

LINCOLN
PROPERTY
COMPANY

RETAIL

Castle Hills Village Shops

SWC King Arthur Blvd & Lady of the Lake Blvd, Lewisville, TX



RETAIL

Castle Hills Village Shops

King Arthur & Lady of the Lake

2500 King Arthur Blvd

Lewisville, Texas 75056

THE REALM
CASTLE HILLS

development overview

- Join P.I.E 3.14 Everyday Eatery, TBD Kitchen, Kanzi Sushi and Hibachi, The Grind Burger Bar, The Hills Café, Ramen Izakaya and others.
- Located in the heart of the master-planned community of Castle Hills.
- Over 4,300 homes are now built in the growing Castle Hills community.
 - More than ten restaurants operating in the Village Shops Plaza.
 - Nearby grocery stores include Sprouts, Kroger, and Tom Thumb.
 - Only 20 minutes from DFW Airport.



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demographics

1 miles 3 miles 5 miles

2020 Population 13,217 110,625 265,718

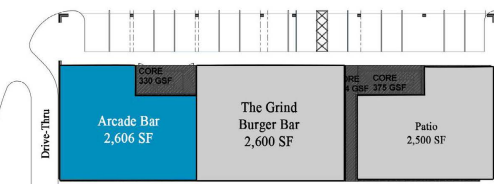
2025 Proj. Population 14,816 124,033 290,969

Avg Household Income \$175,550 \$128,138 \$113,279

Phase I - 2560 King Arthur

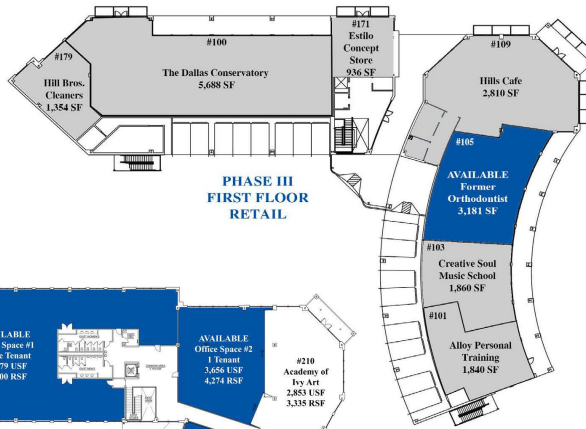
- 100 - PLE 3.14 Everyday Eatery
- 102 - TBD Kitchen
- 104 - Kim's Tailor
- 106 - Village Market
- 110 - King Nails & Spa
- 114 - Farmers Insurance
- 120 - Atchley Chiropractic Centers
- 120B - Platinum Pilates
- 124 - Liberty Postal
- 128 - Z's Wok
- 134 - Taekwondo America
- 136 - 1,107 SF AVAILABLE (2ND GEN RETAIL SPACE)**
- 138 - Just Faux Plants and Flowers
- 140 - Renee Mears Realtors
- 142 - Kanzi Sushi & Hibachi

2500 King Arthur



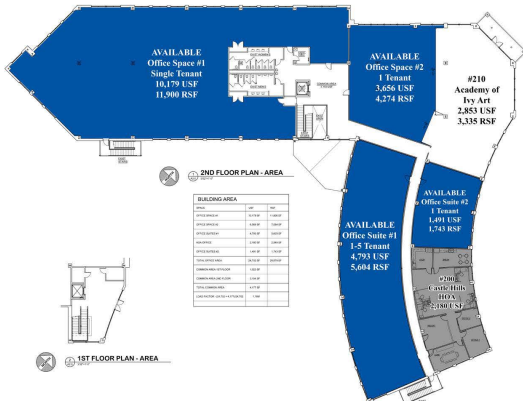
PHASE V
RETAIL

2520 King Arthur Blvd



PHASE III
FIRST FLOOR
RETAIL

2510 King Arthur KIDDIE ACADEMY EDUCATIONAL CHILD CARE PHASE IV



2ND FLOOR PLAN - AREA

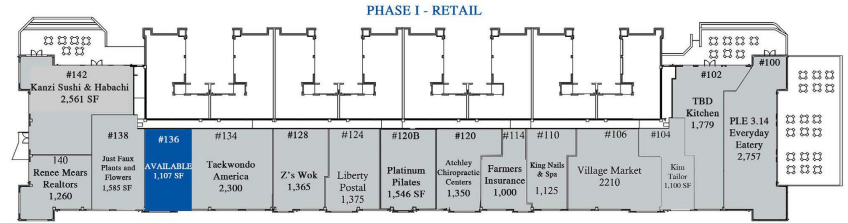
UNIT	AREA (SF)
AVAILABLE Office Suite #1	10,179 RSF
AVAILABLE Office Suite #2	4,274 RSF
Academy of Ivy Art	2,883 USF
Academy of Ivy Art	3,335 RSF
AVAILABLE Office Suite #2	1,491 USF
AVAILABLE Office Suite #2	1,743 RSF
AVAILABLE Office Suite #1	4,793 USF
AVAILABLE Office Suite #1	5,094 RSF

Phase II - 2540 King Arthur

- 100 - Dino Kidz
- 107 - Sophia's Kitchen
- 109 - Reading Ranch
- 110 - Castle Spirits
- 111 - The London Baker
- 113 - Generations Salons
- 114 - 806 SF AVAILABLE**
- 120 - Edward Jones
- 126 - Ramen Akira
- 130 - Moonglow Japanese Fusion
- 140 - ALH Design Gallery
- 160 - Castle Hills Dental
- 200 - Real Time Labs
- 206 - Network Partners
- 208 - 1,419 SF AVAILABLE**
- 209A - 1,423 SF AVAILABLE**
- 209E - KMH Dallas, LLC
- 209H - 155 SF AVAILABLE**
- 209I - Professional Office Services
- 209K - Olii Energy
- 209M - IGE + XAO
- 209N - 156 SF AVAILABLE**
- 210 - Network Partners
- 215 - Carboy Law Firm
- 217 - 1,297 SF AVAILABLE**
- 219 - Creative Risk Funding
- 220 - 5,576 SF AVAILABLE**
- 228 - LDRA
- 230 - Prime Hotels
- 234 - GeoCorp

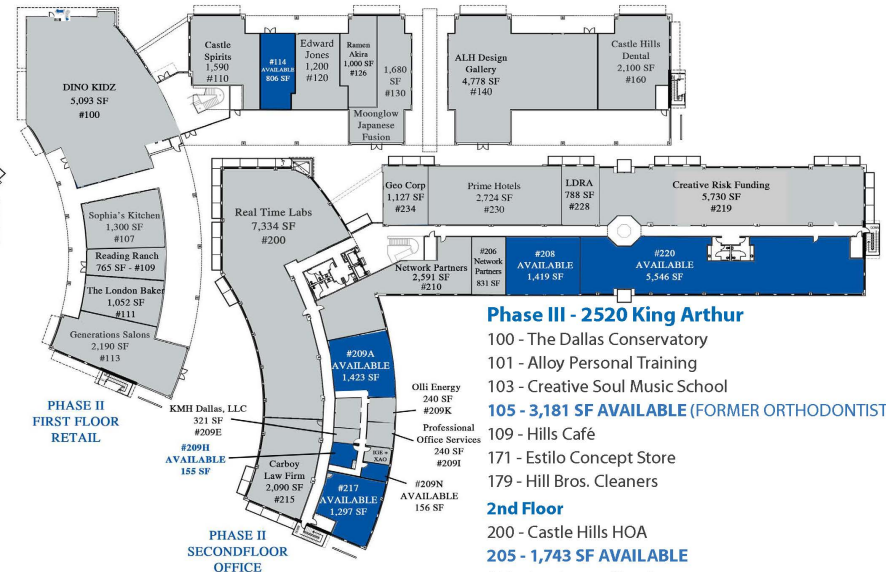
SITE PLANS

2560 King Arthur Blvd



PHASE I - RETAIL

2540 King Arthur Blvd



PHASE II
FIRST FLOOR
RETAIL

PHASE II
SECOND FLOOR
OFFICE

Phase III - 2520 King Arthur

- 100 - The Dallas Conservatory
- 101 - Alloy Personal Training
- 103 - Creative Soul Music School
- 105 - 3,181 SF AVAILABLE (FORMER ORTHODONTIST)**
- 109 - Hills Cafe
- 171 - Estilo Concept Store
- 179 - Hill Bros. Cleaners

2nd Floor

- 200 - Castle Hills HOA
- 205 - 1,743 SF AVAILABLE**
- 210 - Academy of Ivy Art
- 215 - 4,274 SF AVAILABLE**
- 220 - 11,900 SF AVAILABLE**
- 230 - 5,604 SF AVAILABLE**

Phase IV - 2510 King Arthur

Kiddle Academy

Phase V - 2500 King Arthur

Arcade Bar (LOI)

The Grind Burger Bar

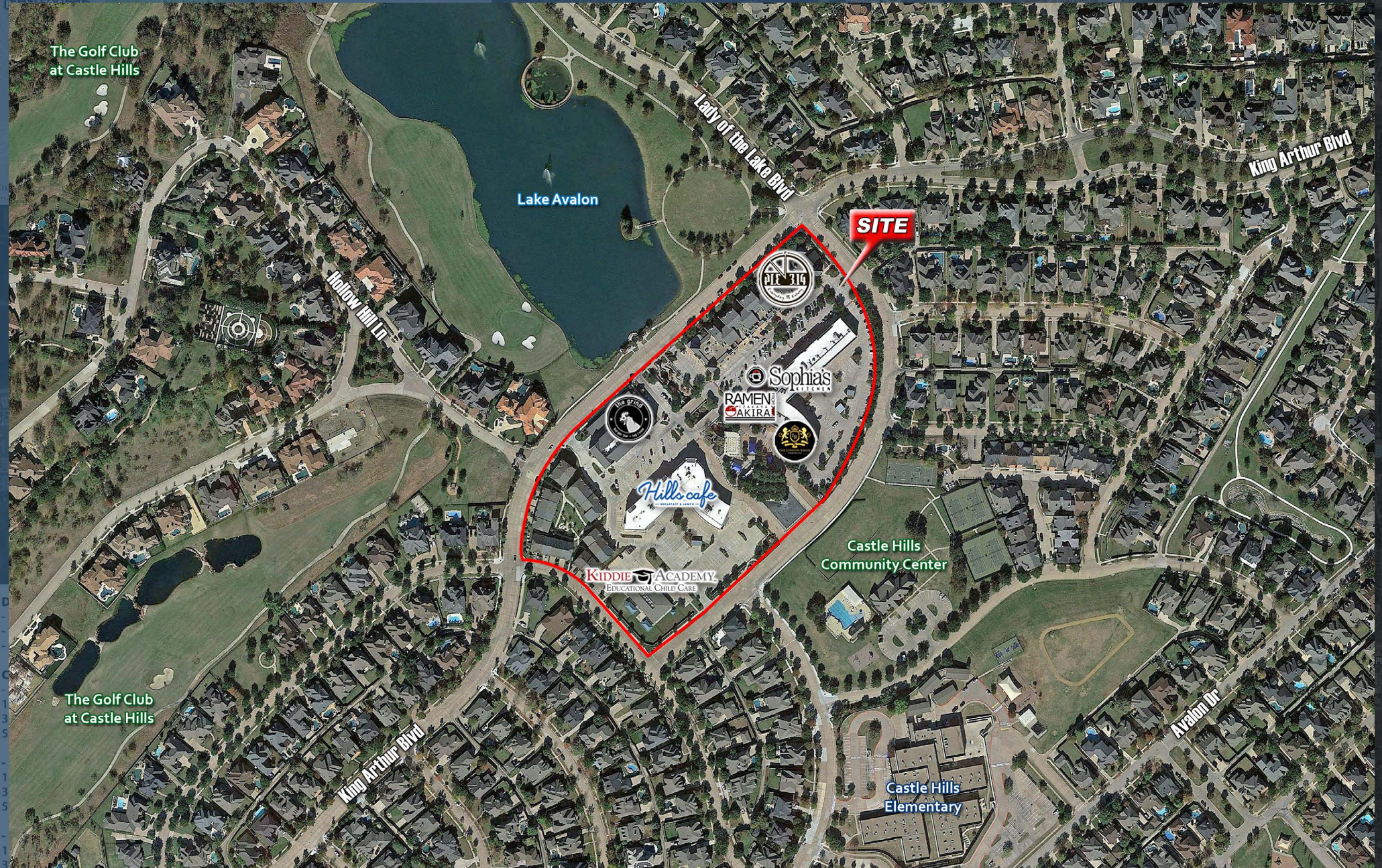
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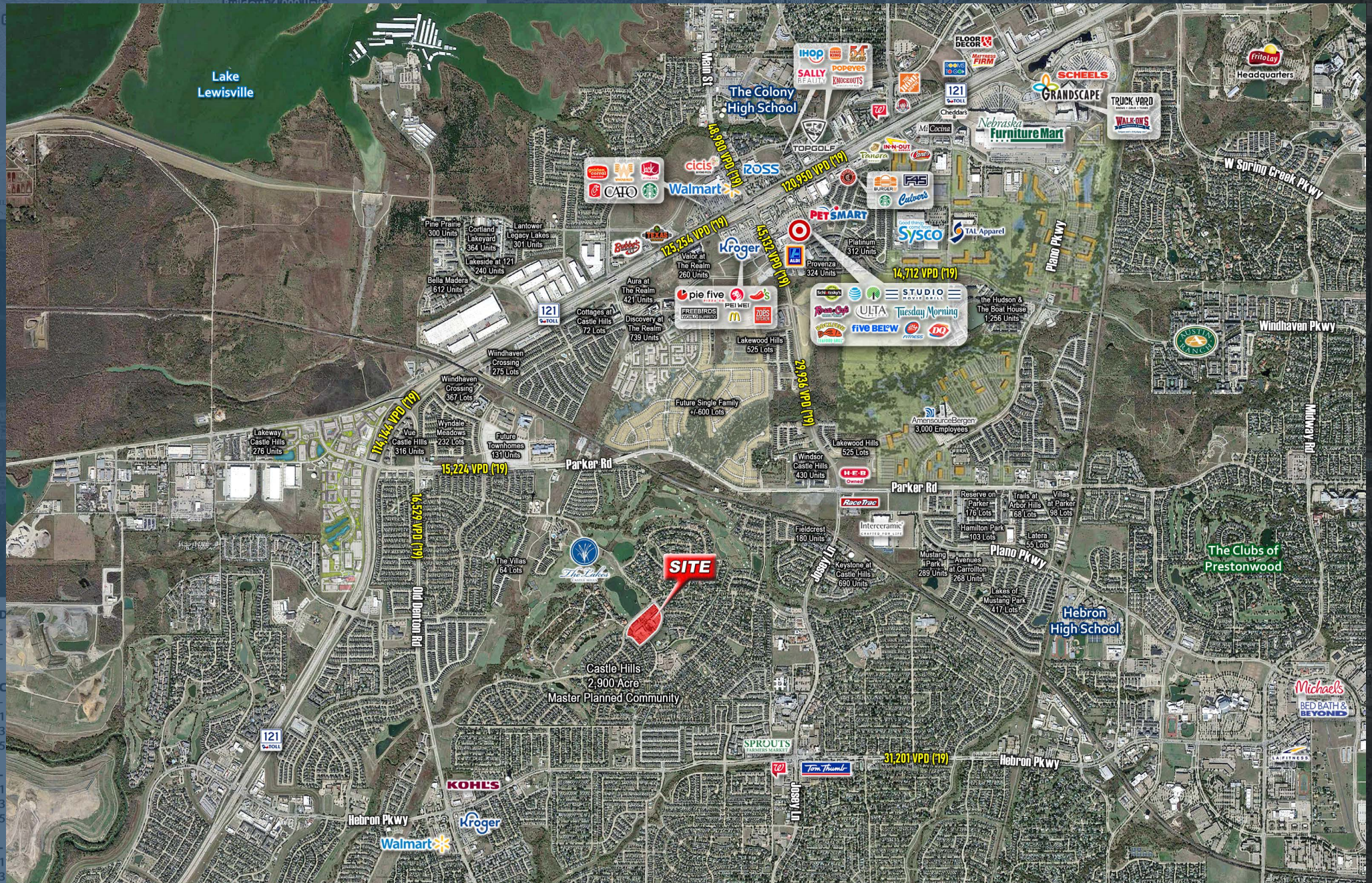
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CASTLE HILLS VILLAGE SHOPS - LEWISVILLE, TX

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RETAIL

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Distance from Castle Hills:
- DFW Airport: 14.5 Miles
- Dallas North Toll Rd: 4.5 Miles
- Interstate 35: 6.2 Miles

Castle Hills Demographics:
- 2019 Population
1 Mile: 11,004
3 Mile: 128,295
5 Mile: 308,383

- 5 Yr. Proj. Growth
1 Mile: 13.46%
3 Mile: 16.68%
5 Mile: 14.95%

- Average HH Income
1 Mile: \$128,987
3 Mile: \$93,139
5 Mile: \$73,736

www.lpc.com | 8111 Douglas Ave Ste. 600, Dallas, TX 75225 | 214.740.3300