

# PAD SITE - BUILD TO SUIT

SEC OF I-35E AND E. CORPORATE DR.  
LEWISVILLE, TEXAS 75057



## PROPERTY HIGHLIGHTS

- 0.626 Acres (27,259 SF)
- High traffic site with frontage on I-35E and Corporate Dr.
- 2 miles from Music City Mall at Vista Ridge (anchors: Dillard's, Macy's, JCPenney, Sears)
- Solid demographics with more than 219,000 residents within 5 miles of the Property and average annual household income over \$105,000.

## PROPERTY OVERVIEW

- Excellent opportunity for development of retail, restaurant, or service directly off I-35E at the entrance to Waters Ridge Business Park. Ideally located adjacent to future Holiday Inn Express and northeast of major corridors; I-35E and S.H. 121. Site has 2.5 million square feet of retail, restaurant and service within 1/2 mile and 4,000 multi-family homes within 5 minutes.

## TRAFFIC COUNT

- I-35E: 190,982 VPD
- E Corporate Dr: 15,570 VPD

**Samantha Harkinson Dewan**  
Senior Vice President  
972-934-8414  
sdewan@harkcorp.com

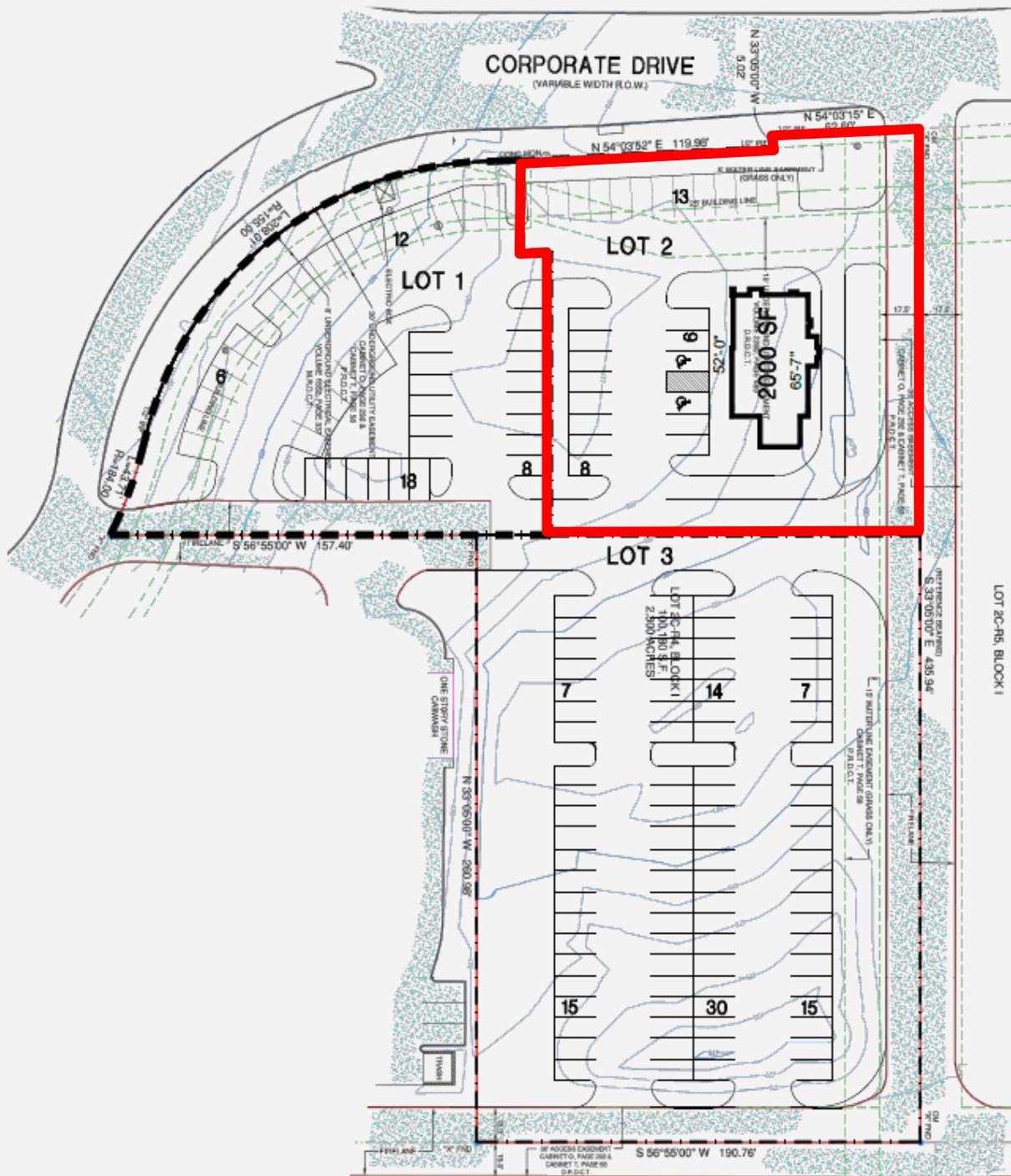
**Troy Dewan**  
Senior Vice President  
972-934-8414  
tdewan@harkcorp.com

**Jeff Harkinson**  
President  
972-934-8414  
jharkinson@harkcorp.com



# PROPOSED SITE PLAN

## RESTAURANT



**Samantha Harkinson Dewan**  
Senior Vice President  
972-934-8414  
sdewan@harkcorp.com

**Troy Dewan**  
Senior Vice President  
972-934-8414  
tdewan@harkcorp.com

**Jeff Harkinson**  
President  
972-934-8414  
jharkinson@harkcorp.com

