

Property Summary Report

630 Hembry St

Lewisville, TX 75057 - Lewisville Ind Submarket



BUILDING

Type:	Class C Flex
Tenancy:	Multiple
Year Built:	1984
RBA:	9,712 SF
Floors:	1
Typical Floor:	9,712 SF
Ceiling Ht:	12'

LAND

Land Area:	0.55 AC
Parcel	R92035

EXPENSES PER SF

Taxes:	\$0.73 (2018)
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LOADING

Drive Ins:	12 tot.	Rail Spots:	None
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LEASING

Available Spaces: No Spaces Currently Available

SALE

Last Sale: Sold on Feb 16, 2018

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo
Airport:	19 minute drive to Dallas/Fort Worth International Airport
Walk Score ®:	Somewhat Walkable (57)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

De Bord Assembly Inc	4,856 SF	North-Plex Tool & Mfg	1,500 SF
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PROPERTY CONTACTS

Recorded Owner:	Maude C Carter	Recorded Owner:	Carter Maude 2018 Living Trust
Prior True Owner:	Keith Carter		



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MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	6.4%	↑ 4.3%
Market Overall	6.3%	↑ 0.1%

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$9.42	↑ 4.7%
Market Overall	\$6.30	↑ 4.8%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	2,741,653	↑ 96.0%
Months On Market	7.9	↓ 11.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$59.7	↑ 3.1%
12 Mo. Price Per SF	\$88	↑ 9.4%

