

# MacArthur Vista Ridge Commons

## Professional Office Space Available For Lease

### 1,412 SF



#### Location:

MacArthur Vista Ridge  
Commons  
2600 MacArthur Blvd.  
Suite 104  
Lewisville, TX 75067



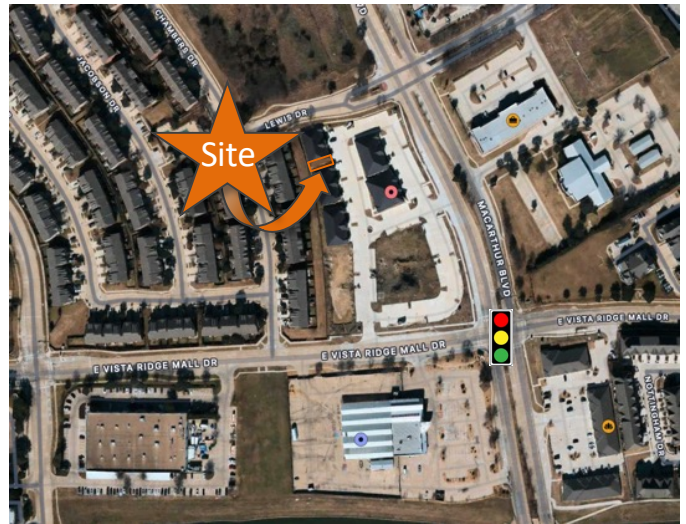
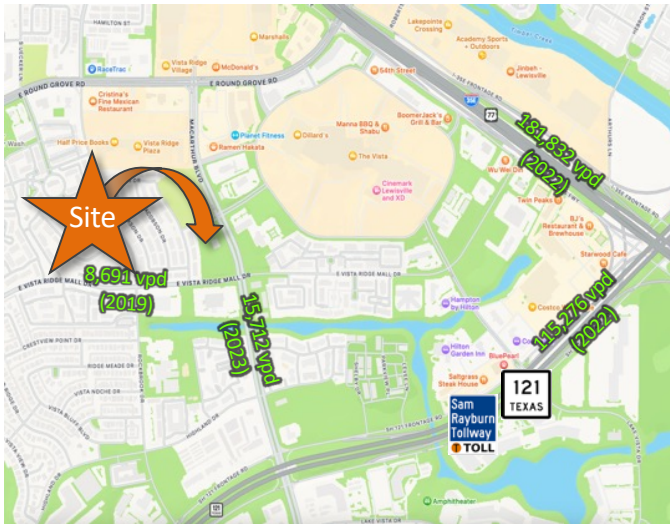
#### Space Available:

Fully Finished Out  
Professional Office Available  
1,412 SF  
\$23 + NNN for Lease

- Corner Professional Office suite available
- Multiple offices and large conference room
- Plentiful parking available
- Centrally located on the Lewisville / Coppell border
- Close proximity to the I-35E & the Sam Rayburn Tollway corridor
- Building Signage available

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 / [www.LCRTEXAS.com](http://www.LCRTEXAS.com)  
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621  
[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Service to the communities of Lewisville, Coppell, Carrollton, and Flower Mound
- Situated in a well-established area of Lewisville
- Close proximity to Restaurant & Retail Amenities

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## Site & Floor Plan



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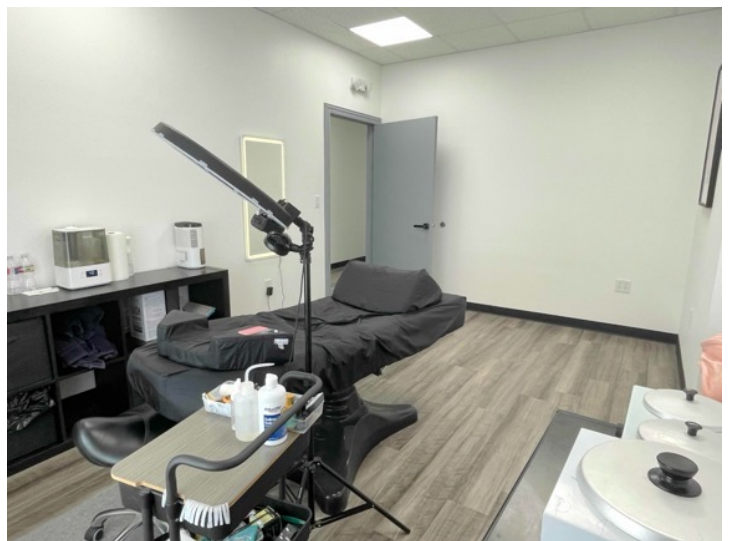
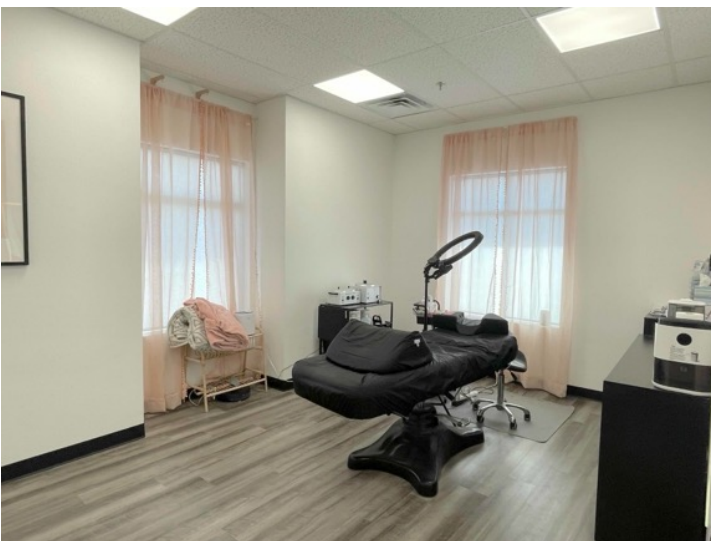
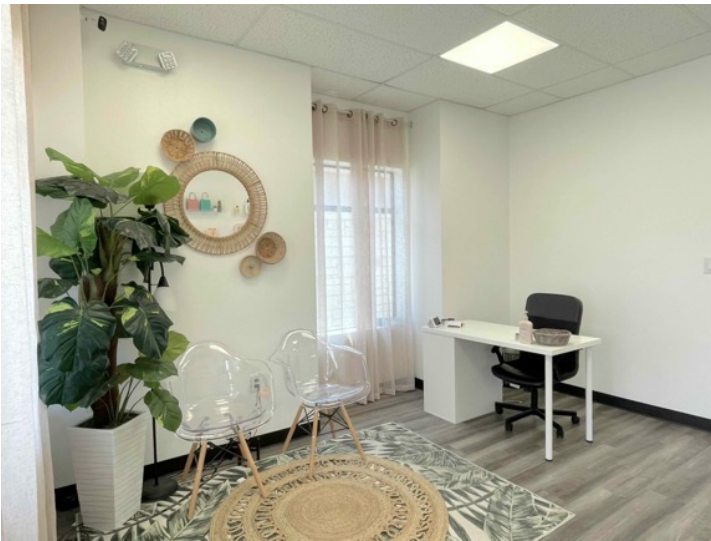
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# Professional Office Space Available For Lease



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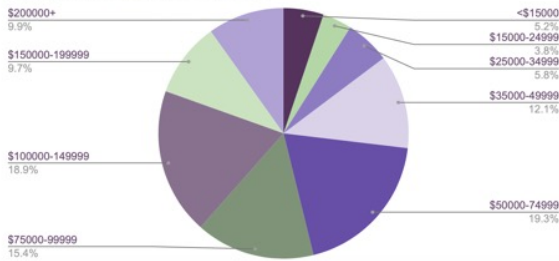
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# Lewisville Demographics

Estimated Total Population	Median Resident Age	Average Household Size	Median Household Income	Per Capita Income	Estimated Daytime Population
<b>133,847</b>	<b>33.9</b>	<b>2.58</b>	<b>\$79,917</b>	<b>\$43,064</b>	<b>122,156</b>

**Household Income**

Using most recently available census.gov data



**Lewisville Population Household Income**

As seen in the chart to the left, slightly over half of Lewisville households earn more than \$75,000 annually. A large proportion of higher-earning households can be indicative of the overall educational attainment of a population and the types of careers a population might have.

Source: Esri Community Profile Report

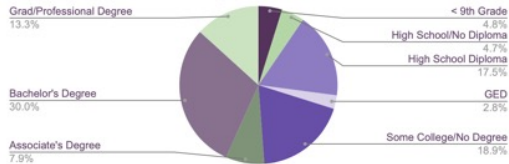
**Educational Attainment (Population Age 25+)**

Over half of Lewisville residents aged 25+ have some degree of college education. A well-educated population can be indicative of a relatively higher-skilled, innovative workforce.

Source: Esri Community Profile Report

**Population Age 25+ Educational Attainment**

Using most recently available census.gov data



Rank	Employer	Filled Employee Positions	NAICS (Industry)
1	Lewisville School District	3,292	Education Services
2	HOYA Vision Care	1,568	Manufacturing
3	Wal-Mart (all City locations)	900	Retail Trade
4	City of Lewisville	894	Public Administration
5	Medical City of Lewisville	670	Health Care and Social Assistance
6	Mary Kay	553	Manufacturing
7	SYSCO	476	Wholesale Trade
8	Caliber Collision	437	Other Services (except Public Administration)
9	ABC Home and Commercial	400	Construction
10	Overhead Door Company	346	Construction

**Lewisville's Top Ten Employers**

The list to the left is maintained and updated by Economic Development staff annually for tracking purposes.

Source: Annual Compliance Reports, ReferenceUSA

Last Updated  
**2/1/2023**

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Legacy Commercial Realty, LLC</b>	<b>0588681</b>		<b>(972)292-1220</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joe Martinez</b>	<b>455942</b>	<b>martinez@LCRTexas.com</b>	<b>(214)535-1876</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tito Martinez</b>	<b>788375</b>	<b>Tito@LCRTexas.com</b>	<b>(972)533-3621</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TXR-2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0 Date