

FOR LEASE

2601 TX-121, Bldg 2, Suite 216



PROPERTY OVERVIEW



LEASE RATE \$22/SF/NNN
(NNN = \$5.19/SF)



SPACE AVAILABLE 2,235 SF



OCCUPANCY Vacant



YEAR BUILT 2024

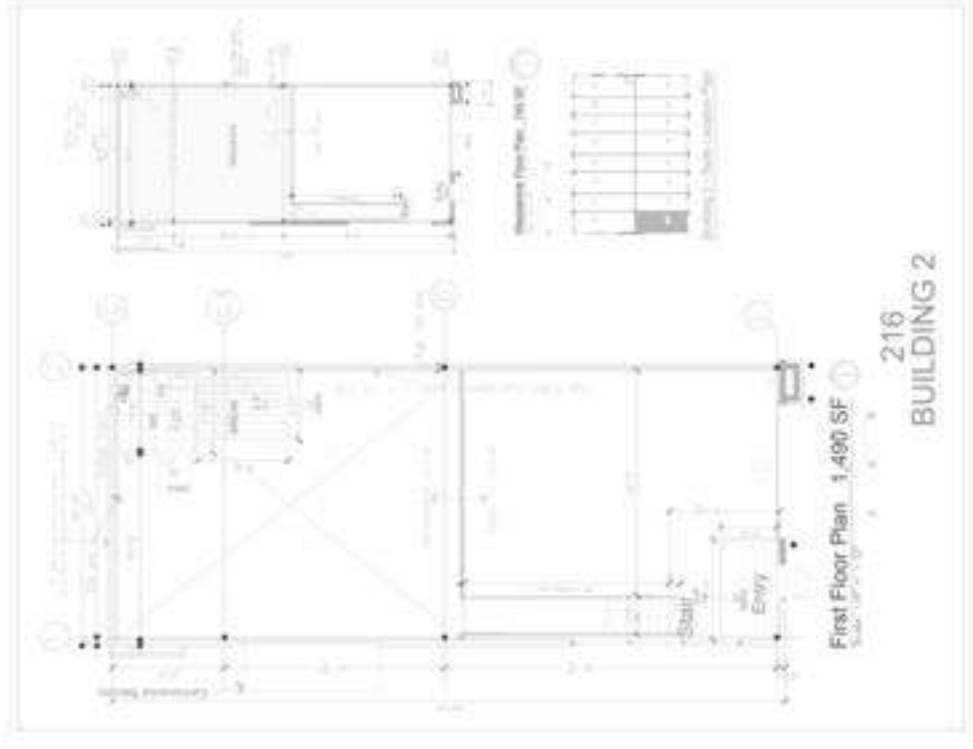


ZONING L1
(light industrial)



AMENITIES

- Mezzanine
- Kitchenette
- Restroom w/ shower



MAPS



2601 TX-121, Bldg 2, Suite 216, Lewisville, TX 75056

2601 TX-121 | Lewisville, TX

Located along the highly accessible TX-121/Sam Rayburn Tollway corridor in Lewisville, 2601 TX-121 offers an exceptional opportunity for an owner-user or business seeking a versatile, professionally finished flex space in a strategic North DFW location.

Suite 216 consists of approximately 2,235 square feet and features a fully finished interior designed to accommodate a variety of flex, showroom, office, and light-industrial uses. The space includes a functional mezzanine that provides additional usable area for office, storage, inventory, or operational needs, while the grade-level overhead door offers convenient access for deliveries, equipment, and warehouse-related activities.

The property's combination of finished office/showroom space and light-industrial functionality provides businesses with the flexibility to operate and present their company from the same location. Its prominent position along TX-121 provides excellent connectivity to SH-121/Sam Rayburn Tollway, I-35E, and the Dallas North Tollway, allowing convenient access throughout Lewisville, The Colony, Carrollton, Frisco, Plano, and the greater Dallas-Fort Worth market.

With its modern construction, flexible configuration, mezzanine, overhead door, and exceptional regional accessibility, 2601 TX-121 is well suited for businesses looking for a professional image, functional workspace, and long-term flexibility in one of North Texas' most connected commercial corridors.



SUBMARKET OVERVIEW

The Lewisville / The Colony / Frisco submarket represents one of the most dynamic and strategically positioned commercial real estate corridors in North Texas. Located along the SH-121/Sam Rayburn Tollway corridor, the area benefits from exceptional regional connectivity, strong population growth, expanding corporate investment, and a diverse base of office, industrial, retail, and mixed-use development. The corridor provides direct access to major transportation arteries including SH-121, I-35E, the Dallas North Tollway, and the President George Bush Turnpike, creating efficient connectivity throughout the DFW Metroplex.

Lewisville serves as an established commercial and industrial hub, offering a broad inventory of office, flex, showroom, warehouse, and light-industrial properties. Its location between Denton County and the northern Dallas employment centers makes it particularly attractive to businesses requiring convenient access to both labor and customers throughout North Texas. The city's established infrastructure and proximity to major transportation corridors continue to support demand from a diverse range of businesses and owner-users.

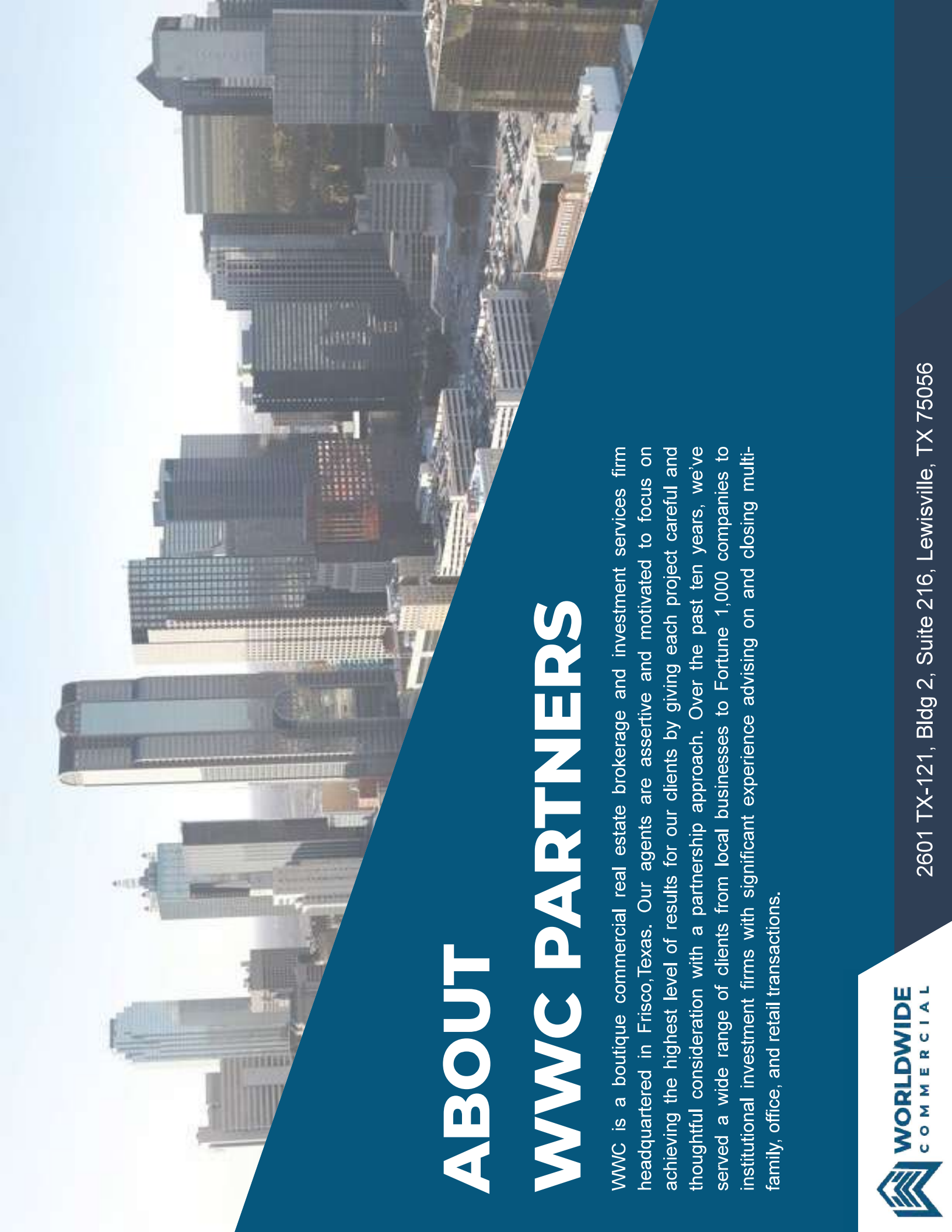
The Colony has evolved from a primarily residential community into a significant mixed-use and commercial destination. Its location along SH-121 and proximity to Frisco, Legacy Business Park, and major regional developments has attracted substantial investment in corporate, retail, hospitality, entertainment, and industrial uses. The area's continued residential and commercial growth has created an expanding customer and employee base while increasing demand for well-located commercial space.

Frisco represents the premium growth component of the submarket and has become one of the most prominent corporate and lifestyle destinations in the DFW region. Major corporate users, high-income demographics, extensive residential development, and nationally recognized mixed-use projects continue to drive demand for commercial real estate. Frisco's strong population and employment growth have helped establish the area as a premier destination for businesses seeking access to a highly educated workforce and affluent consumer base.

From an industrial and flex perspective, the broader corridor benefits from the continued expansion of the DFW economy. Demand is supported by logistics, manufacturing, distribution, service businesses, contractors, and smaller owner-user and flex users. The area's extensive transportation infrastructure and central position within the northern DFW market make it particularly attractive to companies requiring efficient access to customers, employees, suppliers, and regional distribution networks.

The Lewisville / The Colony / Frisco corridor is particularly attractive for small and mid-sized owner-users seeking a combination of professional image, functional space, and accessibility. Flex properties that combine finished office or showroom space with warehouse/light-industrial functionality can appeal to a wide range of users, including contractors, distributors, service companies, manufacturers, technology companies, and specialty businesses.

Overall, the submarket offers a compelling combination of location, demographics, transportation infrastructure, business growth, and long-term development momentum. Properties positioned along or near SH-121 are well situated to benefit from the continued northward expansion of the DFW Metroplex and the increasing integration of Lewisville, The Colony, Frisco, and the surrounding North Texas employment and population centers.



ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressed or implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.





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