

Prime Office Showroom - Lewisville

Flex Office / Showroom / Warehouse Space for Sale

2,118 SF



Location:

Prime Office Showroom -
Lewisville
2601 E Highway 121
Suite 112
Lewisville, Texas 75056



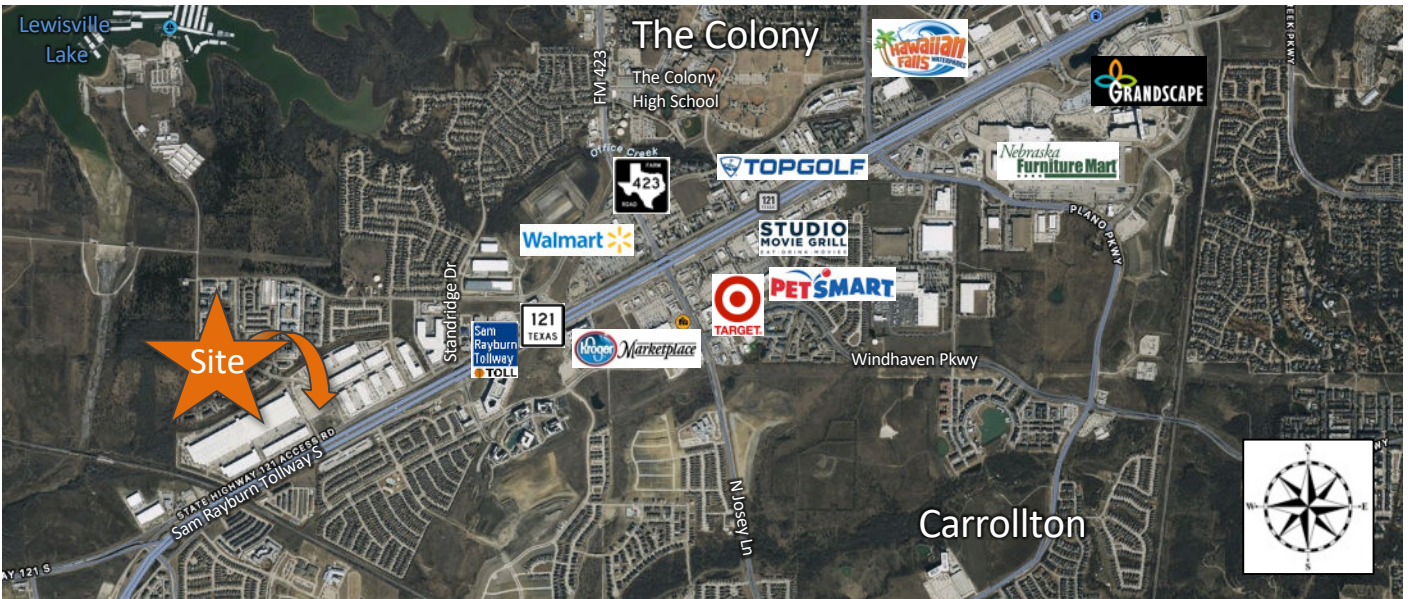
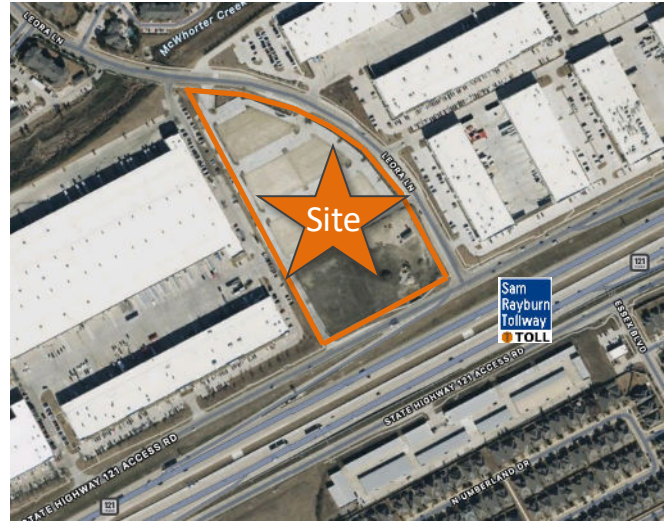
Space Available:

Fully Finished Out & Leased
Flex Office / Showroom /
Warehouse Space Available
2,118 SF
Call for Pricing

- Fully leased flex office/showroom investment opportunity
- Offers a High Clearance of 22' and Oversized Grade Level Doors
- Located in the fastest growing corridors of North Texas
- Perfectly placed on the frontage road of State Hwy 121
- Building Signage available
- Close proximity to the I-35, the Dallas North Tollway & the Sam Rayburn Tollway

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FOR MORE INFORMATION CONTACT
O: 972.292.1220 / www.LCRTEXAS.com
Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621
Martinez@LCRTexas.com / Tito@LCRTexas.com



- Centered perfectly to service to growing communities of West Frisco, The Colony, Little Elm, Carrollton & Lewisville
- Visible from the heavily travelled State Hwy 121 westbound Frontage Road
- Close proximity to numerous Restaurant & Retail Amenities including Nebraska Furniture Mart, Grandscape, Top Golf, & more

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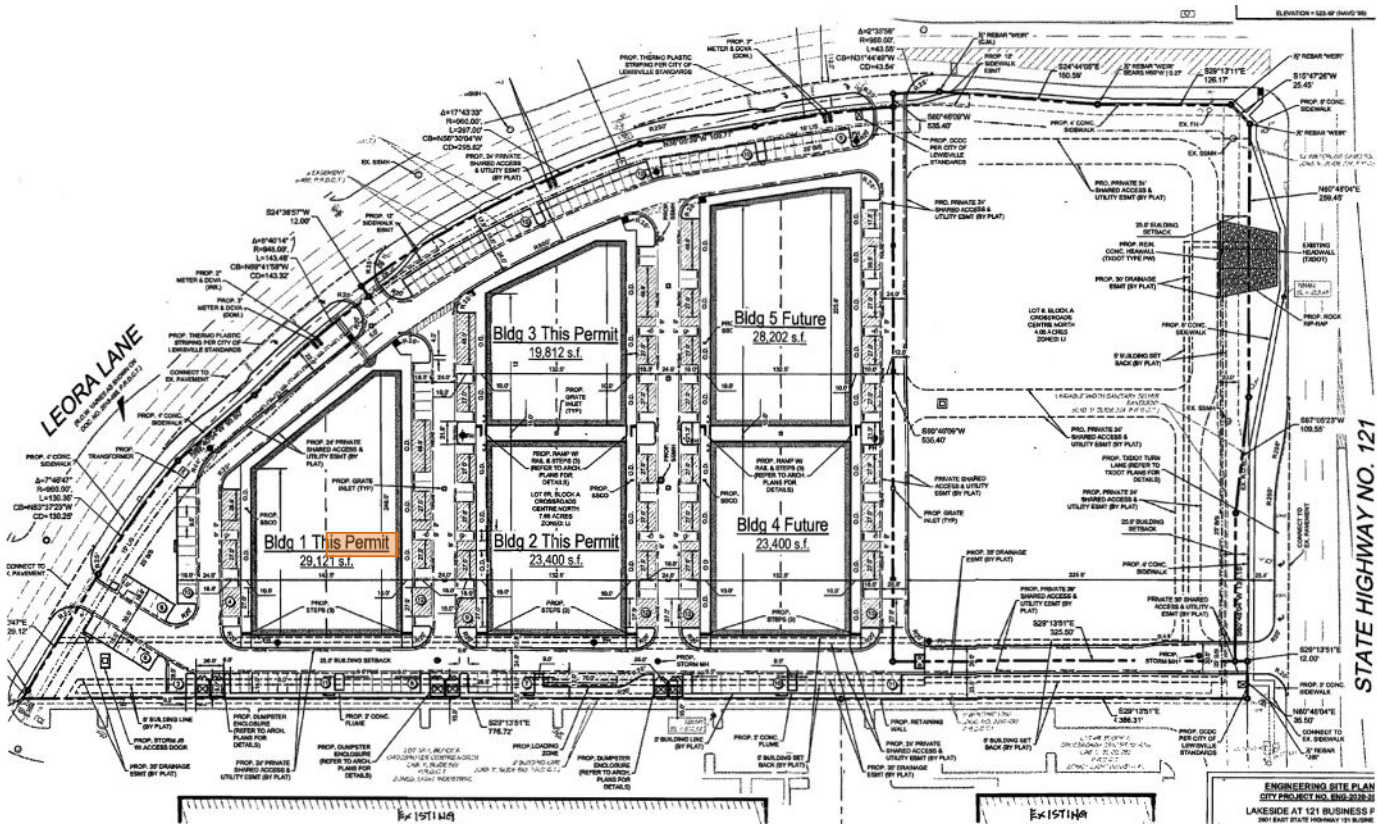
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Site Plan



Reference Site Plan



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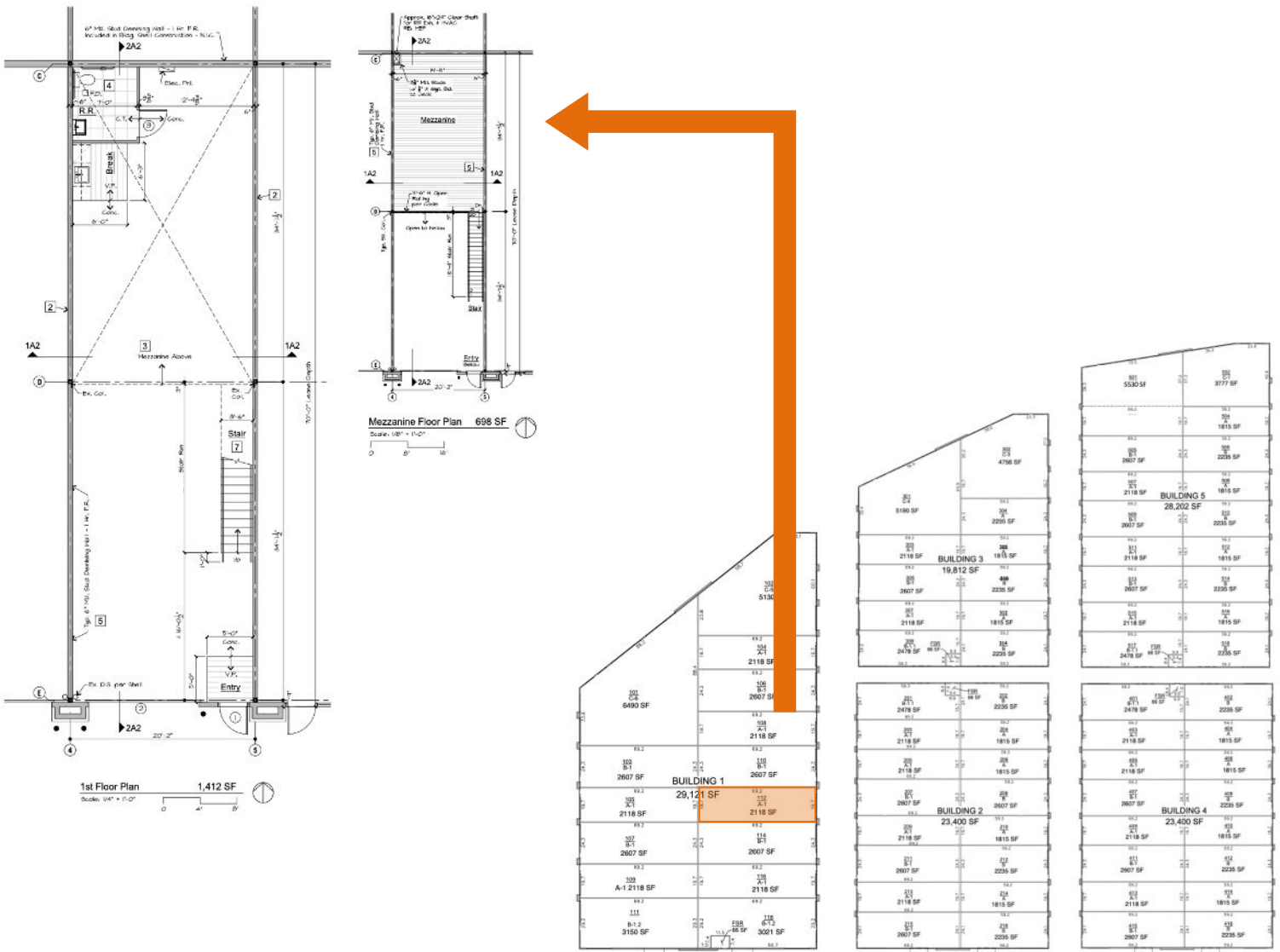
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Floor Plan



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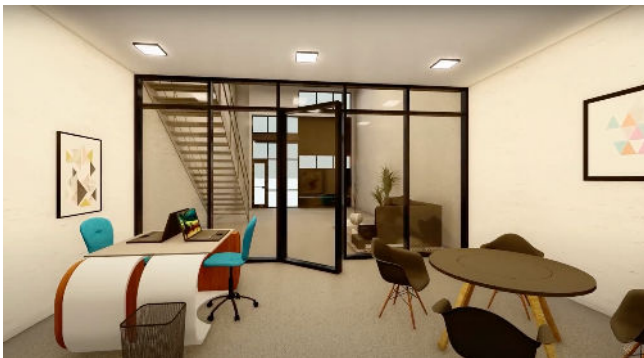
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Sample Renderings



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Aerial View



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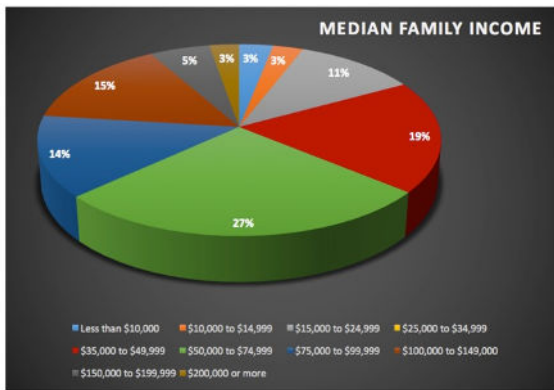
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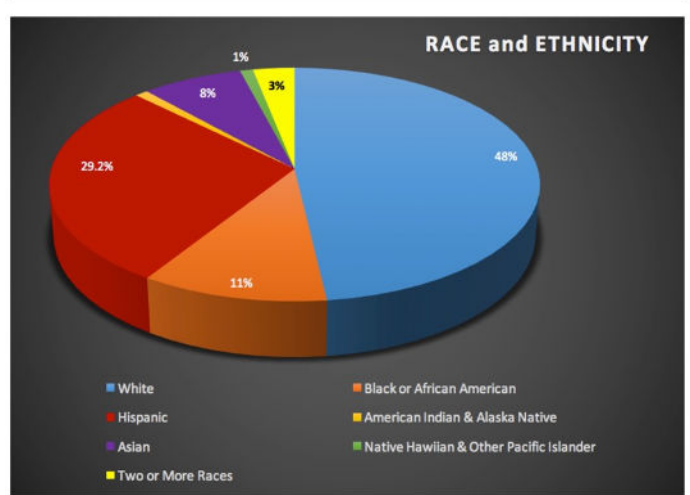
Lewisville Demographics

MEDIAN FAMILY INCOME

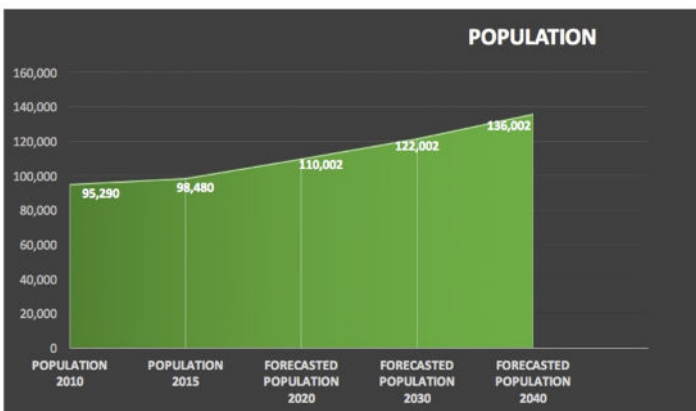


Median Household Income \$56,811
 Mean Household Income \$70,430
 Total Households 36,984

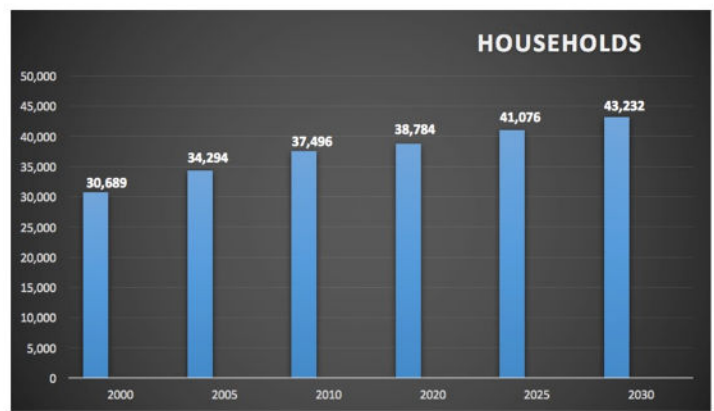
RACE AND ETHNICITY



POPULATION



HOUSEHOLDS



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