

FOR SALE

OFFICE BUILDING & LAND



1181 VALLEY RIDGE BLVD | LEWISVILLE, TX

Executive Summary

Cushman & Wakefield is delighted to offer the exceptional opportunity to acquire 1181 Valley Ridge Blvd in Lewisville, TX. This property comprises two distinct parcels: the Office Parcel, spanning 0.842 acres with a 6,589 SF vacant office building, and the Land Parcel, a 1-acre tract of vacant, developable land. Both parcels are zoned Light Commercial (LC), permitting a wide range of office and retail uses by right.

Strategically positioned along Valley Ridge Blvd, the property enjoys high visibility with nearly 16,000 vehicles passing daily and is conveniently located less than a mile from I-35E, which sees over 150,000 vehicles per day. The two parcels may be purchased individually or together, offering a flexible investment opportunity to suit a variety of users.



Office Building for Sale

- 6,589 SF – Built 2011 – 0% Leased
- Zoned Light Commercial
- Portion of building is in shell condition
- Previously used for medical use



Adjacent Land for Sale

- 1.008 Acres
- Zoned Light Commercial

Building and land can be purchased together or separate.

CALL FOR PRICING & MORE INFORMATION

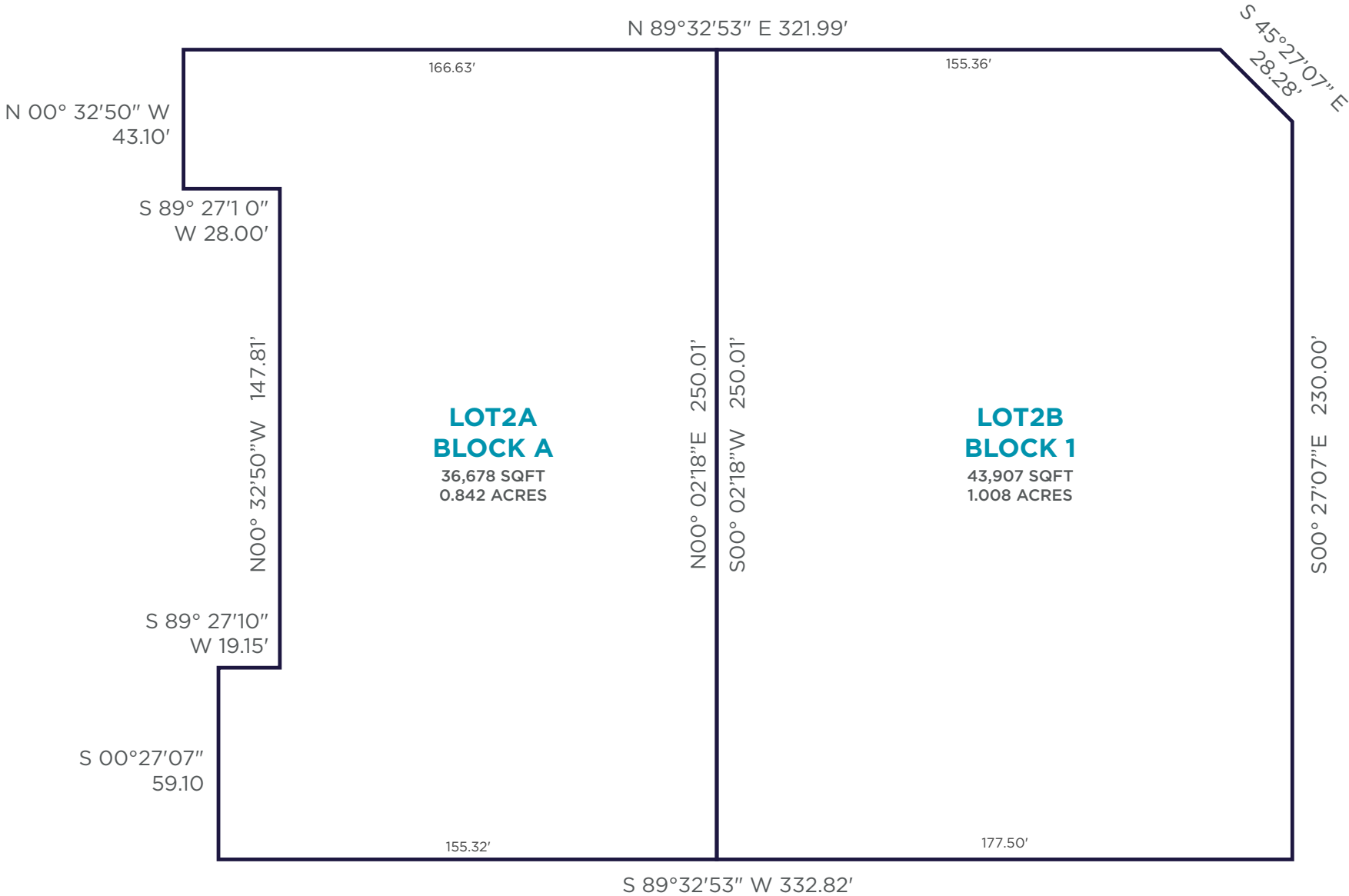
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1-ACRE LAND



HANNA HENLEY

Senior Associate
+1 972 663 9726
hanna.henley@cushwake.com



ANDREW WHITE

Capital Markets Financial Analyst
+1 972 663 9965
andrew.white@cushwake.com



MATT HEIDELBAUGH

Executive Managing Director
+1 972 663 9965
matt.heidelbaugh@cushwake.com



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