

**FOR LEASE / SALE**



**CLASS-A & TURNKEY OFFICE / MEDICAL CONDO**

**326 S. EDMONDS LANE | UNIT 102 | LEWISVILLE, TX 75067**

**INFILL LEWISVILLE LOCATION | SEQ OF W. MAIN STREET & I-35E**

# UNIT 102 - 326 S. EDMONDS LN.

## PROPERTY SUMMARY

**DB2RE**, as exclusive advisor, is pleased to present the rare opportunity to lease or purchase Unit 102 (the "Property"), a rare 1,676 SF turnkey office / medical condo located at 326 S. Edmonds Lane in the heart of Lewisville (SEQ of W. Main Street & I-35E). Available for move-in or purchase immediately, new ownership / tenant has an affordable way to enter this high-barrier market with little to no hassle. Built in 1987, Unit 102 has been completely remodeled and modernized. Its sleek and light finish-out is boldened by its dark accents and offers a new business a clean and modern feel. Furthermore, all furniture, technology and fixtures will be included, providing a new owner / tenant a rare Class-A turnkey office retreat - further saving the new business time, money and effort to get the condo move-in ready. The simple and effective layout is ideal for the vast majority of businesses and includes: a beautiful reception area and waiting room, one large / two smaller offices on the ground floor and then two large offices and loft area upstairs, a 6+ person confrence room and a convenient kitchenette

Unit 102 is perfect for a wide variety of uses and size requirements, including traditonal office, medical office and off-site storage, among other uses. Its strategic location near the W. Main Street & I-35E intersection, the major commerical 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, Lakeland Christian Academy, Quail Valley Preparatory School, as well as countless shopping and dining options for everyday needs.

### PROPERTY:

**326 S. EDMONDS LANE - 102  
LEWISVILLE, TX 75067**

### UNIT:

**102**

### UNIT SIZE:

**1,676 SF**

### PRO-RATA SHARE:

**± 15.35%**

### LAND SIZE:

**± 0.039 AC / ± 1,699 SF**

### OCCUPANCY:

**TO BE VACATED  
AVAILABLE IMMEDIATELY!**

### ASK RATE - LEASE:

**CALL BROKER FOR LEASE RATE DETAILS**

### NNN EXPENSES:

**± \$11.46 PSF (\* Includes HOA)**

### ASK PRICE - SALE:

**MARKET**

### PRICE PSF - SALE:

**MARKET**

### USES:

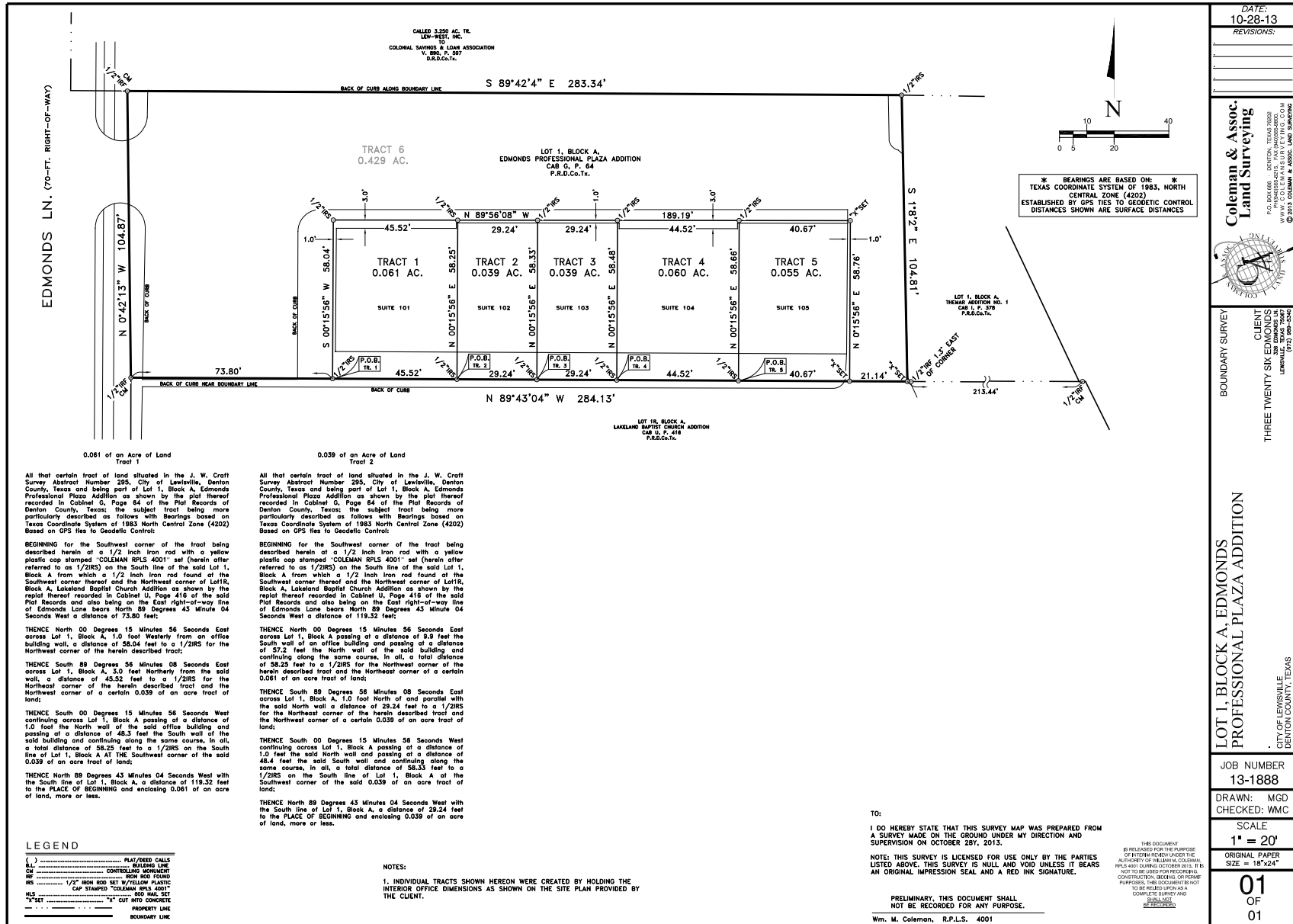
**OFFICE, MEDICAL AND MORE**

### NOTES:

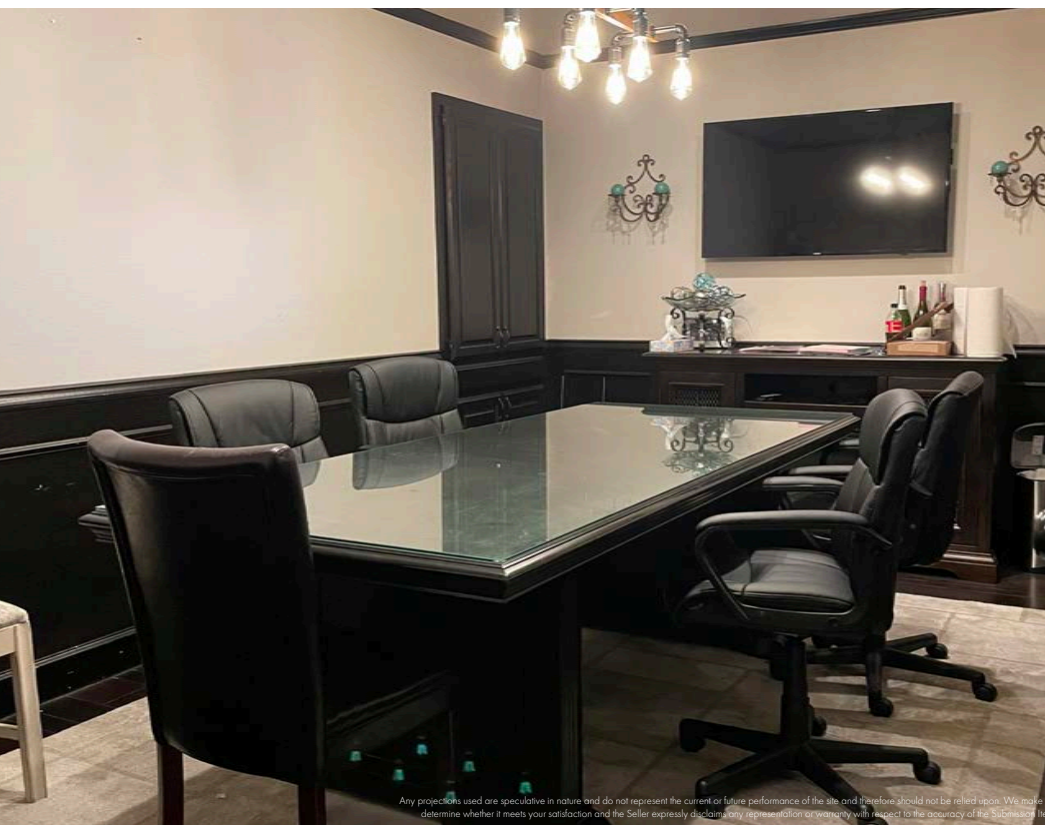
- **\$479 PER MONTH HOA DUES**
- **MINIMAL TO NO CAPITAL IMPROVEMENTS REQUIRED**

# UNIT 102 - 326 S. EDMONDS LN.

## SURVEY



All 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

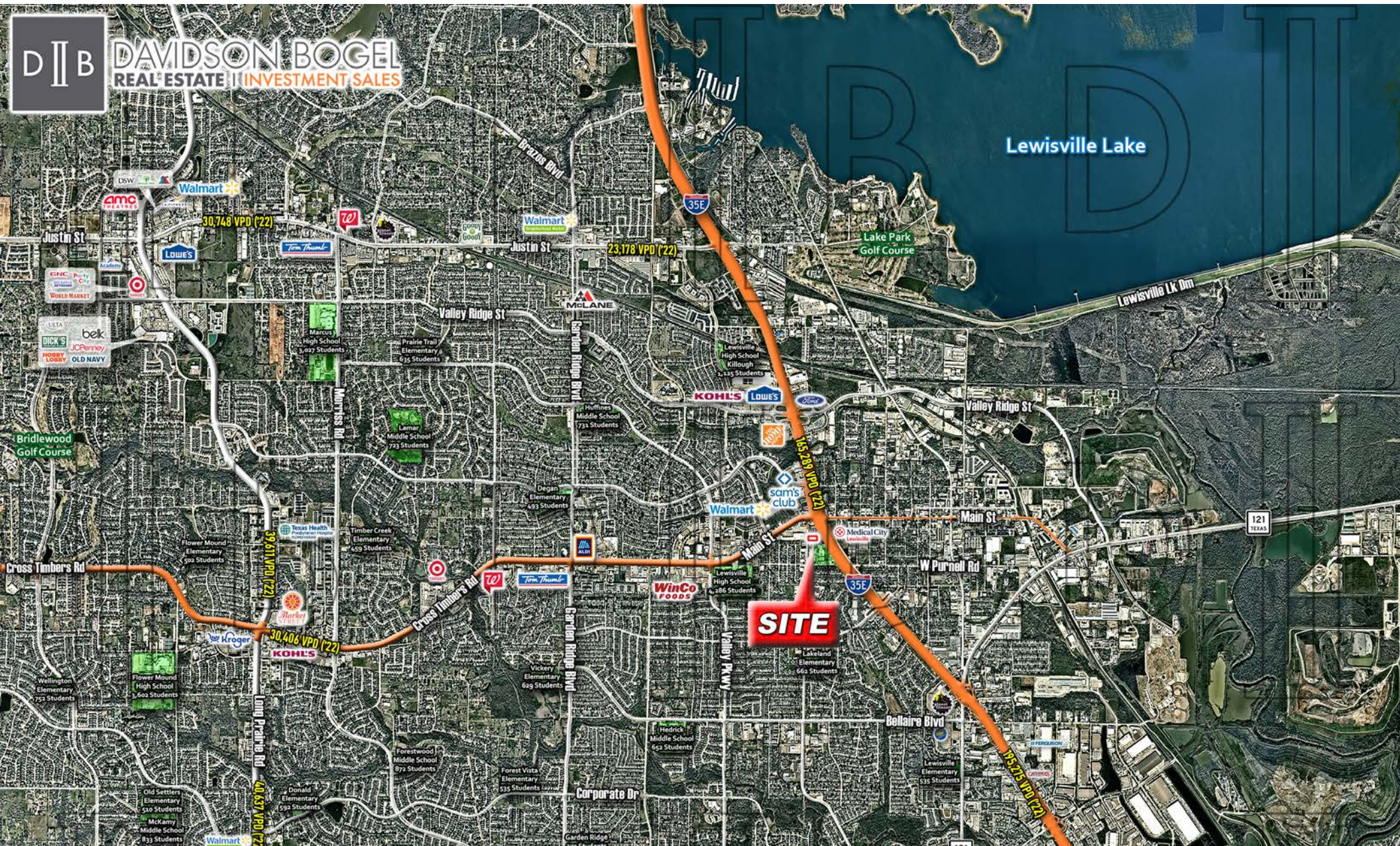


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## WIDE AERIAL



**DI B DAVIDSON BOGEL**  
REAL ESTATE INVESTMENT SALES

30,748 VPD (22)

23,178 VPD (22)

165,280 VPD (22)

39,611 VPD (22)

30,406 VPD (22)

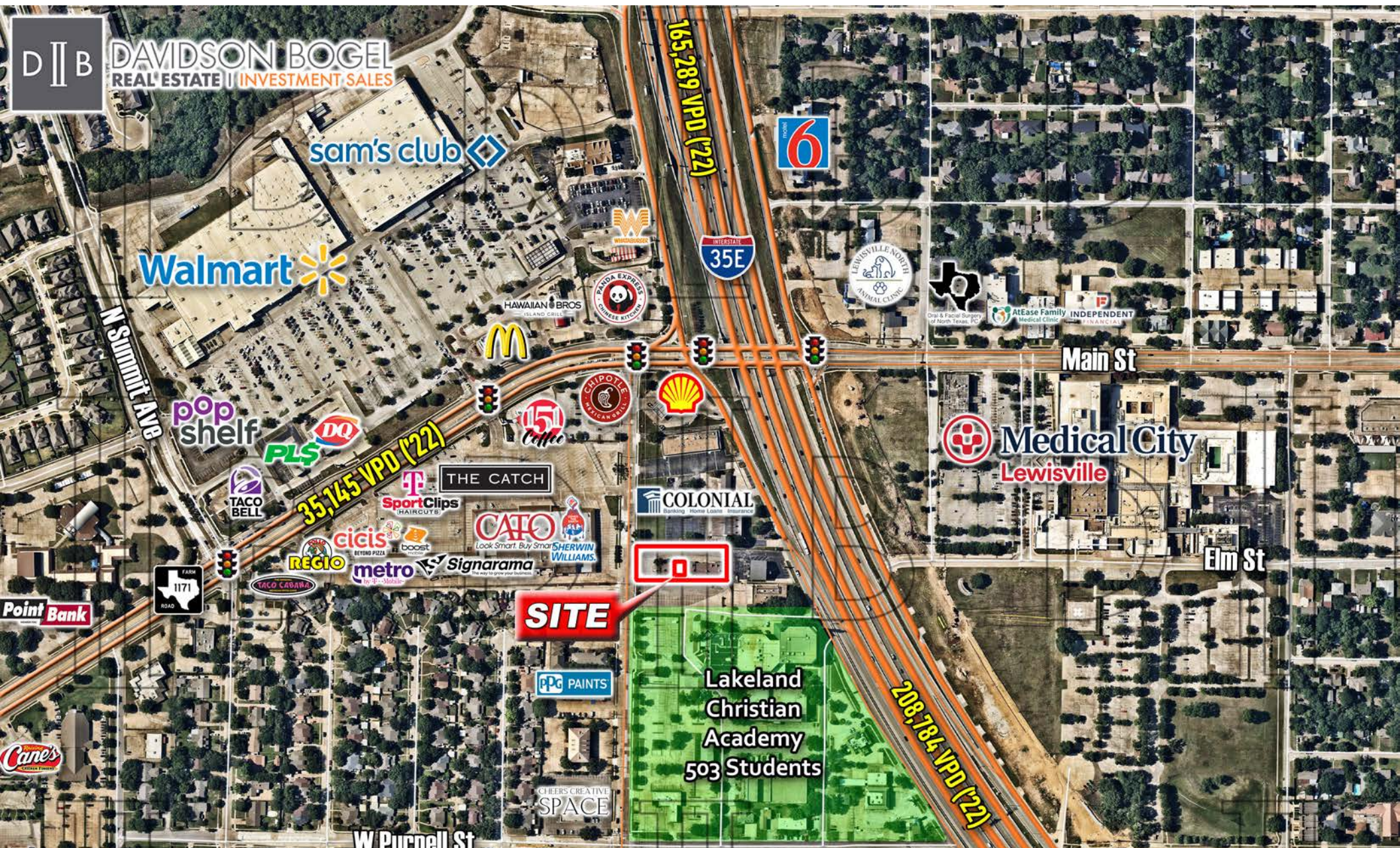
119,275 VPD (22)

**SITE**

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## CLOSE AERIAL



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## TEXAS MARKET OVERVIEW



**2<sup>ND</sup> FASTEST  
GROWING ECONOMY  
IN THE U.S.**



**TOP STATE FOR  
JOB GROWTH**



**NO STATE  
INCOME TAX**



**POPULATION  
29,346,468**



**FORTUNE 500  
COMPANIES CALL  
TEXAS HOME**



**LARGEST STATE  
FAIR IN THE U.S.  
STATE FAIR OF TEXAS**

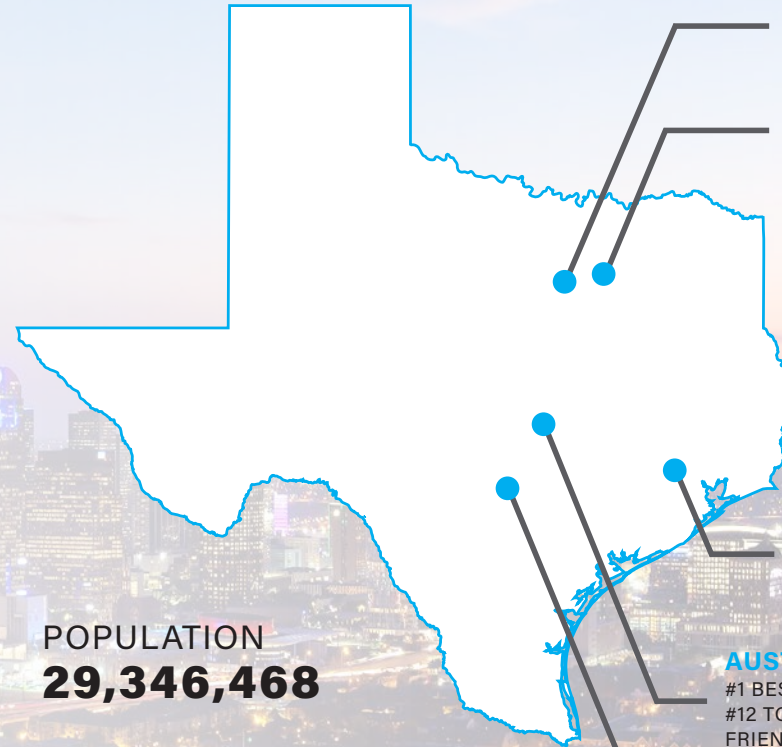


**BEST STATE  
FOR BUSINESS  
FOR THE 17<sup>TH</sup> YEAR  
IN A ROW BY CHIEF  
EXECUTIVE MAGAZINE**



**DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT**  
2<sup>ND</sup> MOST PASSENGER VOLUME IN  
THE WORLD

**DALLAS LOVE FIELD  
INTERNATIONAL AIRPORT**  
HOME TO THE NATIONS LARGEST  
DOMESTIC AIRLINE



**FORT WORTH**  
MORE THAN 8.8 MILLION  
VISITORS ANNUALLY

**DALLAS**  
#1 FASTEST GROWING  
HOUSING MARKET 2018  
#1 TOP 20 BUSINESS-  
FRIENDLY CITY

**HOUSTON**  
#2 FASTEST GROWING  
HOUSING MARKET 2018  
#7 TOP 20 BUSINESS-  
FRIENDLY CITY

**AUSTIN**  
#1 BEST PLACE TO LIVE 2018  
#12 TOP 20 BUSINESS-  
FRIENDLY CITY

**SAN ANTONIO**  
#14 BEST PLACE TO LIVE 2018

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## DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to Unit 102 at 326 S. Edmonds Lane in Lewisville, Texas (the "Property") has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/ or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE.

As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES



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## INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL CAMERON DEPTULA	622382	CDEPTULA@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

# CLASS-A & TURNKEY OFFICE CONDO

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