FOR LEASE

1825 WIMBLEDON DRARLINGTON, TX 76017



- Asking- \$16/sqft + \$5/sqft NNN approx.
- Available space- 7,000 sqft
- Building Size- 12,362 sqft
- Monthly Rent-\$12,250 approx.
- **Built in 1993**
- Lot- 1.15 acres (Total)
- 7+ large Rooms/Offices,
 Kitchen & multiple Restrooms

- No Childcare use permitted
- Zoning- CC (Community Commercial Planned Development)
- Office/Medical/Private School/
 ABA Therapy/ Memory Care Cente
- Faith Based or Language
 Immersion based Childcare may
 be considered



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















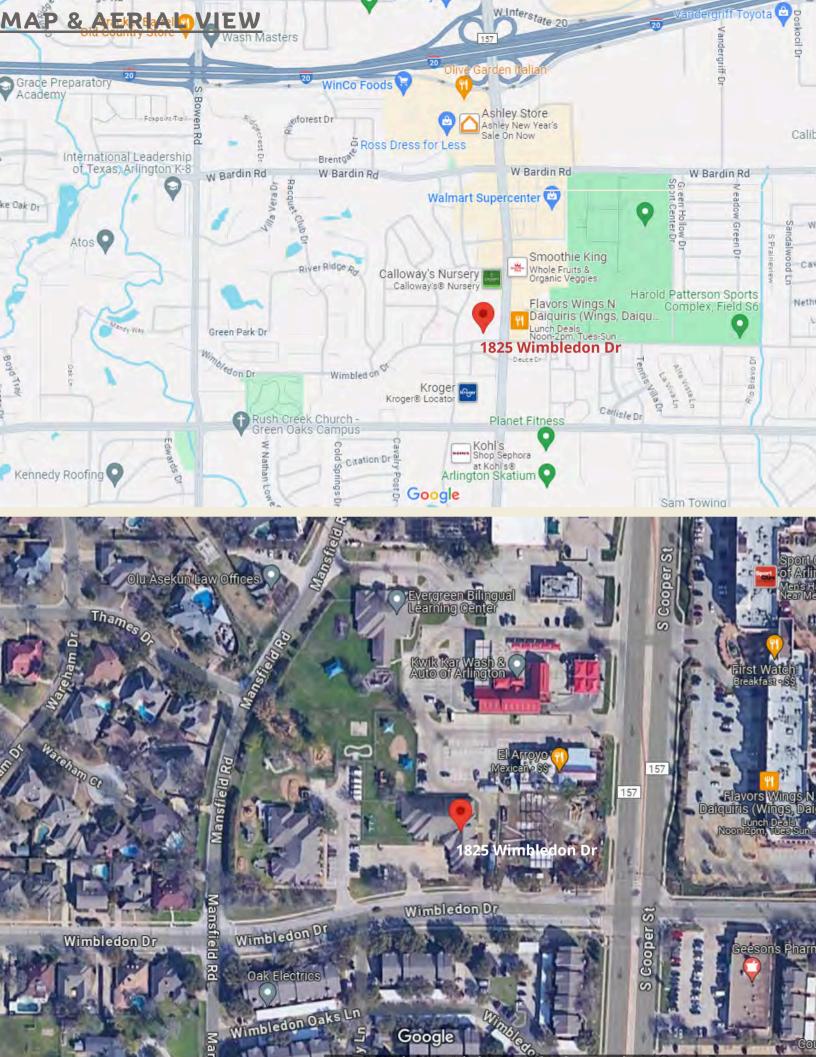






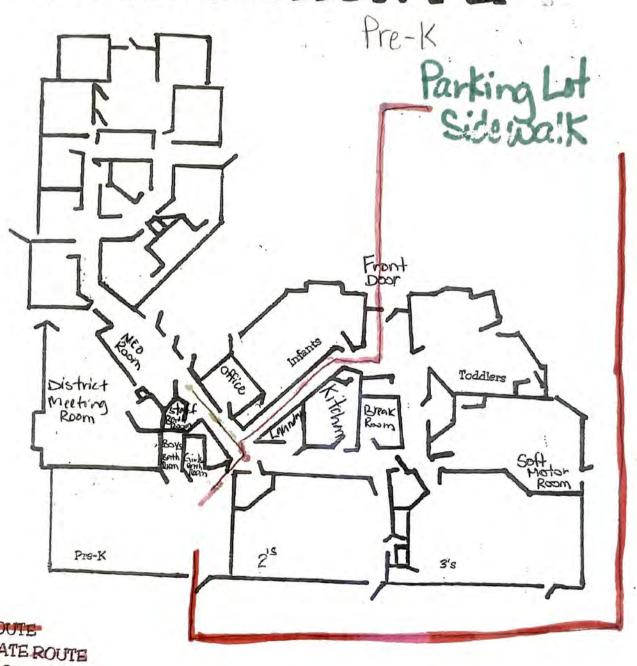






Master S. 1001. #3012 1825 Wimbledon Dr. Arlington Tx. 70017 Meet at:
1865 Wimbledon Dr.
(Next Door) for
evacuation.

EVACUATION PLA



PIRST ROUTE
ALTERNATE ROUTE
FORNADO
MEETING PLACE

CENTERNAMO MIMBLEMO CENTERNAMO MIMBLEMO DESCRIPTA MON-COUNTY TARBANT Similar (1) house in second in the control of the c Let F. Stock & The Ketater afters Similaries Lecture Des Schind & Sinks Sell Security of a statute for the factor was the region of a factor force for the same of a fill of the same of a Enter the Section Control of the Section Cont S to you of our broken out and it among the same that the last of " Transier. RATESTREENERS the cities (so a second graph of party and the second second second second at the party of the second secon periods and the original house. He has at 1000 come for the last one on a committee of the last and the date of before, begind that and last former to did, to the reference to at person to track ones. THE REPORTS desired to the control of the desired for sharp has a first a single state. Note that the state of the desired for the desired for the state of the HZECOSET. TRACT I 1.774 ACRES 8.0000-10-4 Glore A. Mar 1367 15 the County Somerion S and the control participates and the second participates a which has been added in the a first than the state of the state of the state is the company of the state of t A PARTY A = 2500'[9" A = 778.66' I = 148.93' L = 293.82' CB = N.10'33'1 CL = 291.84' Colored & Steer 1934 BBF a (BB) are the struct from a first being break from the struct of the first along, the clother break and any a good for an in 1 100 are the structure of th Extend a price or an extend to a constant or beautiful to the price of 100 TRACT II they will still in the section in letters may be brightly for an art begin fair to provide that is more on letter and a letter for two and fines for the district. (marie trust maring to enthant opinion, in the san increase him timb article and only before a new course, of the case of these productions. 149.60 =1 Macy 84 448 lat 1820 HDT0535"# BUTTE PENEW THOUGHT THE PLANT CATE V-14-65 EXAMENT TO 31.92° m A HEVELOFE Com-100 AT A.J. STEPHENS SURVEY ABST. NO. 1427 CITY OF ANDROTON TARRANT COUNTY, TEXAS WIMBLEDON DRIVE STATES BOUNDARY AND MAPROVESSENT SURVEY 6.881 ACRES 6 - 11'22'45' 8 - 943.53' 1 - 953.80' L = 180.12' CB = \$86'17'18'W CL - 182.50' Kurtz ~ Bedford Associates, Inc. R B A



1825 Wimbledon Dr, Arlington, Texas, 76017 3 1825 Wimbledon Dr, Arlington, Texas, 76017

Ring: 1 mile radius

Prepared by Esri Latitude: 32.66360 Longitude: -97.13541

Summary		Census 2	010	Census 202	20	2023		20
Population		12,	.040	12,4	40	12,822		13,8
Households		4,	618	4,7	53	4,724		5,1
Families		3,	250	3,30	51	3,200		3,4
Average Household Size		2	2.60	2.0	62	2.71		2.
Owner Occupied Housing Units		3,	.009	2,80	52	3,042		3,0
Renter Occupied Housing Units		1,	609	1,89	91	1,682		2,1
Median Age		3	35.4	38	.7	36.4		37
Trends: 2023-2028 Annual Rat	e		Area			State		Natio
Population			1.60%			0.97%		0.30
Households			1.75%			1.15%		0.49
Families			1.79%			1.16%		0.4
Owner HHs			0.01%			1.38%		0.6
Median Household Income			1.60%			2.56%		2.5
						2023		20
Households by Income				Nu	mber I	Percent	Number	Perc
<\$15,000					258	5.5%	246	4.8
\$15,000 - \$24,999					214	4.5%	190	3.
\$25,000 - \$34,999					364	7.7%	327	6.
\$35,000 - \$49,999					489	10.4%	482	9.
\$50,000 - \$74,999						17.6%	857	16.
\$75,000 - \$99,999					786	16.6%	863	16.
\$100,000 - \$149,999						17.7%	966	18.
\$150,000 - \$199,999						11.5%	706	13.
\$200,000+					401	8.5%	514	10.
Median Household Income				\$80),145		\$86,782	
Average Household Income				\$109	9,000		\$122,656	
Per Capita Income				\$39	9,697		\$44,990	
		nsus 2010		sus 2020		2023		20
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perc
0 - 4	785	6.5%	612	4.9%	767	6.0%	832	6.
5 - 9	908	7.5%	764	6.1%	826	6.4%	858	6.2
10 - 14	975	8.1%	840	6.8%	934	7.3%	919	6.
15 - 19	918	7.6%	934	7.5%	919	7.2%	911	6.
20 - 24	766	6.4%	873	7.0%	918	7.2%	1,007	7.
25 - 34	1,604	13.3%	1,639	13.2%	1,811	14.1%	1,993	14.
35 - 44	1,739	14.4%	1,516	12.2%	1,690	13.2%	1,820	13.
45 - 54	1,940	16.1%	1,601	12.9%	1,531	11.9%	1,680	12.
55 - 64	1,434	11.9%	1,830	14.7%	1,775	13.8%	1,735	12.
65 - 74	639	5.3%	1,161	9.3%	1,134	8.8%	1,382	10.
7F 04						3.4%	619	4.
75 - 84	274	2.3%	503	4.0%	430	3.470		
75 - 84 85+	274 58	2.3% 0.5%	503 168	4.0% 1.4%	430 87	0.7%	124	0.9
	58		168					
85+	58	0.5%	168	1.4%		0.7%		20
85+	58 Ce	0.5% nsus 2010	168 Ce r	1.4% nsus 2020	87	0.7% 2023	124	20 Perc
85+ Race and Ethnicity	58 Ce Number	0.5% nsus 2010 Percent	168 Cer Number	1.4% nsus 2020 Percent	87 Number	0.7% 2023 Percent	124 Number	20 Perc 38.3
85+ Race and Ethnicity White Alone	58 Ce Number 7,471	0.5% nsus 2010 Percent 62.1%	168 Cer Number 5,598	1.4% nsus 2020 Percent 45.0%	87 Number 5,404	0.7% 2023 Percent 42.1%	124 Number 5,314	20 Perc 38 27
85+ Race and Ethnicity White Alone Black Alone	58 Ce Number 7,471 2,382	0.5% nsus 2010 Percent 62.1% 19.8%	168 Cer Number 5,598 2,923	1.4% nsus 2020 Percent 45.0% 23.5%	Number 5,404 3,202	0.7% 2023 Percent 42.1% 25.0%	Number 5,314 3,779	20 Perc 38. 27.
85+ Race and Ethnicity White Alone Black Alone American Indian Alone	58 Ce Number 7,471 2,382 48	0.5% nsus 2010 Percent 62.1% 19.8% 0.4%	168 Cer Number 5,598 2,923 106	1.4% nsus 2020 Percent 45.0% 23.5% 0.9%	Number 5,404 3,202 109	0.7% 2023 Percent 42.1% 25.0% 0.9%	Number 5,314 3,779 122	20 Perc 38.: 27.: 0.:
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	58 Ce Number 7,471 2,382 48 1,029	0.5% nsus 2010 Percent 62.1% 19.8% 0.4% 8.5% 0.1%	168 Cer Number 5,598 2,923 106 1,048	1.4% Percent 45.0% 23.5% 0.9% 8.4% 0.1%	Number 5,404 3,202 109 1,162	0.7% 2023 Percent 42.1% 25.0% 0.9% 9.1% 0.1%	Number 5,314 3,779 122 1,420	20 Perc 38.: 27.: 0.: 10.:
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	58 Ce Number 7,471 2,382 48 1,029	0.5% nsus 2010 Percent 62.1% 19.8% 0.4% 8.5% 0.1% 5.7%	168 Cer Number 5,598 2,923 106 1,048 17 1,076	1.4% Percent 45.0% 23.5% 0.9% 8.4% 0.1% 8.6%	Number 5,404 3,202 109 1,162 17 1,153	0.7% 2023 Percent 42.1% 25.0% 0.9% 9.1% 0.1% 9.0%	Number 5,314 3,779 122 1,420 18 1,294	20 Perco 38.3 27.3 0.9 10.3 9.3
Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	58 Ce Number 7,471 2,382 48 1,029 15 692	0.5% nsus 2010 Percent 62.1% 19.8% 0.4% 8.5% 0.1%	168 Cer Number 5,598 2,923 106 1,048	1.4% Percent 45.0% 23.5% 0.9% 8.4% 0.1%	Number 5,404 3,202 109 1,162	0.7% 2023 Percent 42.1% 25.0% 0.9% 9.1% 0.1%	Number 5,314 3,779 122 1,420	0.9 Perce 38.3 27.2 0.9 10.2 0.1 9.3 13.9

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

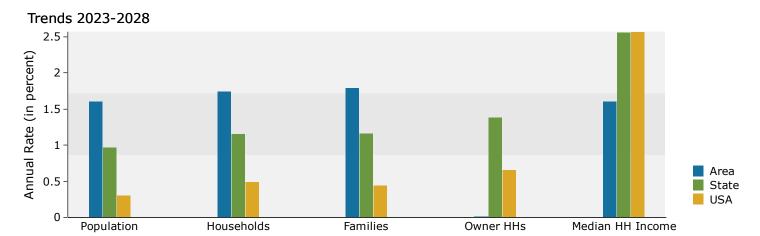
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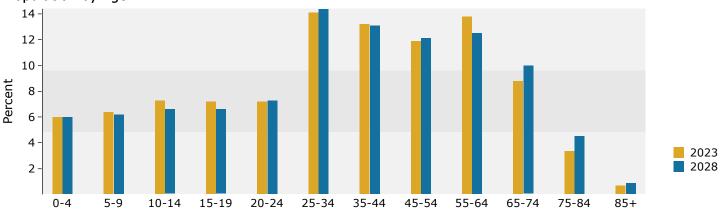
1825 Wimbledon Dr, Arlington, Texas, 76017 3 1825 Wimbledon Dr, Arlington, Texas, 76017

Ring: 1 mile radius

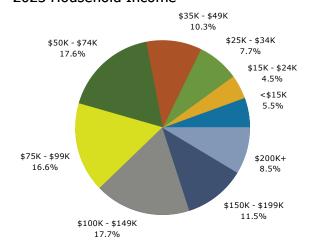
Prepared by Esri Latitude: 32.66360 Longitude: -97.13541



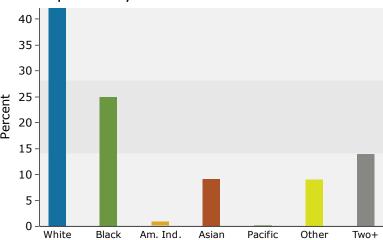
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:23.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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

Latitude: 32.66360 Longitude: -97.13541

Prepared by Esri

Summary		Census 20	10	Census 202		2023		202
Population		106,	779	110,3	86	110,514		112,1
Households		37,3	387	38,5	10	38,569		39,43
Families		28,:	136	28,9	92	28,276		28,6
Average Household Size		2	.84	2.	86	2.86		2.
Owner Occupied Housing Units		26,7	798	25,6	62	26,976		27,0
Renter Occupied Housing Units		10,	585	12,8	48	11,593		12,3
Median Age		3	4.1	37	'.0	36.5		37
Trends: 2023-2028 Annual Rat	е		Area			State		Natior
Population			0.30%			0.97%		0.30
Households			0.44%			1.15%		0.49
Families			0.27%			1.16%		0.44
Owner HHs			0.07%			1.38%		0.66
Median Household Income			1.75%			2.56%		2.57
						2023		20
Households by Income				Nu	mber	Percent	Number	Perce
<\$15,000				2	2,158	5.6%	1,925	4.9
\$15,000 - \$24,999					L,743	4.5%	1,449	3.
\$25,000 - \$34,999				2	2,210	5.7%	1,935	4.9
\$35,000 - \$49,999				4	1,259	11.0%	3,859	9.8
\$50,000 - \$74,999				-	7,175	18.6%	6,858	17.4
\$75,000 - \$99,999				(5,164	16.0%	6,264	15.9
\$100,000 - \$149,999					7,704	20.0%	8,450	21.4
\$150,000 - \$199,999					3,797	9.8%	4,845	12.3
\$200,000+					3,353	8.7%	3,843	9.
Median Household Income				\$80),556		\$87,870	
Average Household Income					7,215		\$119,454	
Per Capita Income					7,368		\$41,933	
	Ce	nsus 2010	Cer	nsus 2020		2023		20
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perce
0 - 4	7,291	6.8%	6,294	5.7%	6,508	5.9%	6,758	6.0
5 - 9	8,471	7.9%	7,338	6.6%	6,903	6.2%	6,837	6.1
10 - 14	9,120	8.5%	8,387	7.6%	7,292	6.6%	7,210	6.4
15 - 19	8,598	8.1%	8,467	7.7%	7,479		6,684	6.0
20 - 24	6,930	6.5%	7,400	6.7%	7,502	6.8%	7,122	6.3
25 - 34	14,305	13.4%	14,341	13.0%	17,260		17,805	15.9
35 - 44	15,756	14.8%	14,211	12.9%	14,699		16,162	14.4
45 - 54	17,008	15.9%	14,474	13.1%	13,745		13,108	11.7
55 - 64	11,337	10.6%	15,076	13.7%	14,617		13,009	11.6
65 - 74	4,998	4.7%	9,423	8.5%	9,753		10,989	9.8
75 - 84	2,269	2.1%	3,830	3.5%	3,762		5,231	4.7
85+	696	0.7%	1,144	1.0%	995		1,255	1.1
031		nsus 2010		nsus 2020	773	2023	1,233	20
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Perce
White Alone	66,295	62.1%	49,184	44.6%	46,702		42,660	38.0
Black Alone		19.0%		22.5%	25,994			25.7
American Indian Alone	20,307 671	0.6%	24,813 988	0.9%	1,003		28,865	25.7
Asian Alone							1,074	
	7,900	7.4%	8,770	7.9%	9,471		10,713	9.6
Pacific Islander Alone	112	0.1%	153	0.1%	157		169	0.2
Some Other Race Alone	8,089	7.6%	11,011	10.0%	11,381		12,329	11.0
Two or More Races	3,405	3.2%	15,467	14.0%	15,805	14.3%	16,361	14.6
Hispanic Origin (Any Race)	21,496	20.1%	28,177	25.5%	28,849	26.1%	30,056	26.8

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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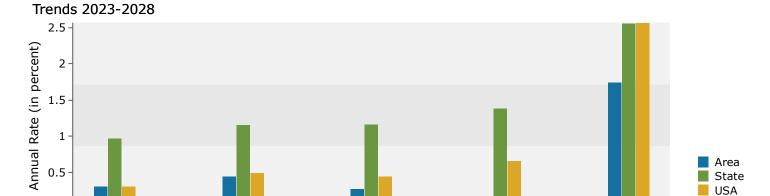


1825 Wimbledon Dr, Arlington, Texas, 76017 3 1825 Wimbledon Dr, Arlington, Texas, 76017

Ring: 3 mile radius

Households

Prepared by Esri Latitude: 32.66360 Longitude: -97.13541

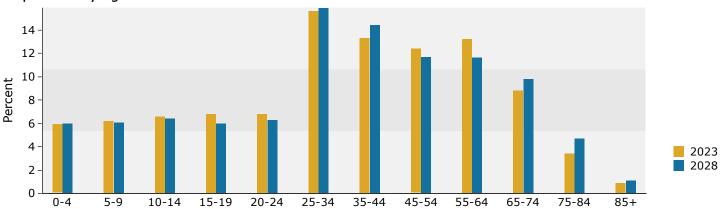


Families

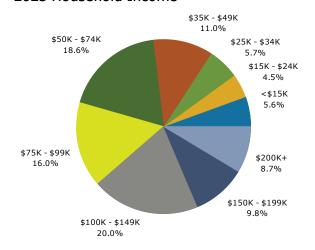
Population by Age

Population

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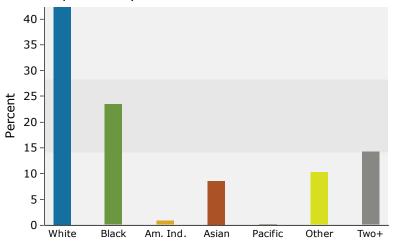


2023 Household Income



2023 Population by Race

Owner HHs



Median HH Income

2023 Percent Hispanic Origin:26.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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1825 Wimbledon Dr, Arlington, Texas, 76017 3 1825 Wimbledon Dr, Arlington, Texas, 76017

Ring: 5 mile radius Longitude: -97.13541

Summary		Census 20	10	Census 202	20	2023		20
Population		301,1	154	324,1	48	323,814		326,
Households		105,3	347	112,0	43	112,157		113,
Families		77,2	281	81,9	56	80,133		80,
Average Household Size		2.	.84	2.	86	2.85		2
Owner Occupied Housing Units		70,4	117	69,7	80	72,437		72,
Renter Occupied Housing Units		34,9	929	42,2		39,720		40,
Median Age			3.0		5.5	34.8		3
Trends: 2023-2028 Annual Rate	е		Area			State		Natio
Population			0.19%			0.97%		0.3
Households			0.24%			1.15%		0.4
Families			0.14%			1.16%		0.4
Owner HHs			0.05%			1.38%		0.6
Median Household Income			1.69%			2.56%		2.5
			2.00 /0			2023		2
Households by Income				Nu	mber	Percent	Number	Pen
<\$15,000					7,368	6.6%	6,650	5
\$15,000 - \$24,999					5,025	5.4%	4,969	4
\$25,000 - \$24,999					7,924	7.1%	6,854	6
\$35,000 - \$34,999 \$35,000 - \$49,999					3,518	12.1%	12,253	10
\$50,000 - \$74,999),775	18.5%	19,863	17
\$75,000 - \$74,999					7,355	15.5%	17,667	15
\$100,000 - \$149,999),835	18.6%	22,984	20
\$150,000 - \$149,999 \$150,000 - \$199,999								
. , , ,					9,595	8.6% 7.8%	12,209	10
\$200,000+				•	3,758	7.8%	10,079	8
Median Household Income				¢7!	5,489		\$82,077	
Average Household Income					0,517		\$112,489	
Per Capita Income					1,950		\$39,205	
гет Саріта Іпсотпе	Cal	nsus 2010	Car	بر 1 sus 2020	+,730	2023	\$39,203	2
Population by Age	Number	Percent	Number	Percent	Number		Number	Per
0 - 4	22,171	7.4%	18,822	5.8%	20,615		21,512	6
5 - 9	24,163	8.0%	21,546	6.6%	21,608		21,325	6
10 - 14	24,747	8.2%	24,908	7.7%	21,832		21,323	6
15 - 19								6
20 - 24	24,263	8.1%	26,868	8.3%	23,592		21,715	
25 - 34	21,490	7.1%	25,222	7.8%	24,511		23,370	7
	41,891	13.9%	42,772	13.2%	50,785		53,358	16
35 - 44 45 - 54	44,846	14.9%	42,207	13.0%	42,846		46,040	14
45 - 54	43,808	14.5%	42,124	13.0%	39,337		36,811	11
55 - 64	29,654	9.8%	39,397	12.2%	37,884		34,498	10
65 - 74	14,289	4.7%	25,299	7.8%	26,193		27,941	8
75 - 84	7,195	2.4%	11,129	3.4%	11,268		14,560	4
85+	2,638	0.9%	3,854	1.2%	3,342		3,962	1
		nsus 2010		nsus 2020		2023		2
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Per
White Alone	181,876	60.4%	139,216	42.9%	131,893		119,597	36
Black Alone	57,378	19.1%	73,044	22.5%	76,200		84,119	25
American Indian Alone	1,884	0.6%	3,151	1.0%	3,191		3,401	1
Asian Alone	23,199	7.7%	28,152	8.7%	30,195	9.3%	33,851	10
Pacific Islander Alone	345	0.1%	417	0.1%	424	0.1%	454	0
Some Other Race Alone	26,623	8.8%	36,647	11.3%	37,639		39,985	12
Two or More Races	9,850	3.3%	43,521	13.4%	44,272		45,529	13

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

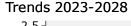
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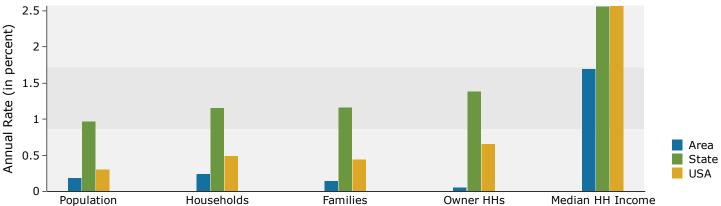
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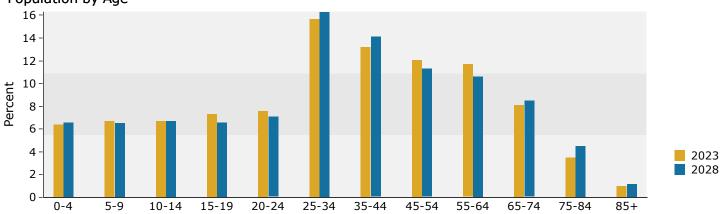


1825 Wimbledon Dr, Arlington, Texas, 76017 3 1825 Wimbledon Dr, Arlington, Texas, 76017 Ring: 5 mile radius Prepared by Esri Latitude: 32.66360 Longitude: -97.13541

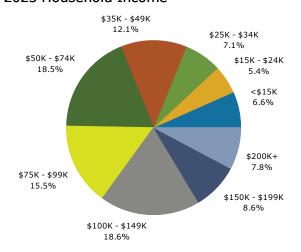




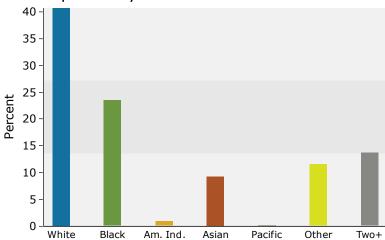
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:27.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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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	Il Estate Advisors LLC 9006236		(972)804-0742		
Licensed Broker /Broker Firm Name or	License No.	Email	Phone		
Primary Assumed Business Name					
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		
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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