



WYNMARK
COMMERCIAL



The Compound

2550 E State Hwy 121, Lewisville, TX 75056

Unique Office Space for Sale or Lease

THE COMPOUND

- The Compound will include 10 offices buildings with two size options to pick from 2,615 square feet & 3,356 square feet, and ideally located along the frontage of SH 121 (Sam Rayburn Tollway) in Lewisville, TX.
- The Compound offers a modern, clean space for you to operate and still have plenty of opportunity for individualization. Make your workspace feel right and create a space that speaks to you, your crew, and your brand. Consider our offices the foundation to your company's ever-growing success.

PROJECT DETAILS:

- Purchase Price: \$520 psf
- Lease Price: \$32 + NNN
- Minimum Term: 10 Years
- Fully Finished Move-In Ready Offices
- Allowed Use: Office Only
- Parking Ratio: 4.0/1000
- Delivery Date Phase 1: September 2024
- Delivery Date Phase 2: February 2025

BUILDING TYPE 1: \$1,359,800

- Building Size: 2,615 SF
- Buildings: 9

BUILDING TYPE 2: \$1,745,120

- Building Size: 3,356 SF
- Buildings: 6

RENDERINGS



*Please
Contact*

AUSTIN EASTMAN

972.360.8787

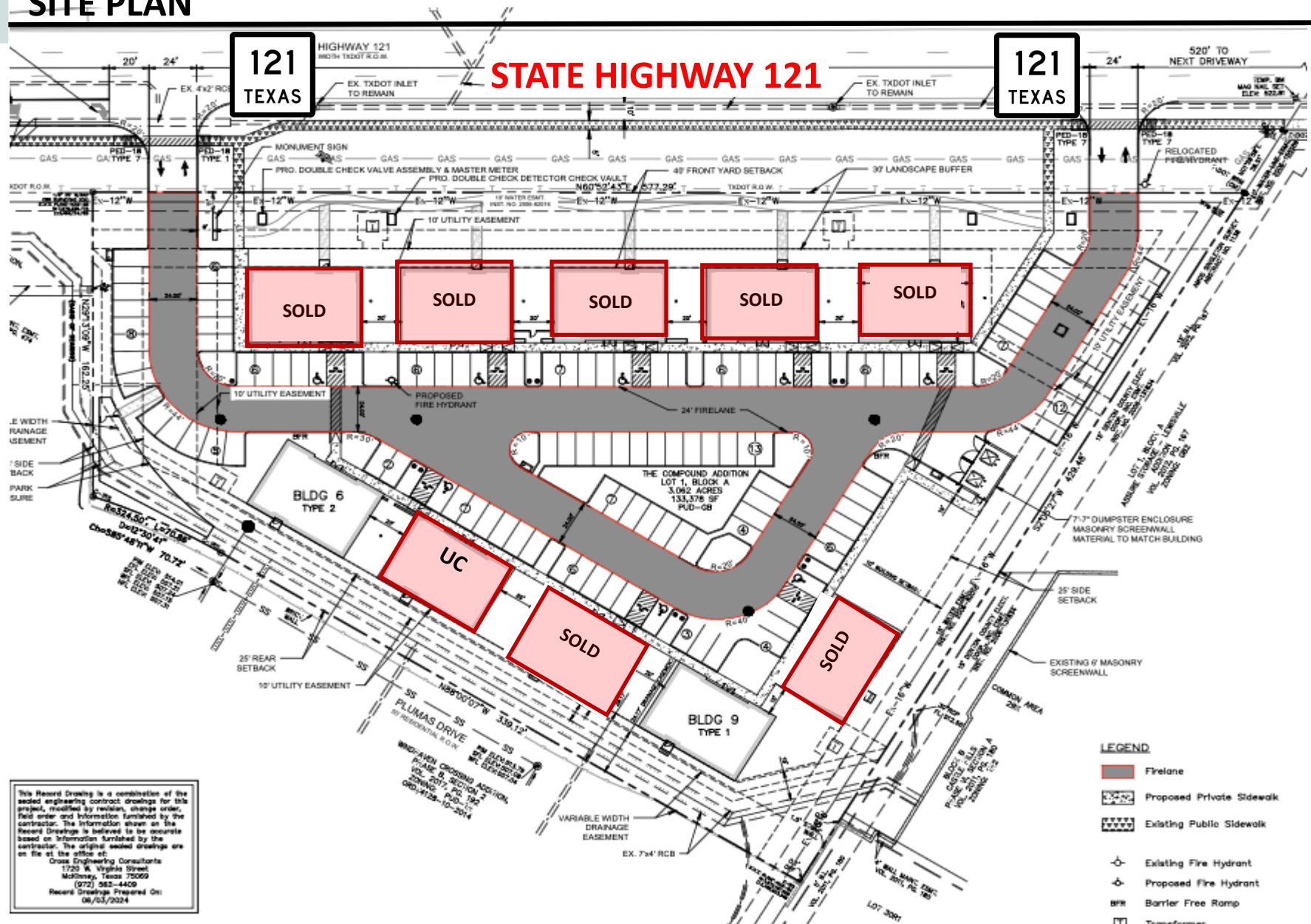
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KRISTIN HOLLEK

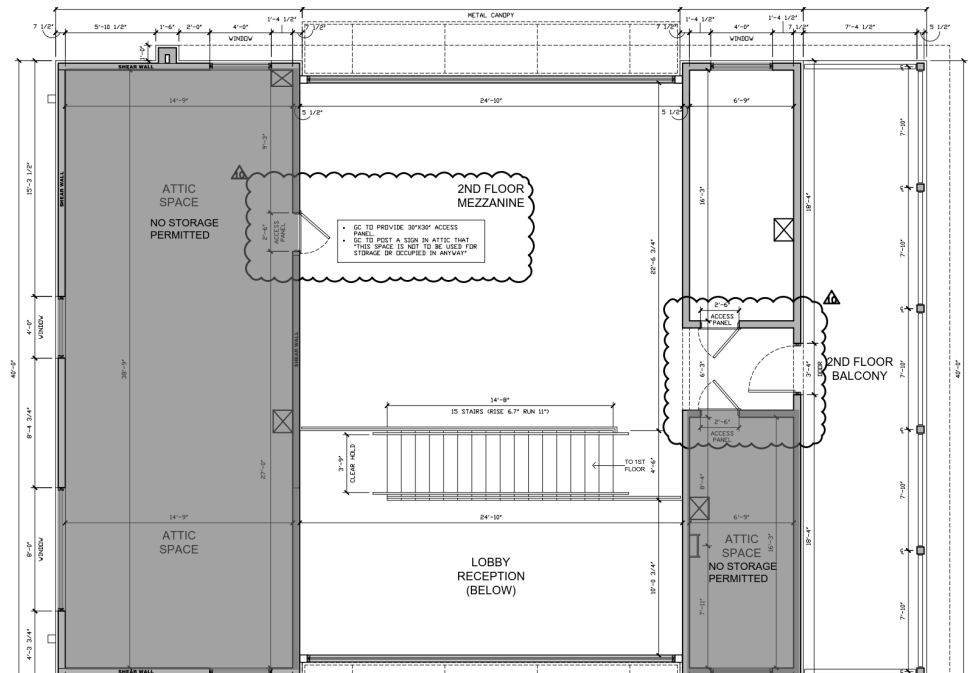
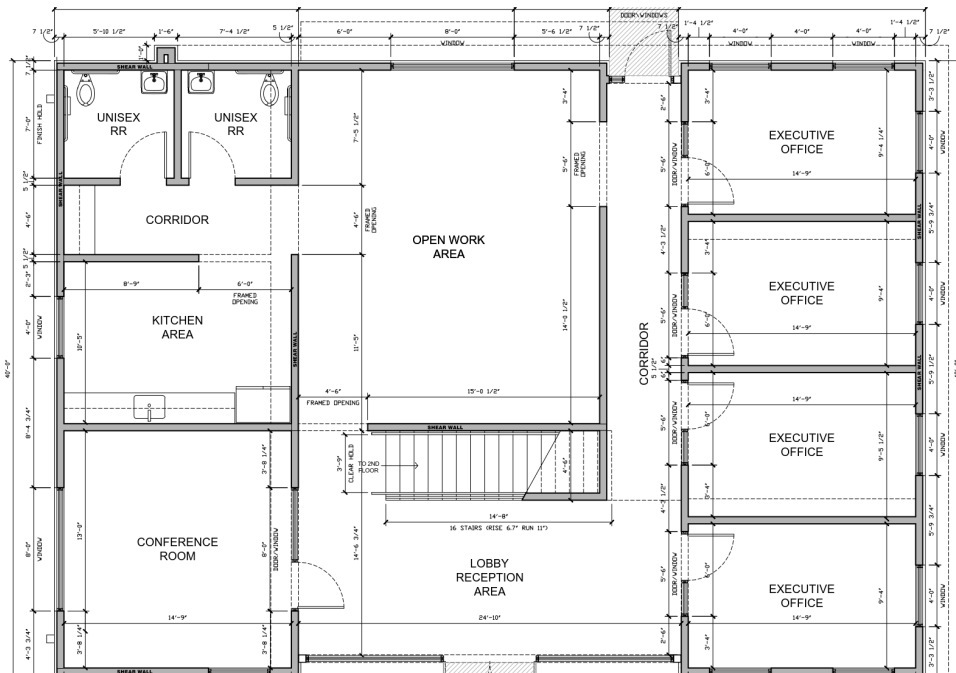
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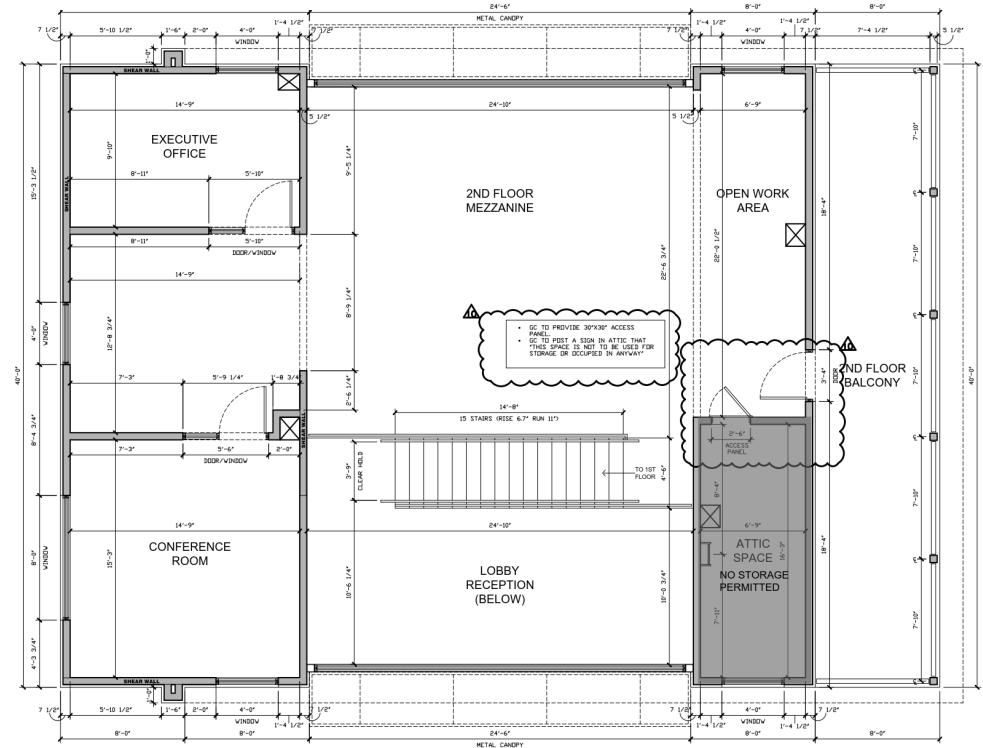
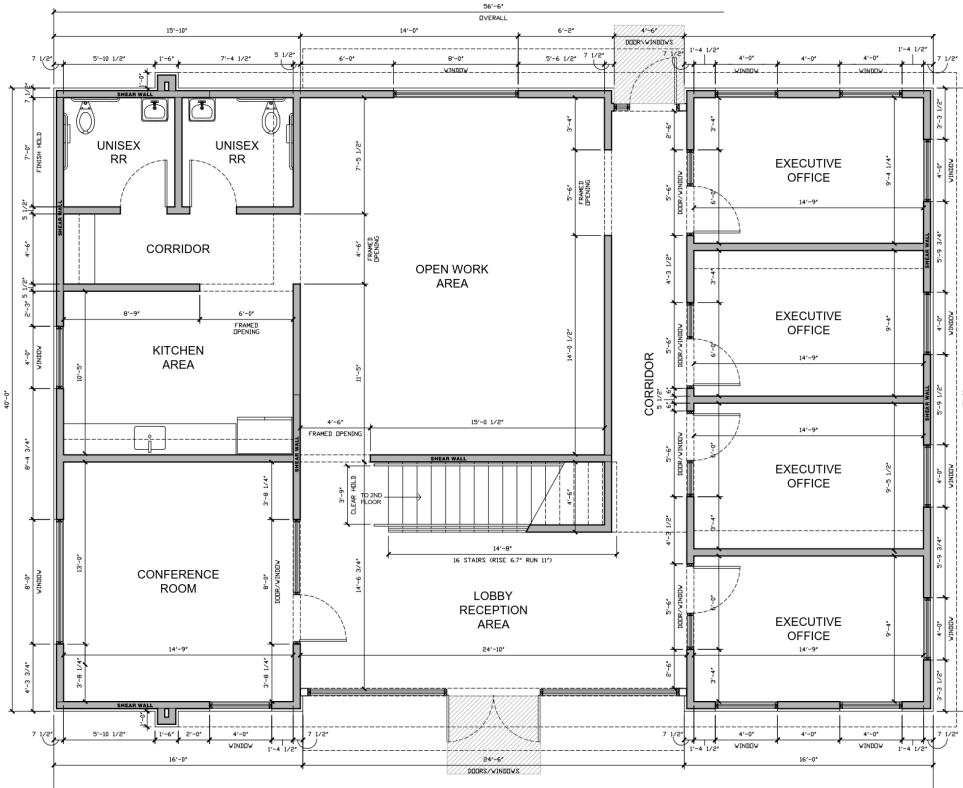
SITE PLAN



BLDG TYPE 1 2,615 SF



BLDG TYPE 2 3,356 SF



LOCATION



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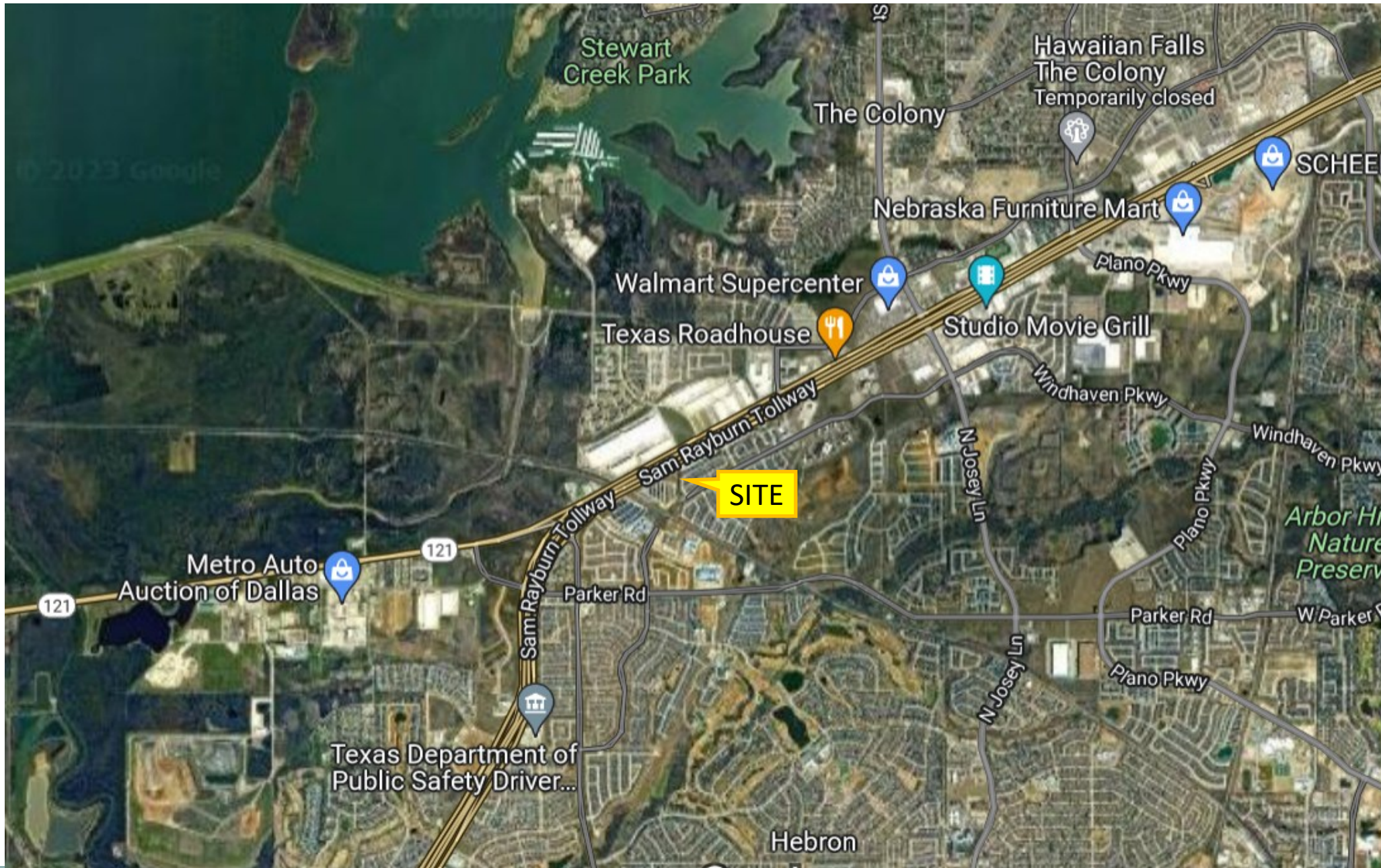
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
2022 Households by HH Income	7,631	40,088	391,016
<\$25,000	344 4.51%	4,471 11.15%	47,359 12.11%
\$25,000 - \$50,000	830 10.88%	7,586 18.92%	80,177 20.50%
\$50,000 - \$75,000	1,789 23.44%	8,202 20.46%	77,028 19.70%
\$75,000 - \$100,000	1,314 17.22%	6,195 15.45%	51,299 13.12%
\$100,000 - \$125,000	1,072 14.05%	5,159 12.87%	37,359 9.55%
\$125,000 - \$150,000	449 5.88%	2,279 5.68%	24,776 6.34%
\$150,000 - \$200,000	784 10.27%	2,956 7.37%	26,654 6.82%
\$200,000+	1,049 13.75%	3,240 8.08%	46,364 11.86%
2022 Avg Household Income	\$119,288	\$95,655	\$101,448
2022 Med Household Income	\$91,219	\$74,370	\$71,976

Radius	3 Mile	5 Mile	10 Mile
Population			
2027 Projection	108,854	327,511	1,387,412
2022 Estimate	88,943	267,891	1,174,836
2010 Census	53,561	161,893	825,723
Growth 2022 - 2027	22.39%	22.26%	18.09%
Growth 2010 - 2022	66.06%	65.47%	42.28%



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.

11-2-2015
EQUAL HOUSING
OPPORTUNITY

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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