

GAINES

Gaines Real Estate Company

A Licensed Real Estate Broker
Investment Real Estate Marketing and Management

AVAILABLE FOR LEASE - 150 W. MAIN ST, LEWISVILLE TX 75057

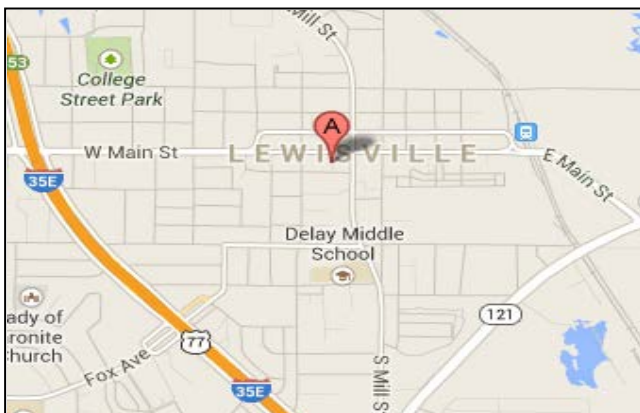


Leasing Information:

Available Office Square Footage: 600 - 3,630
Rental Rate: Please Call
Lease Terms: 1-3 years

Property Information:

- Beautiful Building in revitalized Old Town Lewisville
- Entire Floor Available or Office Suites
- Overlooks Outdoor courtyard
- Across from new Old Town Plaza development
- Ample Parking and Convenient Access from I35
- Great Visibility on Main Street
- Good Demographics
- Close to Medical Center Of Lewisville
- Daily Traffic Counts for 2014:
 - Main St – 17,090 vpd
 - Mill St – 9,202 vpd



Demographics	1-mi.	3-mi.
2013 Total Population	6,200	58,841
2013 Total Daytime Population	17,114	70,885
2013 Average Household Income	\$60,695	\$68,564

Available Suites

Sq. Ft.

Suite A – 600 SF
Suite B – 895 SF
Suite C – 1,371 SF

The broker makes no guarantees regarding the accuracy or authenticity of the information.

Andrew Gaines
Office: 214.637.1515
Email: andrew@gainesrealestate.com

150 W. Main St
Lewisville, TX 75057
Website: www.gainesrealestate.com

150 W Main St**Demographics**

150 W Main St
Lewisville, TX 75057
Property Type: Office
Specific Use: General Purpose
Building Size: 7,260 SF
Year Built: 1930

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	5,765	82,766	185,795	6,255	98,215	222,031
Total Census 2010 Population	4,992	58,202	127,578	4,992	58,202	127,578
Population Change %	19.2%	35.7%	34.1%	30.3%	58.6%	56.2%
Population Density (People/SQ Mile)	3,486	6,669	5,492	3,756	7,858	6,423
Median Age	37	38	38	39	40	40
Total Males	3,082	41,667	93,035	3,339	49,444	111,276
Total Females	2,683	41,099	92,760	2,916	48,771	110,755

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	390	6,096	13,273	399	6,457	14,047
5 - 9 Years Old	460	6,988	15,640	458	7,615	16,783
10 - 14 Years Old	431	6,369	14,707	461	7,556	16,997
15 - 19 Years Old	388	5,596	12,927	437	7,017	16,074
20 - 24 Years Old	412	5,740	12,613	445	6,934	15,831
25 - 29 Years Old	473	6,337	13,044	451	6,731	14,828
30 - 34 Years Old	510	7,233	15,040	481	7,152	15,279
35 - 39 Years Old	494	7,361	16,260	480	7,484	16,131
40 - 44 Years Old	494	7,427	17,520	521	8,340	18,806
45 - 49 Years Old	429	6,516	16,027	496	8,055	19,029
50 - 54 Years Old	327	5,026	12,423	425	6,935	16,944
55 - 59 Years Old	255	4,033	9,705	343	5,680	13,950
60 - 64 Years Old	189	2,753	6,258	240	4,041	9,730
65 - 69 Years Old	150	1,916	4,079	185	2,951	6,828
70 - 74 Years Old	115	1,265	2,520	140	2,023	4,471
75 - 79 Years Old	95	871	1,621	102	1,341	2,742

Population by Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	70	585	1,030	79	861	1,701
85 Years Old and Older	83	654	1,108	112	1,042	1,860

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	5,280	67,163	151,937	5,673	77,957	178,298
Black	281	8,995	15,928	372	12,411	22,239
Native American	62	660	1,171	69	762	1,409
Asian	66	4,788	13,990	71	5,881	17,191
Pacific Islander	1	22	55	1	29	80
2 or More Races	75	1,138	2,714	69	1,175	2,814
Hispanic	2,716	20,829	33,425	3,147	26,119	43,009
White Non-Hispanic	2,663	46,128	116,277	2,693	51,514	131,799

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	1,956	31,325	68,855	2,113	37,207	82,634
Total Census 2010 Households	1,675	21,781	46,662	1,675	21,781	46,662
Average Household Size	3	2.8	2.7	N/A	N/A	N/A
Total Housing Units	1,769	28,850	65,816	1,839	32,476	75,541
Owner	1,015	15,826	40,986	1,070	17,960	47,108
Renter	670	11,439	21,377	683	12,723	24,422
Vacant Housing Units	84	1,584	3,453	86	1,797	4,013

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	137	1,273	1,994	149	1,530	2,435
\$10,000 - \$14,999	86	942	1,592	89	1,104	1,914
\$15,000 - \$19,999	98	1,123	1,670	102	1,333	2,008
\$20,000 - \$24,999	85	1,512	2,345	93	1,790	2,823
\$25,000 - \$29,999	119	1,647	2,857	126	1,940	3,451
\$30,000 - \$34,999	89	1,887	3,474	94	2,227	4,201
\$35,000 - \$39,999	160	1,927	3,547	171	2,264	4,277
\$40,000 - \$44,999	119	1,700	3,207	127	2,000	3,853
\$45,000 - \$49,999	104	1,625	3,102	109	1,932	3,750
\$50,000 - \$59,999	297	3,589	7,459	329	4,281	9,020
\$60,000 - \$74,999	257	4,320	9,351	279	5,146	11,222
\$75,000 - \$99,999	169	4,781	12,090	184	5,696	14,515
\$100,000 - \$124,999	117	2,623	7,717	127	3,149	9,218

Household Expenditures	2015			2016 Projection		
	< 1 Mile	<< 3 Miles	< 5 Miles	< 1 Mile	<< 3 Miles	< 5 Miles
\$125,000 - \$149,999	40	1,028	3,663	43	1,221	4,356
\$150,000 - \$199,999	34	664	2,838	39	809	3,360
Over \$200,000	16	484	1,609	19	590	1,893
Median Household Income	\$50,808	\$55,747	\$64,594	\$50,575	\$55,568	\$64,552
Aggregate Household Income	\$107,228,092	\$2,015,759,248	\$5,147,882,209	\$115,708,198	\$2,399,468,817	\$6,147,752,714
Average Household Income	\$53,490	\$61,968	\$71,914	\$53,211	\$61,848	\$71,877
Per Capita Household Income	\$17,956	\$22,577	\$25,163	\$17,796	\$22,516	\$25,147

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$85,929,256	\$1,560,460,654	\$3,772,524,406	\$93,665,853	\$1,872,565,075	\$4,559,526,326
Average Annual Household	\$43,639	\$48,979	\$52,331	\$43,725	\$49,376	\$52,804
Food	\$5,616	\$6,163	\$6,461	\$5,551	\$6,160	\$6,491
Cereals & Bakery Products	\$418	\$438	\$440	\$410	\$435	\$439
Cereals & Cereal Products	\$147	\$159	\$165	\$146	\$160	\$166
Bakery Products	\$299	\$318	\$323	\$289	\$307	\$309
Meats, Poultry, Fish & Eggs	\$896	\$959	\$984	\$911	\$979	\$1,005
Dairy Products&FMisc	\$355	\$384	\$398	\$359	\$395	\$414
Housing	\$14,169	\$15,716	\$16,593	\$14,235	\$15,917	\$16,845
Owned Dwellings	\$5,518	\$6,439	\$7,118	\$5,561	\$6,564	\$7,300
Mortgage Interest & Charges	\$2,838	\$3,338	\$3,715	\$2,697	\$3,161	\$3,494
Property Taxes	\$1,570	\$1,814	\$1,990	\$1,527	\$1,761	\$1,921
Rented Dwellings	\$2,353	\$2,229	\$1,978	\$2,274	\$2,154	\$1,899
Utilities, Fuels & Public Services	\$3,236	\$3,474	\$3,557	\$3,252	\$3,494	\$3,559
Natural Gas	\$479	\$515	\$526	\$458	\$493	\$503
Electricity	\$1,172	\$1,249	\$1,270	\$1,180	\$1,255	\$1,266
Fuel Oil or Other Fuels	\$124	\$130	\$131	\$124	\$131	\$132
Telephone Services	\$1,074	\$1,153	\$1,180	\$1,110	\$1,208	\$1,247
Water & Other Public Services	\$351	\$375	\$381	\$363	\$388	\$393
Household Operations	\$701	\$821	\$908	\$694	\$814	\$897
Personal Services	\$265	\$309	\$341	\$267	\$312	\$343
Other Household Expenses	\$485	\$559	\$610	\$491	\$578	\$640
Housekeeping Supplies	\$599	\$649	\$672	\$576	\$628	\$650
Household Furnishings & Equipment	\$1,498	\$1,730	\$1,892	\$1,437	\$1,647	\$1,783
Furniture	\$401	\$470	\$522	\$390	\$455	\$501
Floor Coverings	\$40	\$46	\$51	\$39	\$46	\$51
Major Appliances	\$219	\$246	\$261	\$217	\$246	\$263

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$96	\$108	\$114	\$96	\$109	\$116
Apparel & Services	\$1,566	\$1,751	\$1,871	\$1,580	\$1,770	\$1,886
Transportation	\$8,113	\$9,059	\$9,650	\$8,303	\$9,297	\$9,890
Maintenance & Repairs	\$621	\$681	\$713	\$615	\$676	\$707
Vehicle Insurance	\$1,129	\$1,243	\$1,300	\$1,144	\$1,249	\$1,289
Public Transportation	\$389	\$461	\$518	\$386	\$458	\$512
Health Care	\$2,981	\$3,179	\$3,218	\$2,899	\$3,118	\$3,162
Entertainment	\$2,286	\$2,638	\$2,873	\$2,329	\$2,727	\$2,999
Tobacco & Smoking Related	\$279	\$287	\$281	\$289	\$298	\$291
Cash Contributions	\$1,418	\$1,644	\$1,807	\$1,406	\$1,642	\$1,808
Personal Insurance & Pensions	\$4,572	\$5,515	\$6,261	\$4,491	\$5,399	\$6,093
Life & Other Personal Insurance	\$358	\$414	\$455	\$362	\$419	\$458
Pensions & Social Security	\$4,227	\$5,107	\$5,810	\$4,146	\$5,006	\$5,667



Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Gaines Real Estate Company	475170		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Gaines	631345	andrew@gainesrealestate.com	214-637-1515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____