

**For  
Sale/Lease**

**662 Edmonds Ln  
Lewisville, TX 75067**

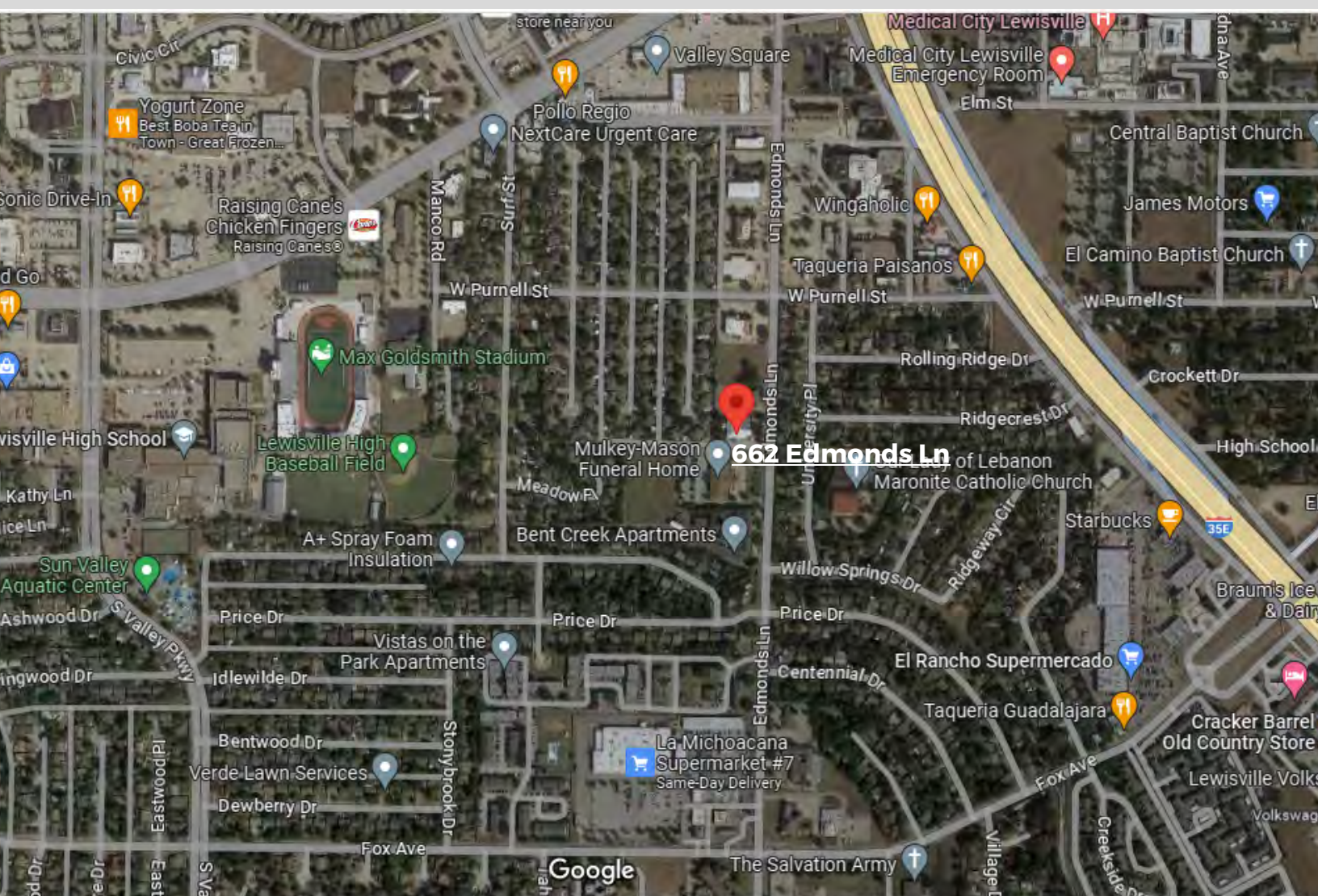
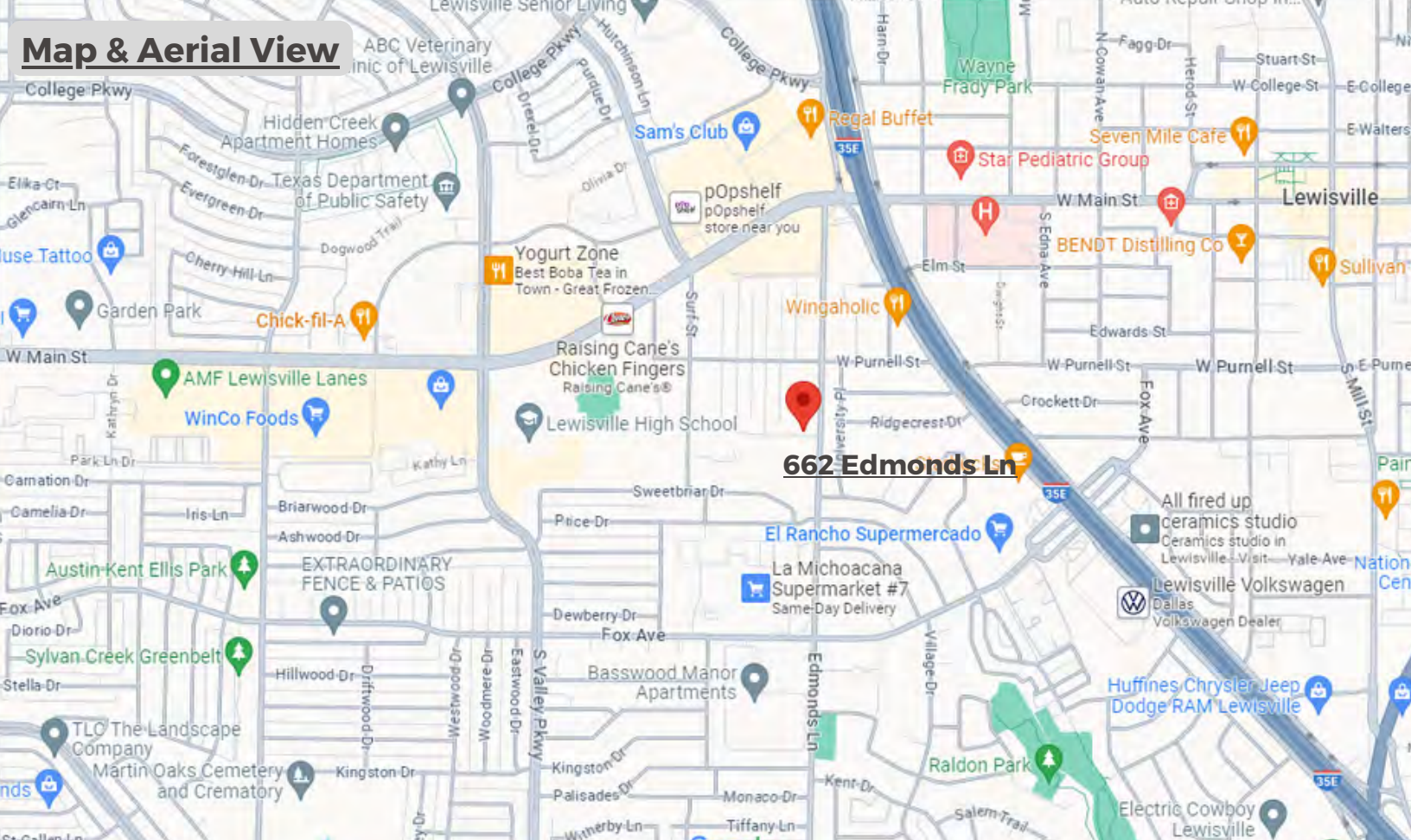


- **Asking - \$1,850,000 (Sale)**
- **For Lease- \$18/sqft + NNN**
- **NNN- \$4/sqft approx.**
- **Monthly Base Rent- \$14,100**
- **Monthly NNN- \$3,135 approx.**
- **Building size- 9,400 sqft**
- **Lot Size- 0.64 acres approx.**
- **Licensed capacity- 175**
- **Year Built- 1983**
- **Building updated in 2023**
- **8 Classrooms, 3 Offices, indoor Courtyard/Gym, Kitchen, Sick room, Supply room & Playground**
- **Avg. Household Income of \$105,000+ in the 3-mile radius**
- **Easy access from Hwy 35 & Hwy 121 B**

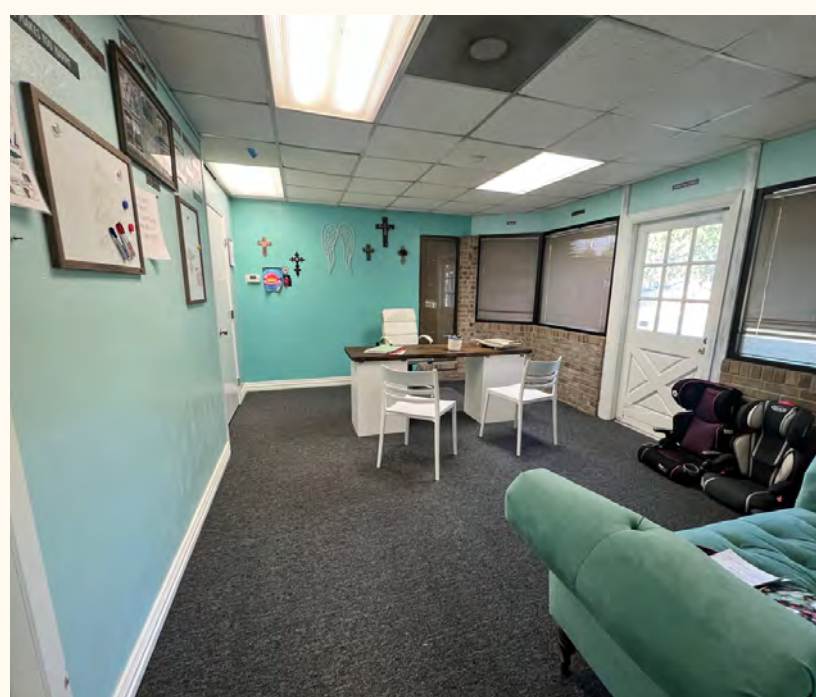


**Neal Agrawal  
972-804-0742  
dfwneal@gmail.com  
Crest Real Estate Advisors  
www.preschoolexchange.com**

# Map & Aerial View



**Pictures**





# QUAIL VALLEY PREPARATORY SCHOOL FLOOR PLAN WITH SIZES



662 EDMONDS LANE | LEWISVILLE, TX 75067  
214-221-6575  
WWW.QUAILVALLEYLEWISVILLE.COM



# Demographic and Income Profile

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

Prepared by Esri  
 Latitude: 33.04039  
 Longitude: -97.01061

Summary	Census 2010	Census 2020	2023	2028
Population	97,200	104,562	106,201	108,484
Households	36,566	38,953	39,812	40,873
Families	24,468	-	25,033	25,503
Average Household Size	2.65	2.68	2.66	2.65
Owner Occupied Housing Units	20,574	-	21,354	21,526
Renter Occupied Housing Units	15,991	-	18,458	19,347
Median Age	32.3	-	34.8	35.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.43%	0.97%	0.30%
Households	0.53%	1.15%	0.49%
Families	0.37%	1.16%	0.44%
Owner HHs	0.16%	1.38%	0.66%
Median Household Income	1.56%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,867	4.7%	1,670	4.1%
\$15,000 - \$24,999	1,709	4.3%	1,369	3.3%
\$25,000 - \$34,999	2,255	5.7%	1,936	4.7%
\$35,000 - \$49,999	4,732	11.9%	4,392	10.7%
\$50,000 - \$74,999	7,656	19.2%	7,488	18.3%
\$75,000 - \$99,999	6,386	16.0%	6,619	16.2%
\$100,000 - \$149,999	8,067	20.3%	8,884	21.7%
\$150,000 - \$199,999	3,924	9.9%	4,903	12.0%
\$200,000+	3,215	8.1%	3,613	8.8%
Median Household Income	\$80,175		\$86,627	
Average Household Income	\$105,785		\$116,747	
Per Capita Income	\$39,630		\$43,957	

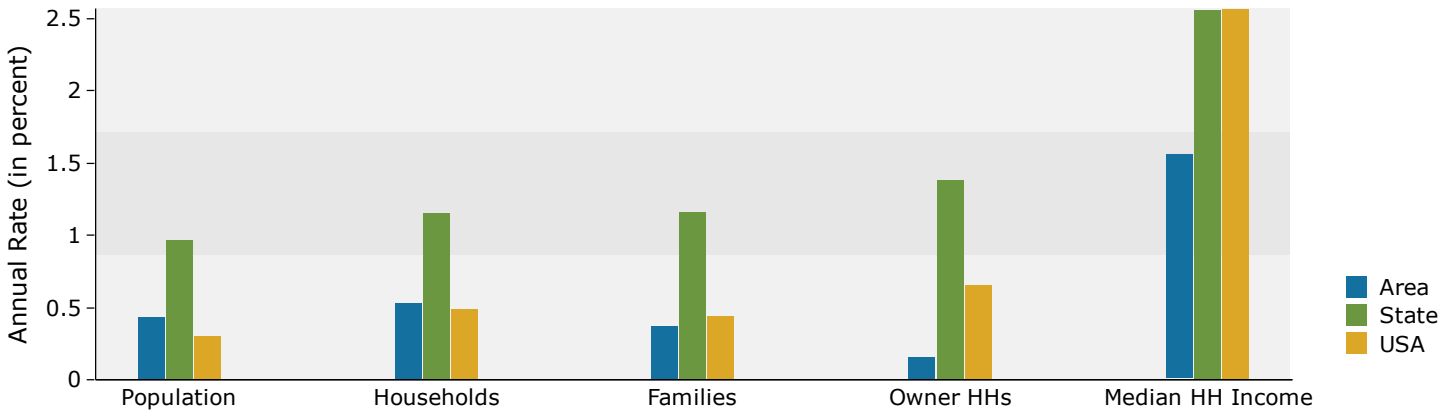
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,620	7.8%	6,996	6.6%	7,210	6.6%
5 - 9	7,574	7.8%	7,166	6.7%	6,906	6.4%
10 - 14	6,918	7.1%	7,310	6.9%	7,110	6.6%
15 - 19	6,635	6.8%	6,833	6.4%	6,758	6.2%
20 - 24	7,326	7.5%	7,316	6.9%	7,994	7.4%
25 - 34	16,890	17.4%	17,853	16.8%	17,228	15.9%
35 - 44	15,314	15.8%	16,346	15.4%	16,701	15.4%
45 - 54	14,139	14.5%	13,151	12.4%	13,345	12.3%
55 - 64	8,262	8.5%	11,731	11.0%	11,445	10.5%
65 - 74	3,856	4.0%	7,358	6.9%	8,270	7.6%
75 - 84	1,861	1.9%	3,120	2.9%	4,231	3.9%
85+	806	0.8%	1,019	1.0%	1,286	1.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,989	69.9%	50,487	48.3%	51,024	48.0%	50,653	46.7%
Black Alone	9,331	9.6%	13,315	12.7%	13,007	12.2%	13,166	12.1%
American Indian Alone	651	0.7%	1,225	1.2%	1,301	1.2%	1,407	1.3%
Asian Alone	6,063	6.2%	9,912	9.5%	9,624	9.1%	10,322	9.5%
Pacific Islander Alone	59	0.1%	68	0.1%	70	0.1%	72	0.1%
Some Other Race Alone	10,182	10.5%	13,583	13.0%	14,639	13.8%	15,746	14.5%
Two or More Races	2,926	3.0%	15,972	15.3%	16,536	15.6%	17,118	15.8%
Hispanic Origin (Any Race)	26,050	26.8%	31,776	30.4%	34,086	32.1%	36,178	33.3%

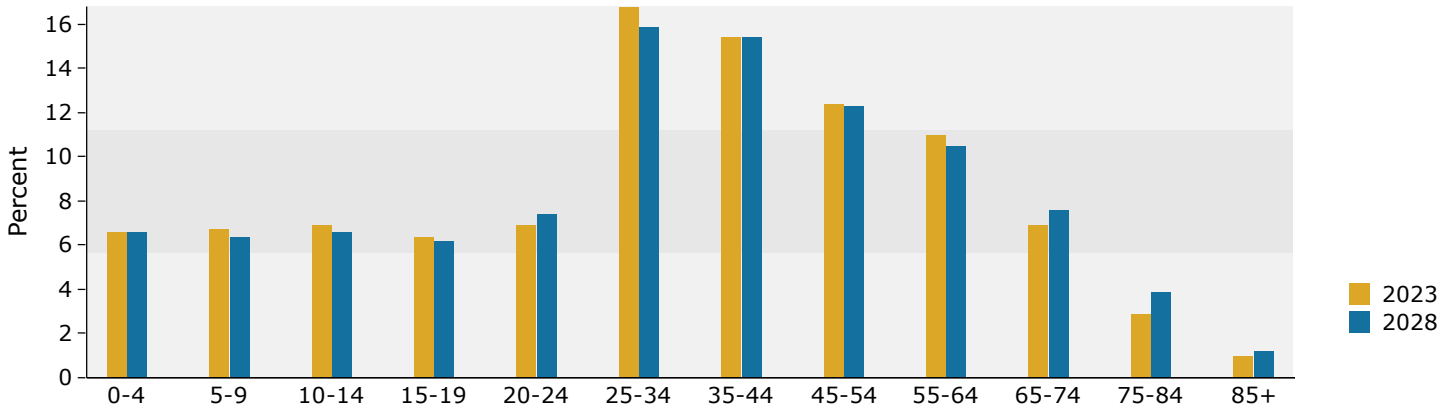
**Data Note:** Income is expressed in current dollars.

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

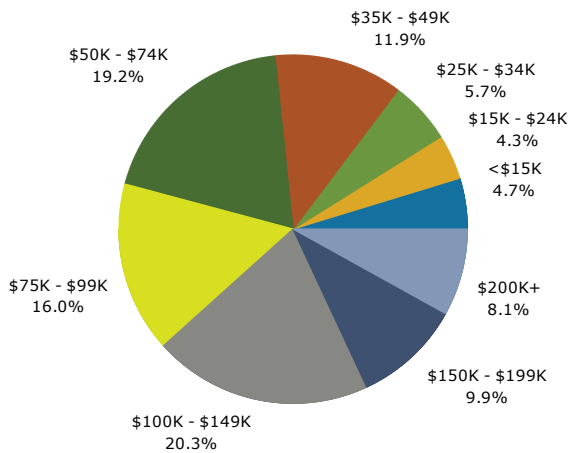
## Trends 2023-2028



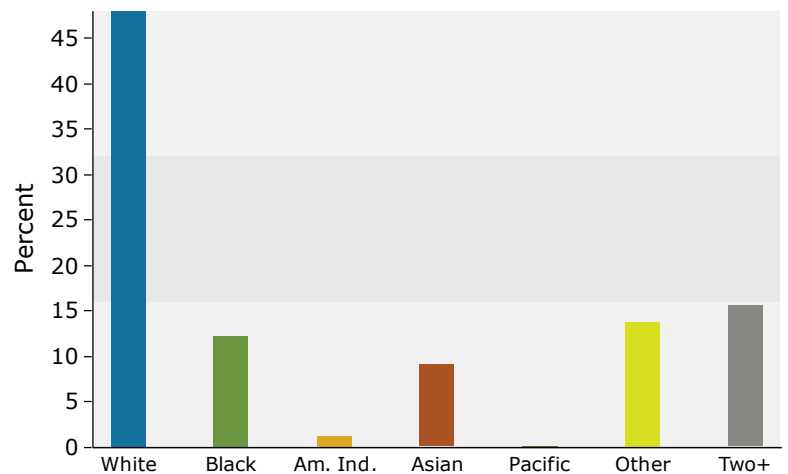
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 32.1%



# Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.04039  
 Longitude: -97.01061

Summary	Census 2010	Census 2020	2023	2028
Population	181,914	207,238	211,732	214,597
Households	66,640	76,665	79,090	80,631
Families	47,411	-	52,754	53,338
Average Household Size	2.72	2.69	2.67	2.65
Owner Occupied Housing Units	41,594	-	45,573	45,911
Renter Occupied Housing Units	25,046	-	33,517	34,720
Median Age	33.8	-	35.7	36.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.27%	0.97%	0.30%
Households	0.39%	1.15%	0.49%
Families	0.22%	1.16%	0.44%
Owner HHs	0.15%	1.38%	0.66%
Median Household Income	1.55%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,258	4.1%	2,957	3.7%
\$15,000 - \$24,999	2,562	3.2%	2,048	2.5%
\$25,000 - \$34,999	3,487	4.4%	2,984	3.7%
\$35,000 - \$49,999	7,784	9.8%	7,048	8.7%
\$50,000 - \$74,999	12,902	16.3%	12,262	15.2%
\$75,000 - \$99,999	11,216	14.2%	11,440	14.2%
\$100,000 - \$149,999	16,144	20.4%	17,233	21.4%
\$150,000 - \$199,999	9,466	12.0%	11,329	14.1%
\$200,000+	12,270	15.5%	13,328	16.5%
Median Household Income	\$95,342		\$102,976	
Average Household Income	\$132,049		\$144,157	
Per Capita Income	\$49,346		\$54,186	

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,996	7.1%	12,710	6.0%	13,076	6.1%
5 - 9	14,782	8.1%	13,856	6.5%	13,231	6.2%
10 - 14	14,981	8.2%	14,987	7.1%	13,941	6.5%
15 - 19	13,125	7.2%	14,192	6.7%	13,231	6.2%
20 - 24	11,403	6.3%	14,406	6.8%	14,275	6.7%
25 - 34	26,870	14.8%	33,577	15.9%	34,130	15.9%
35 - 44	30,270	16.6%	31,152	14.7%	32,312	15.1%
45 - 54	30,221	16.6%	28,394	13.4%	27,361	12.7%
55 - 64	16,171	8.9%	26,038	12.3%	25,078	11.7%
65 - 74	6,781	3.7%	14,935	7.1%	17,596	8.2%
75 - 84	3,072	1.7%	5,745	2.7%	8,150	3.8%
85+	1,241	0.7%	1,739	0.8%	2,217	1.0%

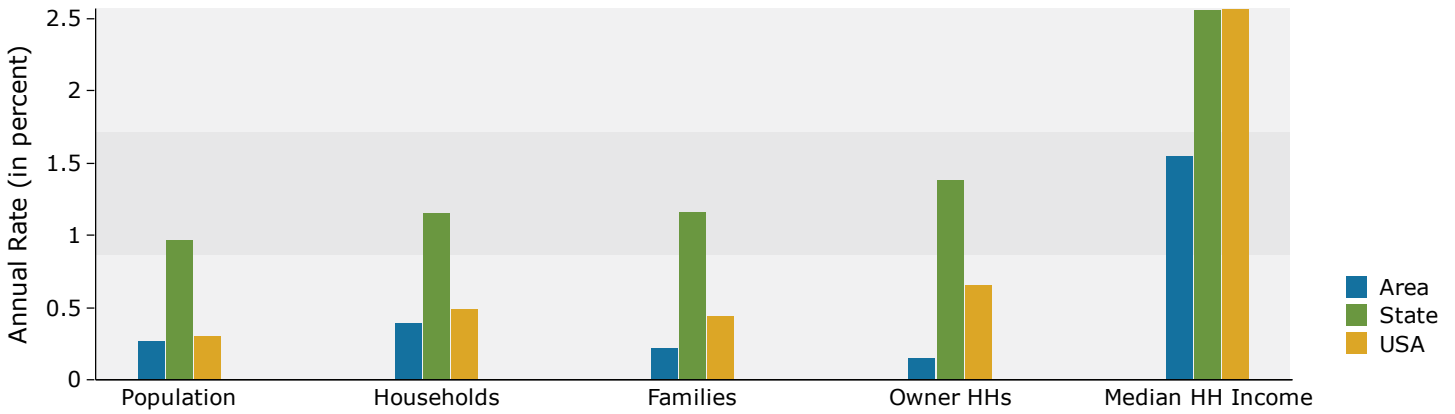
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	131,381	72.2%	108,742	52.5%	110,063	52.0%	107,666	50.2%
Black Alone	14,045	7.7%	21,781	10.5%	21,432	10.1%	21,513	10.0%
American Indian Alone	1,026	0.6%	1,818	0.9%	1,951	0.9%	2,097	1.0%
Asian Alone	17,471	9.6%	28,961	14.0%	29,092	13.7%	31,399	14.6%
Pacific Islander Alone	113	0.1%	138	0.1%	143	0.1%	147	0.1%
Some Other Race Alone	12,839	7.1%	18,412	8.9%	20,296	9.6%	22,036	10.3%
Two or More Races	5,039	2.8%	27,386	13.2%	28,755	13.6%	29,739	13.9%
Hispanic Origin (Any Race)	35,241	19.4%	46,685	22.5%	51,032	24.1%	54,377	25.3%

**Data Note:** Income is expressed in current dollars.

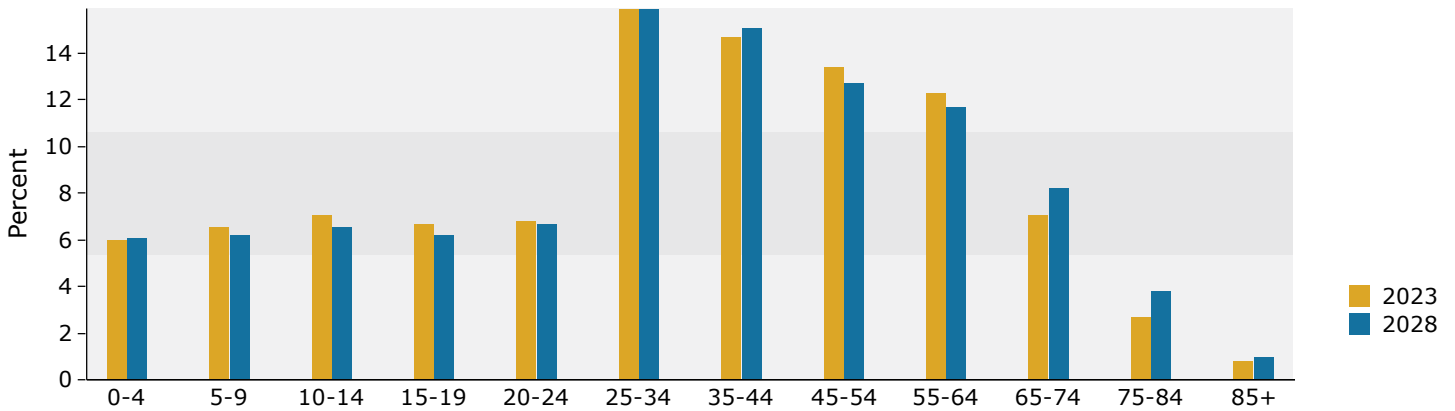
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



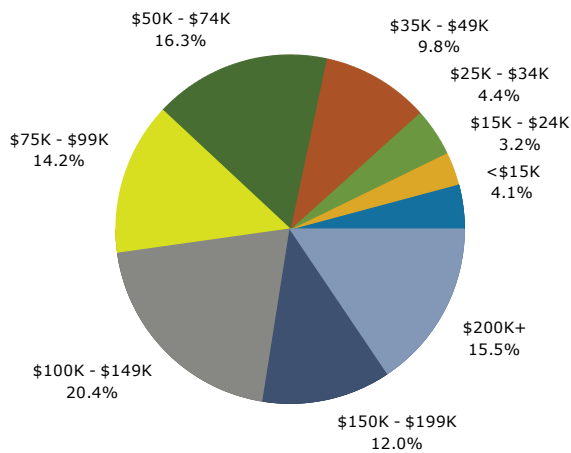
## Trends 2023-2028



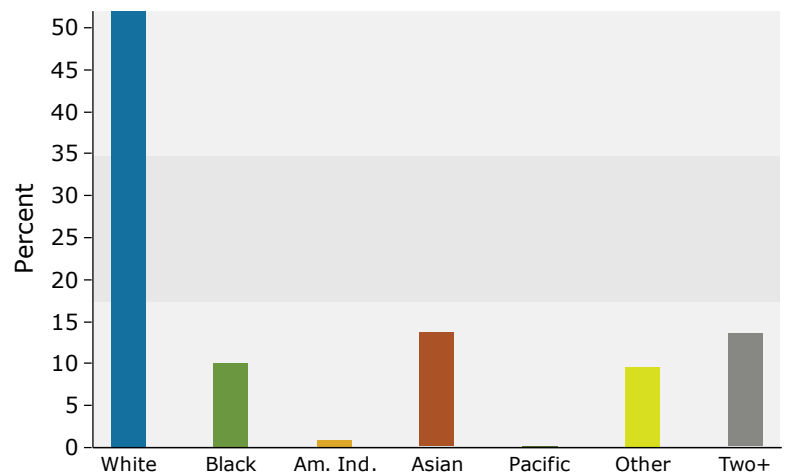
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 24.1%



## 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.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date