

FOR LEASE

1825 WIMBLEDON DR
ARLINGTON, TX 76017



PROPERTY HIGHLIGHTS

- **ASKING- \$16/SQFT + \$5/SQFT NNN APPROX.**
- **TOTAL BUILDING SIZE- 12,362 SQFT**
- **AVAILABLE SPACE 1- 7,000 SQFT (\$12,250 MONTHLY RENT APPROX.)**
- **AVAILABLE SPACE 2- 2,000 SQFT ON 2ND FLOOR (\$3,500 MONTHLY RENT APPROX.)**
- **BUILT IN 1993**
- **LOT- 1.15 ACRES**
- **ZONING- CC (COMMUNITY COMMERCIAL PLANNED DEVELOPMENT)**
- **USES- OFFICE/MEDICAL/PRIVATE SCHOOL/ABA THERAPY/MEMORY CARE CENTER**
- **NO CHILDCARE CENTER USE ALLOWED**
- **FAITH BASED OR LANGUAGE IMMERSION BASED CHILDCARE USE MAY BE CONSIDERED**



NEAL AGRAWAL

Cell- 972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

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1825 WIMBLEDON DR
ARLINGTON, TX 76017

PICTURES



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PICTURES



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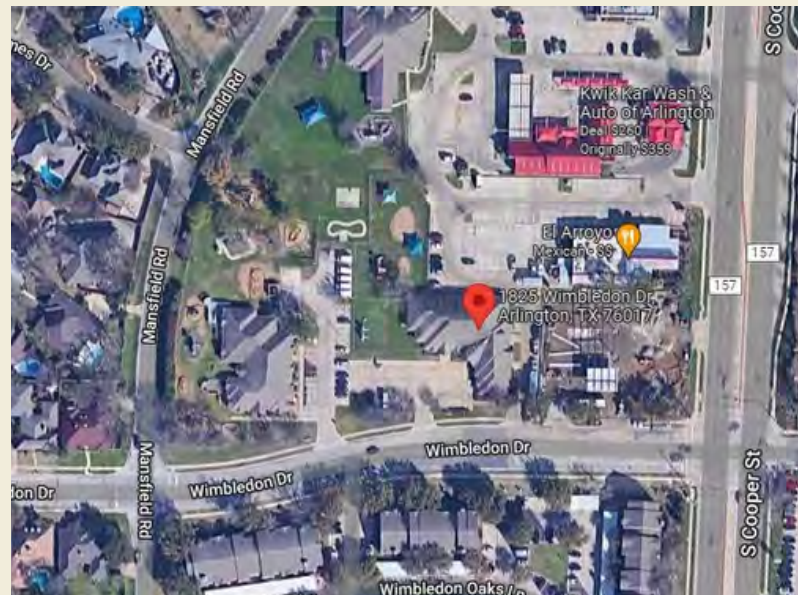
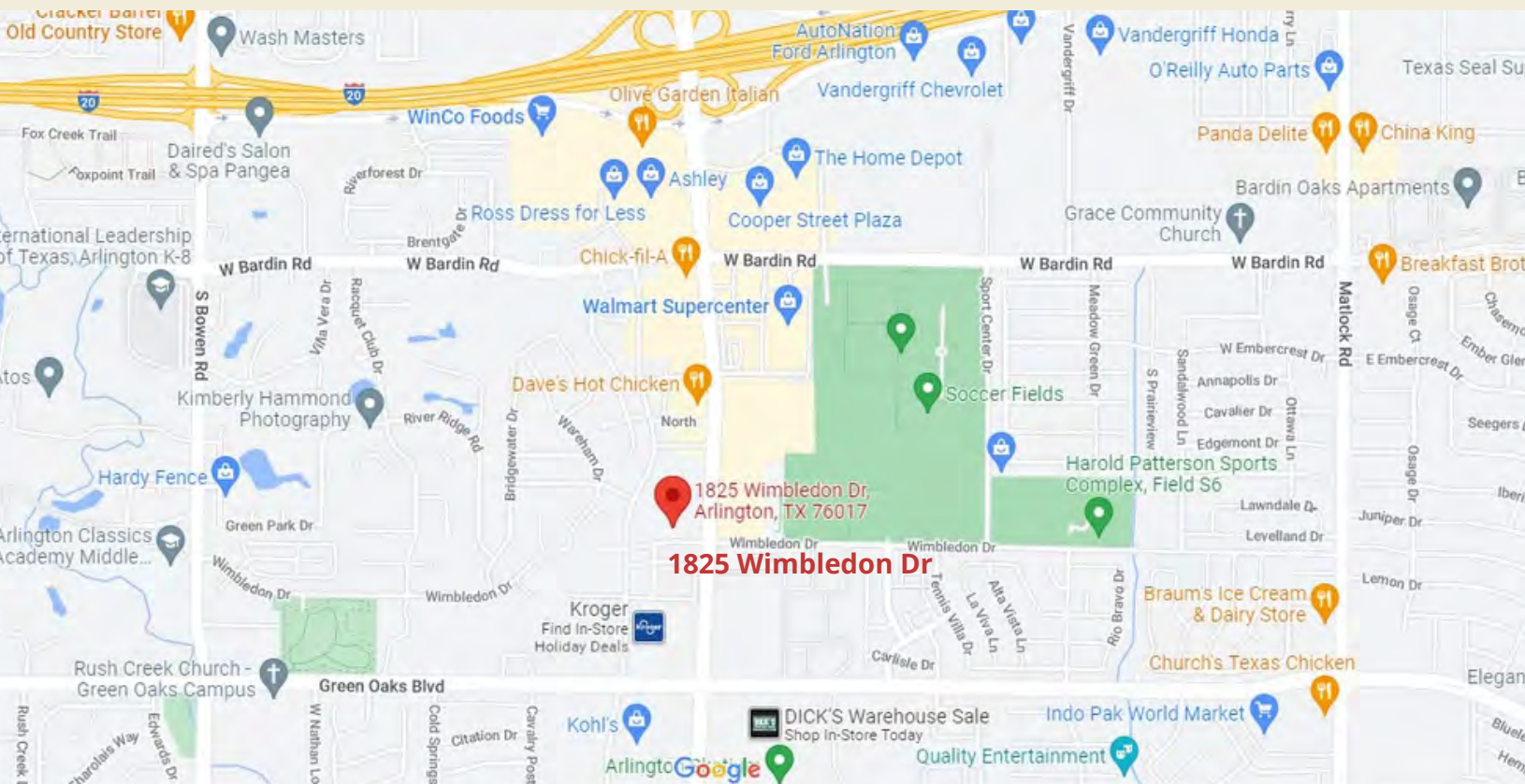
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FOR LEASE

1825 WIMBLEDON DR ARLINGTON, TX 76017

MAP & AERIAL VIEW

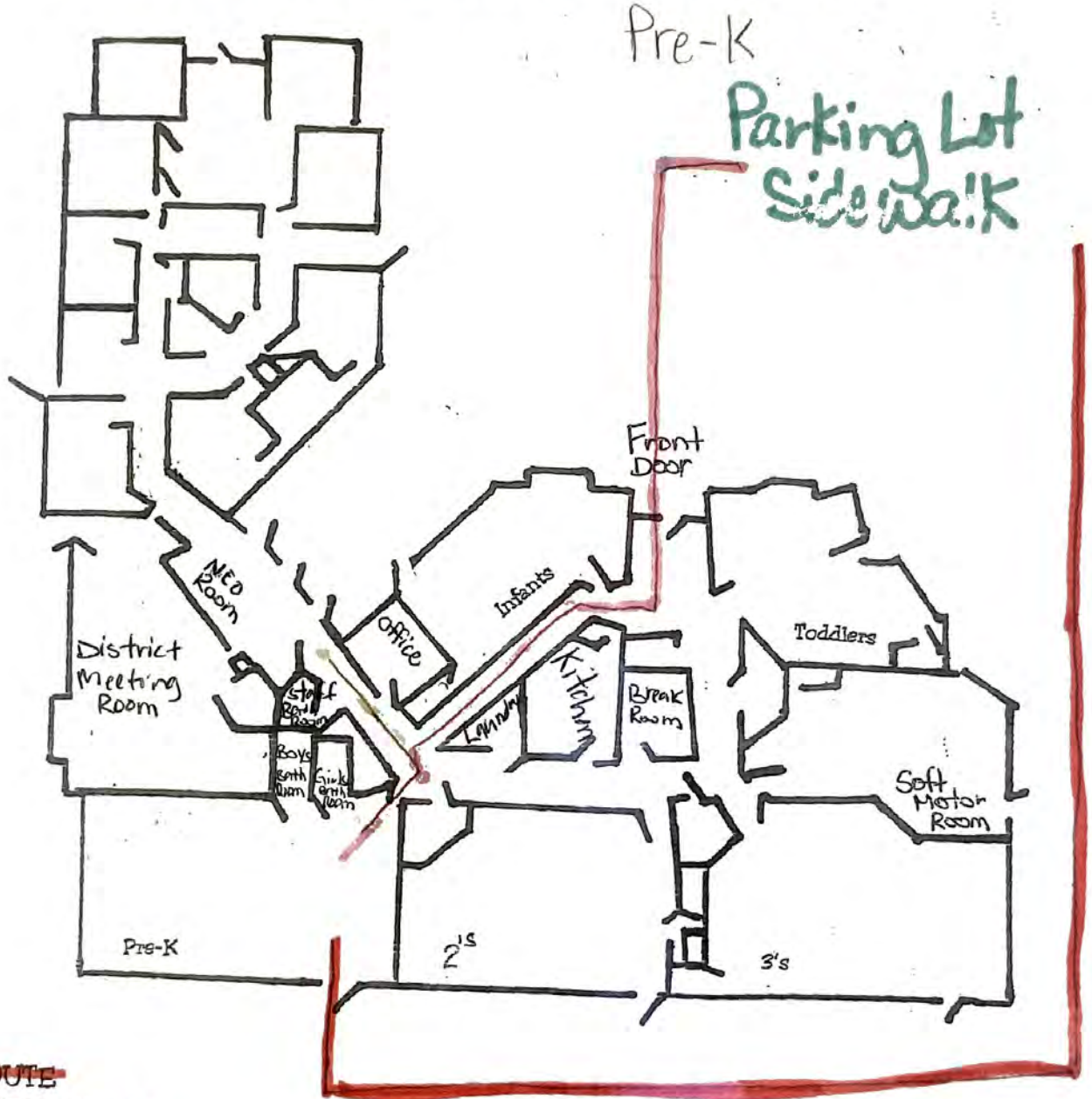


NEAL AGRAWAL
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Master School
#3012
1825 Wimbledon Dr.
Arlington Tx. 76017

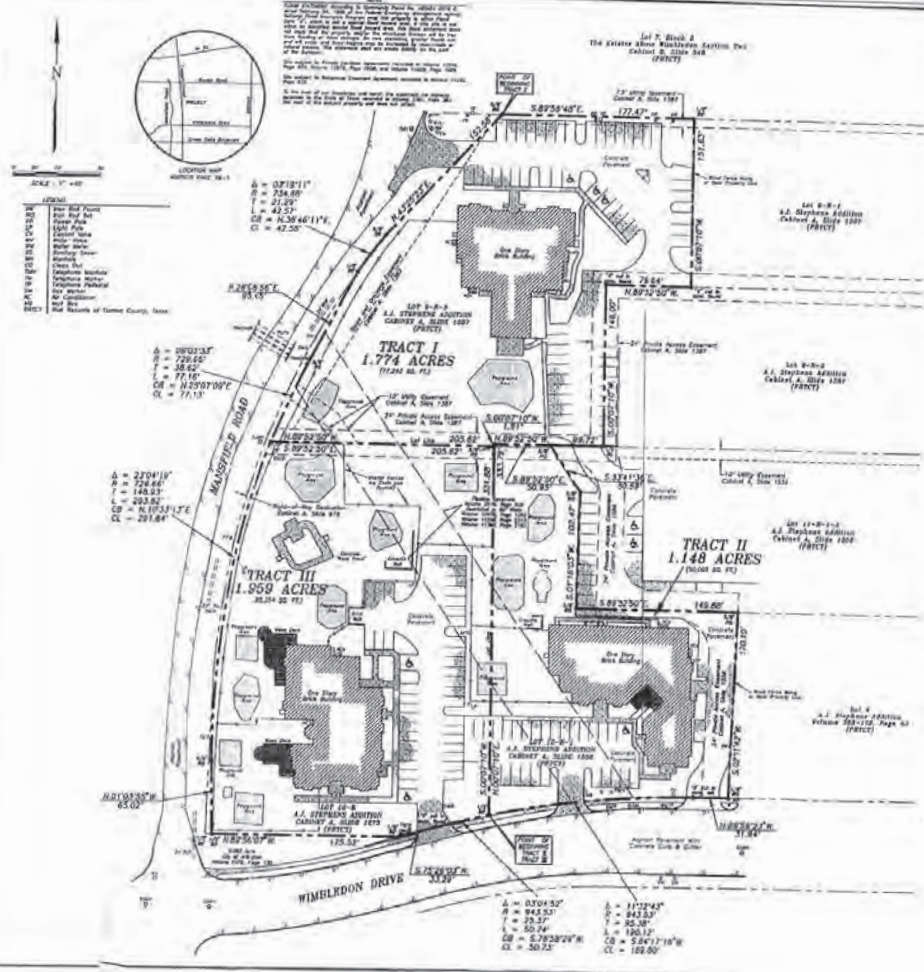
Meet at:
1865 Wimbledon Dr.
(Next Door) for
evacuation.

EVACUATION PLAN



~~FIRST ROUTE~~
~~ALTERNATE ROUTE~~
TORNADO
MEETING PLACE

CONTRACT NO. 1000000000
 CITY OF ARLINGTON
 COUNTY OF TARRANT
 COMMENTS:



THE SURVEYOR'S STATEMENT

I, Kurtz & Bedford Associates, Inc., a duly licensed Surveying Engineers, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan and that the same was made by me or under my direct supervision and that I am a duly licensed Surveying Engineer in the State of Texas.

THE OWNER'S STATEMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan and that the same was made by me or under my direct supervision and that I am a duly licensed Surveying Engineer in the State of Texas.

THE ADJACENT OWNERS' STATEMENTS

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan and that the same was made by me or under my direct supervision and that I am a duly licensed Surveying Engineer in the State of Texas.

THE CITY'S STATEMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan and that the same was made by me or under my direct supervision and that I am a duly licensed Surveying Engineer in the State of Texas.

WITNESSED MY HAND AND SEAL THIS 15th DAY OF MARCH, 2017.

Kurtz & Bedford Associates, Inc.
 Surveying Engineers

THE CITY OF ARLINGTON
 CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

BOUNDARY AND IMPROVEMENT SURVEY
 6.881 ACRES

Kurtz & Bedford Associates, Inc. (K&B)
 Consulting Engineers - Surveyors



Demographic and Income Profile

1825 Wimbledon Dr, Arlington, Texas, 76017 2
 1825 Wimbledon Dr, Arlington, Texas, 76017
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.66360
 Longitude: -97.13541

Summary	Census 2010	Census 2020	2022	2027
Population	106,779	110,386	111,615	112,721
Households	37,387	38,510	38,789	39,240
Families	28,136	-	28,470	28,759
Average Household Size	2.84	2.86	2.87	2.86
Owner Occupied Housing Units	26,798	-	26,872	27,314
Renter Occupied Housing Units	10,585	-	11,917	11,926
Median Age	34.1	-	36.3	36.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.20%	0.88%	0.25%
Households	0.23%	0.92%	0.31%
Families	0.20%	0.96%	0.28%
Owner HHs	0.33%	1.19%	0.53%
Median Household Income	2.91%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,808	4.7%	1,267	3.2%
\$15,000 - \$24,999	1,584	4.1%	1,146	2.9%
\$25,000 - \$34,999	2,293	5.9%	1,860	4.7%
\$35,000 - \$49,999	4,061	10.5%	3,424	8.7%
\$50,000 - \$74,999	7,492	19.3%	6,950	17.7%
\$75,000 - \$99,999	5,959	15.4%	5,896	15.0%
\$100,000 - \$149,999	8,274	21.3%	9,505	24.2%
\$150,000 - \$199,999	3,975	10.2%	5,316	13.5%
\$200,000+	3,337	8.6%	3,869	9.9%
Median Household Income	\$82,357		\$95,050	
Average Household Income	\$108,518		\$123,892	
Per Capita Income	\$37,679		\$43,089	

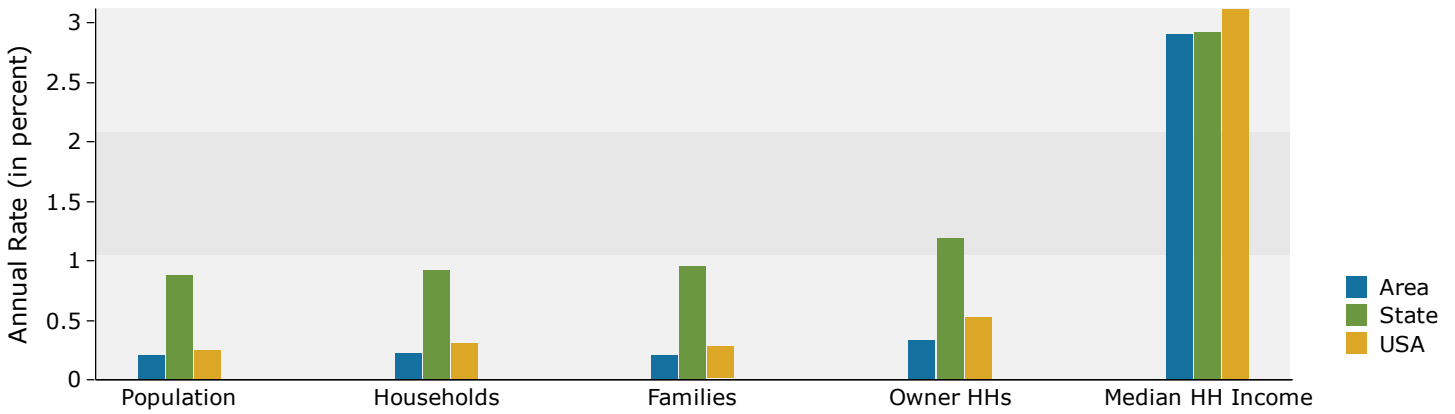
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,291	6.8%	6,761	6.1%	6,918	6.1%
5 - 9	8,471	7.9%	7,095	6.4%	7,085	6.3%
10 - 14	9,120	8.5%	7,406	6.6%	7,300	6.5%
15 - 19	8,598	8.1%	7,475	6.7%	6,801	6.0%
20 - 24	6,930	6.5%	7,565	6.8%	6,980	6.2%
25 - 34	14,305	13.4%	17,493	15.7%	17,918	15.9%
35 - 44	15,756	14.8%	14,799	13.3%	16,342	14.5%
45 - 54	17,008	15.9%	14,106	12.6%	13,230	11.7%
55 - 64	11,337	10.6%	14,568	13.1%	12,901	11.4%
65 - 74	4,998	4.7%	9,535	8.5%	10,847	9.6%
75 - 84	2,269	2.1%	3,774	3.4%	5,170	4.6%
85+	696	0.7%	1,038	0.9%	1,229	1.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,295	62.1%	49,184	44.6%	48,316	43.3%	45,248	40.1%
Black Alone	20,307	19.0%	24,813	22.5%	25,471	22.8%	26,582	23.6%
American Indian Alone	671	0.6%	988	0.9%	1,007	0.9%	1,044	0.9%
Asian Alone	7,900	7.4%	8,770	7.9%	8,933	8.0%	9,504	8.4%
Pacific Islander Alone	112	0.1%	153	0.1%	153	0.1%	158	0.1%
Some Other Race Alone	8,089	7.6%	11,011	10.0%	11,327	10.1%	12,101	10.7%
Two or More Races	3,405	3.2%	15,467	14.0%	16,407	14.7%	18,084	16.0%
Hispanic Origin (Any Race)	21,496	20.1%	28,177	25.5%	29,250	26.2%	31,040	27.5%

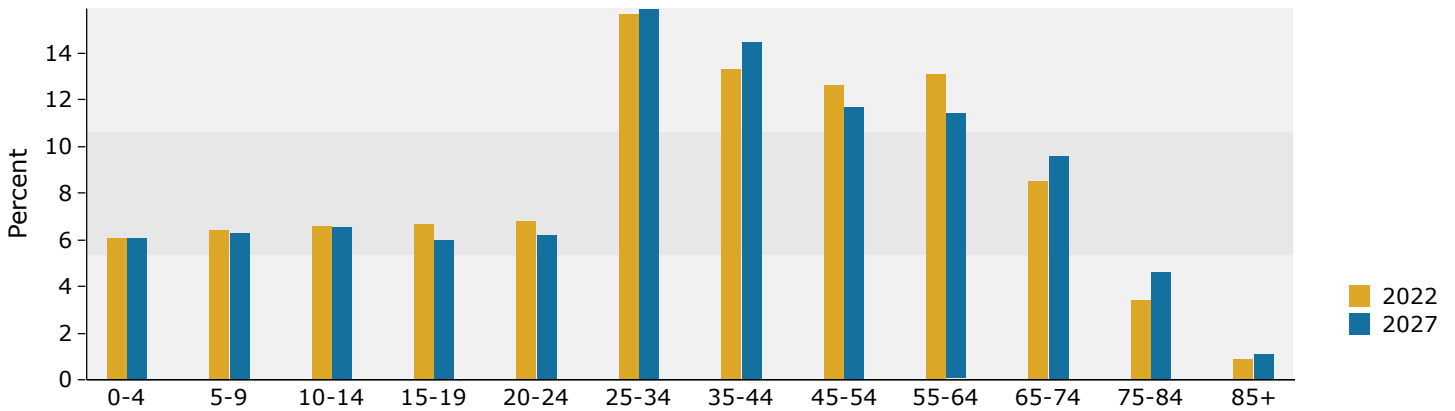
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

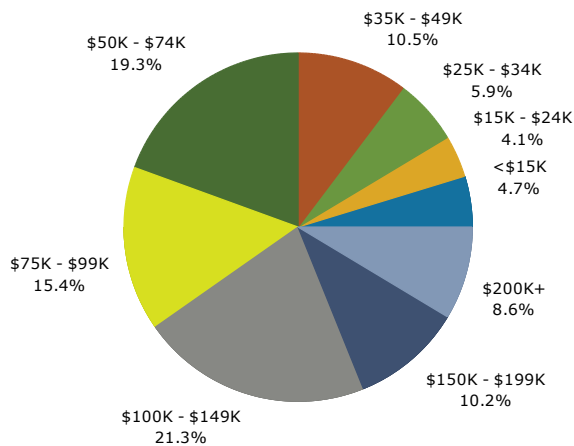
Trends 2022-2027



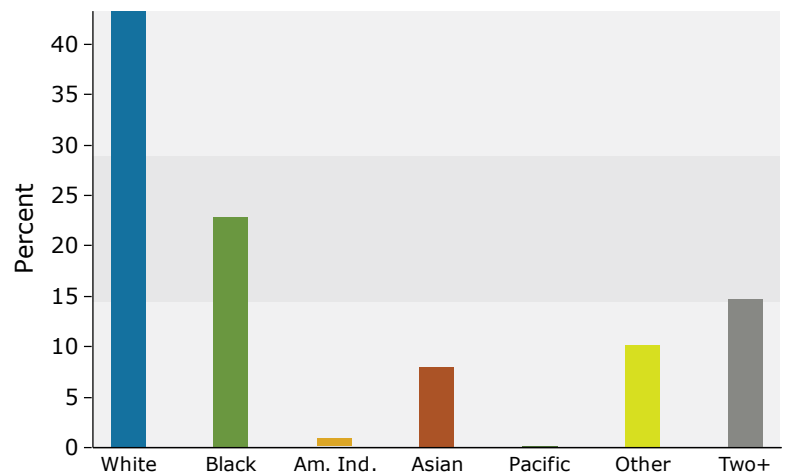
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 26.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

1825 Wimbledon Dr, Arlington, Texas, 76017 2
 1825 Wimbledon Dr, Arlington, Texas, 76017
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.66360
 Longitude: -97.13541

Summary	Census 2010	Census 2020	2022	2027
Population	301,154	324,148	326,010	327,856
Households	105,347	112,043	112,620	113,339
Families	77,281	-	80,550	80,996
Average Household Size	2.84	2.86	2.86	2.86
Owner Occupied Housing Units	70,417	-	72,579	73,373
Renter Occupied Housing Units	34,929	-	40,041	39,965
Median Age	33.0	-	34.6	34.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.11%	0.88%	0.25%
Households	0.13%	0.92%	0.31%
Families	0.11%	0.96%	0.28%
Owner HHs	0.22%	1.19%	0.53%
Median Household Income	2.37%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	6,578	5.8%	4,998	4.4%
\$15,000 - \$24,999	5,886	5.2%	4,507	4.0%
\$25,000 - \$34,999	7,632	6.8%	6,252	5.5%
\$35,000 - \$49,999	12,042	10.7%	10,504	9.3%
\$50,000 - \$74,999	22,236	19.7%	20,974	18.5%
\$75,000 - \$99,999	17,054	15.1%	17,368	15.3%
\$100,000 - \$149,999	22,172	19.7%	24,849	21.9%
\$150,000 - \$199,999	10,669	9.5%	13,895	12.3%
\$200,000+	8,346	7.4%	9,985	8.8%
Median Household Income	\$77,132		\$86,727	
Average Household Income	\$101,594		\$116,230	
Per Capita Income	\$35,235		\$40,328	

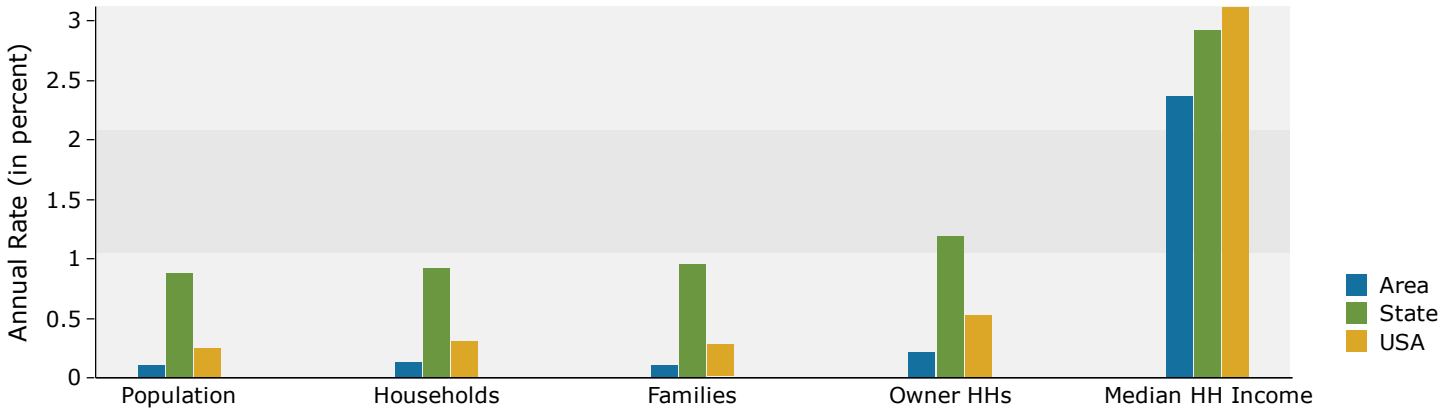
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,171	7.4%	21,303	6.5%	21,903	6.7%
5 - 9	24,163	8.0%	21,866	6.7%	21,715	6.6%
10 - 14	24,747	8.2%	21,916	6.7%	21,900	6.7%
15 - 19	24,263	8.1%	23,558	7.2%	21,878	6.7%
20 - 24	21,490	7.1%	24,803	7.6%	23,210	7.1%
25 - 34	41,891	13.9%	51,604	15.8%	53,819	16.4%
35 - 44	44,846	14.9%	42,495	13.0%	45,951	14.0%
45 - 54	43,808	14.5%	40,027	12.3%	36,671	11.2%
55 - 64	29,654	9.8%	38,215	11.7%	34,814	10.6%
65 - 74	14,289	4.7%	25,489	7.8%	27,739	8.5%
75 - 84	7,195	2.4%	11,153	3.4%	14,289	4.4%
85+	2,638	0.9%	3,583	1.1%	3,965	1.2%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	181,876	60.4%	139,216	42.9%	136,210	41.8%	127,171	38.8%
Black Alone	57,378	19.1%	73,044	22.5%	74,481	22.8%	77,380	23.6%
American Indian Alone	1,884	0.6%	3,151	1.0%	3,206	1.0%	3,306	1.0%
Asian Alone	23,199	7.7%	28,152	8.7%	28,491	8.7%	30,155	9.2%
Pacific Islander Alone	345	0.1%	417	0.1%	418	0.1%	433	0.1%
Some Other Race Alone	26,623	8.8%	36,647	11.3%	37,358	11.5%	39,243	12.0%
Two or More Races	9,850	3.3%	43,521	13.4%	45,846	14.1%	50,167	15.3%
Hispanic Origin (Any Race)	68,197	22.6%	86,988	26.8%	89,427	27.4%	93,478	28.5%

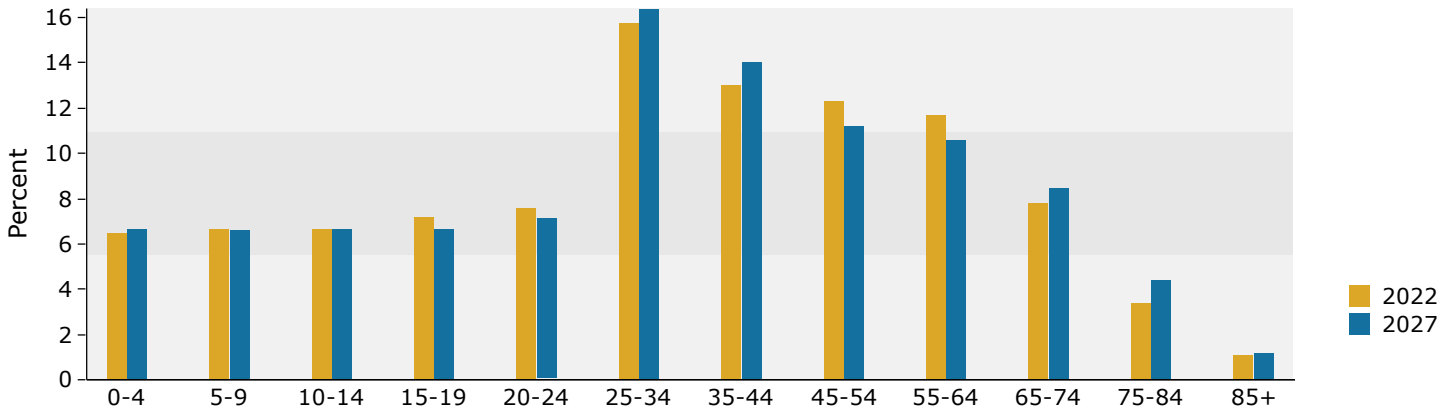
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

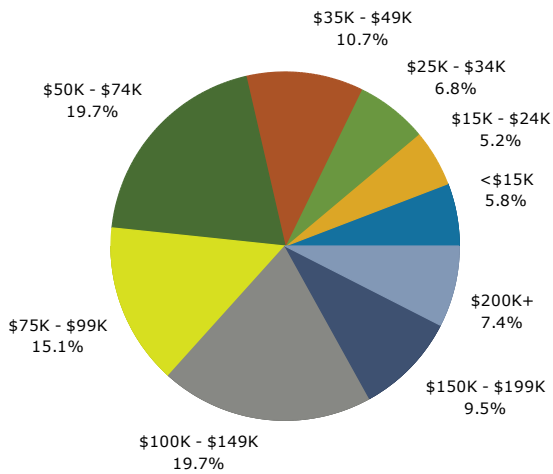
Trends 2022-2027



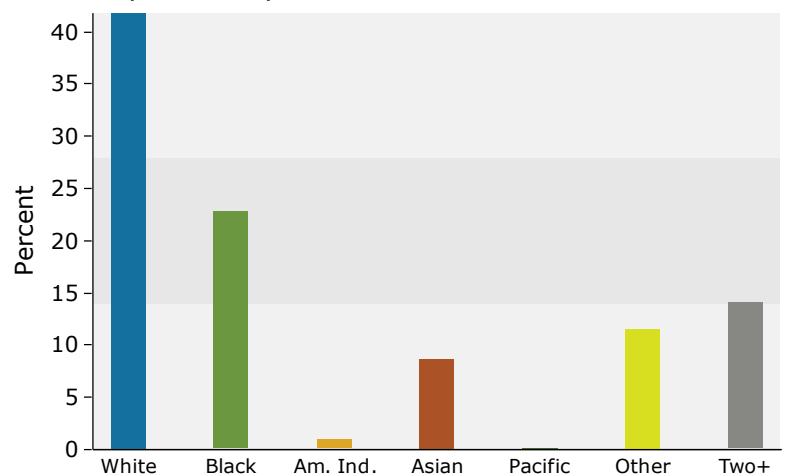
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 27.4%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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.

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

IABS 1-0 Date