



FOR SALE – NEW TO MARKET
2,800 SF – OWNER/OCCUPANT
OPPORTUNITY
2368 S Uecker Ln, Lewisville, TX



Investment Highlights | See Broker for Pricing

METRO AREA: Dallas-Fort Worth

LOCATION: Located in Lewisville, Texas in the Mira Vista professional office park off FM 3040 (East Round Grove Road) between Business Highway 121 and Rockbrook Drive. The location has easy access to I-35 E, Sam Rayburn Tollway and nearby retail and restaurant offerings.

BUILDING SIZE: 2,800 SF - 2nd generation office space with 14 dedicated parking spaces

LOT SIZE: 0.33 Acres

YEAR BUILT: 2019

ZONING: Local Commercial

OCCUPANCY: **50% Leased** - Owner/Occupant opportunity to occupy 1,400 RSF

AVAILABILITY: Immediate – Call for tours

FOR INFORMATION:

Diana Pergande | Phyllis Garcia

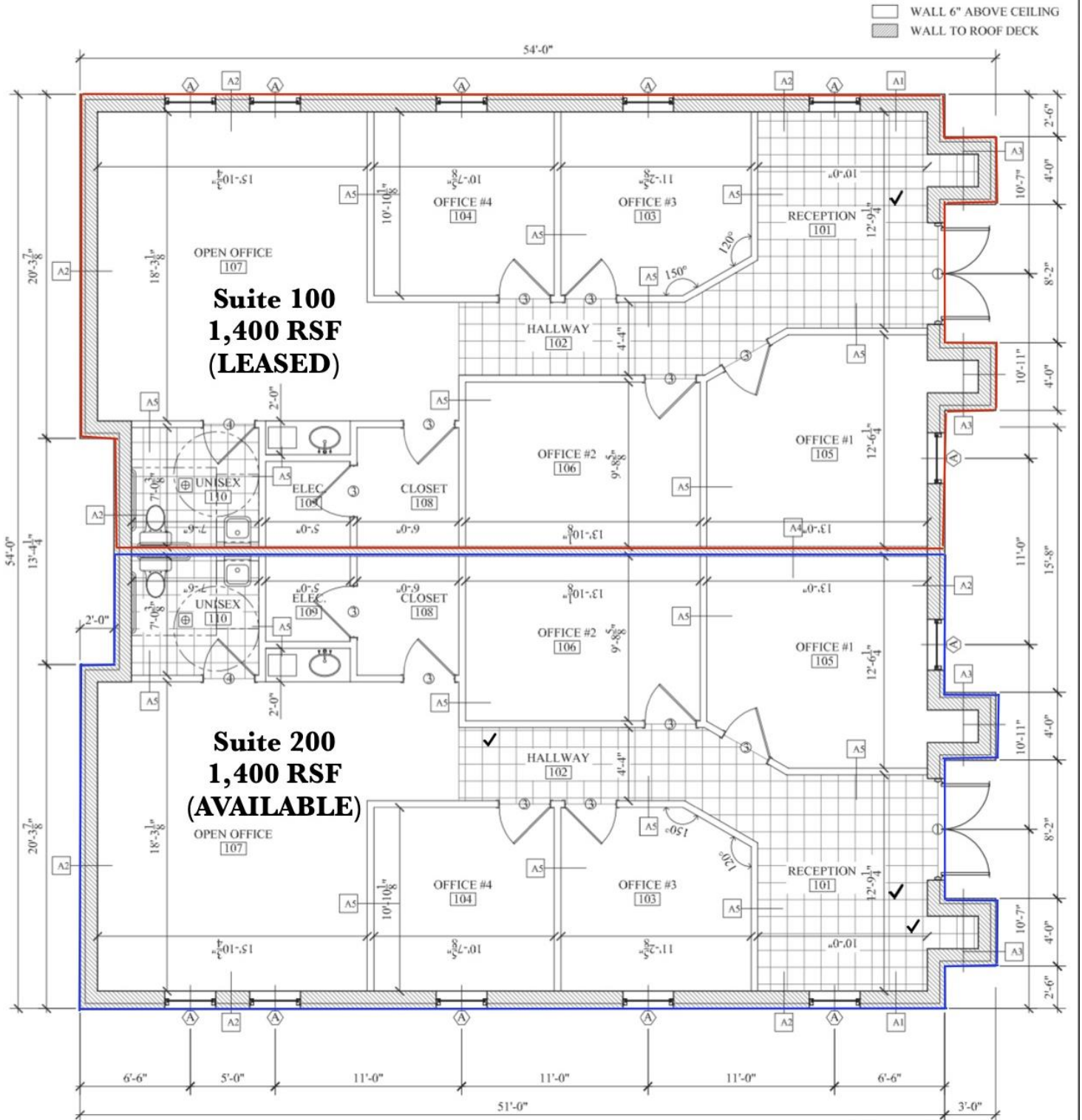
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FLOOR PLAN 2,800 SF – Freestanding Office Building 2368 S Uecker Ln Lewisville, TX

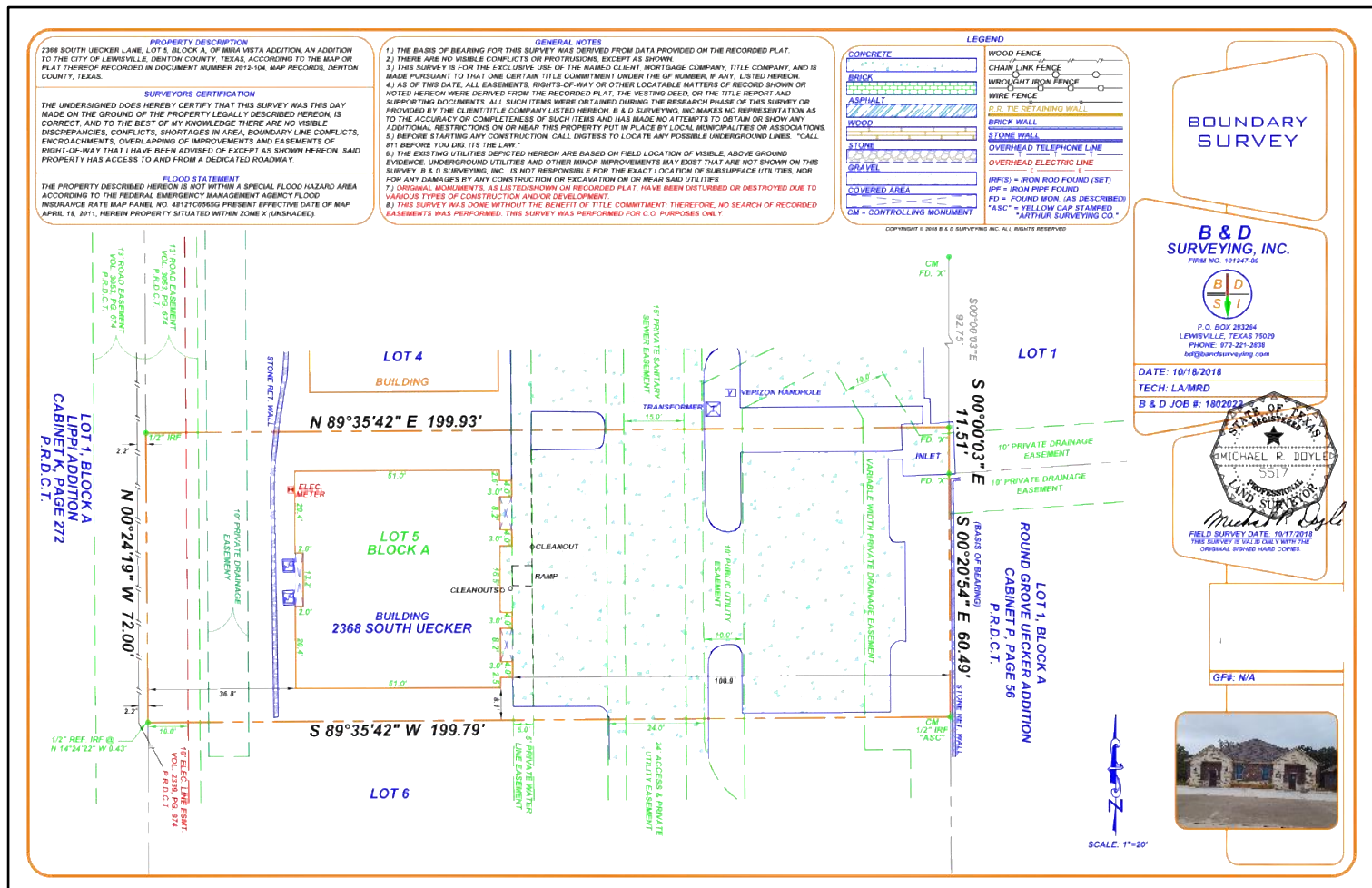
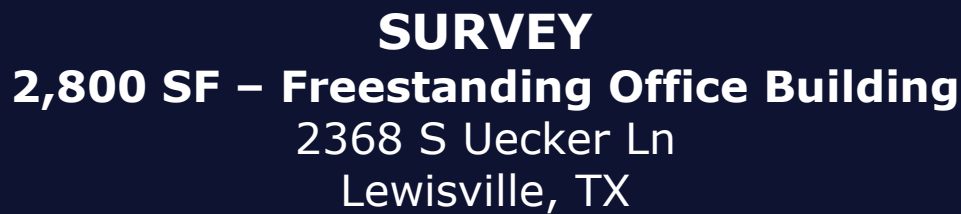




SITE PLAN

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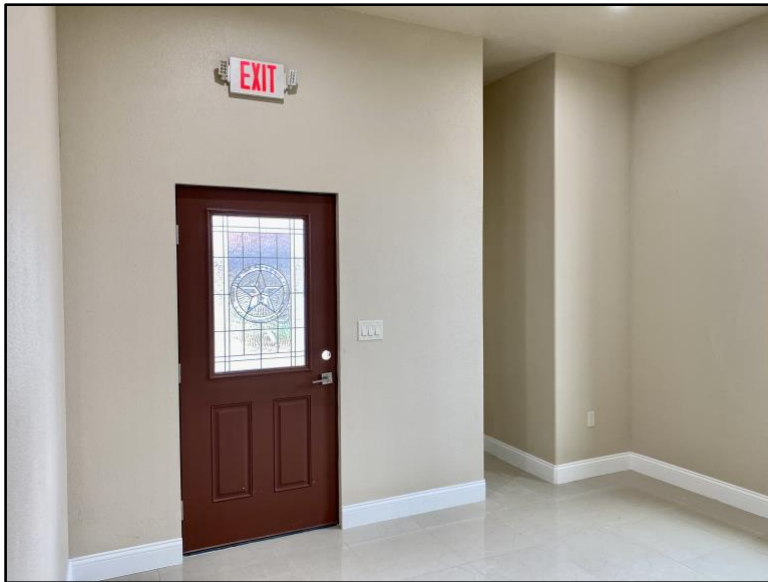






PHOTOS

2,800 SF – Freestanding Office Building
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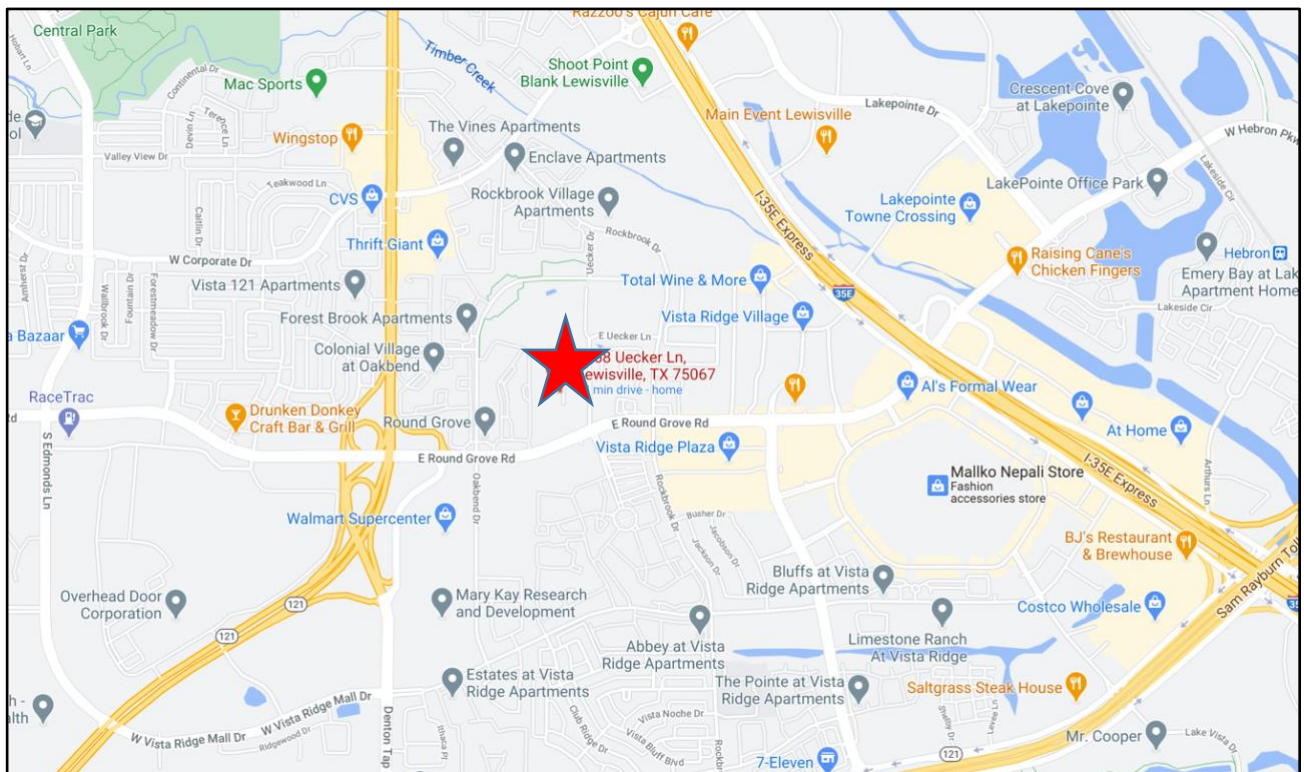
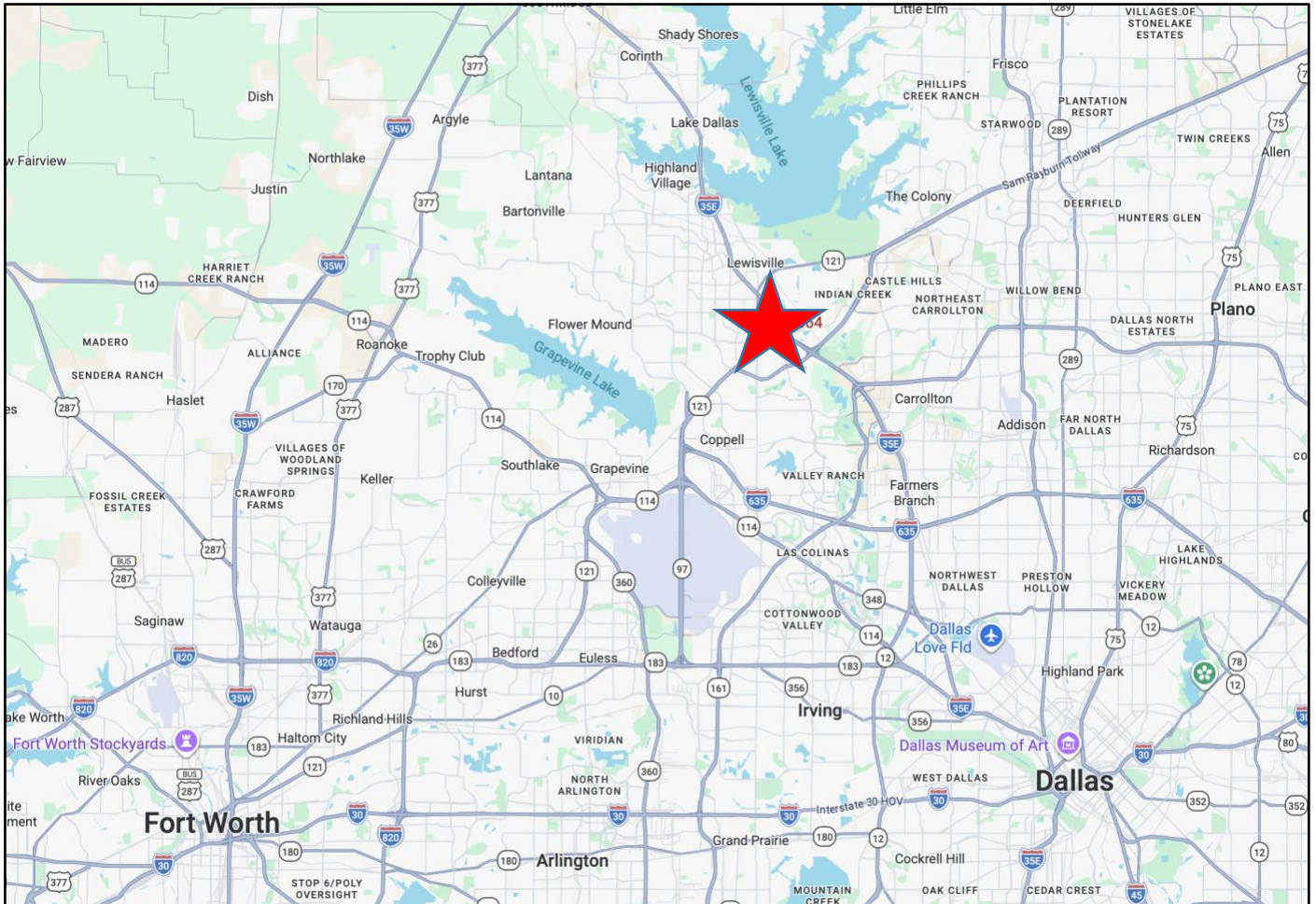




MAPS

2,800 SF – Freestanding Office Building

2368 S Uecker Ln
Lewisville, TX





DEMOGRAPHICS*

2,800 SF – Freestanding Office Building

2368 S Uecker Ln

Lewisville, TX

Population

	2 miles	5 miles	10 miles
2020 Population	54,072	225,831	760,545
2025 Population	56,357	245,766	821,396
2030 Population Projection	61,685	269,158	892,256
Annual Growth 2020-2025	0.8%	1.8%	1.6%
Annual Growth 2025-2030	1.9%	1.9%	1.7%
Median Age	36.3	38.4	38.5
Bachelor's Degree or Higher	42%	46%	48%

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$109,062	\$131,126	\$133,930
Median Household Income	\$83,602	\$103,918	\$103,523
< \$25,000	1,543	5,797	21,964
\$25,000 - 50,000	4,428	12,116	40,480
\$50,000 - 75,000	4,692	14,137	50,975
\$75,000 - 100,000	4,028	12,958	43,969
\$100,000 - 125,000	2,530	11,435	38,622
\$125,000 - 150,000	1,849	8,832	26,821
\$150,000 - 200,000	2,306	11,689	38,251
\$200,000+	2,722	16,636	64,581

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Oakbend Dr	Forestbrook Dr N	2,802	2026	0.18 mi
E Round Grove Rd	Rockbrook Dr W	38,781	2026	0.24 mi
E Round Grove Rd	Oakbend Dr E	37,002	2026	0.26 mi
Rockbrook Dr	Busher Dr S	7,471	2026	0.38 mi
South Business 121	South Business 121 S	38,389	2026	0.39 mi
State Hwy 121H Bus	Forestbrook Dr S	49,815	2026	0.41 mi
West Round Grove Road	West Round Grove Road W	38,389	2026	0.41 mi
State Hwy 121H Bus	E Round Grove Rd N	43,079	2026	0.43 mi
	E Round Grove Rd N	17,352	2026	0.49 mi
South Business 121	South Business 121 NE	50,308	2026	0.49 mi

*Demographic Data sourced from 2026 CoStar