For Lease

2160 Edmonds Ln, Bldg. #2 Lewisville, TX 75067



- Asking \$16/Sqft + NNN
- Building Size- 11,278 Sqft
- Lot Size- 2.52 Acres approx. (shared)
- Large Playground/green area

- Base Monthly Rent-\$15,037 approx.
- NNN- \$5/Sqft approx.
- Currently setup as a Private School
- No Childcare use allowed



Neal Agrawal 972-804-0742 dfwneal@gmail.com Crest Real Estate Advisors www.preschoolexchange.com



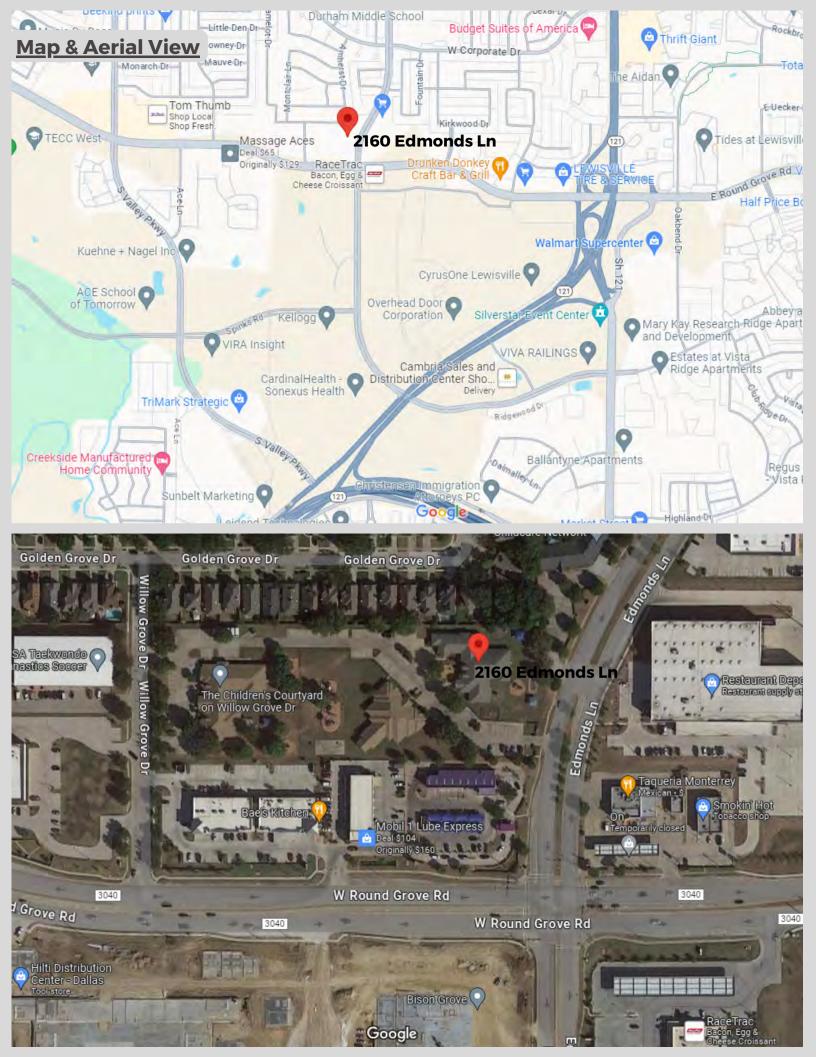


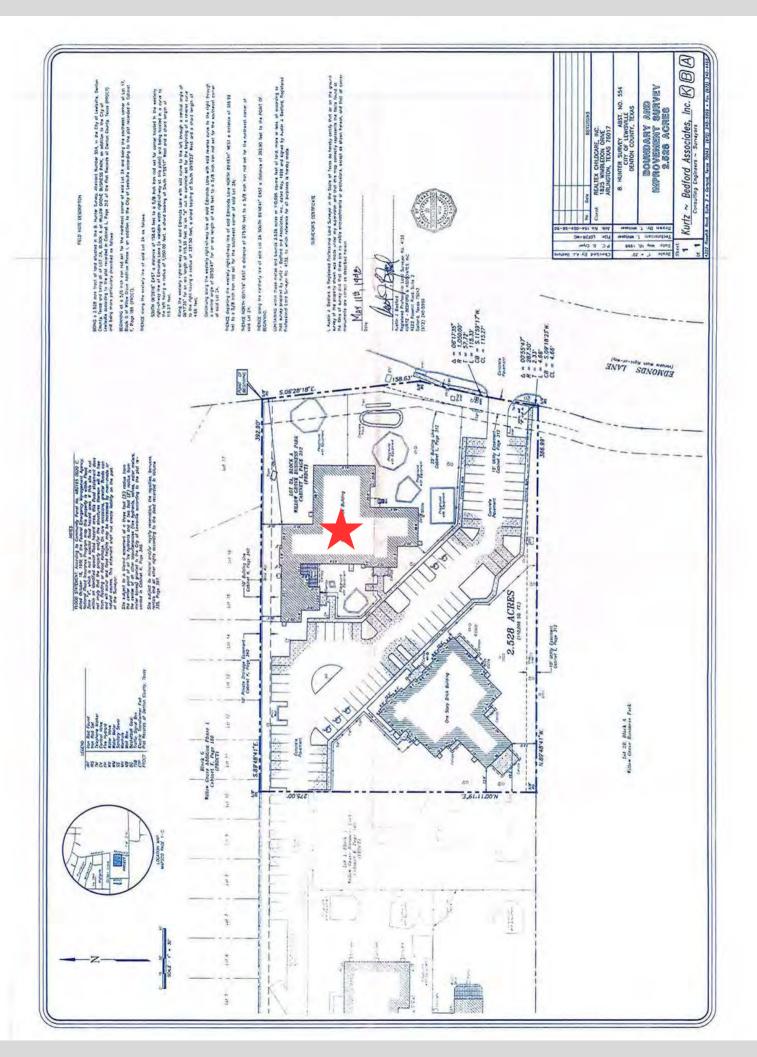


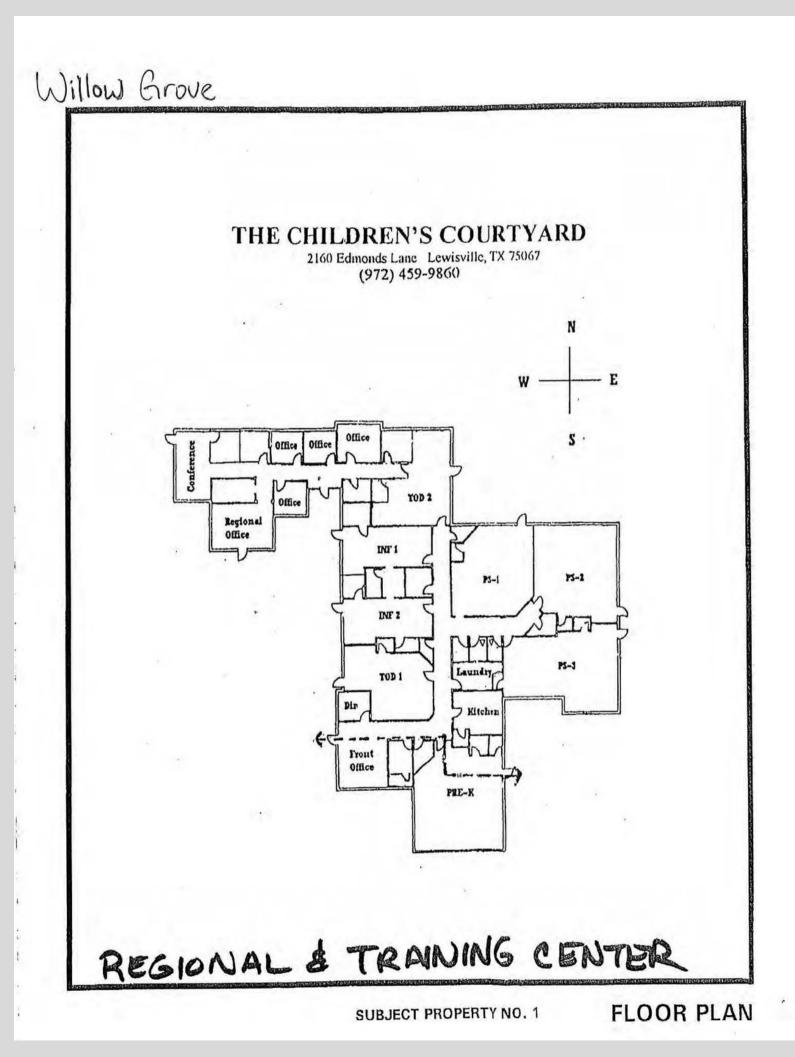














2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 1 mile radius Prepared by Esri

Latitude: 33.00604 Longitude: -97.00723

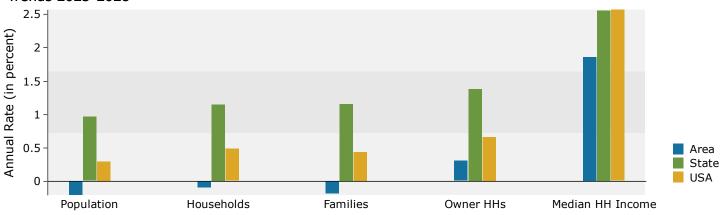
Summany		Conque 20	10	Conque 20	20	2023		2028
Summary		Census 20		Census 20		202 3		2028
Population		11,		13,8		13,70		13,562
Households			544	5,8	303	5,79		5,763
Families			043	2	-	3,678		3,643
Average Household Size	1		.58	2	.38	2.3		2.35
Owner Occupied Housing Uni			751		-	3,060		3,107
Renter Occupied Housing Uni	ts		793		-	2,73		2,656
Median Age	.	5	1.7		-	33.3	/	34.3
Trends: 2023-2028 Annual F	kate		Area			State		National
Population			-0.21%			0.97%		0.30%
Households			-0.10%			1.15%		0.49%
Families			-0.19%			1.16%		0.44%
Owner HHs			0.31%			1.38%		0.66%
Median Household Income			1.86%			2.56%		2.57%
						2023	NL select	2028
Households by Income				N	umber	Percent	Number	Percent
<\$15,000					277	4.8%	232	4.0%
\$15,000 - \$24,999					149	2.6%	112	1.9%
\$25,000 - \$34,999					210	3.6%	163	2.8%
\$35,000 - \$49,999					558	9.6%	465	8.1%
\$50,000 - \$74,999					1,421	24.5%	1,293	22.4%
\$75,000 - \$99,999					1,028	17.8%	1,028	17.8%
\$100,000 - \$149,999					1,151	19.9%	1,276	22.1%
\$150,000 - \$199,999					567	9.8%	720	12.5%
\$200,000+					431	7.4%	473	8.2%
				+ 0			+00.000	
Median Household Income					30,289		\$88,026	
Average Household Income					05,361		\$117,334	
Per Capita Income		6		\$4	3,012	2022	\$48,148	2020
Denviotion by Are			ensus 2010	NI.	umbar	2023	Number	2028
Population by Age 0 - 4		Number	Percent	INU	umber	Percent 6.7%	Number	Percent 6.8%
5 - 9		928	7.9% 7.7%		924 916		924 870	
		899				6.7%	870	6.4%
10 - 14		833	7.1%		929	6.8%		6.5%
15 - 19		754	6.4%		852	6.2%	801	5.9%
20 - 24		903	7.7%		1,027	7.5%	1,015	7.5%
25 - 34 35 - 44		2,236	19.1%		2,532	18.5%	2,461	18.1%
45 - 54		1,924	16.4%		2,194	16.0%	2,209	16.3%
		1,725	14.7%		1,682	12.3%	1,669	12.3%
55 - 64		969	8.3%		1,452	10.6%	1,325	9.8%
65 - 74		368	3.1%		850	6.2%	942	6.9%
75 - 84		147	1.3%		281	2.1%	387	2.9%
85+	•	34	0.3%		62	0.5%	81	0.6%
Dees and Ethnisity		nsus 2010		sus 2020	Numera	2023	Numera	2028
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone	7,793	66.5%	5,927	42.9%	5,863		5,628	41.5%
Black Alone	1,501	12.8%	2,716	19.6%	2,599		2,543	18.8%
American Indian Alone	50	0.4%	110	0.8%	113		115	0.8%
Asian Alone	1,000	8.5%	1,665	12.0%	1,624		1,741	12.8%
Pacific Islander Alone	4	0.0%	16	0.1%	16		16	0.1%
Some Other Race Alone	1,003	8.6%	1,336	9.7%	1,407		1,443	10.6%
Two or More Races	367	3.1%	2,053	14.9%	2,082	15.2%	2,076	15.3%
Hisponic Origin (Any Dec.)	רכד ר	75 10/	2 4 4 2	24 00/	2 616	76 40/	2 670	77 10/
Hispanic Origin (Any Race)	2,737	23.4%	3,443	24.9%	3,616	26.4%	3,678	27.1%
Data Note: Income is expressed in currer	ic dullars.							

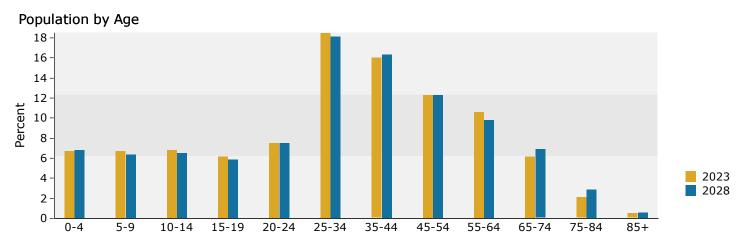


2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 1 mile radius Prepared by Esri

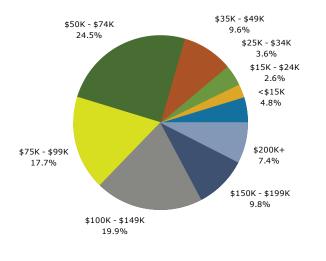
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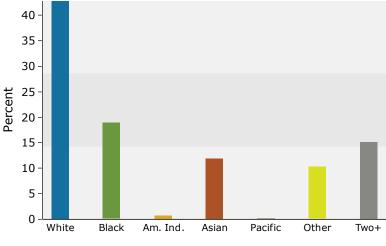




2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.4%



2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 3 mile radius

Prepared by Esri

Latitude: 33.00604 Longitude: -97.00723

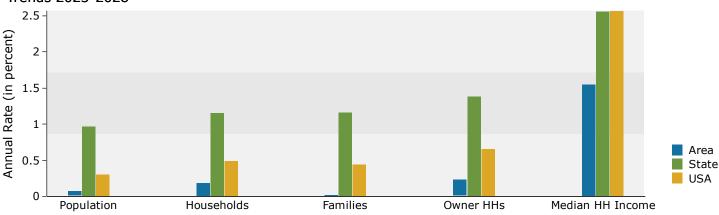
Summary		Census 201	LO	Census 2	020	202	3	2028
Population		97,23		112	,585	113,55	9	113,982
Households		37,10			,953	43,64		44,054
Families		24,0			-	26,20		26,229
Average Household Size		2.6	51		2.62	2.6		2.58
Owner Occupied Housing Units		18,5	16		-	20,67	8	20,916
Renter Occupied Housing Units		18,65			-	22,96		23,138
Median Age		31	.5		-	33.		34.4
Trends: 2023-2028 Annual Rate	e		Area			State		National
Population			0.07%			0.97%		0.30%
Households			0.19%			1.15%		0.49%
Families			0.02%			1.16%		0.44%
Owner HHs			0.23%			1.38%		0.66%
Median Household Income			1.55%			2.56%		2.57%
						2023		2028
Households by Income				Ν	lumber	Percent	Number	Percent
<\$15,000					1,861	4.3%	1,638	3.7%
\$15,000 - \$24,999					1,651	3.8%	1,327	3.0%
\$25,000 - \$34,999					2,286	5.2%	1,910	4.3%
\$35,000 - \$49,999					5,221	12.0%	4,747	10.8%
\$50,000 - \$74,999					8,054	18.5%	7,775	17.6%
\$75,000 - \$99,999					6,540	15.0%	6,771	15.4%
\$100,000 - \$149,999					8,630	19.8%	9,216	20.9%
\$150,000 - \$199,999					4,136	9.5%	4,931	11.2%
\$200,000+					5,261	12.1%	5,737	13.0%
Median Household Income					83,738		\$90,445	
Average Household Income					18,009		\$129,440	
Per Capita Income				\$	45,354		\$50,026	2020
Demulation has find			isus 2010		1	2023	Numera	2028
Population by Age		Number	Percent	r	lumber	Percent	Number	Percent
0 - 4 5 - 9		7,533	7.7% 7.9%		7,330	6.5% 6.6%	7,428	6.5% 6.2%
10 - 14		7,728	7.5%		7,485	6.8%	7,062	6.3%
15 - 19		7,321 6,639	6.8%		7,776 7,359	6.5%	7,229	6.2%
20 - 24		7,565	7.8%		8,959	7.9%	7,036	8.1%
20 - 24 25 - 34		17,590	18.1%		20,568	18.1%	9,249	17.8%
35 - 44		15,657	16.1%		20,508 17,524	15.4%	20,238 17,533	17.8%
45 - 54		14,662	15.1%		14,176	12.5%	14,075	12.3%
55 - 64		7,469	7.7%		12,360	10.9%		10.4%
65 - 74		3,090	3.2%		6,736	5.9%	11,880 7,935	7.0%
75 - 84		1,431	1.5%		2,534	2.2%	3,398	3.0%
85+		548	0.6%		752	0.7%	920	0.8%
05+	Cer	isus 2010		sus 2020	752	2023	920	2028
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	64,352	66.2%	48,776	43.3%	48,503	42.7%	46,326	40.6%
Black Alone	9,467	9.7%	15,090	13.4%	14,674		14,579	12.8%
American Indian Alone	540	0.6%	1,122	1.0%	1,172		1,234	1.1%
Asian Alone	9,888	10.2%	17,944	15.9%	18,272		19,851	17.4%
Pacific Islander Alone	60	0.1%	77	0.1%	78		79	0.1%
Some Other Race Alone	9,916	10.2%	13,060	11.6%	13,853		14,584	12.8%
Two or More Races	3,010	3.1%	16,517	14.7%	17,007		17,328	15.2%
					, -			
Hispanic Origin (Any Race)	24,322	25.0%	31,248	27.8%	32,994	29.1%	34,221	30.0%
Data Note: Income is expressed in current do	ollars.							

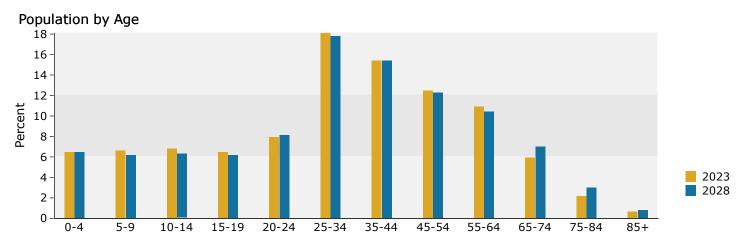


2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 3 mile radius Prepared by Esri

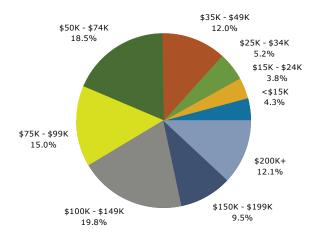
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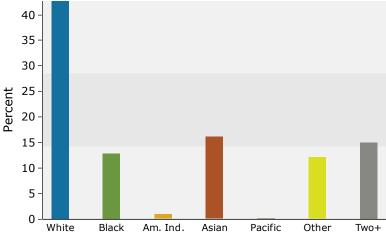




2023 Household Income



2023 Population by Race



²⁰²³ Percent Hispanic Origin: 29.1%



2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 5 mile radius Prepared by Esri

Latitude: 33.00604 Longitude: -97.00723

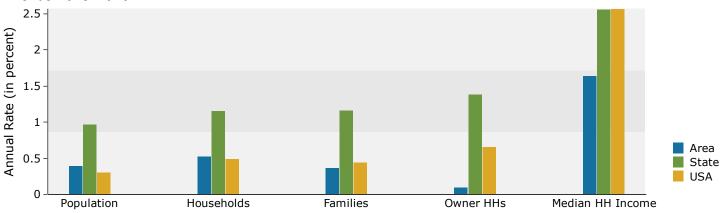
mount on Class 38	c	ummary		Census 20	10	Census 20	าวก	2023	1	2028
Households 68,809 79,050 81,25 84,259 Families 47,984 - 53,774 54,759 Average Household Size 2.69 2.67 2.64 2.62 Course Occupied Housing Units 27,674 - 37,705 39,393 Median Age 32,5 - 32,4 36,3 Terads: 2023-2028 Annual Rate - 81ate 0.37% 0.97% 0.97% Papulation 0.32% 1.15% 0.44% Owner Hite 0.32% 2.5% 2.5% 2.5% S15,000 54,959 3.23 4.0% 2.38 2.3% 2.5% S15,000 54,959 3.137 4.7% 3.290 1.5% 1.5% S15,000 54,959 3.137 <td>3</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	3	-								
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Owner Occupied Housing Units 41,137 - 37,674 - 37,674 37,674 35,4 36,939 Median Ape 33.5 - 35,4 36,13 36,13 Tendsi: 2032-2028 Annual Rate - 32,5 - 35,4 36,13 Population 0.39% 0.97% 1.15% 0.48% Owner Hits 0.36% 1.16% 0.48% Owner Hits 0.10% 1.38% 0.66% Median Household Income 1.64% 2.56% - 22378 Households by Income - 3,283 4,0% 2,978 3,5% St 5,000 \$24,999 - - 3,817 4,748 3,273 3,848 \$25,000 \$43,999 - 1.1,636 14,2% 11,637 14,2% 14,2% \$150,000 \$43,999 - - 11,636 14,2% 14,2% \$150,000 \$43,999 - - 11,636 14,2% 11,637 \$1						-	. 67	,		
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Median Age 33.5 35.4 3.3 Trends: 2023-2023 Annual Rate 0.33% 0.13% 0.30% Population 0.33% 0.11,5% 0.30% Households 0.36% 11.5% 0.30% Families 0.36% 11.5% 0.44% Domer Hits 0.30% 1.35% 0.66% Median Household Income 1.64% 2.56% 2.25% Households by Income 1.64% 2.56% 2.25% Household Age 2.411 3.6% 2.378 3.6% \$25,000 + \$24,999 2.911 3.6% 2.378 3.6% \$25,000 + \$24,999 1.163 4.2% 11,272 15.1% \$25,000 + \$24,999 1.163 4.2% 12,272 15.4% \$35,000 + \$49,999 1.163 4.2% 13,26% 12,272 15.1% \$25,000 + \$49,999 1.163 4.2% 11,63 1.42% 13,6% \$35,000 + \$49,999 1.164% 11,64% 11,42% 13,6% 2.5%							-			
Trends: Area State National Papulation 0.33% 0.37% 0.37% 0.30% Housaholds 0.32% 1.15% 0.44% Owner Hfs 0.10% 1.38% 0.44% Owner Hfs 0.10% 1.38% 0.66% Median Household Income 1.64% 2.35% 2.7% Households by Income 3.282 4.0% 2.335 2.35% \$15,000 \$24,999 3.5% 3.5% 2.35% 2.35% \$25,000 \$24,999 3.817 4.7% 3.27% 3.9% \$35,000 \$24,999 11,636 16.2% 11,42% 8.84 3.9% \$35,000 \$24,999 11,636 14.2% 11,42% 3.9% 3.9% \$150,000 \$14,999 16.630 20.5% 18.039 21.4% \$150,000 \$14,999 16.630 20.5% 18.039 21.4% \$10,000 \$149,999 16.330 7.2% 12.500 15.5%							_			
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Households 0.52% 1.15% 0.49% Families 0.10% 1.38% 0.46% Owner HHS 0.10% 1.38% 0.66% Median Household Income 1.64% 2.56% 2.57% Households by Income 2023 4.0% 2.97% 3.5% \$15,000 524,999 2,911 3.6% 2.376 2.3% \$25,000 534,999 2,313 4.0% 2.979 3.5% \$25,000 534,999 3.136 14.2% 11,963 14.2% \$25,000 534,999 11,365 16.2% 12,727 15.1% \$25,000 539,999 11,615 14.2% 11,963 14.4% \$100,000 \$199,999 11,252 15,3% 19,091 14.4% \$100,000 \$19,999 9.957 54,746 14.2% 16,830 \$200,000+ 11,471 7.5% 13,0732 \$143,437 Percepta Income \$94,414 \$10,774 \$13,990 13,390	•									
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Census 2010 Census 2020 2023 2028 Race and Ethnicity Number Percent Number 103,289 46.8% 105.9% 22,761 10.5% 23,288 10.5% 23,288 10.5% 23,288 10.5% 24,08% 2,051 0.9% 2,051 0.9% 2,051 0.9% 2,051 0.9% 2,051 0.9% 1,6% 36,989 1,7.6% 0.1% 0.1% 0.1% 0.1% <td< td=""><td></td><td>85+</td><td></td><td></td><td>0.7%</td><td></td><td></td><td>0.8%</td><td></td><td></td></td<>		85+			0.7%			0.8%		
Race and EthnicityNumberPercentNumberPercentNumberPercentNumberPercentWhite Alone130,54270.4%105,65550.0%106,30049.1%103,28946.8%Black Alone14,6817.9%22,72310.7%22,76110.5%23,28810.5%American Indian Alone1,0580.6%1,7790.8%1,8980.9%2,0510.9%Asian Alone20,50911.1%34,24016.2%35,51316.4%38,98917.6%Pacific Islander Alone1130.1%1630.1%1630.1%1730.1%Some Other Race Alone13,1697.1%18,8468.9%20,5799.5%22,39010.1%Two or More Races5,3162.9%28,11713.3%29,47813.6%30,73213.9%Hispanic Origin (Any Race)36,43719.7%47,84522.6%51,91124.0%55,43525.1%			Cen		Cer	nsus 2020				
Black Alone 14,681 7.9% 22,723 10.7% 22,761 10.5% 23,288 10.5% American Indian Alone 1,058 0.6% 1,779 0.8% 1,898 0.9% 2,051 0.9% Asian Alone 20,509 11.1% 34,240 16.2% 35,513 16.4% 38,989 17.6% Pacific Islander Alone 113 0.1% 163 0.1% 163 0.1% 173 0.1% Some Other Race Alone 13,169 7.1% 18,846 8.9% 20,579 9.5% 22,390 10.1% Two or More Races 5,316 2.9% 28,117 13.3% 29,478 13.6% 30,732 13.9% Hispanic Origin (Any Race) 36,437 19.7% 47,845 22.6% 51,911 24.0% 55,435 25.1%	R	ace and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
American Indian Alone1,0580.6%1,7790.8%1,8980.9%2,0510.9%Asian Alone20,50911.1%34,24016.2%35,51316.4%38,98917.6%Pacific Islander Alone1130.1%1630.1%1630.1%1730.1%Some Other Race Alone13,1697.1%18,8468.9%20,5799.5%22,39010.1%Two or More Races5,3162.9%28,11713.3%29,47813.6%30,73213.9%Hispanic Origin (Any Race)36,43719.7%47,84522.6%51,91124.0%55,43525.1%		White Alone	130,542	70.4%	105,655	50.0%	106,300	49.1%	103,289	46.8%
American Indian Alone1,0580.6%1,7790.8%1,8980.9%2,0510.9%Asian Alone20,50911.1%34,24016.2%35,51316.4%38,98917.6%Pacific Islander Alone1130.1%1630.1%1630.1%1730.1%Some Other Race Alone13,1697.1%18,8468.9%20,5799.5%22,39010.1%Two or More Races5,3162.9%28,11713.3%29,47813.6%30,73213.9%Hispanic Origin (Any Race)36,43719.7%47,84522.6%51,91124.0%55,43525.1%		Black Alone		7.9%		10.7%				
Pacific Islander Alone 113 0.1% 163 0.1% 163 0.1% 173 0.1% Some Other Race Alone 13,169 7.1% 18,846 8.9% 20,579 9.5% 22,390 10.1% Two or More Races 5,316 2.9% 28,117 13.3% 29,478 13.6% 30,732 13.9% Hispanic Origin (Any Race) 36,437 19.7% 47,845 22.6% 51,911 24.0% 55,435 25.1%		American Indian Alone	1,058	0.6%	1,779	0.8%	1,898	0.9%	2,051	0.9%
Some Other Race Alone 13,169 7.1% 18,846 8.9% 20,579 9.5% 22,390 10.1% Two or More Races 5,316 2.9% 28,117 13.3% 29,478 13.6% 30,732 13.9% Hispanic Origin (Any Race) 36,437 19.7% 47,845 22.6% 51,911 24.0% 55,435 25.1%		Asian Alone	20,509	11.1%	34,240	16.2%	35,513	16.4%	38,989	17.6%
Two or More Races 5,316 2.9% 28,117 13.3% 29,478 13.6% 30,732 13.9% Hispanic Origin (Any Race) 36,437 19.7% 47,845 22.6% 51,911 24.0% 55,435 25.1%		Pacific Islander Alone	113	0.1%	163	0.1%	163	0.1%	173	0.1%
Two or More Races 5,316 2.9% 28,117 13.3% 29,478 13.6% 30,732 13.9% Hispanic Origin (Any Race) 36,437 19.7% 47,845 22.6% 51,911 24.0% 55,435 25.1%		Some Other Race Alone	13,169	7.1%	18,846	8.9%	20,579	9.5%	22,390	10.1%
		Two or More Races	5,316	2.9%		13.3%		13.6%	30,732	13.9%
Data Note: Income is expressed in current dollars.		Hispanic Origin (Any Race)	36,437	19.7%	47,845	22.6%	51,911	24.0%	55,435	25.1%
	Data No	ote: Income is expressed in current dol	lars.							

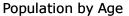


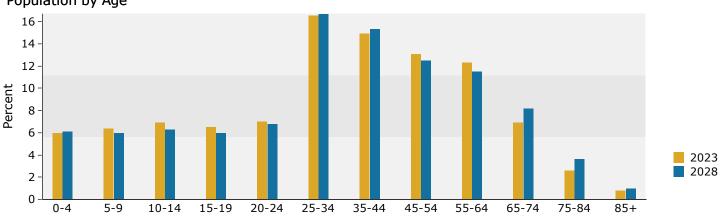
2160 S Edmonds Ln, Lewisville, Texas, 75067 3 2160 S Edmonds Ln, Lewisville, Texas, 75067 Ring: 5 mile radius Prepared by Esri

Latitude: 33.00604 Longitude: -97.00723

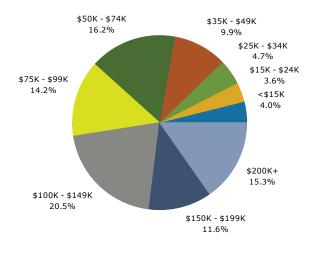
Trends 2023-2028



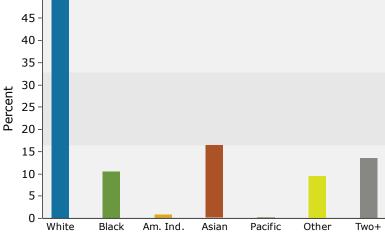




2023 Household Income



2023 Population by Race



²⁰²³ Percent Hispanic Origin: 24.0%



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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Te	enant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Comm	ission	Information a	vailable at www.trec.texas.gov IABS 1-0 Date
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