



PHASE I: FOR LEASE  
PHASE II: FOR LEASE & SALE

| +/- 1815—2,607 SF  
| +/- 3,375—9,151 SF

## 2601 E. HWY 121, Lewisville, TX

**Lease Price:** \$22—\$24 / SF  
**Sale Price:** \$285—\$295 / SF

**Available:** See Availability

### Overview:

- Direct frontage on State Highway 121 ensures maximum exposure and easy access
- Minutes from I-35, Sam Rayburn Tollway, and Dallas North Tollway
- Serves key markets including Lewisville, Carrollton, The Colony, Plano, and Frisco
- Perfect for flex offices, showrooms, or warehouse setups. Infrastructure in place to support a wide range of commercial operations.



**1,815—9,151 SF**  
Square Feet



**Hwy 121**  
Frontage



**Flex**  
Type



**Retail / Office / Warehouse**  
Proposed Use

### CONTACT:

#### JOHN TURNER

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#### CHRISTIAN SCOFIELD

940.391.8115

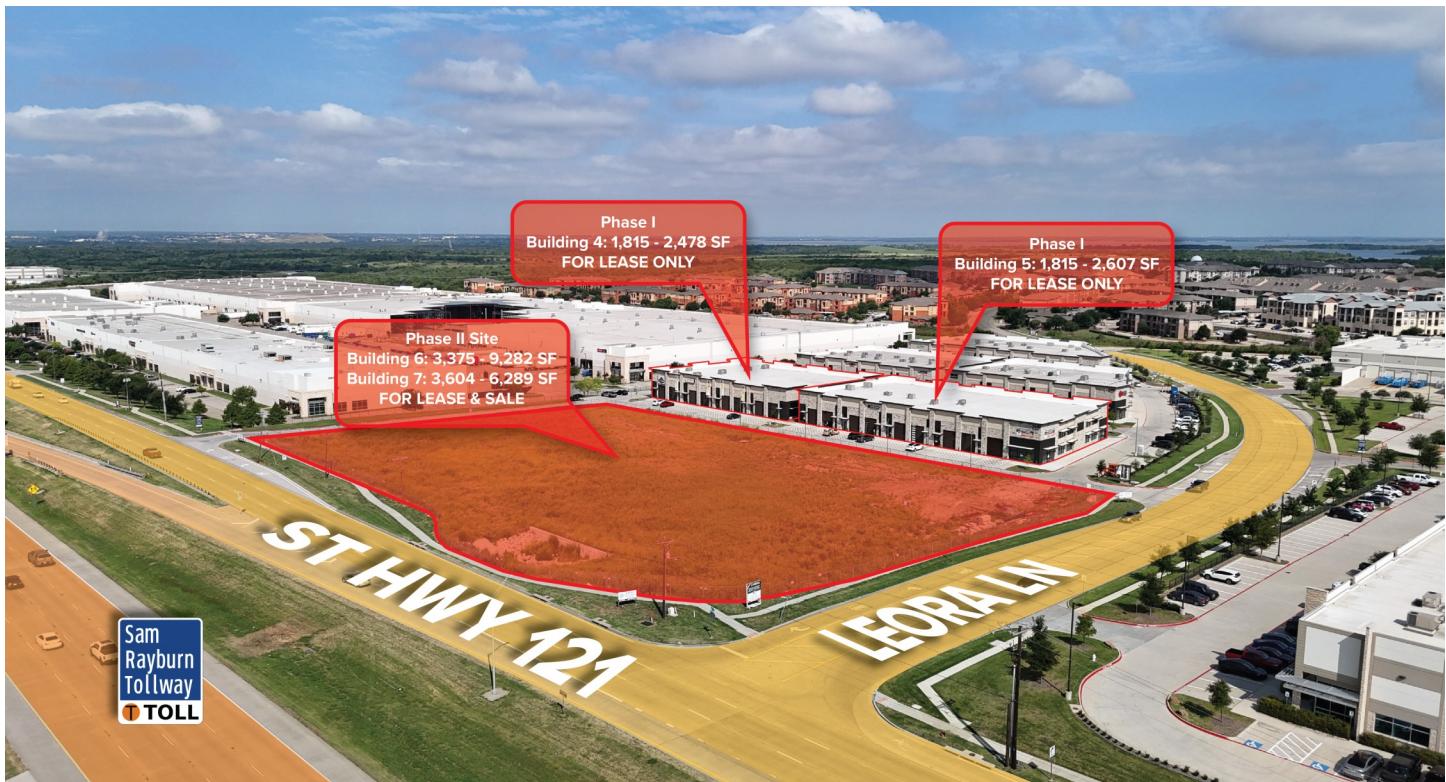
Christian@sbpcommercial.com

1400 Dallas Drive, Denton, TX | sbpcommercial.com | 940.320.1200



# SITE

2601 E. HWY 121 | Lewisville, TX



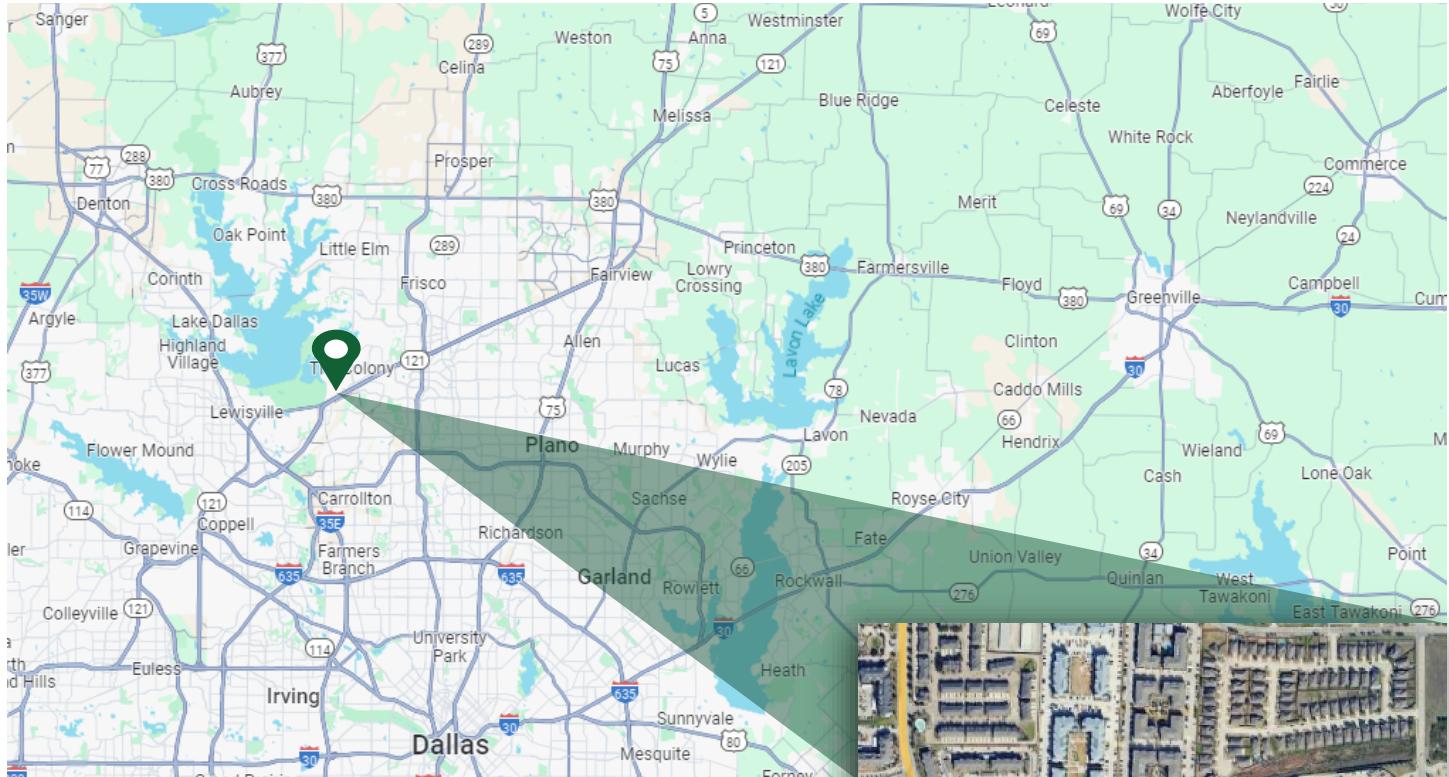
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# MAPS

2601 E. HWY 121 | Lewisville, TX



## DRIVE TIME (To city center)

Sam Rayburn Tollway	Direct Access
Business 121	2 Minutes
I-35 E	6 Minutes
Lewisville	7 Minutes
Pres. George Bush Turnpike	8 Minutes
Dallas N Tollway	8 Minutes
Frisco	12 Minutes
DFW Airport	12 Minutes
Plano	22 Minutes
Denton	24 Minutes



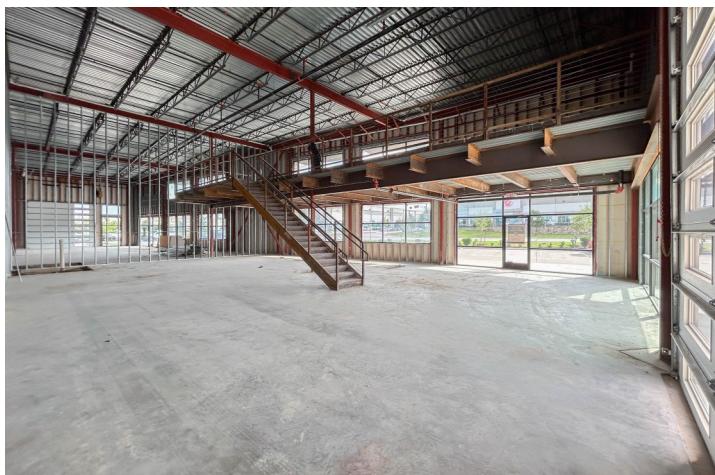
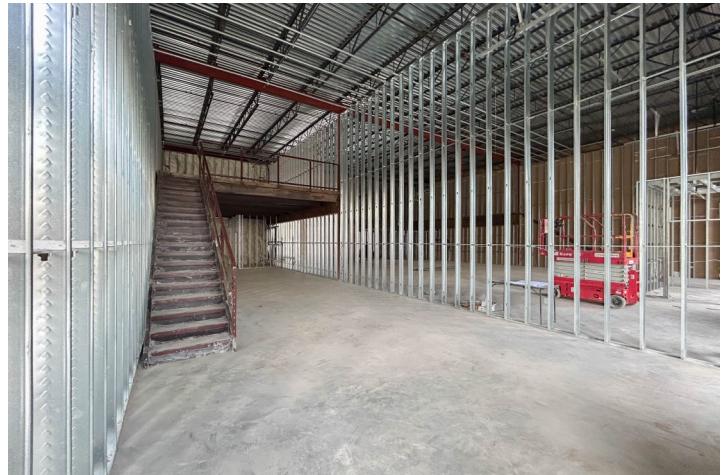
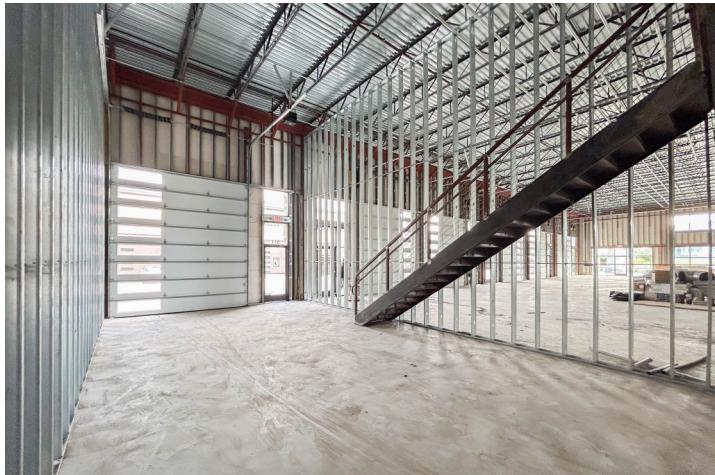
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# PHOTOS

(Shell)



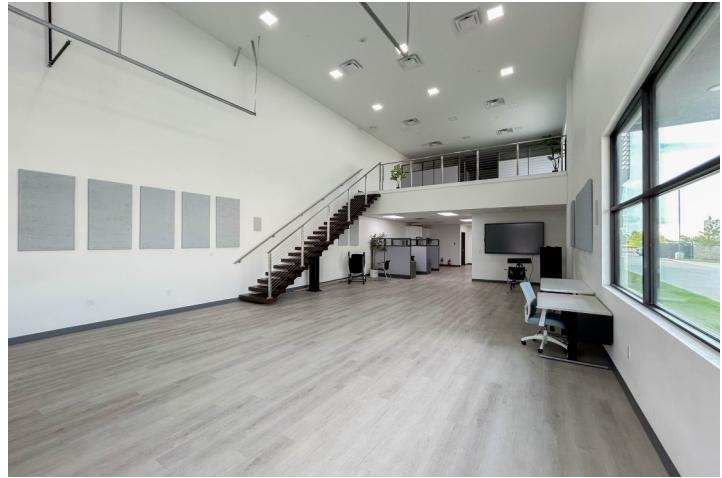
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# PHOTOS

(Finish-Out)



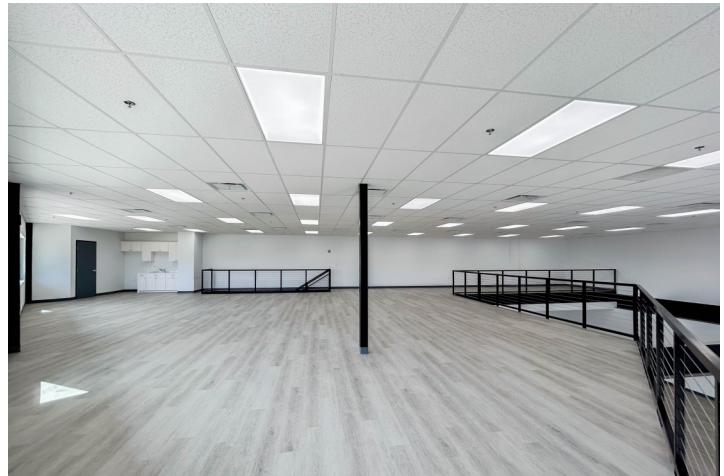
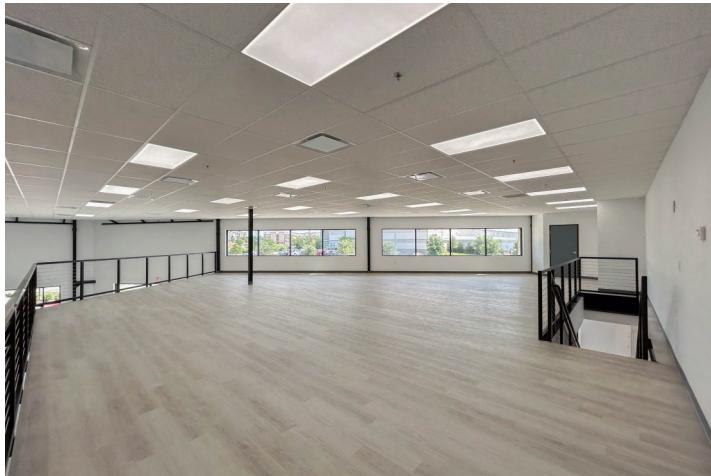
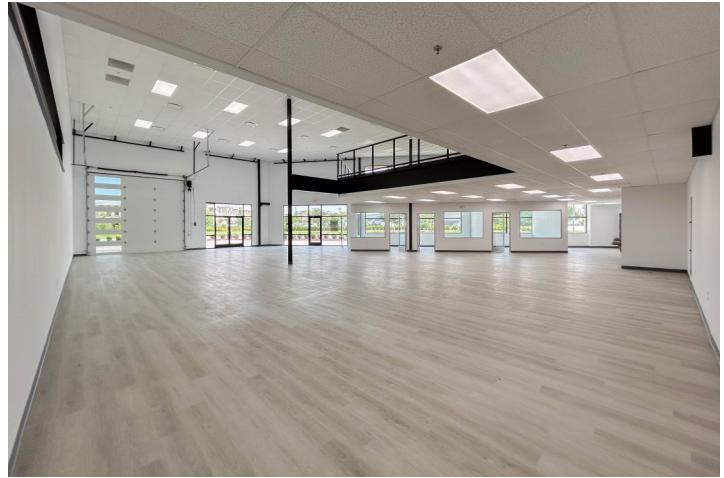
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(Finish-Out)



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# AVAILABILITY



## Phase I: Building 4 & Building 5

### BUILDING 4

Unit	Square Feet	Status	Price/SF	NNN
401	2,478 SF	Lease	\$22	\$5
402	2,235 SF	Lease	\$22	\$5
403	2,118 SF	Lease	\$22	\$5
404	1,815 SF	Lease	\$22	\$5

### BUILDING 5

Unit	Square Feet	Status	Price/SF	NNN
504, 516	1,815 SF	Lease	\$24	\$5
505, 509	2,607 SF	Lease	\$24	\$5
506	2,235 SF	Lease	\$24	\$5
507, 511	2,118 SF	Lease	\$24	\$5

### BUILDING 4



### BUILDING 5



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# AVAILABILITY



## Phase II: Building 6

### BUILDING 6

Unit	Square Feet	Status	Price/SF Sale	Price/SF Lease	NNN
601	6923 SF	Sale/Lease	\$295	\$28	\$5
602	9282 SF	Sale/Lease	\$295	\$28	\$5
603	3957 SF	Sale/Lease	\$295	\$28	\$5
604	3375 SF	Sale/Lease	\$295	\$28	\$5
605	3967 SF	Sale/Lease	\$295	\$28	\$5
606	3375 SF	Sale/Lease	\$295	\$28	\$5
607	3967 SF	Sale/Lease	\$295	\$28	\$5
608	9151 SF	Sale/Lease	\$295	\$28	\$5
609	3697 SF	Sale/Lease	\$295	\$28	\$5
611	6953 SF	Sale/Lease	\$295	\$28	\$5



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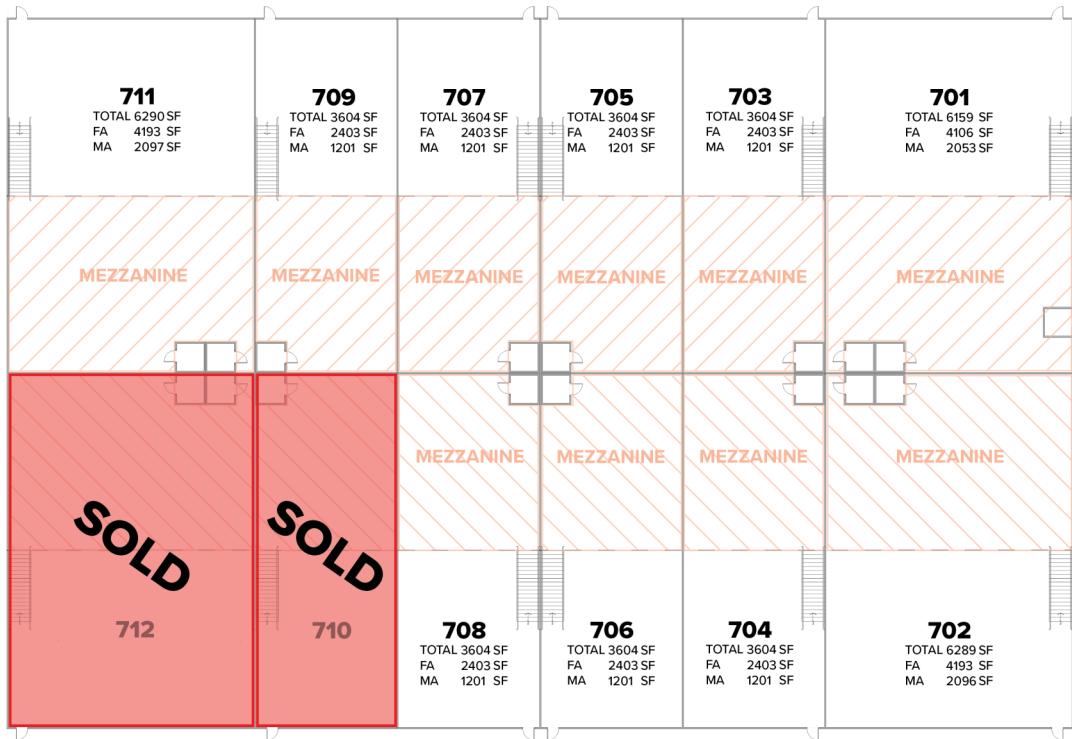
# AVAILABILITY



## Phase II: Building 7

### BUILDING 7

Unit	Square Feet	Status	Price/SF Sale	Price/SF Lease	NNN
701	6159 SF	Sale/Lease	\$285	\$27	\$5
702	6289 SF	Sale/Lease	\$285	\$27	\$5
703	3604 SF	Sale/Lease	\$285	\$27	\$5
704	3604 SF	Sale/Lease	\$285	\$27	\$5
705	3604 SF	Sale/Lease	\$285	\$27	\$5
706	3604 SF	Sale/Lease	\$285	\$27	\$5
707	3604 SF	Sale/Lease	\$285	\$27	\$5
708	3604 SF	Sale/Lease	\$285	\$27	\$5
709	3604 SF	Sale/Lease	\$285	\$27	\$5
710	3604 SF	Lease	SOLD	\$27	\$5
711	6289 SF	Sale/Lease	\$285	\$27	\$5
712	6289 SF	Lease	SOLD	\$27	\$5



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## 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.*

### 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.

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Buyer/Tenant/Seller/Landlord Initials

Date