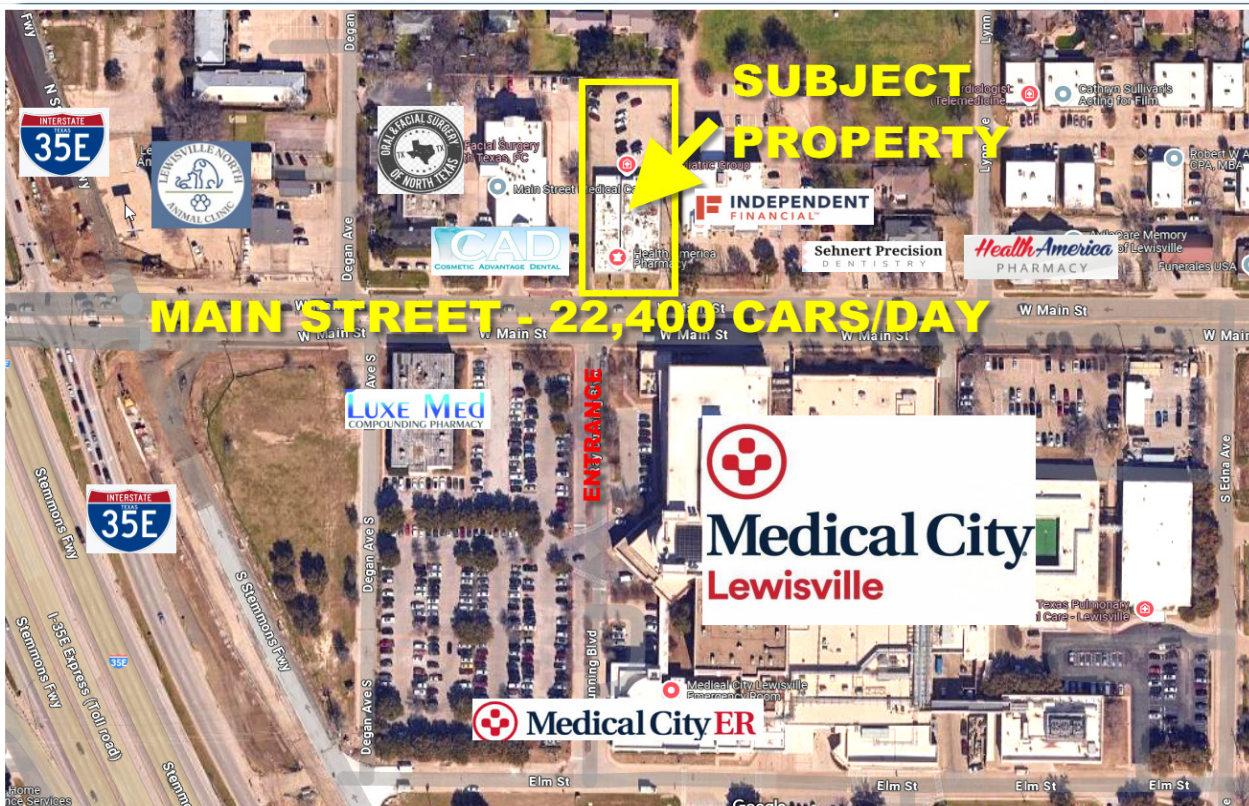


OFFERED  
FOR SALE

# LEWISVILLE MEDICAL OFFICE

541 W Main St, Lewisville (DFW), Texas 75057

UT Southwestern Medical Center 



LISTED BY:  
Gavin M. Kam  
Brad F. Kam  
972.375.3438

NNN Retail Advisors  
17304 Preston Road  
Suite #800  
Dallas, Texas 75252

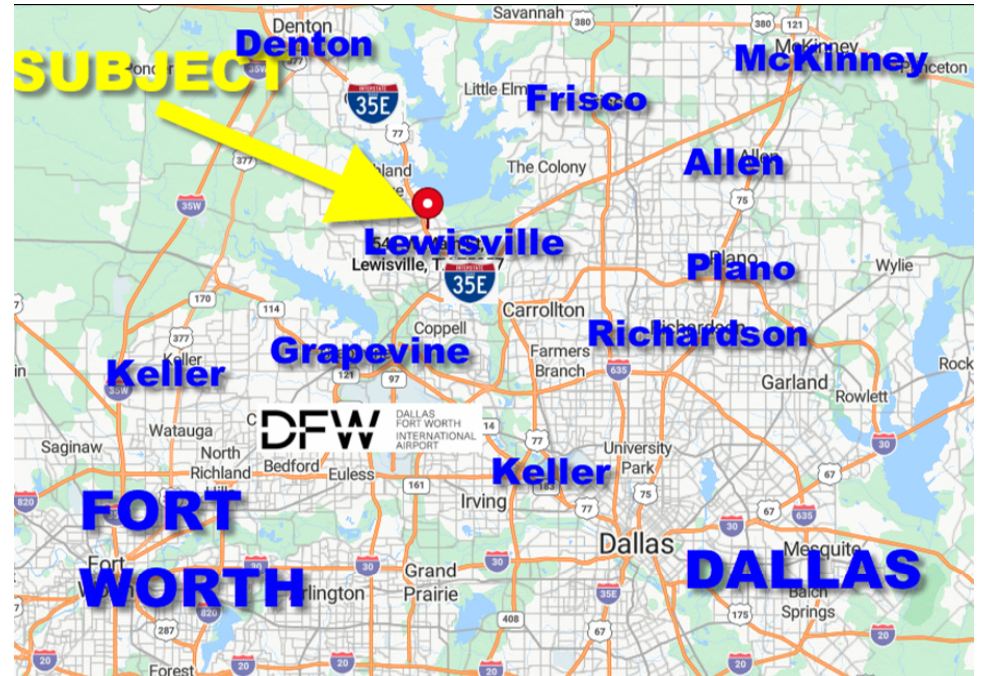
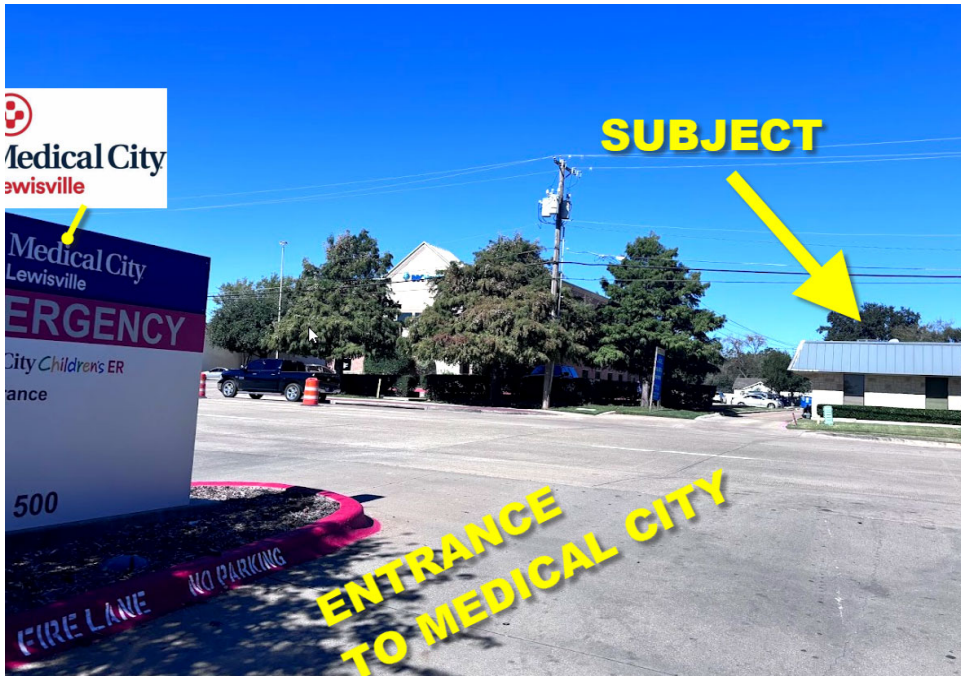
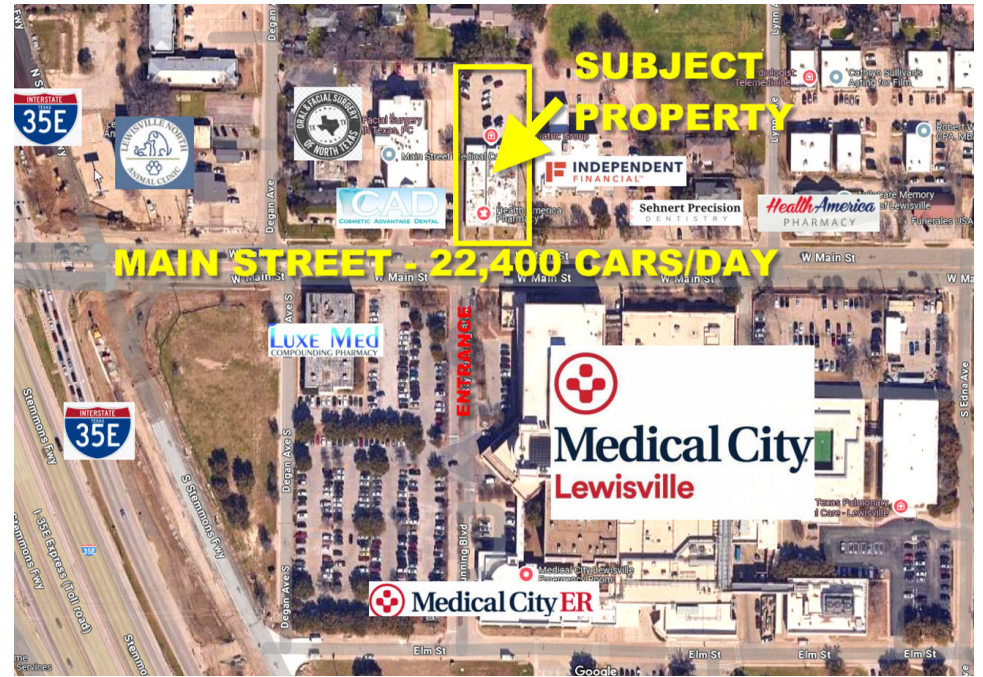
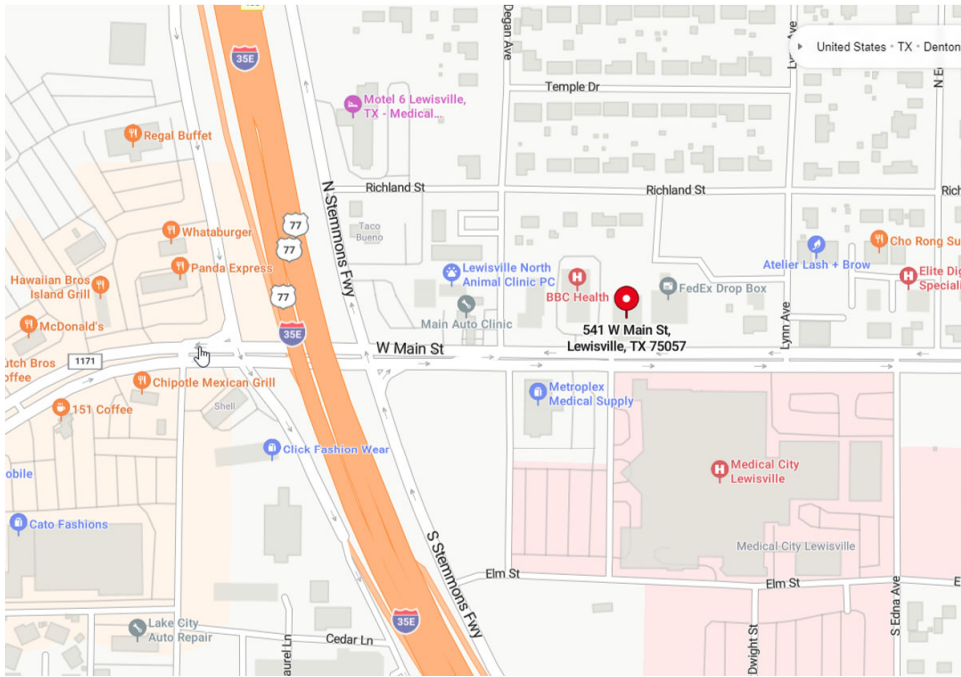
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PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**



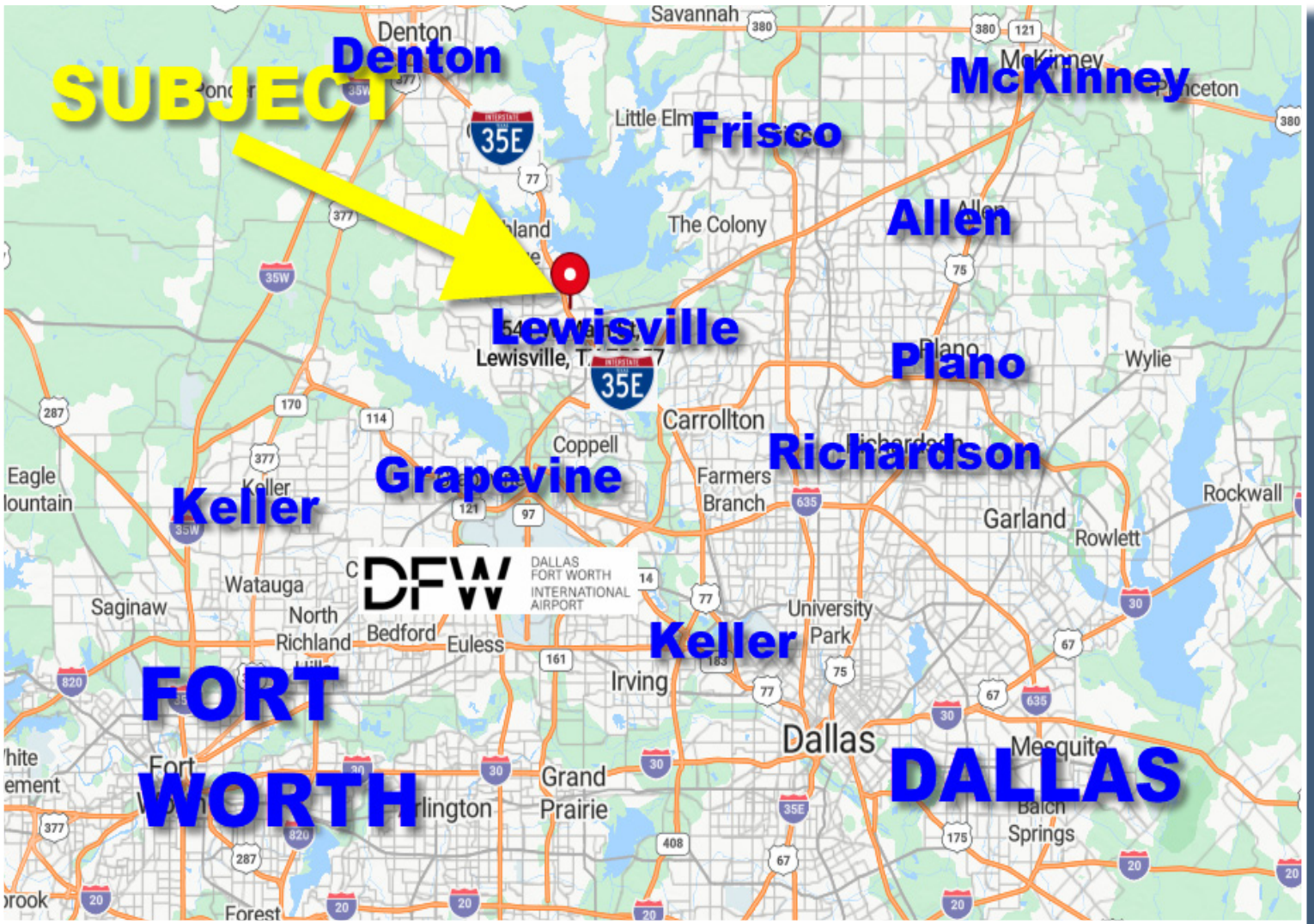






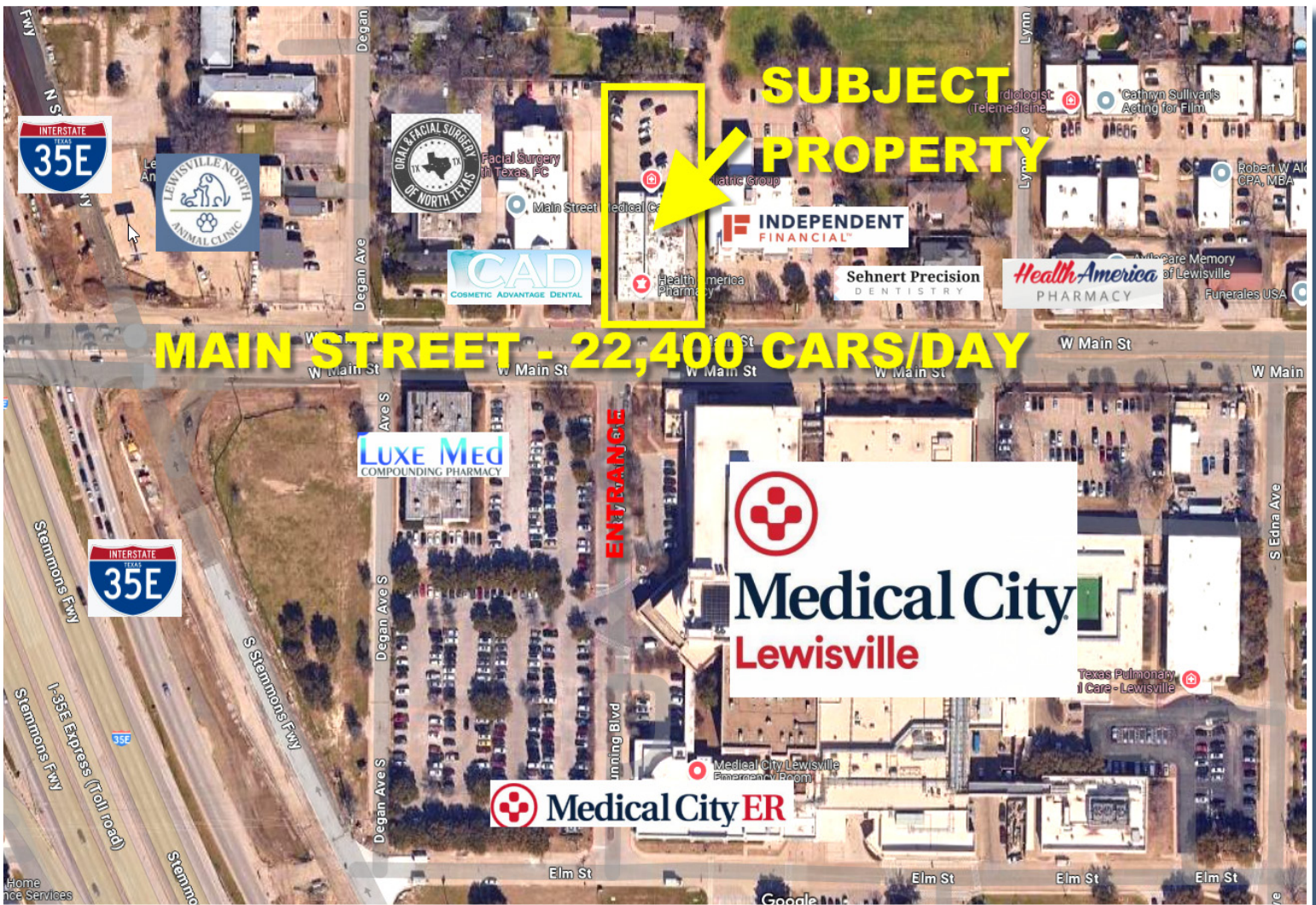


# LOCATION MAPS





# AERIAL MAP



# OFFERING SUMMARY



Price:	\$1,983,000
CAP:	5.00% CAP
Proforma CAP:	8.75% CAP
Year Built:	1985
GLA:	10,323 SF
Price/SF:	\$206
Occupancy:	65%
Lot Size:	.77 Acres



# INVESTMENT HIGHLIGHTS

- Upside development opportunity: Sought after medical office opportunity in Dallas/Fort Worth. Fronts Main Street in the the fast growing DFW suburb of Lewisville. Sits directly across from Medical City Lewisville. 20% growth last 5 years and projected next 5 year.
- Medical City Lewisville is a full-service, acute care hospital licensed for 186 beds. Serving the Lewisville, Flower Mound, Castle Hills and southern Denton County communities since 1976, Medical City Lewisville is a Level III Trauma Center, Level III NICU, Level II Maternal Center, Primary Stroke Center and Magnet®.
- The population in a one mile radius exceeds 14,700 people, with an average income of \$79,000. The immediate area experienced 20% population growth over the last 5 years, with expected growth of 20% over next 5 years.
- Triple net lease leases (including management fees), with rent increases in primary terms and options
- 65% leased, Upside to lease remaining space
- **Attractively priced at \$206 per square foot**



# RENT ROLL

TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS
Vacant	1,413	N/A	N/A	<u>N/A</u>	N/A	N/A
Star Pediatric Group	2,510	\$46,560*	\$18.49	3/1/2019	2/18/2025	Current Rent: \$42,500 1-3 Year Option @ \$46,580 in February of 2025-3/2028
UTSW	4,200	\$75,267	\$17.92	11/1/2016	8/31/2025	3-1 Year Options at Fair Market Value Tenant has First Right of Refusal
Vacant	1,400	N/A	N/A	N/A	N/A	N/A
Vacant	800	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL</b>	<b>10,323</b>	<b>\$121,827</b>				

# FINANCIAL SUMMARY

## CURRENT INCOME



### INCOME

Base Rent	\$121,827
Reimbursements	\$50,107
<b>Gross Income</b>	<b>\$171,954</b>

### EXPENSES

Taxes	\$30,426
Insurance	\$9,100
CAM	\$25,746
Management	\$7,473
<b>Total Expenses</b>	<b>\$72,745</b>
<b>Net Operating Income:</b>	<b>\$99,189</b>



NAME:	Star Pediatric Group
SUITE #	110
SQUARE FOOTAGE	2,510
RENT PSF	\$18.49
COM-MENCE-MENT	3/1/2022
EXPIRATION	2/28/2025
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

The mission of Star Pediatric Group is to improve the lives of children by providing a high quality, accessible medical home for our young patients and their families. We strive to be a trusted resource of information on preventative care and offer experienced medical guidance and support during acute and chronic illnesses from birth to adolescence.

Our doctors each have over 15 years of experience in Pediatrics. They are board certified and trained to care for children through all stages of growth and development, in addition to diagnosing and treating acute illnesses, chronic medical conditions, and preventative wellness care. They have an understanding for the needs of the local community and want to support underserved communities with limited access to quality pediatric care.

Star Pediatric Group

541 W Main St #110, Lewisville, TX

4.5 ★★★★★ 287 reviews ⓘ

People often mention



Star Pediatric Group

351 followers • 0 following



Dr. Afser Tasneem

Medical School: MR Medical College, Karnataka, India

Pediatric Residency: Mount Sinai Medical Center Elmhurst Hospital Program

Lives in Las Colinas, and enjoys spending time with her family, hiking, and travelling.



Dr. Igho Olobia

Medical School: University of Ilorin, Nigeria

Pediatric Residency: Bronx Lebanon Hospital, New York

Practiced in Nigeria, England, and Texas



Dr. Sindhu Elizabeth Phillip

Undergraduate: BA Biology from Baylor University, Waco, TX

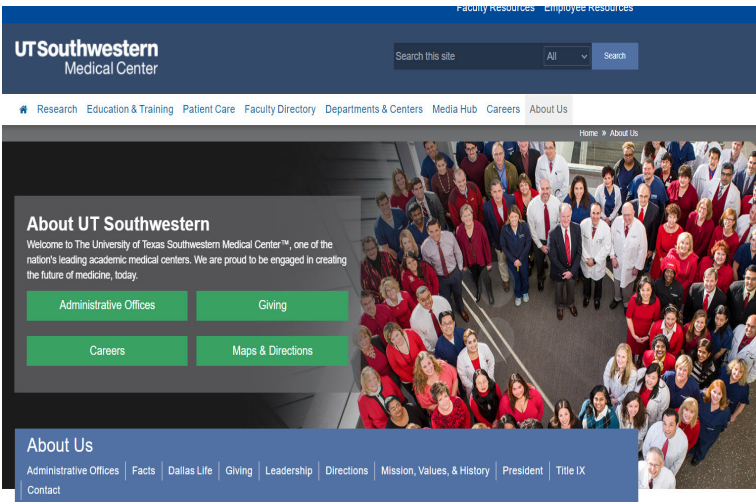
Medical School: University of North Texas Health Science Center, TCOM Fort Worth, TX

Pediatric Residency: Texas Tech HSC, El Paso, TX



NAME:	University of Texas Southwester Medical Center
SUITE #	See Lease for Full Description of Lease Space
SQUARE FOOTAGE	4,200
RENT PSF	\$17.92
COMMENCEMENT	11/1/2016
EXPIRATION	8/31/2025
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

UT Southwestern, one of the premier academic medical centers in the nation, integrates pioneering biomedical research with exceptional clinical care and education. The institution's faculty includes many distinguished members, including six who have been awarded Nobel Prizes since 1985. The faculty of more than 2,800 is responsible for groundbreaking medical advances and is committed to translating science-driven research quickly to new clinical treatments. UT Southwestern physicians provide medical care in about 80 specialties to more than 105,000 hospitalized patients, nearly 370,000 emergency room cases, and oversee approximately 3 million outpatient visits a year.



Expert care for every patient

UT Southwestern Medical Center is the No. 1 hospital in Dallas-Fort Worth for the eighth consecutive year and ranks among the nation's top hospitals for care in 11 specialties – the most in Texas, according to *U.S. News & World Report*. No matter how complex or common the condition, patients can count on UT Southwestern to deliver the expert, compassionate care that has consistently made us No. 1 in North Texas.

[Learn More](#)

# FINANCIAL SUMMARY

## PROFORMA INCOME



### INCOME

Base Rent	\$186,861*
Reimbursements	\$72,745
Gross Income	\$259,606

### EXPENSES

Taxes	\$30,426
Insurance	\$9,100
CAM	\$25,746
Management	\$7,473
Total Expenses	\$72,745
5% Vacancy Allowance	12,980
Net Operating Income:	173,881



\*Assumes renting remaining vacancies at \$18/psf triple net



**#160**  
**VACANT**  
**800 SF**



**PARKING**  
**LOT**  
**(REAR)**

**#150**  
**UTSW**  
**2,562 SF**

**UTSouthwestern**  
Medical Center

**#140 G&H**  
**VACANT**  
**1,400 SF**

**#140B**  
**UTSW**  
**1,548 SF**

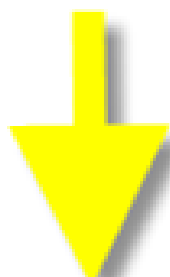
**UTSouthwestern**  
Medical Center

**#110**  
**Star**  
**Pediatrics**  
**2,510 SF**

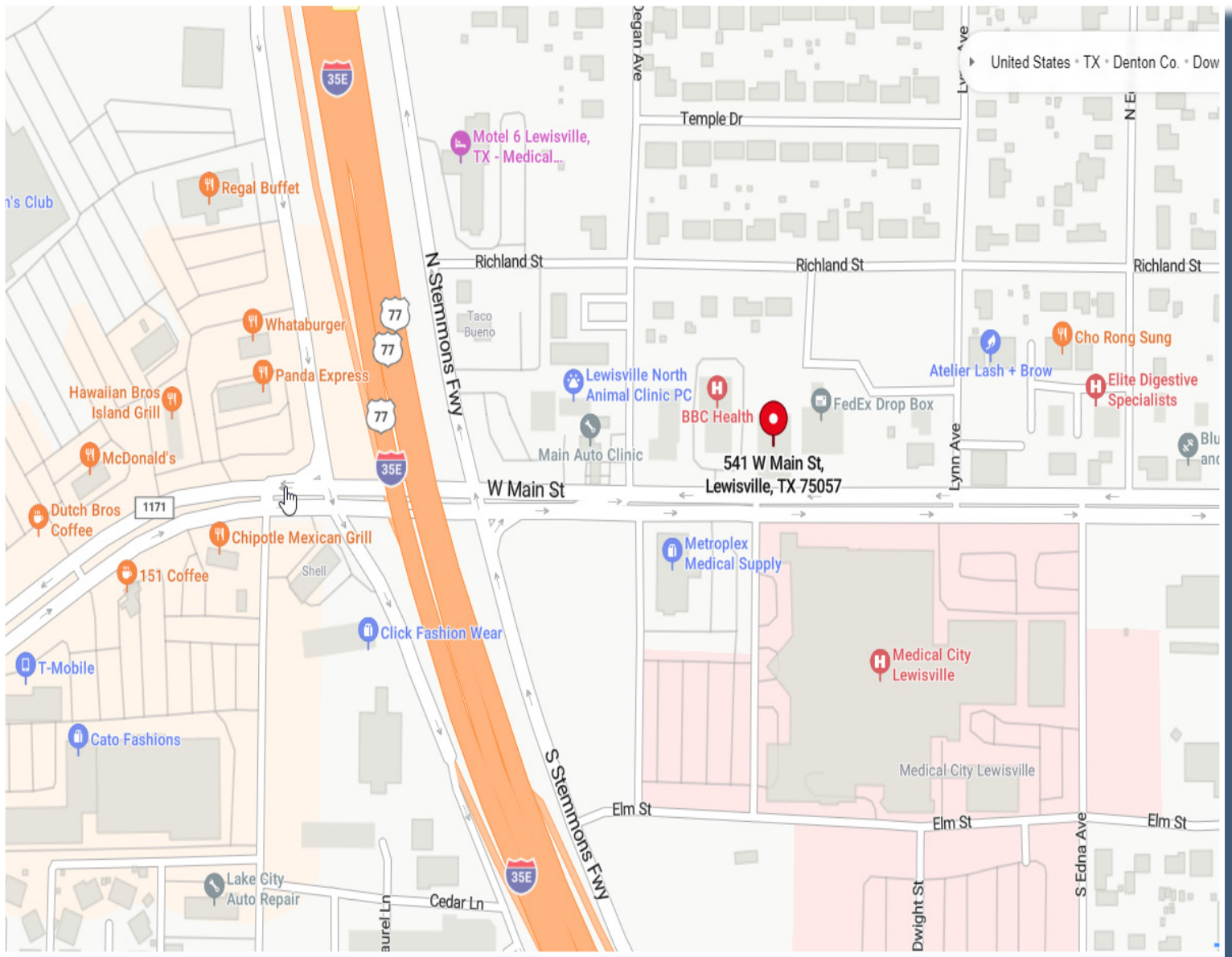
  
**Star Pediatric Group**

**#101**  
**VACANT**  
**1,413 SF**

**MAIN**  
**STREET**  
**(FRONT)**



# LOCATION MAPS



# Demographic Summary Report

## Main Professional Building

541 W Main St, Lewisville, TX 75057

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **10,554 SF**  
 Typical Floor: **10,554 SF**

Total Available: **3,613 SF**  
 % Leased: **65.77%**  
 Rent/SF/Yr: **\$18.00**



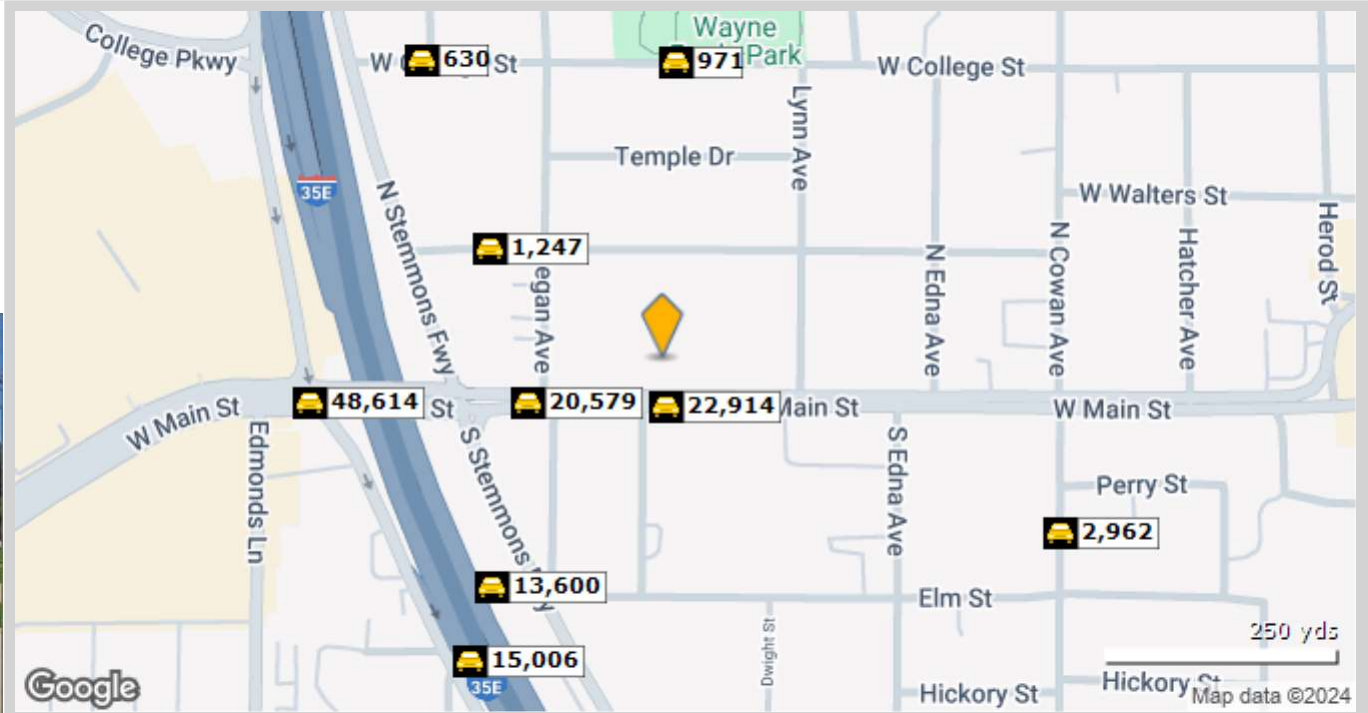
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	17,981	123,686	251,149
2024 Estimate	14,772	103,164	211,143
2020 Census	12,197	96,110	196,688
Growth 2024 - 2029	21.72%	19.89%	18.95%
Growth 2020 - 2024	21.11%	7.34%	7.35%
<b>2024 Population by Hispanic Origin</b>	7,192	32,895	49,795
<b>2024 Population</b>	14,772	103,164	211,143
White	5,451 36.90%	47,608 46.15%	106,524 50.45%
Black	1,523 10.31%	13,459 13.05%	23,556 11.16%
Am. Indian & Alaskan	394 2.67%	1,599 1.55%	2,191 1.04%
Asian	1,116 7.55%	9,503 9.21%	28,881 13.68%
Hawaiian & Pacific Island	3 0.02%	54 0.05%	96 0.05%
Other	6,286 42.55%	30,942 29.99%	49,895 23.63%
U.S. Armed Forces	12	119	158
<b>Households</b>			
2029 Projection	5,861	45,863	93,760
2024 Estimate	4,786	38,096	78,418
2020 Census	3,880	35,533	72,878
Growth 2024 - 2029	22.46%	20.39%	19.56%
Growth 2020 - 2024	23.35%	7.21%	7.60%
Owner Occupied	2,484 51.90%	19,770 51.90%	43,037 54.88%
Renter Occupied	2,302 48.10%	18,326 48.10%	35,381 45.12%
<b>2024 Households by HH Income</b>	4,785	38,097	78,415
Income: <\$25,000	921 19.25%	3,805 9.99%	6,246 7.97%
Income: \$25,000 - \$50,000	841 17.58%	7,015 18.41%	11,869 15.14%
Income: \$50,000 - \$75,000	836 17.47%	7,255 19.04%	13,163 16.79%
Income: \$75,000 - \$100,000	803 16.78%	5,778 15.17%	10,877 13.87%
Income: \$100,000 - \$125,000	635 13.27%	5,000 13.12%	9,698 12.37%
Income: \$125,000 - \$150,000	273 5.71%	2,931 7.69%	6,867 8.76%
Income: \$150,000 - \$200,000	350 7.31%	3,645 9.57%	9,042 11.53%
Income: \$200,000+	126 2.63%	2,668 7.00%	10,653 13.59%
<b>2024 Avg Household Income</b>	\$79,052	\$97,314	\$117,783
<b>2024 Med Household Income</b>	\$69,302	\$79,212	\$93,225

# Traffic Count Report

## Main Professional Building

541 W Main St, Lewisville, TX 75057

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **10,554 SF**  
 Typical Floor: **10,554 SF**  
 Total Available: **3,613 SF**  
 % Leased: **65.77%**  
 Rent/SF/Yr: **\$18.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Main St	Ray Dunning Blvd	0.01 W	2022	22,914	MPSI	.03
2	W Main St	Degan Ave	0.02 E	2018	20,579	MPSI	.09
3	W Richland St	Degan Ave	0.04 E	2022	1,247	MPSI	.13
4	S Stemmons Fwy	Elm St	0.02 SE	2022	13,600	MPSI	.17
5	W College St	Degan Ave	0.08 W	2022	971	MPSI	.19
6	W Main St	N Stemmons Fwy	0.01 NE	2018	48,614	MPSI	.22
7	I- 35 E	W Main St	0.17 N	2022	15,006	MPSI	.22
8	W College St	Harn Dr	0.01 E	2022	878	MPSI	.24
9	West College Street	Harn Dr	0.01 E	2020	630	AADT	.24
10	S Cowan Ave	Perry Ave	0.03 N	2022	2,962	MPSI	.27



## 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
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