



FOR LEASE

1297 FM 407 Suite 306

Lewisville, TX 75077

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

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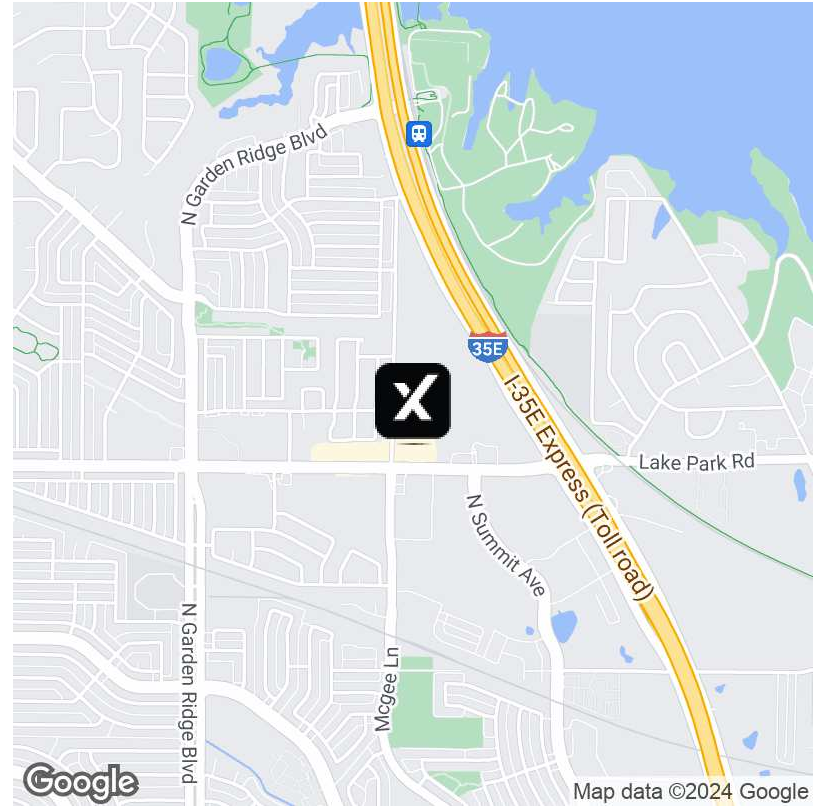
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Offering Summary

Lease Rate:	Negotiable
Building Size:	27,191 SF
Available SF:	1,500 SF

Property Overview

The property with convenient access to major highways and local amenities, this property is designed to meet the diverse needs of businesses. Elevate your company's image and operations in this desirable location. Contact us today to schedule a tour and secure your lease at this exceptional commercial property.

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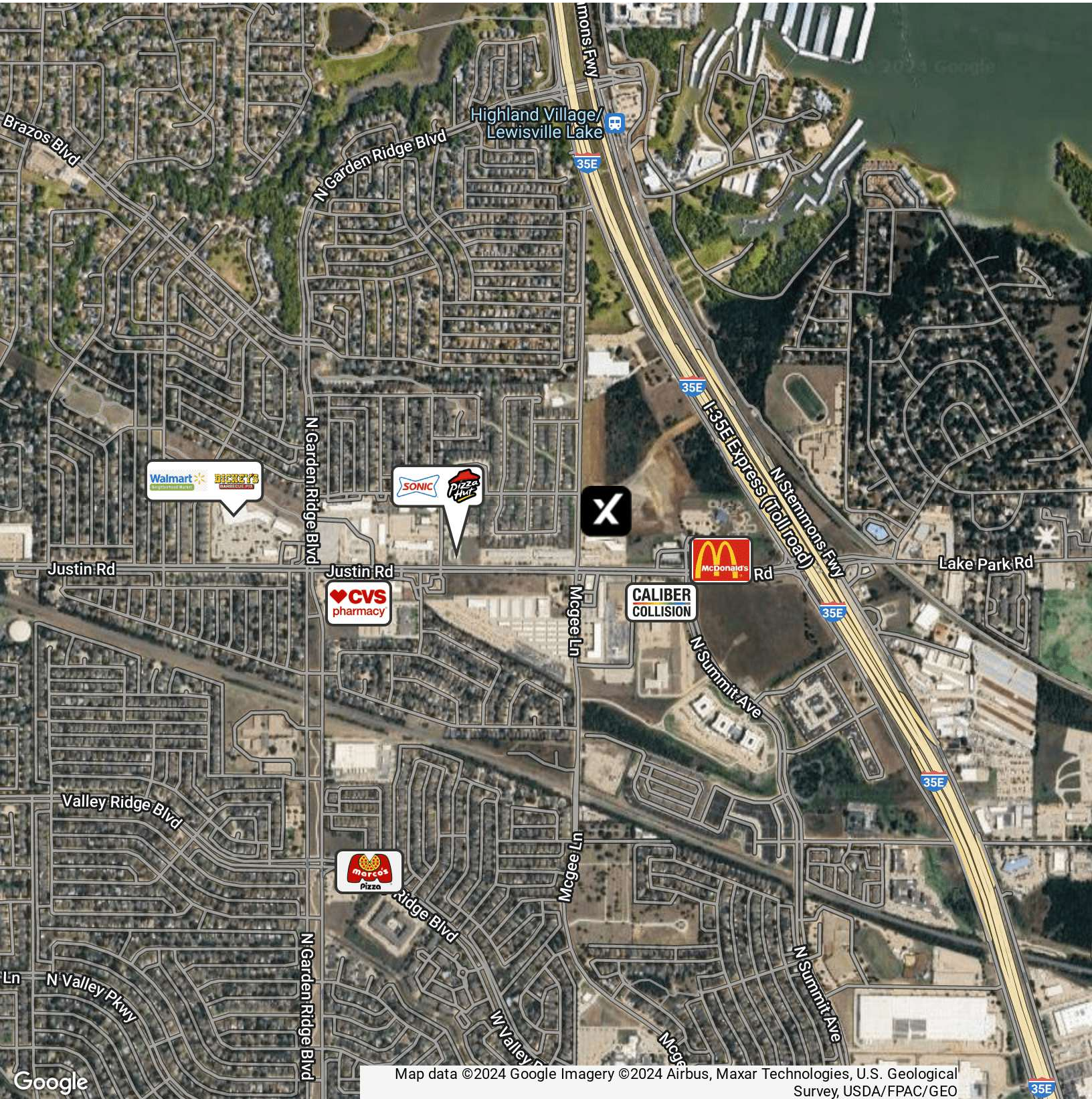
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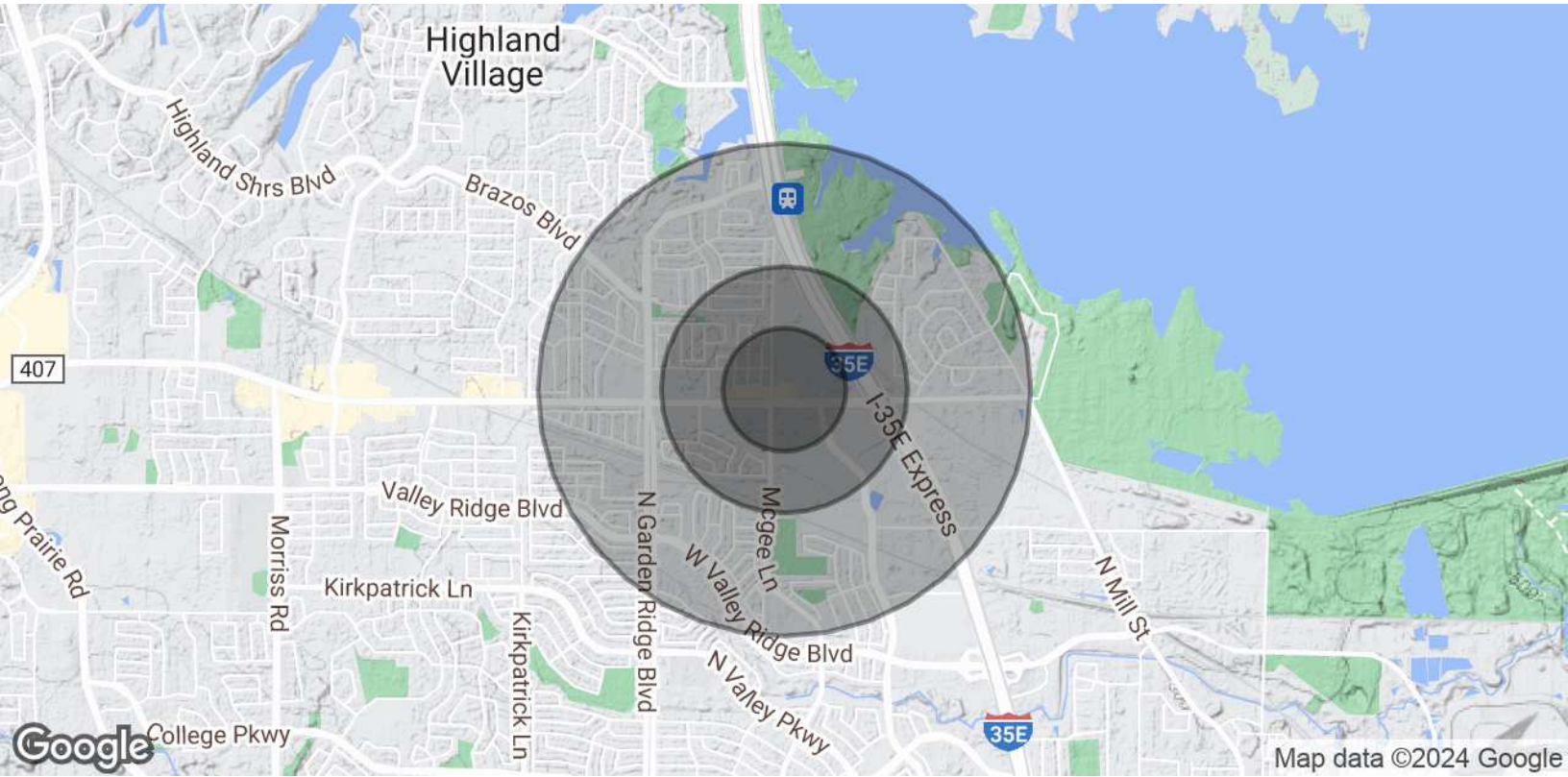
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	889	3,006	11,411
Average Age	34.9	35.2	36.9
Average Age (Male)	35.2	35.5	35.4
Average Age (Female)	27.0	28.1	37.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	248	875	3,676
# of Persons per HH	3.6	3.4	3.1
Average HH Income	\$104,121	\$102,007	\$107,225
Average House Value	\$282,714	\$270,293	\$260,824

* Demographic data derived from 2020 ACS - US Census

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