

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

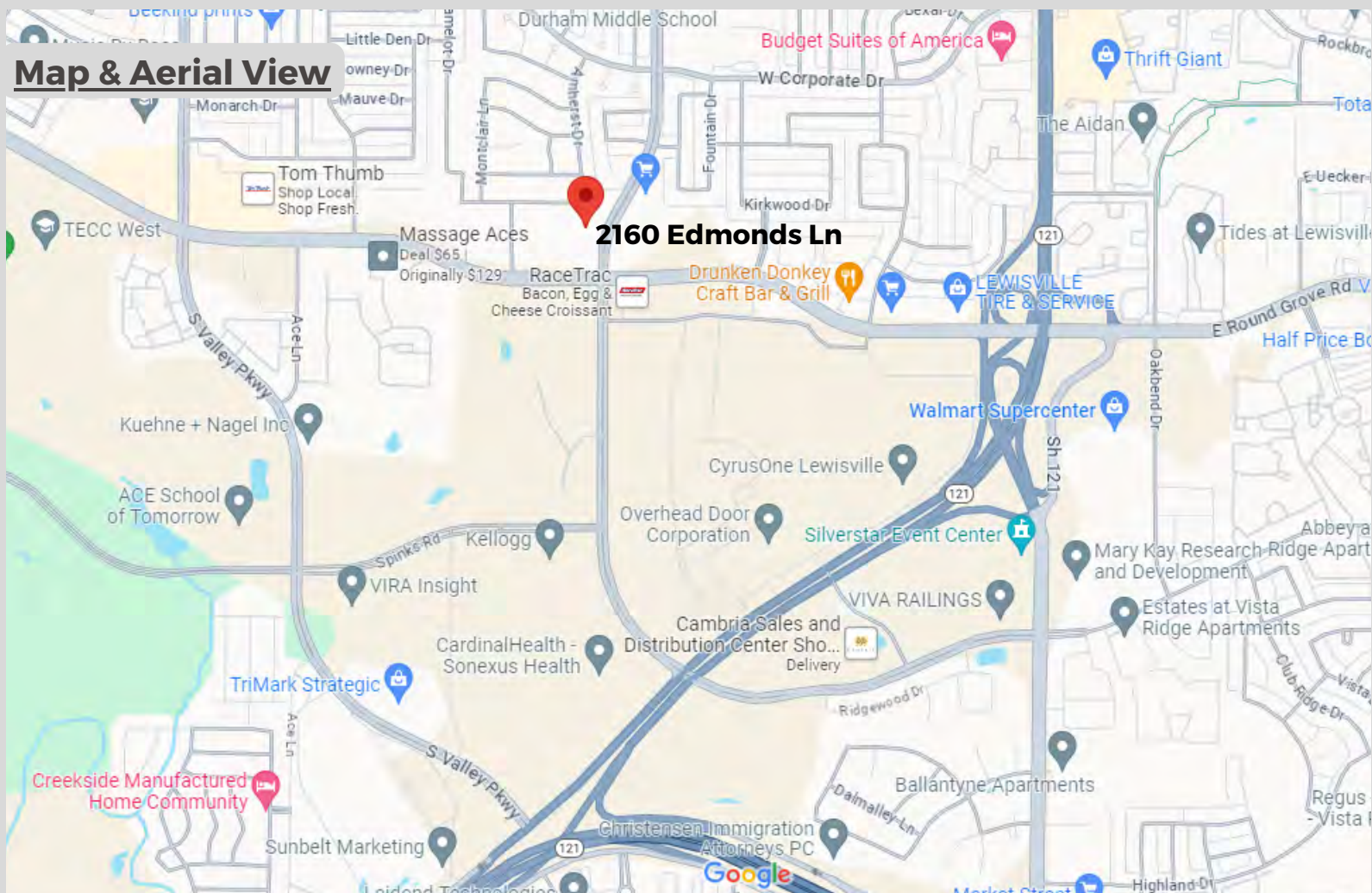


Neal Agrawal
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dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

Pictures



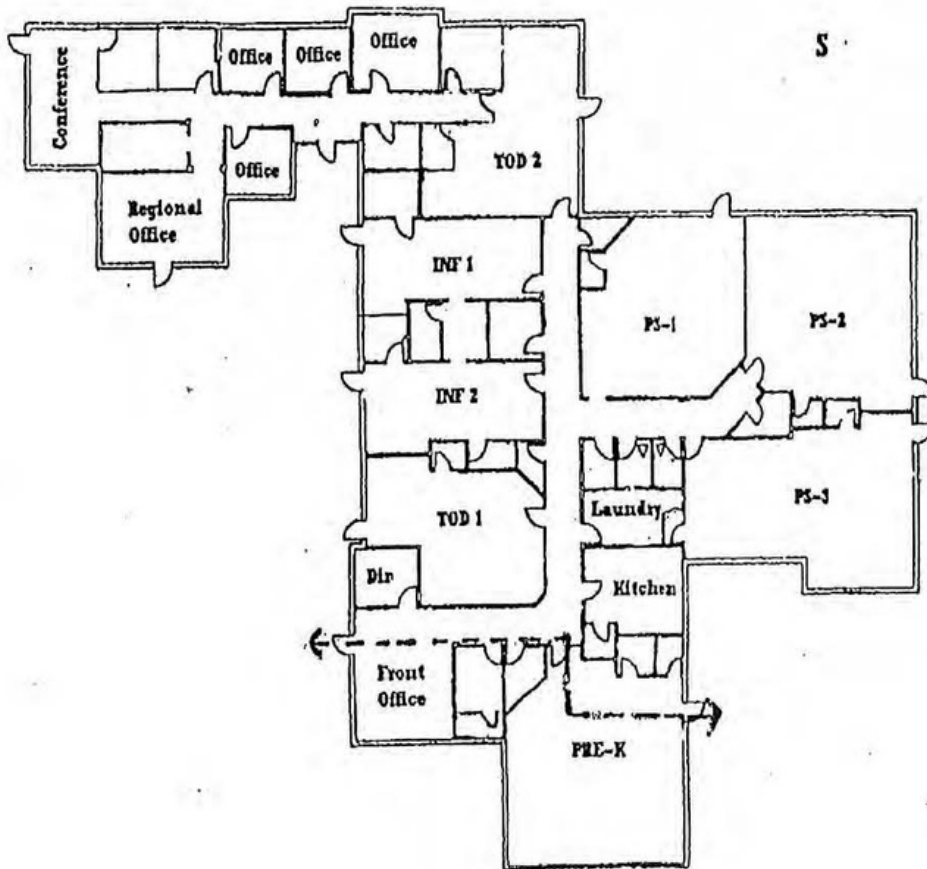
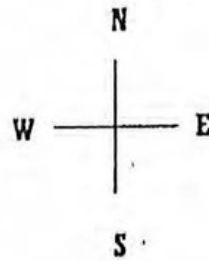
Map & Aerial View



Willow Grove

THE CHILDREN'S COURTYARD

2160 Edmonds Lane Lewisville, TX 75067
(972) 459-9860



REGIONAL & TRAINING CENTER



Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2023	2028
Population	11,718	13,823	13,703	13,562
Households	4,544	5,803	5,791	5,763
Families	3,043	-	3,678	3,643
Average Household Size	2.58	2.38	2.37	2.35
Owner Occupied Housing Units	2,751	-	3,060	3,107
Renter Occupied Housing Units	1,793	-	2,731	2,656
Median Age	31.7	-	33.7	34.3

Trends: 2023-2028 Annual Rate	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%

Households by Income	2023		2028	
	Number	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%

Median Household Income	\$80,289	\$88,026
Average Household Income	\$105,361	\$117,334
Per Capita Income	\$43,012	\$48,148

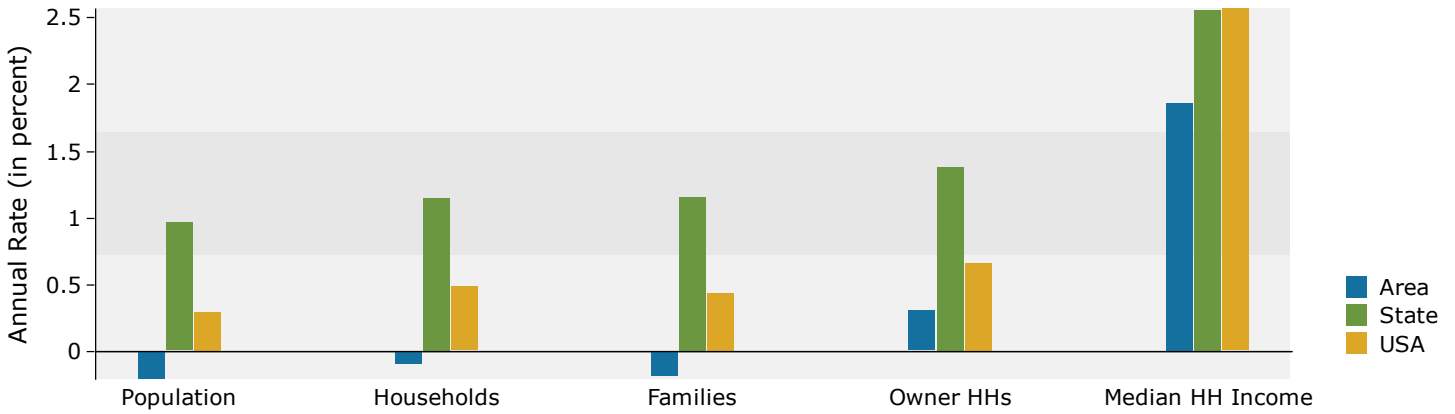
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	928	7.9%	924	6.7%	924	6.8%
5 - 9	899	7.7%	916	6.7%	870	6.4%
10 - 14	833	7.1%	929	6.8%	878	6.5%
15 - 19	754	6.4%	852	6.2%	801	5.9%
20 - 24	903	7.7%	1,027	7.5%	1,015	7.5%
25 - 34	2,236	19.1%	2,532	18.5%	2,461	18.1%
35 - 44	1,924	16.4%	2,194	16.0%	2,209	16.3%
45 - 54	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%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,793	66.5%	5,927	42.9%	5,863	42.8%	5,628	41.5%
Black Alone	1,501	12.8%	2,716	19.6%	2,599	19.0%	2,543	18.8%
American Indian Alone	50	0.4%	110	0.8%	113	0.8%	115	0.8%
Asian Alone	1,000	8.5%	1,665	12.0%	1,624	11.9%	1,741	12.8%
Pacific Islander Alone	4	0.0%	16	0.1%	16	0.1%	16	0.1%
Some Other Race Alone	1,003	8.6%	1,336	9.7%	1,407	10.3%	1,443	10.6%
Two or More Races	367	3.1%	2,053	14.9%	2,082	15.2%	2,076	15.3%
Hispanic Origin (Any Race)	2,737	23.4%	3,443	24.9%	3,616	26.4%	3,678	27.1%

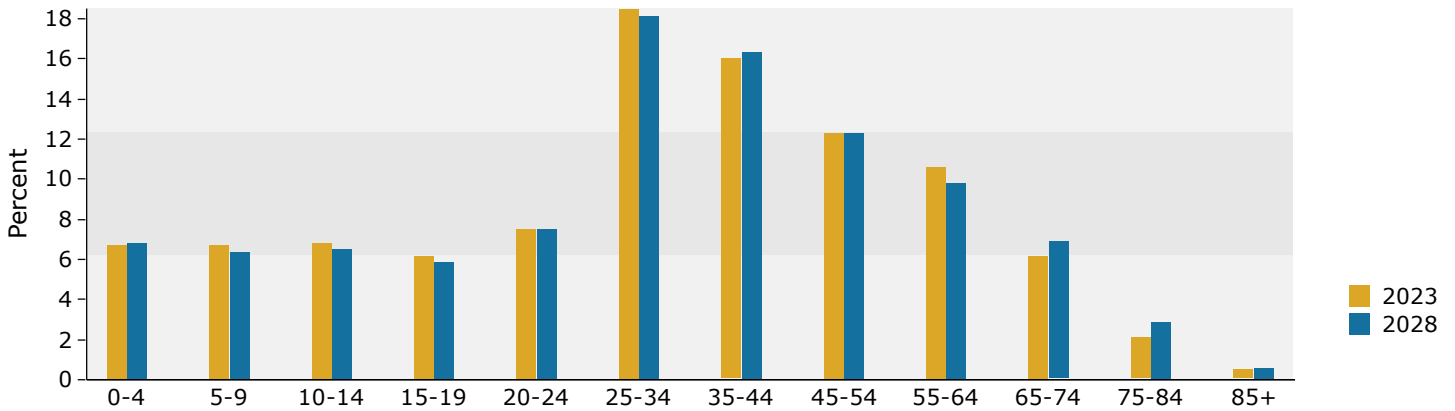
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

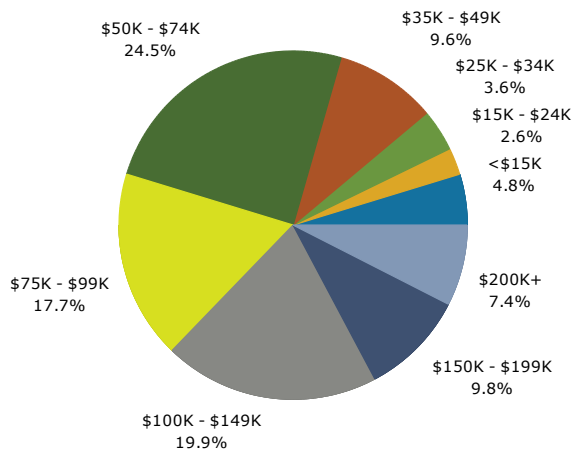
Trends 2023-2028



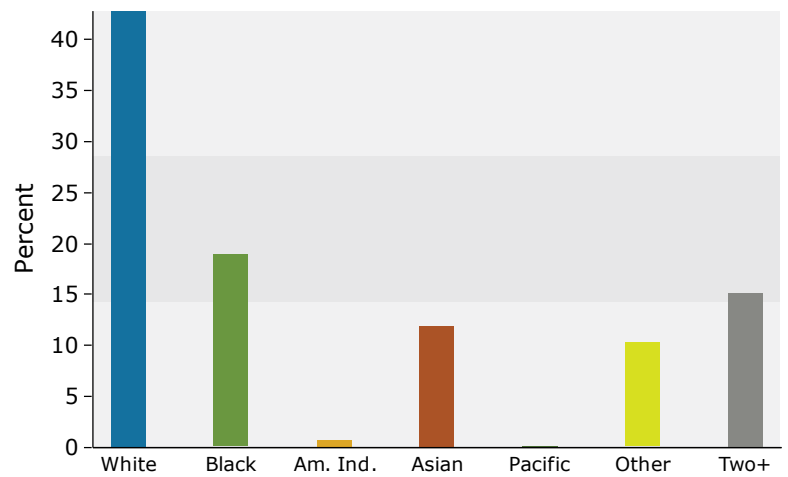
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.4%



Demographic and Income Profile

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 2010	Census 2020	2023	2028
Population	97,233	112,585	113,559	113,982
Households	37,169	42,953	43,641	44,054
Families	24,050	-	26,207	26,229
Average Household Size	2.61	2.62	2.60	2.58
Owner Occupied Housing Units	18,516	-	20,678	20,916
Renter Occupied Housing Units	18,653	-	22,963	23,138
Median Age	31.5	-	33.6	34.4

Trends: 2023-2028 Annual Rate	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%

Households by Income	2023		2028	
	Number	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	\$118,009		\$129,440	
Per Capita Income	\$45,354		\$50,026	

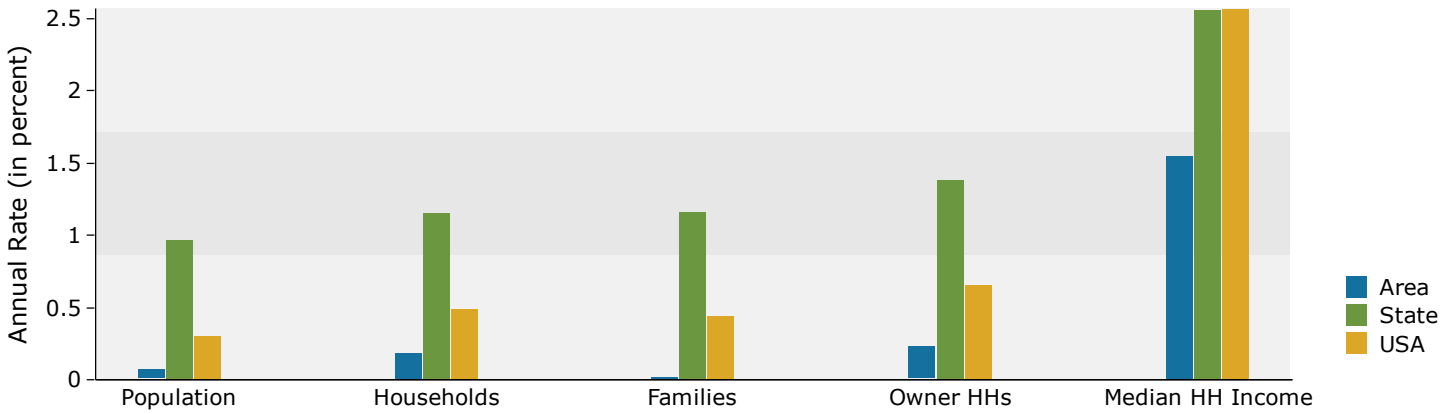
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,533	7.7%	7,330	6.5%	7,428	6.5%
5 - 9	7,728	7.9%	7,485	6.6%	7,062	6.2%
10 - 14	7,321	7.5%	7,776	6.8%	7,229	6.3%
15 - 19	6,639	6.8%	7,359	6.5%	7,036	6.2%
20 - 24	7,565	7.8%	8,959	7.9%	9,249	8.1%
25 - 34	17,590	18.1%	20,568	18.1%	20,238	17.8%
35 - 44	15,657	16.1%	17,524	15.4%	17,533	15.4%
45 - 54	14,662	15.1%	14,176	12.5%	14,075	12.3%
55 - 64	7,469	7.7%	12,360	10.9%	11,880	10.4%
65 - 74	3,090	3.2%	6,736	5.9%	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%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	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	12.9%	14,579	12.8%
American Indian Alone	540	0.6%	1,122	1.0%	1,172	1.0%	1,234	1.1%
Asian Alone	9,888	10.2%	17,944	15.9%	18,272	16.1%	19,851	17.4%
Pacific Islander Alone	60	0.1%	77	0.1%	78	0.1%	79	0.1%
Some Other Race Alone	9,916	10.2%	13,060	11.6%	13,853	12.2%	14,584	12.8%
Two or More Races	3,010	3.1%	16,517	14.7%	17,007	15.0%	17,328	15.2%
Hispanic Origin (Any Race)	24,322	25.0%	31,248	27.8%	32,994	29.1%	34,221	30.0%

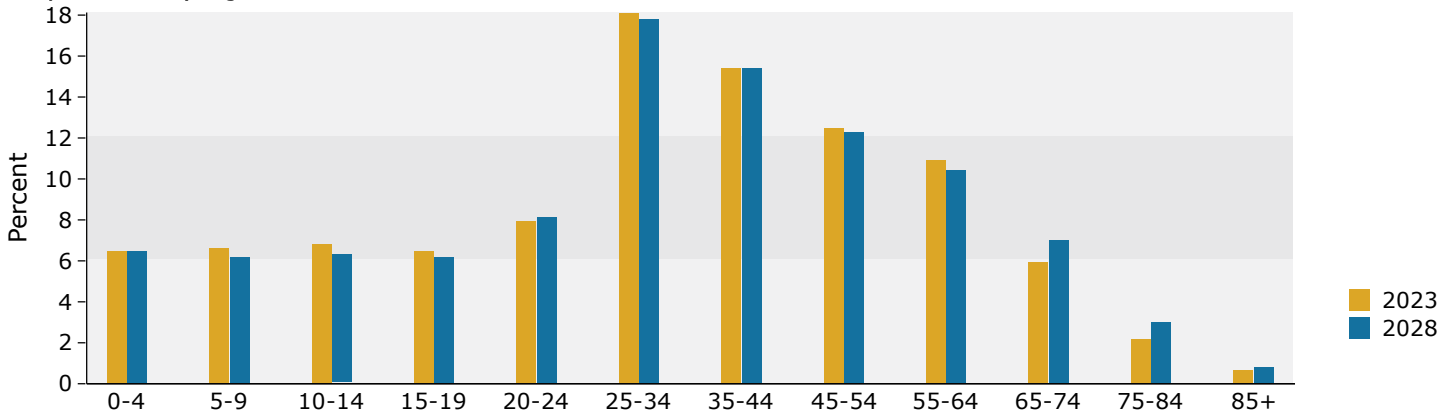
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

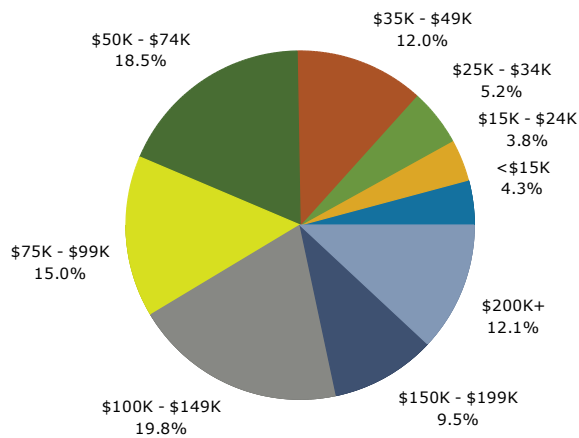
Trends 2023-2028



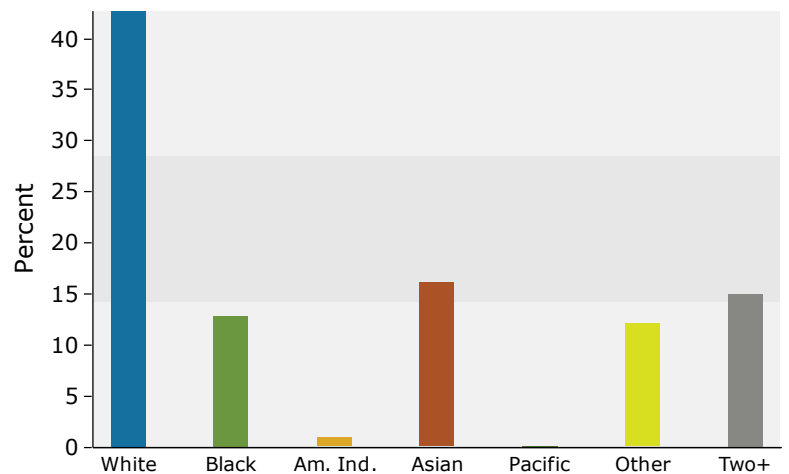
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 29.1%



Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2023	2028
Population	185,388	211,521	216,692	220,912
Households	68,809	79,056	81,960	84,125
Families	47,984	-	53,774	54,759
Average Household Size	2.69	2.67	2.64	2.62
Owner Occupied Housing Units	41,137	-	44,255	44,485
Renter Occupied Housing Units	27,674	-	37,705	39,639
Median Age	33.5	-	35.4	36.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.39%	0.97%	0.30%
Households	0.52%	1.15%	0.49%
Families	0.36%	1.16%	0.44%
Owner HHs	0.10%	1.38%	0.66%
Median Household Income	1.64%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,283	4.0%	2,978	3.5%
\$15,000 - \$24,999	2,911	3.6%	2,336	2.8%
\$25,000 - \$34,999	3,817	4.7%	3,279	3.9%
\$35,000 - \$49,999	8,154	9.9%	7,426	8.8%
\$50,000 - \$74,999	13,266	16.2%	12,727	15.1%
\$75,000 - \$99,999	11,636	14.2%	11,963	14.2%
\$100,000 - \$149,999	16,830	20.5%	18,039	21.4%
\$150,000 - \$199,999	9,541	11.6%	11,474	13.6%
\$200,000+	12,520	15.3%	13,900	16.5%
Median Household Income	\$94,414		\$102,417	
Average Household Income	\$130,732		\$143,437	
Per Capita Income	\$49,557		\$54,746	

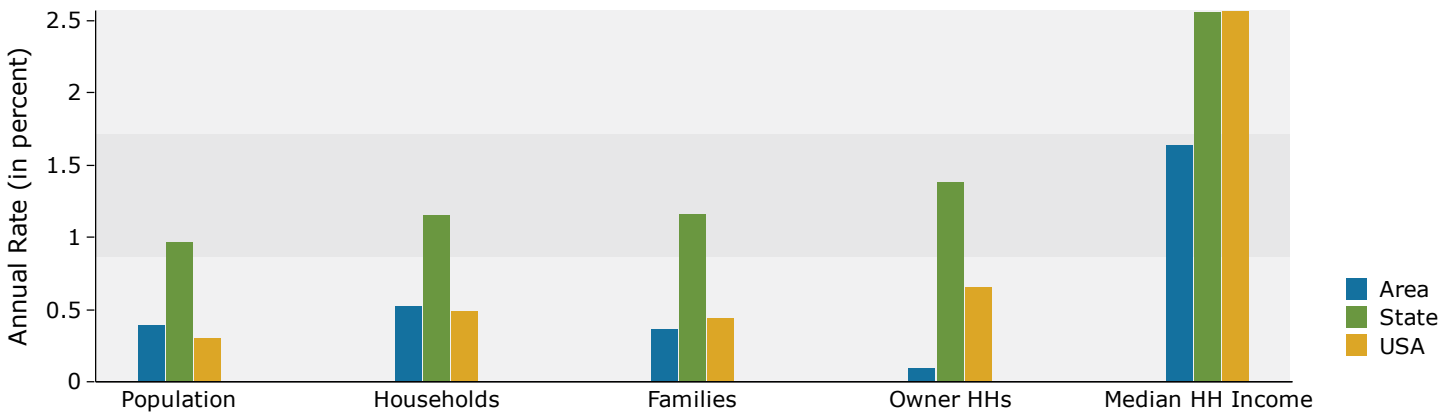
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,308	7.2%	12,967	6.0%	13,397	6.1%
5 - 9	14,710	7.9%	13,908	6.4%	13,290	6.0%
10 - 14	15,076	8.1%	14,955	6.9%	13,853	6.3%
15 - 19	13,380	7.2%	14,089	6.5%	13,277	6.0%
20 - 24	11,830	6.4%	15,182	7.0%	15,065	6.8%
25 - 34	28,430	15.3%	35,759	16.5%	36,924	16.7%
35 - 44	30,558	16.5%	32,321	14.9%	33,725	15.3%
45 - 54	30,981	16.7%	28,389	13.1%	27,591	12.5%
55 - 64	16,286	8.8%	26,685	12.3%	25,347	11.5%
65 - 74	6,584	3.6%	15,017	6.9%	18,203	8.2%
75 - 84	3,016	1.6%	5,642	2.6%	7,996	3.6%
85+	1,228	0.7%	1,776	0.8%	2,242	1.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	130,542	70.4%	105,655	50.0%	106,300	49.1%	103,289	46.8%
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%

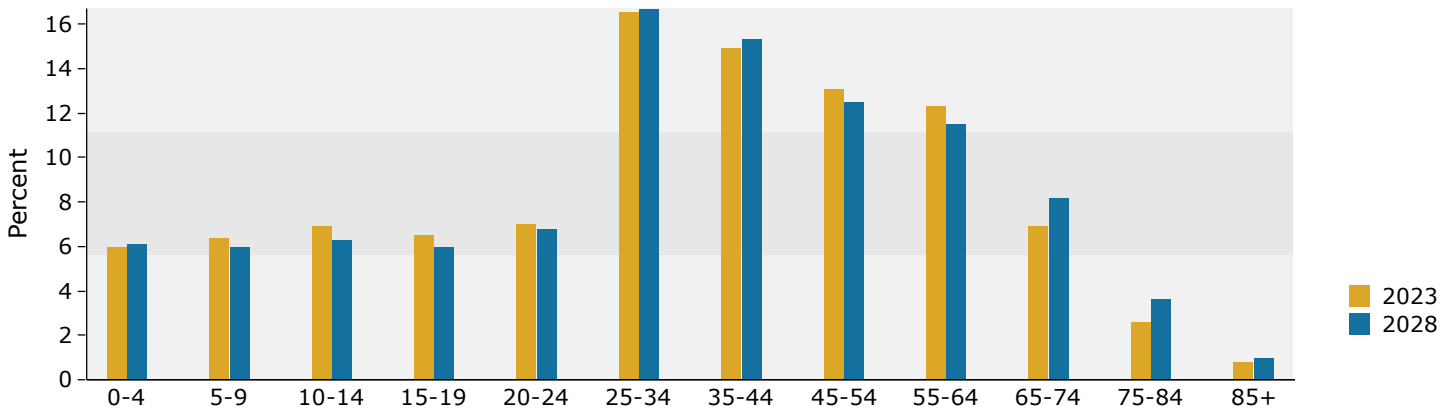
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

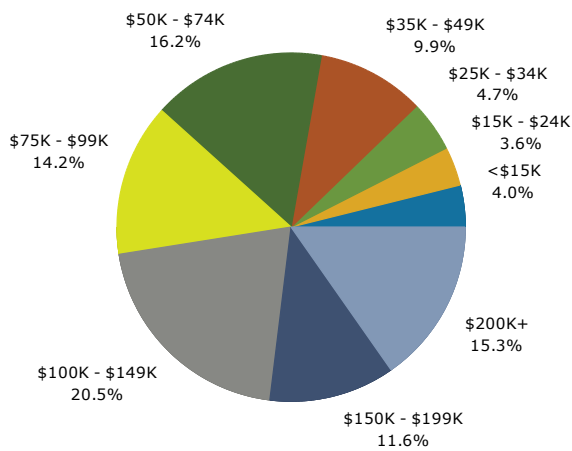
Trends 2023-2028



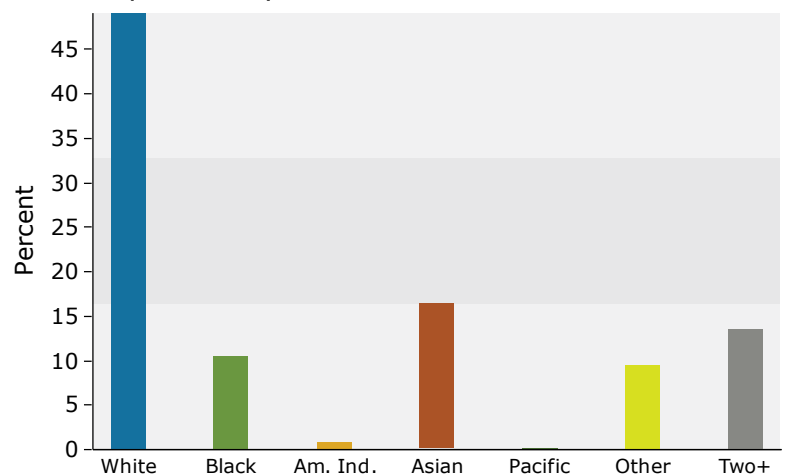
Population by Age



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.

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