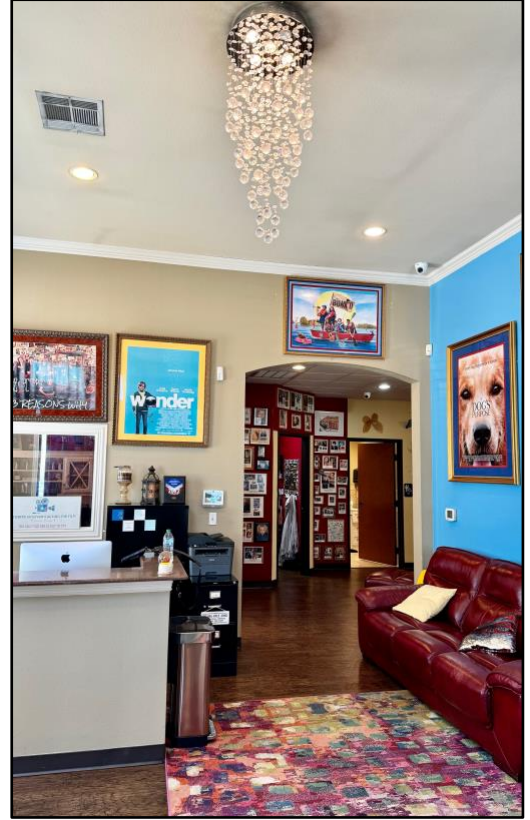




FOR SALE
2,523 SF – Office Condo
118 Lynn Avenue, Units 204 and 206
Lewisville, TX



Investment Highlights | \$820,950 Sales Price

METRO AREA: Dallas-Fort Worth

LOCATION: Located in Lewisville, Texas, off Main Street and east of Medical City Hospital of Lewisville. Easy access to I-35E, Valley Ridge Blvd., and Mill Street. There is a variety of retail and restaurant offerings in the nearby Historic Old Town Lewisville area. This building is part of a condo development with other professional office and medical office tenants.

CONDO UNIT SIZE: 2,523 SF - 2nd generation office space

YEAR BUILT: 2006

OCCUPANCY: Owner/Occupant Opportunity for medical or office user.

AVAILABILITY: Do not disturb. Call Broker for tours. Available December 2024.

FOR INFORMATION:

Diana Pergande | Phyllis Garcia
972.899.1851 | Diana@BridgeRealtyTexas.com | Phyllis@BridgeRealtyTexas.com
www.BridgeRealtyTexas.com
400 Parker Square, Suite 270H | Flower Mound, TX 75028

This information is believed to be accurate, but no representation or warranty, express or implied, as to its accuracy or completeness is made by any party. The presentation of this property is submitted subject to errors, omissions, change of price or prior sale or lease, or withdrawal without notice.

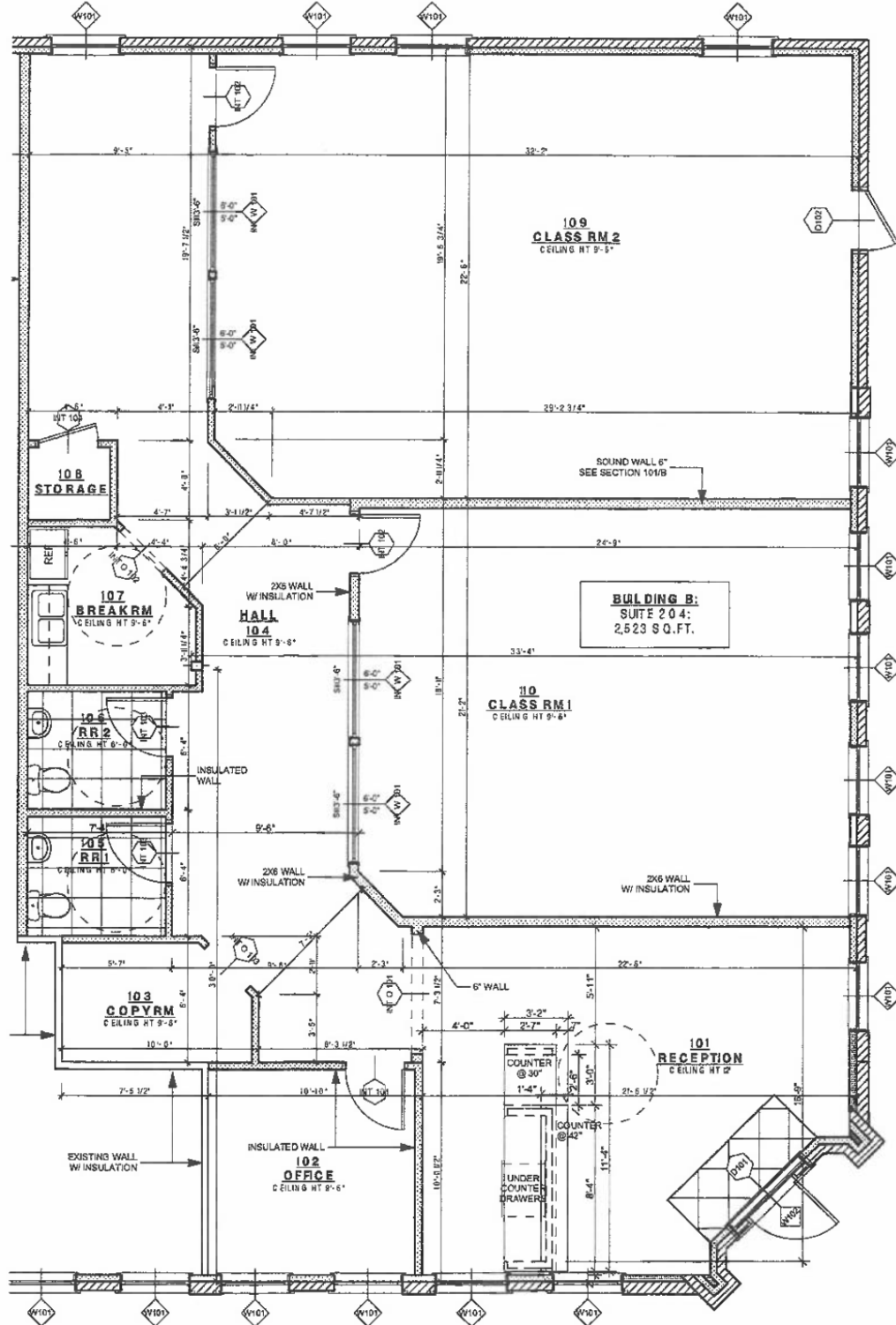


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FLOOR PLAN

2,523 SF – Office Condo

118 Lynn Avenue, Units 204 and 206
Lewisville, TX

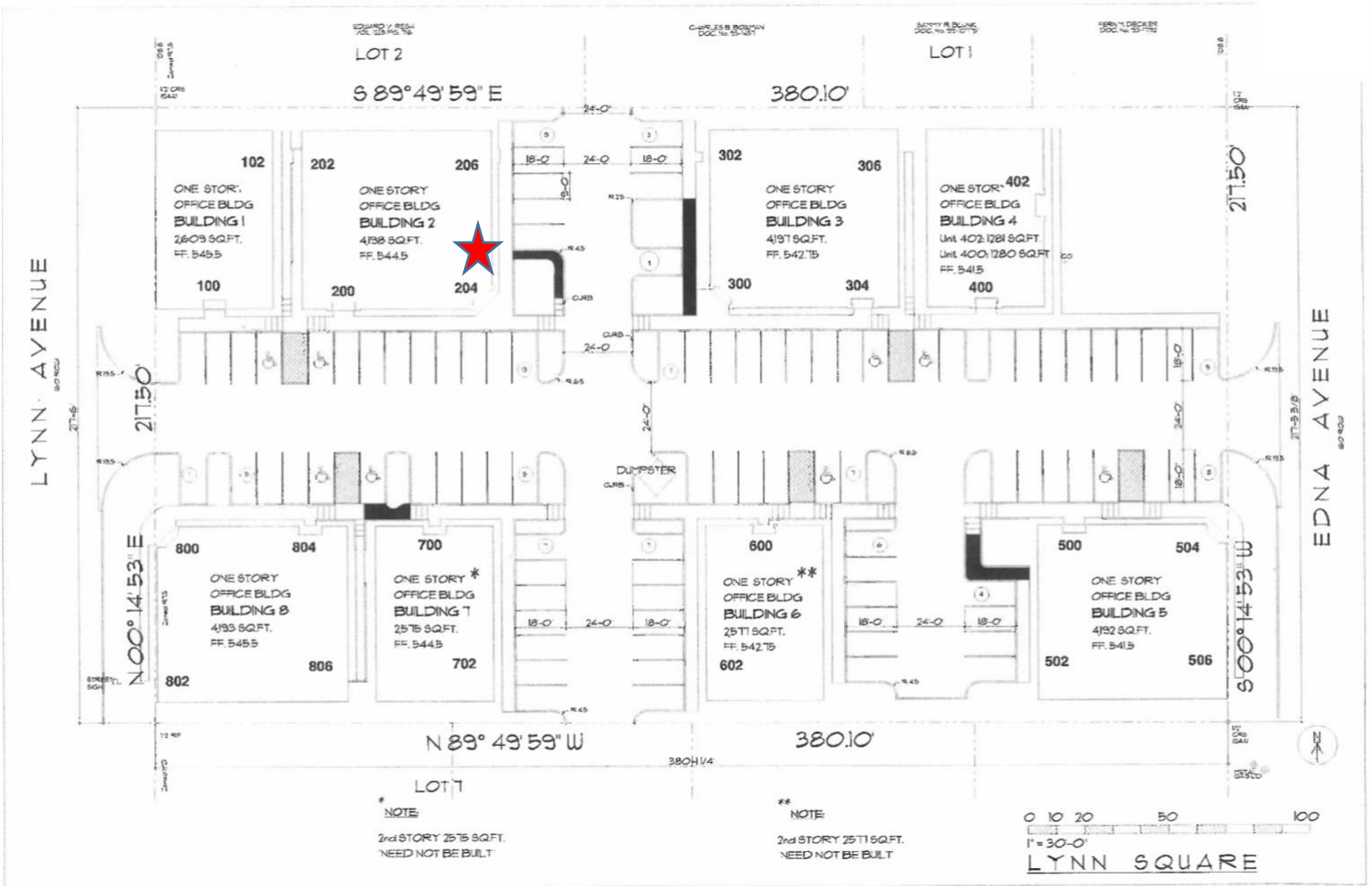




SITE PLAN

2,523 SF – Office Condo

118 Lynn Avenue, Units 204 and 206 Lewisville, TX





PHOTOS

2,523 SF – Office Condo

118 Lynn Avenue, Units 204 and 206
Lewisville, TX



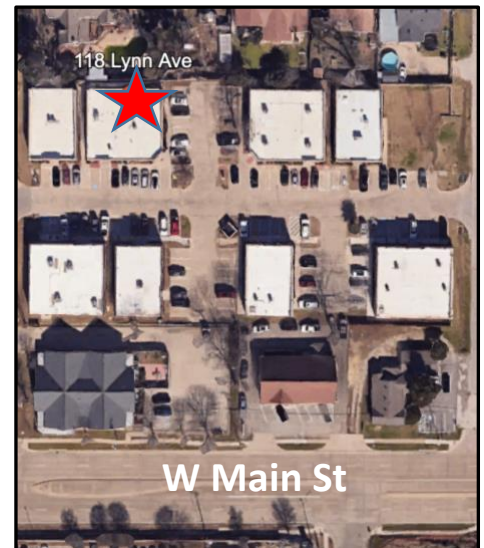
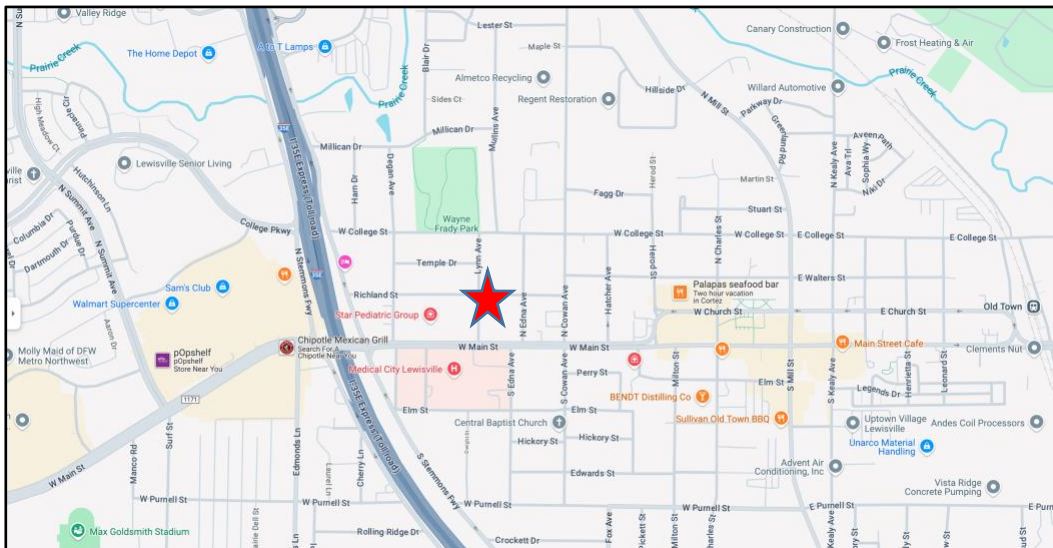
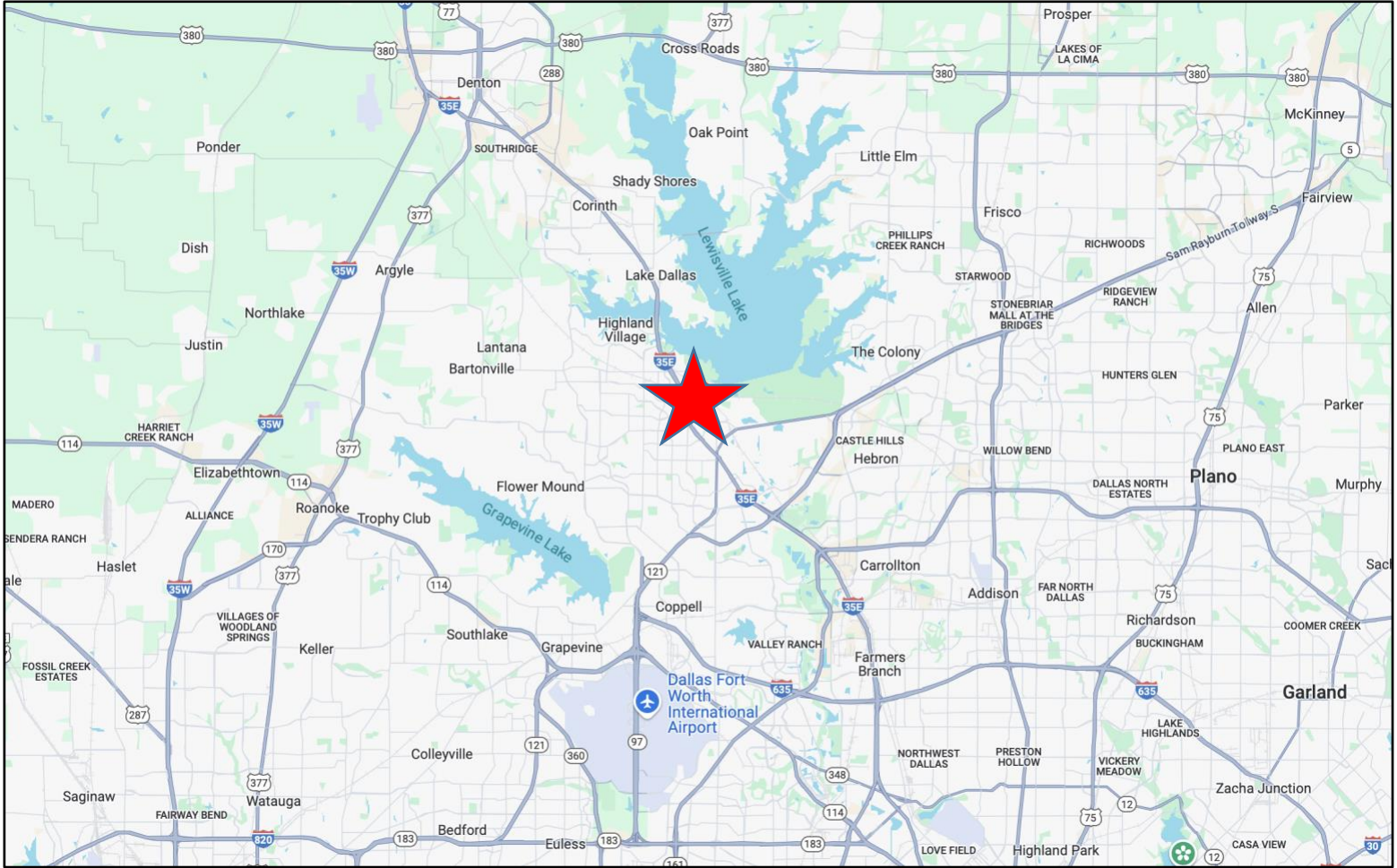


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MAPS

2,523 SF – Office Condo

118 Lynn Avenue, Units 204 and 206
Lewisville, TX





DEMOGRAPHICS*

2,523 SF – Office Condo

118 Lynn Avenue, Units 204 and 206
Lewisville, TX

Population

	2 mile	5 mile	10 mile
2020 Population	47,386	194,028	695,629
2024 Population	52,318	208,367	746,436
2029 Population Projection	62,958	247,849	865,079
Annual Growth 2020-2024	2.6%	1.8%	1.8%
Annual Growth 2024-2029	4.1%	3.8%	3.2%
Median Age	36.1	38.5	38.9
Bachelor's Degree or Higher	25%	42%	47%

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$84,925	\$116,570	\$127,058
Median Household Income	\$71,294	\$92,488	\$99,599
< \$25,000	2,232	6,236	22,044
\$25,000 - 50,000	3,937	11,858	38,467
\$50,000 - 75,000	3,510	13,094	43,581
\$75,000 - 100,000	2,934	10,865	37,074
\$100,000 - 125,000	2,404	9,688	32,427
\$125,000 - 150,000	1,301	6,780	25,623
\$150,000 - 200,000	1,364	8,861	33,843
\$200,000+	713	10,195	48,086

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Main St	Ray Dunning Blvd W	22,914	2022	0.13 mi
W College St	Degan Ave W	971	2022	0.18 mi
S Cowan Ave	Perry Ave N	2,962	2022	0.20 mi
W Main St	Degan Ave E	20,579	2018	0.21 mi
W Richland St	Degan Ave E	1,247	2022	0.22 mi
W College St	N Cowan Ave W	1,560	2022	0.23 mi
S Stemmons Fwy	Elm St SE	13,600	2022	0.28 mi
W College St	Harn Dr E	878	2022	0.30 mi
West College Street	Harn Dr E	630	2020	0.30 mi
Dwight Street	-	71	2022	0.31 mi

*Demographic Data sourced from 2024 CoStar.

