

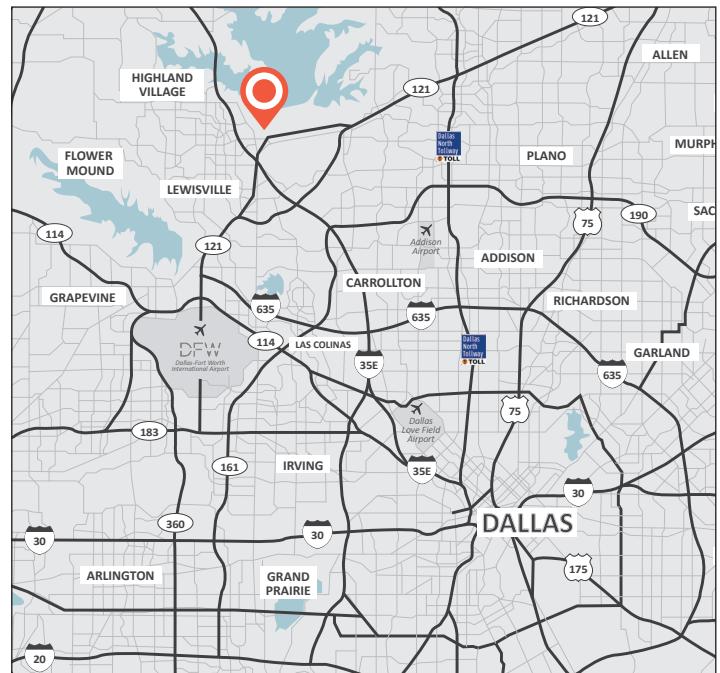
## FLEX CONDOS - MULTIPLE UNITS, VARIOUS SIZES

901 & 951 N KEALY AVE | LEWISVILLE, TX 75057



### OVERVIEW

- Flex Condos in Building 1: ±1,991 SF to 22,154 SF
- Flex Condos in Building 2: ±1,594 SF to 32,158 SF
- Flexibility to own multiple units up to 54,312 SF
- **40' clear height**
- **Oversized grade level doors**
- LED lighting
- Sprinkler system
- 3 phase power
- Light industrial zoning
- 2026 Q4 completion
- Potential uses: Office/warehouse, showroom, service contractor, some auto related uses
- Frontage and visibility on both Valley Ridge Blvd and N Kealy Ave.
- Call for sales price



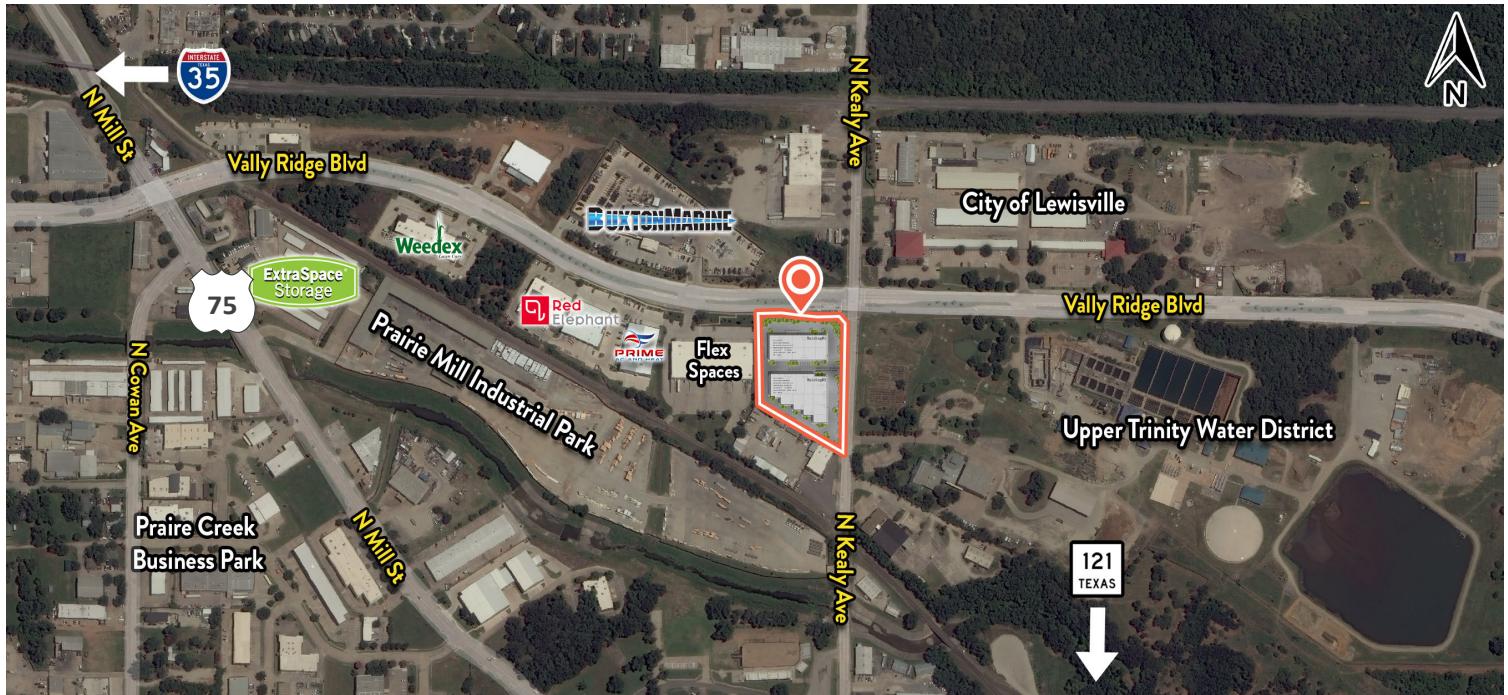
- Prime Lewisville location to serve to Frisco, Little Elm, and Carrollton
- 1 mile to I-35 and 1.2 miles to SH 121

# FOR SALE

ELAINE XU, CCIM | 972.363.9509 | elaine.xu@youngerpartners.com  
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### Demographics

	2 Miles	5 Miles	10 Miles
2024 Population	28,754	202,764	780,374
2029 Population Projection	34,821	242,954	909,246
Median Home Value	\$243,167	\$340,616	\$376,230
Avg. Household Income	\$86,647	\$112,104	\$127,678

### Traffic Count:

±14,916 VPD along Valley Ridge  
±6,122 VPD along Mill Street  
±57,205 VPD along SH 121  
±100,000 VPD along IH 35

### Distance:



1 Mile



1.2 Miles

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### 951 N KEALY AVE (Bldg 1) 22,154 SF



#### FLEX CONDO OPTIONS

#101	1,991 SF
#102	2,153 SF
#103	2,153 SF
#104	2,125 SF
#105	2,079 SF
#106	2,003 SF
#107	2,155 SF
#108	2,155 SF
#109	2,128 SF
#110	2,081 SF

\* Flexible and combinable layouts



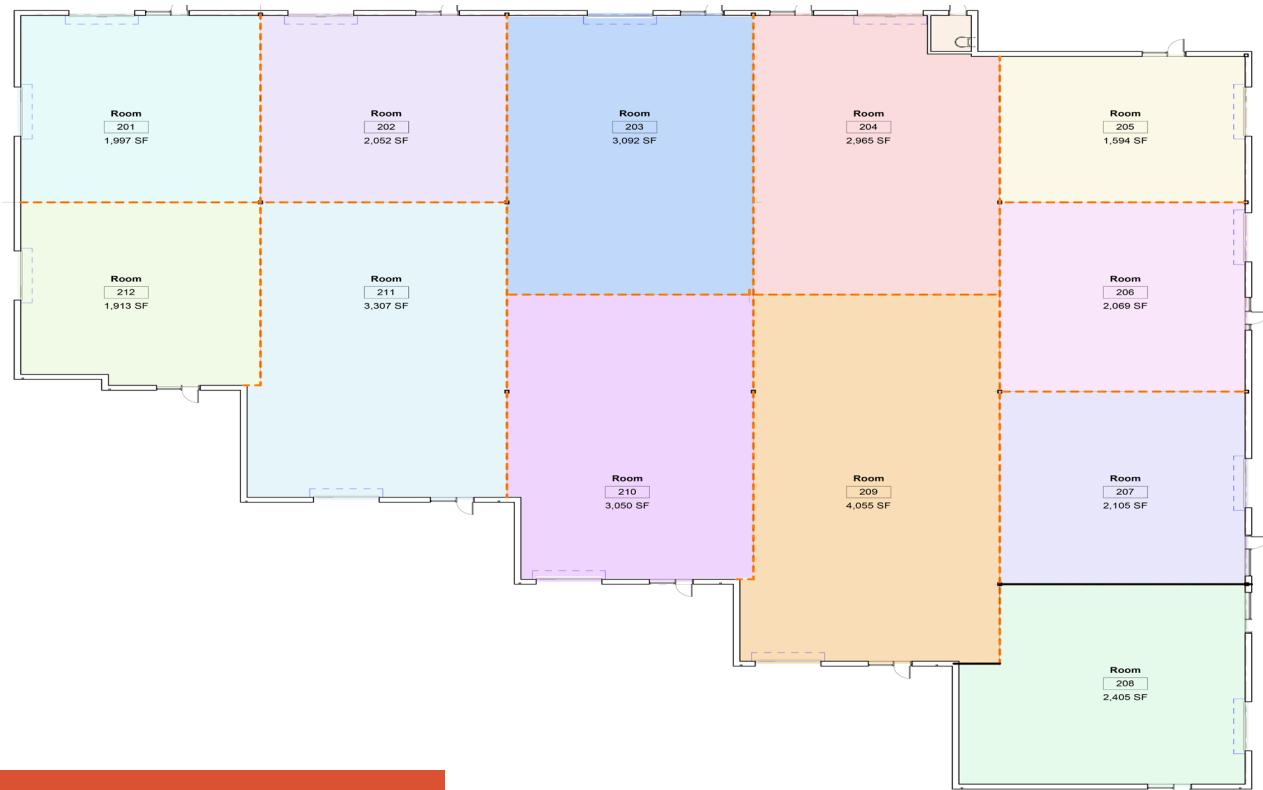
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**901 N KEALY AVE (Bldg 2) 32,158 SF**



### FLEX CONDO OPTIONS

#201	1,997 SF
#202	2,052 SF
#203	3,092 SF
#204	2,965 SF
#205	1,594 SF
#206	2,069 SF
#207	2,105 SF
#208	2,405 SF
#209	4,055 SF
#210	3,050 SF
#211	3,307 SF
#212	1,913 SF

\* Flexible and combinable layouts



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## 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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Designated Broker of Firm	License No.	Email
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email
	Buyer/Tenant/Seller/Landlord Initials	Date