

HARD-CORNER PAD SITE

FOR SALE

LEWISVILLE, TEXAS

NWC ROUND GROVE ROAD (FM 3040) & SH 121

CHARLOTTE COOPER

CLAY MOTE



FM 3040 ROUND GROVE RD

33,049 VPD

SH 121

38,816 VPD

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



3 MILE RADIUS

SITE

CONVERGENCE

- 850,000 SF
- 94% OCCUPIED

TENANTS

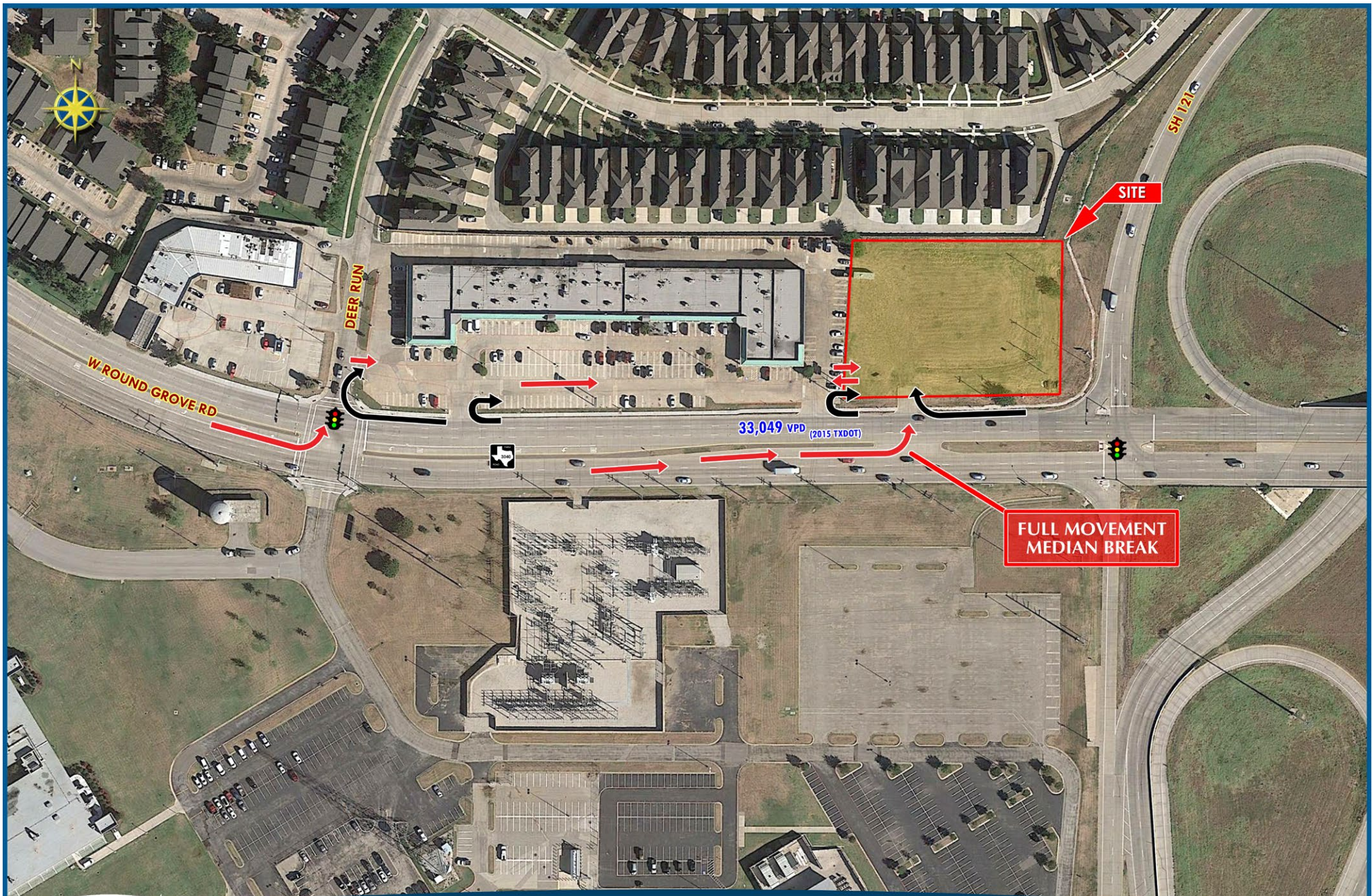
LONG PRAIRIE RD

ROUND GROVE RD

DENTON TAP RD

Lake Grapevine





SITE

**FULL MOVEMENT
MEDIAN BREAK**

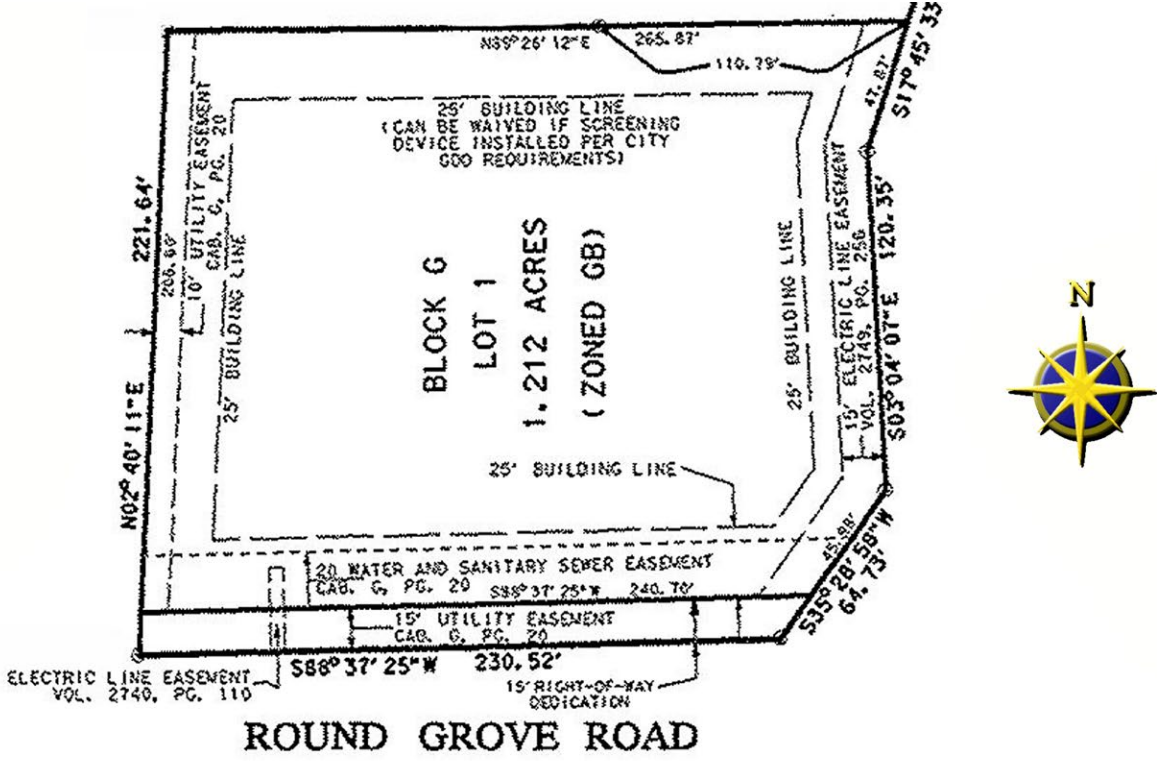
33,049 VPD
(2015 TXDOT)

W. ROUND GROVE RD

DEER RUN

SH 121

NWC ROUND GROVE RD (FM 3040) & SH 121



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	23,176	106,674	219,460
2017 EST AVG HH INCOME	\$70,556	\$99,748	\$105,319

TRAFFIC COUNTS	
ROUND GROVE RD (FM 3040)	33,049 VPD (TXDOT 2015)
STATE HIGHWAY 121	38,816 VPD (TXDOT 2015)

- ### HIGHLIGHTS
- SIZE 1.212 Acres
 - ZONING General Business
 - Full median break on FM 3040
 - Last undeveloped corner at intersection
 - FM 3040 recently improved to six lanes divided
 - Gateway (going home side) to Flower Mound

