

FOR LEASE



Lexington at West Boyce

109 N Lexington St
Manor, TX 78653



James Moreno

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Property Summary

109 N Lexington St, Manor, TX 78653

FOR LEASE



PROPERTY DESCRIPTION

Available for lease is approximately 3,000 SF of ground floor commercial space at 109 N. Lexington Street in Downtown Manor. The space features prominent storefront exposure along Lexington Street, multiple direct entrances, an open shell configuration and excellent visibility within the downtown core.

The space is particularly well suited for a restaurant, café or food and beverage concept, while also offering flexibility for a wide range of retail and service uses including boutique retail, salon or beauty concepts, professional services, fitness, wellness, medical or other neighborhood serving businesses.

The open floor plan provides tenants with the ability to customize the interior to fit their specific concept, and the existing shell condition allows for a fresh buildout tailored to operational needs. With strong street presence, convenient access to US 290 and SH 130, and continued residential and commercial growth throughout Manor, this space offers an excellent opportunity for a tenant looking to establish a presence in one of the area's growing communities.

Ideal Uses: Restaurant, café, coffee shop, bakery, boutique retail, salon, spa, professional services, fitness, wellness, medical or similar commercial uses.

PROPERTY HIGHLIGHTS

- ±3,000 SF ground floor commercial space available for lease in Downtown Manor
- Prime N. Lexington Street frontage with strong visibility and direct storefront access
- Open shell configuration allows a tenant to customize the space for its specific concept
- Ideal for restaurant, café, coffee shop, bakery or other food and beverage uses
- Also well suited for boutique retail, salon, spa, professional services, fitness, wellness, medical and other neighborhood serving businesses
- Multiple storefront entrances provide flexibility for layout and customer access
- Prominent location in Manor's downtown core with convenient access to US 290 and SH 130

OFFERING SUMMARY

Lease Rate:	\$22 - 24 SF/yr (NNN)
Number of Units:	1
Available SF:	1,000 - 3,000 SF

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Floor Plans

109 N Lexington St, Manor, TX 78653

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109 N. LEXINGTON STREET

MANOR, TEXAS 78653

GROUND FLOOR
FLOOR PLAN

±3,000 SF
AVAILABLE



BUILDING TOTALS (GROUND FLOOR SHELL)	
TOTAL GROUND FLOOR SHELL	±4,169 SF
AVAILABLE (RIGHT SIDE)	±3,000 SF
LEASED (LEFT SIDE)	±1,169 SF

LEXINGTON STREET

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Additional Photos

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Location Map

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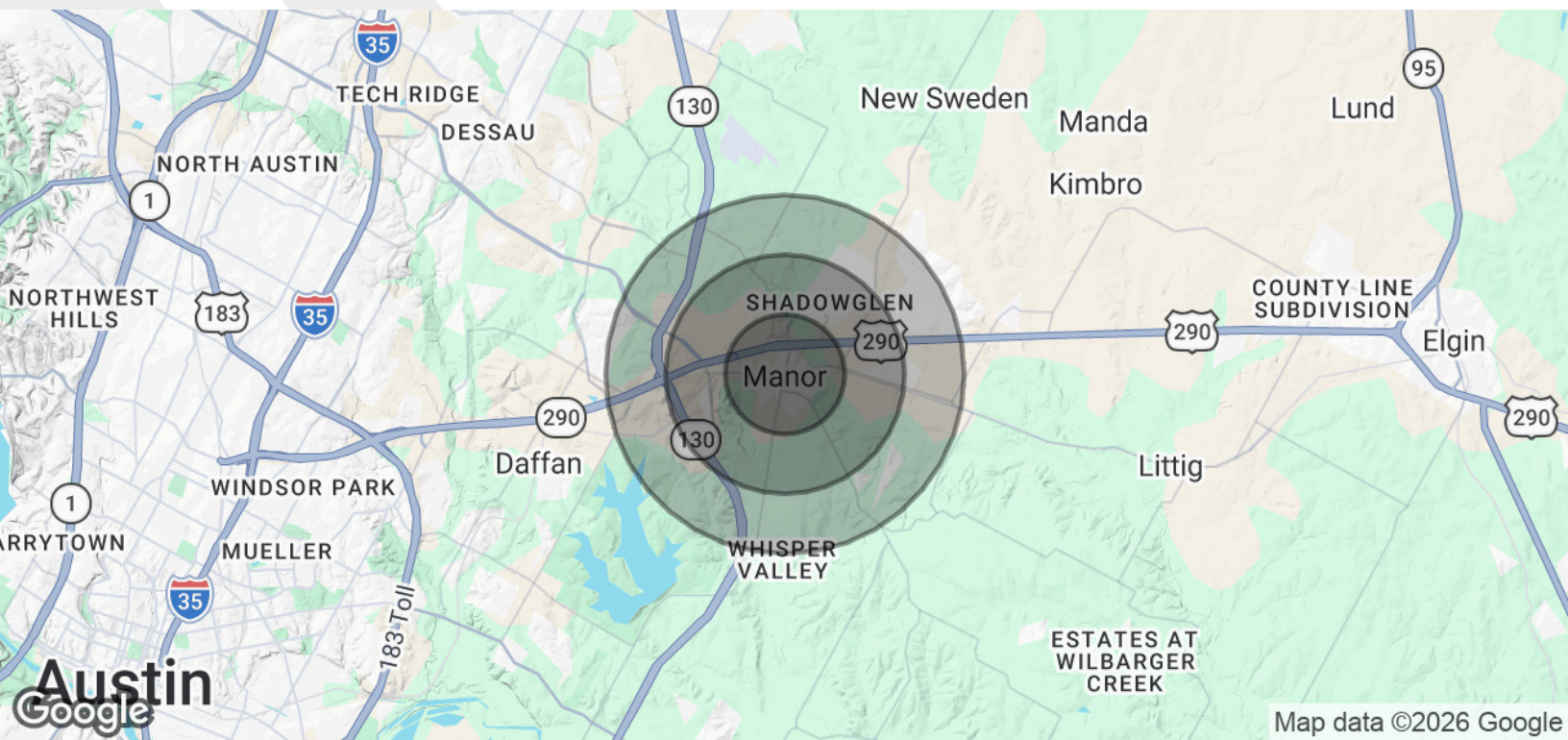


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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,995	7,337	18,764
Average Age	33.5	34.7	33.8
Average Age (Male)	27.4	30.5	30.9
Average Age (Female)	37	36.9	35.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	717	2,731	6,693
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$98,828	\$106,869	\$108,965
Average House Value	\$358,418	\$356,087	\$353,346

2023 American Community Survey (ACS)

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

eXp Commercial

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	855.450.0324 Phone
James Moreno	TX #635079	james.moreno@expcommercial.com	512.669.6280 Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
James Moreno	TX #635079	james.moreno@expcommercial.com	512.669.6280 Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date