

OFFERED FOR SALE • LEWISVILLE, TEXAS

# 2601 TX-121

## Building 1 | Suite 105

Stabilized Single-Tenant NNN Investment

Class B Flex / Showroom Condo • Sam Rayburn Tollway Corridor

**\$715,000**

OFFERING PRICE

**~7.0%**

CAP RATE

**2,118 SF**

CONDO UNIT

**NNN**

LEASE STRUCTURE

THE OPPORTUNITY

# A Stabilized Income Asset

on the TX-121 Corridor

Field Commercial Real Estate is pleased to present Suite 105 at 2601 TX-121 — a 2,118 SF flex/showroom condo offered for sale at \$715,000. The unit is 100% leased on a triple-net basis with structured rent escalations, delivering immediate, stabilized cash flow within a high-occupancy Class B asset along one of North Texas' most active commercial corridors.

INVESTMENT HIGHLIGHTS

- ◆ Single-tenant NNN income — established operating tenant in place
- ◆ Approximately 33 months remaining base term with rent escalations
- ◆ Above-market in-place rent in a newly delivered (2023) Class B asset
- ◆ Tenant has expanded into adjacent suite — strong renewal signal
- ◆ Ideal for 1031 exchange or private investor seeking cash flow



OFFERING SNAPSHOT

OFFERING PRICE

# \$715,000

\$337.58 / SF • ~7.0% Cap Rate

YEAR 1 NOI

## \$49,773

LEASE TYPE

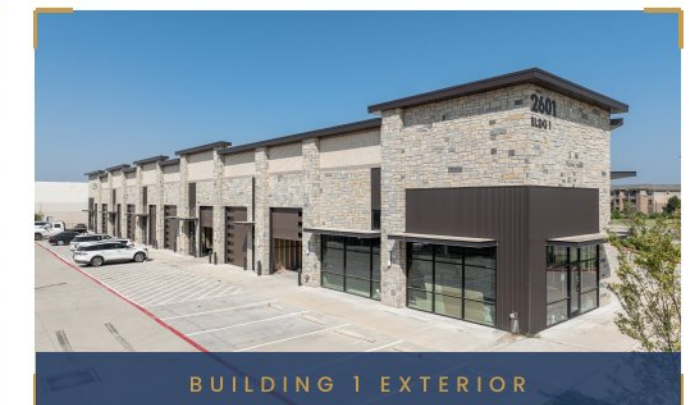
## Triple Net

UNIT SIZE

## 2,118 SF

REMAINING TERM

## ~33 Months



PROPERTY DETAILS

# Building 1, Suite 105

2601 TX-121, Lewisville, TX 75056

UNIT SIZE	2,118 SF
BUILDING SIZE	29,121 SF (RBA)
YEAR BUILT	2023
PROPERTY TYPE	Flex / Showroom Condo
CLASS	B
CONSTRUCTION	Steel
CLEAR HEIGHT	22' Clear
SPRINKLERS	Wet System
LOT (PROJECT)	11 AC
USE	Suburban Flex

LEASE STRUCTURE

STRUCTURE	Triple Net (NNN)
TERM REMAINING	~33 Months
YEAR 1 NOI	\$49,773
ESCALATIONS	Annual

LOCATION

## On the Sam Rayburn Tollway Corridor



DRIVE-TIME PROXIMITY

**12 MIN**

DFW AIRPORT

**8 MIN**

GRANDSCAPE

**18 MIN**

LEGACY WEST

**28 MIN**

DOWNTOWN DALLAS

**4 MIN**

I-35E ACCESS

The 26-mile Sam Rayburn Tollway is one of North Texas' most heavily trafficked corridors, connecting DFW International Airport, Coppell, Lewisville, Frisco, and McKinney across five fast-growing submarkets.

DEMOGRAPHICS • LEWISVILLE, TX

# A Growing North Texas Market

Lewisville sits at the southern gateway of Denton County — among the fastest-growing counties in the United States. Sustained population growth, rising household incomes, and corridor reinvestment along TX-121 continue to drive demand for flex, showroom, and small-bay industrial inventory across the Mid-Cities submarket.

**140,759**

CITY POPULATION

+11.3% since 2020

**\$89,233**

MEDIAN HH INCOME

13% above U.S. median

**39.4%**

BACHELOR'S OR HIGHER

Above national average

**35 yrs**

MEDIAN AGE

Younger than U.S. (38.9)

BUILDING & SUBMARKET

**29,121 SF**

BUILDING RBA

**22' CLEAR**

CLEAR HEIGHT

**2023**

YEAR BUILT

**CONDO**

OWNERSHIP TYPE

WHY THE CORRIDOR MATTERS

The TX-121 / Sam Rayburn Tollway corridor connects DFW Airport, Coppell, Lewisville, Frisco, and McKinney across one of the most active commuter and commercial routes in North Texas — supporting long-term tenant demand and tight occupancy across small-bay flex and showroom product.

SOURCES: U.S. CENSUS BUREAU • COSTAR • WORLD POPULATION REVIEW





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