

FOR LEASE

304 S HWY 377

Roanoke, TX 76226



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PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

Building One:

- +/- 5,200 SF First Floor
- +/- 5,200 SF Second Floor

Building Two:

- +/- 3,950 SF First Floor
- Two 400 SF Patios First Floor
- +/- 3,950 SF Second Floor

PRICING:

Contact Broker



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	15,436	109,730	559,041
Est. Average HH Income	\$160,500	\$176,281	\$171,564
Traffic Counts	Hwy 114 +/- 107,320 VPD	I-35 W +/- 105,270 VPD	

- New Development Opportunity
- Premier Location off Hwy 377 & Historic Roanoke
- 20 Minutes From Gaylord Texan and Great Wolf Lodge near Grapevine Mills Mall
- 15 Minutes From Tanger Outlets, Texas Motor Speedway, and Buc-ee's
- Strong Local Ownership

SITE PLAN



1 OVERALL PROPOSED LANDSCAPE PLAN
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 1 inch = 20 feet

REQUIRED LANDSCAPING

10% OF THE TOTAL DEVELOPMENT LOT AREA SHALL BE LANDSCAPED & PERMANENTLY MAINTAINED.

LANDSCAPE REQUIRED: 45,334 SF SITE - 19,100 BLDG SF x 10% = 2,524 SF

LANDSCAPE PROVIDED = 7,911 SF

PARKING TABULATIONS:

BUILDING 1 AREA = 10,400 S.F.

BUILDING 2 AREA = 8,700 S.F. (INCLUDING OUTDOOR PATIOS)

TOTAL BUILDING AREAS = 19,100 S.F.

TOTAL PARKING SPACES REQUIRED: 19,100 S.F. / 350 S.F. = 55 SPACES

PARKING SPACES PROVIDED

PARKING SPACES PROVIDED

PARKING SPACES PROVIDED

ACCESSIBLE REQUIRED

ACCESSIBLE PROVIDED

58 SPACES ON SITE, 14 REGULAR & 4 E.V. SPACES

4 SPACES ON STREET

62 SPACES TOTAL

1 FROM 25' x 13' SPACES

3 SPACES ON SITE

"Site Plan Zoning Exhibit"

Project Name:	Liquor King
Acreage:	1.041 ACRES (45,334 S.F.)
Property Sq Ft:	6,123 Existing Restaurant
PROPOSED USE	10,400 S.F. New Liquor Store & Lounge 8,700 S.F. New Restaurant Taverna (Including Outdoor Patios)
Subdivision:	DIVISION 15. OAK STREET CORRIDOR ZONING DISTRICT ¹
Legal Description:	Reno Red's Addition, LOT 1, Block A
Property ID:	2018-306
City of Roanoke:	Denton County
Submission Date:	September 30, 2025

Liquor King

2CMB
N
C
HF-007510

3000 HILLARY LANE
ARLINGTON, TX 76010
TEL: 817-498-1422
FAX: 817-498-1424
arland@2cmdb.com

Integrated Design
BIM Solutions, LLC
1000 Cedar Elm Dr., McKinney, TX 75069

STATE OF TEXAS
AZHEM
09/29/2025

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76202

RELEASE:
No. Description Date

PROPOSED
LANDSCAPE PLAN

Project number: 2024-064
Date: 07.08.2025
Drawn by: A.A.
Checked by: A.A.

L101
Scale: As indicated

PROPOSED BUILDING ONE



1 Perspective Entry LK
A-700



2 PERSPECTIVE PARKING
A-700



3 PERSPECTIVE LOUNGE ENTRY
A-700



4 PERSPECTIVE LAMAR ST
A-700



5 3D VIEW
A-700



6 3D VIEW
A-700



7 3D VIEW
A-700



8 3D VIEW
A-700



NATURAL RED BRICK VENEER
ANTICO ELEMENTS
877-326-8426 /
support@anticoelements.com



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Liquor King
ROANOKES
EST. 2012

2CMD
N
#P-007510
C
1001 HILLTOP LANE
ROANOKES, TX 76261
P: 817-896-1200
F: 817-896-8784
ANTICO ELEMENTS INC.

CB
Engineering & Design
10000 Cedar Elm Dr., Rockwall, TX 75087
972-967-8800

STATE OF TEXAS
ATTEST
COUNTY CLERK
ROANOKES, TEXAS

NEW LIQUOR KING - ROANOKES
304 S Hwy 377
ROANOKES TX 76262

RELEASE:
No. Description Date

3D VIEWS BUILDING
'1'

Project number: 2024-054
Date: 07.08.2025
Drawn by: A.A.
Checked by: A.A.

A105
Scale

PROPOSED BUILDING TWO



1 Oak St Perspective

SCALE:



EXTERIOR ELEVATIONS/FACADE MATERIALS



NATURAL RED BRICK VENEER

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877-326-4426 /
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NATURAL RED BRICK VENEER

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877-326-4426 /
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2 3D VIEW 1

SCALE:



4 3D VIEW 2

SCALE:



3 3D VIEW 4

SCALE:



2CMd
#F-007510
1,302 HOLLAND LANE
ARLINGTON, TX 76010
P: 817-480-1400
F: 817-480-8700
ARLINGTON, TEXAS



Integrated Design
BIM Solutions, LLC
1000 Cedar Elm Dr., McKinney, TX 75069



STATE OF TEXAS
JUL 15 2025
ARLINGTON, TEXAS

NEW LIQUOR KING - ROANOKE
304 S Hwy 377
ROANOKE TX 76062

RELEASE:
No. Description Date

3D VIEWS BUILDING
2

Project number: 2024-054
Date: 07.08.2025
Drawn by: AA
Checked by: AA
A106
Scale:

9/28/2025 8:15:54 PM

AERIAL





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	John Hill	License No.	0627718	Email	john@barnethill.com	Phone	325-721-4428
Name of Designated Broker of Licensed Business Entity, if applicable	Tracy Gray	License No.	696889	Email	tgray@levelcommercial.net	Phone	817-629-0176
Name of Licensed Supervisor of Sales Agent/Associate, if applicable		License No.		Email		Phone	
Name of Sales Agent/Associate		License No.		Email		Phone	