

**FOR
LEASE**

**1825 WIMBLEDON DR
ARLINGTON, 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 Center**
- **Faith Based or Language Immersion based Childcare may be considered**

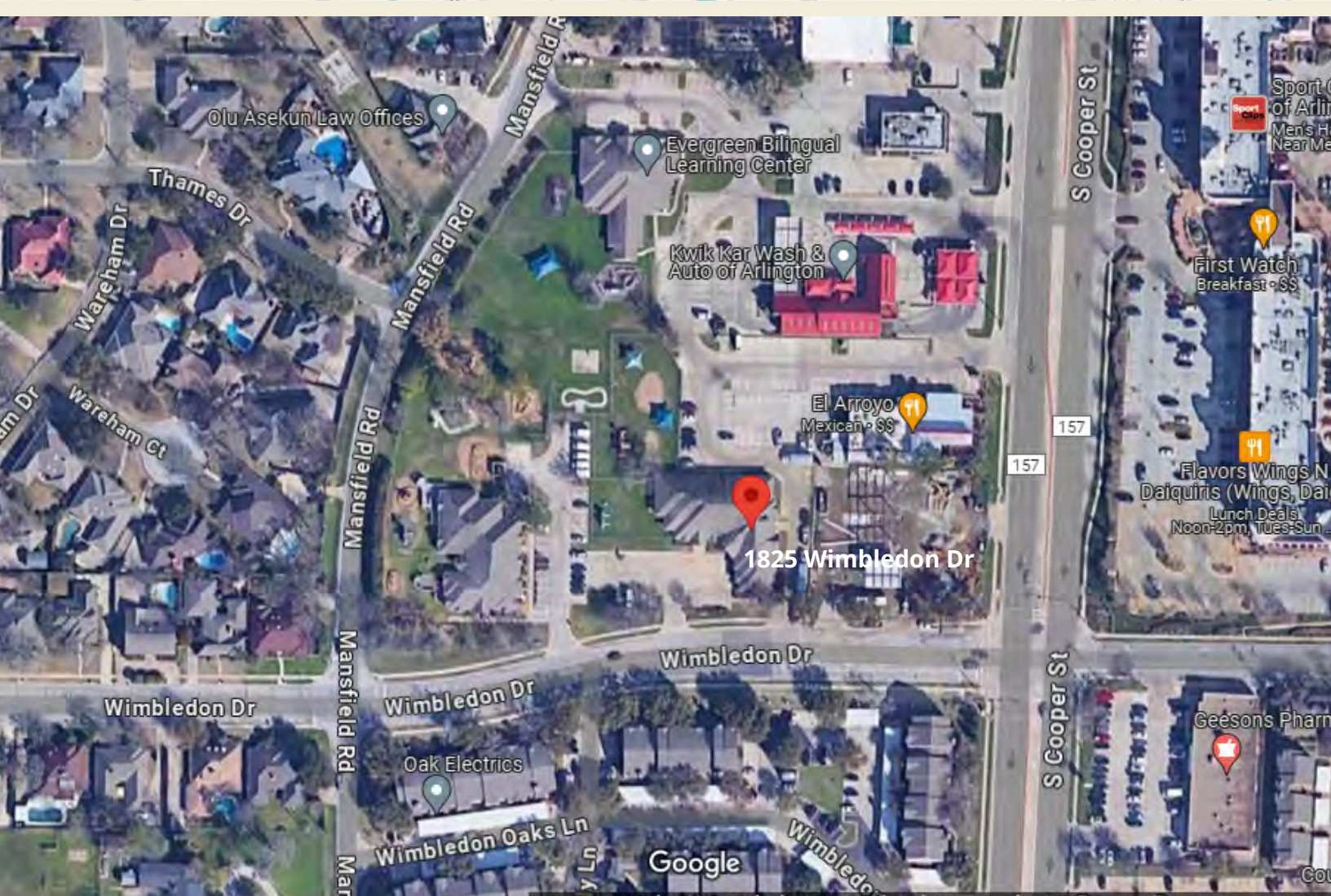
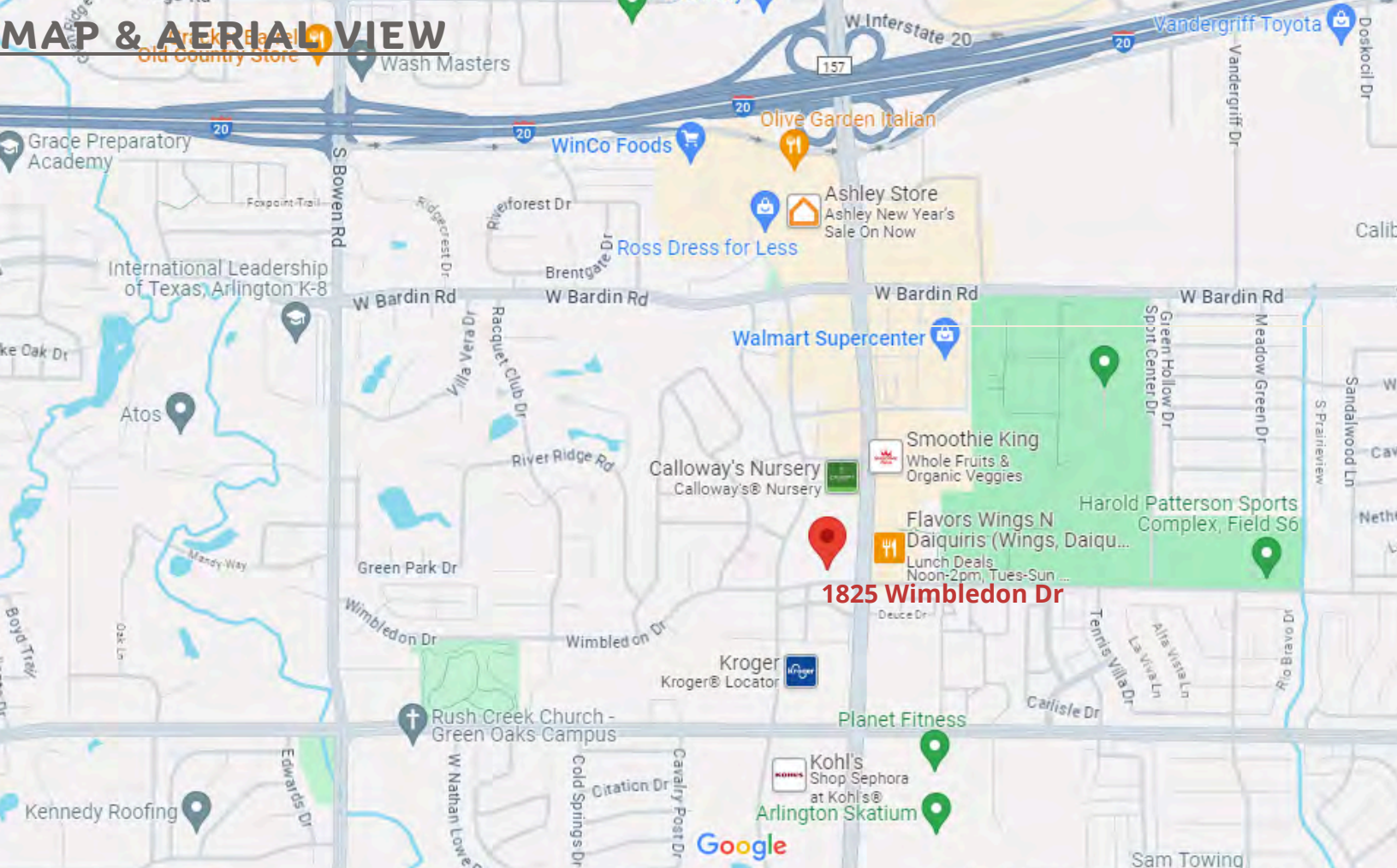


Neal Agrawal
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dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

PICTURES



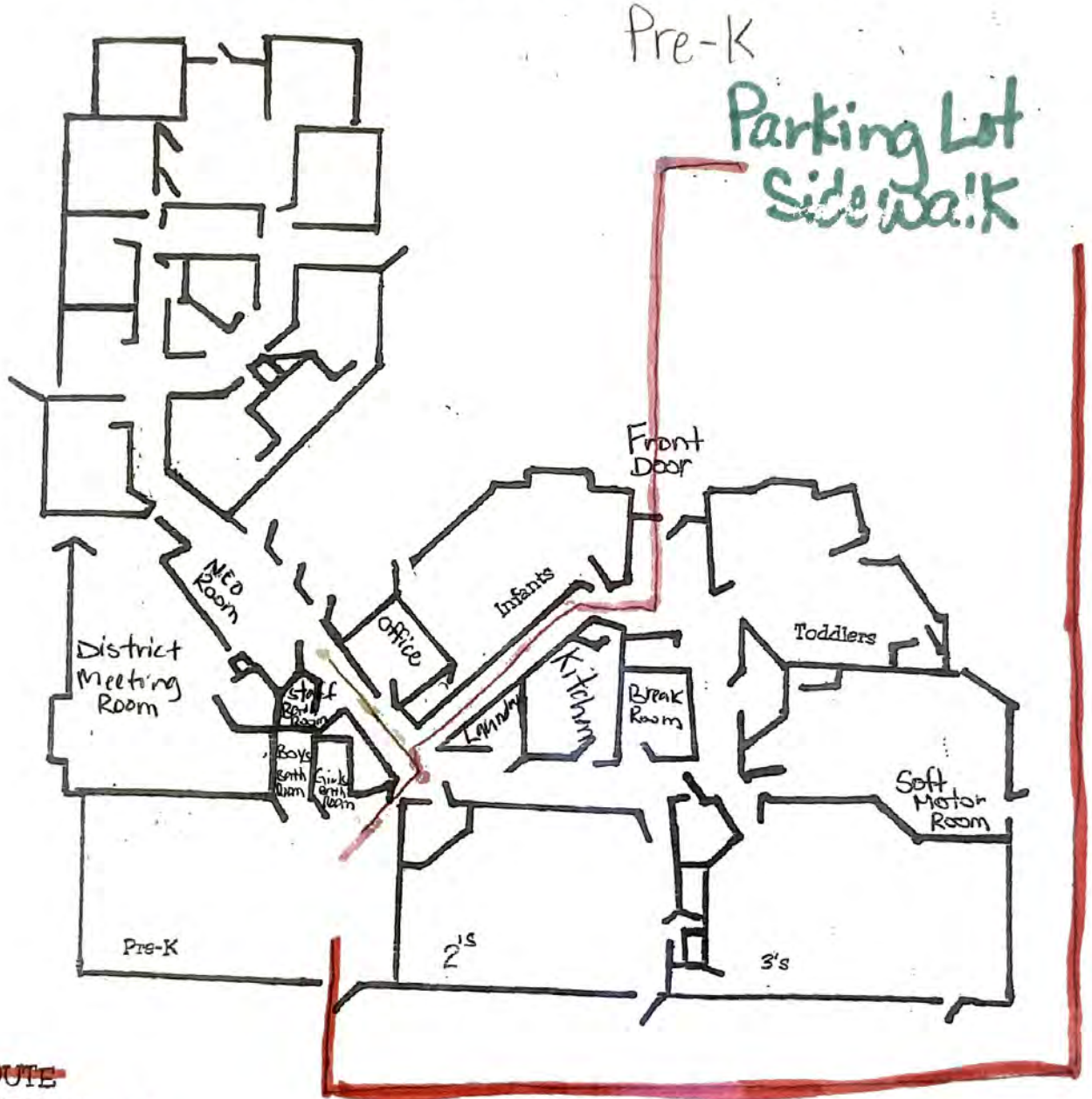




Master School
#3012
1825 Wimbledon Dr.
Arlington Tx. 76017

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

EVACUATION PLAN



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



Demographic and Income Profile

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 2010	Census 2020	2023	2028
Population	12,040	12,440	12,822	13,883
Households	4,618	4,753	4,724	5,151
Families	3,250	3,361	3,200	3,497
Average Household Size	2.60	2.62	2.71	2.69
Owner Occupied Housing Units	3,009	2,862	3,042	3,044
Renter Occupied Housing Units	1,609	1,891	1,682	2,107
Median Age	35.4	38.7	36.4	37.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.60%	0.97%	0.30%
Households	1.75%	1.15%	0.49%
Families	1.79%	1.16%	0.44%
Owner HHs	0.01%	1.38%	0.66%
Median Household Income	1.60%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	258	5.5%	246	4.8%
\$15,000 - \$24,999	214	4.5%	190	3.7%
\$25,000 - \$34,999	364	7.7%	327	6.3%
\$35,000 - \$49,999	489	10.4%	482	9.4%
\$50,000 - \$74,999	830	17.6%	857	16.6%
\$75,000 - \$99,999	786	16.6%	863	16.8%
\$100,000 - \$149,999	838	17.7%	966	18.8%
\$150,000 - \$199,999	545	11.5%	706	13.7%
\$200,000+	401	8.5%	514	10.0%

Median Household Income	\$80,145	\$86,782
Average Household Income	\$109,000	\$122,656
Per Capita Income	\$39,697	\$44,990

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	785	6.5%	612	4.9%	767	6.0%	832	6.0%
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	6.6%
15 - 19	918	7.6%	934	7.5%	919	7.2%	911	6.6%
20 - 24	766	6.4%	873	7.0%	918	7.2%	1,007	7.3%
25 - 34	1,604	13.3%	1,639	13.2%	1,811	14.1%	1,993	14.4%
35 - 44	1,739	14.4%	1,516	12.2%	1,690	13.2%	1,820	13.1%
45 - 54	1,940	16.1%	1,601	12.9%	1,531	11.9%	1,680	12.1%
55 - 64	1,434	11.9%	1,830	14.7%	1,775	13.8%	1,735	12.5%
65 - 74	639	5.3%	1,161	9.3%	1,134	8.8%	1,382	10.0%
75 - 84	274	2.3%	503	4.0%	430	3.4%	619	4.5%
85+	58	0.5%	168	1.4%	87	0.7%	124	0.9%

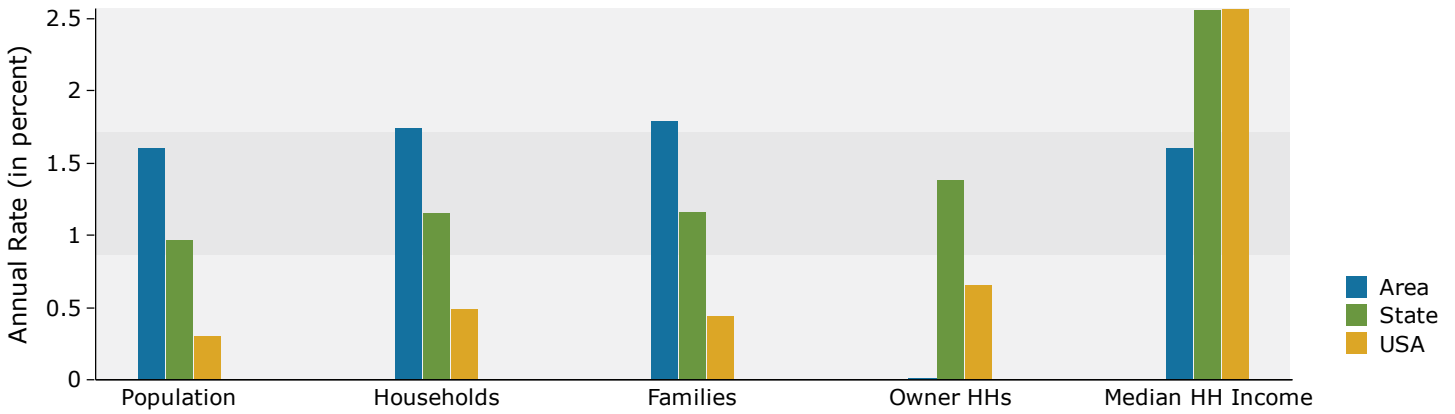
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,471	62.1%	5,598	45.0%	5,404	42.1%	5,314	38.3%
Black Alone	2,382	19.8%	2,923	23.5%	3,202	25.0%	3,779	27.2%
American Indian Alone	48	0.4%	106	0.9%	109	0.9%	122	0.9%
Asian Alone	1,029	8.5%	1,048	8.4%	1,162	9.1%	1,420	10.2%
Pacific Islander Alone	15	0.1%	17	0.1%	17	0.1%	18	0.1%
Some Other Race Alone	692	5.7%	1,076	8.6%	1,153	9.0%	1,294	9.3%
Two or More Races	401	3.3%	1,672	13.4%	1,776	13.9%	1,936	13.9%

Hispanic Origin (Any Race)	2,120	17.6%	2,843	22.9%	3,024	23.6%	3,284	23.7%
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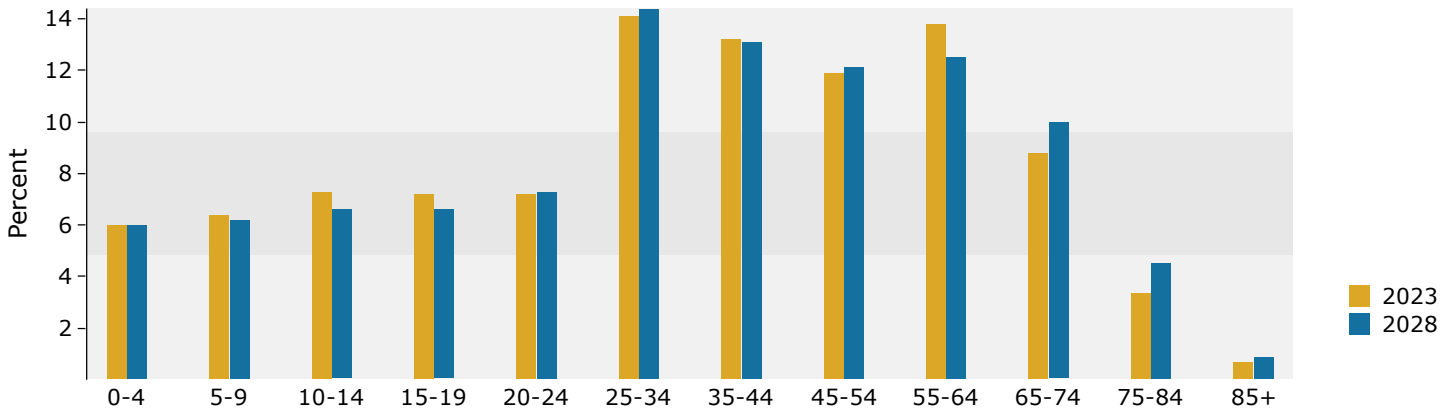
Data Note: Income is expressed in current dollars.

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

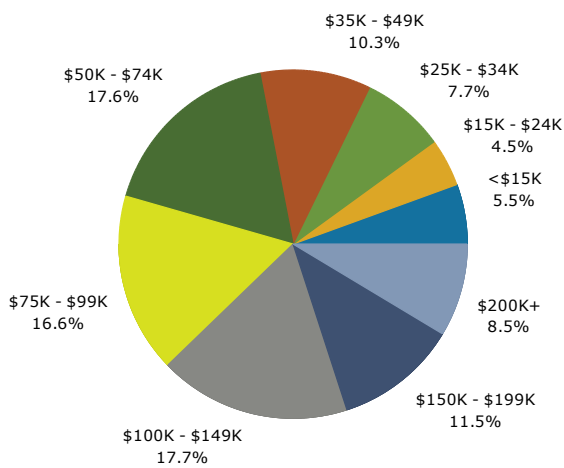
Trends 2023-2028



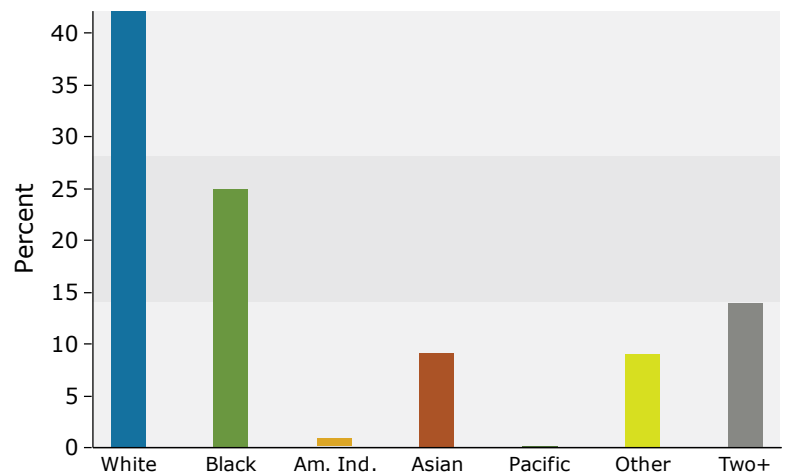
Population by Age



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.



Demographic and Income Profile

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

Prepared by Esri
 Latitude: 32.66360
 Longitude: -97.13541

Summary	Census 2010	Census 2020	2023	2028
Population	106,779	110,386	110,514	112,170
Households	37,387	38,510	38,569	39,432
Families	28,136	28,992	28,276	28,666
Average Household Size	2.84	2.86	2.86	2.83
Owner Occupied Housing Units	26,798	25,662	26,976	27,075
Renter Occupied Housing Units	10,585	12,848	11,593	12,357
Median Age	34.1	37.0	36.5	37.1

Trends: 2023-2028 Annual Rate	Area	State	National
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%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,158	5.6%	1,925	4.9%
\$15,000 - \$24,999	1,743	4.5%	1,449	3.7%
\$25,000 - \$34,999	2,210	5.7%	1,935	4.9%
\$35,000 - \$49,999	4,259	11.0%	3,859	9.8%
\$50,000 - \$74,999	7,175	18.6%	6,858	17.4%
\$75,000 - \$99,999	6,164	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	9.7%
Median Household Income	\$80,556		\$87,870	
Average Household Income	\$107,215		\$119,454	
Per Capita Income	\$37,368		\$41,933	

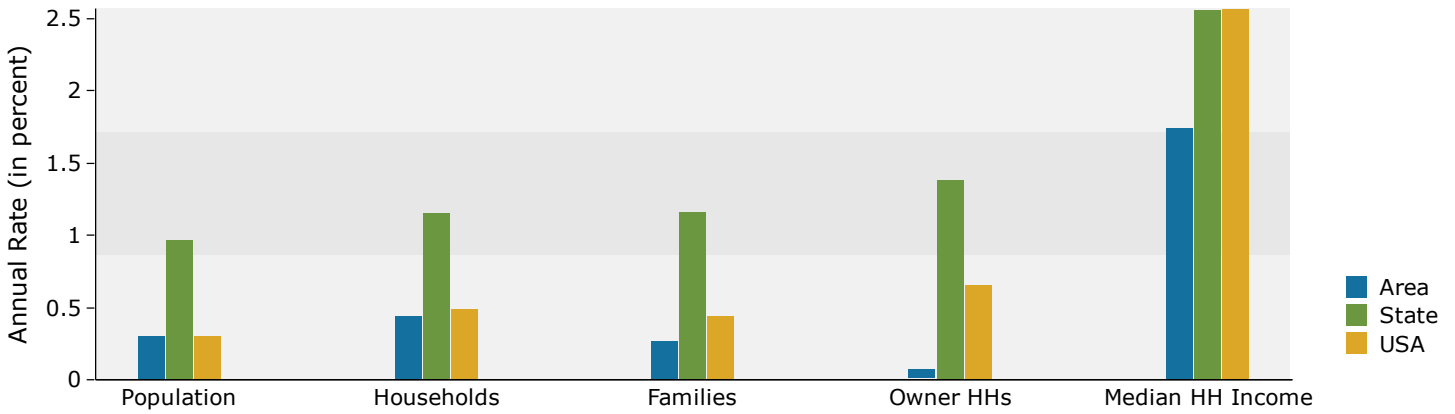
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,291	6.8%	6,294	5.7%	6,508	5.9%	6,758	6.0%
5 - 9	8,471	7.9%	7,338	6.6%	6,903	6.2%	6,837	6.1%
10 - 14	9,120	8.5%	8,387	7.6%	7,292	6.6%	7,210	6.4%
15 - 19	8,598	8.1%	8,467	7.7%	7,479	6.8%	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	15.6%	17,805	15.9%
35 - 44	15,756	14.8%	14,211	12.9%	14,699	13.3%	16,162	14.4%
45 - 54	17,008	15.9%	14,474	13.1%	13,745	12.4%	13,108	11.7%
55 - 64	11,337	10.6%	15,076	13.7%	14,617	13.2%	13,009	11.6%
65 - 74	4,998	4.7%	9,423	8.5%	9,753	8.8%	10,989	9.8%
75 - 84	2,269	2.1%	3,830	3.5%	3,762	3.4%	5,231	4.7%
85+	696	0.7%	1,144	1.0%	995	0.9%	1,255	1.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,295	62.1%	49,184	44.6%	46,702	42.3%	42,660	38.0%
Black Alone	20,307	19.0%	24,813	22.5%	25,994	23.5%	28,865	25.7%
American Indian Alone	671	0.6%	988	0.9%	1,003	0.9%	1,074	1.0%
Asian Alone	7,900	7.4%	8,770	7.9%	9,471	8.6%	10,713	9.6%
Pacific Islander Alone	112	0.1%	153	0.1%	157	0.1%	169	0.2%
Some Other Race Alone	8,089	7.6%	11,011	10.0%	11,381	10.3%	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%

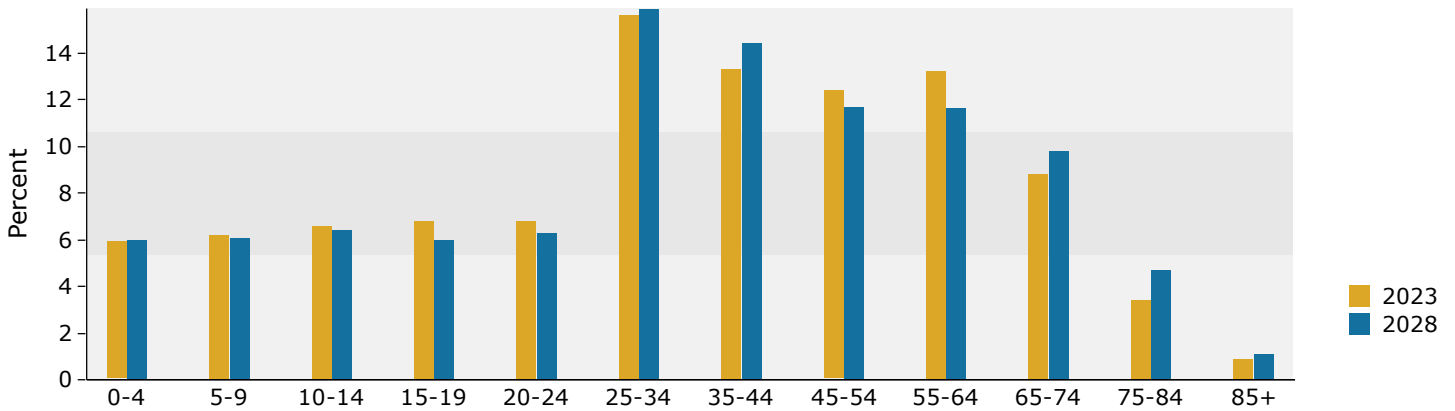
Data Note: Income is expressed in current dollars.

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

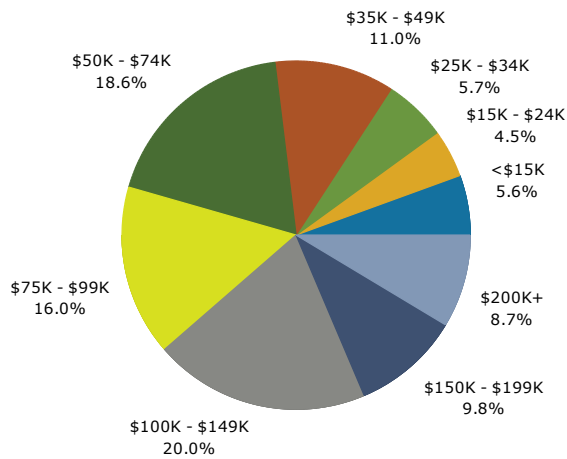
Trends 2023-2028



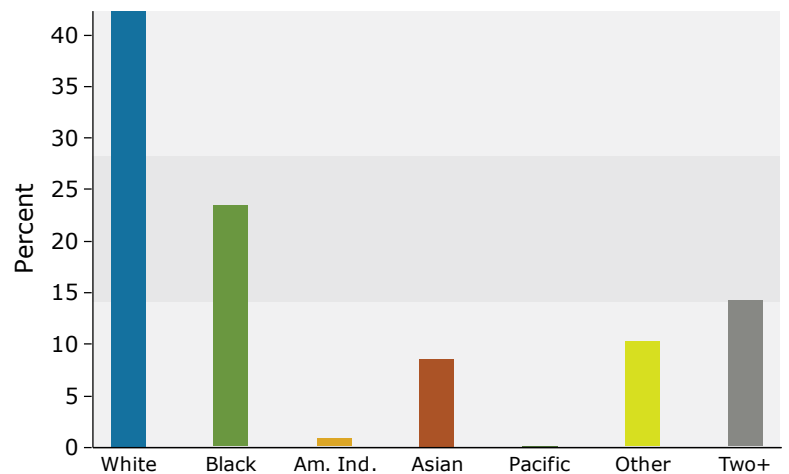
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.1%

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



Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2023	2028
Population	301,154	324,148	323,814	326,936
Households	105,347	112,043	112,157	113,534
Families	77,281	81,956	80,133	80,702
Average Household Size	2.84	2.86	2.85	2.84
Owner Occupied Housing Units	70,417	69,780	72,437	72,608
Renter Occupied Housing Units	34,929	42,263	39,720	40,926
Median Age	33.0	35.5	34.8	35.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.19%	0.97%	0.30%
Households	0.24%	1.15%	0.49%
Families	0.14%	1.16%	0.44%
Owner HHs	0.05%	1.38%	0.66%
Median Household Income	1.69%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	7,368	6.6%	6,650	5.9%
\$15,000 - \$24,999	6,025	5.4%	4,969	4.4%
\$25,000 - \$34,999	7,924	7.1%	6,854	6.0%
\$35,000 - \$49,999	13,518	12.1%	12,253	10.8%
\$50,000 - \$74,999	20,775	18.5%	19,863	17.5%
\$75,000 - \$99,999	17,355	15.5%	17,667	15.6%
\$100,000 - \$149,999	20,835	18.6%	22,984	20.2%
\$150,000 - \$199,999	9,595	8.6%	12,209	10.8%
\$200,000+	8,758	7.8%	10,079	8.9%

Median Household Income	\$75,489	\$82,077
Average Household Income	\$100,517	\$112,489
Per Capita Income	\$34,950	\$39,205

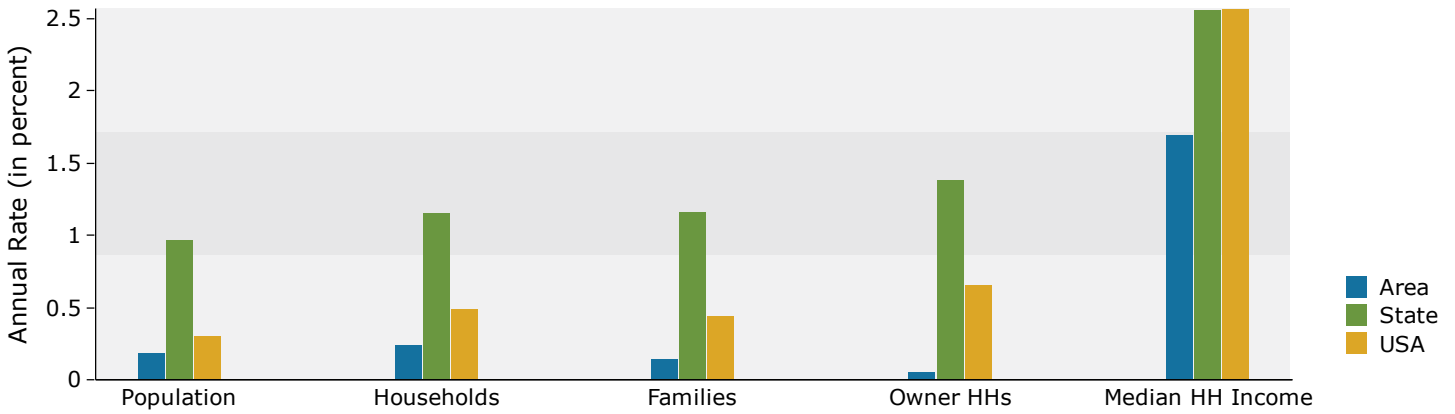
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,171	7.4%	18,822	5.8%	20,615	6.4%	21,512	6.6%
5 - 9	24,163	8.0%	21,546	6.6%	21,608	6.7%	21,325	6.5%
10 - 14	24,747	8.2%	24,908	7.7%	21,832	6.7%	21,843	6.7%
15 - 19	24,263	8.1%	26,868	8.3%	23,592	7.3%	21,715	6.6%
20 - 24	21,490	7.1%	25,222	7.8%	24,511	7.6%	23,370	7.1%
25 - 34	41,891	13.9%	42,772	13.2%	50,785	15.7%	53,358	16.3%
35 - 44	44,846	14.9%	42,207	13.0%	42,846	13.2%	46,040	14.1%
45 - 54	43,808	14.5%	42,124	13.0%	39,337	12.1%	36,811	11.3%
55 - 64	29,654	9.8%	39,397	12.2%	37,884	11.7%	34,498	10.6%
65 - 74	14,289	4.7%	25,299	7.8%	26,193	8.1%	27,941	8.5%
75 - 84	7,195	2.4%	11,129	3.4%	11,268	3.5%	14,560	4.5%
85+	2,638	0.9%	3,854	1.2%	3,342	1.0%	3,962	1.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	181,876	60.4%	139,216	42.9%	131,893	40.7%	119,597	36.6%
Black Alone	57,378	19.1%	73,044	22.5%	76,200	23.5%	84,119	25.7%
American Indian Alone	1,884	0.6%	3,151	1.0%	3,191	1.0%	3,401	1.0%
Asian Alone	23,199	7.7%	28,152	8.7%	30,195	9.3%	33,851	10.4%
Pacific Islander Alone	345	0.1%	417	0.1%	424	0.1%	454	0.1%
Some Other Race Alone	26,623	8.8%	36,647	11.3%	37,639	11.6%	39,985	12.2%
Two or More Races	9,850	3.3%	43,521	13.4%	44,272	13.7%	45,529	13.9%
Hispanic Origin (Any Race)	68,197	22.6%	86,988	26.8%	88,600	27.4%	91,126	27.9%

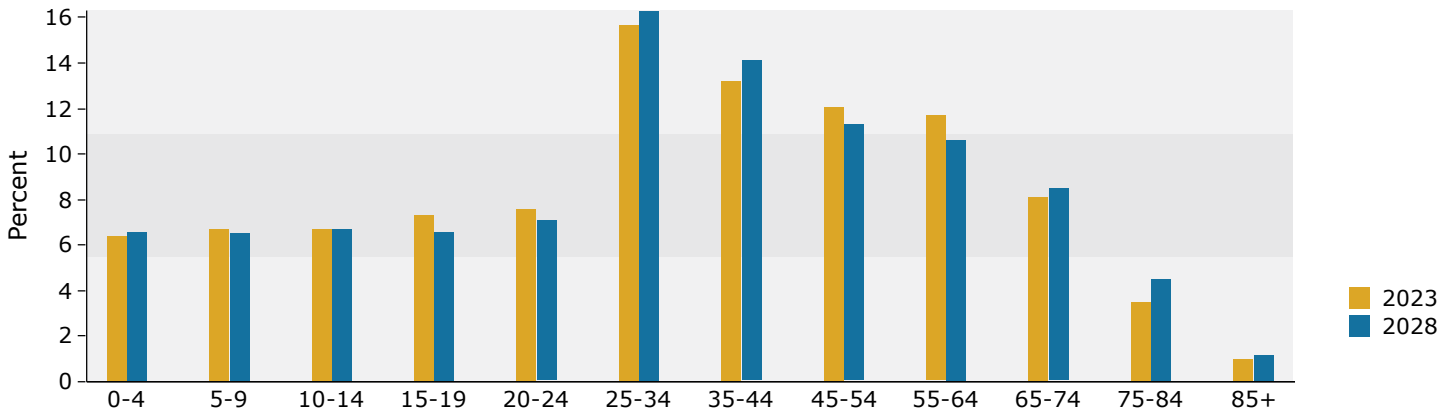
Data Note: Income is expressed in current dollars.

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

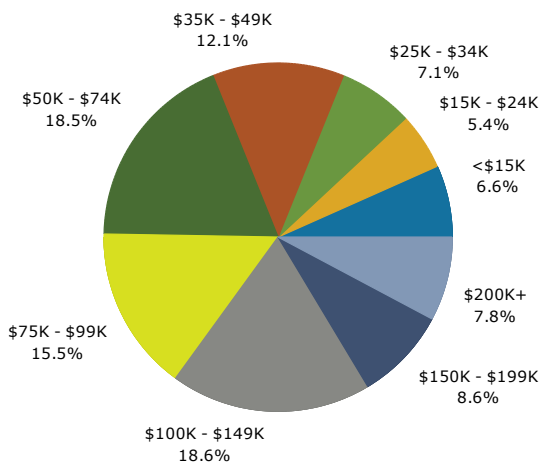
Trends 2023-2028



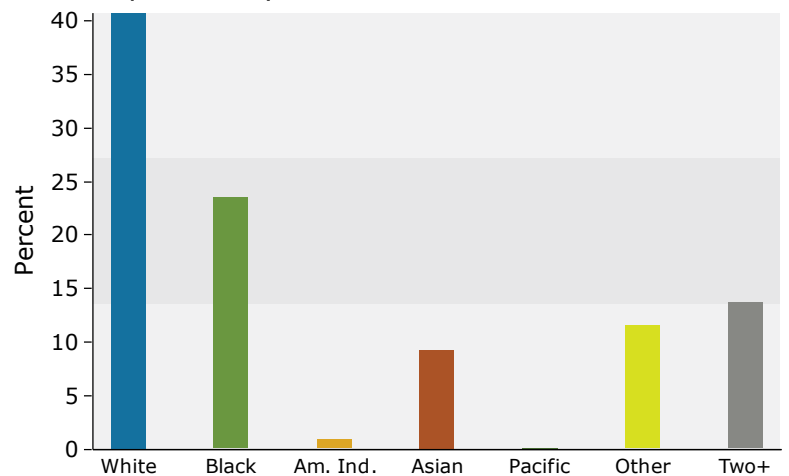
Population by Age



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.



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