

Prime Office Showroom - Lewisville

Flex Office / Showroom / Warehouse Space for Sale / Lease 2,118 SF



Location:

Prime Office Showroom -
Lewisville
2601 E Highway 121
Suite 209
Lewisville, Texas 75056



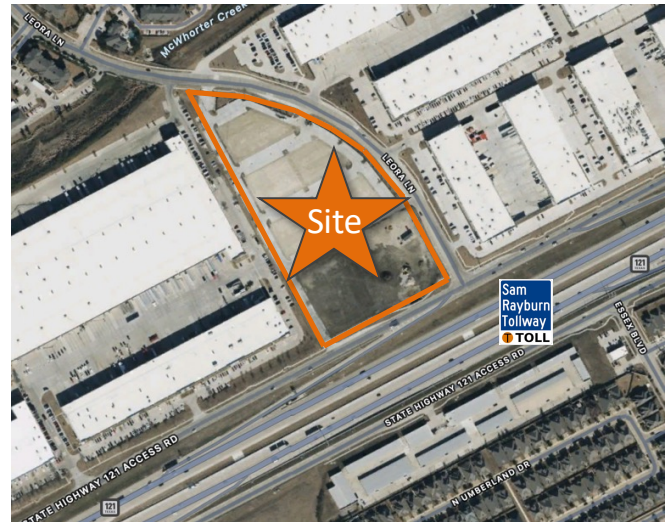
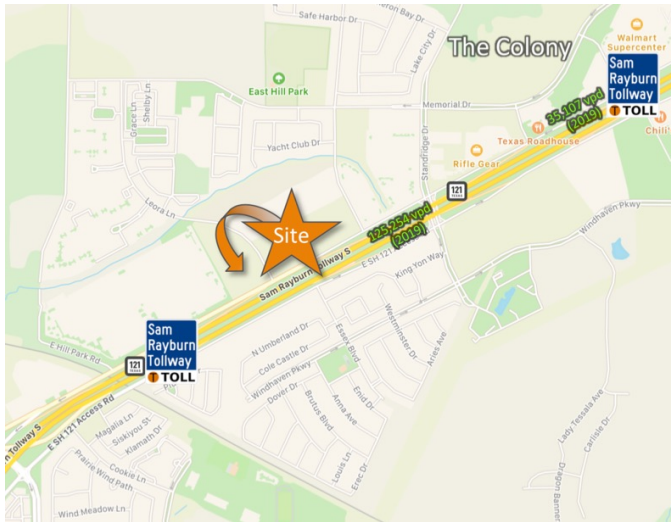
Space Available:

Fully Finished
Flex Office / Showroom /
Warehouse Space Available
2,118 SF
\$315 /SF for Sale
\$22 - \$25 for Lease

- Located in fastest growing corridors of North Texas
- Fully Finished Out Office offering Reception, Showroom / Office, Kitchenette, mezzanine, and more
- Building Signage available
- Offers a High Clearance of 22' and Oversized Grade Level Doors
- Perfectly placed on the frontage road of State Hwy 121
- Close proximity to the I-35, the Dallas North Tollway & the Sam Rayburn Tollway

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
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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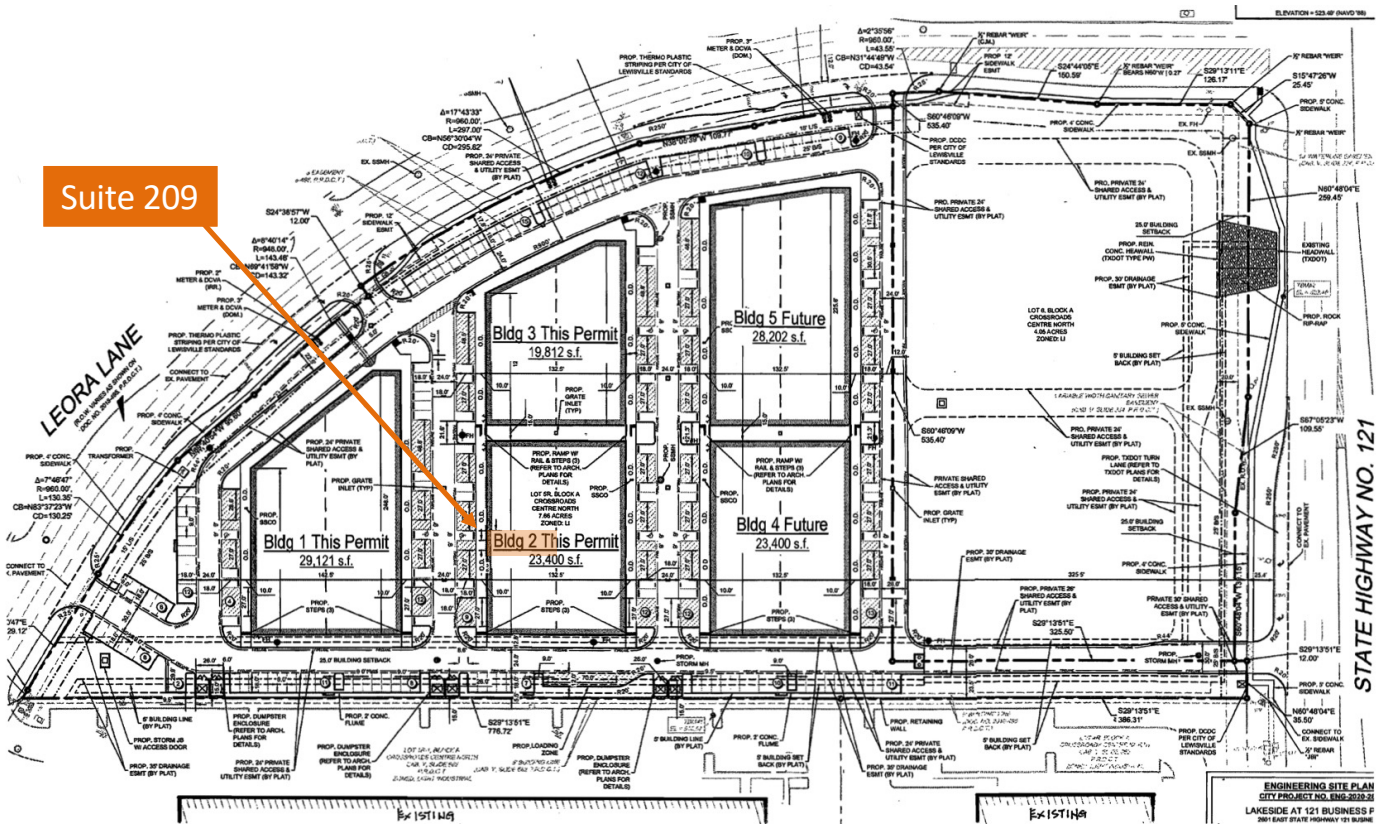
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Site Plan



Suite 209



Reference Site Plan

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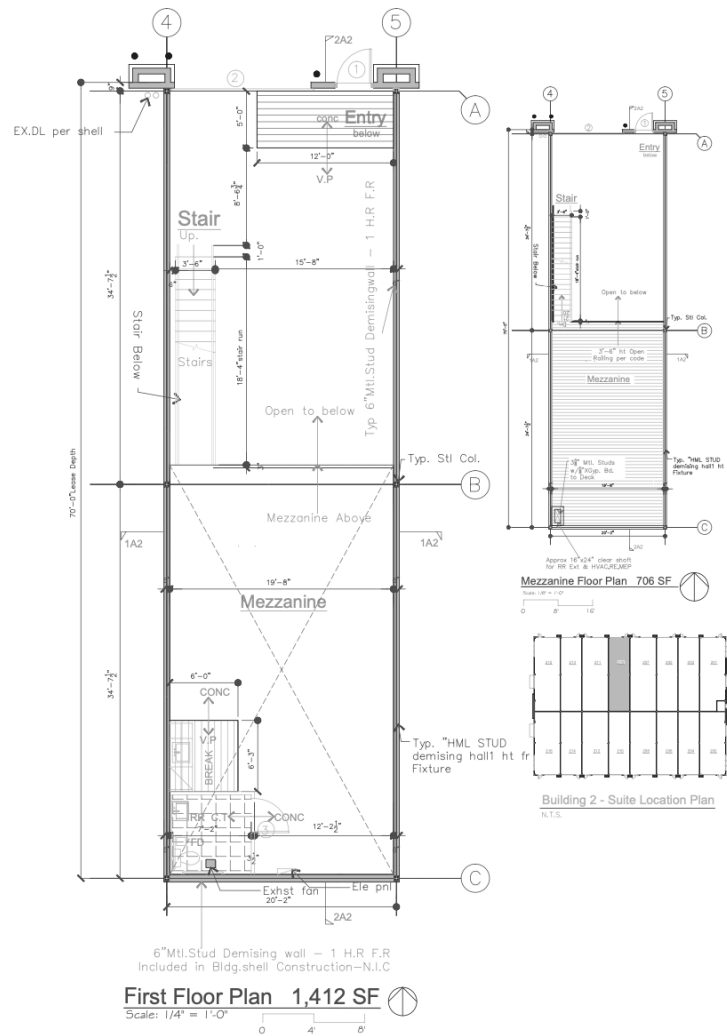
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Floor Plan



209 BUILDING 2

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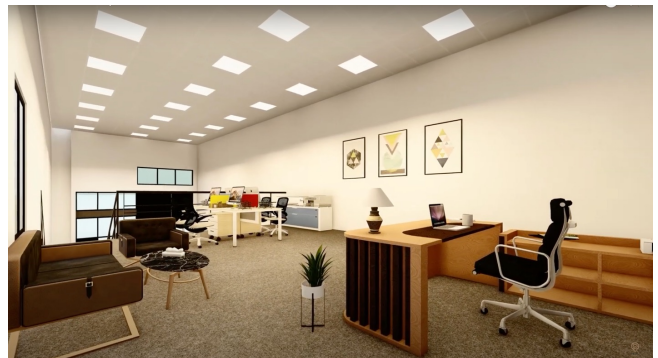
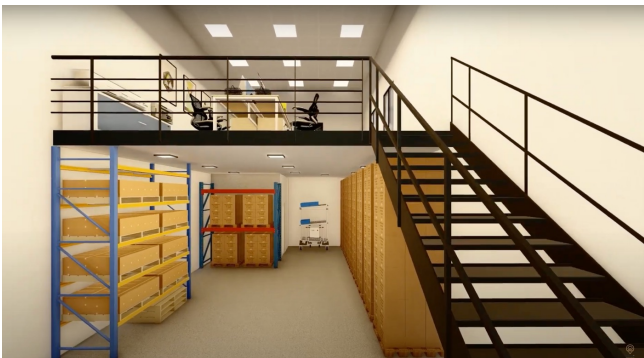
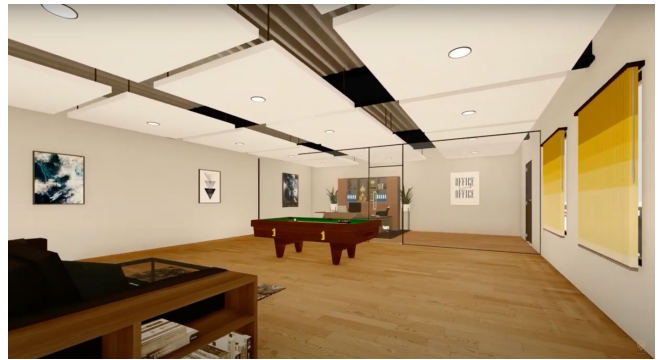
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Aerial View



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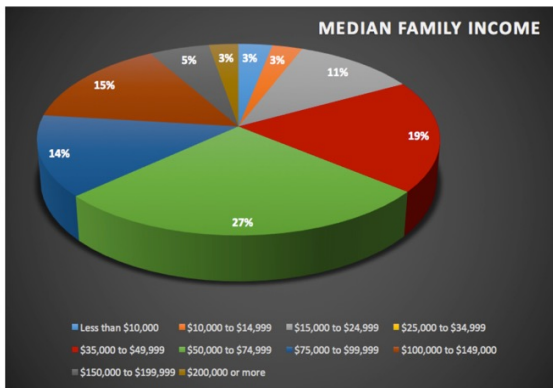
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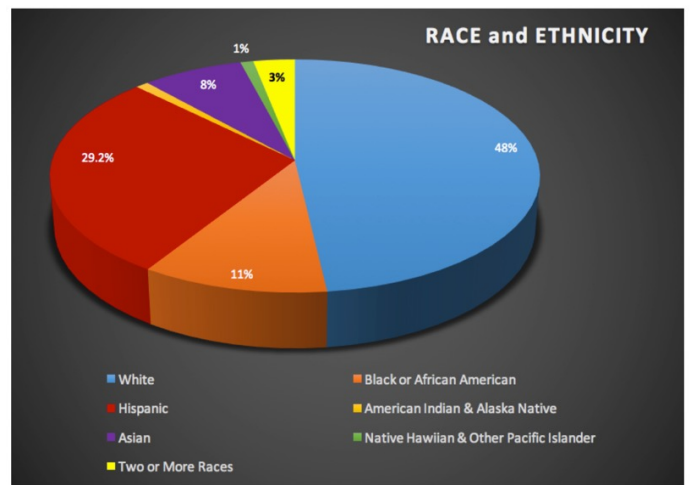
Lewisville Demographics

MEDIAN FAMILY INCOME

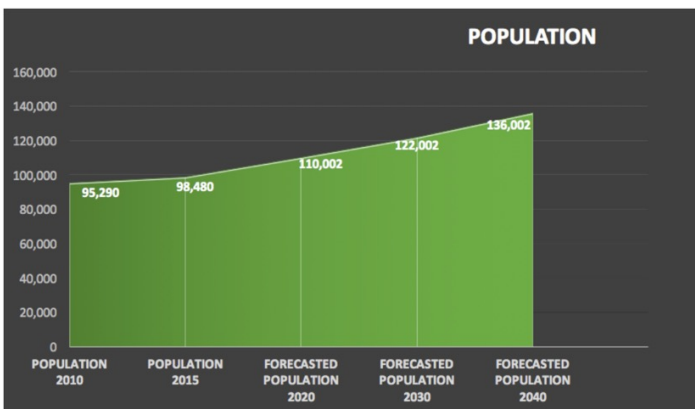


Median Household Income \$56,811
 Mean Household Income \$70,430
 Total Households 36,984

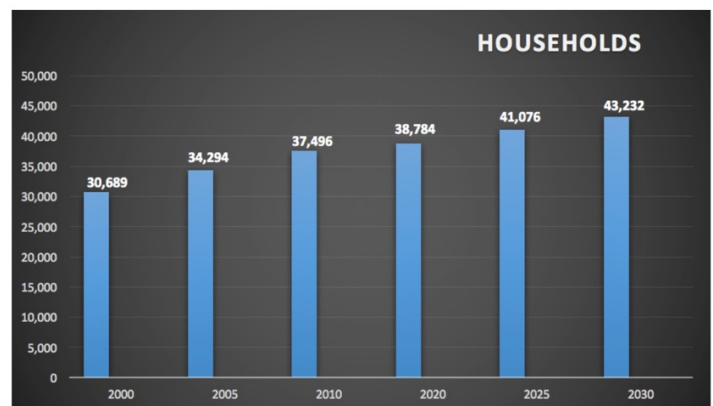
RACE AND ETHNICITY



POPULATION



HOUSEHOLDS



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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:
 - 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.

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date