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Denton

## SUBMARKET

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Lewisville / Carrollton

## LAND AREA

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± 2.8 AC remaining

## ZONING

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GB - General Business

## LAND USE

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Retail, commercial, medical office, QSR

## UTILITIES

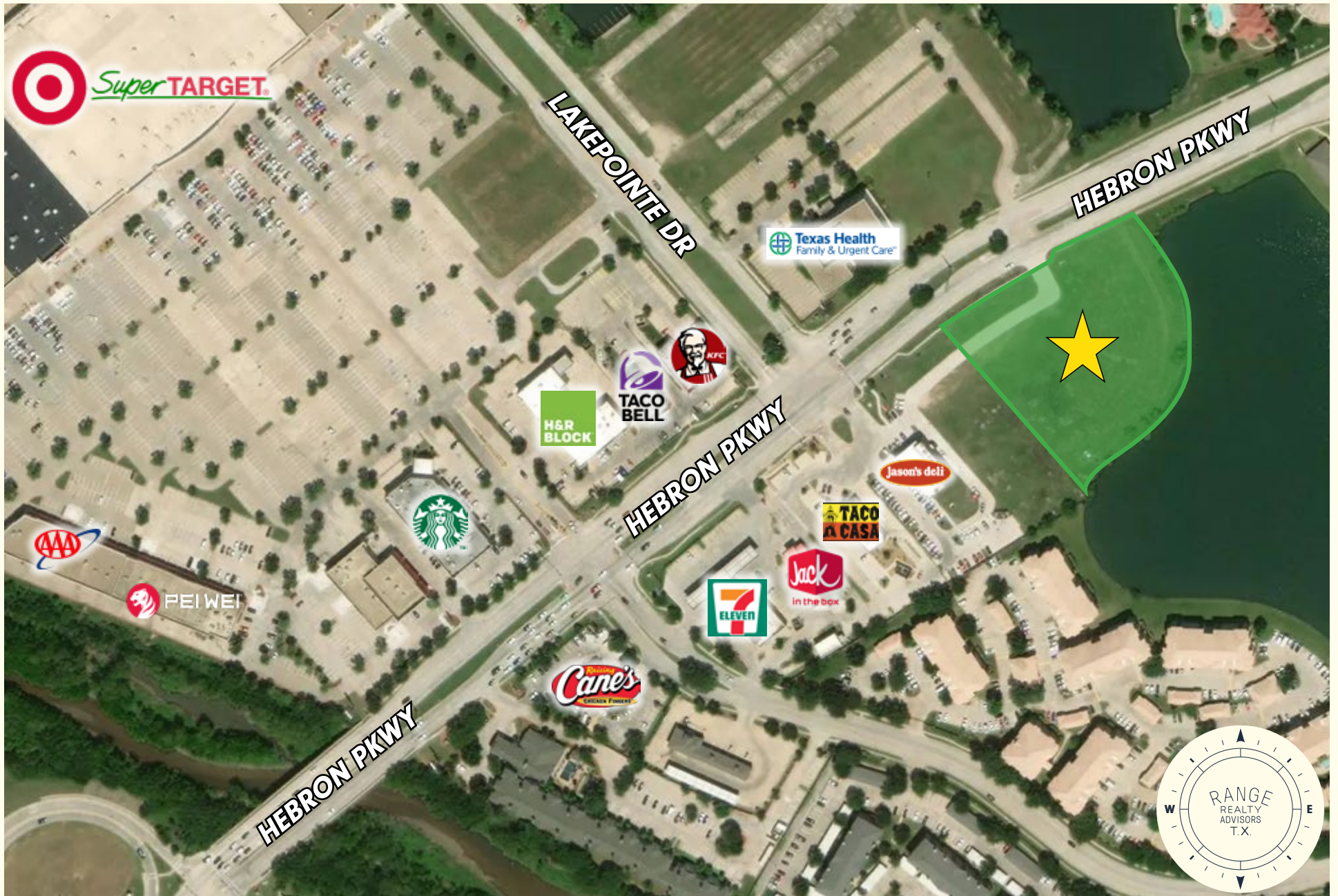
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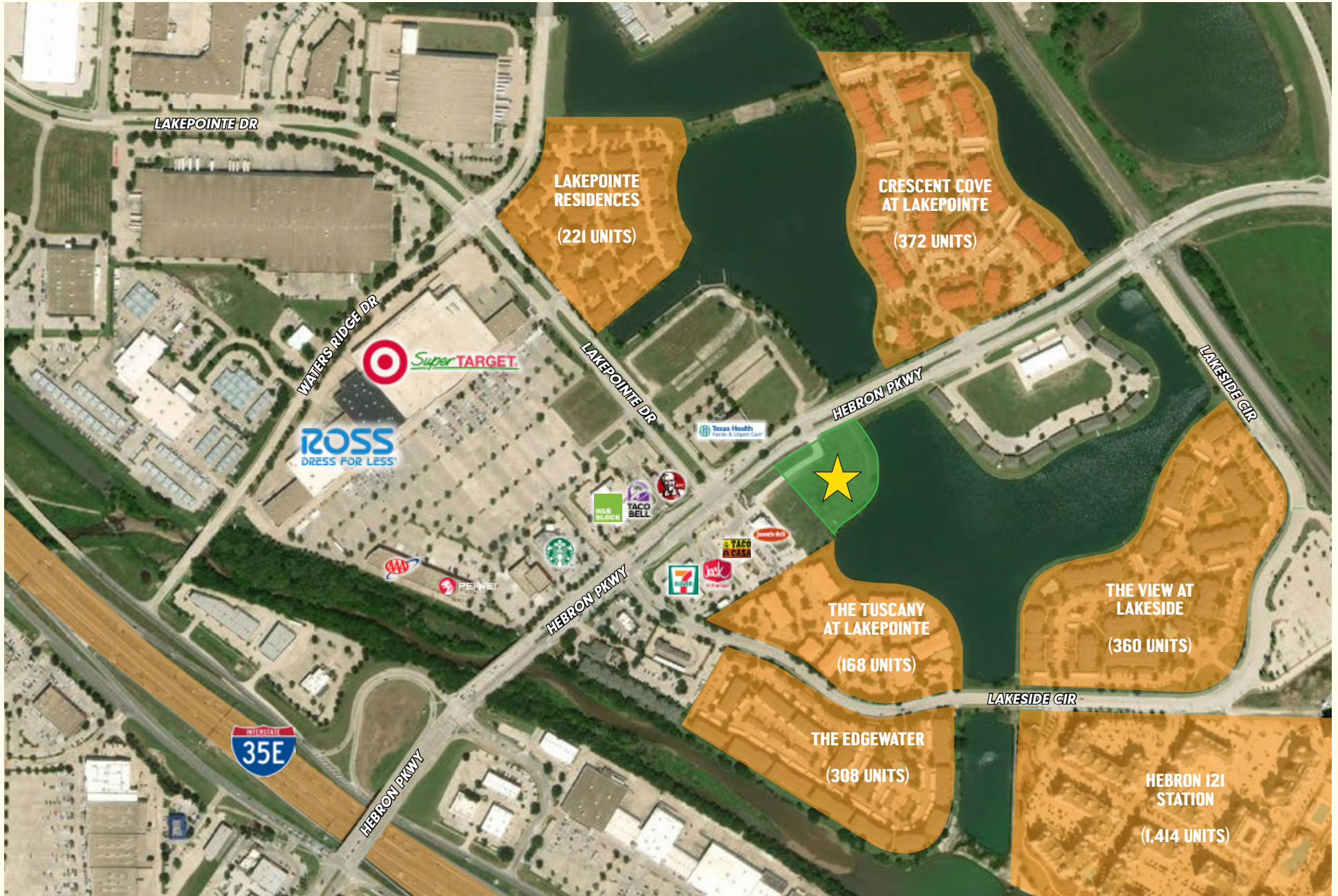
Wastewater: To site  
Freshwater: To site

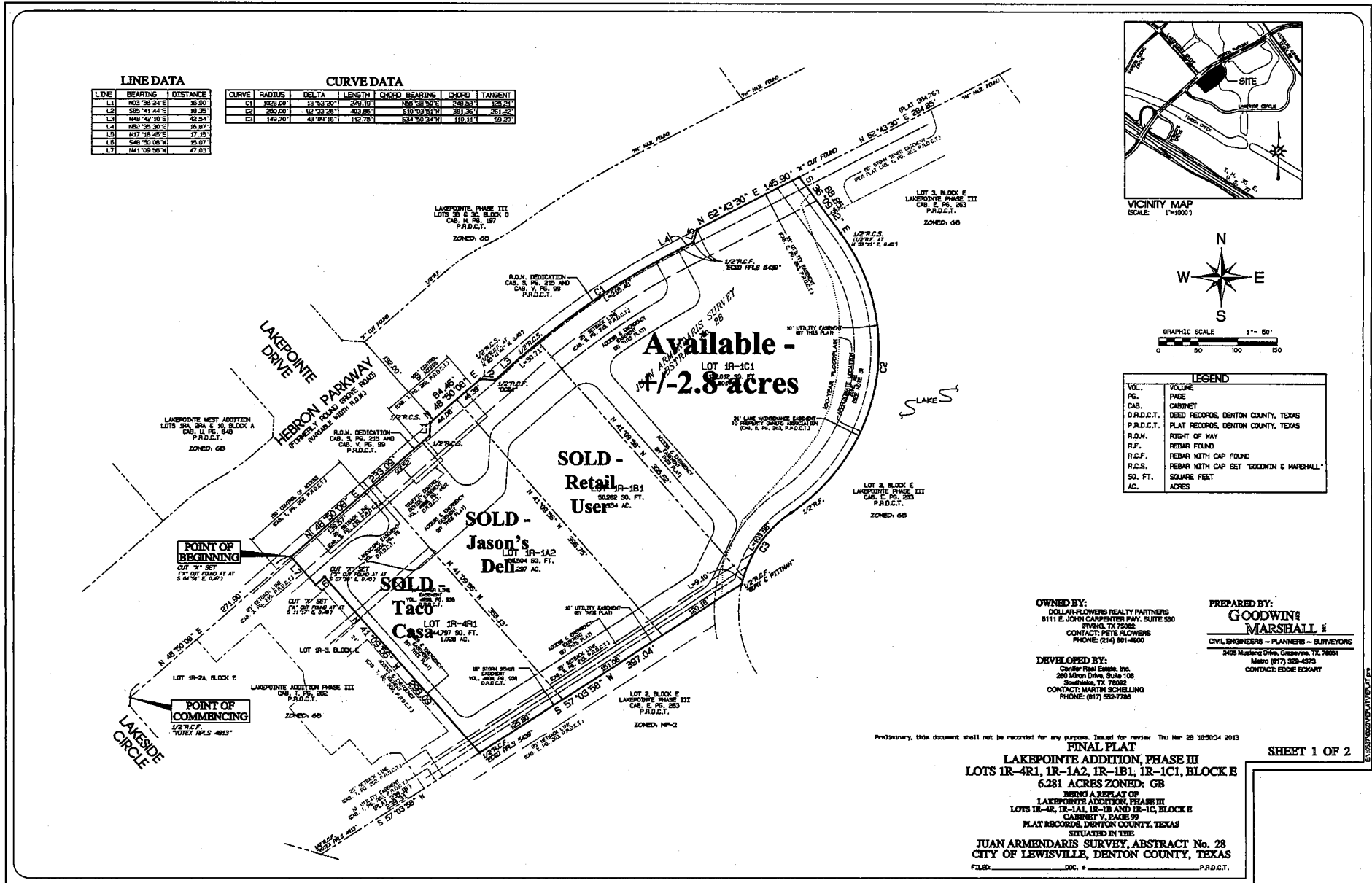
## TRAFFIC COUNT

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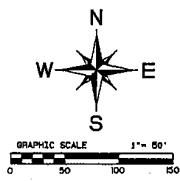
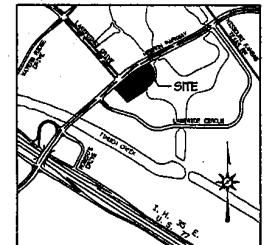
Hebron & Lakepointe Dr: 30,590 VPD  
Hebron & I-35E: 169,153 VPD







LINE DATA			CURVE DATA						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
L1	N63°28'24"E	35.20'	C1	183.00'	13.33°31'	249.19'	N50°28'30"E	249.21'	125.21'
L2	S25°41'44"E	18.25'	C2	292.00'	32°33'28"	403.82'	S10°13'51"W	391.26'	251.22'
L3	N48°42'10"E	42.24'	C3	149.20'	43°09'16"	112.75'	S34°50'34"W	110.31'	56.20'
L4	N57°25'30"E	15.87'							
L5	N17°18'42"E	17.83'							
L6	S48°30'08"W	15.07'							
L7	N41°09'50"W	47.83'							



LEGEND	
VL.	VOLUME
PG.	PAGE
CAB.	CABINET
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.M.	RIGHT OF WAY
R.F.	REBAR FOUND
R.C.F.	REBAR WITH CAP FOUND
R.C.S.	REBAR WITH CAP SET 'GOODWIN & MARSHALL'
SQ. FT.	SQUARE FEET
AC.	ACRES

**OWNED BY:**  
 DOLLAR-FLOWERS REALTY PARTNERS  
 8111 E. JOHN CARPENTER HWY., SUITE 500  
 IRVING, TX 75038  
 CONTACT: PETE FLOWERS  
 PHONE: (214) 661-4600

**DEVELOPED BY:**  
 Conifer Real Estate, Inc.  
 280 Miron Drive, Suite 108  
 Southlake, TX 75082  
 CONTACT: MARTIN SCHELLING  
 PHONE: (817) 552-7788

**PREPARED BY:**  
**GOODWIN & MARSHALL**  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2405 Mustang Drive, Grapevine, TX 76051  
 Metro (817) 328-4375  
 CONTACT: EDDIE EDKART

Preliminary, this document shall not be recorded for any purpose. Issued for review Thu Mar 28 10:30:04 2013

**FINAL PLAT**  
**LAKEPOINTE ADDITION, PHASE III**  
**LOTS 1R-4R1, 1R-1A2, 1R-1B1, 1R-1C1, BLOCK E**  
**6.281 ACRES ZONED: GB**  
 BEING A REPLAT OF  
 LAKEPOINTE ADDITION, PHASE III  
 LOTS 1R-4R, 1R-1A1, 1R-1B AND 1R-1C, BLOCK E  
 CABINET V, PAGE 99  
 PLAT RECORDS, DENTON COUNTY, TEXAS  
 SITUATED IN THE  
**JUAN ARMENDARIS SURVEY, ABSTRACT No. 28**  
**CITY OF LEWISVILLE, DENTON COUNTY, TEXAS**  
 FILED: \_\_\_\_\_ DOC. # \_\_\_\_\_ PRD.C.T. \_\_\_\_\_

**SHEET 1 OF 2**

# ABOUT US

## WHAT WE DO

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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

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

## OUR SERVICES

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- 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.



**TOM STERQUELL**  
Senior Vice President

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**214-416-8222 | [RANGEREALTYADVISORS.COM](http://RANGEREALTYADVISORS.COM)**





# 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.

11-2-2015



## 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.

**Range Realty Advisors, LLC**    **9008180**    **info@rangerealtyadvisors.com**    **214-416-8222**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name    License No.    Email    Phone

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Designated Broker of Firm    License No.    Email    Phone

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Licensed Supervisor of Sales Agent/ Associate    License No.    Email    Phone

**Thomas Sterquell**    **0558966**    **tsterquell@rangerealtyadvisors.com**    **214-416-8225**

Sales Agent/Associate's Name    License No.    Email    Phone

Buyer/Tenant/Seller/Landlord Initials    \_\_\_\_\_    Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

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