

\$21 - 2601 E State Highway 121 112, Lewisville

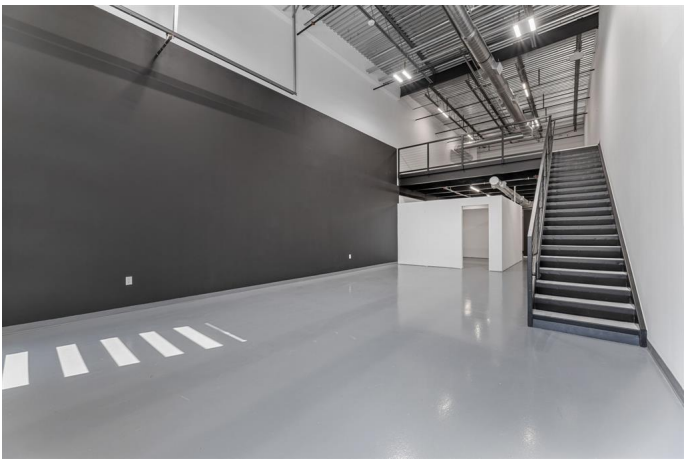
MLS® #21064393

\$21

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 7.66 Acres

TBD, Lewisville, TX

FREE MONTHS RENT WITH ACCEPTABLE LEASE TERMS. Come check out this high-end, mixed-use flex space for lease or sale, located in a premium A+ location in Lewisville. Built in 2022, this light industrial warehouse and office space supports a variety of business types, including e-commerce, retail, light manufacturing and assembly, technology and startups, logistics and distribution, service-based businesses, and medical storage. Centrally located right off TX-121 and Sam Rayburn Tollway, this unit offers easy highway access and excellent visibility for your customers. The unit is move-in ready and features mezzanine space, two built-out offices, and a full bathroom. The owner invested over \$80,000 in interior upgrades since the purchase—see transaction desk for details on the buildout. This is one of the few newer units available for lease or sale in the 2,000 to 3,200 square footage range, making it an affordable option for business owners looking to avoid paying a premium for unneeded space. Bring us an offer!



Built in 2022

Essential Information

MLS® #	21064393
Price	\$21
Bathrooms	0.00

Acres	7.66
Year Built	2022
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	2601 E State Highway 121 112
Subdivision	TBD
City	Lewisville
County	Denton
State	TX
Zip Code	75056-7200

Amenities

Utilities	Cable Available, City Sewer, City Water
Garages	Garage Faces Front, On Street

Interior

Heating	Central, Electric
# of Stories	2
Stories	2

Exterior

Roof	Other
Construction	Stone Veneer
Foundation	Slab

Additional Information

Zoning	See CAD
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Listing Details

Listing Agent	Harrison Sharp
Listing Office	BK Real Estate

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Listing information last updated on November 20th, 2025 at 4:15am CST