

ELM CENTRE



Offering Summary



PROPERTY DETAILS

ADDRESS: 206 Elm St., Lewisville, TX

PROPERTY GLA: 6,106 SF

OCCUPANCY: 100%

LANDSIZE: 19,384 SF

PARKING: 14 Spaces - Concrete

ROOF: New in 2020

BUILT: 1985

KEY TENANTS: Homeyer Engineering, Open Spaces, Triton Roofing

NOI: \$54,797 Current, "AS IS", Annualized Income

INVESTMENT HIGHLIGHTS

Lewisville is in the Dallas-Fort Worth MSA which is the largest population center in Texas. The property is located in the vibrant & historic Old Town Lewisville District.

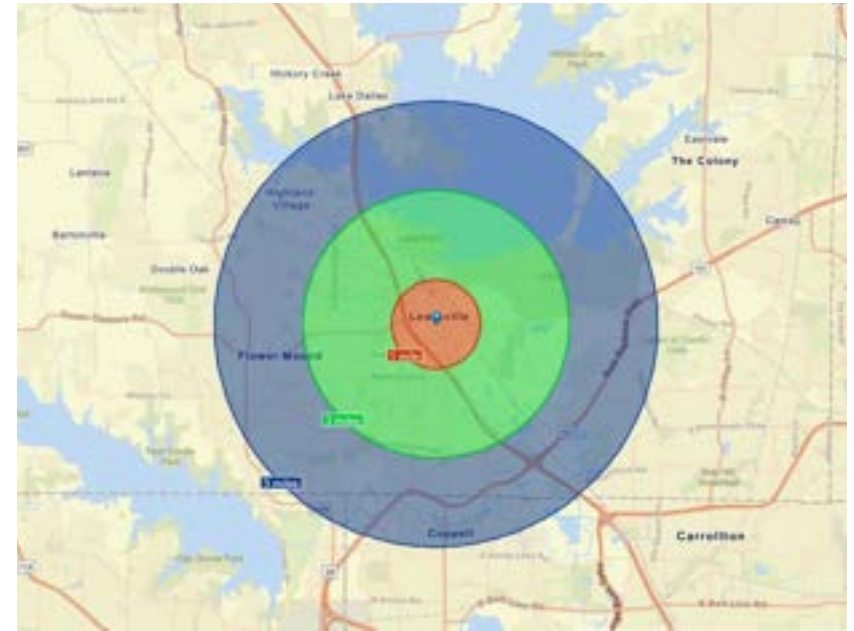
- **WALKING DISTANCE TO RESTAURANTS, SHOPPING, ENTERTAINMENT & CITY HALL**
- **DURABLE RENT ROLL WITH STRONG COLLECTIONS & SECURE INCOME STREAMS**
- **INTERNET-PROOF TENANCY**
- **LOCATED IN AN OPPORTUNITY ZONE**

Offering Summary



Demographics

	1 Mile	3 Miles	5 Miles
Population			
Total Population	8,647	87,379	209,308
Median Age	32.9	33.4	36.0
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,900	33,509	78,130
# Persons per HH	2.98	2.56	2.73
Average HH Income	\$71,435	\$83,686	\$130,278



Offering Summary



Although First Commercial Realty, LLC has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risks for any inaccuracies. First Commercial Realty, LLC shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans, availability & price subject to change.



ELM CENTRE

11/2/2015



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.

<u>First Commercial Realty</u>	<u>8441848</u>	<u>info@firstcommercialrealty.com</u>	<u>(972)966-1111</u>
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
<u>Bill Davidson</u>	<u>0350288</u>	<u>bill@firstcommercialrealty.com</u>	<u>(972)966-1111</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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
Equal Housing Opportunity, 3801 Austin Street, Suite 388, Fort Worth, TX 76107 Phone: 817-861-4100 Fax: 817-861-0122
 800-541-9913 Produced with Love With Transactions (a)Form 680(Rev. 11/13) 2/15 Revised in Cambridge, Ontario, Canada N1T 1L5 www.trec.texas.gov 1/8 Ltr 1

ELM CENTRE

BILL DAVIDSON, CCIM & ALC

Broker 972.966.1111

bill@firstcommercialrealty.com



Offering Summary

