

189 Elm Street

Lewisville, TX 75057

INVESTMENT / OWNER-USER OPPORTUNITY

Elm Street

5,593
TOTAL SF

2
BUILDINGS

100%
LEASED (BLDG 1)

New Construction • Downtown Lewisville • Multi-Tenant

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NAI ROBERT LYNN

Property Gallery



Building 1 Summary | Investment/Owner User

Building 1

Suites 101–105

Size:	3,274 SF
Occupancy:	100% Leased
Cap Rate:	7.5%
Lease Term:	8/1/2025-7/31/2030

Investment | Owner-user Opportunity

Building 2 Summary | Owner User Opportunity

Building 2

Suites 106–108

Size:	2,319 SF
Current:	1,478 SF Vacant
Status:	100% Vacant 7/23/26

Owner-user: Building 2 fully vacant 7/23/2026

PROPERTY HIGHLIGHTS

- Owner Occupied Opportunity and Future Investment
- Unique two-building opportunity: income-producing with active leases, plus flexibility to own/occupy Building 2
- ±5,593 SF Commercial Property
- Building 1: ±3,274 | Building 2: ±2,319
- Renovated with new Class IV roof, exterior paint and landscaping
- One block off Main Street in historical downtown Lewisville, walking distance to dining and retail
- Near revitalized downtown living
- Located at the corner of Elm St. and S. Charles
- Rare Old Town Lewisville building with private parking

Aerial Views



RETAILER MAP

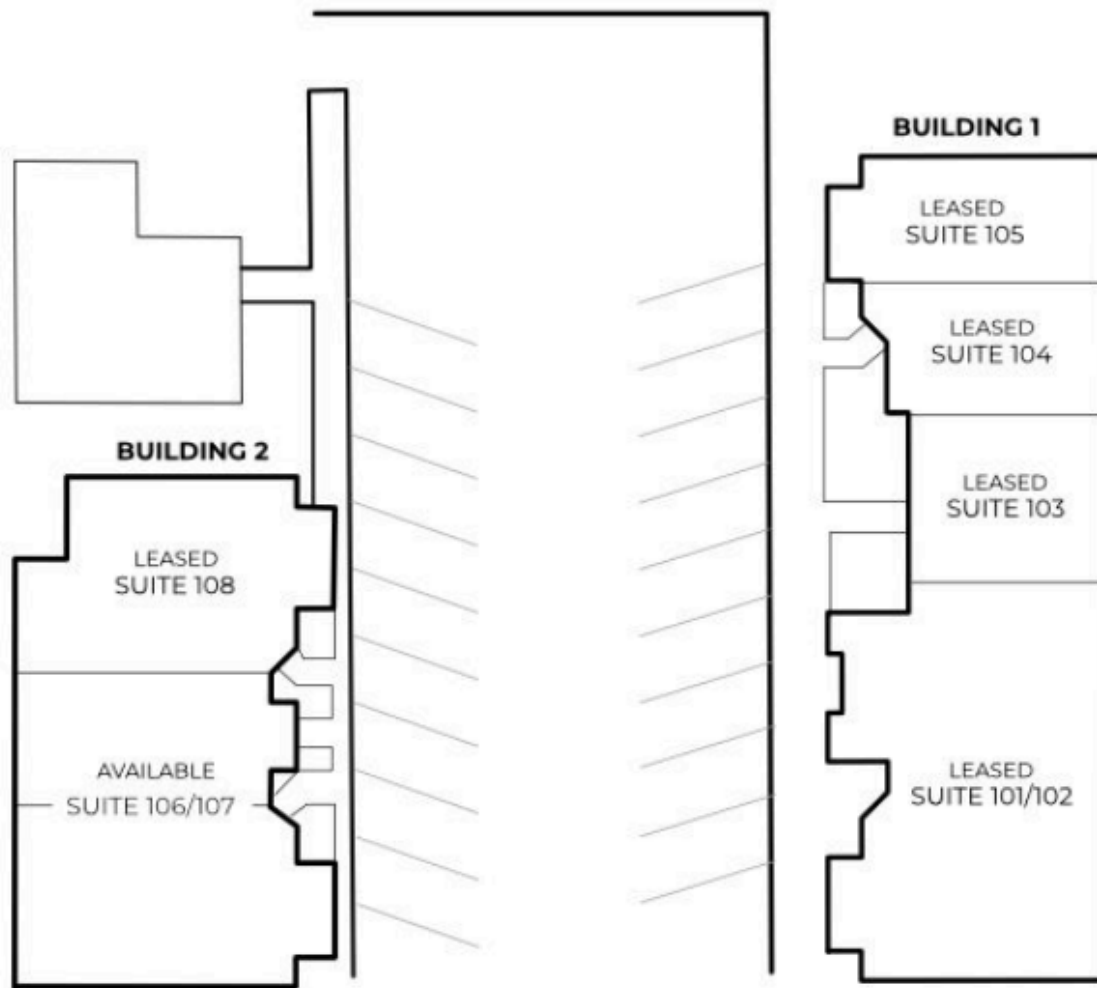


BUILDING 2
SITE LOCATION

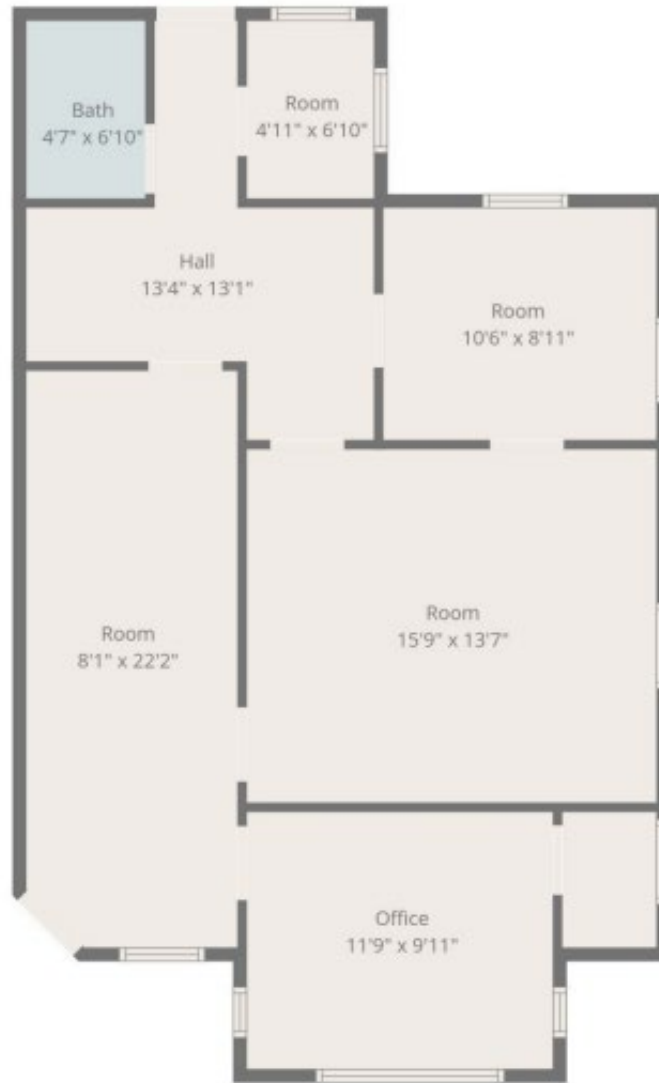
BUILDING 1

MAIN STREET CORRIDOR

Floorplan



Floorplan Building 2 Suite 108



Suite 108

TOTAL: 836 sq. ft

1st floor: 836 sq. ft

EXCLUDED AREAS: WALLS: 65 sq. ft

Floorplan

Building 2 Suite 106-107



Suite 106/107

TOTAL: 1447 sq. ft
1st floor: 1447 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

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For More Information

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