Offering Memorandum

FOR SALE

541 W MAIN ST
LEWISVILLE, TX 75057

Medical Office Building

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medicalcre.com

Our Team

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Investment Summary

Located along West Main Street in the heart of Lewisville, this well-maintained medical office building offers excellent visibility, easy access to I-35E, and strong surrounding demographics. The property features functional layouts, ample parking, and a professional setting suitable for medical, dental, or general office use. Surrounded by established healthcare providers and rapidly growing residential communities, this asset presents an attractive opportunity for an owner-user or investor seeking a stable, accessible property in a thriving medical corridor.

Price	$1,495,000
Price Per SF	$141.53
Occupancy	24%
Lot Size	0.75 AC
Building Size	10,563 SF
Year Built	1985
Parking Ratio	4/1000

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Financials

TENANT	RENTABLE SF	PERCENTAGE OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT
Star Pediatric Group	2,510	24%	3-years	NNN	8/1/25	7/31/28	$18.55	$3,880.00	$46,560.00
Vacant	1,413	14%	-	-	-	-	-	-	-
Vacant	4,200	41%	-	-	-	-	-	-	-
Vacant	1,400	14%	-	-	-	-	-	-	-
Vacant	800	8%	-	-	-	-	-	-	-
Total	10,563	-	-	-	-	-	-	-	-

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Property Highlights

PRIME VISIBILITY AND ACCESSIBILITY

Strategically located along W Main Street just minutes from I-35E, the property offers excellent exposure, strong traffic counts, and convenient access for patients and staff throughout Lewisville and Denton County.

FUNCTIONAL AND AFFORDABLE OPPORTUNITY

Featuring a well-maintained building, efficient layouts, and ample parking, this asset presents an attractive option for owner-users or investors seeking stable medical office space in a high-growth submarket.

ESTABLISHED HEALTHCARE CORRIDOR

Situated within a growing medical hub surrounded by hospitals, specialty clinics, and expanding residential communities, the property benefits from durable tenant demand and strong long-term market fundamentals.

UNPARALLELED MARKET GROWTH

Lewisville continues to experience robust population and healthcare sector growth, supported by new residential developments, infrastructure investment, and proximity to the DFW Metroplex—fueling consistent demand for outpatient and professional services.

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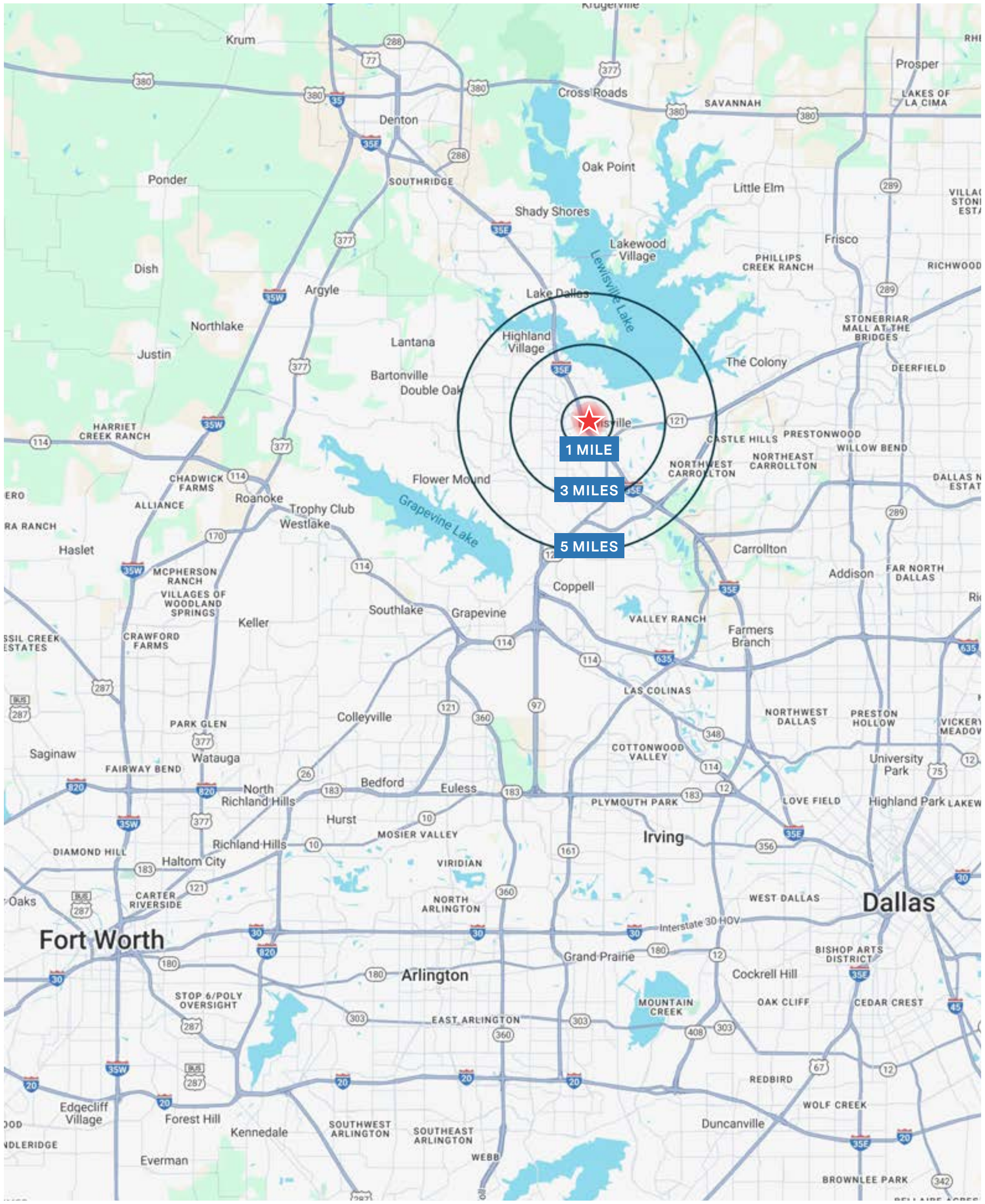
Interior Photos

Demographics

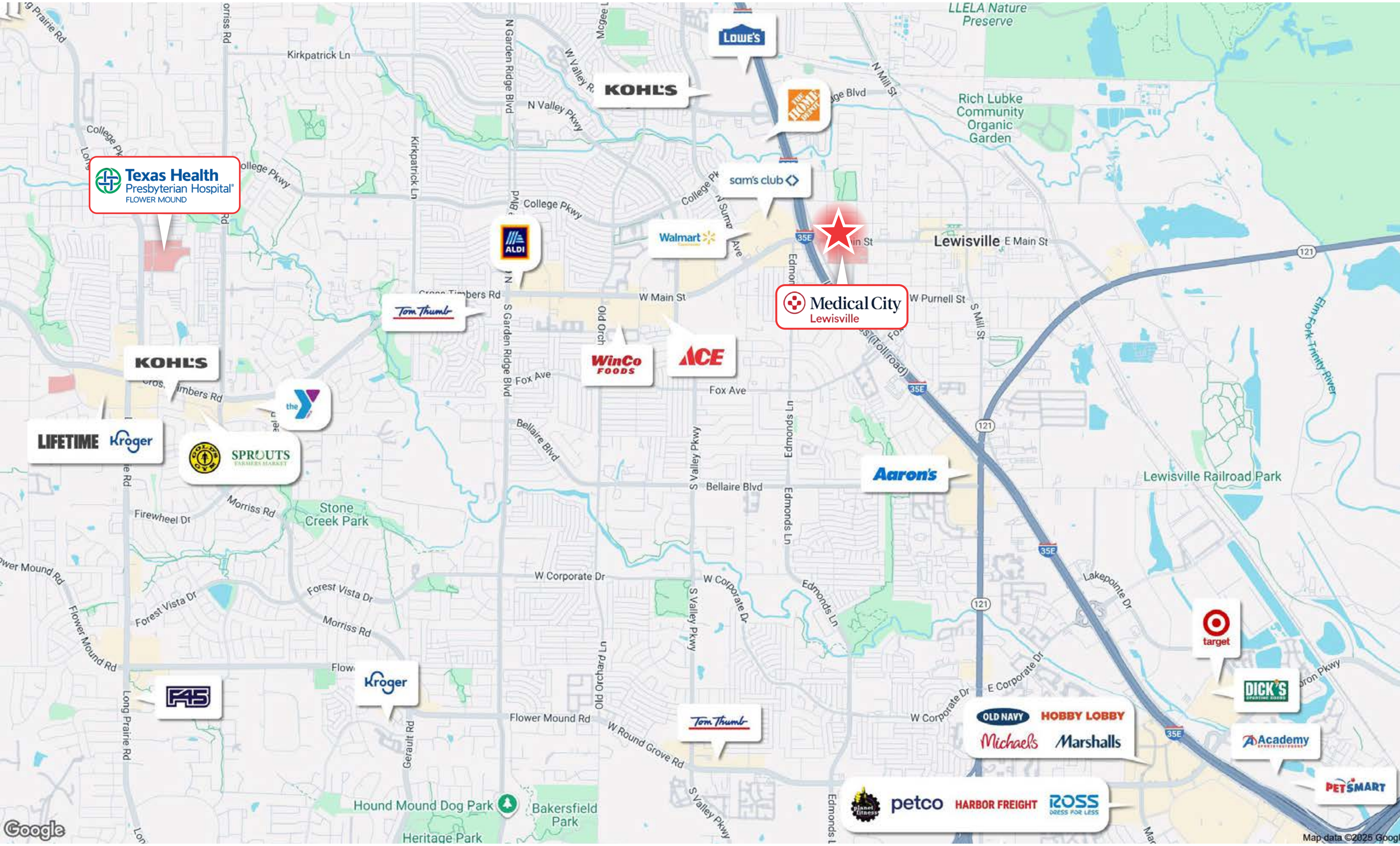
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	14,772	103,164	211,143
2029 Population Projection	17,981	123,686	251,149
Median Age	35.4	37.3	38.6

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,786	38,096	78,418
2029 Household Projection	5,861	45,863	93,760
Avg Household Income	$79,052	$97,314	$117,783
Median Household Income	$69,302	$79,212	$93,225

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	10,195	36,125	88,364
Businesses	1,364	4,087	9,911



Nearby Businesses



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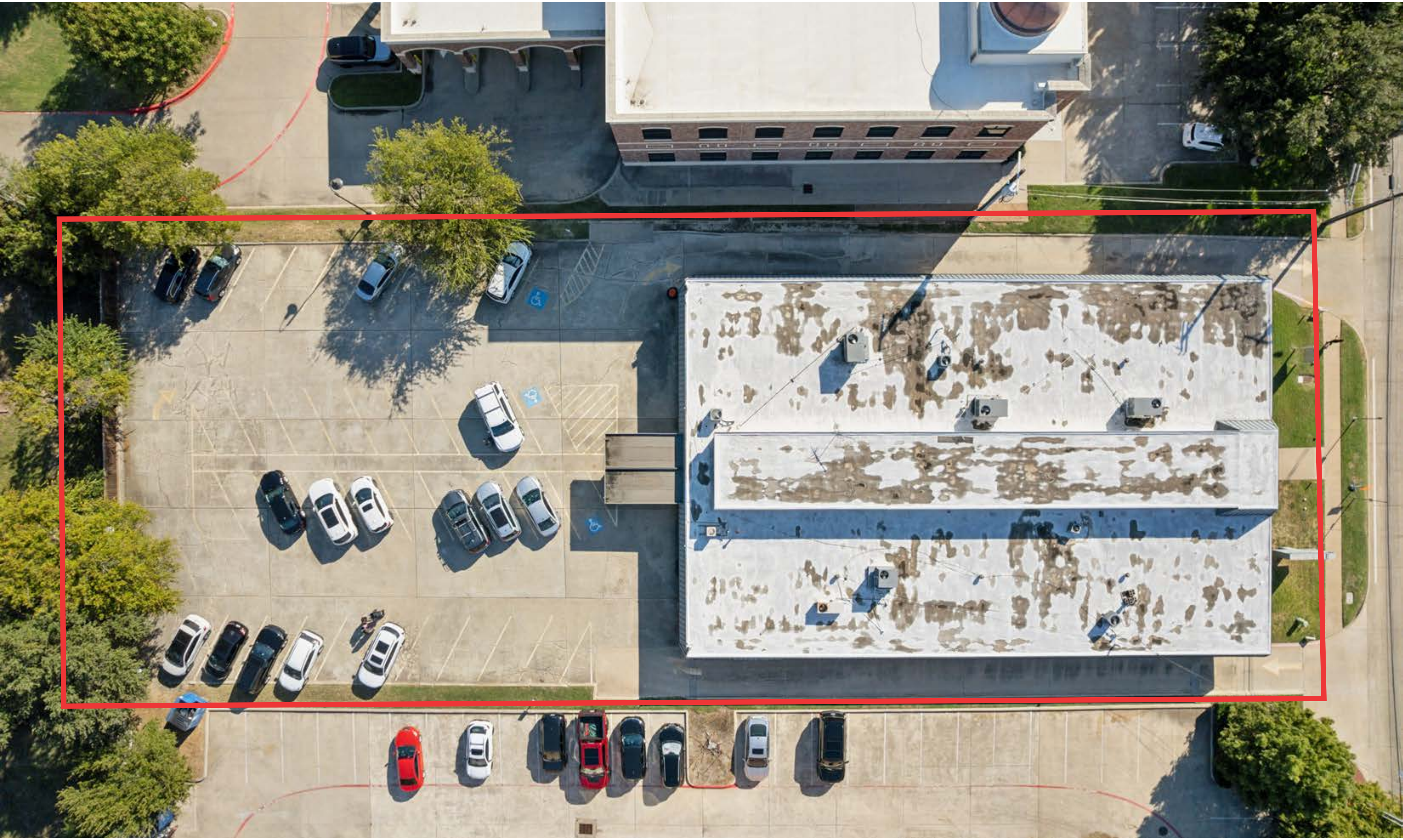
Site Overview



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-8224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date