

396 W Main St Standalone Office - Lewisville

FOR SALE

396 W Main St
Lewisville, TX 75057

John Torres
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Broker
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OFFERING SUMMARY

ADDRESS	396 W Main St Lewisville TX 75057
NET RENTABLE AREA (SF)	4,887 SF
LAND ACRES	0.34
LAND SF	14,810 SF
YEAR BUILT	1972
YEAR RENOVATED	2022

FINANCIAL SUMMARY

PRICE	\$1,850,000
PRICE PSF	\$378.56

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	12,847	94,586	204,596
2026 Median HH Income	\$83,392	\$93,085	\$112,862
2026 Average HH Income	\$99,455	\$115,358	\$150,025

PROPERTY SUMMARY

Perfectly positioned at the hard corner of Main Street and Cowan Avenue, 396 W Main St features a 4,887-square-foot standalone office building that was extensively renovated in 2022, offering a modern, turnkey environment for professional or medical office users. With 10 private offices, a reception area, a conference room, a workroom, a bullpen area, a large breakroom, and 24 dedicated parking spaces, this highly versatile property combines extremely functional interior upgrades with a superior, high-visibility location.

Ideal Medical or Professional Office Potential

The property is uniquely optimized for medical office conversion or general professional operations. It sits just one block from Medical City Lewisville, offering seamless synergy for healthcare providers looking to establish a prominent local footprint. Furthermore, a large influx of new multi-family infrastructure surrounds the area. Several premier apartment communities have been constructed within the past five years—including Aura Old Town and Main & Mill Street Lofts—bringing a dense, high-income patient base directly to your doorstep.

Part of Old Town Lewisville Design District

Located within the Old Town Lewisville (OTL) Design District, this property allows businesses to capitalize on the area's vibrant, walkable lifestyle. The City of Lewisville has heavily invested in revitalizing its historic core through strategic initiatives like the Lewisville 2025 Vision Plan, public-private partnerships, and transformative infrastructure upgrades like Wayne Ferguson Plaza and the Main and Mill streetscaping. This deliberate public investment has triggered immense private development, driving downtown property values up significantly and bringing over 1,500 new residential units within walking distance. The ongoing economic expansion ensures an ever-growing influx of foot traffic, daytime consumers, and escalating long-term property values, positioning 396 W Main St directly in the path of rapid growth.

Exceptional Access and Commutability

Located just half a mile from Interstate 35E, the site provides rapid, hassle-free regional logistics. Employees and clients will appreciate the easy commute to surrounding DFW submarkets, allowing you to seamlessly pull talent and clientele from:

- Flower Mound (via FM 1171 / Main Street)
- Denton (via direct northern access on I-35E)
- Carrollton (via quick southern transit down I-35E)
- Coppell (via convenient access to SH-121)



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PROPERTY FEATURES

NET RENTABLE AREA (SF)	4,887
LAND SF	14,810
LAND ACRES	0.34
YEAR BUILT	1972
YEAR RENOVATED	2022
ZONING TYPE	LC - Local Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	24
TRAFFIC COUNTS	15,000+

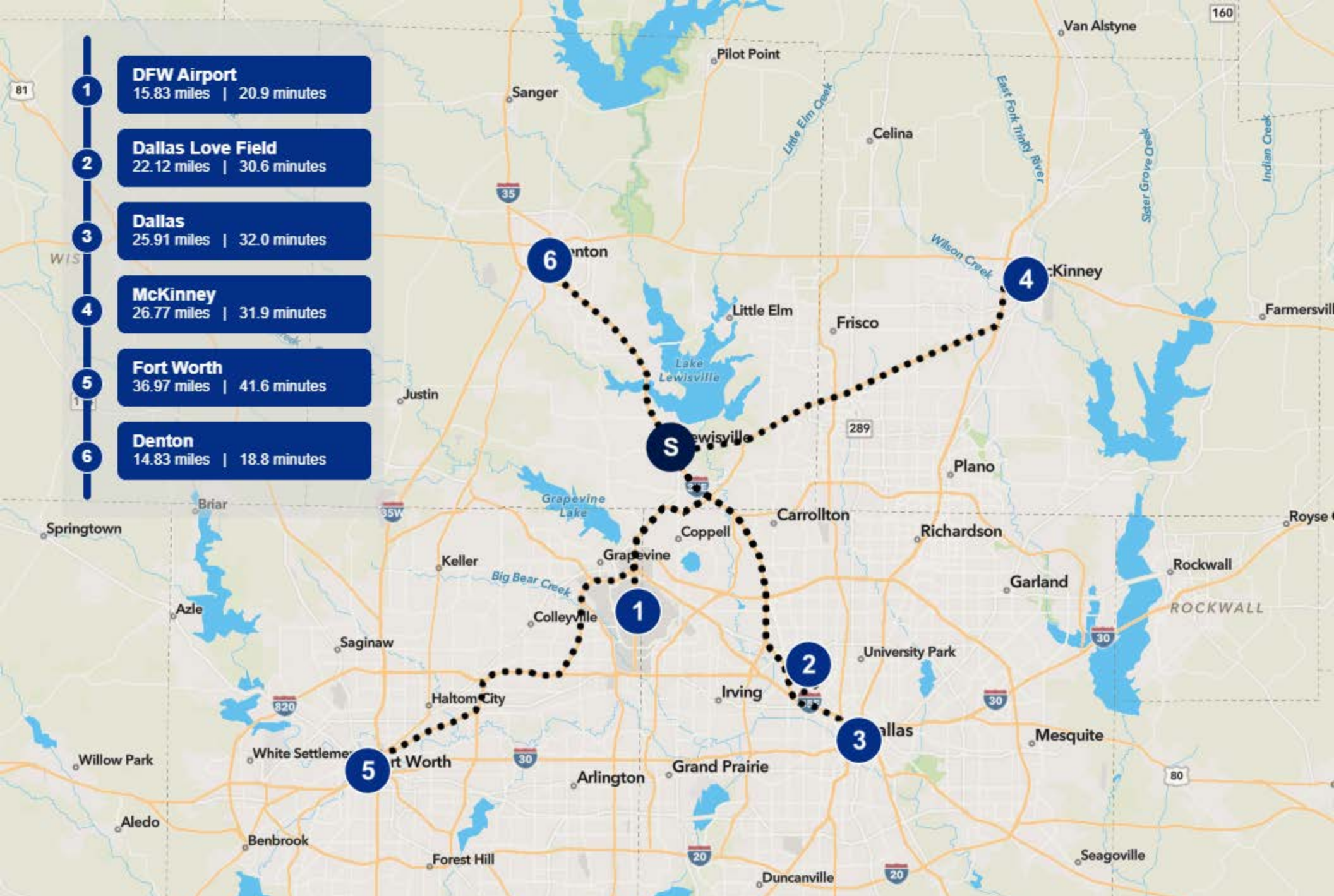
PROPERTY HIGHLIGHTS

- Extensive renovation in 2022
- Part of Old Town Lewisville Design District
- Less than 1/2 mile to I-35E
- 15,000 to 20,000 vehicles per day
- Less than a 20-minute drive to Flower Mound, Denton, Frisco, Carrollton, Coppell, Grapevine, The Colony, and Highland Village
- 1 block to Medical City Lewisville



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Drive Times | 396 W Main Standalone Office 4



**396 W Main Street
Lewisville, TX 75057**

20

Min Drive to Highland
Village, Flower Mound,
Carrollton and more



1

**Block to Old
Town Lewisville**

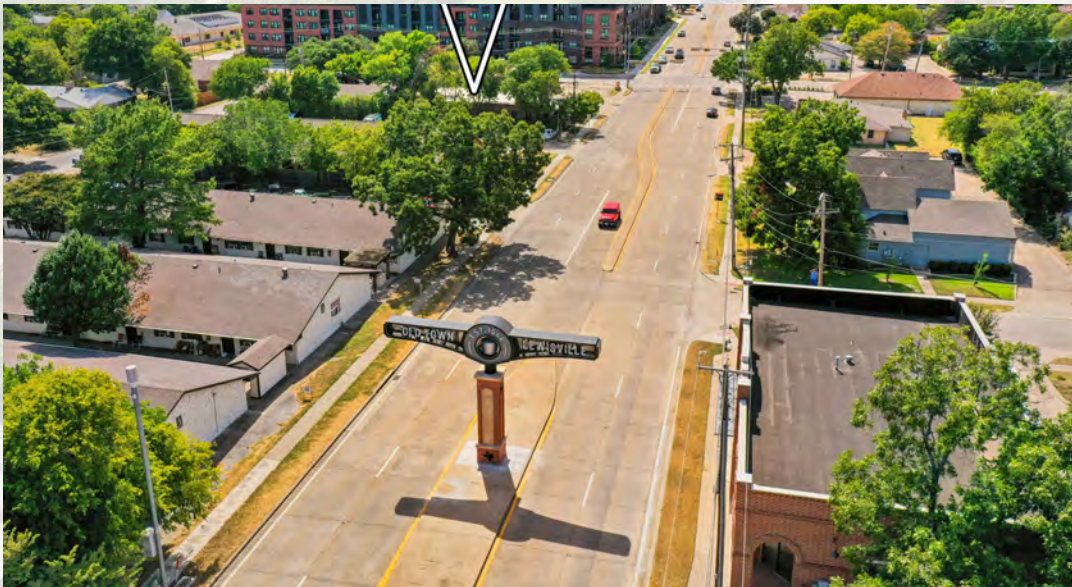


**Medical City
Lewisville**



1

**Block to
Medical City
Lewisville**



**EXCEPTIONAL
LOCATION**

4,887
SQUARE FEET

392,721
Average Home
Value

115,358
Average
Household Income

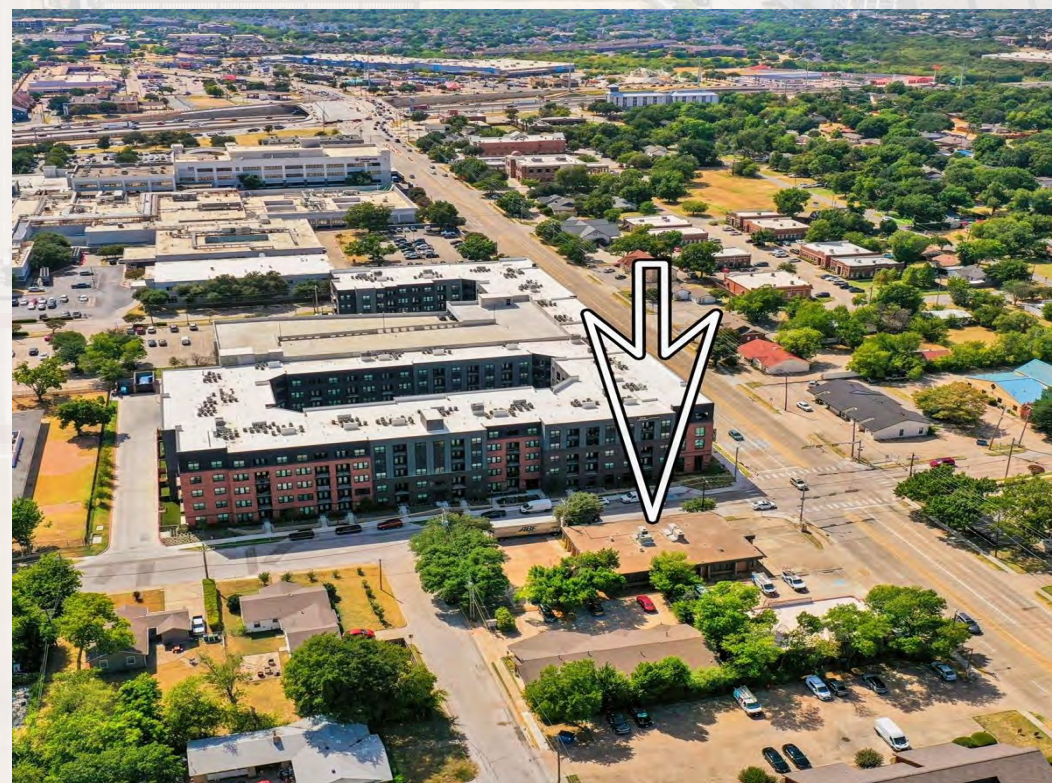


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Location Overview | 396 W Main Standalone Office 5









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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.state.tx.us

396 W Main St Standalone Office Building

DISCLAIMER

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