

2325 SOUTH STEMMONS FREEWAY | LEWISVILLE, TEXAS 75067

Vista Ridge Village

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- 373,541 SF power center conveniently located across from Music City Mall (future $200M Mall Redevelopment) with excellent visibility and easy access.
- Anchor tenants include Burlington, Hobby Lobby, Old Navy, Michaels, Barnes & Noble, PetSmart, Total Wine & more and Academy Sports + Outdoors - Opening Fall 2027



AVAILABILITY

- 5,000 SF 2nd Gen Restaurant Available 3/1/27
- 3,214 SF End Cap Space - 2nd Gen Restaurant
- 1,205 SF In-line Space

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	17,105	102,841	241,217
2028 Population	18,658	111,060	267,567
Average Household Income	$91,727	$127,191	$137,189

Traffic Counts **I-35:** 161,991 VPD | **Round Grove Rd:** 43,514 VPD

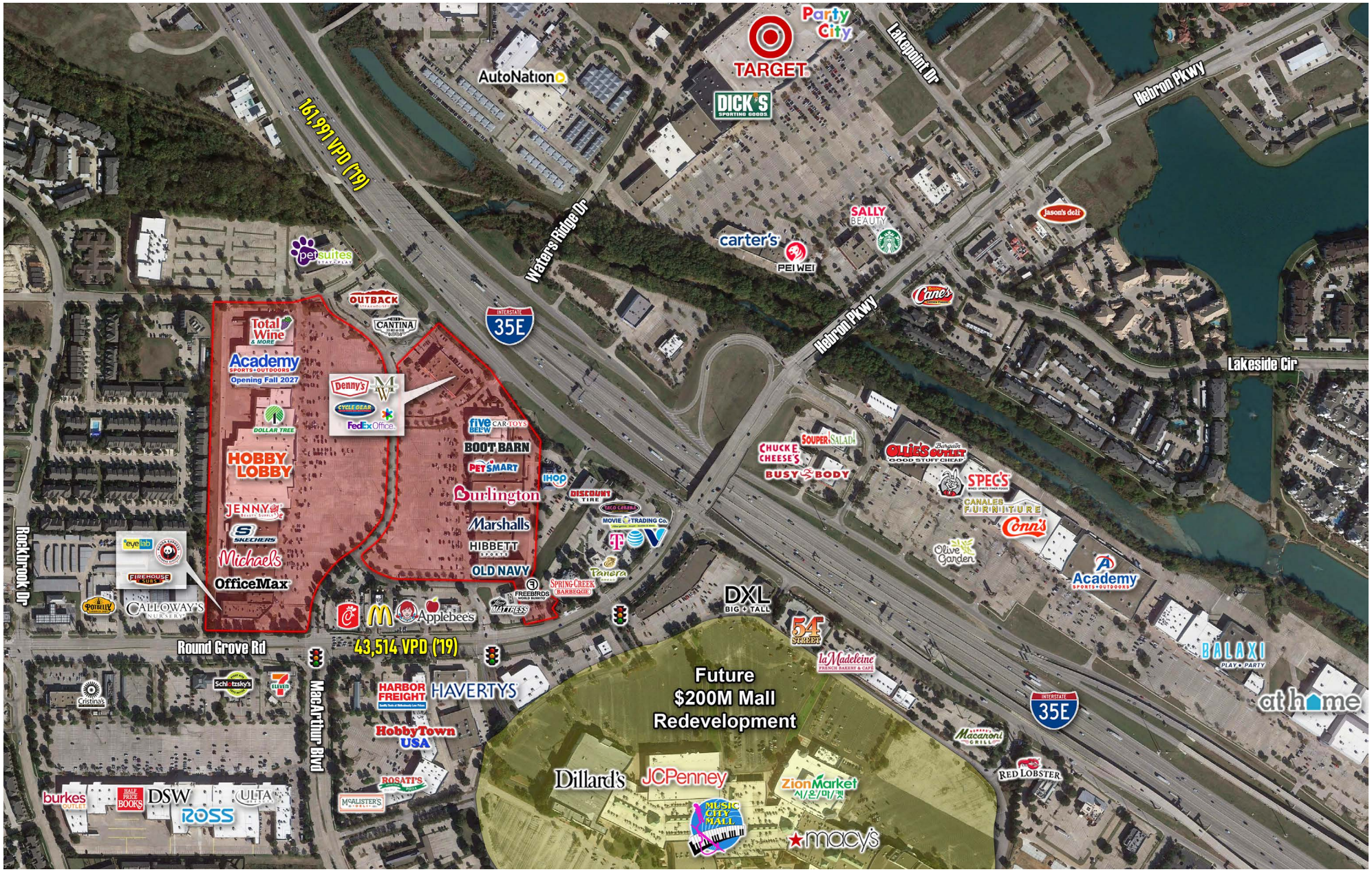
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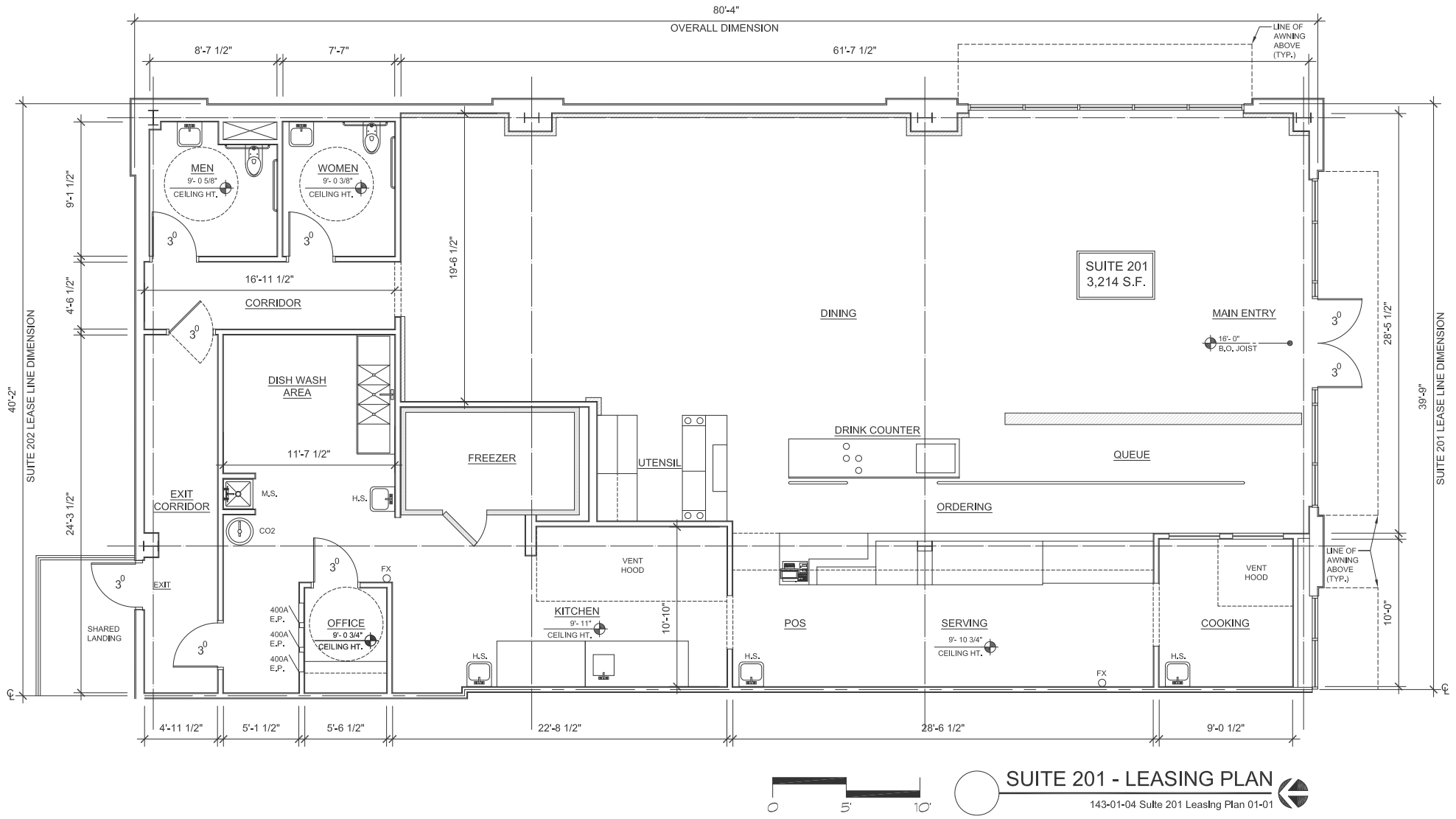
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SUITE	TENANT	SQ FT
106	Burlington	35,571
107	Marshalls	30,000
108	Hibbett Sports	5,990
109	Old Navy	20,981
201	**AVAILABLE (restaurant)**	**3,214**
202	Jersey Mike's	1,503
601	Men's Wearhouse	5,225
602	FedEx Office	3,000
603	Affordable Care	3,918
604	Cycle Gear	5,203
605	**AVAILABLE 3/1/2027 2nd Gen Restaurant**	**5,000**
301A	My EyeLab	2,745
301	Round Grove Dentistry	2,256
302B	Total Wireless	1,000
303	**AVAILABLE**	**1,205**
304	Scrubs and Beyond	2,260
305A	Relax and Wax	1,200
305B	Art Gold & Jewelry	767
306	CPR Phone Repair	1,200
307	Panda Express	1,978
308	Firehouse Subs	1,432
401A	Jenny Beauty	15,000
401B	Skechers	12,500
402	Michaels	30,100
403	Office Max	23,500
404	Hallmark	5,906
501	Dollar Tree	18,066
502A	Bath and Body Works	4,000
502B	Suffolk Dance	8,967
503	Academy - Coming Fall 2027	55,016

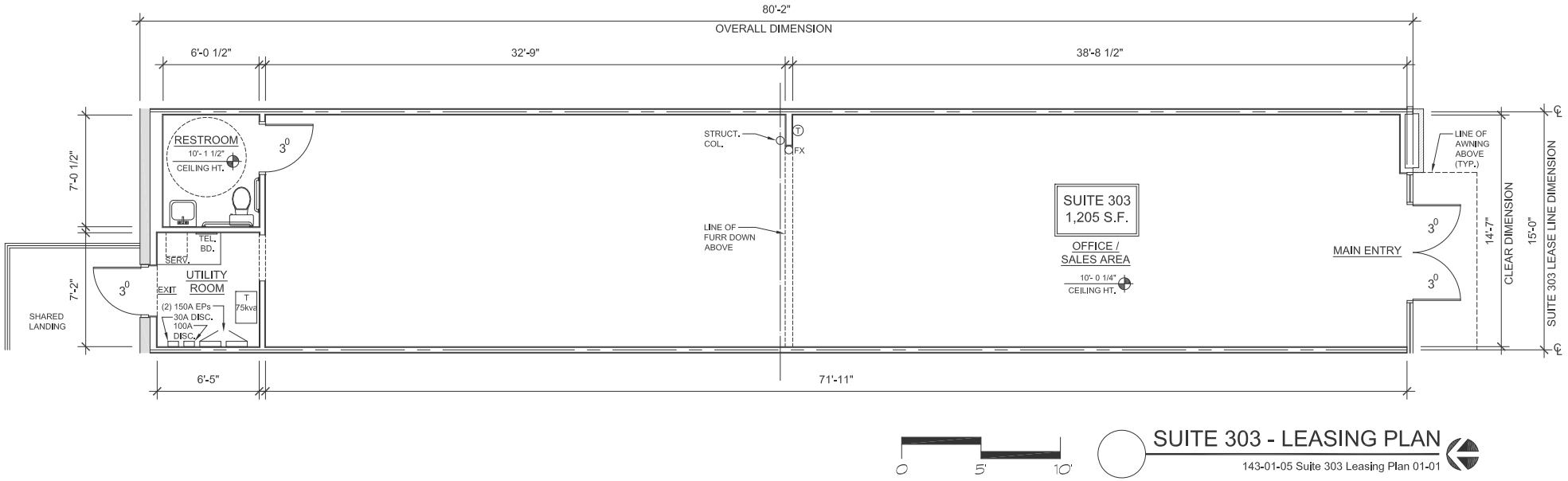


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POPULATION			
2023 Estimated Population	17,105	102,641	241,217
2028 Projected Population	18,658	111,060	267,567
2020 Census Population	16,125	98,435	229,296
2010 Census Population	14,502	84,255	196,350
Projected Annual Growth 2023 to 2028	1.8%	1.6%	2.2%
Historical Annual Growth 2010 to 2023	1.4%	1.7%	1.8%
2023 Median Age	30.6	33.7	35.6
HOUSEHOLDS			
2023 Estimated Households	8,963	40,035	92,060
2028 Projected Households	10,591	45,897	107,420
2020 Census Households	8,319	37,868	86,655
2010 Census Households	7,543	32,648	74,384
Projected Annual Growth 2023 to 2028	3.6%	2.9%	3.3%
Historical Annual Growth 2010 to 2023	1.4%	1.7%	1.8%
RACE AND ETHNICITY			
2023 Estimated White	42.6%	44.1%	46.6%
2023 Estimated Black or African American	27.3%	16.1%	13.1%
2023 Estimated Asian or Pacific Islander	12.6%	17.5%	20.1%
2023 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2023 Estimated Other Races	16.9%	21.5%	19.4%
2023 Estimated Hispanic	20.1%	25.2%	22.9%

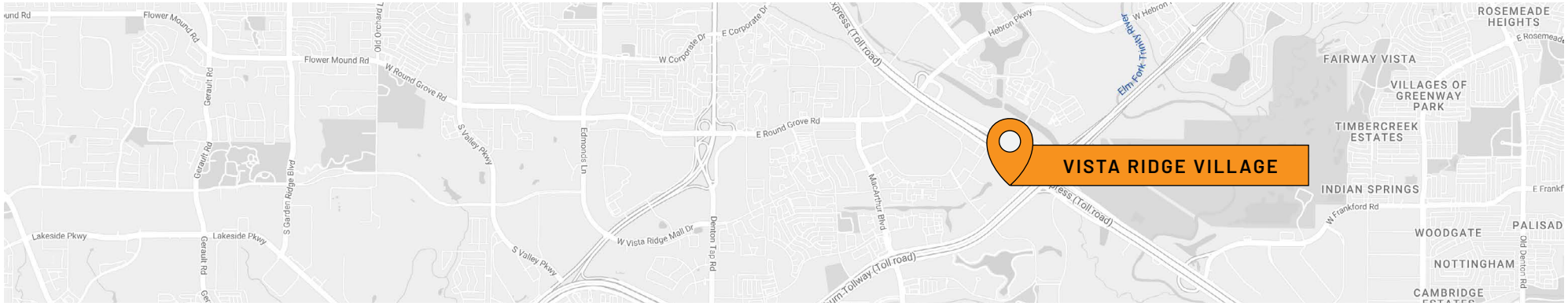
	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$91,727	$127,191	$137,189
2023 Estimated Median Household Income	$75,629	$97,419	$106,842
2023 Estimated Per Capita Income	$48,101	$49,631	$52,380
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.8%	5.1%	4.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	3.8%	3.7%
2023 Estimated High School Graduate	17.9%	16.8%	16.3%
2023 Estimated Some College	24.1%	19.9%	18.2%
2023 Estimated Associates Degree Only	7.8%	6.9%	6.7%
2023 Estimated Bachelors Degree Only	28.8%	30.4%	32.6%
2023 Estimated Graduate Degree	15.3%	17.2%	17.8%
BUSINESS			
2023 Estimated Total Businesses	917	4,548	12,231
2023 Estimated Total Employees	8,529	41,272	116,898
2023 Estimated Employee Population per Business	9.3	9.1	9.6
2023 Estimated Residential Population per Business	18.7	22.6	19.7

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Information About Brokerage Services

2-10-2025

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 listng 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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