



VERSATILE FREE-STANDING BUILDING

With AMPLE PARKING

START AT **\$2,500,000**

ZONED OTMU-2 - Old Town Mixed-Use-2

SIZE ±12,000 SQFT BUILT IN 1990



CLEARWATER PROPERTIES GROUP PRESENTS

325 S. Cowan Ave., Lewisville TX

THIS EXPANSIVE ± 12,000 SF BUILDING OFFERS A FLEXIBLE LAYOUT SUITABLE FOR A VARIETY OF USES, INCLUDING SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, EDUCATIONAL, RELIGIOUS, RETAIL, COMMERCIAL, AND OFFICE USES. SITUATED ON ± 1.2 ACRES, THE PROPERTY FEATURES HIGH CEILINGS, OPEN SPACES, MULTIPLE OFFICES/CLASSROOMS, AMPLE ON-SITE PARKING. ITS PRIME LOCATION IN LEWISVILLE ENSURES EXCELLENT VISIBILITY AND ACCESSIBILITY. WITH EXISTING INFRASTRUCTURE THAT SUPPORTS MULTIPLE CONFIGURATIONS, THIS PROPERTY PRESENTS A UNIQUE OPPORTUNITY FOR INVESTORS, DEVELOPERS, AND BUSINESS OWNERS LOOKING TO CUSTOMIZE A SPACE TO FIT THEIR NEEDS.

CONTACT US



972.948.6562



CWPG@EBBY.COM



325 S. Cowan Ave, Lewisville

THE PROPERTY AT 325 S COWAN AVE, LEWISVILLE, TX, BOASTS A PRIME LOCATION IDEAL FOR A VARIETY OF PROFESSIONAL AND COMMERCIAL USES. SITUATED JUST ONE BLOCK FROM MEDICAL CITY LEWISVILLE, A FULL-SERVICE ACUTE CARE HOSPITAL, IT OFFERS EXCEPTIONAL CONVENIENCE FOR MEDICAL PROFESSIONALS SEEKING PROXIMITY TO HEALTHCARE FACILITIES. ADDITIONALLY, THE PROPERTY IS ONE BLOCK AWAY FROM MAIN STREET, PROVIDING EASY ACCESS TO HISTORIC DOWNTOWN LEWISVILLE'S ARRAY OF DINING, SHOPPING, AND CULTURAL ATTRACTIONS. ITS CLOSE PROXIMITY TO INTERSTATE I-35 ENSURES SWIFT CONNECTIVITY TO DALLAS AND SURROUNDING AREAS, MAKING IT A STRATEGIC CHOICE FOR BUSINESSES AND DEVELOPERS AIMING TO CAPITALIZE ON THE AREA'S ACCESSIBILITY AND AMENITIES.



CONTACT US



972.948.6562

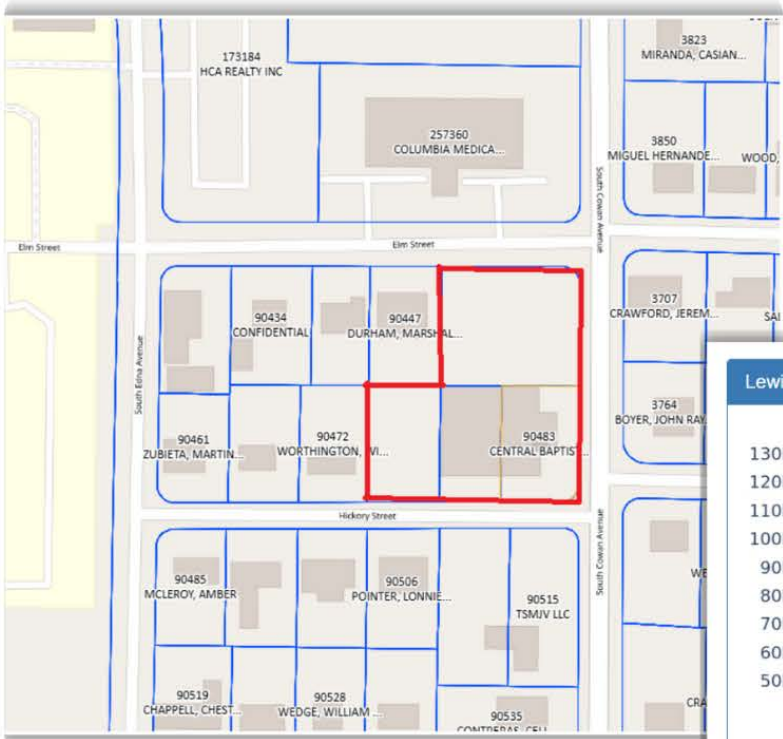


CWPG@EBBY.COM

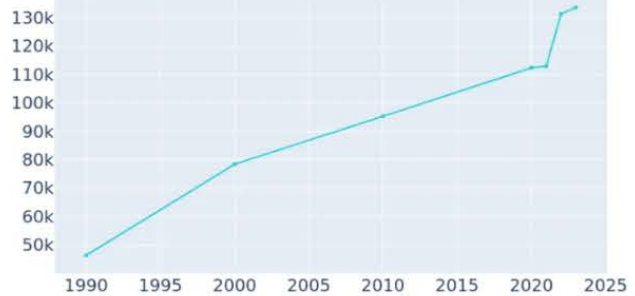


325 S. Cowan Ave, Lewisville

THE PROPERTY AT 325 S. COWAN AVE, LEWISVILLE, TX, INCLUDES A LARGE PARKING AREA AND AN ADDITIONAL UNIMPROVED BACK LOT. THE CORNER PROPERTY IS ±1.2 ACRES IN TOTAL, PERFECT FOR DEVELOPMENT OR IMPROVEMENT. WITH THE POPULATION GROWING IN LEWISVILLE, THERE IS GREATER NEED FOR SERVICES AND RESIDENCES.



Lewisville Population By Year



Year	Population	Rank in US	Growth Rate
2023	133,553	214	1.7%
2022	131,276	216	16.2%
2021	112,944	266	0.5%
2020	112,336	270	1.7%
2010	95,290	301	2.0%
2000	78,399	354	5.4%
1990	46,375	572	—

HOW QUICKLY IS LEWISVILLE GROWING?
LEWISVILLE HAS GROWN 70.3% SINCE 2000.
LEWISVILLE, TEXAS IS GROWING IS
GROWING FASTER THAN 86% OF SIMILARLY
SIZED CITIES SINCE 2000.

WWW.BIGGESTUSCITIES.COM

CONTACT US



972.948.6562



CWPG@EBBY.COM



CLEARWATER
PROPERTIES GROUP

