326 S. EDMONDS LANE | UNIT 104 | LEWISVILLE, TX 75067

CORNER OF W. MAIN STREET & I-35E

FOR SALE &/OR LEASE
TURNKEY OFFICE - MEDICAL CONDO

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326 S. EDMONDS LN., UNIT 104

OVERVIEW

Beam Real Estate is pleased to present the rare opportunity to purchase or rent Unit 104 (the "Property"), a rare 2,595 SF turnkey office / medical condo located at 326 S. Edmonds Lane in the heart of Lewisville (SEQ of W. Main Street & I-35E). Built in 1987, Unit 104 has been recently completely updated. It contains 3 AC units replaced in 2019, along with a partially finished second floor with one office, a restroom, a break area, a large storage area, and washer & dryer hookups. This sleek, bright, finished-out is enhanced by modern accents, giving a new business a clean feel with new quartz countertops, LED lighting, and LVP throughout. Furthermore, providing a new owner/tenant with a rare Class-A turnkey office oasis in a highly desired area.

The simple and effective layout is ideal for the vast majority of businesses and includes: a beautiful reception area, multiple waiting areas, 8 private offices, including traditional office, medical office, and off-site storage, among other uses. Its strategic location near the W. Main Street & I-35E intersection, the major commercial hub in the market, provides ease of access for both the business, its customers, and employees from Lewisville and other surrounding markets. The Property also enjoys close proximity to Lewisville High School, Medical City of Lewsiville, Lakeland Christian Academy, Quail Valley Preparatory School, as well as countless shopping and dining options in the newly revamped downtown area of Lewisville.

DISCLAIMER

Confidential Memorandum

Disclaimer/Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the Property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Beam Real Estate or the Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Property Owner("Owner") in connection with the sale of the Property is the Beam Real Estate Agent listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Beam Real Estate. Neither the Beam Real Estate Agent nor the Owner make any representations or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Beam Real Estate with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

Further, the Beam Real Estate Agent and the Owner disclaim any and all liability for representations, warranties expressed or implied or contained in or omitted from this Investment Offering Brochure. Or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to the Owner or the Beam Real Estate Agent, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner explicitly reserves the right, at their sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at their sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the forgoing and agreed to release the Owner and the Beam Real Estate Agent from any liability with respect thereto. To the extent Owner or any agent of the Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property, and each prospective purchaser proceeds at their own risk.

LEASE SUMMARY

- 260 S Edmonds Suite. 104, Lewisville, TX 75067 -2,595 SQFT
- 8 Offices downstairs, reception, a bullpen, and double entry/exit.
- Upstairs break area, one private office, restroom, washer & dryer hookups, and TONS of storage.
- Looking for a 3 to 10- Year Lease.
- NEWLY UPDATED! Quartz, LVP,& Paint
- Asking Rate: $16.12/sqft +NNN (currently $4.79/sqft) or $4,521.78/month

INVESTMENT HIGHLIGHTS

- Rare Class “A” Office Condo in the core of Lewisville – strategically located in the SWC of I-35E & W Main Street.

- Excellent opportunity for owner-user and/or investment opportunity

- Perfect for a future user looking to enter the core of Lewisville. Also great for an investor or owner operator seeking a smaller 1031 / passive investment.

- Other tenants in the surrounding area include Walmart, Medical City Lewisville, Lab Corp, Sam's, Dutch Bros Coffee, Dave’s Hot Chicken, Raising Cane's, Lewisville High School, and many more.

- Asking Price $619,000. 00

determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

1st floor Office #3

2nd Floor Break area

1st floor hall

1st floor Entry

1st floor Bullpen

326 S. EDMONDS LANE, UNIT 104

CLOSE AERIAL

0.061 of an Acre of Land
Tract 1

All that certain tract of land situated in the J. W. Croft Survey Abstract Number 295, City of Lewisville, Denton County, Texas and being part of Lot 1, Block A, Edmonds Professional Plaza Addition as shown by the plat thereof recorded in Cabinet G, Page 64 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows with Bearings based on Texas Coordinate System of 1983 North Central Zone (4202) Based on GPS ties to Geodetic Control:

BEGINNING for the Southwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) on the South line of the said Lot 1, Block A from which a 1/2 inch iron rod found at the Southwest corner thereof and the Northwest corner of Lot1R, Block A, Lakeland Baptist Church Addition as shown by the replat thereof recorded in Cabinet U, Page 416 of the said Plat Records and also being on the East right-of-way line of Edmonds Lane bears North 89 Degrees 43 Minute 04 Seconds West a distance of 73.80 feet;

THENCE North 00 Degrees 15 Minutes 56 Seconds East across Lot 1, Block A, 1.0 feet Westerly from an office building wall, a distance of 58.04 feet to a 1/2IRS for the Northwest corner of the herein described tract;

THENCE South 89 Degrees 56 Minutes 08 Seconds East across Lot 1, Block A, 3.0 feet Northerly from the said wall, a distance of 45.52 feet to a 1/2IRS for the Northeast corner of the herein described tract and the Northwest corner of a certain 0.039 of an acre tract of land;

THENCE South 00 Degrees 15 Minutes 56 Seconds West continuing across Lot 1, Block A passing at a distance of 1.0 feet the North wall of the said office building and passing at a distance of 48.3 feet the South wall of the said building and continuing along the same course, in all, a total distance of 58.25 feet to a 1/2IRS on the South line of Lot 1, Block A AT THE Southwest corner of the said 0.039 of an acre tract of land;

THENCE North 89 Degrees 43 Minutes 04 Seconds West with the South line of Lot 1, Block A, a distance of 119.32 feet to the PLACE OF BEGINNING and enclosing 0.061 of an acre of land, more or less.

0.039 of an Acre of Land
Tract 2

All that certain tract of land situated in the J. W. Croft Survey Abstract Number 295, City of Lewisville, Denton County, Texas and being part of Lot 1, Block A, Edmonds Professional Plaza Addition as shown by the plat thereof recorded in Cabinet G, Page 64 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows with Bearings based on Texas Coordinate System of 1983 North Central Zone (4202) Based on GPS ties to Geodetic Control:

BEGINNING for the Southwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) on the South line of the said Lot 1, Block A from which a 1/2 inch iron rod found at the Southwest corner thereof and the Northwest corner of Lot1R, Block A, Lakeland Baptist Church Addition as shown by the replat thereof recorded in Cabinet U, Page 416 of the said Plat Records and also being on the East right-of-way line of Edmonds Lane bears North 89 Degrees 43 Minute 04 Seconds West a distance of 119.32 feet;

THENCE North 00 Degrees 15 Minutes 56 Seconds East across Lot 1, Block A passing at a distance of 9.8 feet the South wall of an office building and passing at a distance of 57.7 feet the North wall of the said building and continuing along the same course, in all, a total distance of 58.25 feet to a 1/2IRS for the Northwest corner of the herein described tract and the Northeast corner of a certain 0.061 of an acre tract of land;

THENCE South 89 Degrees 56 Minutes 08 Seconds East across Lot 1, Block A, 1.0 feet North of and parallel with the said North wall a distance of 29.24 feet to a 1/2IRS for the Northeast corner of the herein described tract and the Northwest corner of a certain 0.039 of an acre tract of land;

THENCE South 00 Degrees 15 Minutes 56 Seconds West continuing across Lot 1, Block A passing at a distance of 1.0 feet the said North wall and passing at a distance of 48.4 feet the said South wall and continuing along the same course, in all, a total distance of 58.33 feet to a 1/2IRS on the South line of Lot 1, Block A at the Southwest corner of the said 0.039 of an acre tract of land;

THENCE North 89 Degrees 43 Minutes 04 Seconds West with the South line of Lot 1, Block A, a distance of 29.24 feet to the PLACE OF BEGINNING and enclosing 0.039 of an acre of land, more or less.

LEGEND

( )	PLAT/DEED CALLS
B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
M.S.	MAG NAIL SET
"X" SET	"X" CUT INTO CONCRETE
	PROPERTY LINE
	BOUNDARY LINE

NOTES:

1. INDIVIDUAL TRACTS SHOWN HEREON WERE CREATED BY HOLDING THE INTERIOR OFFICE DIMENSIONS AS SHOWN ON THE SITE PLAN PROVIDED BY THE CLIENT.

TO:

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON OCTOBER 28Y, 2013.

NOTE: THIS SURVEY IS LICENSED FOR USE ONLY BY THE PARTIES LISTED ABOVE. THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Wm. M. Coleman, R.P.L.S. 4001

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M COLEMAN, RPLS 4001 DURING OCTOBER 2013. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

DATE:
10-28-13

REVISIONS:

Coleman & Assoc.
Land Surveying

P.O. BOX 686
DENTON, TEXAS 76202
(940) 566-6010 FAX: (940) 566-6018
WWW.COLEMANSURVEYING.COM
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BOUNDARY SURVEY

CLIENT
THREE TWENTY SIX EDMONDS
1400 W. SOUTH MAIN
LEWISVILLE, TEXAS 75067
(972) 955-5340

LOT 1, BLOCK A, EDMONDS
PROFESSIONAL PLAZA ADDITION

CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

JOB NUMBER
13-1888

DRAWN: MGD
CHECKED: WMC

SCALE
1" = 20'

ORIGINAL PAPER SIZE = 18"x24"

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OF
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326 S. EDMONDS LANE, UNIT 104

WIDE AERIAL

DEMOGRAPHICS

	1 mile	3 miles
Population:	17,005	108,968
Households:	5,714	40,162
Median Age:	34.90	37.10
Median HH Income:	$65,177	$80,717
Daytime Employees:	9,764	39,098
Population Growth '24 - '29:	20.83%	19.86%
Household Growth '24 - '29:	21.35%	20.36%

Collection Street --Cross Street	Traffic Vol	Last Measured	Distance
S Edmonds Ln--W Purnell St S:	8,614	2025	0.07 mi
I- 35 E--W Main St N:	16,252	2025	0.10 mi
S Stemmons Fwy--Elm St SE:	14,531	2025	0.11 mi

BEAM

REAL ESTATE LLC

JOSE THANKACHAN

214-529-4565

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11-2-2015

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.

Beam Real Estate, LLC	0480204		972-484-6644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mani Jacob	0480204	mani@beamrealestate.com	972-484-6644
Designated Broker of Firm	License No.	Email	Phone
Mani Jacob	048204	mani@beamrealestate.com	972-484-6644
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____