

# PRIME FLEX SPACE FOR LEASE & SALE

2601 State Highway 121, Lewisville, TX, 75056



**William Carr**

**DIR:** (214) 692-2152 | **MOB:** (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

**Prime Flex Space  
For Lease & Sale**

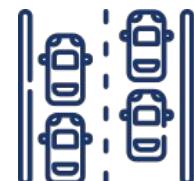
**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

**2601 STATE HIGHWAY 121**  
Lewisville, TX, 75056



## AVAILABILITY

**Unit 307: ±2,118 SF  
(FOR LEASE & SALE)**



**±136,038 VPD (TX-121)**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

## William Carr

**DIR:** (214) 692-2152 | **MOB:** (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

## PROJECT SCOPE

- High end mixed use flex space for lease & sale
- Brand New Construction
- Centrally located right off of TX-121 / Sam Rayburn Tollway
- Advantageous zoning fit to support many different business types
- Both units are move-in ready and offer mezzanine space, new HVAC units & privatized bathroom space
- Zoning: LI (Light Industrial)
  - [Permitted Use Chart](#)

## DEMOGRAPHICS

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	17,862	88,810	232,603
Current Year Estimate	13,331	79,048	212,844
2020 Census	9,353	75,050	202,248
Growth Current Year-Five-Year	33.99%	12.35%	9.28%
Growth 2020-Current Year	42.54%	5.33%	5.24%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,859	37,770	100,156
Current Year Estimate	6,464	32,477	89,517
2020 Census	3,742	27,743	78,438
Growth Current Year-Five-Year	37.05%	16.30%	11.88%
Growth 2020-Current Year	72.76%	17.07%	14.13%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$145,063	\$161,007	\$157,821

Prime Flex Space  
For Lease & Sale

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

2601 STATE HIGHWAY 121  
Lewisville, TX, 75056



**William Carr**

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

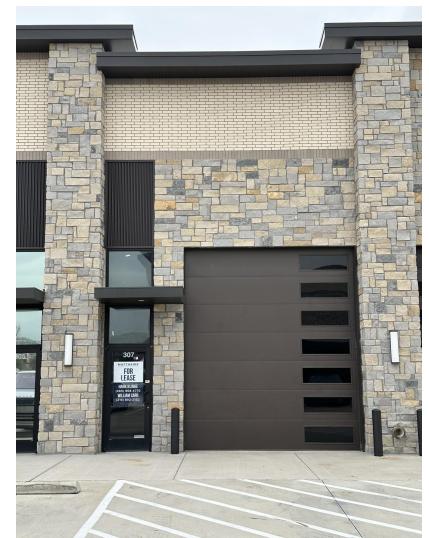
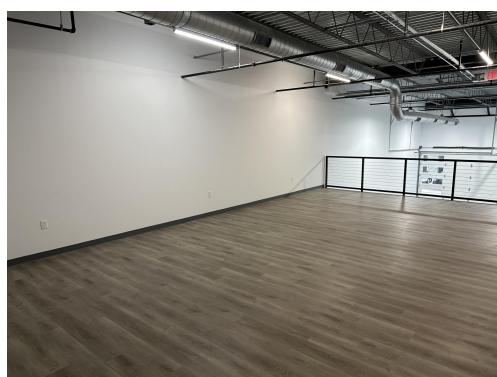
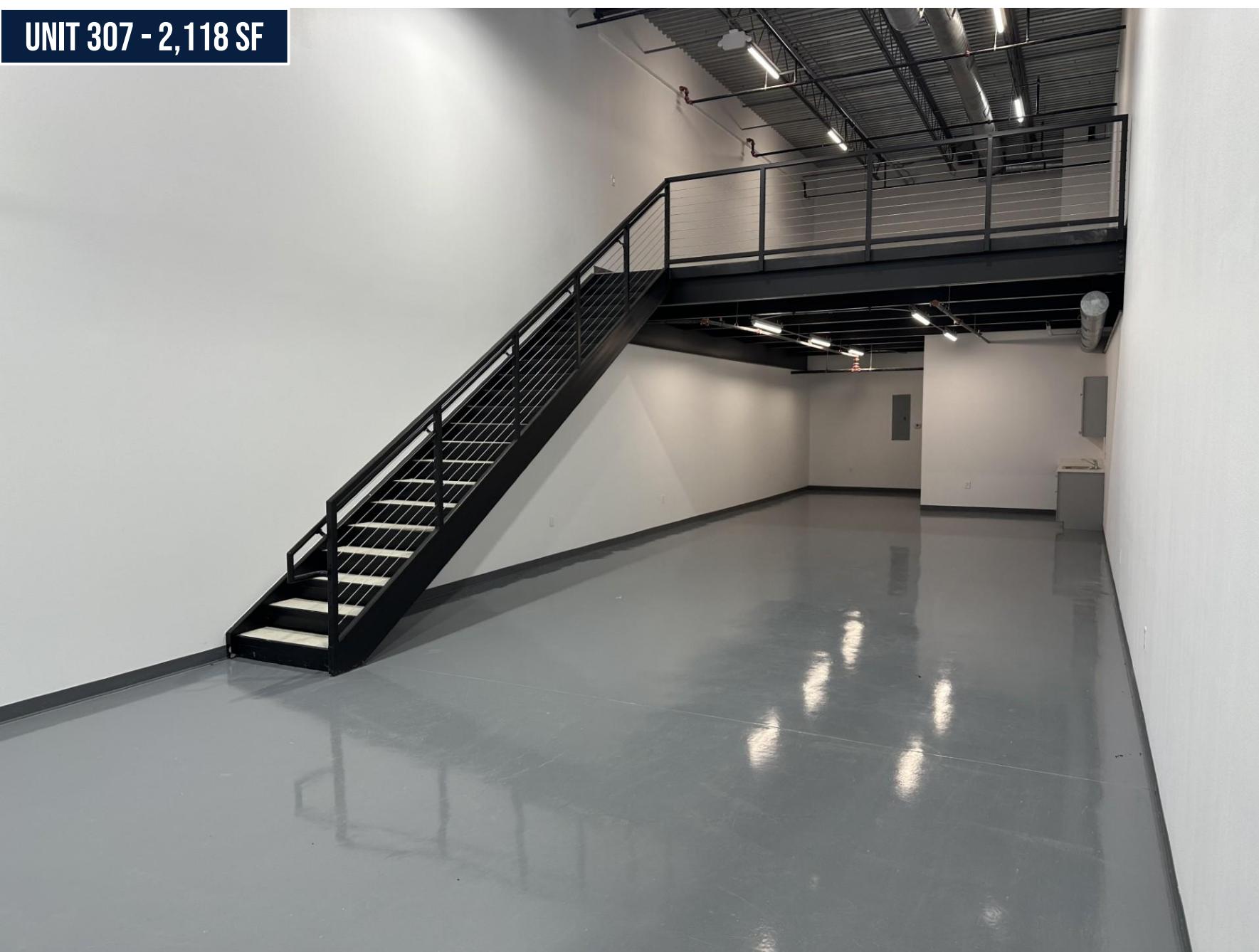
**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

**Prime Flex Space  
For Lease & Sale**

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

**2601 STATE HIGHWAY 121**  
Lewisville, TX, 75056

**UNIT 307 - 2,118 SF**



**William Carr**

**DIR:** (214) 692-2152 | **MOB:** (404) 277-9037  
License No. 706457 (TX)  
[william.carr@matthews.com](mailto:william.carr@matthews.com)

**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

## **Prime Flex Space For Lease & Sale**

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES

# 2601 STATE HIGHWAY 121

Lewisville, TX, 75056



## William Carr

**DIR:** (214) 692-2152 | **MOB:** (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES



### 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.



11-2-2015

#### 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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0