

N Mill St Shopping Center

FOR SALE

915-921 N Mill St
Lewisville, TX 75067

John Torres
Preeminent CRE Group
BManaging Broker
(469) 520-1198
john.torres@precregroup.com

Myndee Allen
Preeminent CRE Group
Sales Associate
(903) 647-3766
myndee.allen@precregroup.com



OFFERING SUMMARY

ADDRESS	915-921 N Mill St Lewisville TX 75067
COUNTY	Denton
BUILDING SF	7,186 SF
LAND ACRES	.419
LAND SF	18,251 SF
YEAR BUILT	1986
TRAFFIC COUNTS	12,500

FINANCIAL SUMMARY

PRICE	\$1,050,000
PRICE PSF	\$146.12

PROPERTY DESCRIPTION

This 7,186 SF multi-tenant, well-established retail property offers investors an opportunity to create consistent rental income within minutes of Old Town Lewisville. The property consists of 4 office units that begin in the middle of the building and extend to the north end of the building. The property shares a wall with the adjacent property—913 N Mill St.

Property Highlights

- Value-add opportunity in a growing market
- Minutes from Old Town Lewisville
- Less than 1 mile from I-35E and 5 min from SH 121
- 18 min to Denton, TX and 15 min to DFW International Airport
- Over 12,500 cars per day on N Cowan
- Located in an Opportunity Zone



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	6,256	73,894	192,017
2024 Median HH Income	\$70,717	\$83,356	\$96,795
2024 Average HH Income	\$88,211	\$105,081	\$128,354



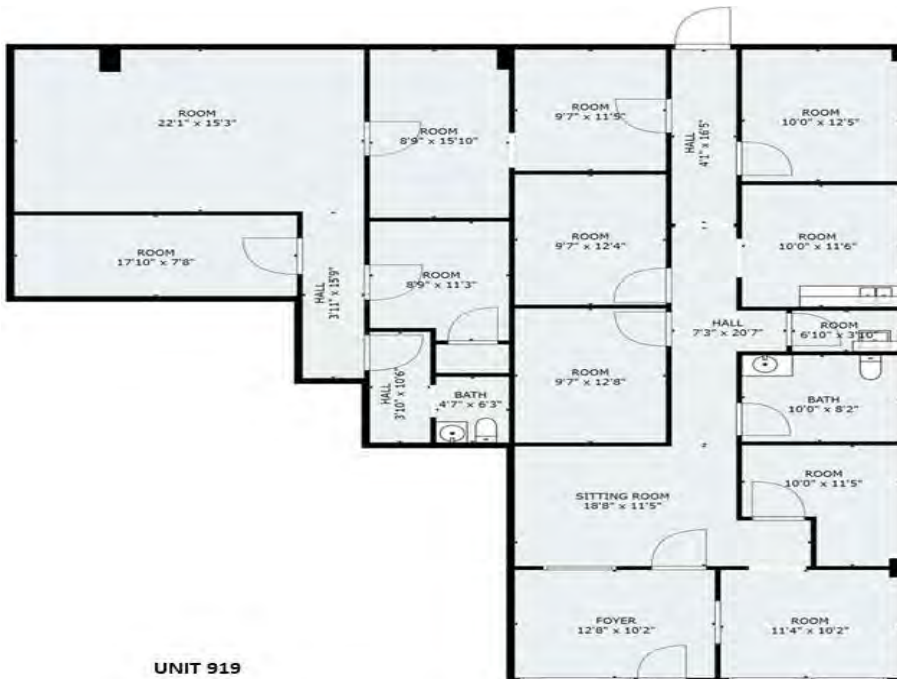




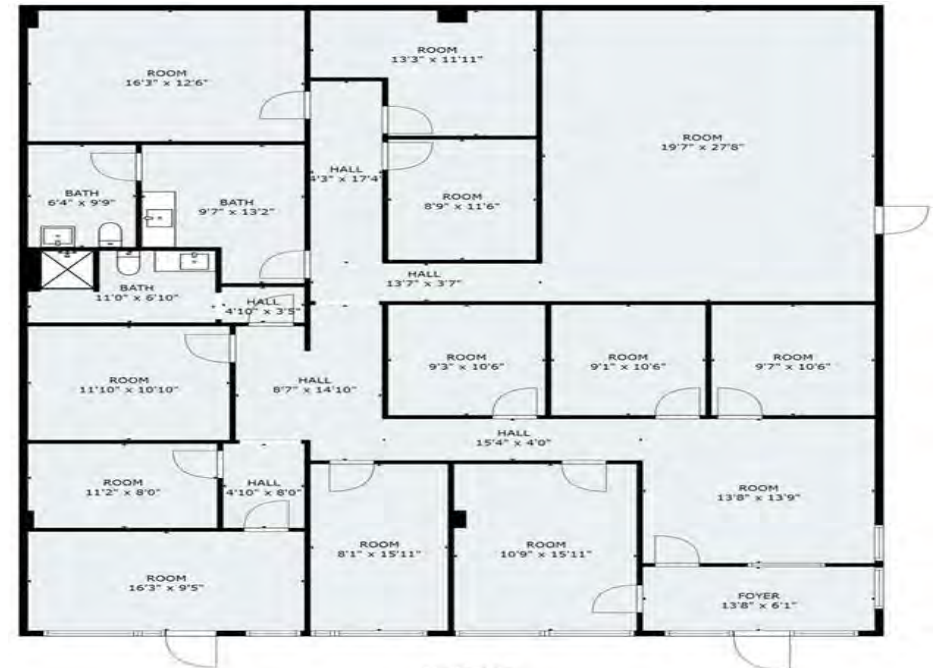
UNIT 915



UNIT 917



UNIT 919



UNIT 921



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 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.

Preeminent CRE Group LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9013075

License No.

john.torres@precregroup.com

Email

(469)520-1198

Phone

John Torres

Designated Broker of Firm

0686924

License No.

john.torres@precregroup.com

Email

(469)520-1198

Phone

John Torres

Licensed Supervisor of Sales Agent/
Associate

0686924

License No.

john.torres@precregroup.com

Email

(469)520-1198

Phone

Myndee Allen

Sales Agent/Associate's Name

0758513

License No.

myndee.allen@precregroup.com

Email

(903)647-3766

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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DISCLAIMER

The information contained in this marketing brochure has been obtained from sources we believe reliable; however, Preeminent CRE Group has not verified, and will not verify, any of the information contained herein, nor has Preeminent CRE Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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Preeminent CRE Group
Broker
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<https://www.precregroup.com>