

FOR LEASE

1620 SOUTH STEMMONS FREEWAY SUITE A

1620 South Stemmons Freeway Suite A Lewisville, TX 75067



PROPERTY DESCRIPTION

Prime commercial property available for immediate occupancy in Lewisville, Texas, ideally located on the north side of I-35 E in the I-35 overlay district, next to The Transmission Shop. This 4,000 square foot light industrial building, previously a Pep Boys, has been recently updated with new paint and flooring, and also has fire sprinklers. The layout includes a welcoming waiting area, office space, customer restroom, and a break counter. The spacious service area features five 10ft x 10ft roll-up doors, one 10ft x 14ft roll-up door, 8ft x 6ft roll-up door, personnel door, and a separate service corridor with a wash basin, hot water heater, and restroom. The property has excellent visibility, with signage available on both Stemmons Freeway and the building exterior, and offers ample parking with 30 surface spaces. Ideal for a range of light industrial uses, this high-traffic location provides great access and convenience.

PROPERTY HIGHLIGHTS

- Prime Location: 4,000 sq. ft. light industrial property in the I-35 overlay district, north of I-35 E in Lewisville, Texas.
- Updated Facility: Recently renovated with new paint and flooring, previously occupied by Pep Boys.
- Functional Layout: Includes a waiting area, office, customer restroom, break counter, and spacious service area with five 10ft x 10ft roll-up doors, one 10ft x 14ft door, 8ft x 6ft door, and personnel door.
- Service Area Amenities: Separate service corridor with wash basin, hot water heater, and restroom.
- High Visibility and Parking: Signage available on Stemmons Freeway and building exterior, with 30 surface parking spaces.
- Property website: <https://buildout.com/website/1620sstemmonsfwy>

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
NNN Expenses:	\$2.00 SF/yr
Available SF:	4,000 SF
Lot Size:	1.19 Acres
Building Size:	8,000 SF

Angela Harwell, CCIM, TACS, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180

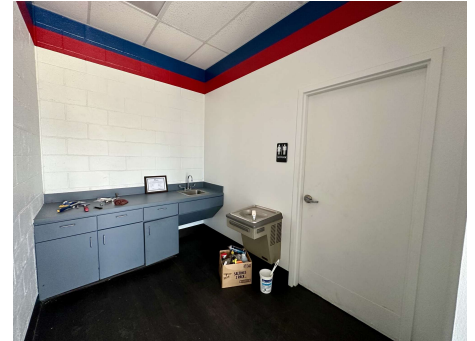


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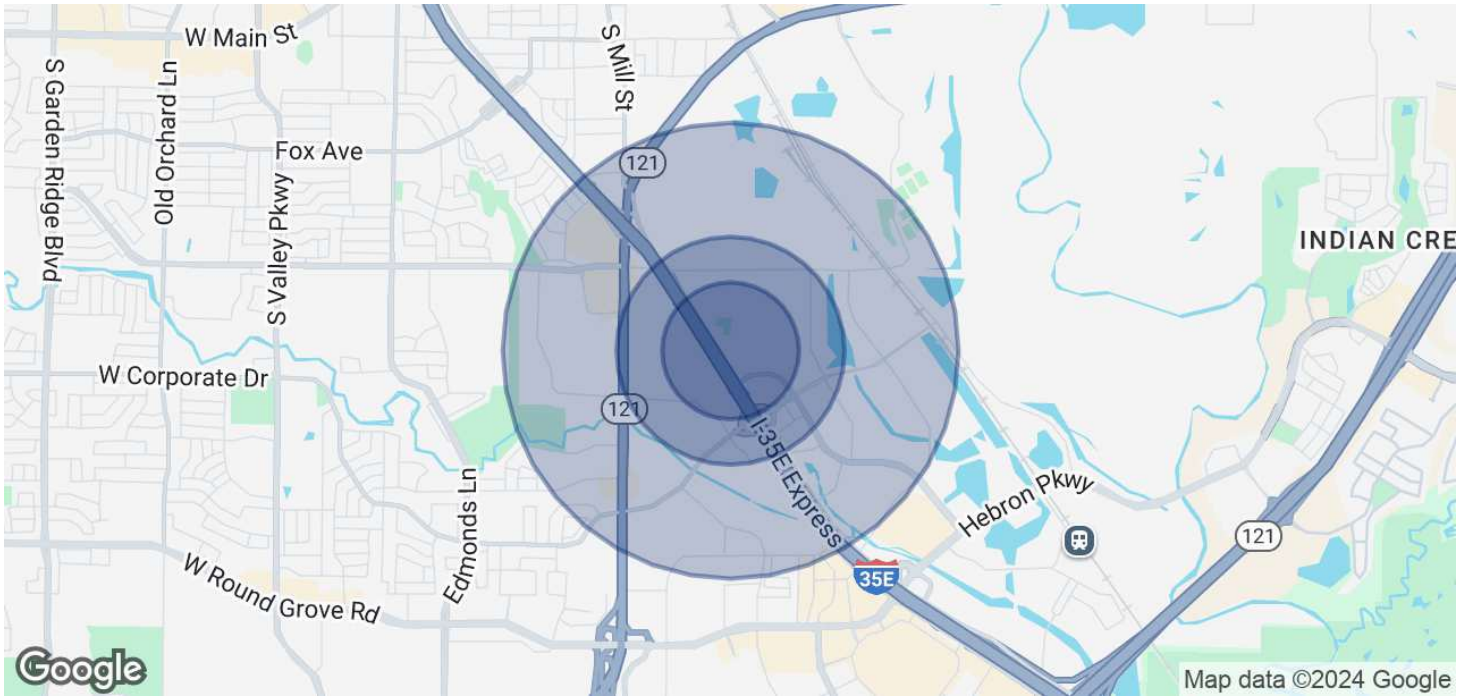


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	885	3,330	18,463
Average Age	31	31	33
Average Age (Male)	31	31	32
Average Age (Female)	31	32	34

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	390	1,479	8,019
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$56,780	\$59,855	\$73,272
Average House Value	\$129,398	\$208,227	\$239,688

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date