



LAKEWOOD PROFESSIONAL PARK 216 Paloma, Suite 120

DESCRIPTION:

Move in ready, multi-tenant, new construction building in West Temple. Located off West Adams Ave in the Lakewood Professional Park next to Lakewood Ranch, equal distance to Downtown Temple and Downtown Belton. The current floor plan includes a lobby, reception area, five offices, breakroom, storage closets, janitorial closet and restroom.

LEASE SPACE:

1,684 SF	\$1.83 PSF	\$22.00 PSF Annual
NNN		\$5.50 PSF

PROPERTY LOCATION:

The corner of Paloma Drive and Windy Pointe Drive in the Lakewood Professional Park. Three-tenant suite building.

ZONING:

Neighborhood Services

TRAFFIC COUNT:

Estimated 14,787 vehicles per day on West Adams per TXDOT 2022 traffic data.

FINISH OUT:

Move-In Ready. Current finish out includes a lobby/waiting area with reception, five offices, a breakroom and restroom.

ADDITIONAL DETAILS:

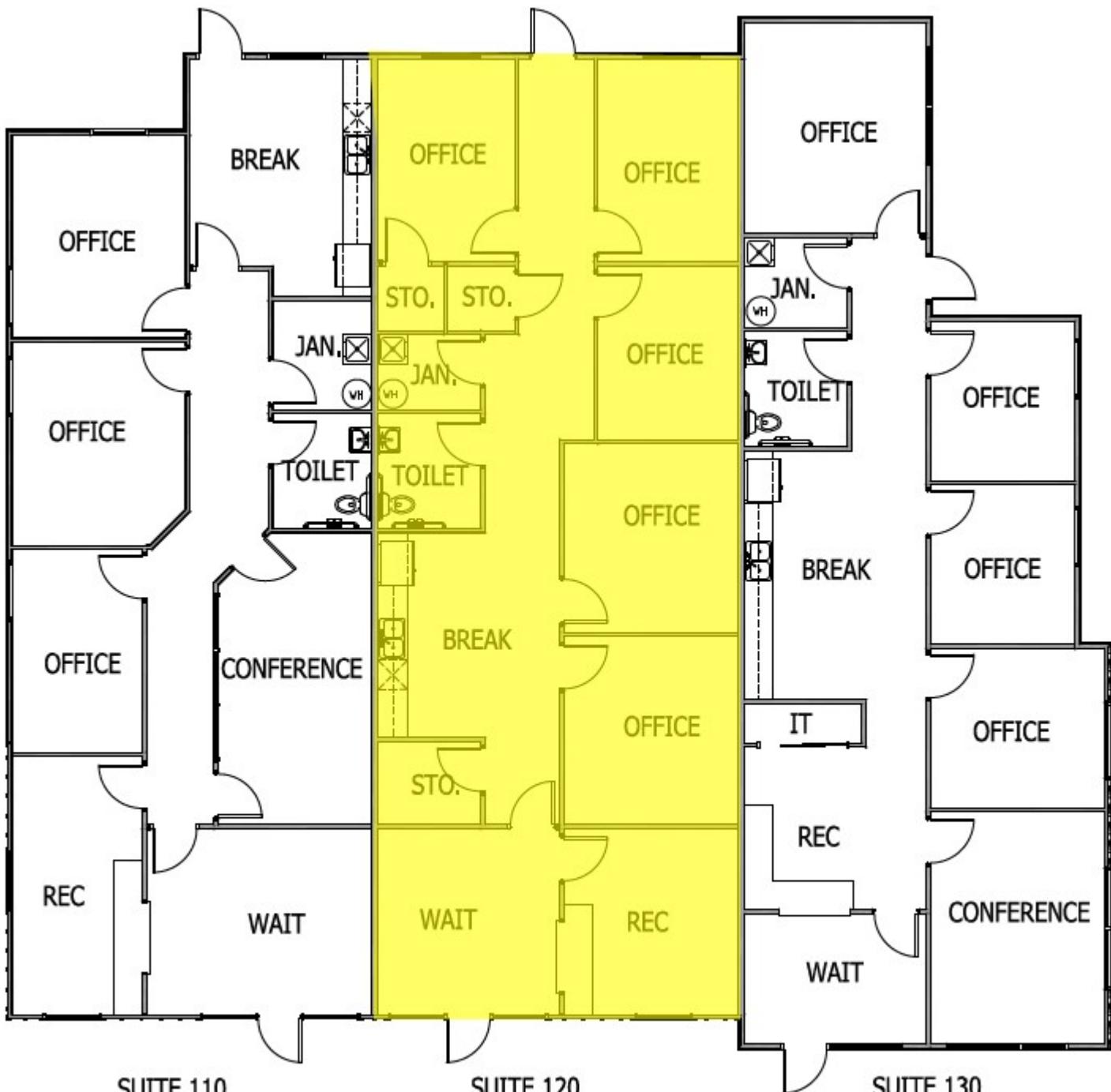
Existing companies in the Lakewood Professional Park include Stylecraft, Homes The Ark Learning Center, Pain Specialists of America, Tejas Land & Title, Cedar wood Financial, Colby Property Management, Temple Sport & Spine Chiropractic, TrueCore and Ryan Smith Homes, among others. One or more principles of Owner is a licensed Real Estate Agent in Texas.

Tenant is responsible to verify all information contained herein. The statements and figures contained herein, while not guaranteed, are secured from sources we believe authoritative. DBCRE makes no representation or warranties, either expressed or implied, as to the accuracy of the information contained herein. All information subject to change. 10/24.

LAKWOOD PROFESSIONAL PARK

216 Paloma, Suite 120

FLOOR PLAN



SUITE 110
LEASE SPACE: 1,623 SF.

**COUNSELING
COLLABORATIVE**

SUITE 120
LEASE SPACE: 1,684 SF.

FOR LEASE

 **SUMMIT**
INSURANCE GROUP

LAKWOOD PROFESSIONAL PARK

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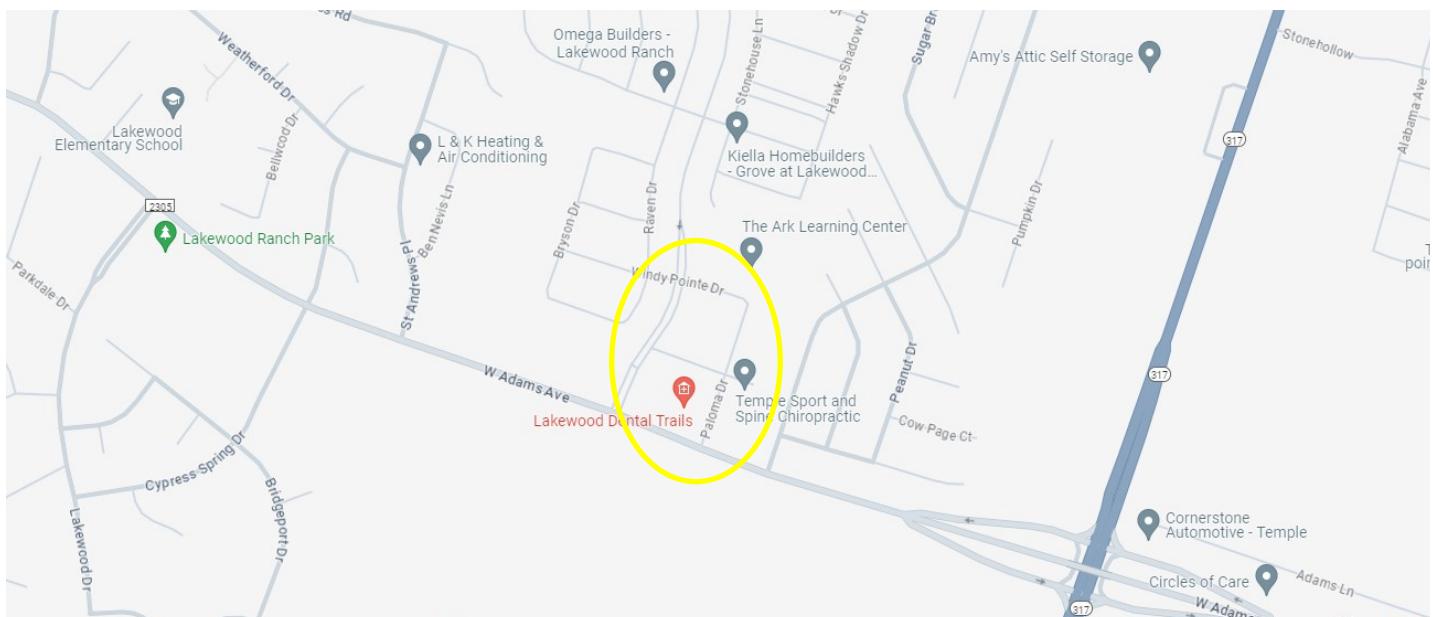
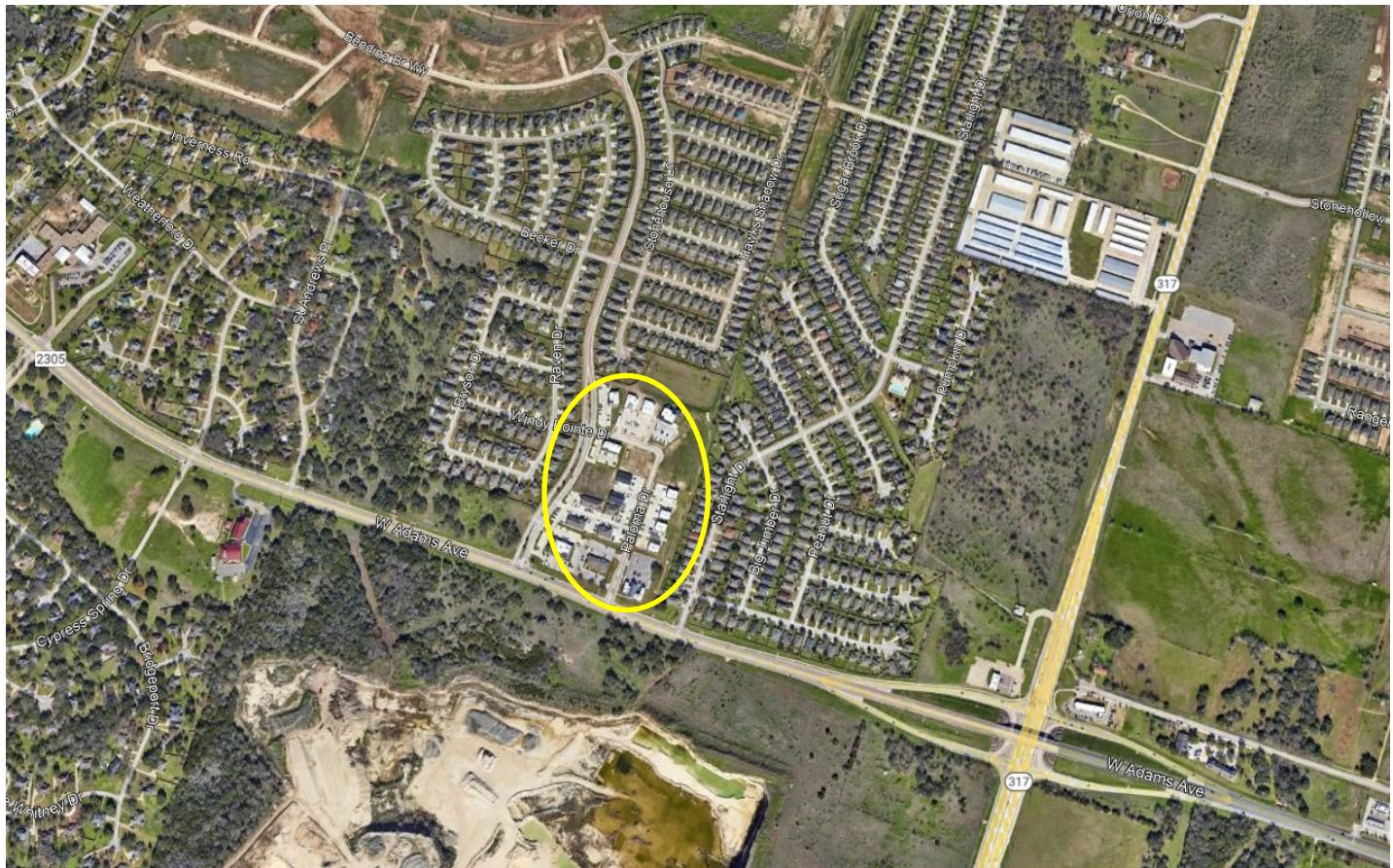
SITE PLAN



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SUBJECT LOCATION



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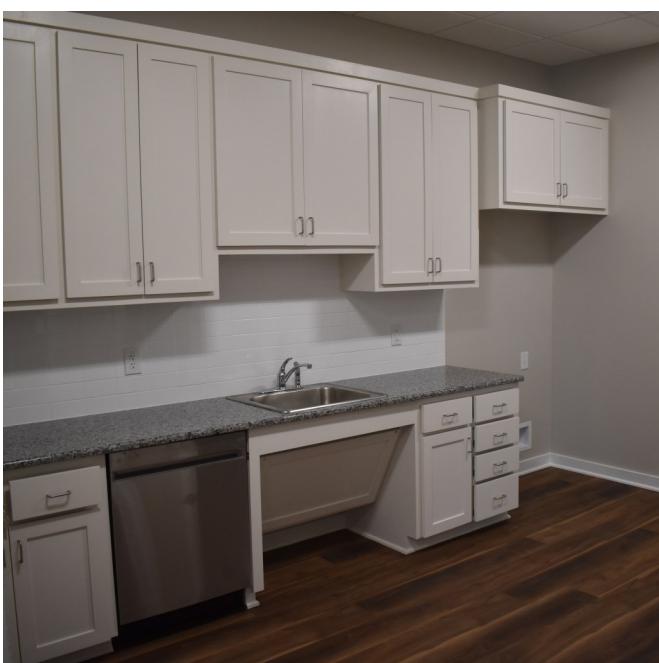
BUILDING PICTURES



LAKWOOD PROFESSIONAL PARK

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SUITE PICTURES



LAKWOOD PROFESSIONAL PARK
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BUILDING RENDERINGS



LAKWOOD PROFESSIONAL PARK

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BUILDING RENDERINGS



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. **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.

DB Commercial, LLC	511146	mike@dbcrc.com	254-771-5959
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Michael Beevers	479509	mike@dbcrc.com	254-774-7688
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Callie Anne Paysse	749550	callie@sensato.dev	214-587-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date