

# FOR SALE

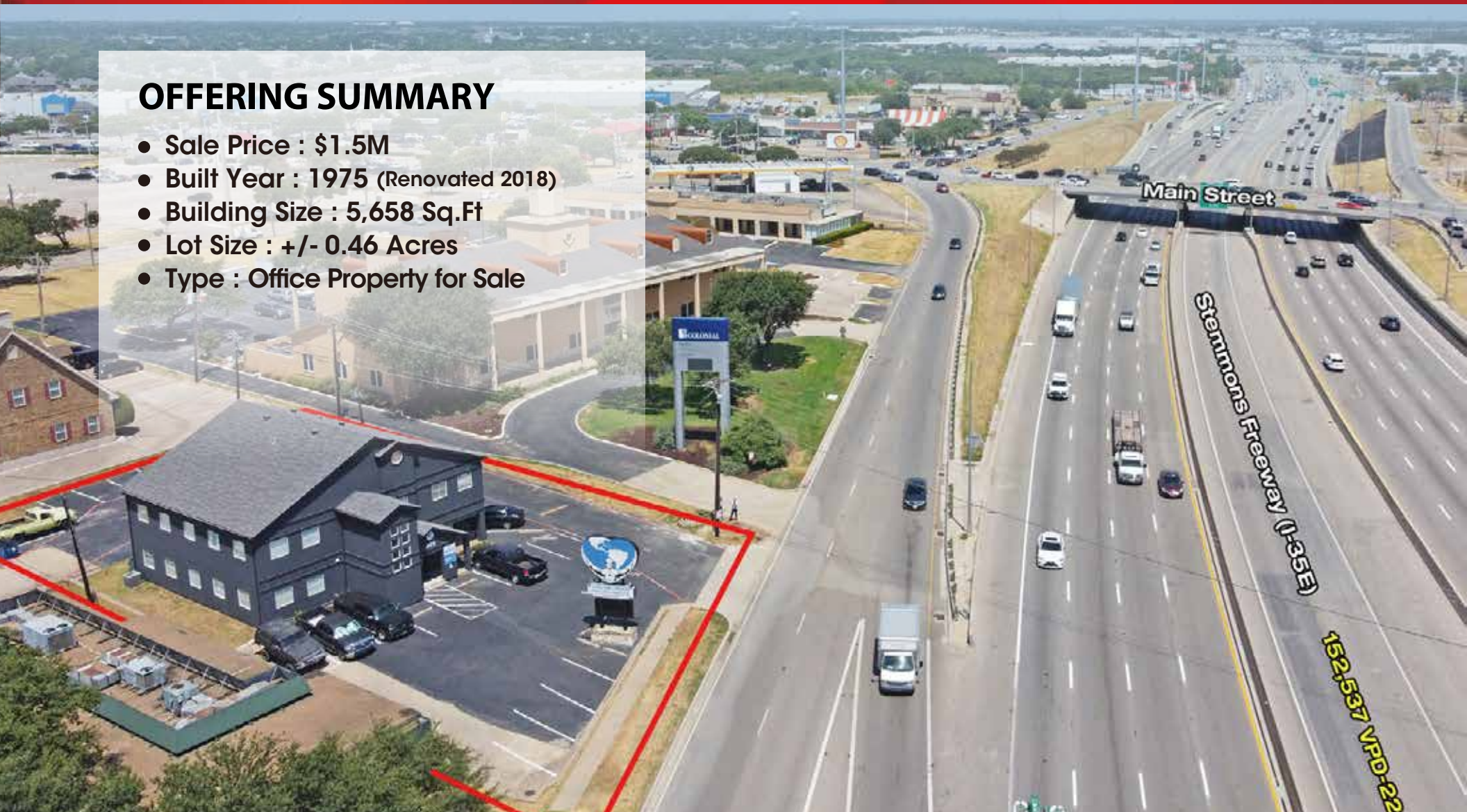
STEMMONS OFFICE

OFFICE PROPERTY FOR SALE

325 SOUTH STEMMONS FREEWAY LEWISVILLE, TX 75067

## OFFERING SUMMARY

- Sale Price : \$1.5M
- Built Year : 1975 (Renovated 2018)
- Building Size : 5,658 Sq.Ft
- Lot Size : +/- 0.46 Acres
- Type : Office Property for Sale



CHUCK LEE 214-931-7077 OFFICE : 972-245-2266

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### RETAILER MAP

325 SOUTH STEMMONS FREEWAY LEWISVILLE, TX 75067

- **First Floor : 2,627 Sq.Ft**
- **Second Floor : 2,817 Sq.Ft**
- **High Traffic 1-35e Visibility & Access**
- **Pole Sign With Lease Of Entire Building**
- **32 Parking Spaces (Approx. 5/1,000 Sq.Ft)**

### HIGHLIGHTS

- Recently Renovated 5,658 SF Office Asset Fronting Interstate 35E in Affluent Submarket of Lewisville, TX (DFW)
- Flexible Sale Terms: Available Vacant for Owner User or with Sale Leaseback Scenario
- Below Market Rent of \$19.00 PSF NNN While Nearby Office is Quoting Over \$25.00 PSF NNN



DEMOGRAPHICS	1 MILE	3 MILE
Population	14,547	151,020
Households	4,070	20,039
Median Age/Income	34.3/ \$91,389	34.3/ \$77,439
Daytime Employee	37,697	293,331
Population Growth	0.95%	1.28%



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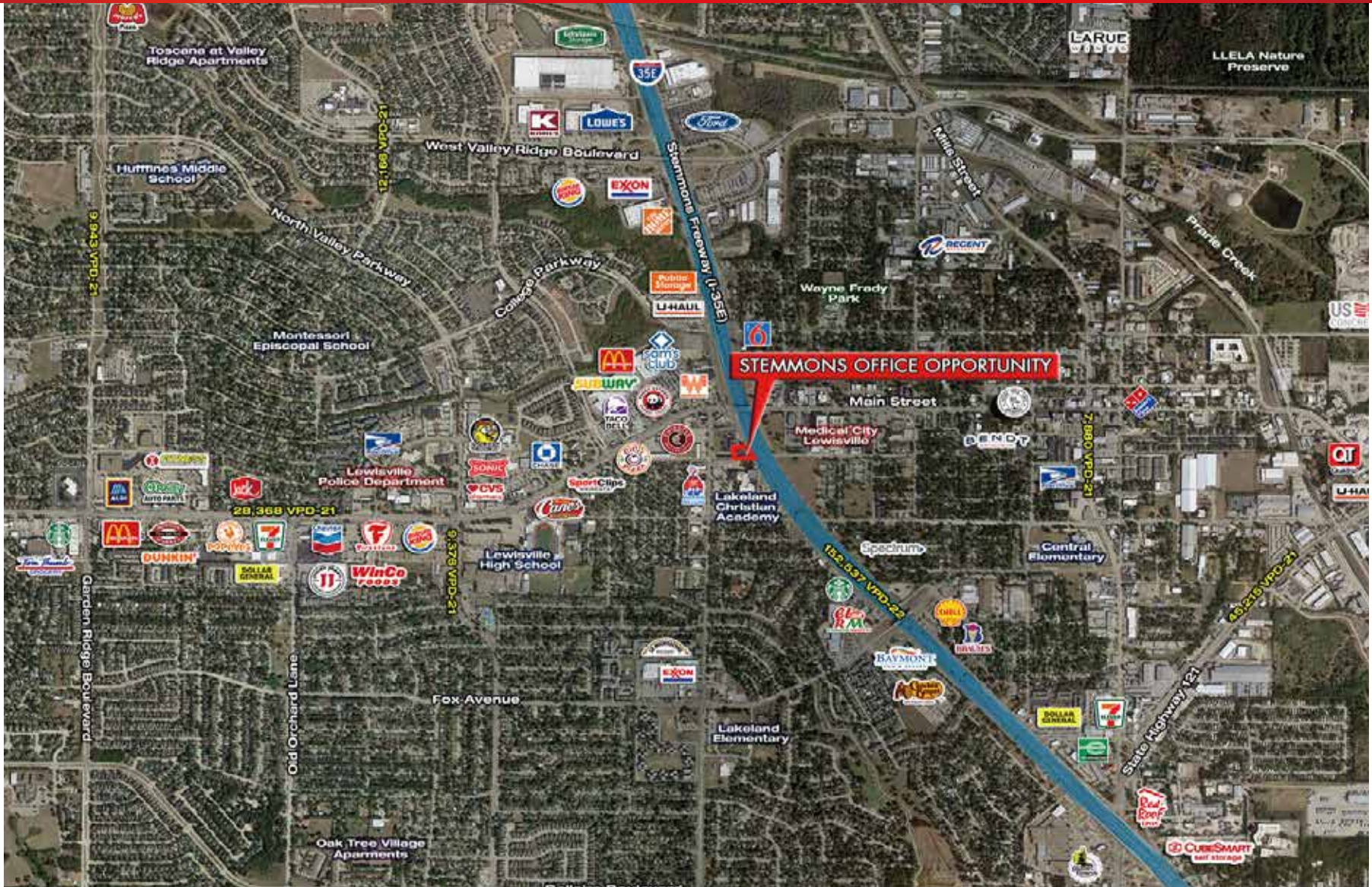


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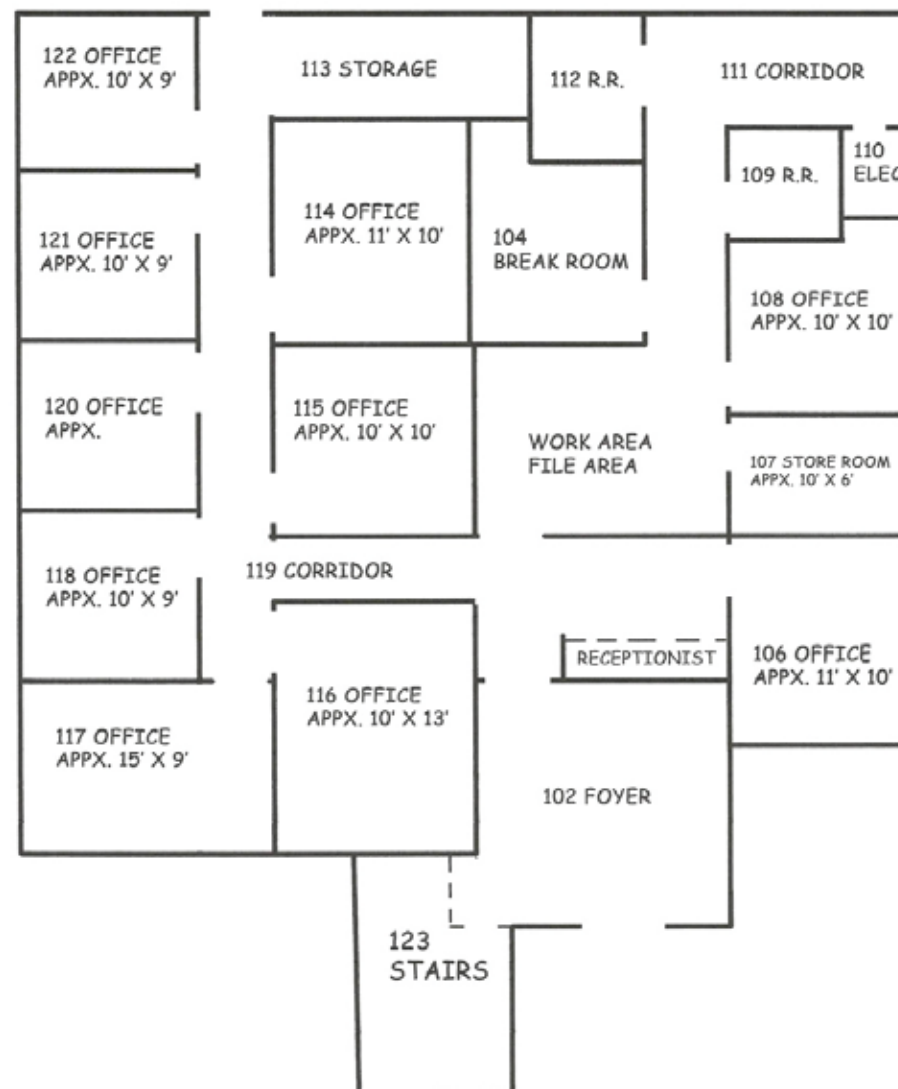
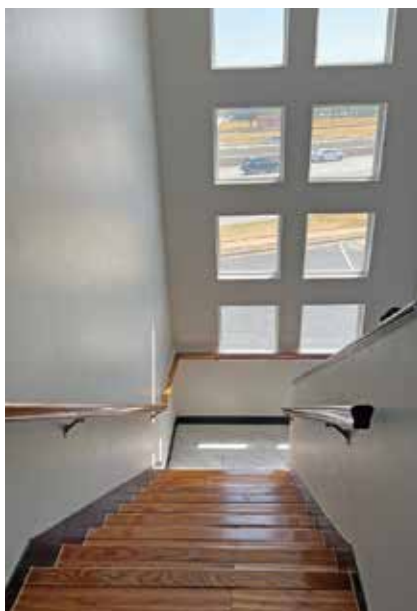


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## FLOOR PLAN - 1ST FLOOR

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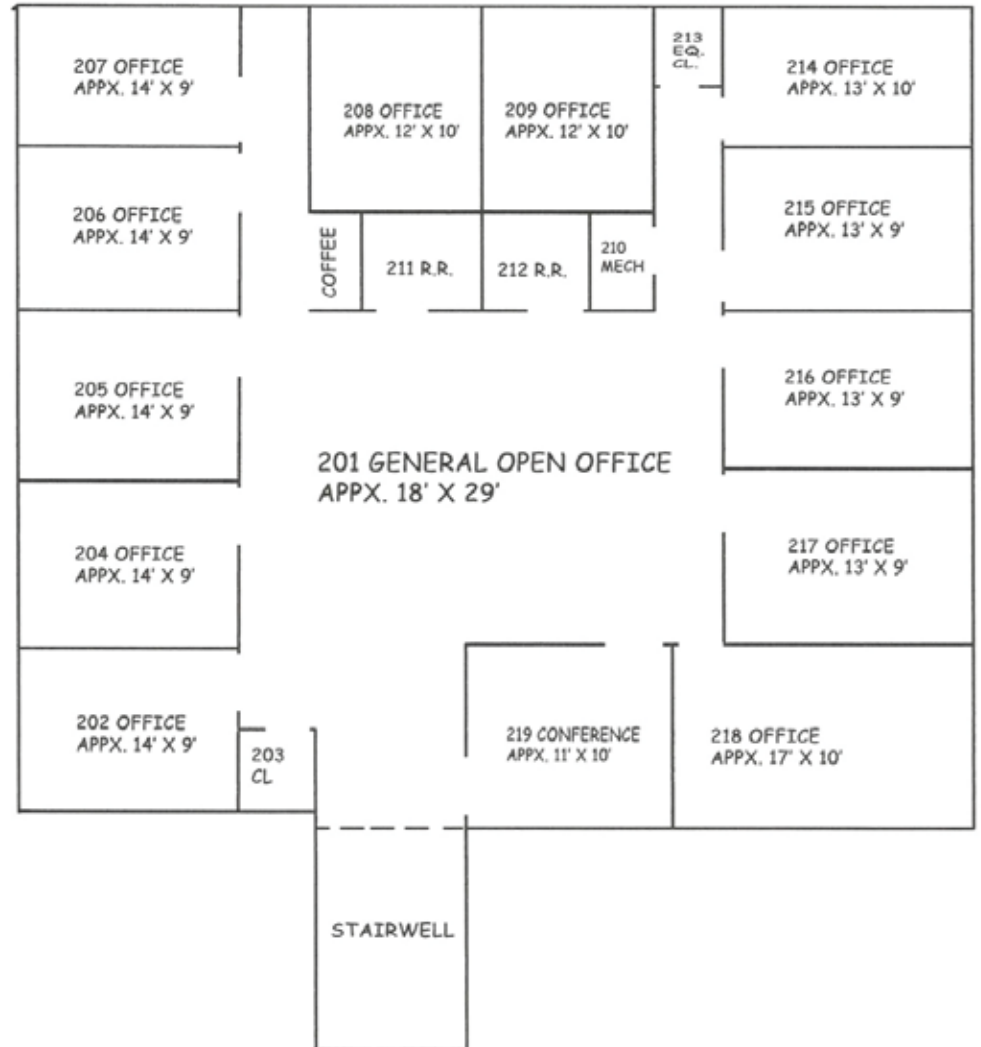
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FLOOR PLAN - 2ND FLOOR

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# STEMMONS OFFICE

OFFICE PROPERTY FOR SALE

CURRENT TENANT

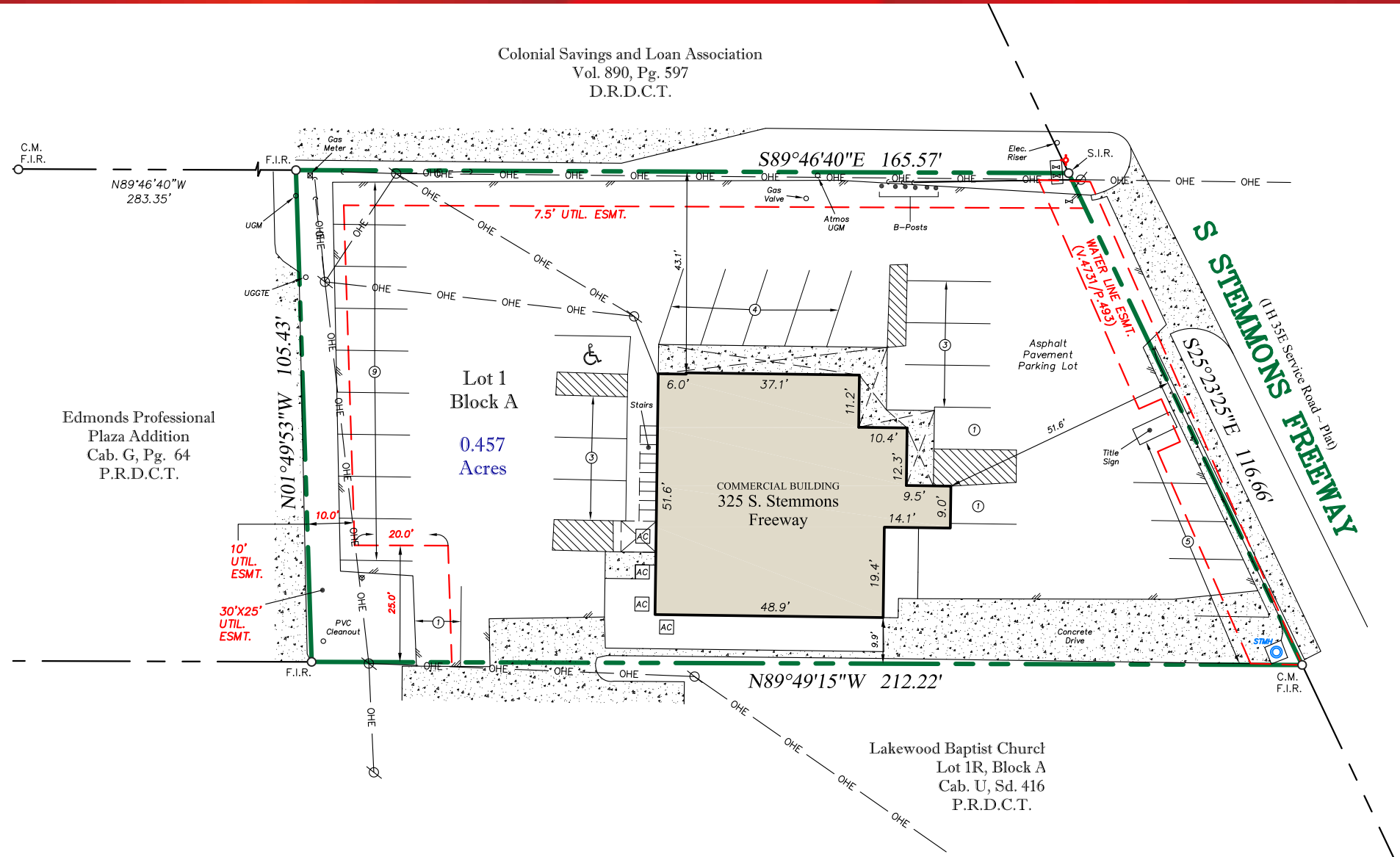
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### Information About Brokerage Services

*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.

<b>MRG Realty Advisors, LLC</b>	<b>9004935</b>	<b>INFO@metrorealitydfw.com</b>	<b>(972)245-2266</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CHUCK FLEISCHER</b>	<b>582137</b>	<b>REBROKER.TX@GMAIL.COM</b>	<b>(214)587-7000</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Chuck Lee</b>	<b>0621001</b>	<b>chuck@MRGrealtydfw.com</b>	<b>(214)931-7077</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
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