

FOR SALE/FOR LEASE OFFICE BUILDING



870 HEBRON PARKWAY, LEWISVILLE, TX 75057



PROPERTY HIGHLIGHTS

- ±1,150 - 2,300 SF Office of Medical
- Brand new construction
- Contemporary finish out
- Convenient location near I-35 E & 121 Toll
- Close proximity to restaurants and shops

SALE PRICE CALL FOR PRICING
LEASE RATE CALL FOR PRICING

CONTACT INFORMATION

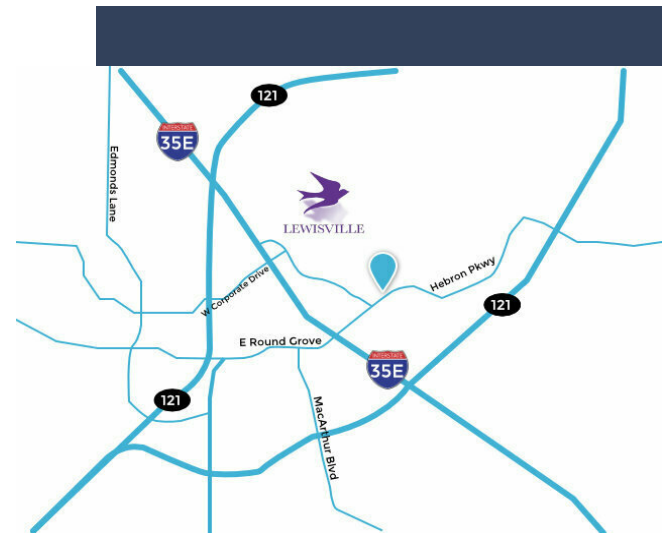
ERIC GOODWIN
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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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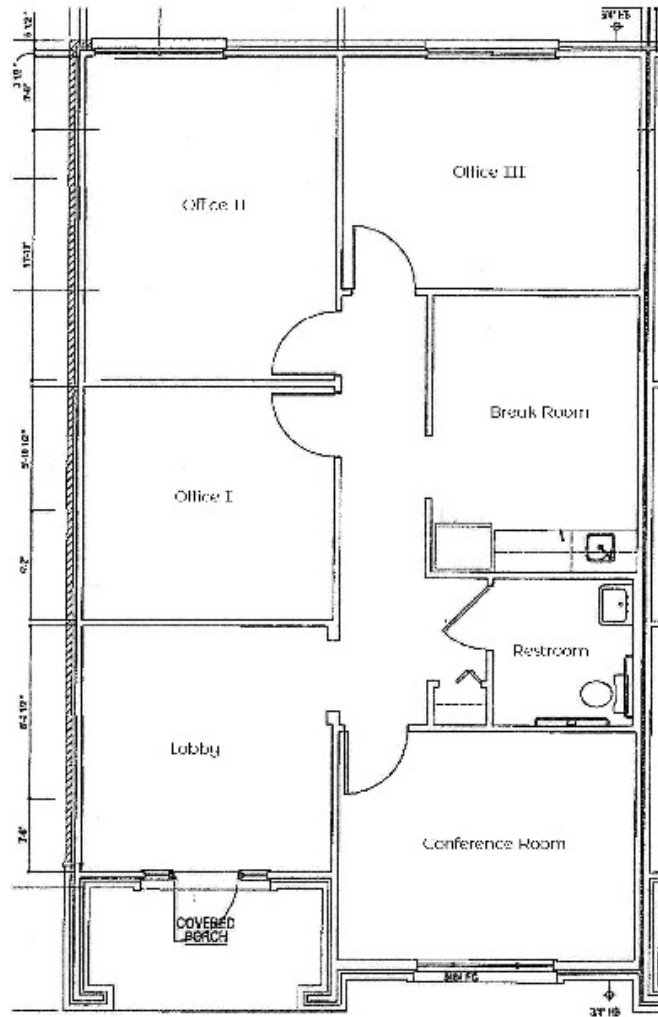


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FLOOR PLAN

EXHIBIT A - Floor Plan



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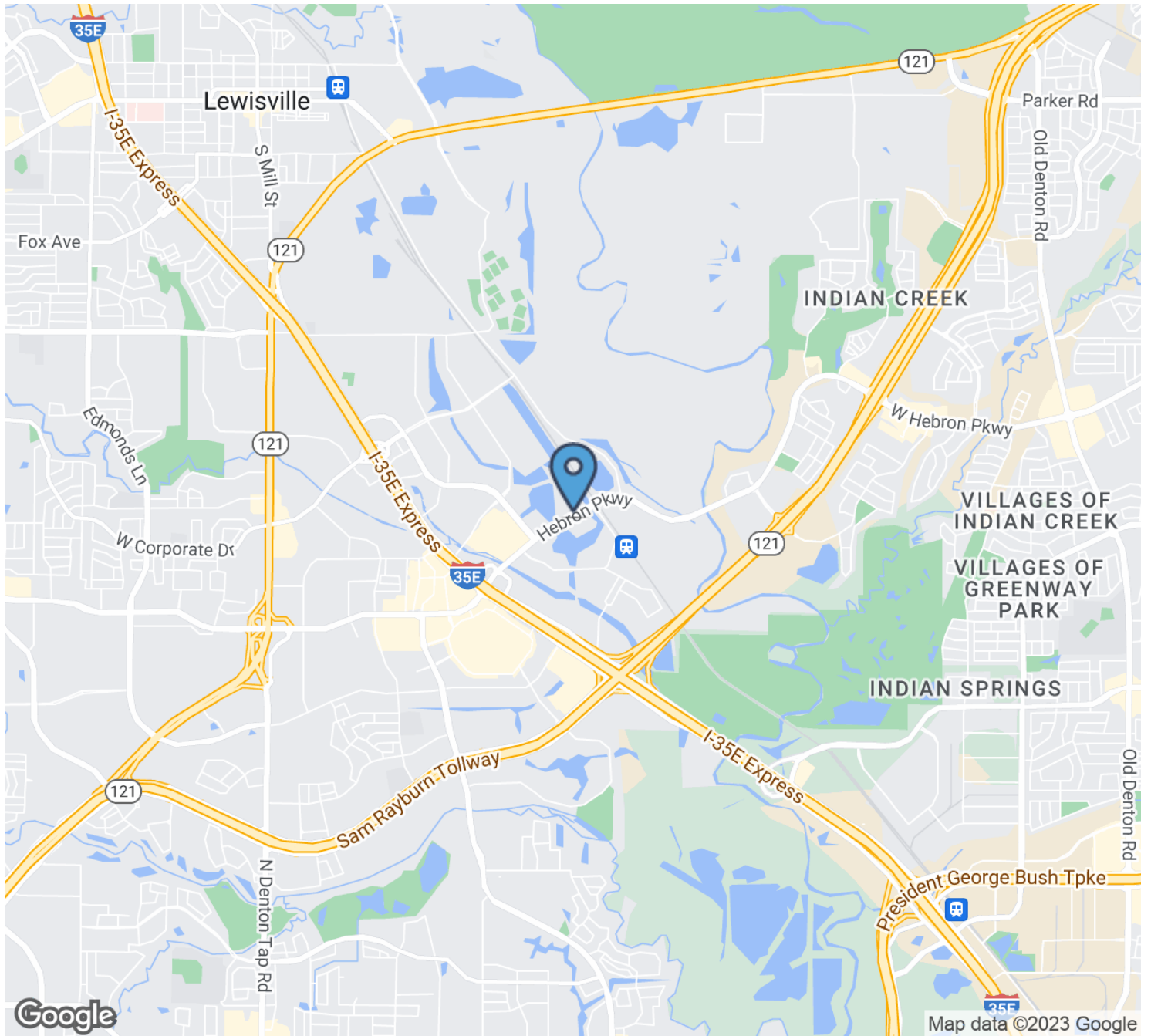
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LOCATION MAP



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	±1,150-2,300 SF	Lease Rate:	Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 701	Available	1,150 SF	NNN	Call for Pricing -
Suite 702	Available	1,150 SF	NNN	Call for Pricing -

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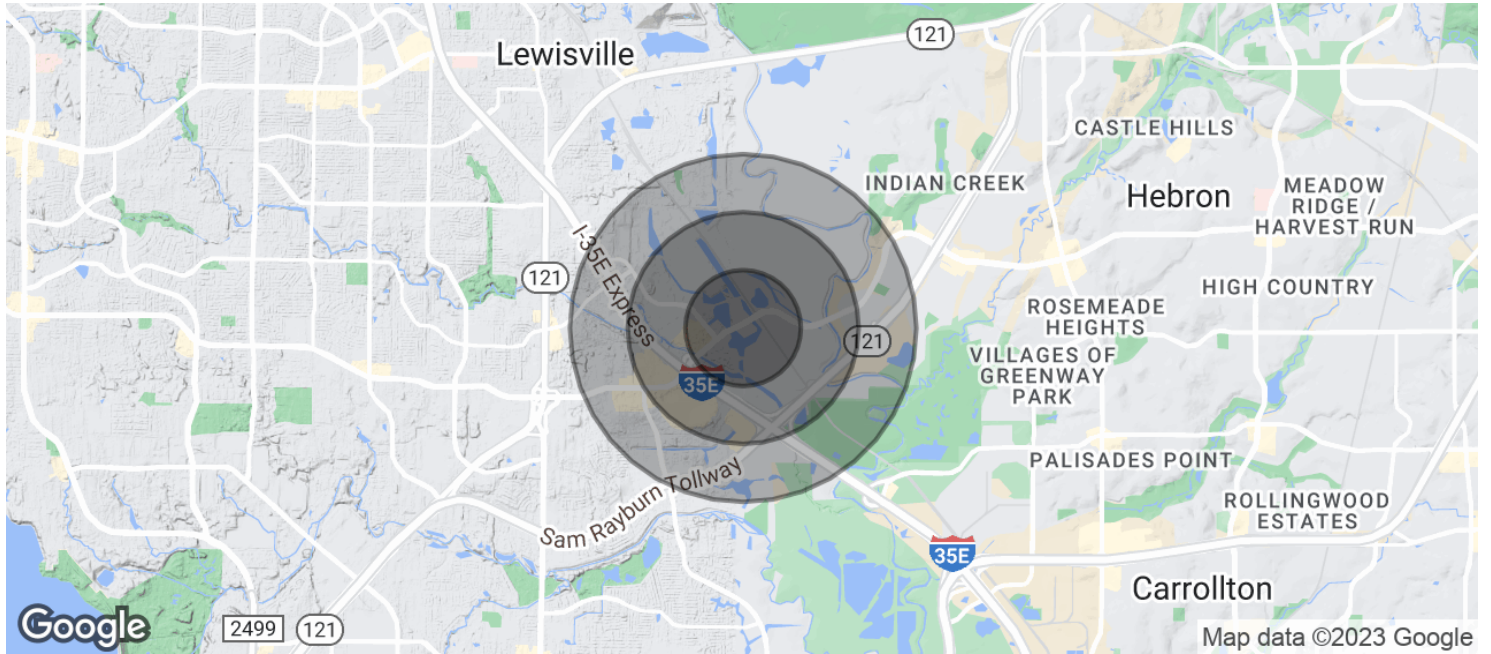
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DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	946	4,982	17,746
Average Age	27.8	31.1	32.0
Average Age (Male)	27.2	29.6	30.1
Average Age (Female)	28.2	33.2	34.0

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	505	2,522	8,486
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$62,315	\$68,025	\$69,079
Average House Value	\$302	\$129,359	\$147,834

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACT



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