

VERUS
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FOR LEASE

233 W Church St, Lewisville, TX 75057

2ND GENERATION RESTAURANT

GREG JOHNSON

Last Guy To Get Paid
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OFFERING SUMMARY

Lease Rate:	\$29.00 PSF
Lease Type:	NNN
Building Size:	3,520 SF
Covered Patio SF:	1,032 SF
Lot Size:	25,091 SF
Year Built:	2016

PROPERTY HIGHLIGHTS

- Vacant Restaurant Opportunity Constructed in 2016 Offering Up to 4,522 SF of Enclosed Restaurant Space in Old Town Lewisville
- Within Walking Distance to Numerous Shopping/Dining Options, Lewisville's City Hall, Medical City Lewisville Grand Theater & Wayne Ferguson Plaza
- Convenient Access from Interstate 35E (161,100 + VPD)
- Moments from Medical City Lewisville with 186 Patient Capacity & 1,160+ Employees
- City of Lewisville Committed to Investing \$8.9 Million into Improving Walkability of Old Town in 2019
- 920+ Residential Units Planned or Under Construction in Greater Old Town Lewisville
- Property Benefits from Matures Tree and Pergola on Approximately 4,000 SF of Outdoor Low Fenced Green Space
- Ability to enclose and HVAC patio space and create 4,552 SF of indoor restaurant space

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PROPERTY DESCRIPTION

Former Cavalli Pizza is a 3,520 square foot vacant restaurant asset with a 1,032 square foot patio and approximately 4,000 square feet of green space located in the exciting Old Town Development in Lewisville, Texas. The 1,032 square feet of patio space can be enclosed to bring the overall air conditioned area to 4,552 square feet. Built in 2016, Former Cavalli Pizza is positioned on 25,091 square feet of land within walking distance to approximately 1,700 planned or under development residential units, Lewisville's City Hall, Medical City Lewisville Grand Theater and Wayne Ferguson Plaza.

This 2nd Generation Restaurant includes spacious kitchen with Vent-A-Hood, walk-in cooler, dishwashing station, and fryer. Additionally the large bar area is set up for several taps and a wine tap room is in place. Wine tap room could be converted to fully or partially refrigerated tap room with current tap system. Beautifully constructed large brick oven is located between the bar and kitchen. Kitchen is currently set up for an open dining experience but could easily be reconfigured for a more private kitchen layout.

LOCATION DESCRIPTION

The Old Town Lewisville area is the 330-acre cultural and economic center of the community. The historic downtown is bounded by I-35E to the west, College Street to the north, Railroad Street to the east and Purnell Street to the south. The development is strategically located less than 13 miles from Dallas-Fort Worth International Airport and less than 22 miles from Dallas Love Field Airport. Lewisville's 2025 master plan for Old Town encompasses an area of approximately 30 blocks and identifies 1,700 new mixed-income housing units, 150,000 square feet of retail space in the new town center and 150,000 square feet of office space.

Lewisville has experienced compelling growth in recent years due to its superior access and infrastructure, low tax environment and quality workforce. More than 196,900 people live within a 5 mile radius. Between 2000 and 2017, Lewisville's population grew by more than 36%. Additionally, there are over 73,200 homes within a 5 mile radius. Between 2003 and 2017, property values in Old Town increased by over 128% due to overwhelming public and private investment (City of Lewisville).

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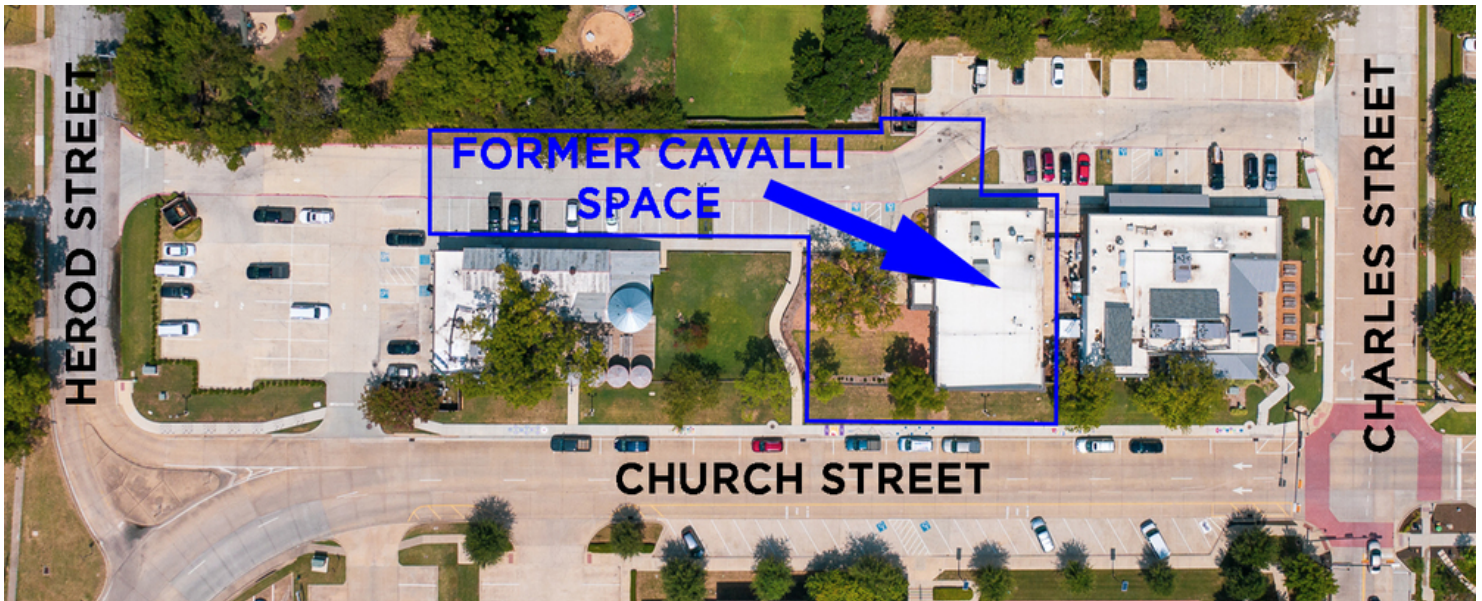
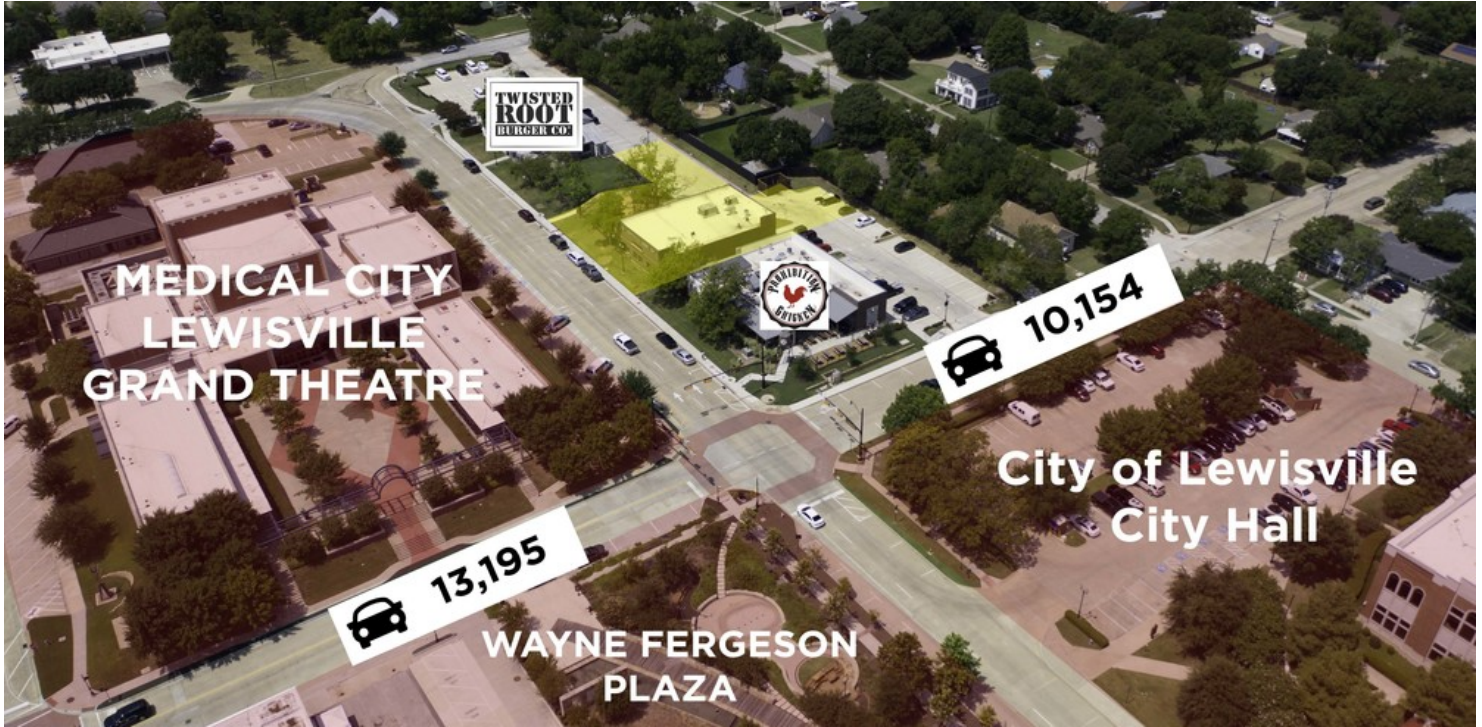
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OLD TOWN LEWISVILLE OVERVIEW

FORMER CAVALLI PIZZA

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OLD TOWN LEWISVILLE

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Projects within the development include: Legacy Pointe, Walters Street Brownstones, South Village, Uptown Village, Former Elke's Beer Haus, Old Town Station Apartments, J2 Steakhouse, and Former Chasin Tail BBQ. Legacy Pointe is a proposed 12-acre, 97 lot single-family home subdivision. Walters Street Brownstones will include 18 brownstones and additional public parking. Preliminary plans for South Village feature 4,000 square feet of retail and office space and 63 residential units. Uptown Village is anticipated to include 72 townhomes, a dog park, pool and clubhouse. Old Town Station Apartments is planned to consist of 368 residences along with a resort-style pool. The new Main & Mill project is designed to provide gateways into Old Town that reflect Lewisville's unique charm and character.

The Wayne Ferguson Plaza is a 1.5-acre urban park built in the heart of Lewisville's Old Town and hosts numerous events throughout the year. The park is adjacent to the historic Main Street commercial district, MCL Grand Theater and Lewisville's City Hall. Everything is within easy walking distance on Main Street for people to discover everything from local boutiques, bridal shops and a coffee house with eccentric decor. The Witherspoon Distillery and Old Town Brewhouse are just on the other side of Main Street and offer tours and other events. The Old Town area hosts events such as Western Days, Color Palooza, Best Little Brewfest in Texas and Sounds of Lewisville.

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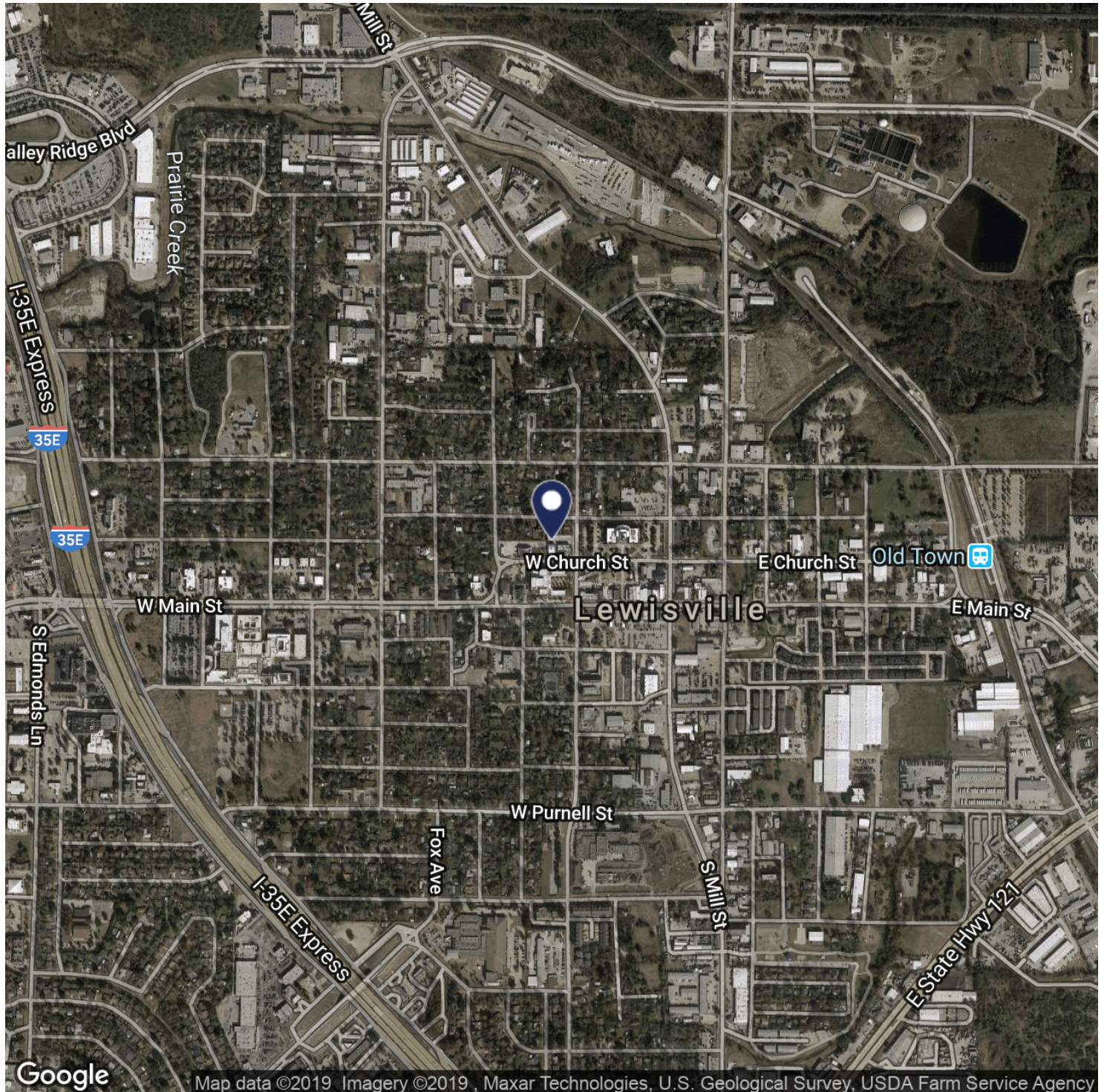
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FOR SALE

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LOCATION INFORMATION

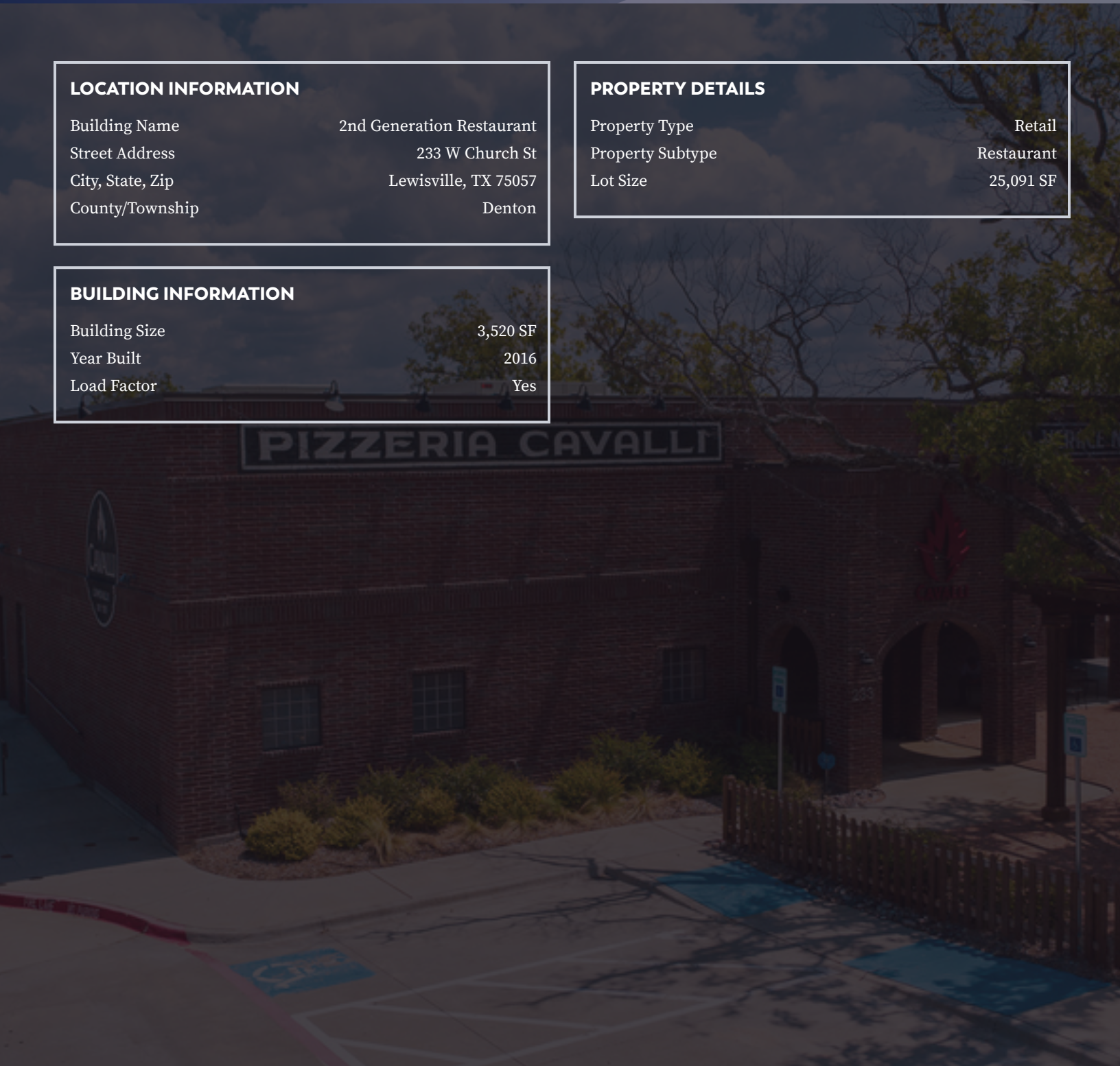
Building Name	2nd Generation Restaurant
Street Address	233 W Church St
City, State, Zip	Lewisville, TX 75057
County/Township	Denton

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Lot Size	25,091 SF

BUILDING INFORMATION

Building Size	3,520 SF
Year Built	2016
Load Factor	Yes



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