

# FOR SALE FLEX BUILDING

537 S KEALY AVENUE  
LEWISVILLE, TX 75057



MetroCom Properties, Inc.

Brandon Brooks, MAI, AI-GRS  
Commercial Agent  
817.253.8362

[brandon@metrocomproperties.com](mailto:brandon@metrocomproperties.com)



# FOR SALE

## FLEX BUILDING

537 S KEALY STREET  
LEWISVILLE, TX 75057



MetroCom Properties, Inc.

## PROPERTY INFORMATION



- ZONED LI, ALLOWING FOR A VARIETY OF USES



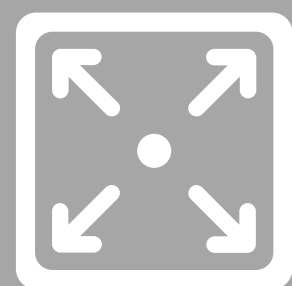
- STANDALONE WITH GREAT VISIBILITY



- BUILT IN 1968/RECENTLY RENOVATED



- IMPROVEMENTS: 5,500 SF  
( 2,900 SF FINISHED/2,600 SF UNFINISHED)



- LOT SIZE: 0.40 ACRE



- GATED 10-12 PARKING SPACES

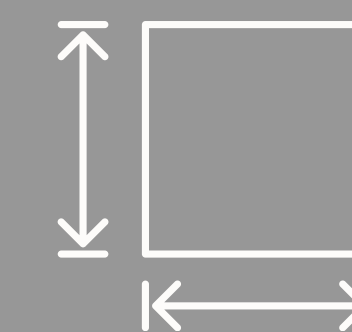


- AMENITIES: SHOWROOM SPACE, RECENTLY REPLACED HVAC, SOLAR-POWERED SECURITY GATE WITH KEYPAD, OFFICES, FULL BATHROOM WITH SHOWER

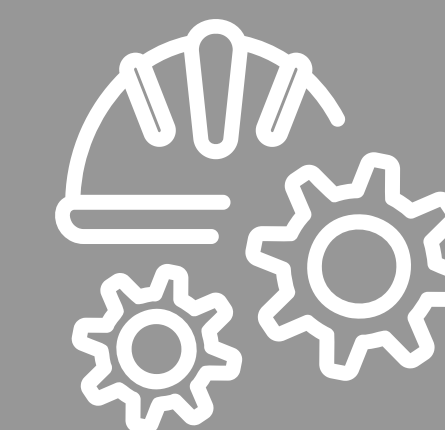
## INVESTMENT HIGHLIGHTS



- LOCATED IN OPPORTUNITY ZONE IN OLD TOWN LEWISVILLE



- CORNER LOT



- CUSTOM BUILT-TO-SUITE OPTIONS AVAILABLE



- SIGNAGE OPTIONS ARE AVAILABLE, WITH CUSTOMIZATION ACCORDING TO CITY GUIDELINES



- FOR SALE: \$1,500,000

- FOR LEASE: \$15 NNN



- REQUEST TOUR - 817.253.8362



**FOR SALE**  
**FLEX BUILDING**  
**537 S KEALY STREET**  
**LEWISVILLE, TX 75057**

**MC**

MetroCom Properties, Inc.

## THE OPPORTUNITY

Welcome to 537 S. Kealy Ave, a versatile 5,500 sq. ft. commercial property perfect for businesses seeking a strategic location to establish a strong, long-term presence. Formerly home to Old Town Pool and Patio/Old Town Construction and Landscape, this property combines the best of both worlds with finished and unfinished spaces, ready to be customized to meet your specific needs.

### Key Features:

- **5,500 sq. ft. of Flexible Space:** Ideal for a variety of businesses, from retail to office or creative studios.
- **Brand New A/C Unit:** Enjoy modern comfort with a newly installed air conditioning system.
- **Customizable Interior:** With ownership's in-house construction team, we can design and build out the space exactly to your business's requirements, ensuring a seamless transition and a perfect fit for your operations.

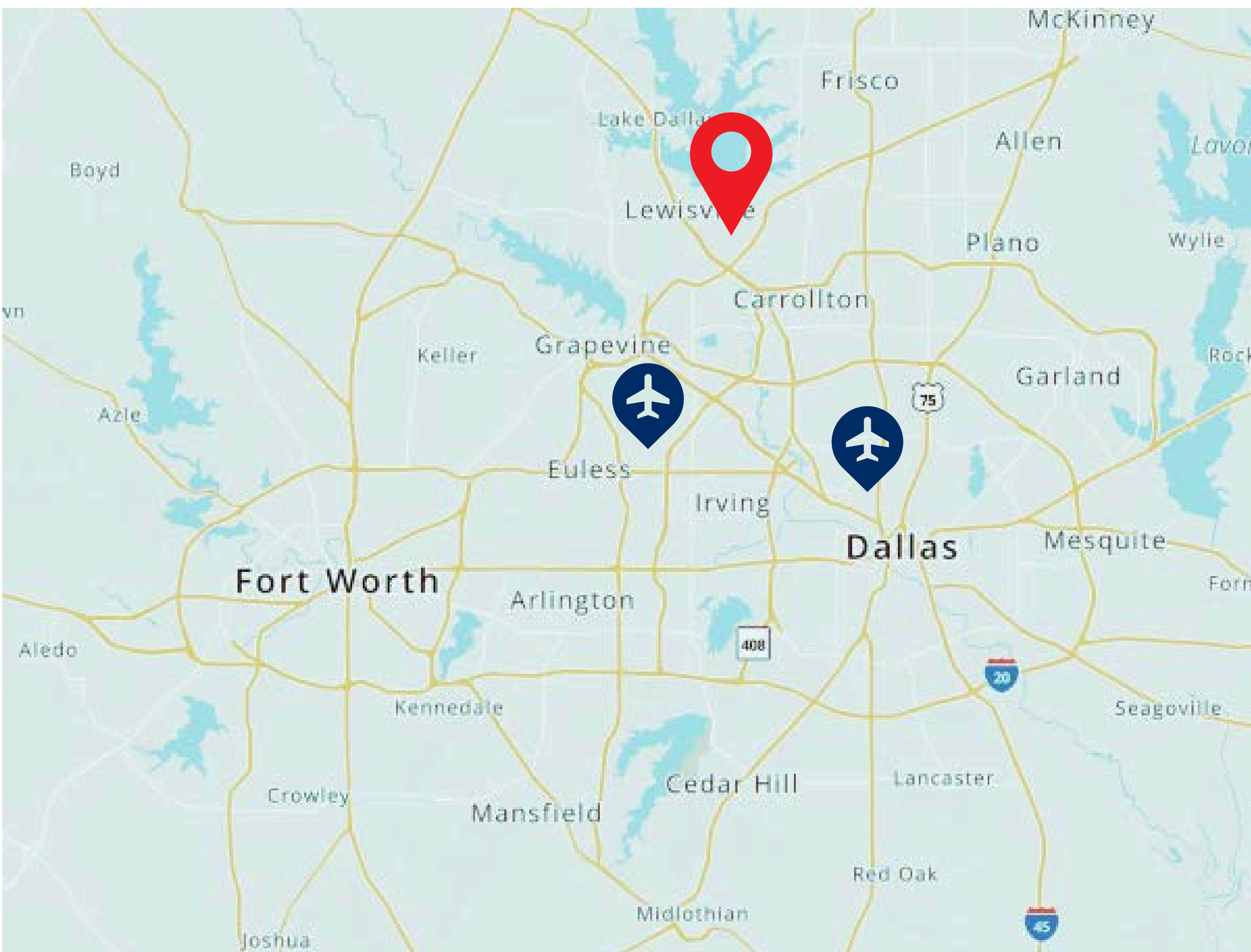
Prime Location: Located just blocks from Lewisville's vibrant historic downtown, this property benefits from high visibility and easy access. The area is rapidly growing, making it a prime spot for businesses looking to capitalize on the increasing foot traffic and development.

Whether you're launching a new venture or relocating, 537 S. Kealy Ave offers the flexibility and support you need to thrive. Let's work together to make this space your business's new home.

Ready to Grow? Contact us today to discuss how we can make 537 S. Kealy Ave the perfect foundation for your business's future.



# PRIME LOCATION



# WHY LEWISVILLE?



## • Major attractions include:

### ○ Lewisville Lake

- Known as the "Urban Bass Fishing Capital of Texas," Lewisville Lake is a popular destination for fishing, boating, and outdoor activities.
- The lake attracts thousands of visitors annually, boosting local business traffic

### ○ Historic Old Town Lewisville

- A vibrant area featuring boutique shops, restaurants, and entertainment venues.
- Hosts community events such as Western Days, St. Paddy's Day parade, and concerts, drawing crowds from across the region

### ○ Revitalized Music City Mall

- A regional shopping center with retail stores, dining options, and entertainment, including an indoor ice-skating rink and movie theater

## • Strong Economy

- The City of Lewisville is committed to fostering a pro-business environment, with various incentives for new businesses, making it attractive for commercial tenants.
- Presence of major employers like JPMorgan Chase, Toyota, and Nationstar Mortgage increases demand for commercial services.

## • Proximity to Major Highways

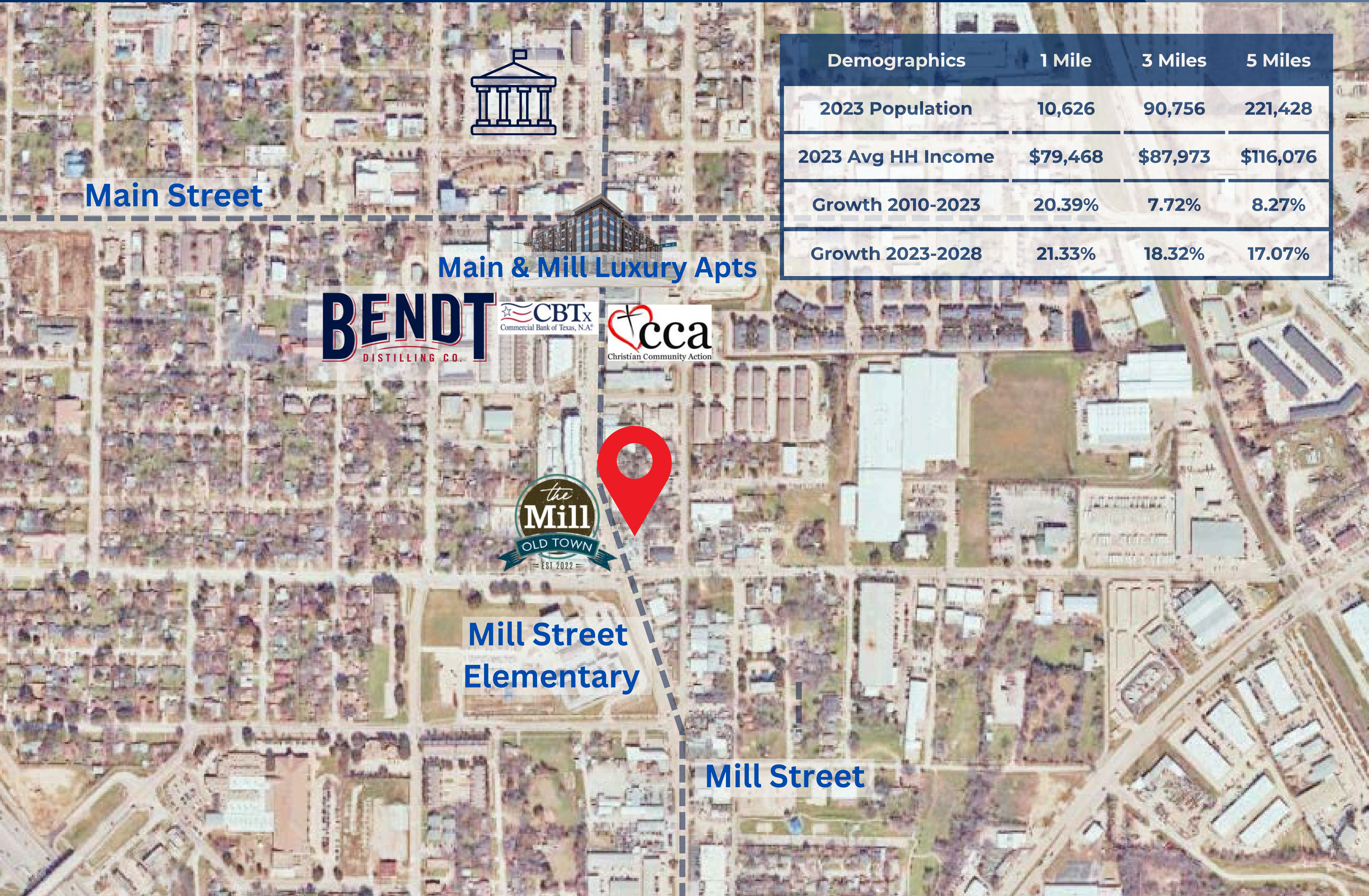
- Easy access to I-35E, a major north-south highway connecting to Dallas, Fort Worth, and Denton, enhancing logistical convenience for businesses.
- Close to SH-121 and the DFW International Airport, making it ideal for businesses requiring strong transportation links



# TRADE AREA



MetroCom Properties, Inc.



Main Street

Main & Mill Luxury Apts



Mill Street Elementary

Mill Street

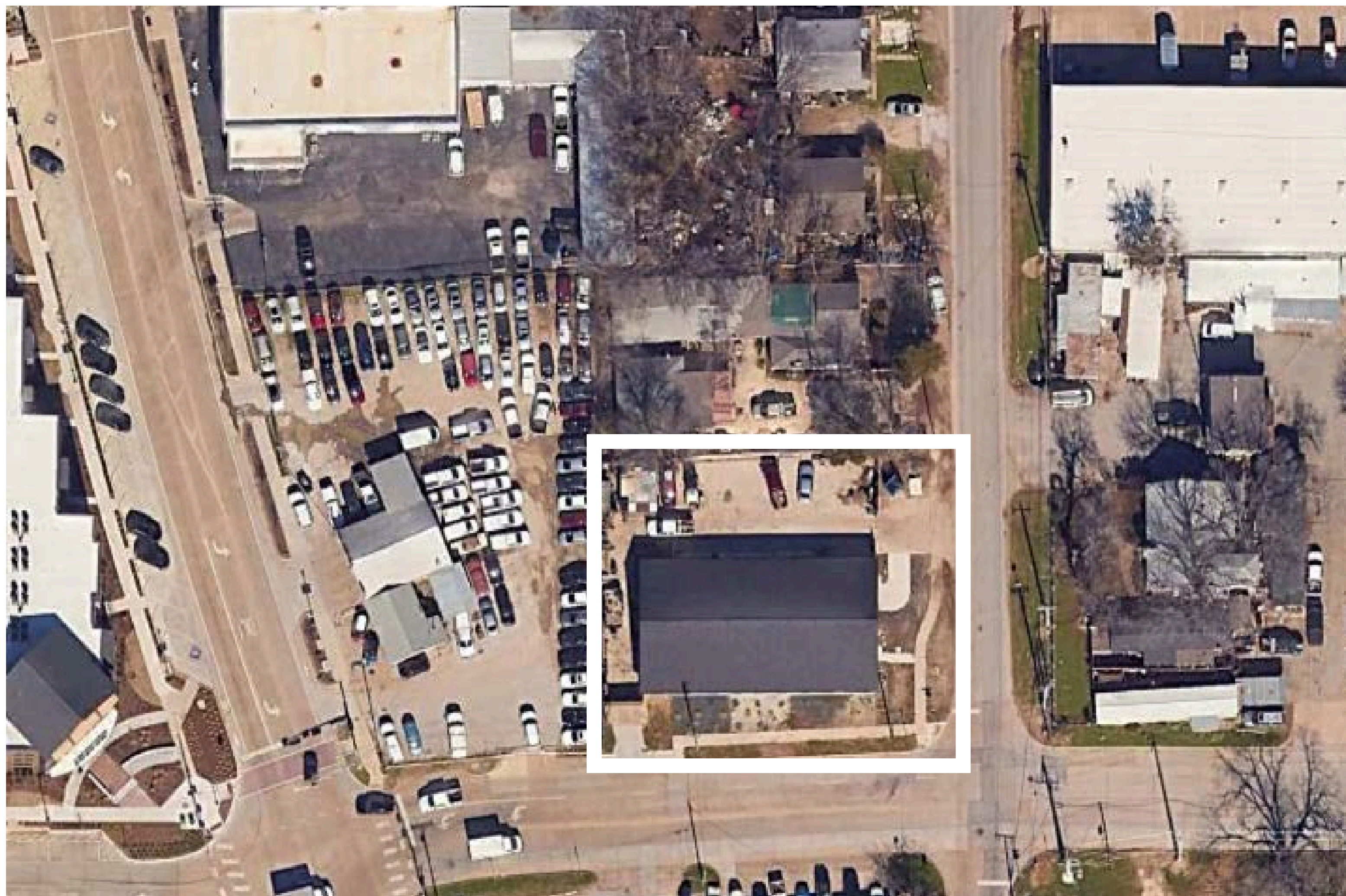
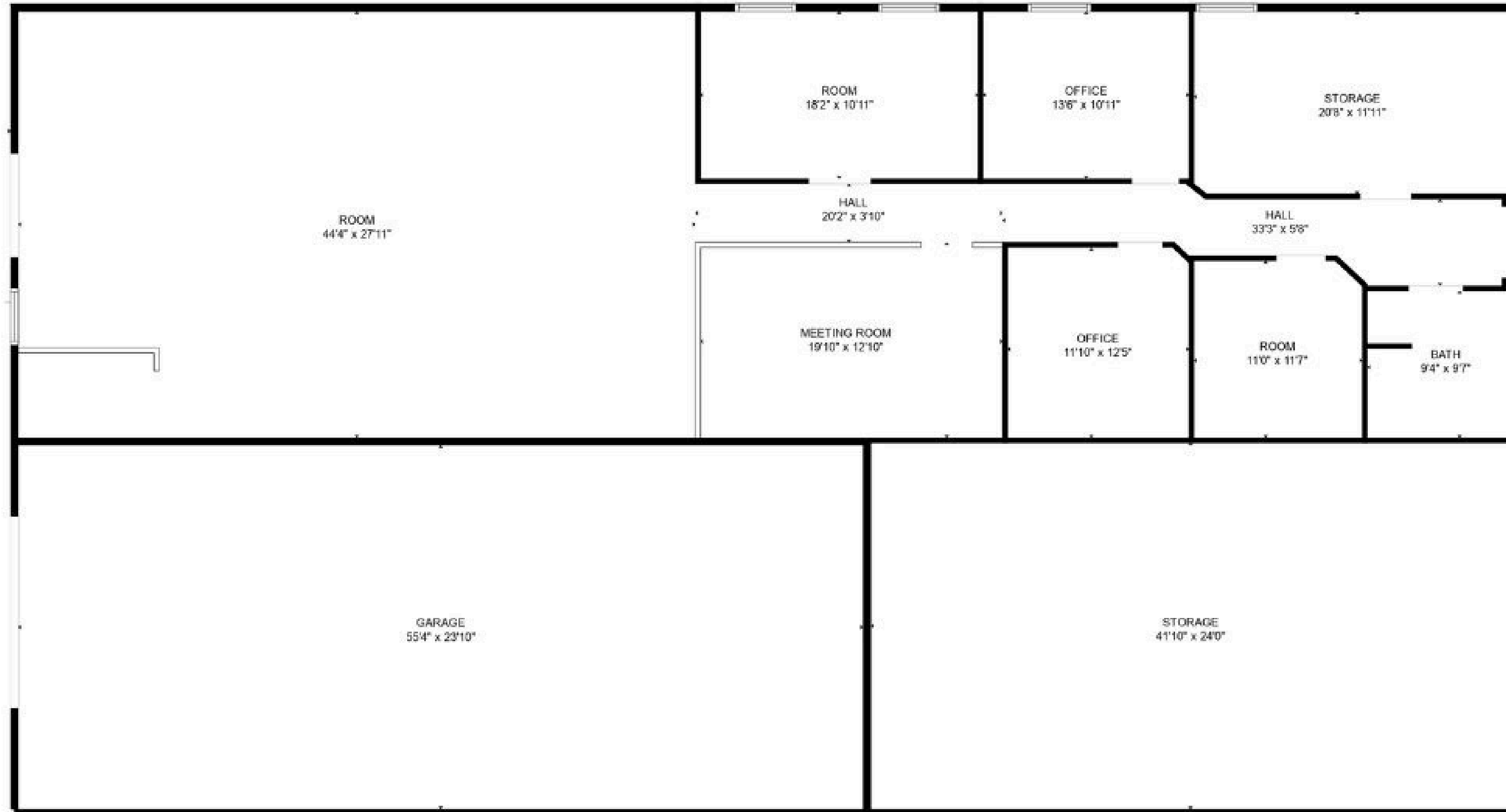
Demographics	1 Mile	3 Miles	5 Miles
2023 Population	10,626	90,756	221,428
2023 Avg HH Income	\$79,468	\$87,973	\$116,076
Growth 2010-2023	20.39%	7.72%	8.27%
Growth 2023-2028	21.33%	18.32%	17.07%



# PHOTO GALLERY



MetroCom Properties, Inc.





# PHOTO GALLERY



MetroCom Properties, Inc.

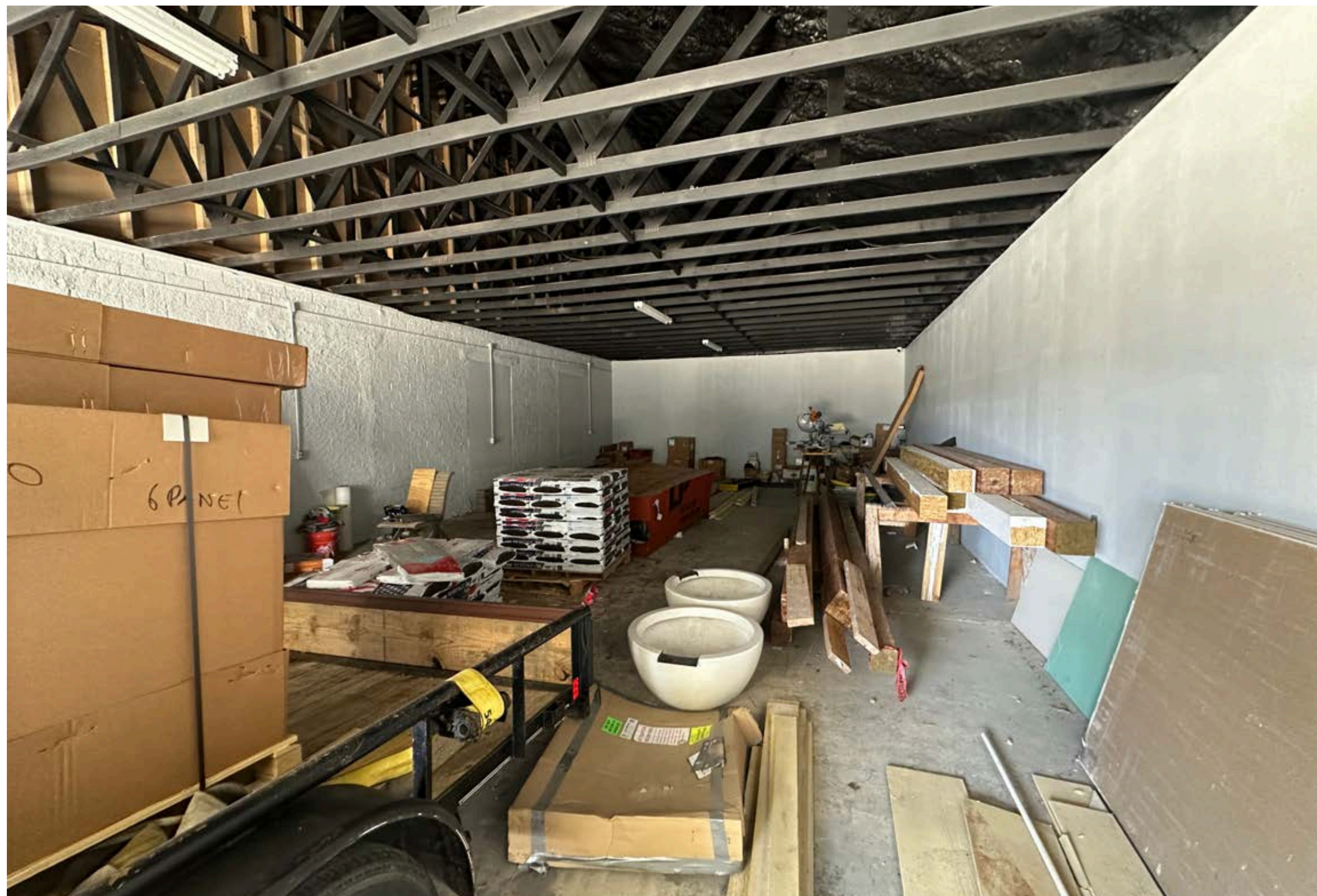




# PHOTO GALLERY



MetroCom Properties, Inc.





537 S Kealy Avenue



## MetroCom Properties, Inc.

2024 METROCOM PROPERTIES, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. METROCOM PROPERTIES AND THE METROCOM LOGO ARE SERVICE MARKS OF METROCOM PROPERTIES, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

**FOR ADDITIONAL INFORMATION  
PLEASE CONTACT:**

**BRANDON BROOKS, MAI, AI-GRS  
COMMERCIAL AGENT**

 (817) 253-8362 (M)

 BRANDON@METROCOMPROPERTIES.COM







## 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.

11-2-2015



### 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.

MetroCom Properties, Inc.	455359	maxey@metrocomproperties.com	214.536.6345
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Maxey	304518	maxey@metrocomproperties.com	214.536.6345
Designated Broker of Firm	License No.	Email	Phone
Robert Maxey	304518	maxey@metrocomproperties.com	214.536.6345
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Brooks	639787	brandon@metrocomproperties.com	817.253.8362
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](http://www.trec.texas.gov)

IABS 1-0