

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.

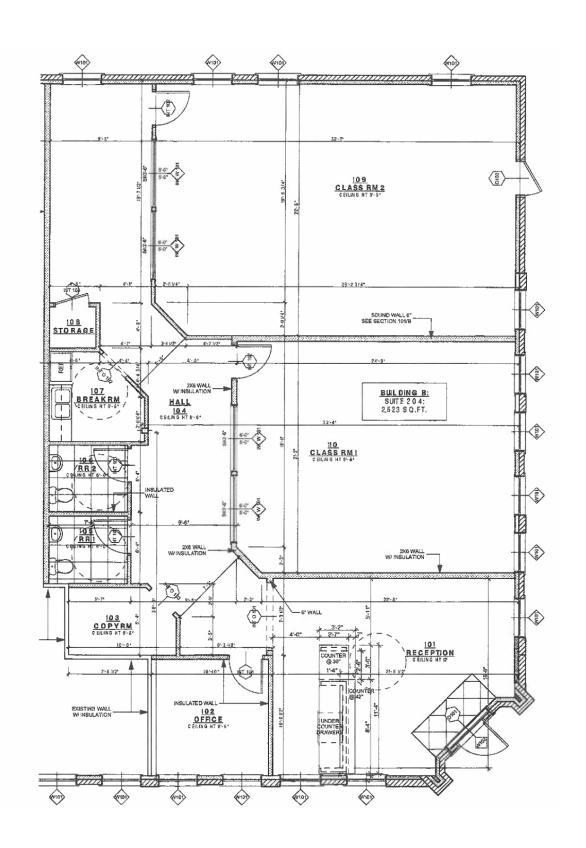
FOR INFORMATION:

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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







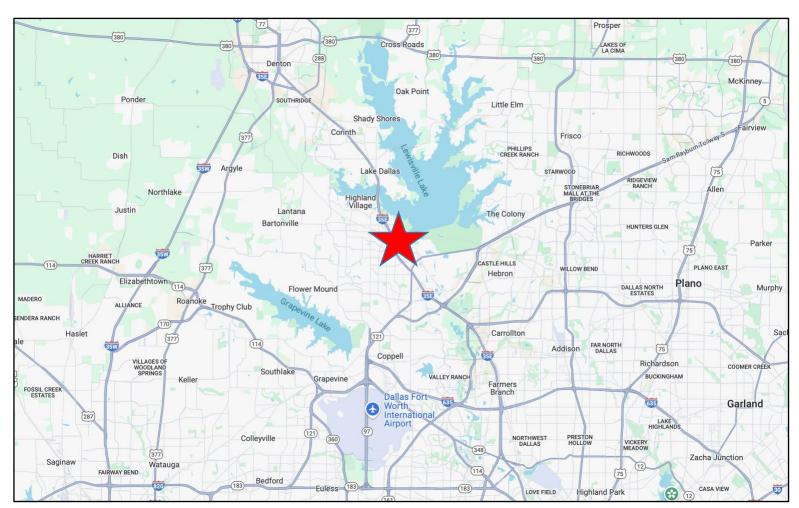








MAPS 2,523 SF – Office Condo 118 Lynn Avenue, Units 204 and 206 Lewisville, TX









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.



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

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Bu	ıyer/Tenant/Seller/Landlo	ord Initials	Date	
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