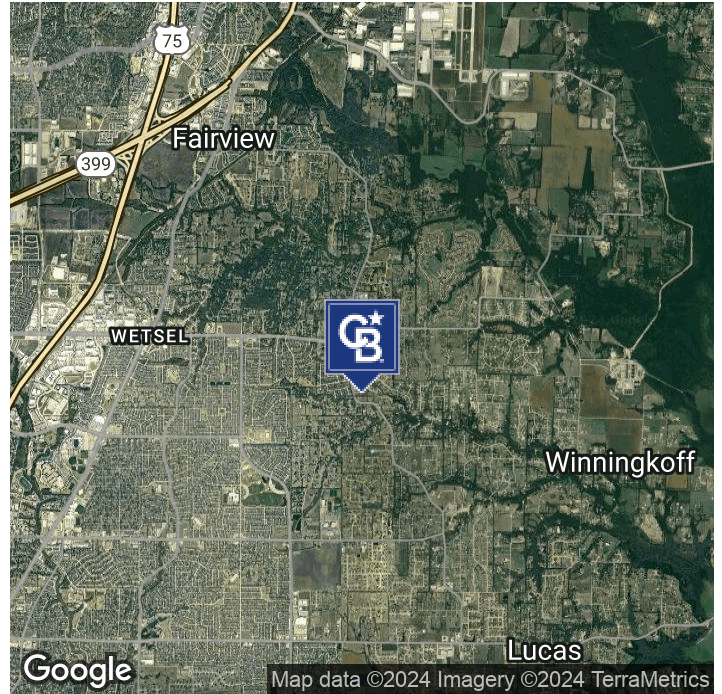
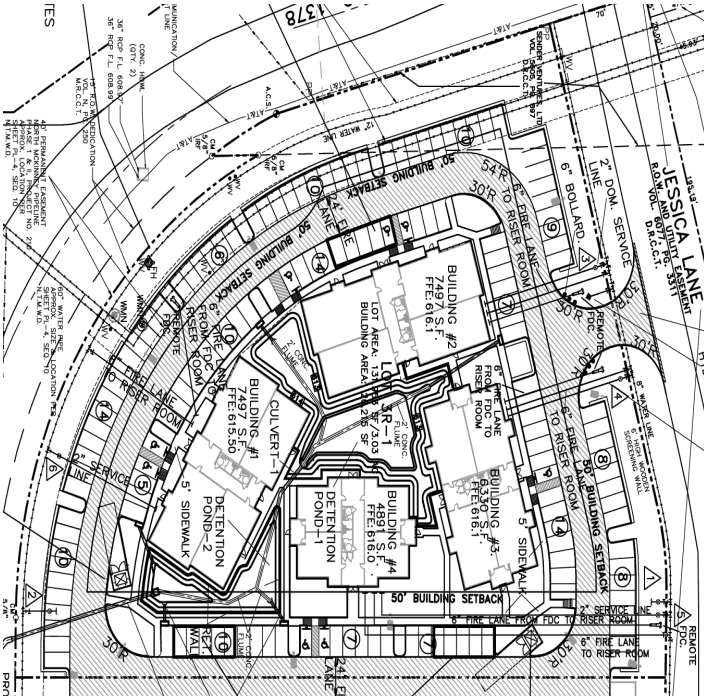


SALE

2821 JESSICA LANE
2821 Jessica Lane Lucas, TX 75002



OFFERING SUMMARY

Sale Price:	Call for pricing
Building Size:	7,496 SF
Available SF:	3,748 SF
Number of Units:	1
Price / SF:	Negotiable
Zoning:	VC
Traffic Count:	5,584

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in the heart of Lucas, TX! This impressive property features a 7,496 SF building with eventually 4 distinct units, ideally suited for Office / Office Building investors. Zoned VC, the property offers flexibility for a variety of potential uses. Boasting a prime location within the Lucas area, this standout building is poised to attract businesses seeking a well-connected and vibrant community to thrive in. With a welcoming and versatile layout, investors have the opportunity to capitalize on the growing demand for premium office space in this sought-after locale. Don't miss your chance to secure a foothold in this flourishing market with this remarkable property.

PROPERTY HIGHLIGHTS

- 7,496 SF building with 2 distinct suites as an option
- Flexibility with VC zoning for various potential uses and superb visibility
- Prime location within the sought-after Lucas area
- Well-suited for businesses seeking a vibrant community to thrive in
- Versatile layout catering to diverse tenant needs

Jose Duarte, CCIM
972 885 8180
j.duarte@orioncrg.com

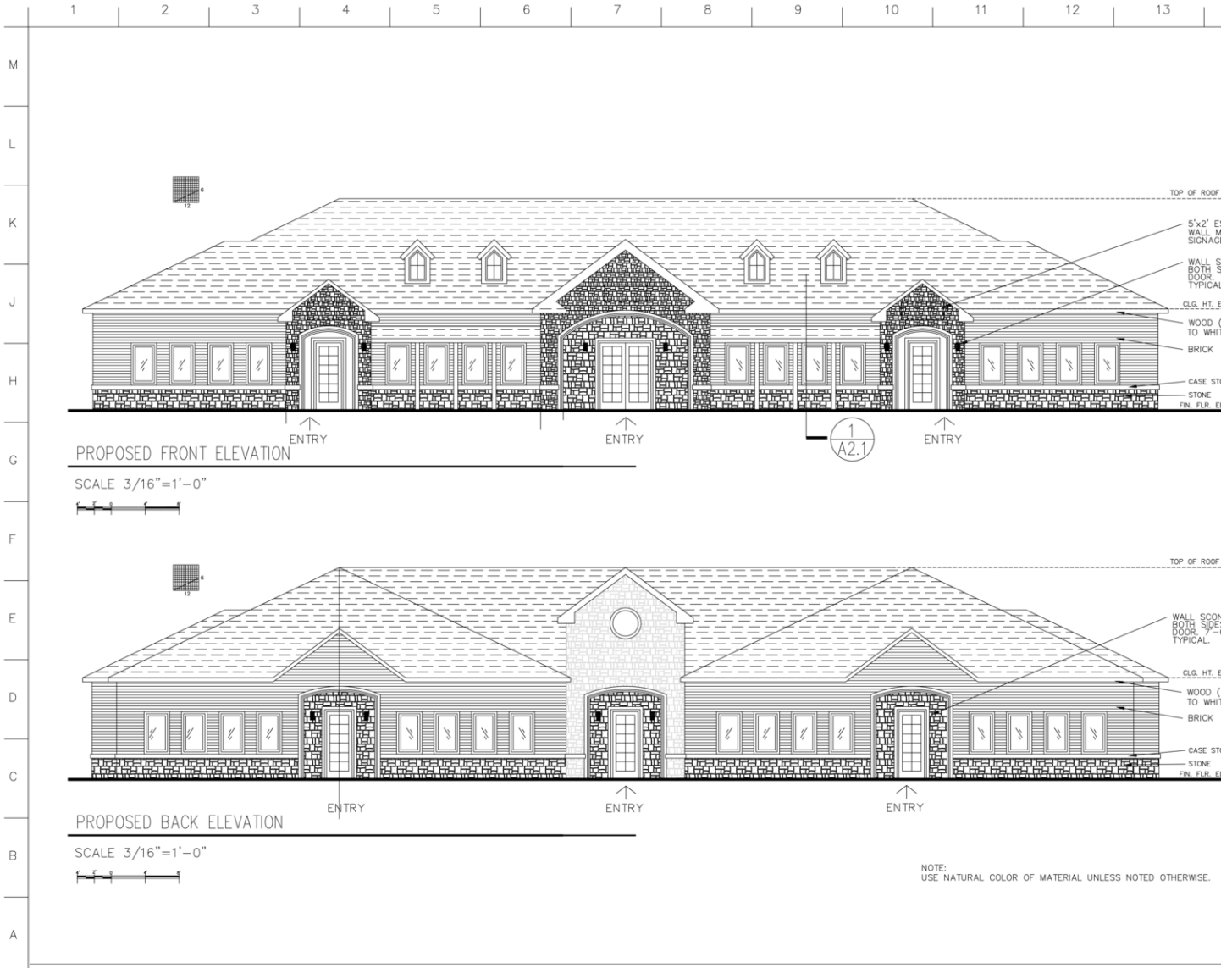
Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087
a.harwell@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

SALE

2821 JESSICA LANE
2821 Jessica Lane Lucas, TX 75002



Jose Duarte, CCIM
972 885 8180
j.duarte@orioncrg.com

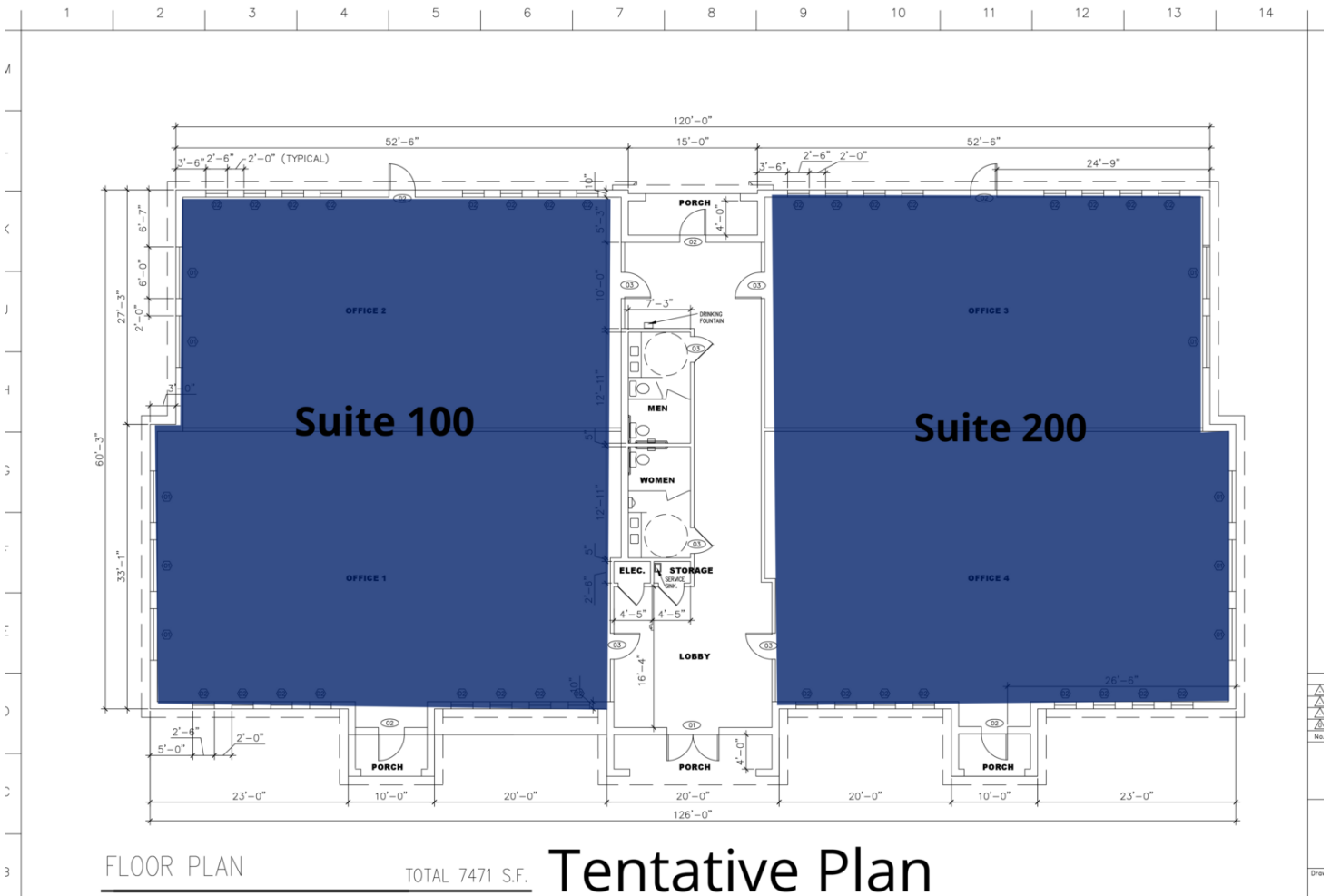
Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087
a.harwell@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

SALE

2821 JESSICA LANE
2821 Jessica Lane Lucas, TX 75002



Jose Duarte, CCIM
972 885 8180
j.duarte@orioncrg.com

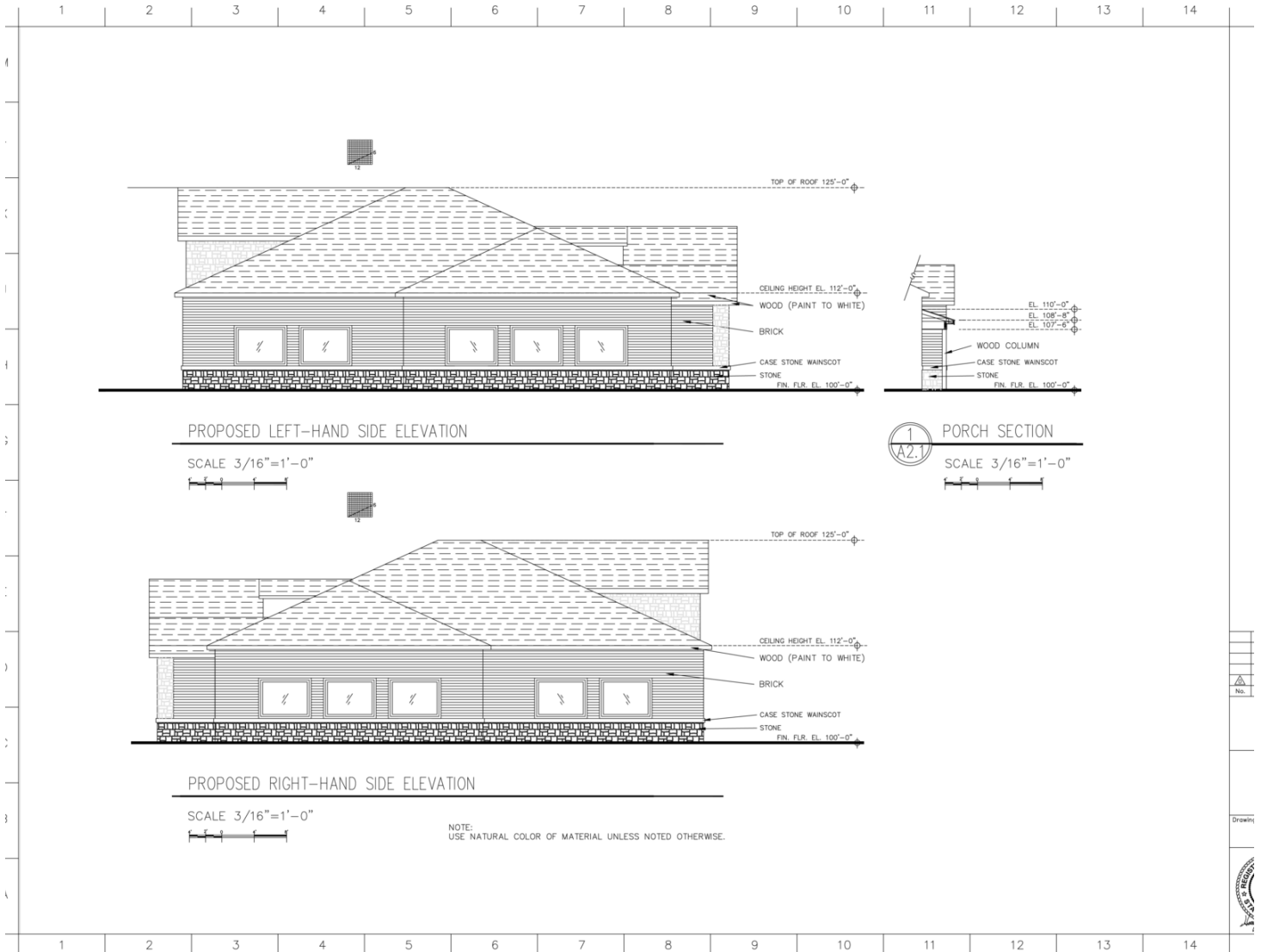
Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087
a.harwell@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

SALE

2821 JESSICA LANE
2821 Jessica Lane Lucas, TX 75002



Jose Duarte, CCIM
972 885 8180
j.duarte@orioncrg.com

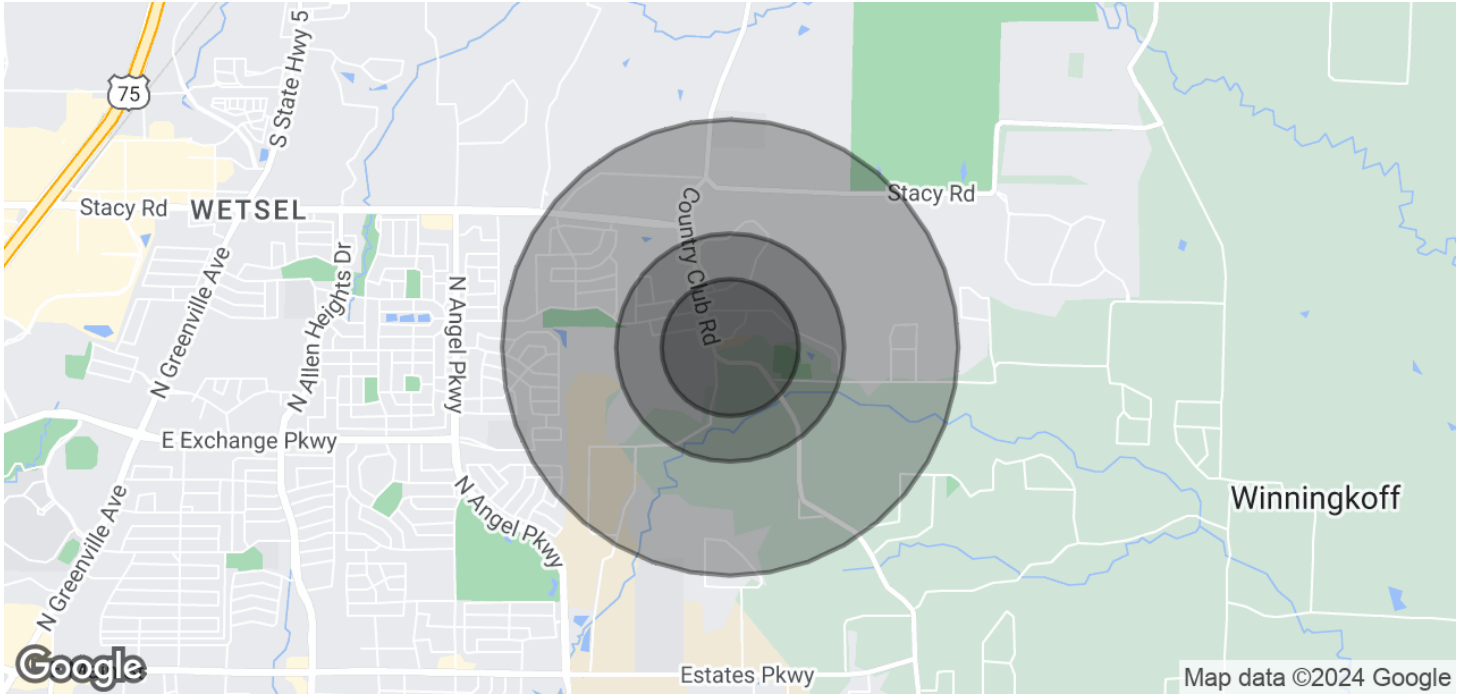
Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087
a.harwell@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®

SALE

2821 JESSICA LANE
2821 Jessica Lane Lucas, TX 75002



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	254	892	4,830
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	71	248	1,410
# of Persons per HH	3.6	3.6	3.4
Average HH Income	\$215,050	\$215,559	\$207,909
Average House Value	\$775,157	\$787,010	\$751,301

TRAFFIC COUNTS

5,584/day

Demographics data derived from AlphaMap

Jose Duarte, CCIM
972 885 8180
j.duarte@orioncrg.com

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087
a.harwell@orioncrg.com



**COLDWELL BANKER
COMMERCIAL**
APEX, REALTORS®



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 coincidental 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.

Coldwell Banker Apex, Realtors	590914	n/a	n/a
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB Apex Realtors, LLC	590914	n/a	n/a
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	0590914	grace@cballenapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jose Duarte	0632437	j.duarte@orioncrg.com	(972)885-8180
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

IABS 1-0 Date

Commercial Lease