

**FOR  
LEASE**

**1702 FM 407  
Lewisville, TX 75077**



**COMMERCIAL/RETAIL/RESTAURANT/CHURCH/CHILDCARE**

- Asking- \$8,500/m + NNN
- Former Childcare building
- Current vacant
- Building size- 6,000 sqft
- Lot size- 1.28 acre approx.
- Last licensed capacity- 131
- 5 large Classrooms, 1 Gym/Classroom, Kitchen, Office, large Playground
- Good visibility & full frontage on FM 407
- Local Commercial zoning
- Possible uses- Retail, Restaurant, Office, Bank, Church, Community Center & more



**Neal Agrawal**  
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dfwneal@gmail.com  
Crest Real Estate Advisors

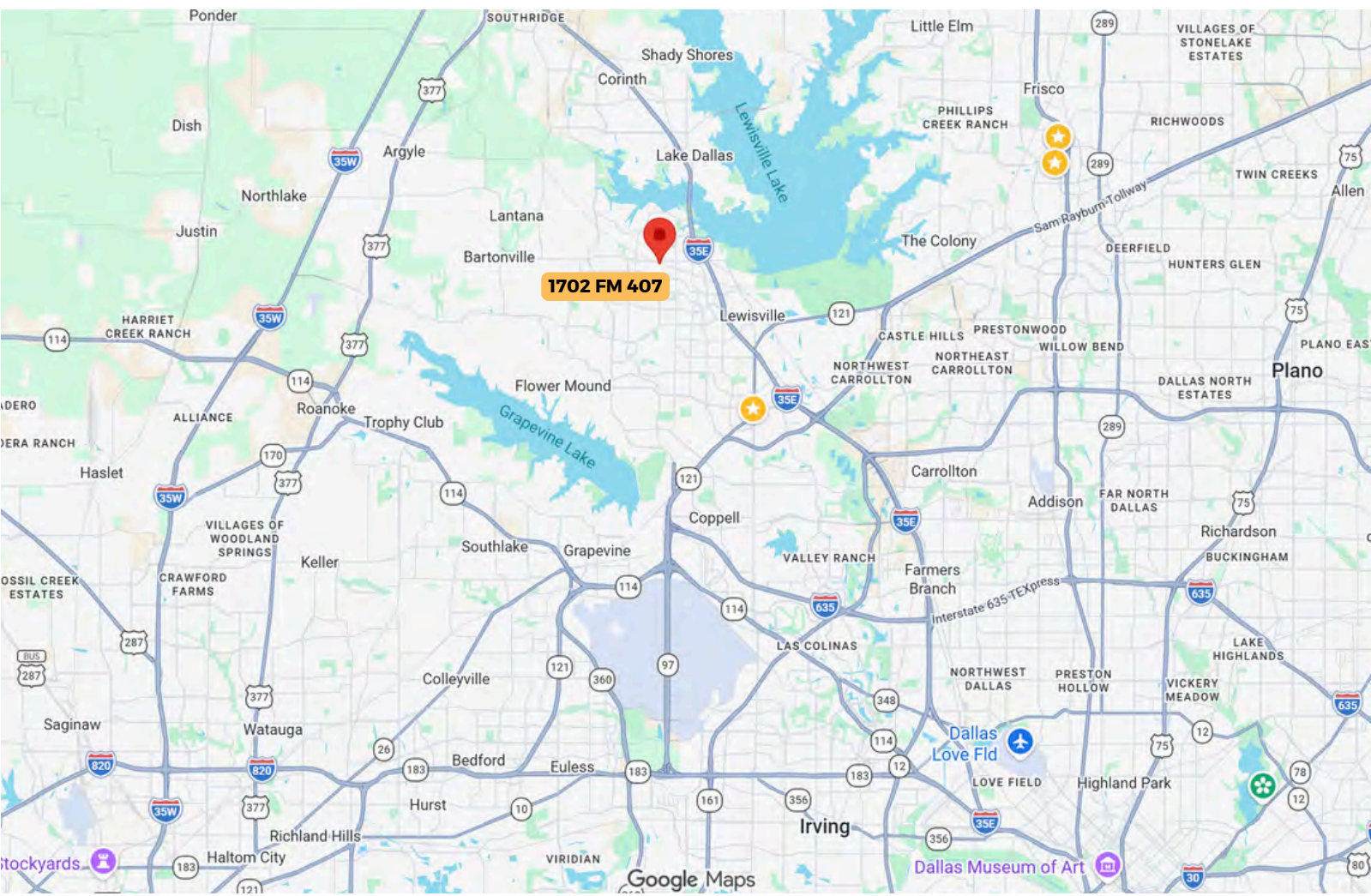
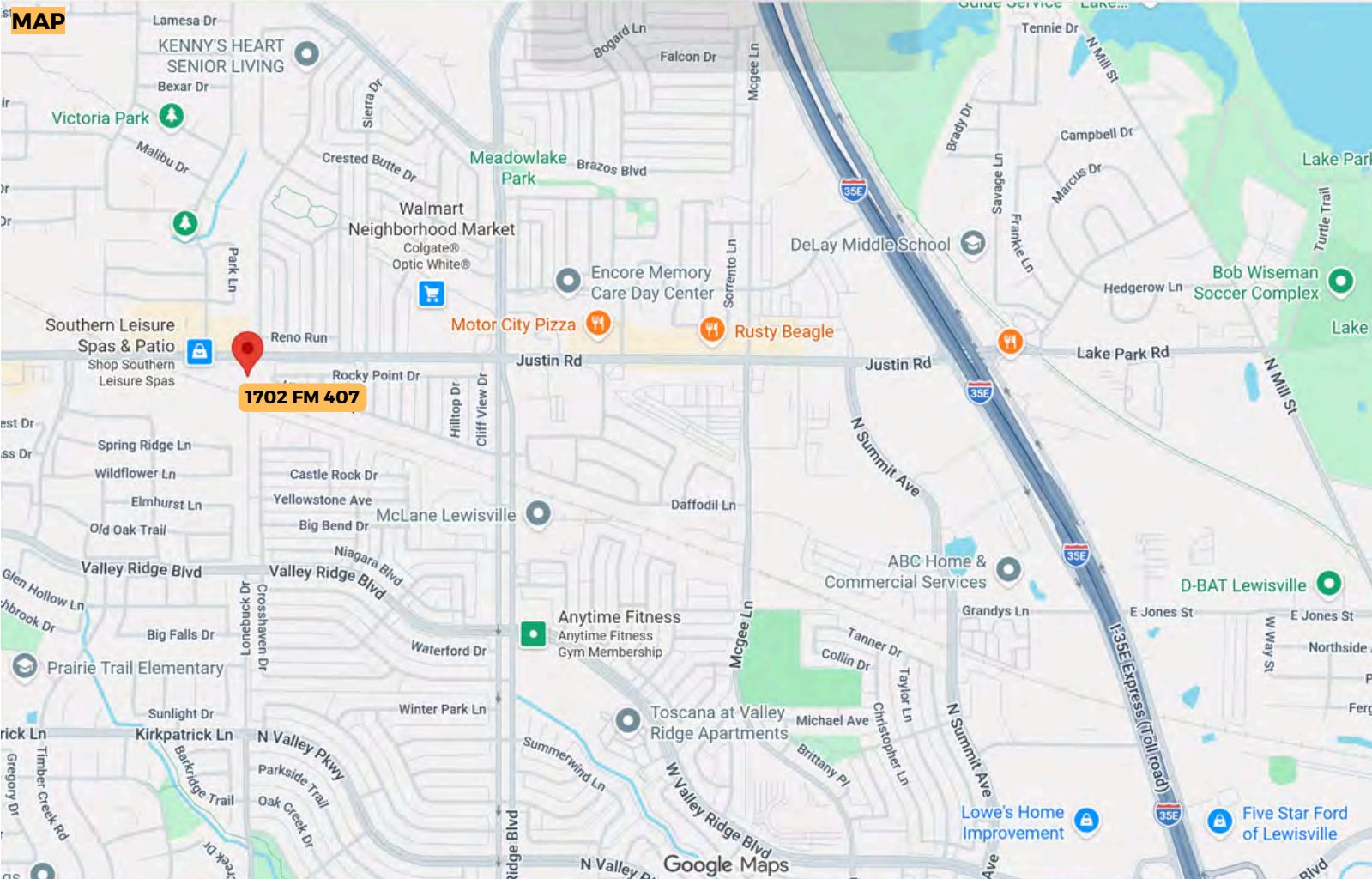
**WWW.PRESCHOOLEXCHANGE.COM**

PICTURES

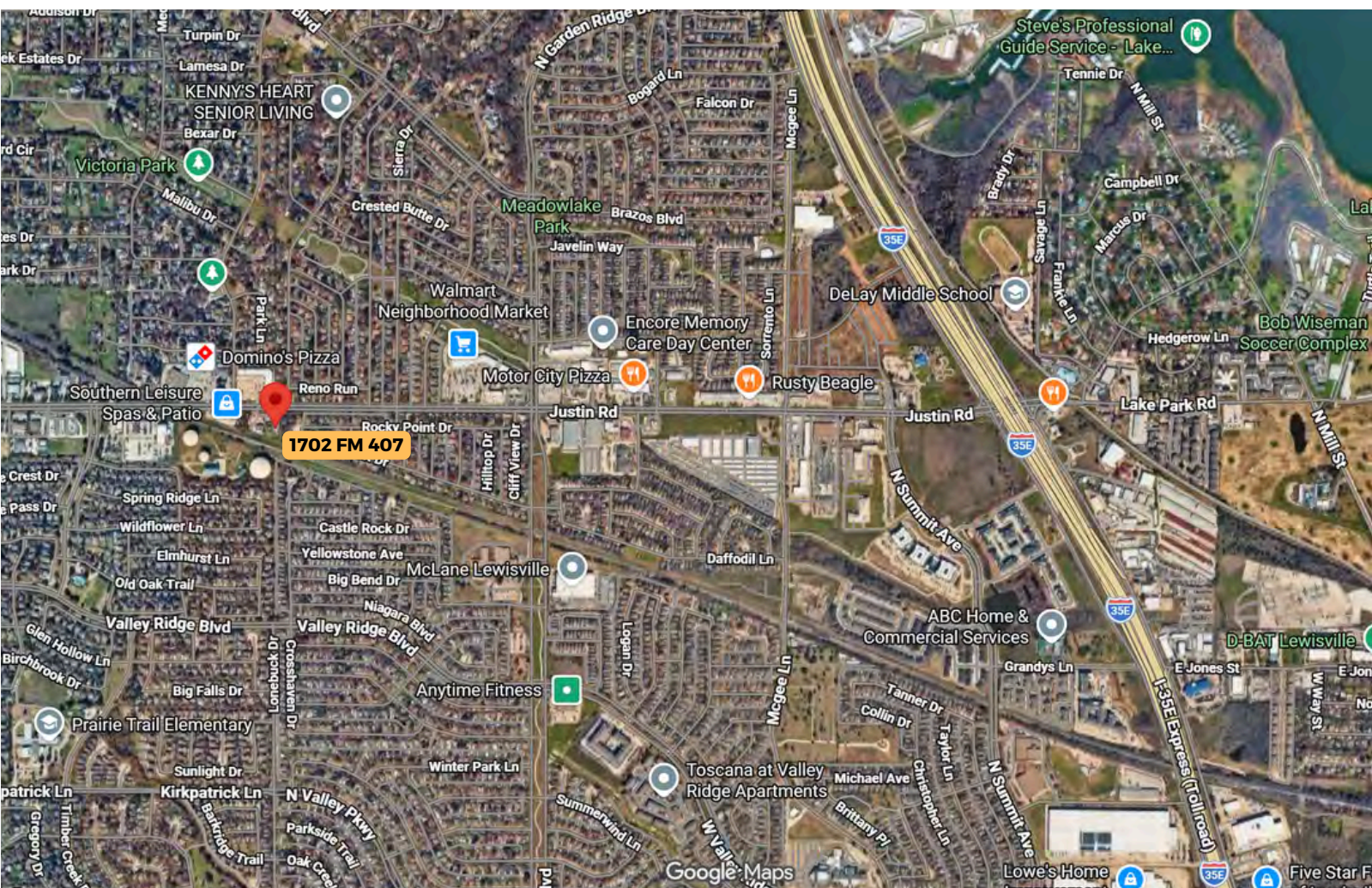
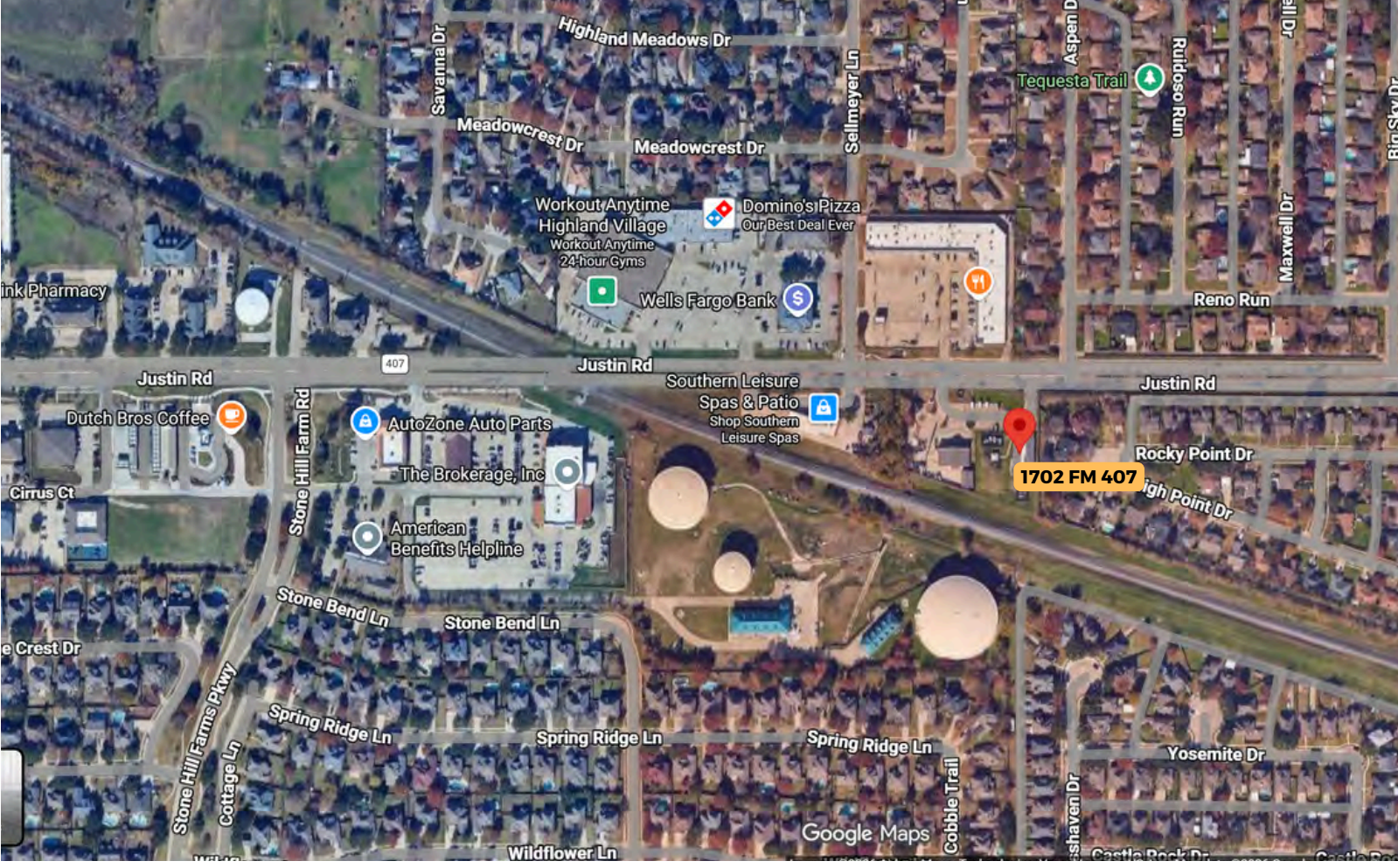


PICTURES





**AERIAL VIEW**





# Demographic and Income Profile

1702 FM 407, Lewisville, Texas, 75077



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	14,831	14,794	15,202
Total Households	5,179	5,367	5,680
Family Households	4,143	4,187	4,382
Average Household Size	2.86	2.76	2.68
Owner Occupied Housing Units	4,247	4,309	4,600
Renter Occupied Housing Units	932	1,058	1,080
Median Age	39.3	39.9	40.6

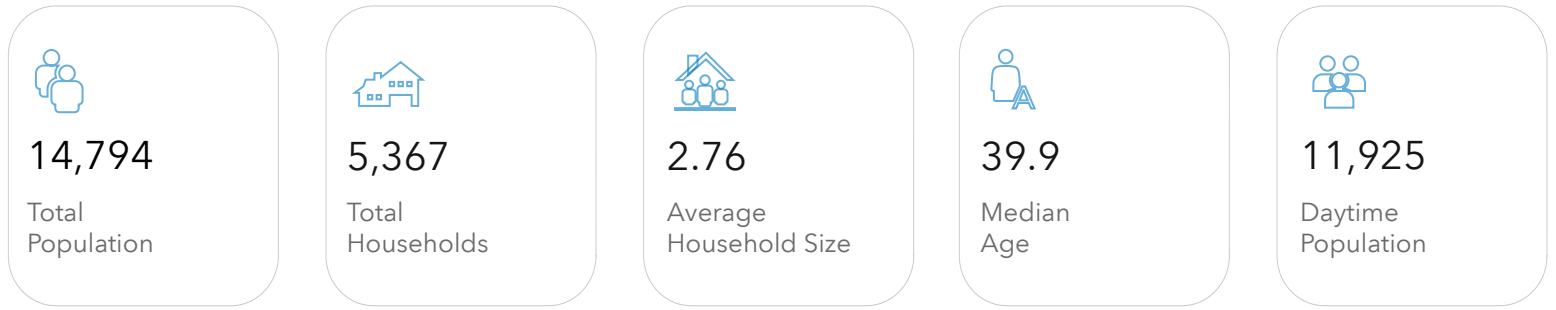
Trends 2025 - 2030	Area	State	National
Population	0.5%	1.1%	0.4%
Households	1.1%	1.4%	0.6%
Family Population	0.9%	1.3%	0.5%
Owner Occupied Housing Units	1.3%	1.8%	0.0%
Median Household Income	2.2%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	814	5.5%	797	5.4%	804	5.3%
5-9	901	6.1%	933	6.3%	874	5.8%
10-14	1,112	7.5%	923	6.2%	973	6.4%
15-19	1,120	7.5%	943	6.4%	818	5.4%
20-24	839	5.7%	840	5.7%	742	4.9%
25-29	795	5.4%	990	6.7%	1,012	6.7%
30-34	969	6.5%	951	6.4%	1,181	7.8%
35-39	1,002	6.8%	1,046	7.1%	1,058	7.0%
40-44	1,055	7.1%	1,023	6.9%	1,099	7.2%
45-49	1,132	7.6%	995	6.7%	1,011	6.7%
50-54	1,185	8.0%	1,067	7.2%	957	6.3%
55-59	1,170	7.9%	1,064	7.2%	1,001	6.6%
60-64	923	6.2%	1,038	7.0%	985	6.5%
65-69	644	4.3%	811	5.5%	949	6.2%
70-74	531	3.6%	550	3.7%	720	4.7%
75-79	324	2.2%	429	2.9%	469	3.1%
80-84	194	1.3%	240	1.6%	334	2.2%
Age 85+	121	0.8%	156	1.1%	215	1.4%

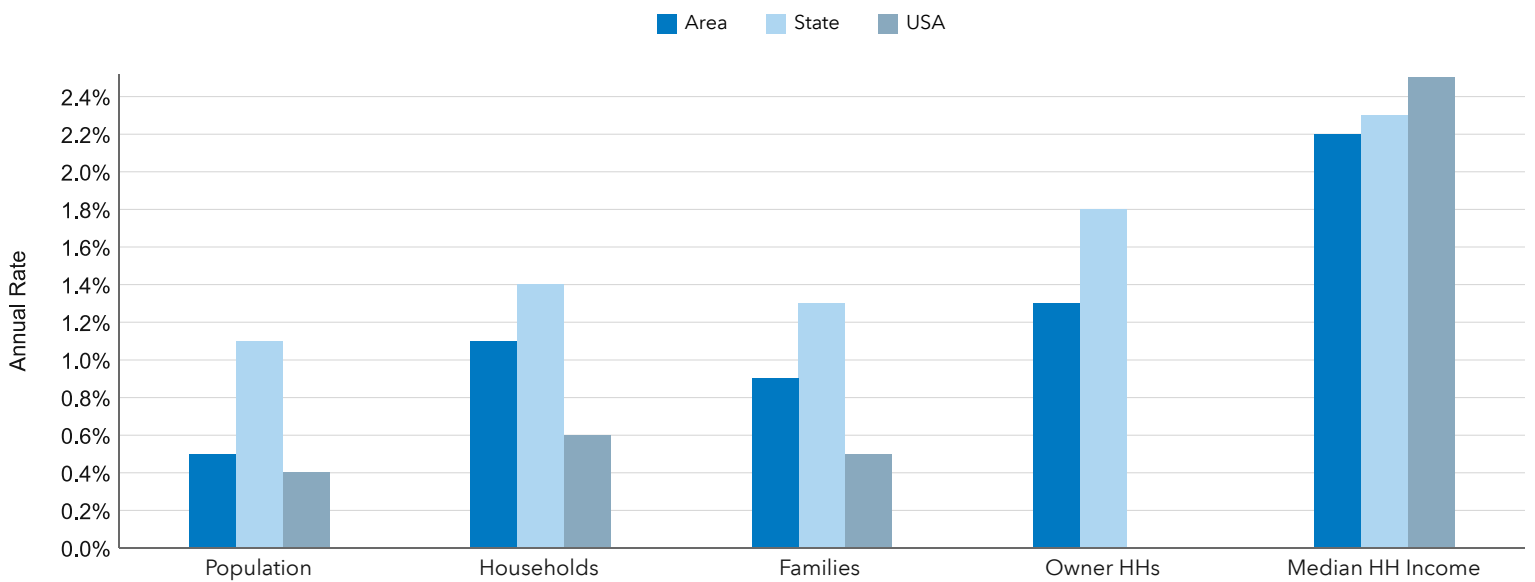
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	45	0.8%	39	0.7%
\$10,000-14,999	28	0.5%	21	0.4%
\$15,000-19,999	29	0.5%	22	0.4%
\$20,000-24,999	24	0.5%	19	0.3%
\$25,000-29,999	20	0.4%	15	0.3%
\$30,000-34,999	150	2.8%	132	2.3%
\$35,000-39,999	85	1.6%	75	1.3%
\$40,000-44,999	86	1.6%	79	1.4%
\$45,000-49,999	77	1.4%	69	1.2%
\$50,000-59,999	183	3.4%	166	2.9%
\$60,000-74,999	333	6.2%	311	5.5%
\$75000-99999	767	14.3%	732	12.9%
\$100,000-124,999	655	12.2%	660	11.6%
\$125,000-149,999	448	8.3%	473	8.3%
\$150000-199999	1,048	19.5%	1,188	20.9%
\$200,000-249,999	565	10.5%	684	12.0%
\$250,000-299,999	352	6.6%	443	7.8%
\$300,000-399,999	220	4.1%	273	4.8%
\$400,000-499,999	58	1.1%	49	0.9%
\$500,000+	195	3.6%	229	4.0%
Median Household Income	\$135,198	-	\$150,751	-
Average Household Income	\$159,840	-	\$170,946	-
Per Capita Income	\$58,298	-	\$64,251	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,559	64.5%	8,823	59.6%	8,592	56.5%
Black Alone	1,212	8.2%	1,369	9.3%	1,474	9.7%
American Indian	138	0.9%	135	0.9%	136	0.9%
Asian Alone	1,491	10.1%	1,896	12.8%	2,174	14.3%
Pacific Islander	9	0.1%	9	0.1%	10	0.1%
Some Other Race	733	4.9%	790	5.3%	887	5.8%
Two or More Races	1,688	11.4%	1,772	12.0%	1,928	12.7%
Hispanic (Any Race)	2,369	16.0%	2,517	17.0%	2,798	18.4%

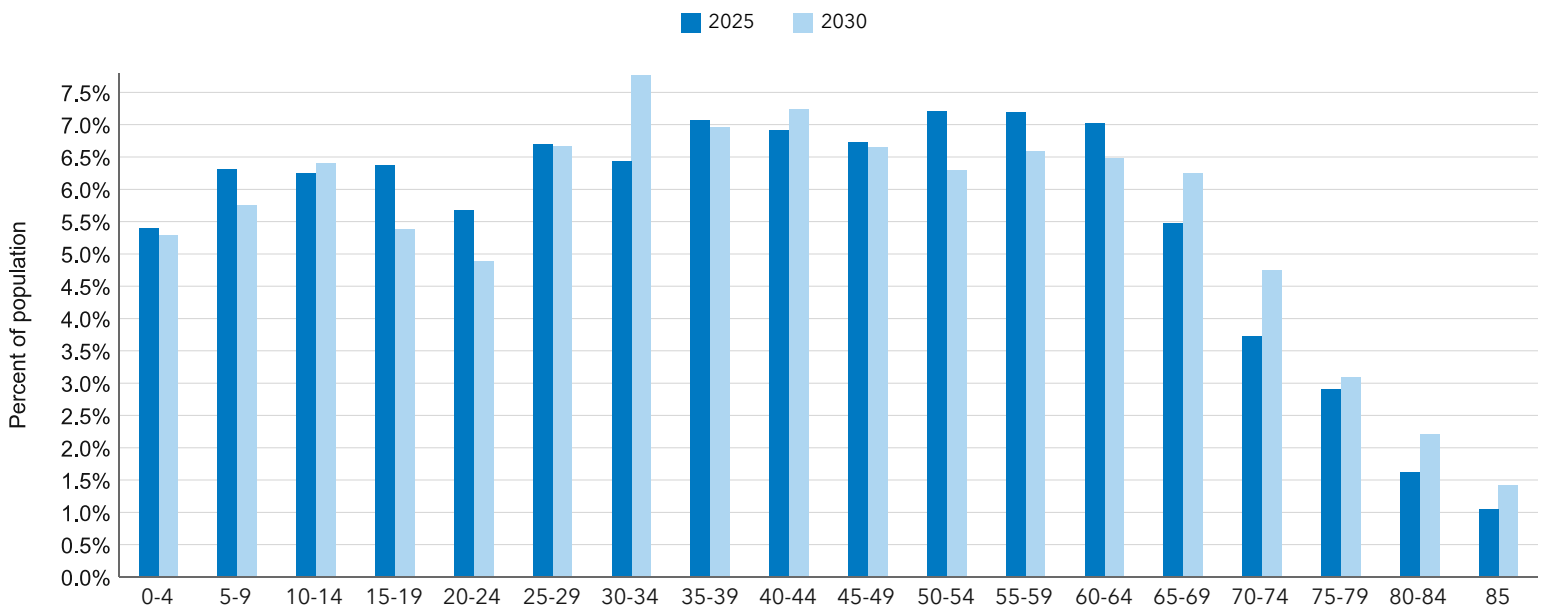
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



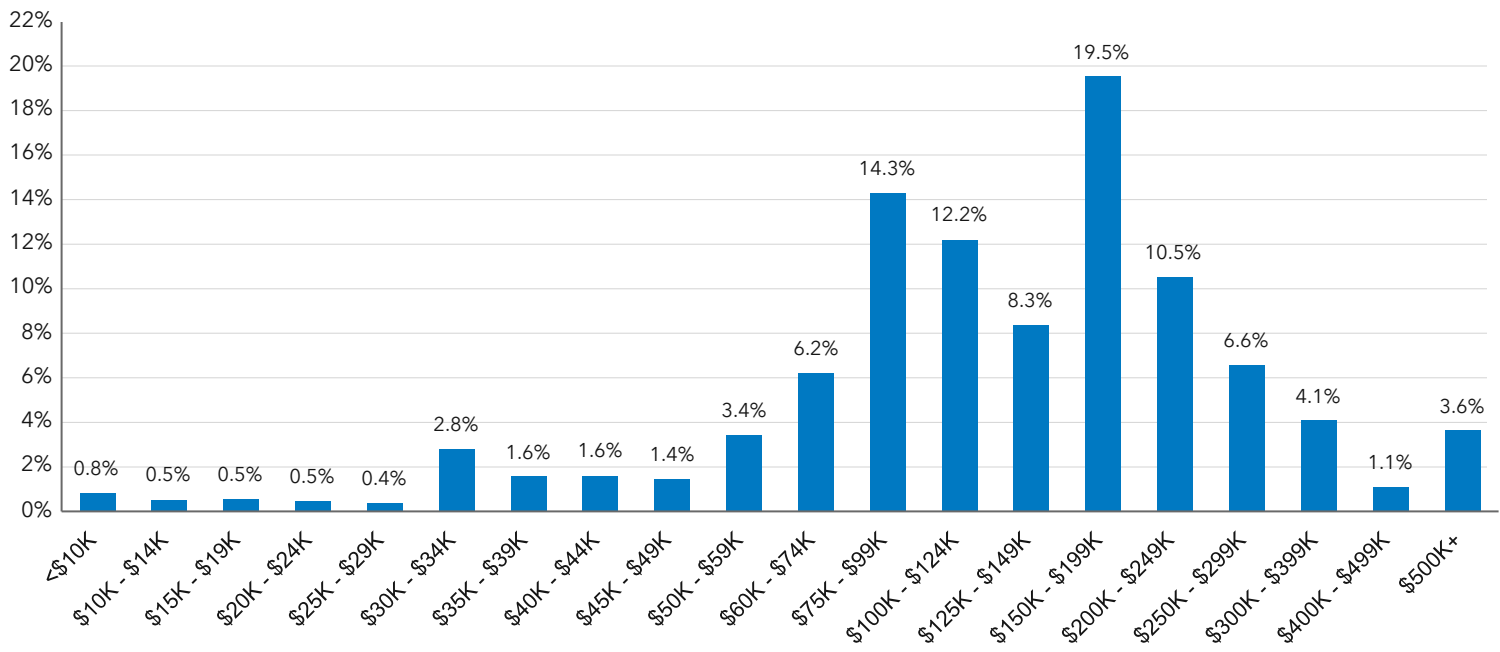
## Population by Age



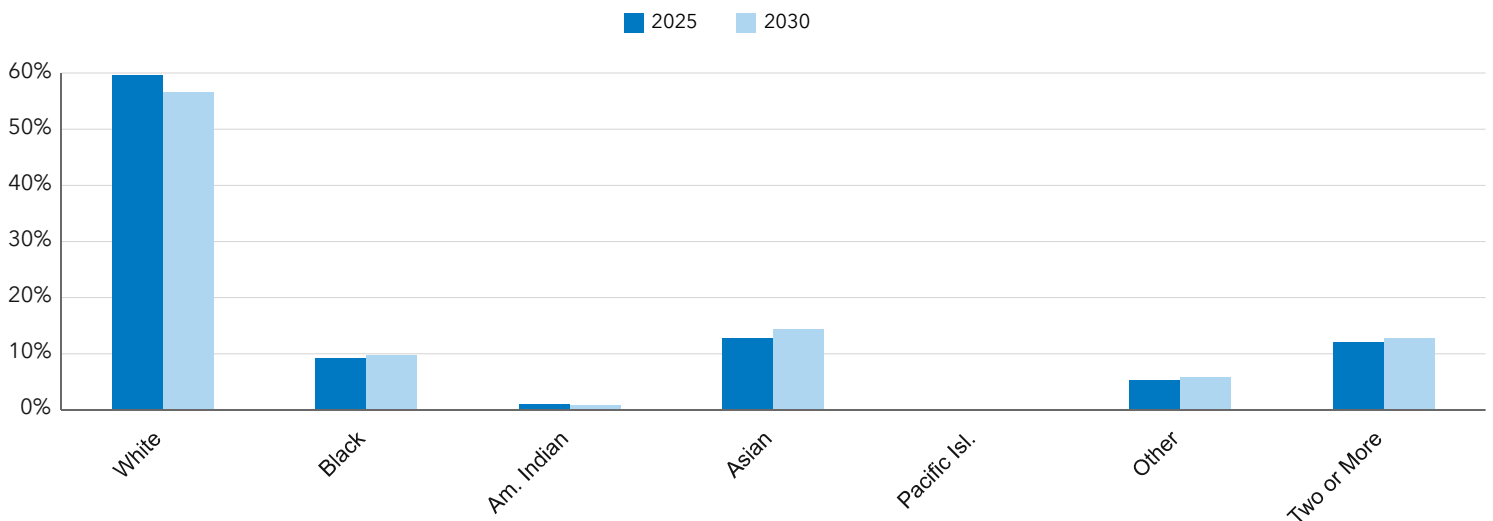
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

1702 FM 407, Lewisville, Texas, 75077



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	81,466	85,245	88,498
Total Households	29,030	31,616	33,672
Family Households	22,046	23,098	24,284
Average Household Size	2.79	2.68	2.61
Owner Occupied Housing Units	20,374	21,841	23,616
Renter Occupied Housing Units	8,656	9,775	10,056
Median Age	39.2	39.7	40.4

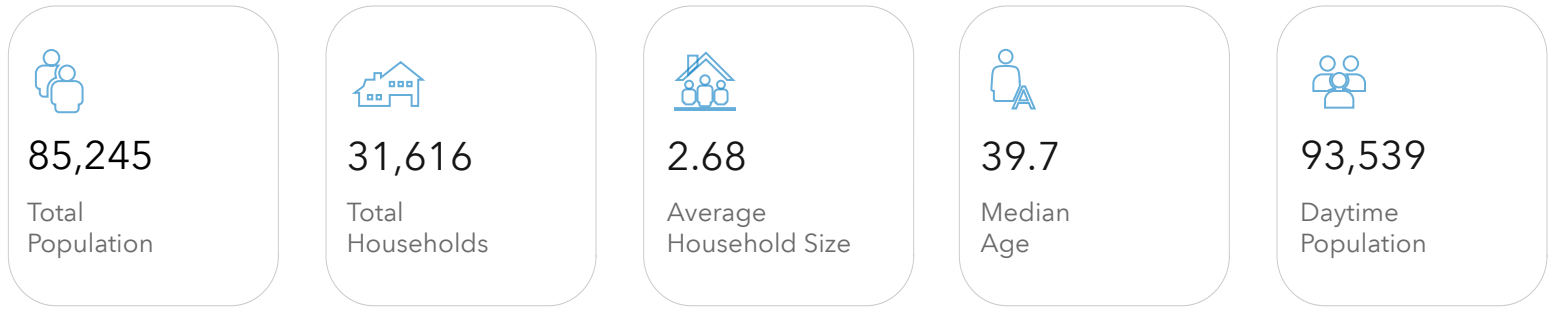
Trends 2025 - 2030	Area	State	National
Population	0.8%	1.1%	0.4%
Households	1.3%	1.4%	0.6%
Family Population	1.0%	1.3%	0.5%
Owner Occupied Housing Units	1.6%	1.8%	0.0%
Median Household Income	2.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,548	5.6%	4,634	5.4%	4,782	5.4%
5-9	5,300	6.5%	5,291	6.2%	5,065	5.7%
10-14	6,025	7.4%	5,636	6.6%	5,563	6.3%
15-19	6,163	7.6%	5,609	6.6%	5,262	6.0%
20-24	4,828	5.9%	5,184	6.1%	4,873	5.5%
25-29	4,434	5.4%	5,708	6.7%	6,066	6.8%
30-34	4,963	6.1%	5,266	6.2%	6,393	7.2%
35-39	5,310	6.5%	5,574	6.5%	5,770	6.5%
40-44	5,448	6.7%	5,740	6.7%	5,931	6.7%
45-49	5,914	7.3%	5,527	6.5%	5,817	6.6%
50-54	5,998	7.4%	5,929	7.0%	5,487	6.2%
55-59	6,291	7.7%	5,738	6.7%	5,682	6.4%
60-64	5,077	6.2%	5,825	6.8%	5,417	6.1%
65-69	3,745	4.6%	4,684	5.5%	5,374	6.1%
70-74	3,114	3.8%	3,356	3.9%	4,259	4.8%
75-79	2,009	2.5%	2,673	3.1%	2,945	3.3%
80-84	1,163	1.4%	1,602	1.9%	2,153	2.4%
Age 85+	1,135	1.4%	1,269	1.5%	1,657	1.9%

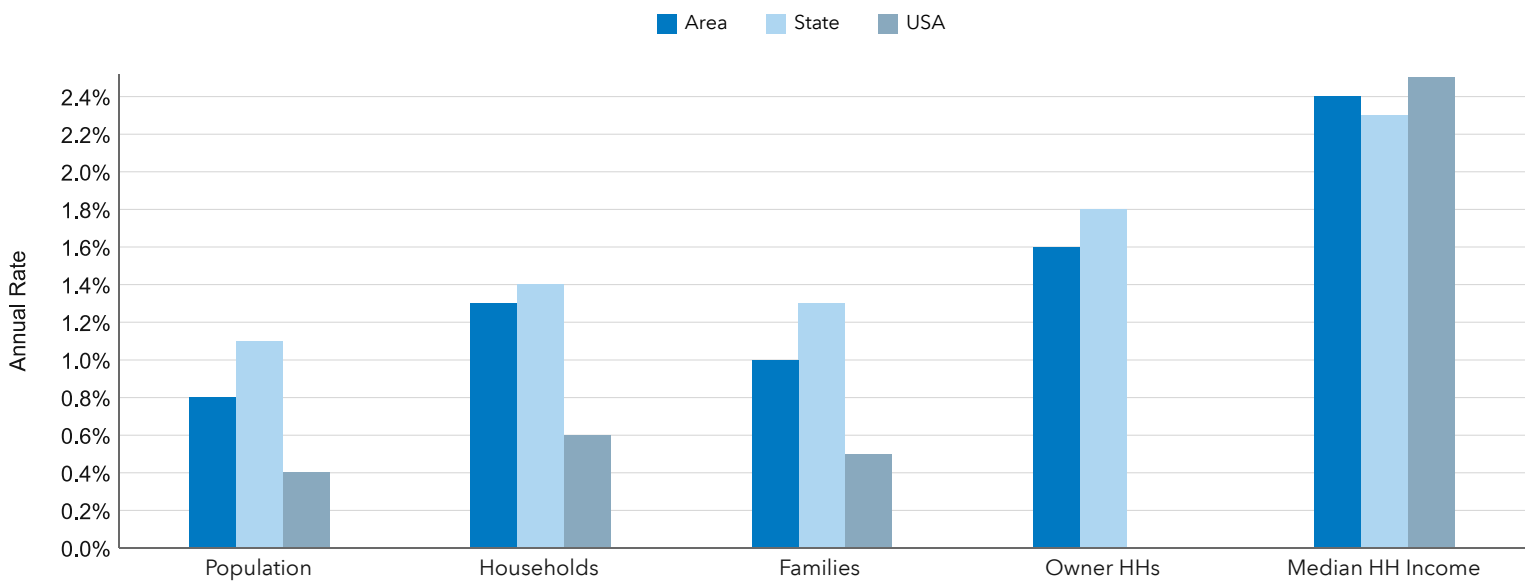
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	445	1.4%	404	1.2%
\$10,000-14,999	261	0.8%	230	0.7%
\$15,000-19,999	398	1.3%	312	0.9%
\$20,000-24,999	423	1.3%	351	1.0%
\$25,000-29,999	310	1.0%	240	0.7%
\$30,000-34,999	947	3.0%	814	2.4%
\$35,000-39,999	636	2.0%	560	1.7%
\$40,000-44,999	749	2.4%	691	2.0%
\$45,000-49,999	831	2.6%	756	2.3%
\$50,000-59,999	1,742	5.5%	1,650	4.9%
\$60,000-74,999	2,400	7.6%	2,299	6.8%
\$75000-99999	3,893	12.3%	3,844	11.4%
\$100,000-124,999	3,432	10.9%	3,587	10.7%
\$125,000-149,999	2,493	7.9%	2,719	8.1%
\$150000-199999	5,185	16.4%	5,961	17.7%
\$200,000-249,999	2,710	8.6%	3,450	10.3%
\$250,000-299,999	1,732	5.5%	2,238	6.7%
\$300,000-399,999	1,284	4.1%	1,673	5.0%
\$400,000-499,999	397	1.3%	345	1.0%
\$500,000+	1,348	4.3%	1,547	4.6%
Median Household Income	\$119,317	-	\$134,067	-
Average Household Income	\$155,251	-	\$167,645	-
Per Capita Income	\$57,695	-	\$63,893	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	52,374	64.3%	50,927	59.7%	50,448	57.0%
Black Alone	5,555	6.8%	6,822	8.0%	7,324	8.3%
American Indian	750	0.9%	758	0.9%	780	0.9%
Asian Alone	6,660	8.2%	8,929	10.5%	10,369	11.7%
Pacific Islander	47	0.1%	51	0.1%	55	0.1%
Some Other Race	6,207	7.6%	6,873	8.1%	7,570	8.6%
Two or More Races	9,874	12.1%	10,885	12.8%	11,952	13.5%
Hispanic (Any Race)	16,340	20.1%	18,011	21.1%	19,852	22.4%

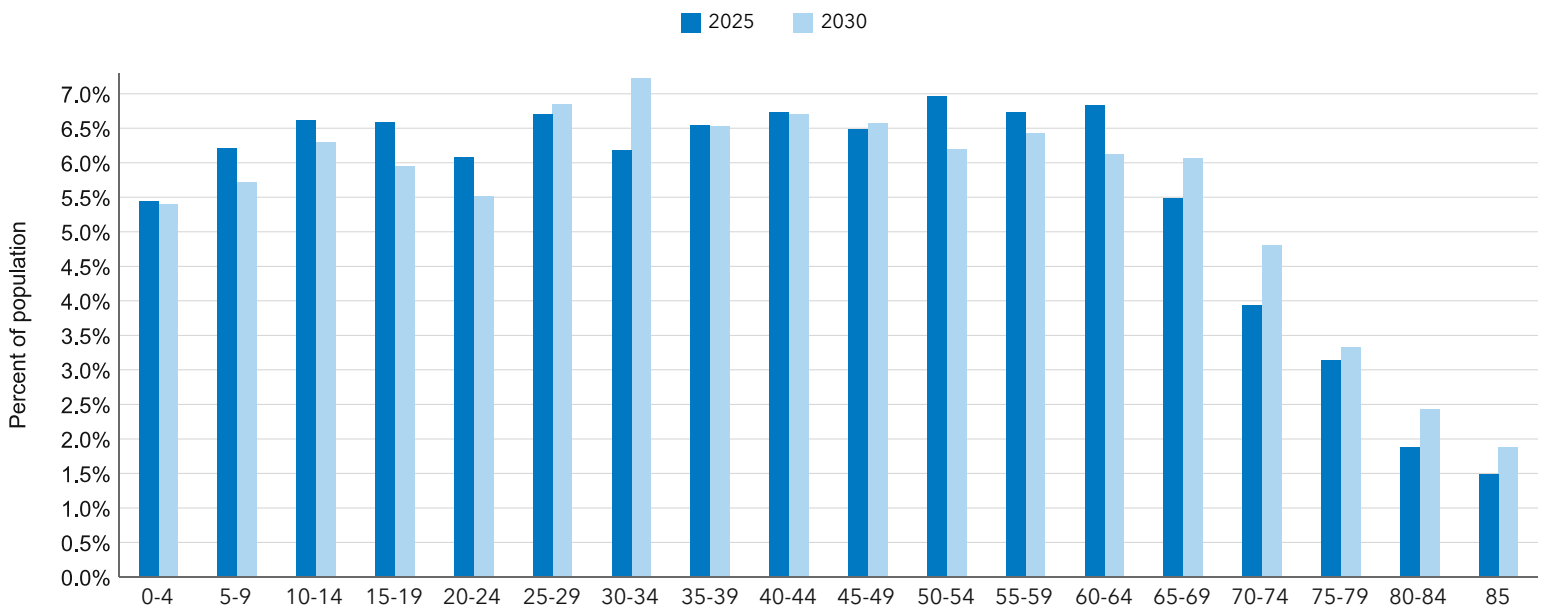
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



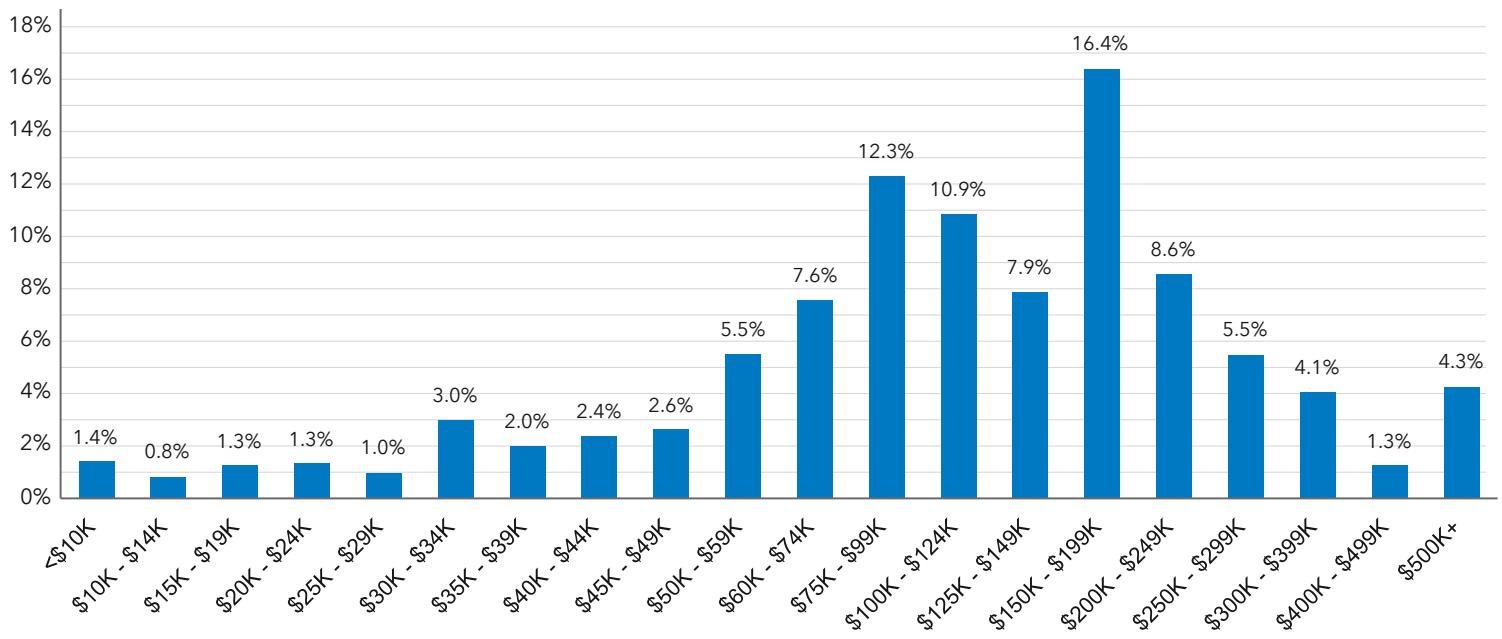
## Population by Age



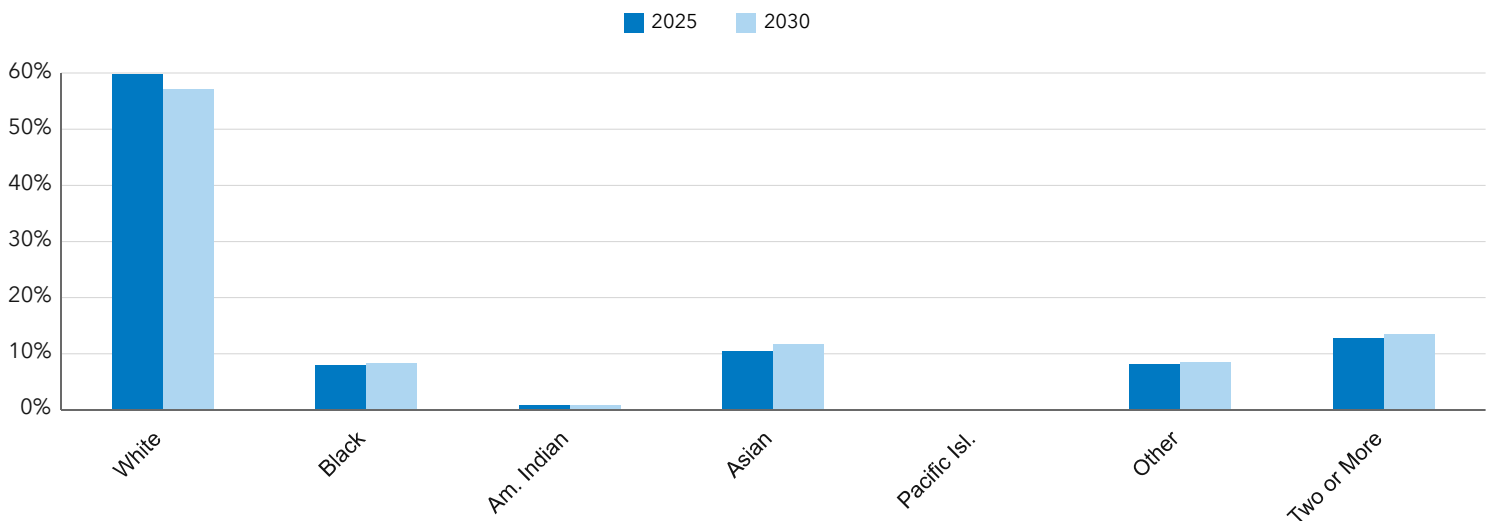
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

1702 FM 407, Lewisville, Texas, 75077



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	190,227	196,482	203,669
Total Households	66,381	71,281	75,842
Family Households	51,132	52,979	55,700
Average Household Size	2.86	2.75	2.68
Owner Occupied Housing Units	46,760	49,806	53,138
Renter Occupied Housing Units	19,621	21,475	22,704
Median Age	37.9	38.7	39.5

Trends 2025 - 2030	Area	State	National
Population	0.7%	1.1%	0.4%
Households	1.2%	1.4%	0.6%
Family Population	1.0%	1.3%	0.5%
Owner Occupied Housing Units	1.3%	1.8%	0.0%
Median Household Income	2.2%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	10,886	5.7%	10,941	5.6%	11,267	5.5%
5-9	13,114	6.9%	12,428	6.3%	11,917	5.8%
10-14	15,054	7.9%	13,554	6.9%	13,212	6.5%
15-19	15,365	8.1%	13,614	6.9%	12,746	6.3%
20-24	11,666	6.1%	12,932	6.6%	12,285	6.0%
25-29	10,111	5.3%	13,634	6.9%	14,693	7.2%
30-34	11,486	6.0%	11,685	6.0%	14,299	7.0%
35-39	12,771	6.7%	12,623	6.4%	12,751	6.3%
40-44	13,239	7.0%	13,494	6.9%	13,610	6.7%
45-49	14,739	7.8%	13,009	6.6%	13,834	6.8%
50-54	14,647	7.7%	14,405	7.3%	13,237	6.5%
55-59	14,337	7.5%	13,730	7.0%	13,611	6.7%
60-64	11,121	5.8%	13,140	6.7%	12,516	6.2%
65-69	7,664	4.0%	10,104	5.1%	11,730	5.8%
70-74	6,157	3.2%	6,795	3.5%	8,876	4.4%
75-79	3,835	2.0%	5,206	2.6%	5,927	2.9%
80-84	2,140	1.1%	3,008	1.5%	4,172	2.0%
Age 85+	1,895	1.0%	2,180	1.1%	2,986	1.5%

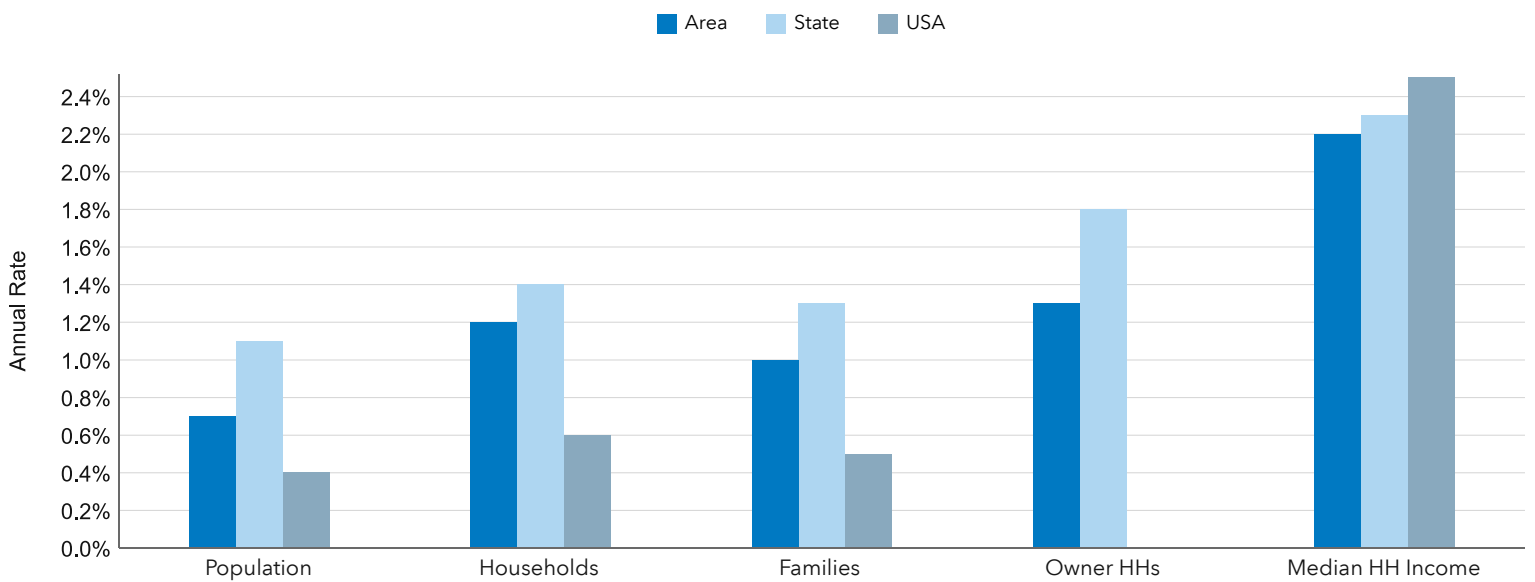
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,157	1.6%	1,050	1.4%
\$10,000-14,999	588	0.8%	515	0.7%
\$15,000-19,999	890	1.3%	698	0.9%
\$20,000-24,999	917	1.3%	755	1.0%
\$25,000-29,999	893	1.3%	697	0.9%
\$30,000-34,999	1,916	2.7%	1,621	2.1%
\$35,000-39,999	1,336	1.9%	1,171	1.5%
\$40,000-44,999	1,646	2.3%	1,521	2.0%
\$45,000-49,999	1,748	2.5%	1,559	2.1%
\$50,000-59,999	3,776	5.3%	3,575	4.7%
\$60,000-74,999	5,349	7.5%	5,235	6.9%
\$75000-99999	9,035	12.7%	9,079	12.0%
\$100,000-124,999	7,554	10.6%	7,920	10.4%
\$125,000-149,999	5,538	7.8%	6,030	8.0%
\$150000-199999	10,675	15.0%	12,068	15.9%
\$200,000-249,999	6,642	9.3%	8,322	11.0%
\$250,000-299,999	4,231	5.9%	5,427	7.2%
\$300,000-399,999	3,178	4.5%	4,105	5.4%
\$400,000-499,999	1,003	1.4%	861	1.1%
\$500,000+	3,209	4.5%	3,633	4.8%
Median Household Income	\$120,410	-	\$134,439	-
Average Household Income	\$159,710	-	\$171,707	-
Per Capita Income	\$57,884	-	\$63,875	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	115,543	60.7%	110,813	56.4%	109,704	53.9%
Black Alone	13,890	7.3%	16,076	8.2%	17,006	8.3%
American Indian	1,828	1.0%	1,850	0.9%	1,921	0.9%
Asian Alone	18,396	9.7%	23,989	12.2%	27,274	13.4%
Pacific Islander	103	0.1%	113	0.1%	123	0.1%
Some Other Race	15,656	8.2%	16,969	8.6%	18,581	9.1%
Two or More Races	24,811	13.0%	26,672	13.6%	29,060	14.3%
Hispanic (Any Race)	41,242	21.7%	44,396	22.6%	48,612	23.9%

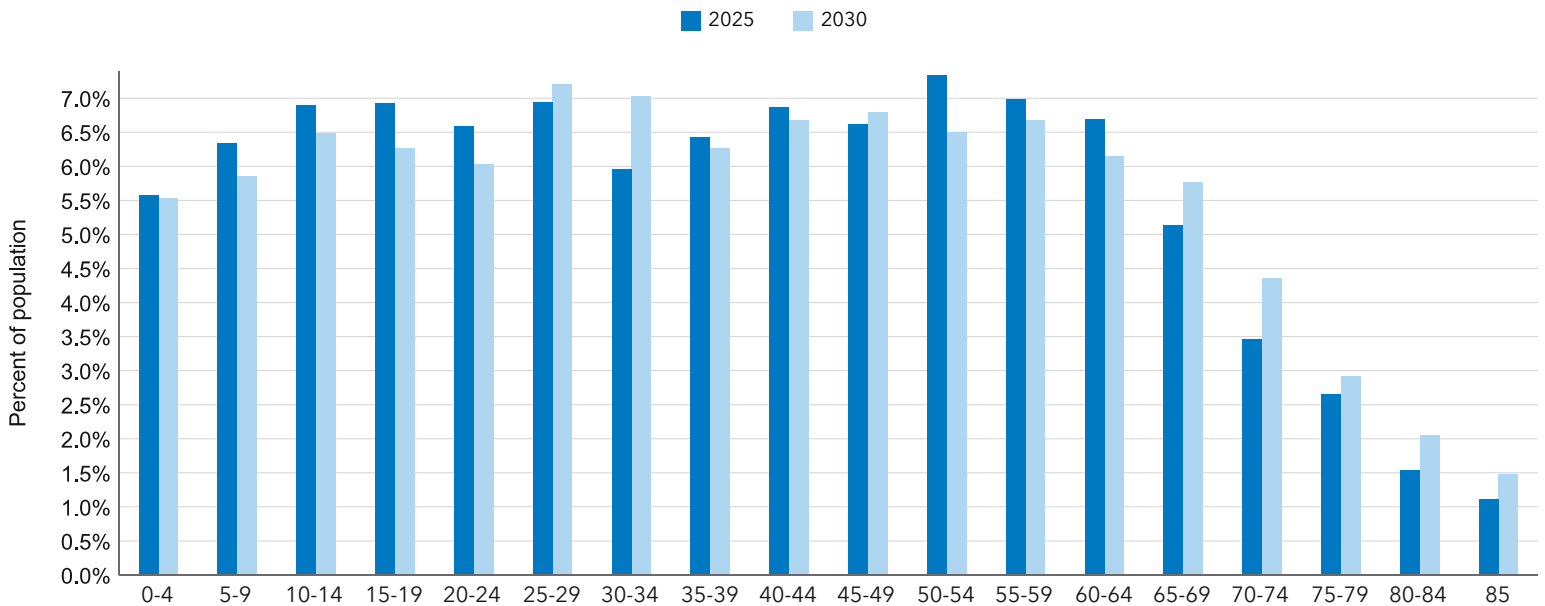
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



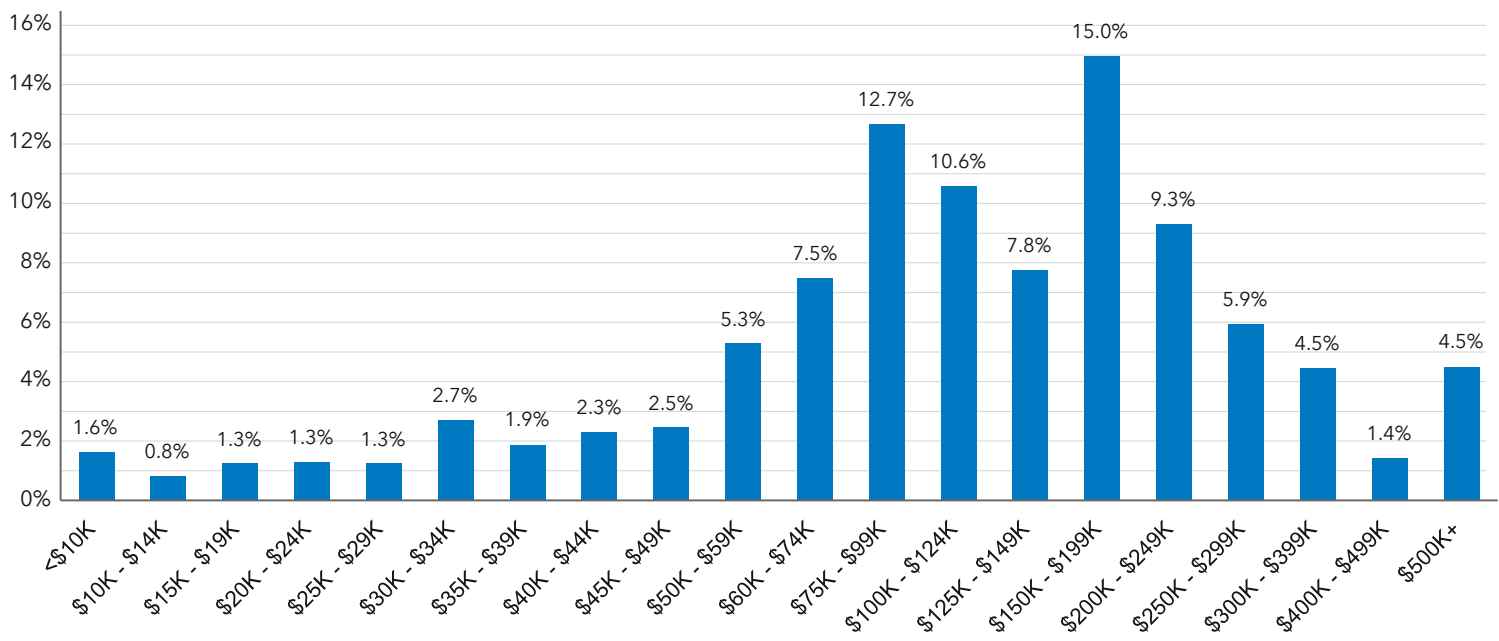
## Population by Age



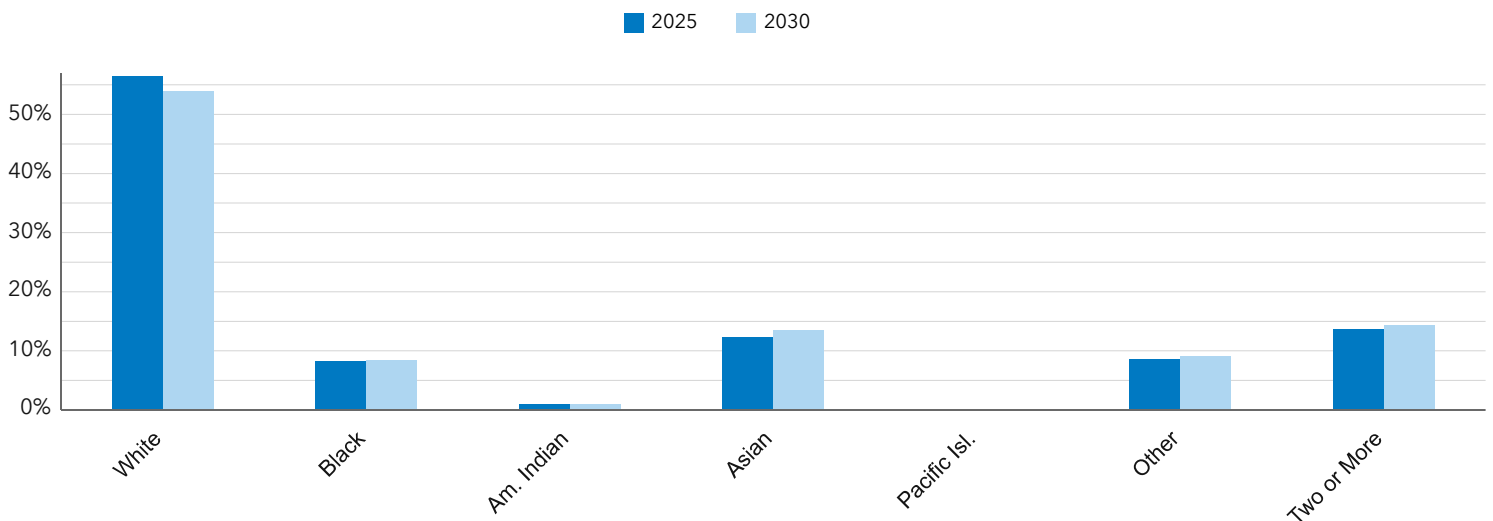
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date