

# Castle Hills Village Offices

## Professional / Medical Office Space For Lease

### 155 RSF – 6,965 RSF



#### Location:

Castle Hills Village Offices  
2540 King Arthur Blvd  
Lewisville, TX 75056



#### Space Available:

Fully Finished Out  
Professional / Medical Offices  
Available  
155 RSF – 6,965 RSF  
\$19 - \$23 + NNN for Lease

- Located in the 2,900-acre master planned community of Castle Hills
- Close proximity to the I-35, the Dallas North Tollway, the Sam Rayburn Tollway, & the DFW Airport
- 10 Restaurants and a daycare within walking distance, along with the many annual events that occur at the Village
- Suites delivered in warm white shell condition with HVAC, lighting, finished ceilings, and common area restrooms in place
- Perfectly placed on the Lewisville / Carrollton border
- Building & Monument Signage and abundant parking available, including covered parking

The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

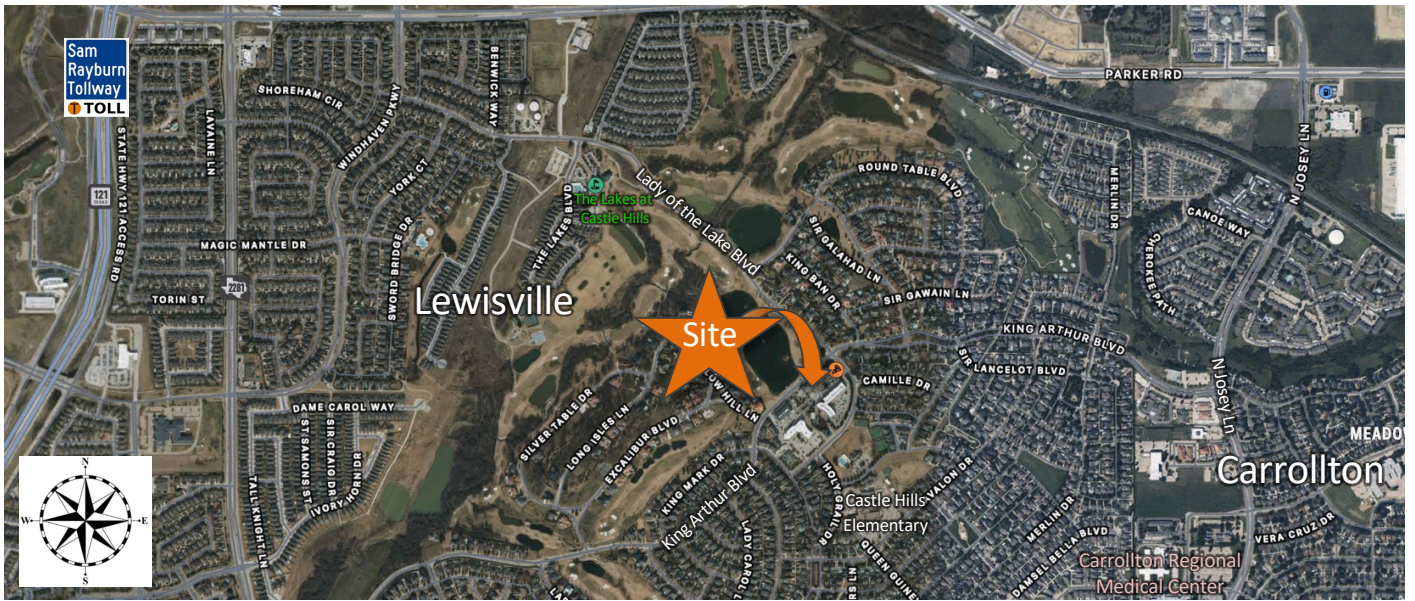
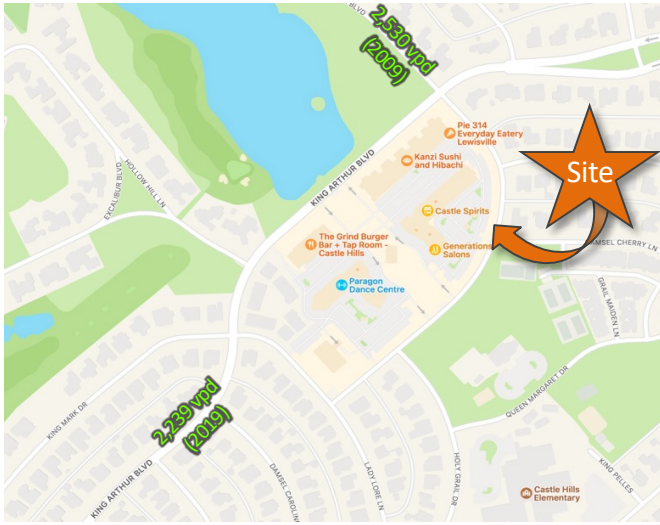
FOR MORE INFORMATION CONTACT

O: 972.292.1220

Joe Martinez C: 214.535.1876 / Tonya La Barbera C: 469.323.2615

Martinez@LCRTexas.com / Tonya@LCRTexas.com





- Centered perfectly to service to growing communities of Lewisville, The Colony, Little Elm, Carrollton, & Plano
- Nearby Castle Hills Elementary and the Carrollton Regional Medical Center
- Close proximity to numerous Restaurant & Retail Amenities including Nebraska Furniture Mart, Grandscape & Top Golf

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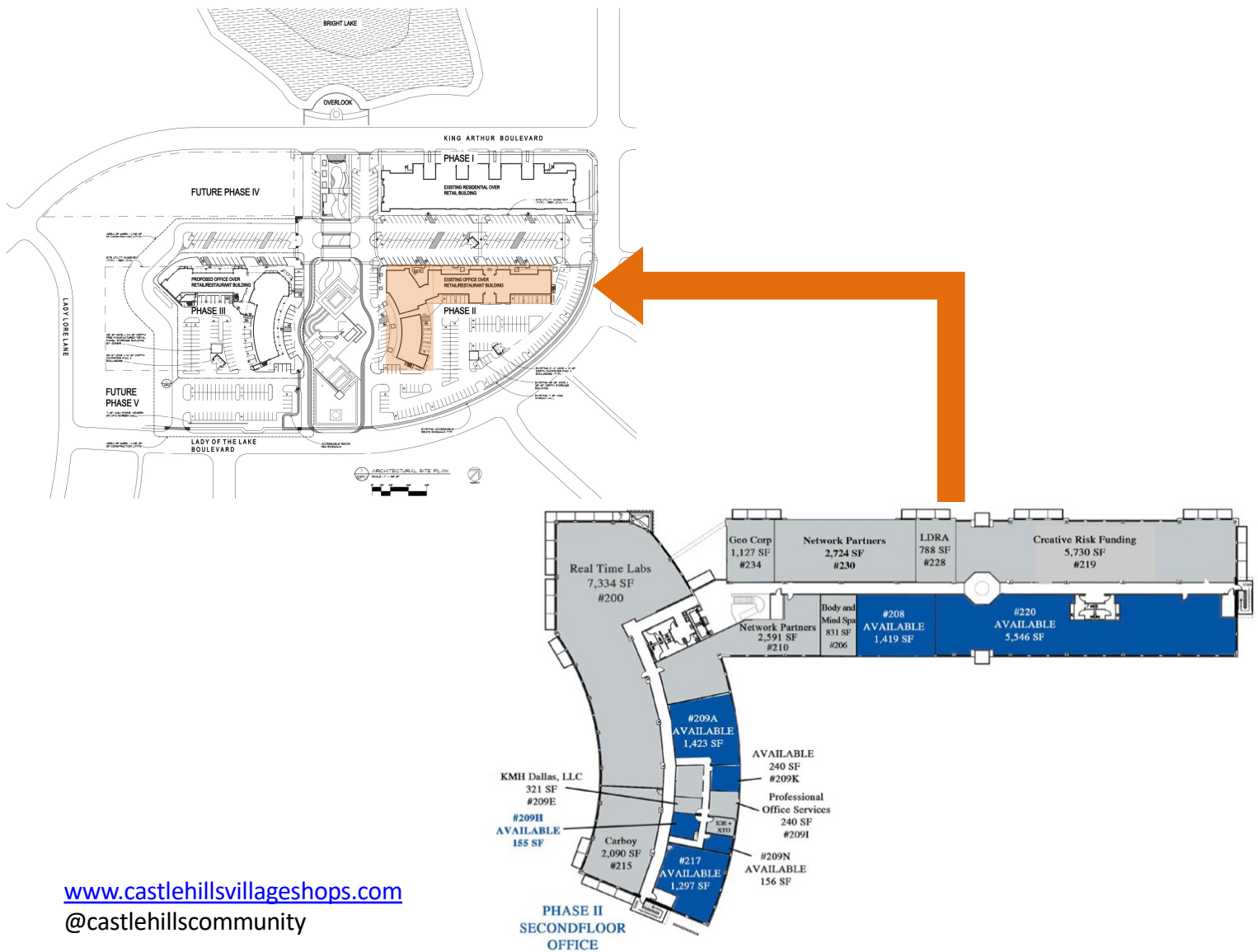
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## Site & Building Plan



[www.castlehillsvillageshops.com](http://www.castlehillsvillageshops.com)  
[@castlehillscmmunity](https://twitter.com/castlehillscmmunity)

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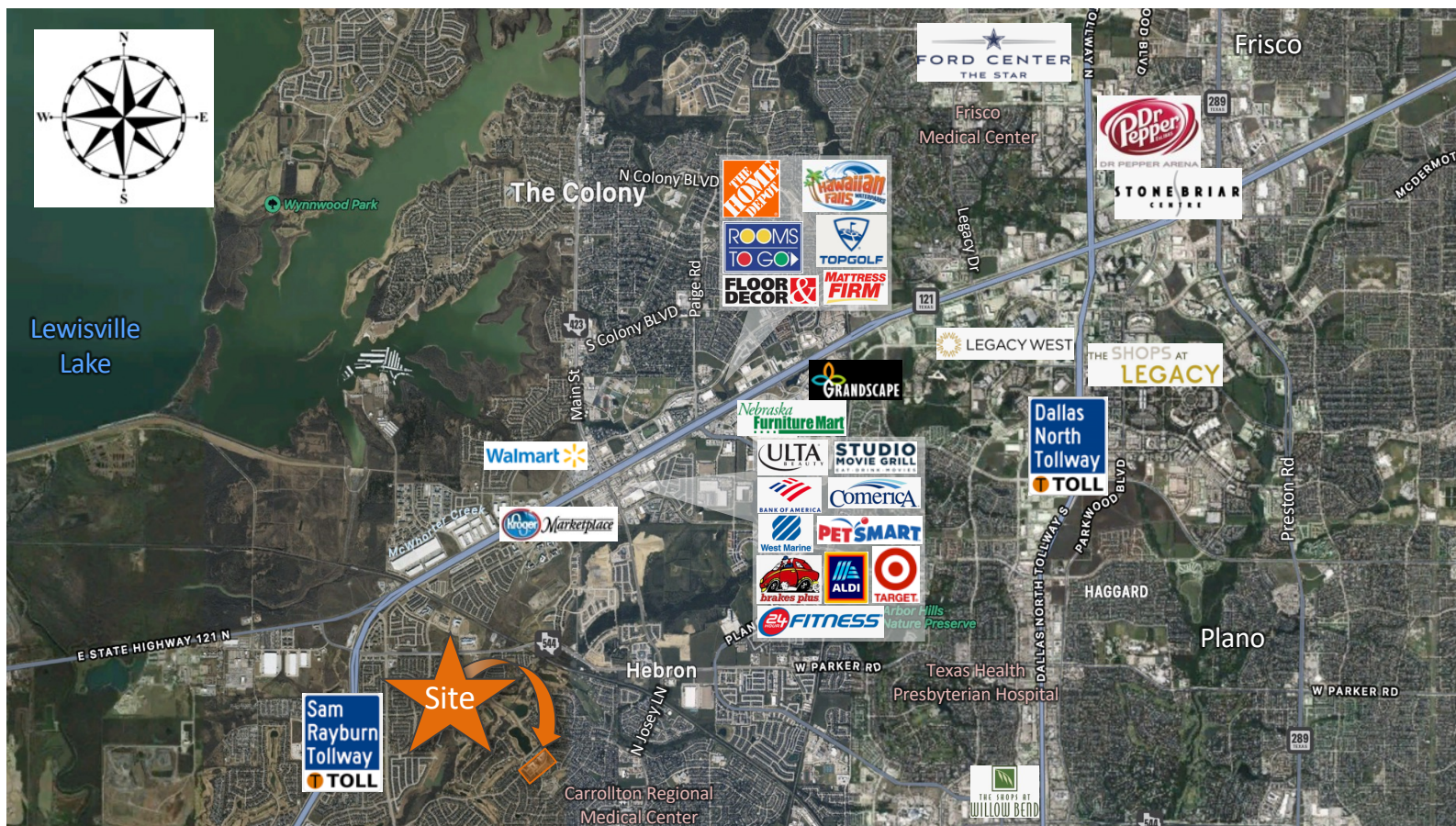
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## Aerial View



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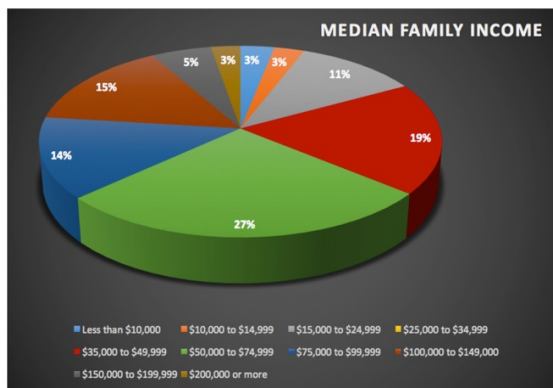
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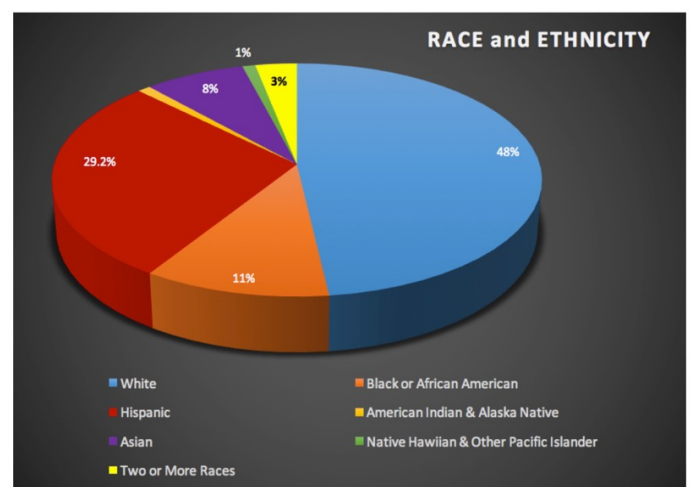
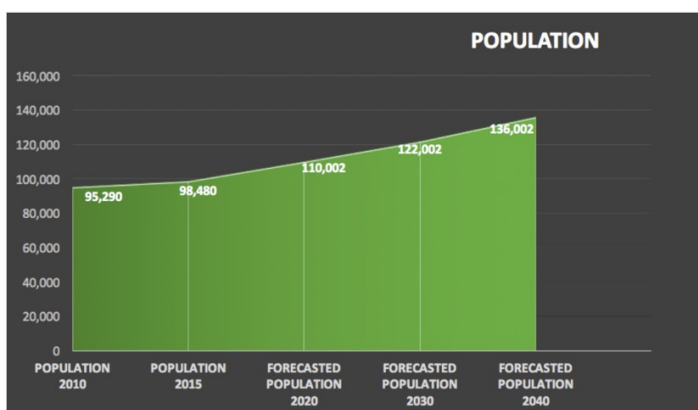
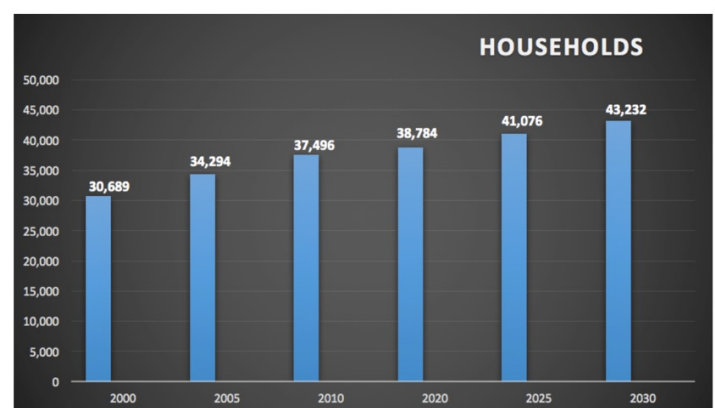
## Lewisville Demographics

**MEDIAN FAMILY INCOME**

Median Household Income \$56,811

Mean Household Income \$70,430

Total Households 36,984

**RACE AND ETHNICITY****POPULATION****HOUSEHOLDS**

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

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

Legacy Commercial Realty, LLC	588681		(972)292-1220
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#### Designated Broker of Firm

Joe Martinez	455942	martinez@LCRTEXAS.COM	(214)535-1876
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#### Sales Agent/Associate's Name

Tonya LaBarbera	678307	tonya@LCRTEXAS.COM	(469)323-2615
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Buyer/Tenant/Seller/Landlord Initials

Date

