

**For Lease**

**601 Forest Vista Dr  
Flower Mound, TX 75028**



|                      |  |                         |   |
|----------------------|--|-------------------------|---|
| <b>Lease Rate</b>    | \$17+ NNN  | <b>Property Address</b> | 601 Forest Vista Dr<br>Flower Mound, TX 75028 |
| <b>Property Type</b> | Child Care Center  | <b>Building Size</b>    | 8,242 sq ft                                   |
| <b>NNN</b>           | \$2.97* Property Tax +<br>Insurance* + Common<br>Area Maintenance* | <b>Lot Size</b>         | 1.37 Acres                                    |
|                      |  | <b>Year Built</b>       | 2000  |
|                      |  | <b>County</b>           | Denton  |
|                      |  | <b>Parking</b>          | 40  |

\*Based on 2018. Subject to change. All numbers will be at actuals.



**Neal Agrawal – Crest Real Estate Advisors**  
Cell- 972-804-0742, dfwneal@gmail.com

[www.preschoolexchange.com](http://www.preschoolexchange.com)

For Lease

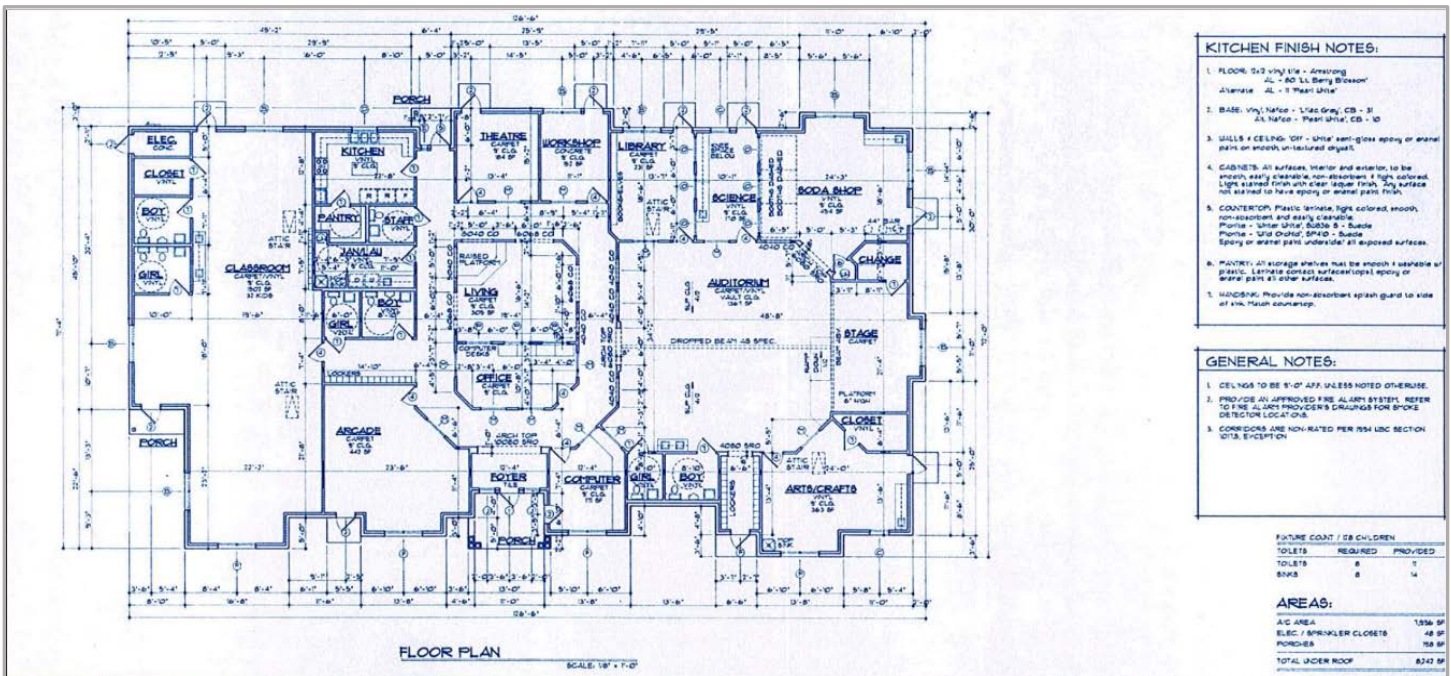
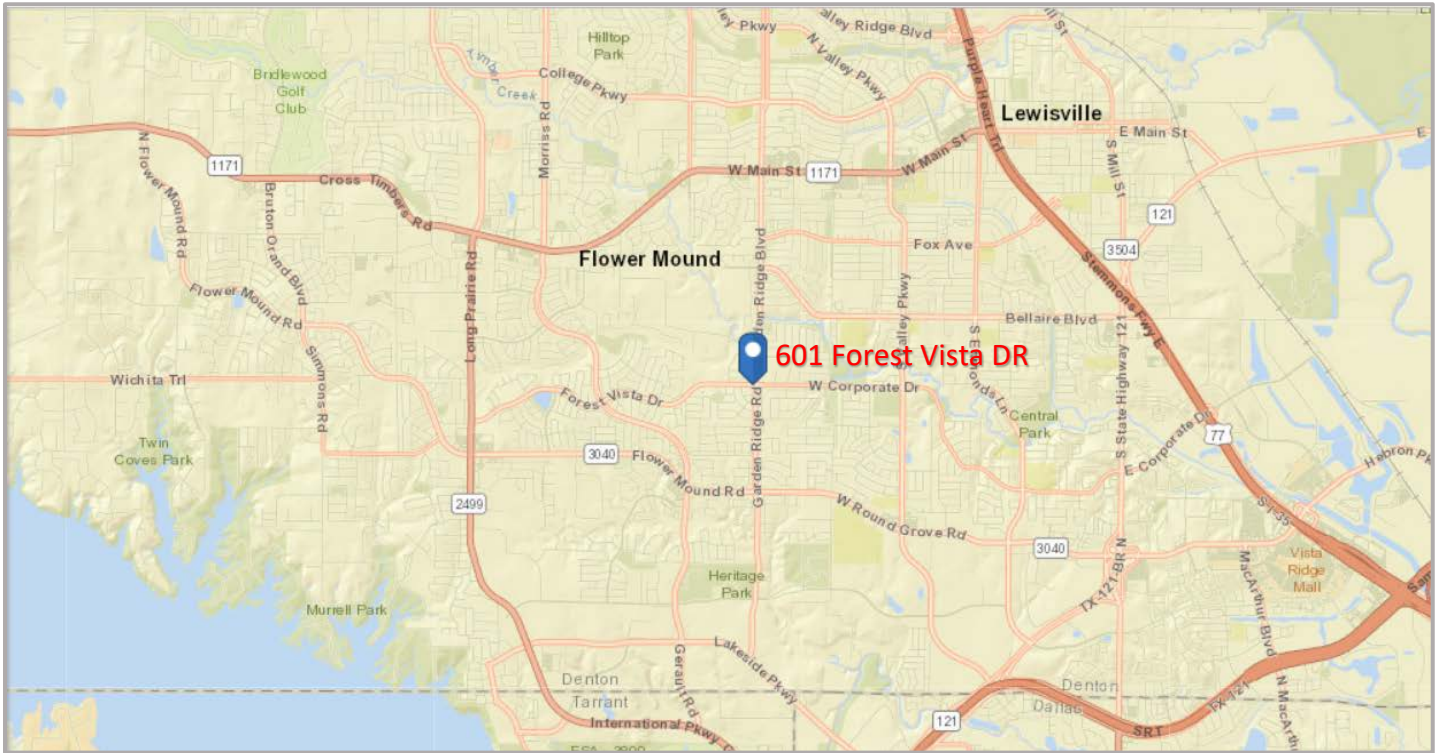
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# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

| Summary                         | Census 2010 | 2018   | 2023     |
|---------------------------------|-------------|--------|----------|
| Population                      | 14,229      | 14,849 | 15,824   |
| Households                      | 4,814       | 5,011  | 5,331    |
| Families                        | 3,925       | 4,035  | 4,269    |
| Average Household Size          | 2.95        | 2.96   | 2.97     |
| Owner Occupied Housing Units    | 4,363       | 4,464  | 4,795    |
| Renter Occupied Housing Units   | 451         | 547    | 536      |
| Median Age                      | 35.6        | 37.4   | 38.6     |
| Trends: 2018 - 2023 Annual Rate | Area        | State  | National |
| Population                      | 1.28%       | 1.65%  | 0.83%    |
| Households                      | 1.25%       | 1.62%  | 0.79%    |
| Families                        | 1.13%       | 1.58%  | 0.71%    |
| Owner HHs                       | 1.44%       | 2.09%  | 1.16%    |
| Median Household Income         | 0.52%       | 2.23%  | 2.50%    |

| Households by Income     | 2018      |         | 2023      |         |
|--------------------------|-----------|---------|-----------|---------|
|                          | Number    | Percent | Number    | Percent |
| <\$15,000                | 83        | 1.7%    | 76        | 1.4%    |
| \$15,000 - \$24,999      | 130       | 2.6%    | 122       | 2.3%    |
| \$25,000 - \$34,999      | 138       | 2.8%    | 135       | 2.5%    |
| \$35,000 - \$49,999      | 303       | 6.0%    | 297       | 5.6%    |
| \$50,000 - \$74,999      | 682       | 13.6%   | 665       | 12.5%   |
| \$75,000 - \$99,999      | 753       | 15.0%   | 772       | 14.5%   |
| \$100,000 - \$149,999    | 1,580     | 31.5%   | 1,760     | 33.0%   |
| \$150,000 - \$199,999    | 792       | 15.8%   | 854       | 16.0%   |
| \$200,000+               | 550       | 11.0%   | 650       | 12.2%   |
| Median Household Income  | \$108,343 |         | \$111,182 |         |
| Average Household Income | \$126,316 |         | \$135,895 |         |
| Per Capita Income        | \$42,699  |         | \$45,867  |         |

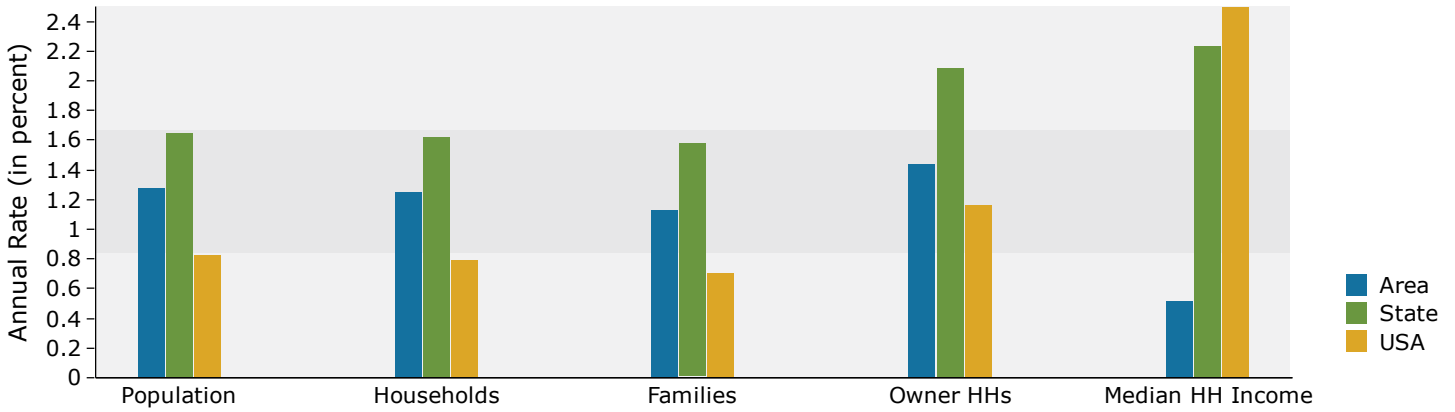
| Population by Age | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 1,044       | 7.3%    | 936    | 6.3%    | 961    | 6.1%    |
| 5 - 9             | 1,206       | 8.5%    | 1,076  | 7.2%    | 1,049  | 6.6%    |
| 10 - 14           | 1,188       | 8.3%    | 1,195  | 8.0%    | 1,197  | 7.6%    |
| 15 - 19           | 1,107       | 7.8%    | 1,021  | 6.9%    | 1,105  | 7.0%    |
| 20 - 24           | 631         | 4.4%    | 783    | 5.3%    | 694    | 4.4%    |
| 25 - 34           | 1,788       | 12.6%   | 1,904  | 12.8%   | 2,067  | 13.1%   |
| 35 - 44           | 2,651       | 18.6%   | 2,200  | 14.8%   | 2,308  | 14.6%   |
| 45 - 54           | 2,664       | 18.7%   | 2,517  | 17.0%   | 2,401  | 15.2%   |
| 55 - 64           | 1,258       | 8.8%    | 2,027  | 13.7%   | 2,285  | 14.4%   |
| 65 - 74           | 453         | 3.2%    | 863    | 5.8%    | 1,257  | 7.9%    |
| 75 - 84           | 187         | 1.3%    | 255    | 1.7%    | 409    | 2.6%    |
| 85+               | 51          | 0.4%    | 72     | 0.5%    | 89     | 0.6%    |

| Race and Ethnicity         | Census 2010 |         | 2018   |         | 2023   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 10,745      | 75.5%   | 10,408 | 70.1%   | 10,260 | 64.8%   |
| Black Alone                | 1,005       | 7.1%    | 1,276  | 8.6%    | 1,576  | 10.0%   |
| American Indian Alone      | 66          | 0.5%    | 64     | 0.4%    | 65     | 0.4%    |
| Asian Alone                | 1,283       | 9.0%    | 1,779  | 12.0%   | 2,391  | 15.1%   |
| Pacific Islander Alone     | 11          | 0.1%    | 12     | 0.1%    | 12     | 0.1%    |
| Some Other Race Alone      | 717         | 5.0%    | 822    | 5.5%    | 937    | 5.9%    |
| Two or More Races          | 402         | 2.8%    | 489    | 3.3%    | 584    | 3.7%    |
| Hispanic Origin (Any Race) | 2,102       | 14.8%   | 2,377  | 16.0%   | 2,680  | 16.9%   |

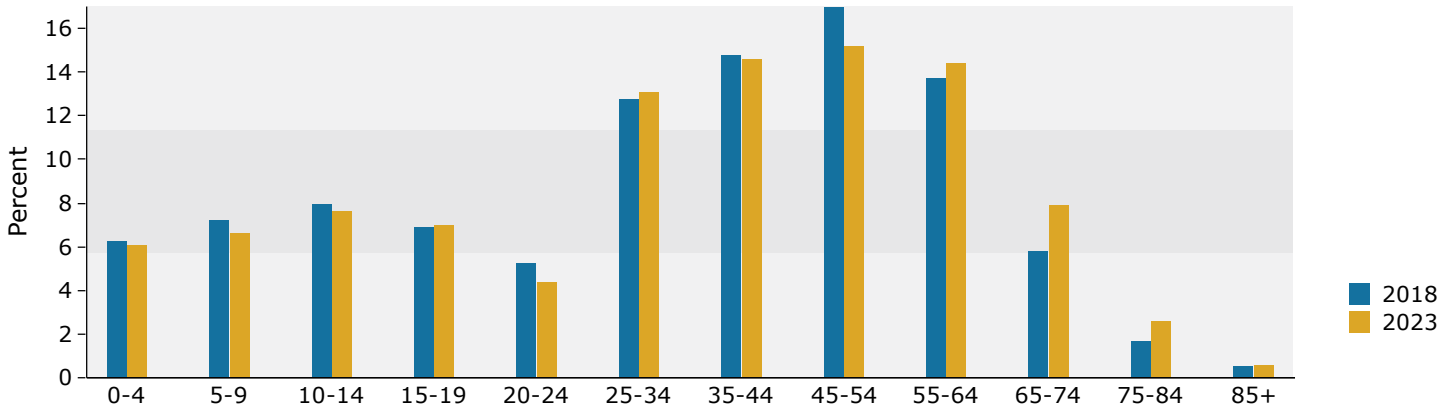
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

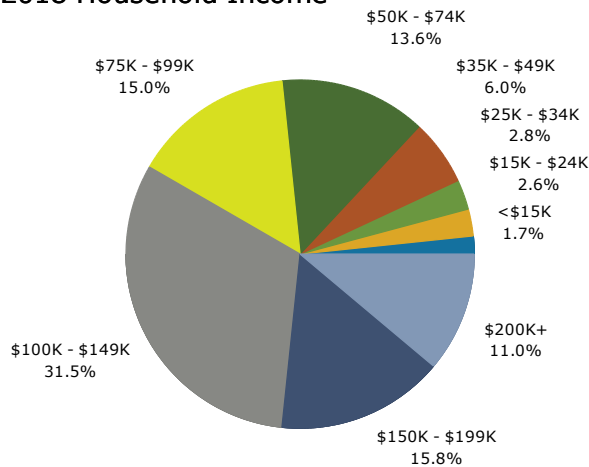
## Trends 2018-2023



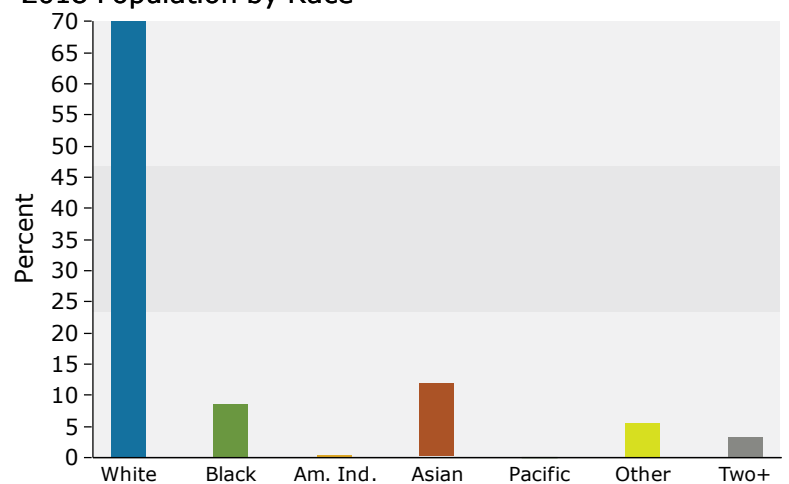
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 16.0%



# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

| Summary                         | Census 2010 | 2018    | 2023     |
|---------------------------------|-------------|---------|----------|
| Population                      | 106,126     | 122,726 | 134,944  |
| Households                      | 38,600      | 44,030  | 48,298   |
| Families                        | 27,432      | 30,908  | 33,662   |
| Average Household Size          | 2.75        | 2.78    | 2.79     |
| Owner Occupied Housing Units    | 24,523      | 26,205  | 28,905   |
| Renter Occupied Housing Units   | 14,077      | 17,825  | 19,393   |
| Median Age                      | 33.5        | 34.9    | 35.8     |
| Trends: 2018 - 2023 Annual Rate | Area        | State   | National |
| Population                      | 1.92%       | 1.65%   | 0.83%    |
| Households                      | 1.87%       | 1.62%   | 0.79%    |
| Families                        | 1.72%       | 1.58%   | 0.71%    |
| Owner HHs                       | 1.98%       | 2.09%   | 1.16%    |
| Median Household Income         | 1.32%       | 2.23%   | 2.50%    |

| Households by Income     | 2018      |         | 2023      |         |
|--------------------------|-----------|---------|-----------|---------|
|                          | Number    | Percent | Number    | Percent |
| <\$15,000                | 1,945     | 4.4%    | 1,762     | 3.6%    |
| \$15,000 - \$24,999      | 2,760     | 6.3%    | 2,547     | 5.3%    |
| \$25,000 - \$34,999      | 3,118     | 7.1%    | 3,046     | 6.3%    |
| \$35,000 - \$49,999      | 5,237     | 11.9%   | 5,482     | 11.4%   |
| \$50,000 - \$74,999      | 8,059     | 18.3%   | 8,678     | 18.0%   |
| \$75,000 - \$99,999      | 6,029     | 13.7%   | 6,708     | 13.9%   |
| \$100,000 - \$149,999    | 8,886     | 20.2%   | 10,536    | 21.8%   |
| \$150,000 - \$199,999    | 4,210     | 9.6%    | 4,815     | 10.0%   |
| \$200,000+               | 3,786     | 8.6%    | 4,723     | 9.8%    |
| Median Household Income  | \$77,872  |         | \$83,160  |         |
| Average Household Income | \$101,203 |         | \$110,979 |         |
| Per Capita Income        | \$36,415  |         | \$39,851  |         |

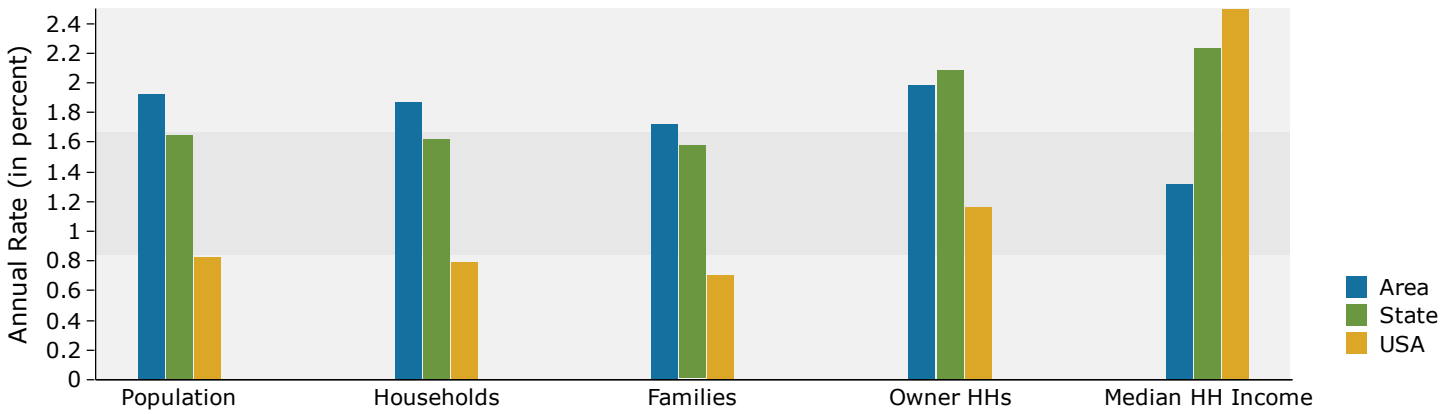
| Population by Age | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 7,863       | 7.4%    | 8,056  | 6.6%    | 8,760  | 6.5%    |
| 5 - 9             | 8,616       | 8.1%    | 8,602  | 7.0%    | 8,887  | 6.6%    |
| 10 - 14           | 8,544       | 8.1%    | 9,183  | 7.5%    | 9,612  | 7.1%    |
| 15 - 19           | 7,827       | 7.4%    | 8,375  | 6.8%    | 9,127  | 6.8%    |
| 20 - 24           | 6,833       | 6.4%    | 8,420  | 6.9%    | 8,732  | 6.5%    |
| 25 - 34           | 15,741      | 14.8%   | 18,932 | 15.4%   | 20,797 | 15.4%   |
| 35 - 44           | 17,471      | 16.5%   | 17,730 | 14.4%   | 19,849 | 14.7%   |
| 45 - 54           | 17,145      | 16.2%   | 17,917 | 14.6%   | 18,043 | 13.4%   |
| 55 - 64           | 9,315       | 8.8%    | 14,295 | 11.6%   | 16,067 | 11.9%   |
| 65 - 74           | 4,087       | 3.9%    | 7,382  | 6.0%    | 9,800  | 7.3%    |
| 75 - 84           | 1,906       | 1.8%    | 2,767  | 2.3%    | 4,050  | 3.0%    |
| 85+               | 778         | 0.7%    | 1,066  | 0.9%    | 1,220  | 0.9%    |

| Race and Ethnicity         | Census 2010 |         | 2018   |         | 2023   |         |
|----------------------------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 77,154      | 72.7%   | 83,071 | 67.7%   | 85,104 | 63.1%   |
| Black Alone                | 8,309       | 7.8%    | 11,281 | 9.2%    | 14,162 | 10.5%   |
| American Indian Alone      | 641         | 0.6%    | 683    | 0.6%    | 722    | 0.5%    |
| Asian Alone                | 7,718       | 7.3%    | 11,899 | 9.7%    | 16,354 | 12.1%   |
| Pacific Islander Alone     | 63          | 0.1%    | 81     | 0.1%    | 97     | 0.1%    |
| Some Other Race Alone      | 9,277       | 8.7%    | 11,748 | 9.6%    | 13,658 | 10.1%   |
| Two or More Races          | 2,964       | 2.8%    | 3,963  | 3.2%    | 4,848  | 3.6%    |
| Hispanic Origin (Any Race) | 23,639      | 22.3%   | 29,761 | 24.2%   | 34,377 | 25.5%   |

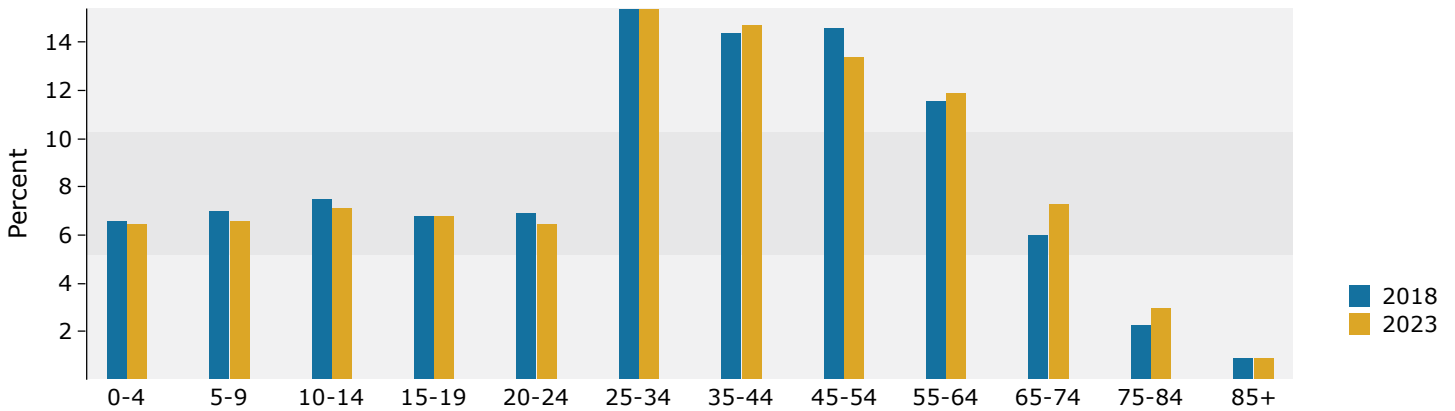
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

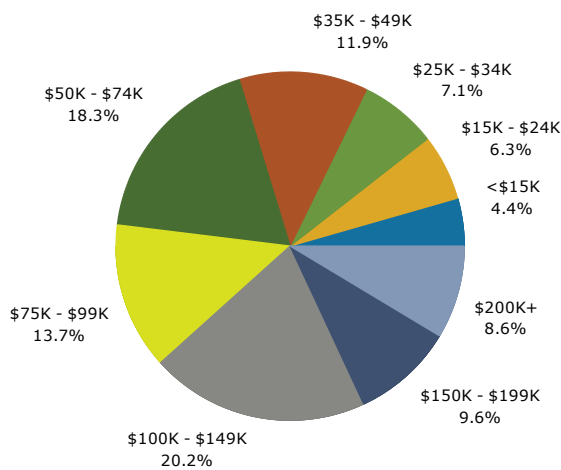
## Trends 2018-2023



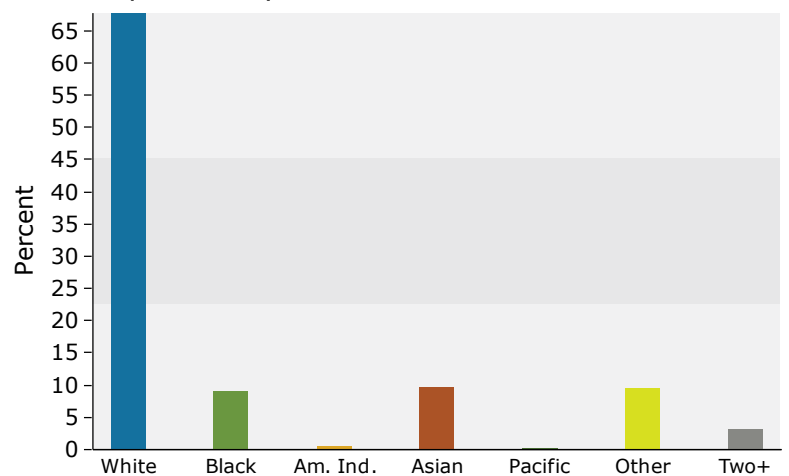
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 24.2%



# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

| Summary                         | Census 2010 | 2018    | 2023     |
|---------------------------------|-------------|---------|----------|
| Population                      | 188,862     | 217,179 | 238,626  |
| Households                      | 68,883      | 79,231  | 87,083   |
| Families                        | 49,387      | 55,518  | 60,456   |
| Average Household Size          | 2.73        | 2.73    | 2.73     |
| Owner Occupied Housing Units    | 44,100      | 47,125  | 51,871   |
| Renter Occupied Housing Units   | 24,783      | 32,106  | 35,213   |
| Median Age                      | 34.1        | 35.4    | 36.3     |
| Trends: 2018 - 2023 Annual Rate | Area        | State   | National |
| Population                      | 1.90%       | 1.65%   | 0.83%    |
| Households                      | 1.91%       | 1.62%   | 0.79%    |
| Families                        | 1.72%       | 1.58%   | 0.71%    |
| Owner HHs                       | 1.94%       | 2.09%   | 1.16%    |
| Median Household Income         | 1.37%       | 2.23%   | 2.50%    |

| Households by Income     | 2018      |         | 2023      |         |
|--------------------------|-----------|---------|-----------|---------|
|                          | Number    | Percent | Number    | Percent |
| <\$15,000                | 3,504     | 4.4%    | 3,135     | 3.6%    |
| \$15,000 - \$24,999      | 4,463     | 5.6%    | 4,112     | 4.7%    |
| \$25,000 - \$34,999      | 5,273     | 6.7%    | 5,138     | 5.9%    |
| \$35,000 - \$49,999      | 8,445     | 10.7%   | 8,805     | 10.1%   |
| \$50,000 - \$74,999      | 13,805    | 17.4%   | 14,982    | 17.2%   |
| \$75,000 - \$99,999      | 10,192    | 12.9%   | 11,509    | 13.2%   |
| \$100,000 - \$149,999    | 15,926    | 20.1%   | 18,896    | 21.7%   |
| \$150,000 - \$199,999    | 8,228     | 10.4%   | 9,207     | 10.6%   |
| \$200,000+               | 9,394     | 11.9%   | 11,300    | 13.0%   |
| Median Household Income  | \$83,505  |         | \$89,393  |         |
| Average Household Income | \$111,854 |         | \$121,655 |         |
| Per Capita Income        | \$40,888  |         | \$44,465  |         |

| Population by Age | Census 2010 |         | 2018   |         | 2023   |         |
|-------------------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 13,182      | 7.0%    | 13,447 | 6.2%    | 14,686 | 6.2%    |
| 5 - 9             | 15,553      | 8.2%    | 15,046 | 6.9%    | 15,437 | 6.5%    |
| 10 - 14           | 16,135      | 8.5%    | 16,621 | 7.7%    | 17,032 | 7.1%    |
| 15 - 19           | 13,834      | 7.3%    | 15,192 | 7.0%    | 16,130 | 6.8%    |
| 20 - 24           | 11,395      | 6.0%    | 14,896 | 6.9%    | 15,639 | 6.6%    |
| 25 - 34           | 26,579      | 14.1%   | 32,127 | 14.8%   | 35,772 | 15.0%   |
| 35 - 44           | 31,705      | 16.8%   | 31,486 | 14.5%   | 35,268 | 14.8%   |
| 45 - 54           | 32,058      | 17.0%   | 32,836 | 15.1%   | 32,963 | 13.8%   |
| 55 - 64           | 16,856      | 8.9%    | 26,139 | 12.0%   | 29,235 | 12.3%   |
| 65 - 74           | 7,086       | 3.8%    | 12,899 | 5.9%    | 17,425 | 7.3%    |
| 75 - 84           | 3,188       | 1.7%    | 4,710  | 2.2%    | 6,965  | 2.9%    |
| 85+               | 1,290       | 0.7%    | 1,779  | 0.8%    | 2,073  | 0.9%    |

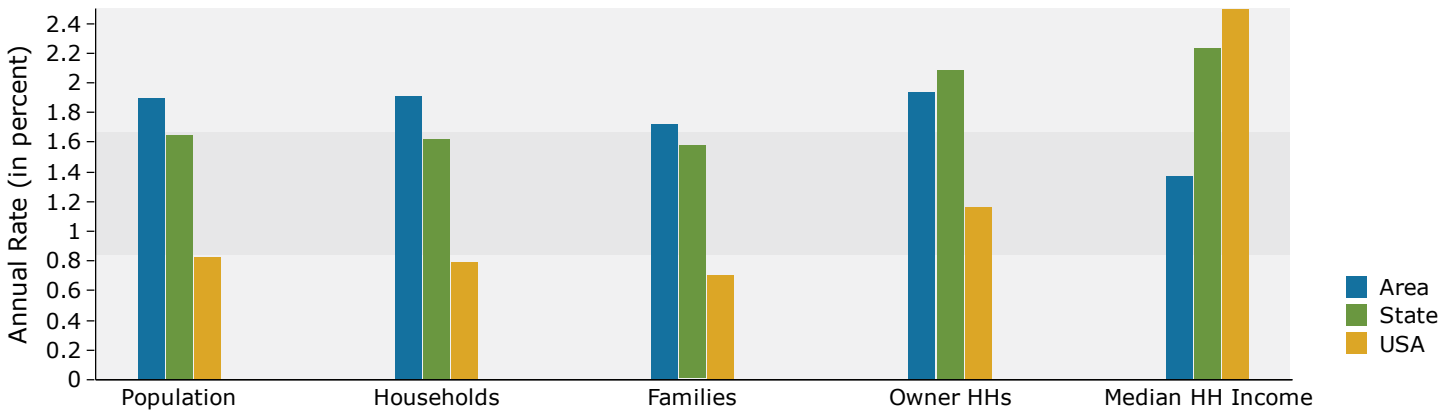
| Race and Ethnicity         | Census 2010 |         | 2018    |         | 2023    |         |
|----------------------------|-------------|---------|---------|---------|---------|---------|
|                            | Number      | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 140,221     | 74.2%   | 149,582 | 68.9%   | 153,216 | 64.2%   |
| Black Alone                | 13,579      | 7.2%    | 18,847  | 8.7%    | 23,770  | 10.0%   |
| American Indian Alone      | 1,095       | 0.6%    | 1,181   | 0.5%    | 1,252   | 0.5%    |
| Asian Alone                | 16,453      | 8.7%    | 24,734  | 11.4%   | 33,270  | 13.9%   |
| Pacific Islander Alone     | 121         | 0.1%    | 156     | 0.1%    | 185     | 0.1%    |
| Some Other Race Alone      | 12,242      | 6.5%    | 15,707  | 7.2%    | 18,374  | 7.7%    |
| Two or More Races          | 5,151       | 2.7%    | 6,972   | 3.2%    | 8,559   | 3.6%    |
| Hispanic Origin (Any Race) | 34,877      | 18.5%   | 44,253  | 20.4%   | 51,468  | 21.6%   |

**Data Note:** Income is expressed in current dollars.

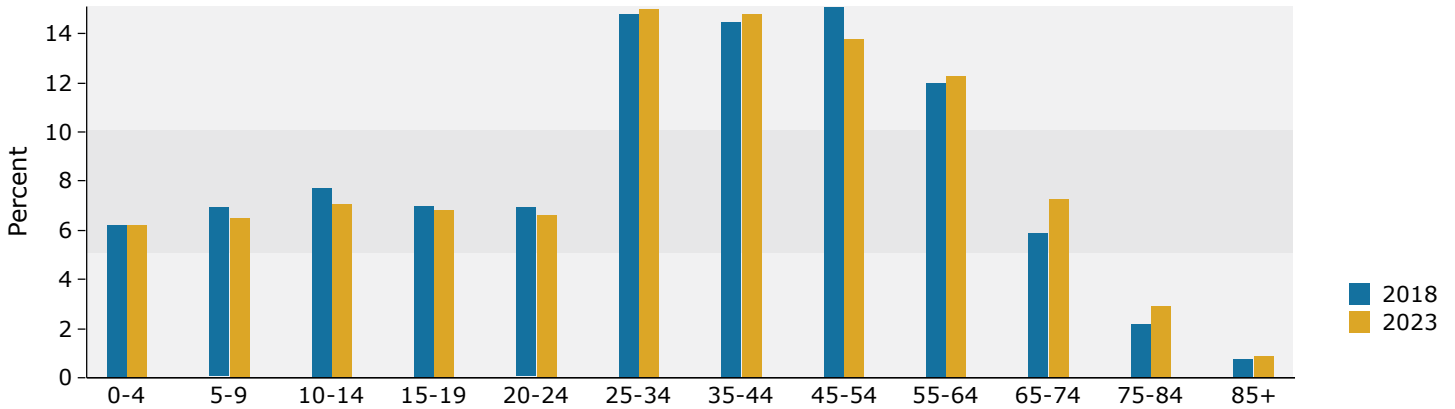
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



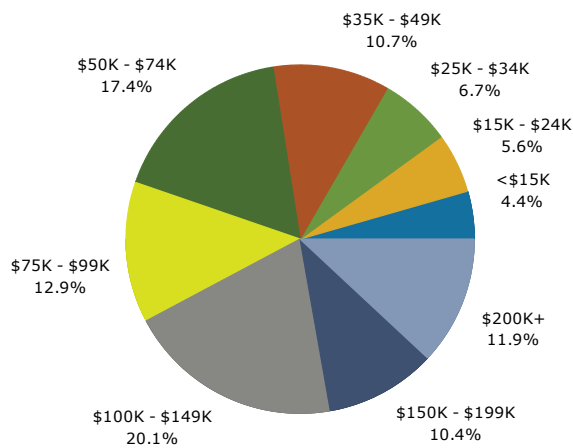
## Trends 2018-2023



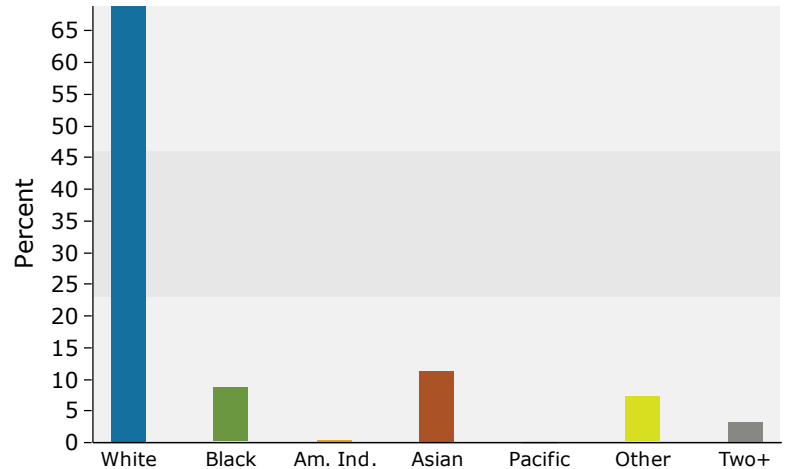
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 20.4%



## Information About Brokerage Services

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

|   |                |                          |                      |
|---|----------------|--------------------------|----------------------|
| <b>Crest Real Estate Advisors LLC</b>                                 | <b>9006236</b> | <b>dfwneal@gmail.com</b> | <b>(972)804-0742</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                    | Phone                |
| <b>Neal Agrawal</b>   | <b>0589239</b> | <b>dfwneal@gmail.com</b> | <b>(972)804-0742</b> |
| Designated Broker of Firm   | License No.    | Email                    | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                    | Phone                |
| <b>Neal Agrawal</b>   | <b>0589239</b> | <b>dfwneal@gmail.com</b> | <b>(972)804-0742</b> |
| 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 Date