

326 S. EDMONDS LANE | UNIT 104 | LEWISVILLE, TX 75067
CORNER OF W. MAIN STREET & I-35E



MOVE- IN READY
MEDICAL CONDO FOR SALE



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326 S. EDMONDS LN., UNIT 104

OVERVIEW

Beam Real Estate is pleased to present the rare opportunity to purchase or rent Unit 104 (the "Property"), a rare 2,595 SF turnkey office / medical condo located at 326 S. Edmonds Lane in the heart of Lewisville (SEQ of W. Main Street & I-35E). Built in 1987, Unit 104 has been recently completely updated. It contains 3 AC units replaced in 2019, along with a partially finished second floor with one office, a restroom, a break area, a large storage area, and washer & dryer hookups. This sleek, bright, NEWLY refinished-out space is enhanced by modern accents, giving a new business a clean feel with new quartz countertops, LED lighting, and LVP throughout. Furthermore, providing a new owner/tenant with a rare turnkey office oasis in a highly desired area. This Professional/Medical Condo building contains 11,377 SF and features two-story units with efficient layouts for flexible use. The property includes ample on-site parking with 45 dedicated spaces, providing convenience for both Tenants and visitors.

The simple and effective layout is ideal for the vast majority of businesses and includes: a beautiful reception area, multiple waiting areas, 8 private offices, including traditional office, medical office, and off-site storage, among other uses. Its strategic location near the W. Main Street & I-35E intersection, the major commercial 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, Medical City of Lewisville, Lakeland Christian Academy, Quail Valley Preparatory School, as well as countless shopping and dining options in the newly revamped downtown area of Lewisville.

DISCLAIMER

Confidential Memorandum Disclaimer/Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the Property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Beam Real Estate or the Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Beam Real Estate Agent listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Beam Real Estate. Neither the Beam Real Estate Agent nor the Owner make any representations or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Beam Real Estate with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

Further, the Beam Real Estate Agent and the Owner disclaim any and all liability for representations, warranties expressed or implied or contained in or omitted from this Investment Offering Brochure. Or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and the Owner.

The information contained herein is subject to change without notice, and the recipient of these materials shall not look to the Owner or the Beam Real Estate Agent, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner explicitly reserves the right, at their sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at their sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the forgoing and agreed to release the Owner and the Beam Real Estate Agent from any liability with respect thereto. To the extent Owner or any agent of the Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property, and each prospective purchaser proceeds at their own risk.



INVESTMENT HIGHLIGHTS

- Rare Office/Condo in the core of Lewisville – strategically located in the SWC of I-35E & W Main Street.
- Excellent opportunity for owner-user and/or investment opportunity
- Perfect for a future user looking to enter the core of Lewisville. Also great for an investor or owner operator seeking a smaller 1031 / passive investment.
- Join an established medical/professional tenant roster including Rooted Therapy, EyeClinic, Wakefield Family Dentistry, and Counseling Center of Lewisville.
- Other tenants in the surrounding area include Walmart, Medical City Lewisville, Lab Corp, Sam's, Dutch Bros Coffee, Dave's Hot Chicken, Raising Cane's, Lewisville High School, State Farm, T-Mobile, H & R Block, and many more.
- **Asking Price: \$599,000.00**

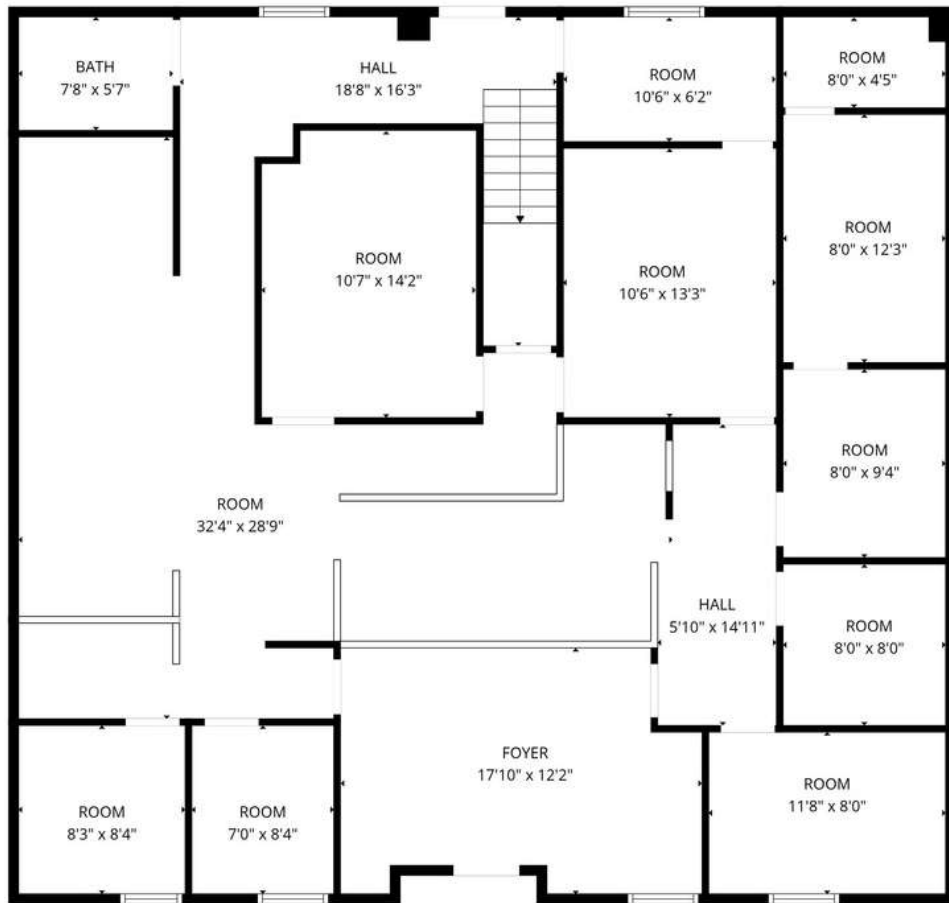


UNIT SUMMARY

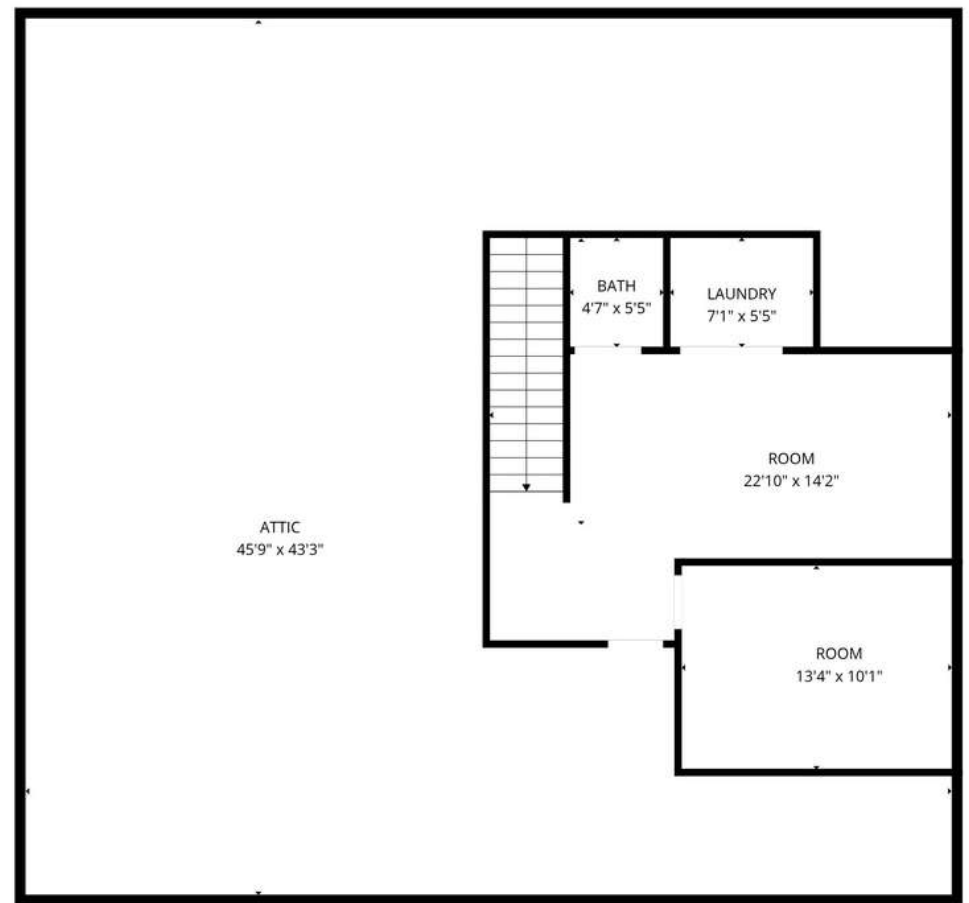
- 326 S Edmonds Suite 104, Lewisville, TX 75067 -2,595 SQFT
- 8 Offices downstairs, reception, a bullpen, and double entry/exit.
- Upstairs break area, one private office, restroom, washer & dryer hookups, and TONS of storage.
- NEWLY UPDATED! Quartz, LVP, & Paint
- *Potential Asking Rate: \$20+NNN (NNN, includes CAM, taxes, insurance, and condo association dues.) (current dues are \$479/mo)*

326 S. EDMONDS LANE, UNIT 104

Floor Plan



1st floor



2nd floor



1st floor
Reception & Waiting area



1st floor office #1



1st floor office #2



1st floor Office #3



2nd Floor Break area



1st floor hall



1st floor Entry



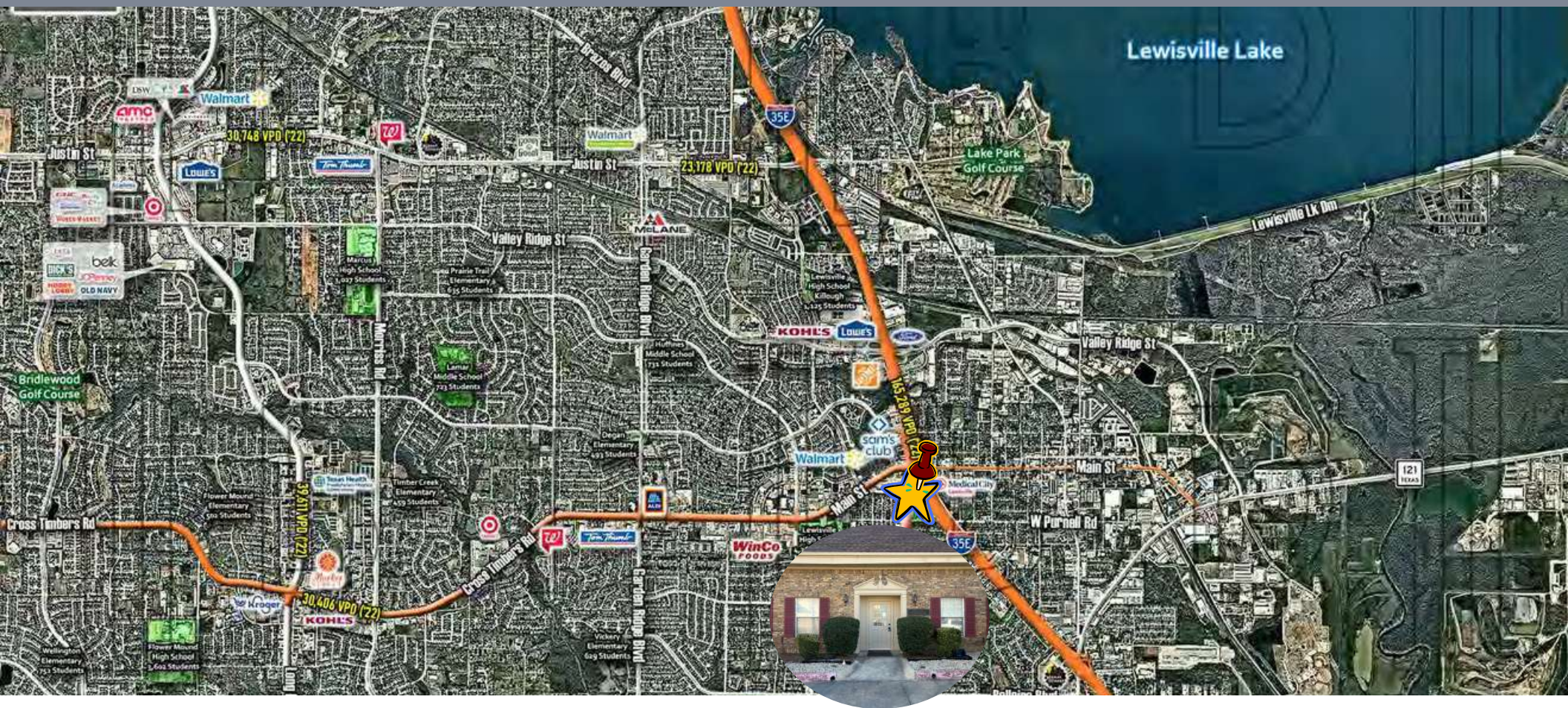
1st floor Bullpen

CLOSE AERIAL



326 S. EDMONDS LANE, UNIT 104

WIDE AERIAL



DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>
Population:	17,005	108,968
Households:	5,714	40,162
Median Age:	34.90	37.10
Median HH Income:	\$65,177	\$80,717
Daytime Employees:	9,764	39,098
Population Growth '24 - '29:	20.83%	19.86%
Household Growth '24 - '29:	21.35%	20.36%

<u>Collection Street --Cross Street</u>	<u>Traffic Vol</u>	<u>Last Measured</u>	<u>Distance</u>
S Edmonds Ln--W Purnell St S:	8,614	2025	0.07 mi
I- 35 E--W Main St N:	16,252	2025	0.10 mi
S Stemmons Fwy--Elm St SE:	14,531	2025	0.11 mi



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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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