FOR SALE

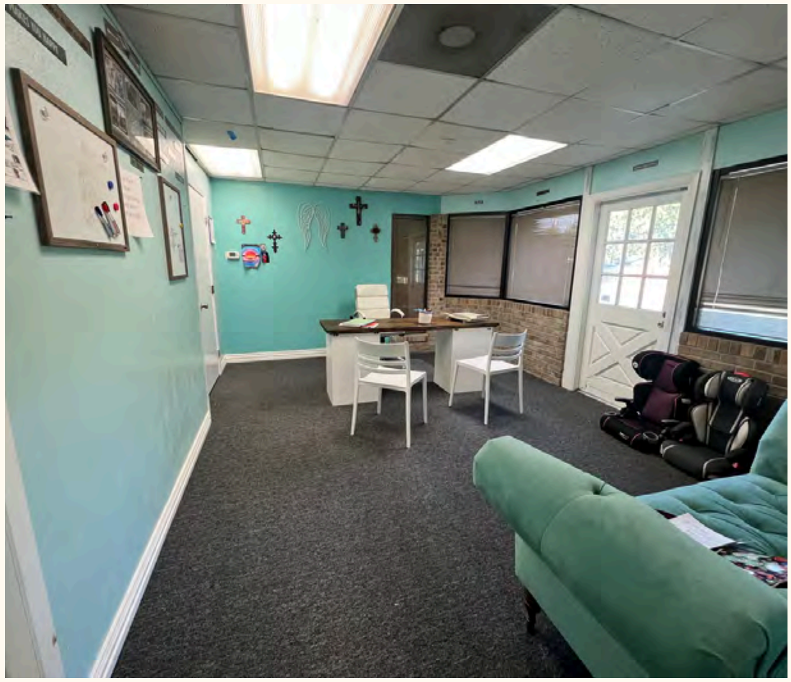
662 Edmonds Ln
Lewisville, TX 75067

- Asking - $975,000
- Building size- 9,400 sqft
- Lot Size- 0.64 acres approx.
- Year Built- 1983
- General Business zoning
- Retail/Office/Restaurant/Veterinarian/Church/Community Center
- Former Childcare use
- Last licensed capacity- 175
- All the Childcare FF&E included
- Building updated in 2023
- 8 Classrooms, 3 Offices, indoor Courtyard/Gym, Kitchen, Sick room, Supply-room & Playground

Preschool Exchange

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

Pictures

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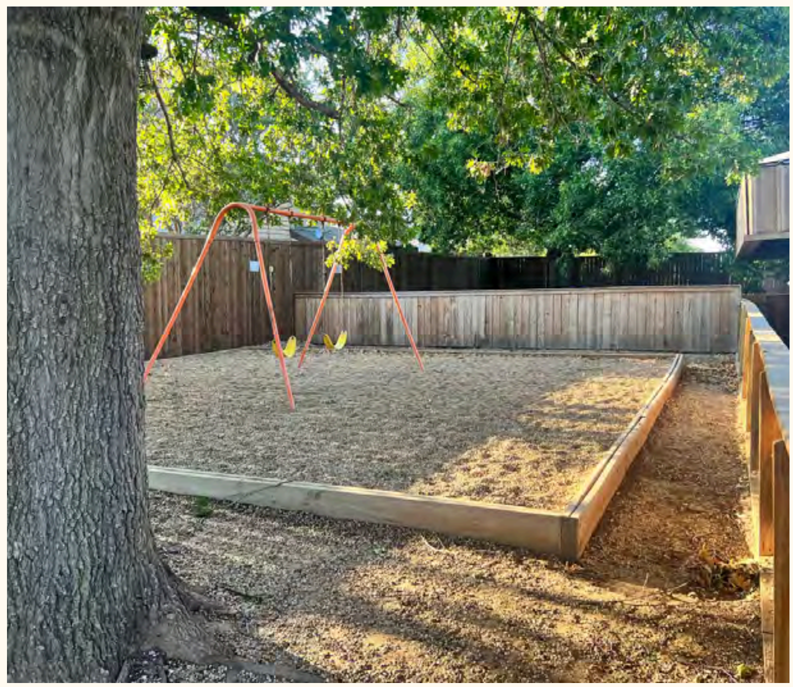
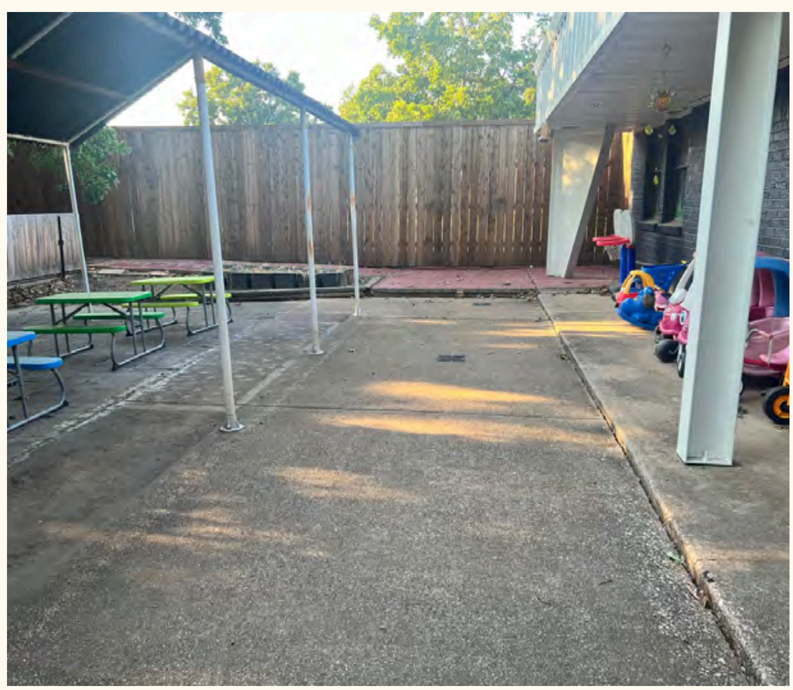
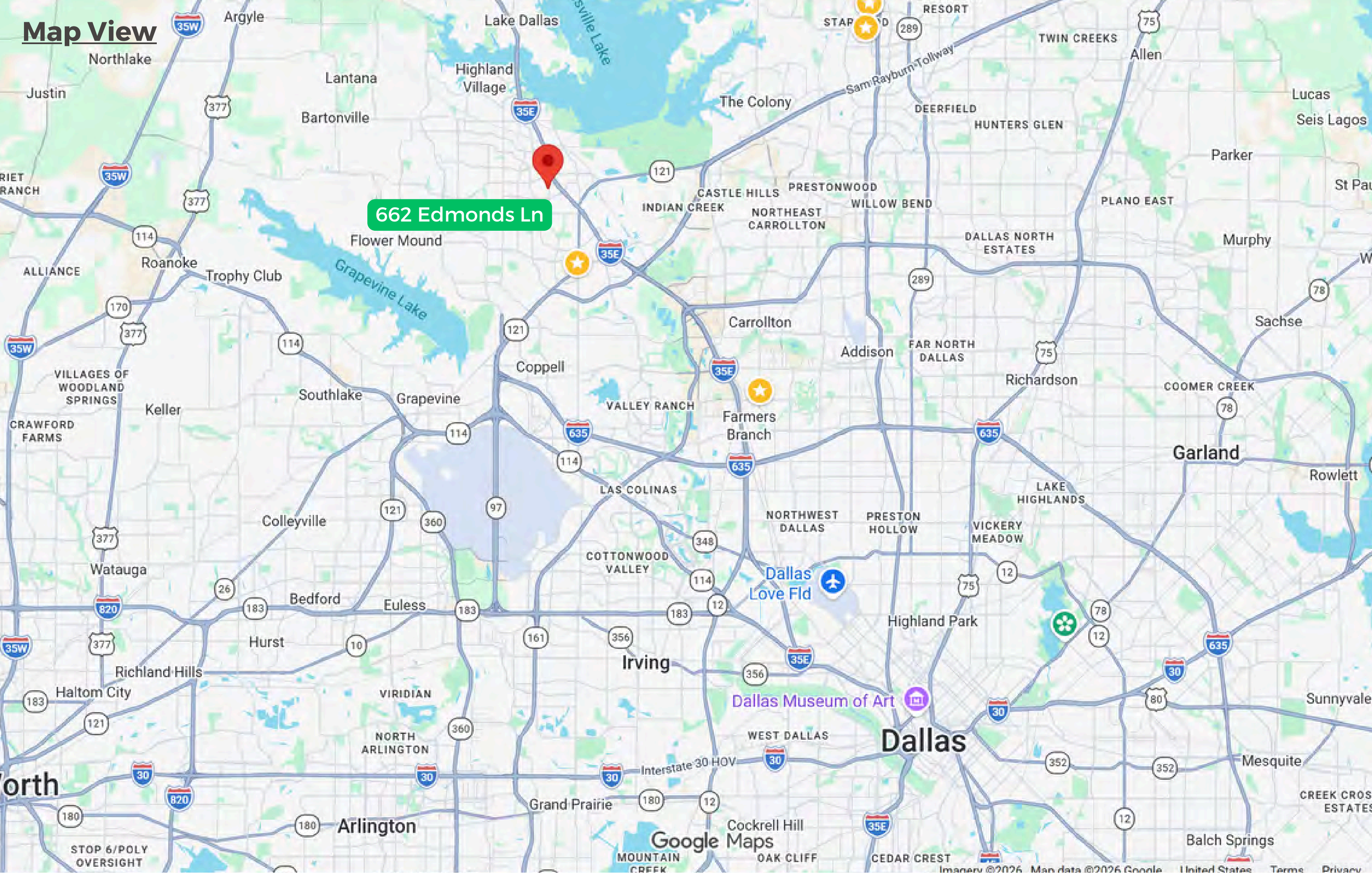
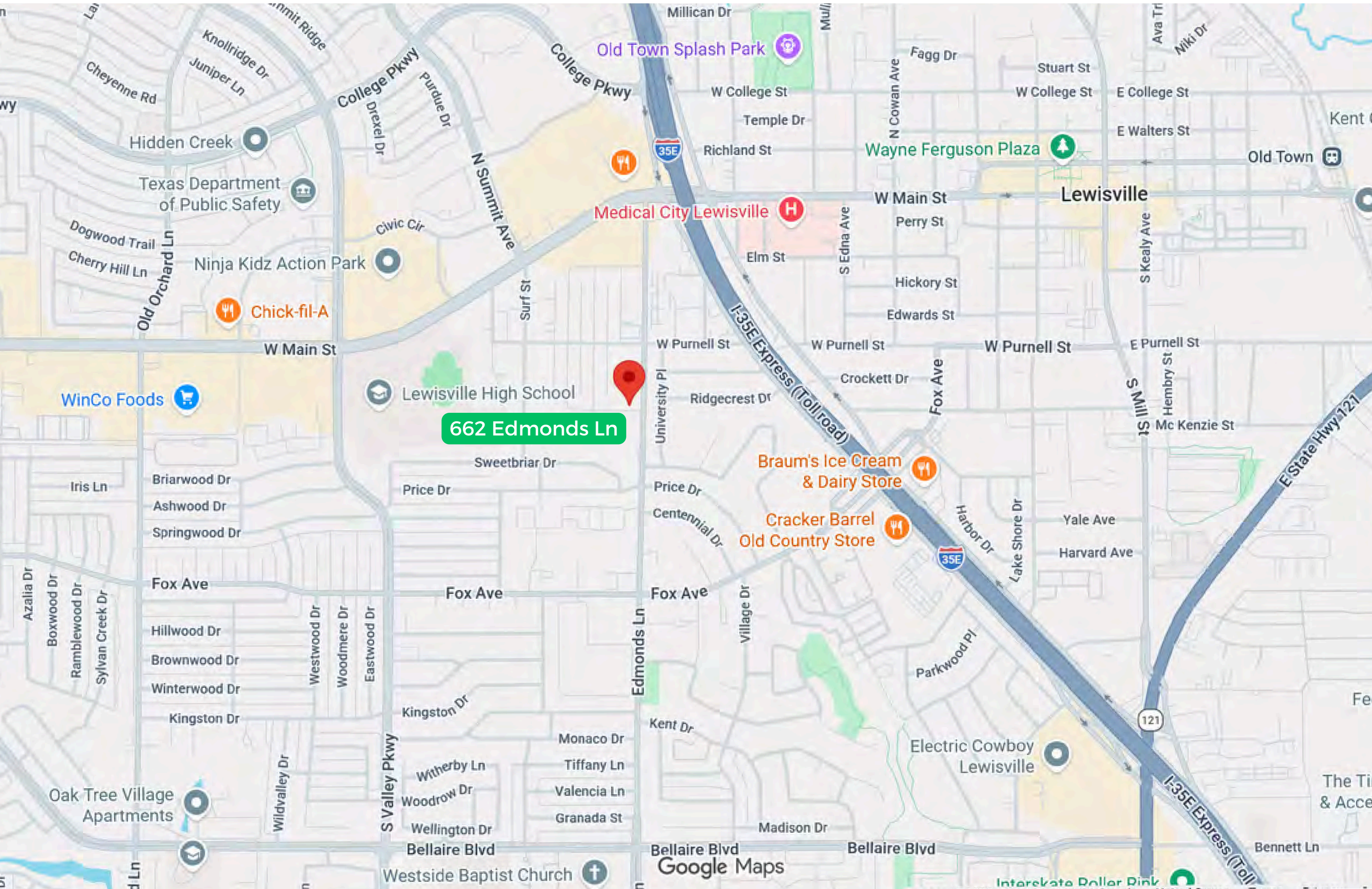




Map View

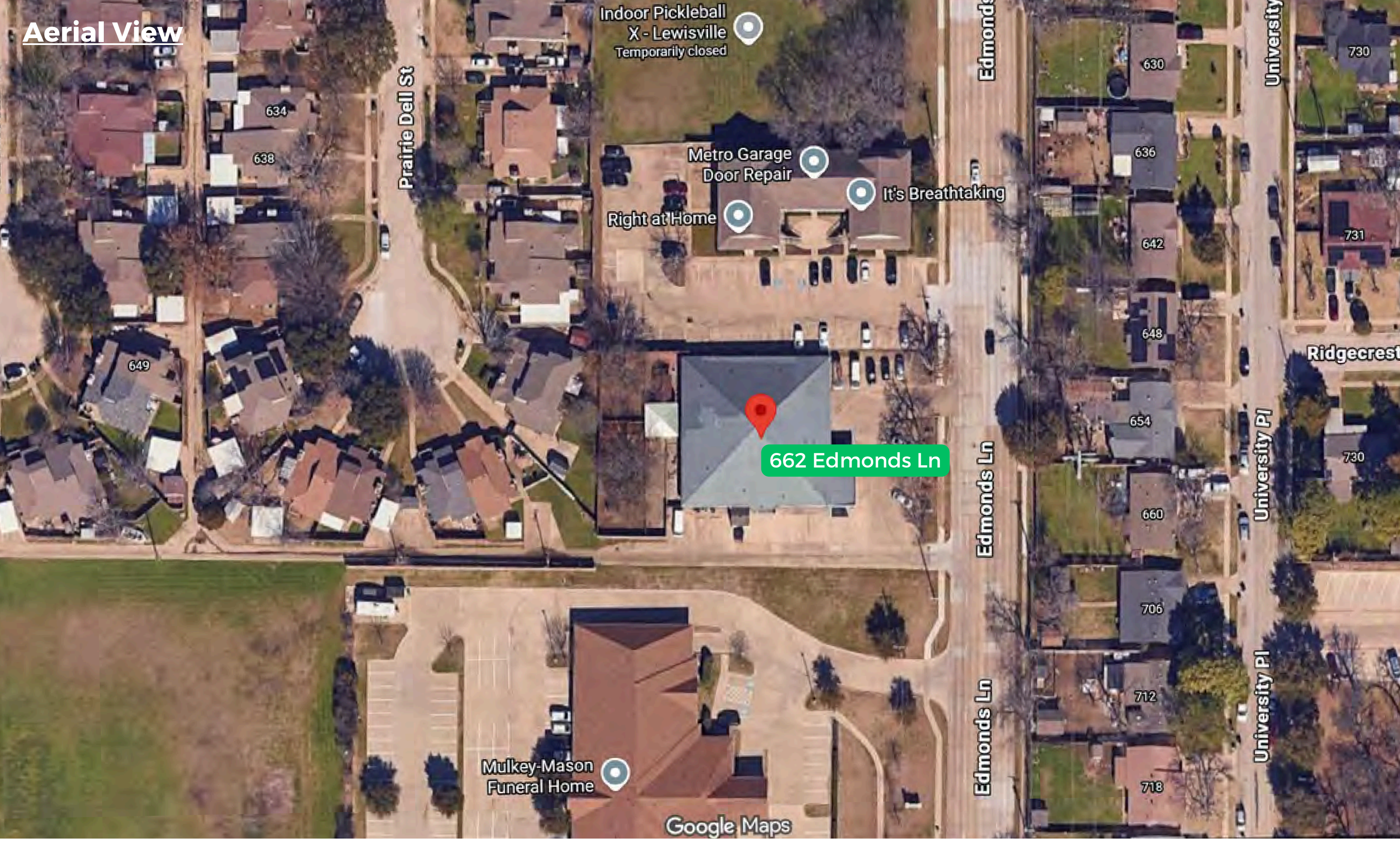


662 Edmonds Ln
Lake Dallas
Highland Village
The Colony
Flower Mound
Grapevine Lake
Carrollton
Addison
Richardson
Coppell
Farmers Branch
Grapevine
Southlake
Keller
Colleyville
Garland
Irving
Dallas
Dallas Love Fld
Dallas Museum of Art
Highland Park
Arlington
Grand Prairie
Bedford
Euless
Hurst
Mesquite
Google Maps

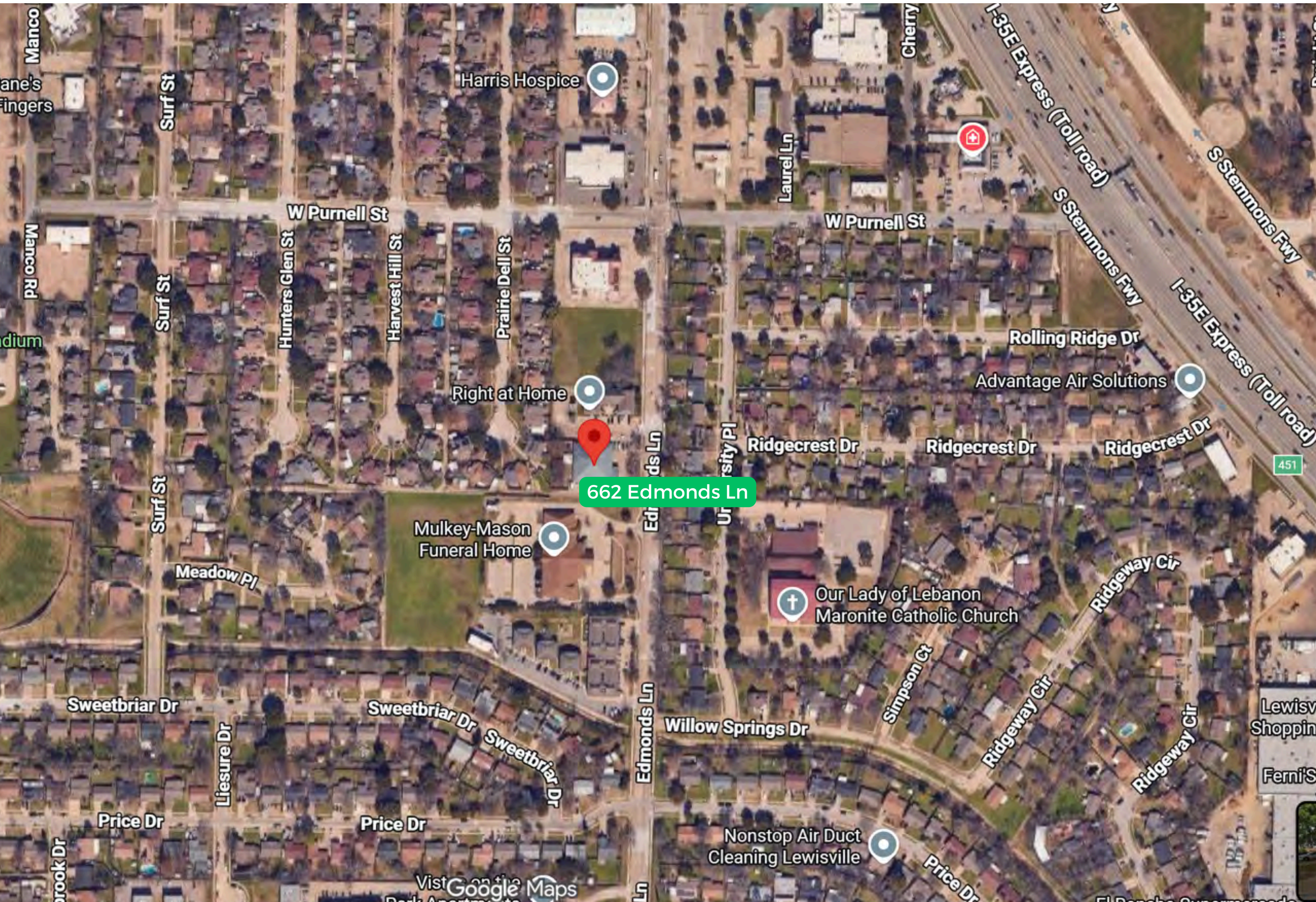


662 Edmonds Ln
Lewisville High School
Old Town Splash Park
Medical City Lewisville
Wayne Ferguson Plaza
Lewisville
Hidden Creek
Texas Department of Public Safety
Ninja Kidz Action Park
Chick-fil-A
WinCo Foods
Braum's Ice Cream & Dairy Store
Cracker Barrel Old Country Store
Electric Cowboy Lewisville
Oak Tree Village Apartments
Westside Baptist Church
W Main St
W Purnell St
Fox Ave
Edmonds Ln
Bellaire Blvd
Google Maps

Aerial View

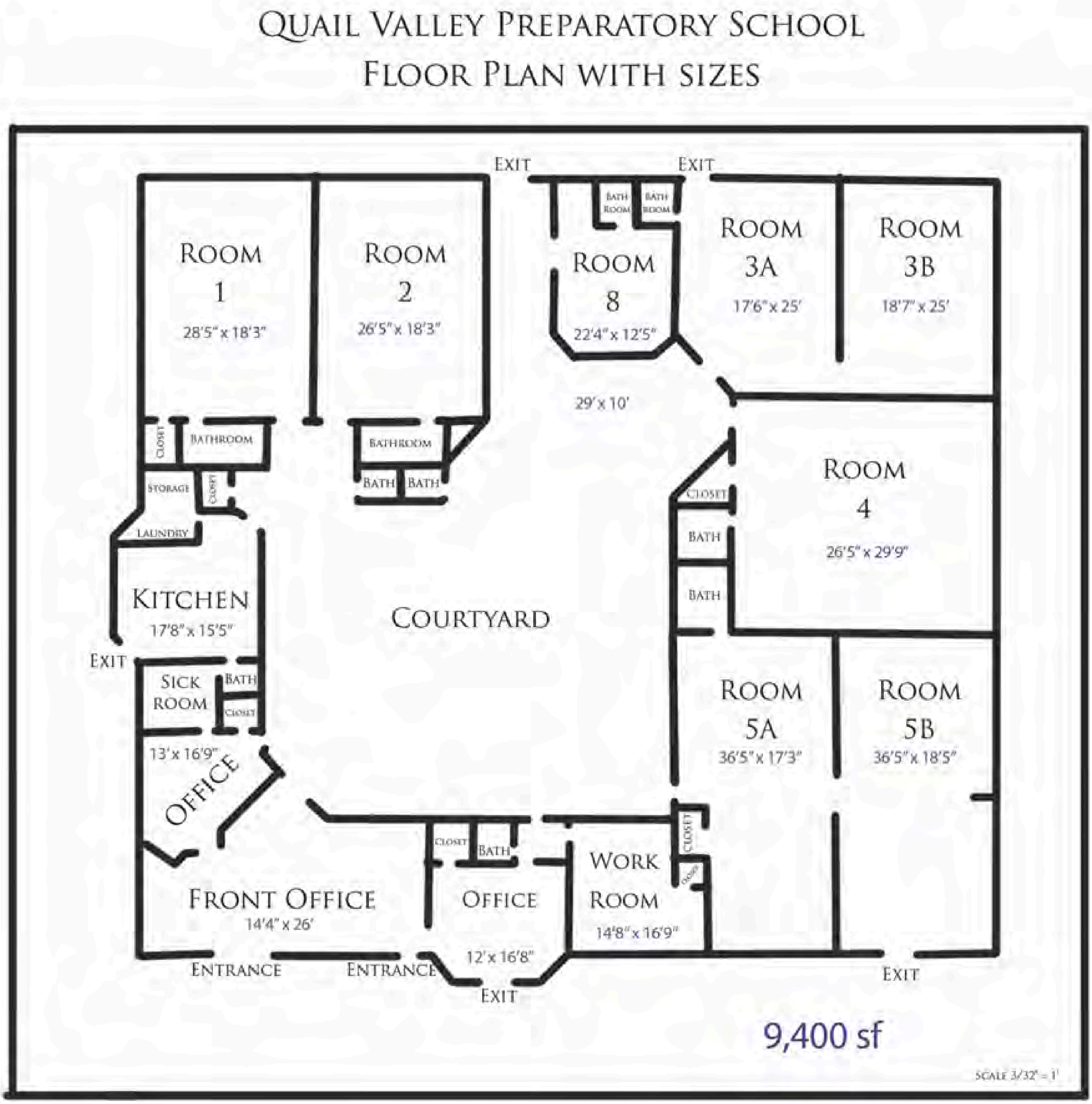


Indoor Pickleball X - Lewisville
Temporarily closed
Prairie Dell St
Edmonds Ln
University Pl
Metro Garage Door Repair
It's Breathtaking
Right at Home
Ridgecrest
662 Edmonds Ln
Mulkey-Mason Funeral Home
634
638
649
630
636
642
648
654
660
706
712
718
730
731
Google Maps



Harris Hospice
Manco Rd
Surf St
W Purnell St
Laurel Ln
Cherry
I-35E Express (Toll road)
S Stemmons Fwy
Hunters Glen St
Harvest Hill St
Prairie Dell St
Rolling Ridge Dr
Right at Home
Advantage Air Solutions
Ridgecrest Dr
662 Edmonds Ln
Edmonds Ln
University Pl
451
Mulkey-Mason Funeral Home
Meadow Pl
Our Lady of Lebanon Maronite Catholic Church
Ridgeway Cir
Simpson Ct
Sweetbriar Dr
Liesure Dr
Willow Springs Dr
Price Dr
Nonstop Air Duct Cleaning Lewisville
Google Maps

Floorplan



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

Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067 3
662 S Edmonds Ln, Lewisville, Texas, 75067
Ring: 1 mile radius

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Summary	Census 2020	2026	2031
Total Population	18,405	18,860	20,129
Total Households	5,930	6,241	6,818
Family Households	4,171	4,156	4,441
Average Household Size	3.09	3.01	2.94
Owner Occupied Housing Units	2,865	2,879	3,052
Renter Occupied Housing Units	3,065	3,362	3,766
Median Age	32.0	33.5	35.0

Trends 2026 - 2031	Area	State	National
Population	1.30%	1.20%	0.50%
Households	1.80%	1.50%	0.70%
Family Population	1.30%	1.40%	0.60%
Owner Occupied Housing Units	1.20%	1.80%	0.00%
Median Household Income	3.40%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,320	7.2%	1,283	6.8%	1,346	6.7%
5-9	1,432	7.8%	1,307	6.9%	1,301	6.5%
10-14	1,482	8.1%	1,347	7.1%	1,319	6.5%
15-19	1,487	8.1%	1,363	7.2%	1,350	6.7%
20-24	1,427	7.8%	1,470	7.8%	1,472	7.3%
25-29	1,498	8.1%	1,593	8.4%	1,689	8.4%
30-34	1,402	7.6%	1,541	8.2%	1,604	8.0%
35-39	1,361	7.4%	1,356	7.2%	1,531	7.6%
40-44	1,270	6.9%	1,305	6.9%	1,384	6.9%
45-49	1,113	6.0%	1,234	6.5%	1,306	6.5%
50-54	1,057	5.7%	1,075	5.7%	1,230	6.1%
55-59	984	5.3%	987	5.2%	1,027	5.1%
60-64	762	4.1%	910	4.8%	962	4.8%
65-69	580	3.1%	694	3.7%	867	4.3%
70-74	481	2.6%	505	2.7%	658	3.3%
75-79	326	1.8%	410	2.2%	459	2.3%
80-84	210	1.1%	246	1.3%	342	1.7%
Age 85+	212	1.1%	236	1.3%	285	1.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	186	3.0%	168	2.5%
$10,000-14,999	123	2.0%	114	1.7%
$15,000-19,999	80	1.3%	63	0.9%
$20,000-24,999	97	1.6%	78	1.1%
$25,000-29,999	256	4.1%	212	3.1%
$30,000-34,999	397	6.4%	329	4.8%
$35,000-39,999	220	3.5%	183	2.7%
$40,000-44,999	187	3.0%	170	2.5%
$45,000-49,999	175	2.8%	155	2.3%
$50,000-59,999	537	8.6%	498	7.3%
$60,000-74,999	673	10.8%	687	10.1%
$75,000-99,999	870	13.9%	946	13.9%
$100,000-124,999	1,021	16.4%	1,198	17.6%
$125,000-149,999	572	9.2%	741	10.9%
$150,000-199,999	498	8.0%	710	10.4%
$200,000-249,999	178	2.9%	277	4.1%
$250,000-299,999	101	1.6%	164	2.4%
$300,000-399,999	35	0.6%	61	0.9%
$400,000-499,999	7	0.1%	11	0.2%
$500,000+	30	0.5%	53	0.8%
Median Household Income	$79,314	-	$93,674	-
Average Household Income	$92,164	-	$106,409	-
Per Capita Income	$31,358	-	$36,995	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,582	35.8%	6,002	31.8%	6,149	30.6%
Black Alone	1,498	8.1%	1,752	9.3%	1,819	9.0%
American Indian	410	2.2%	379	2.0%	420	2.1%
Asian Alone	1,691	9.2%	2,282	12.1%	2,337	11.6%
Pacific Islander	10	0.1%	13	0.1%	14	0.1%
Some Other Race	4,549	24.7%	4,715	25.0%	5,305	26.4%
Two or More Races	3,666	19.9%	3,717	19.7%	4,087	20.3%
Hispanic (Any Race)	9,432	51.3%	9,624	51.0%	10,736	53.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

18.9K
Total Population

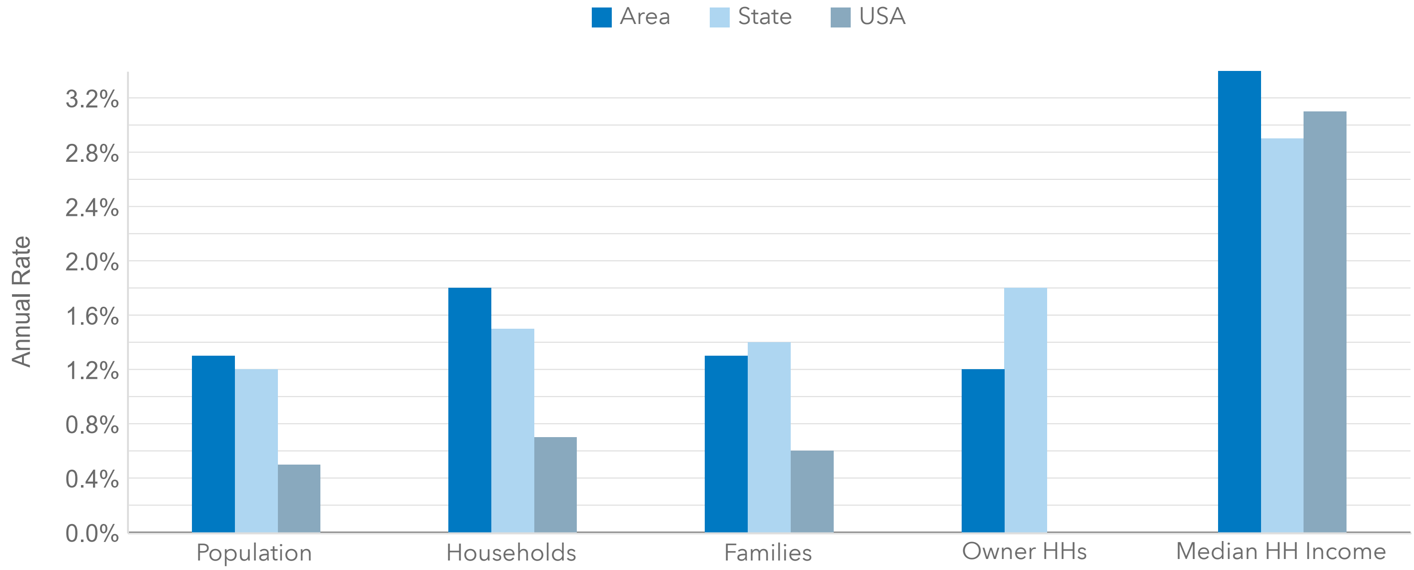
6,241
Total Households

3.01
Average Household Size

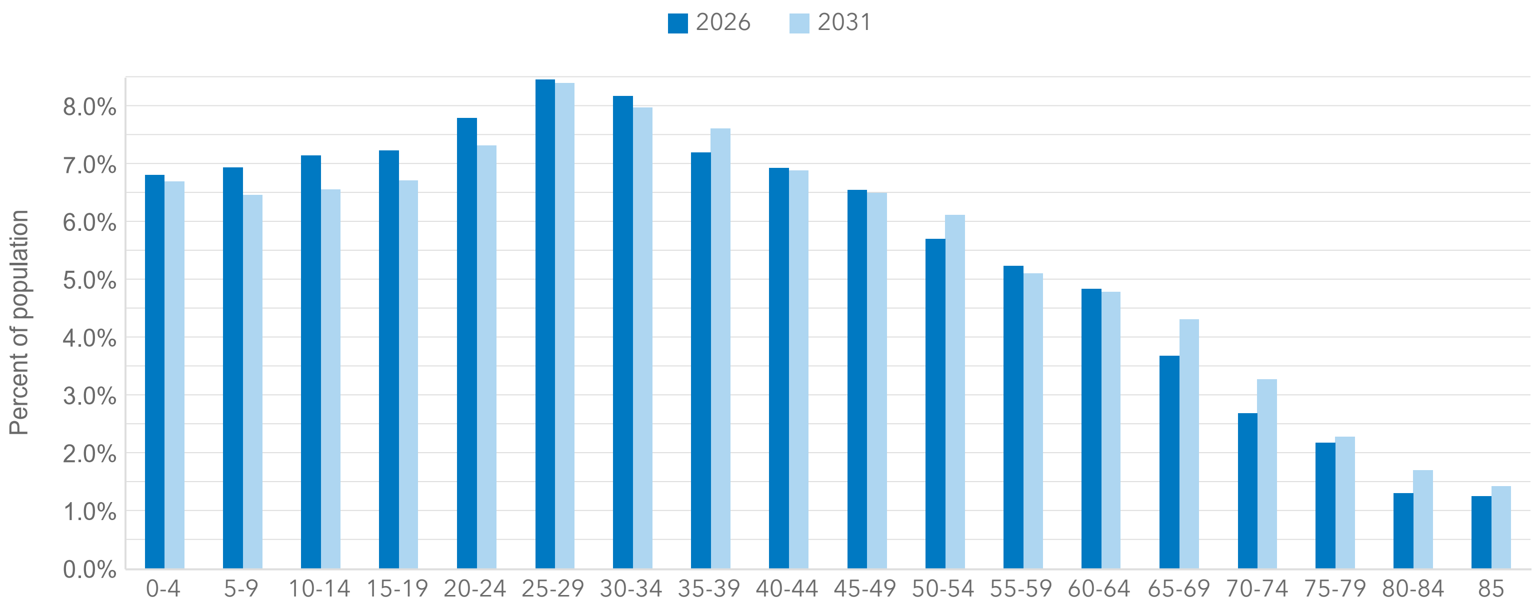
33.5
Median Age

18.9K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Key Indicators for 2026

$79.3K
Median Household Income

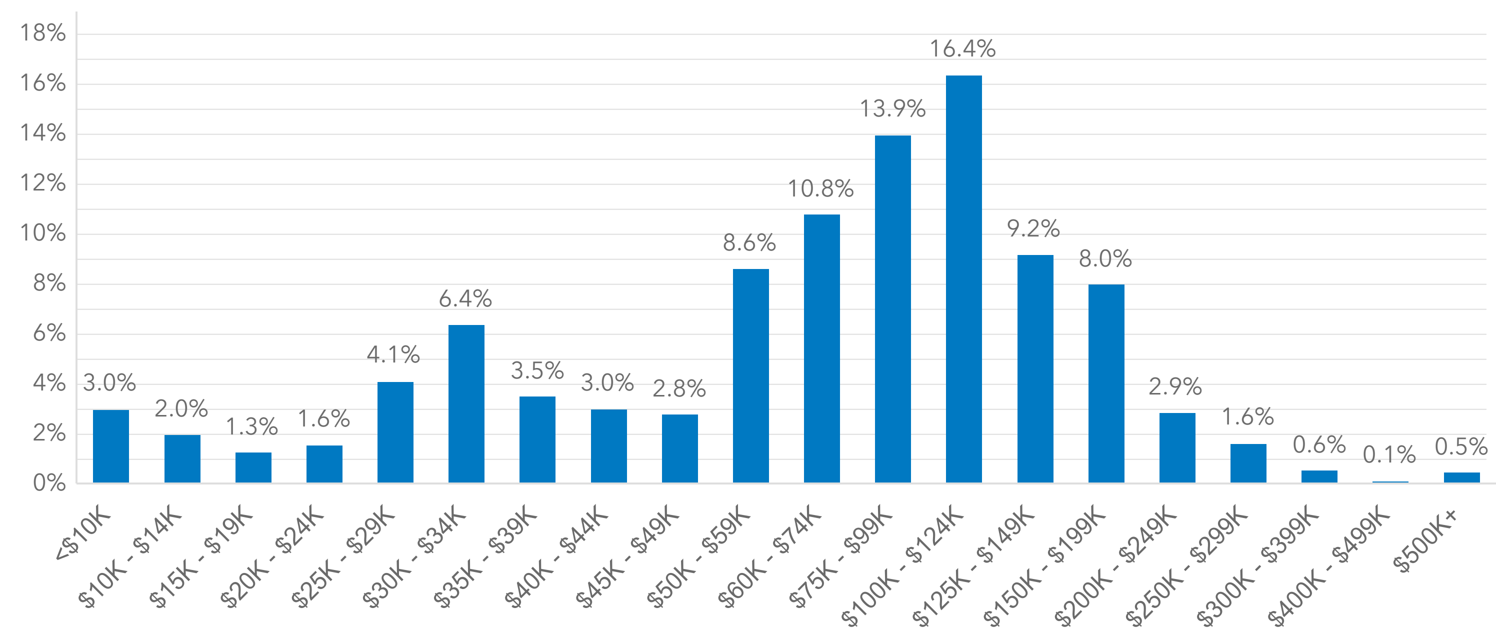
$116K
Median Net Worth

57
Wealth Index

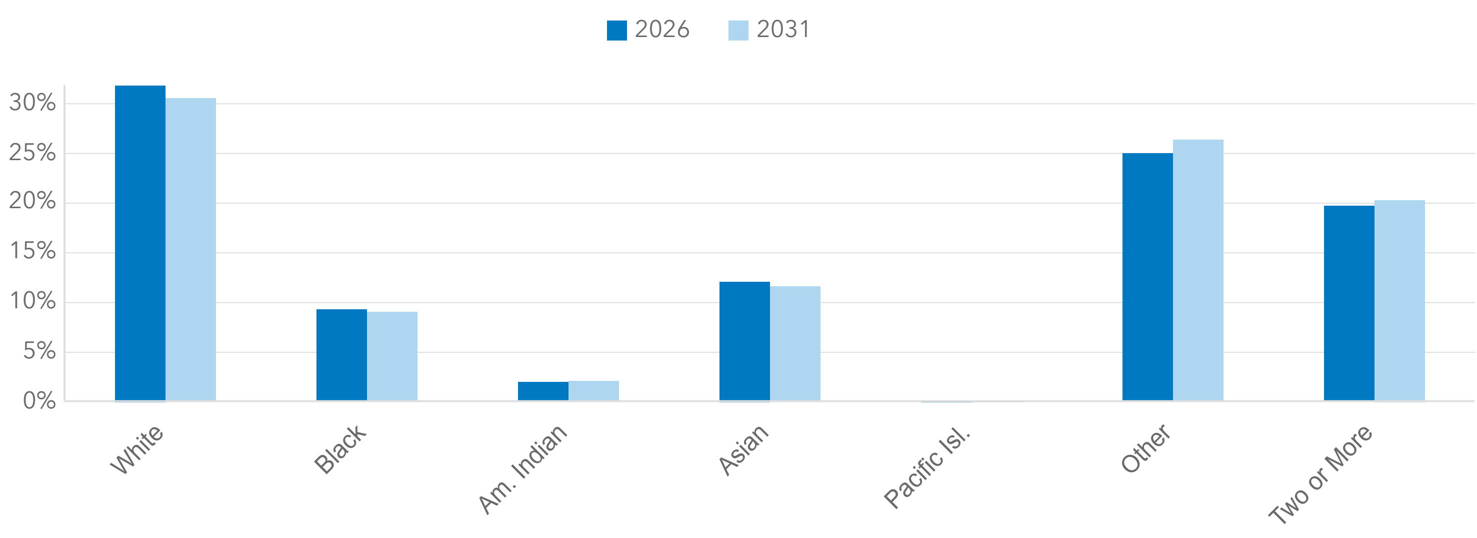
88
Housing Affordability Index

88.7
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographic and Income Profile

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

Summary	Census 2020	2026	2031
Total Population	104,460	108,317	112,351
Total Households	38,919	41,891	44,400
Family Households	26,421	27,071	28,148
Average Household Size	2.68	2.58	2.52
Owner Occupied Housing Units	20,123	20,858	21,863
Renter Occupied Housing Units	18,796	21,033	22,538
Median Age	34.8	36.1	37.1

Trends 2026 - 2031	Area	State	National
Population	0.70%	1.20%	0.50%
Households	1.20%	1.50%	0.70%
Family Population	0.80%	1.40%	0.60%
Owner Occupied Housing Units	0.90%	1.80%	0.00%
Median Household Income	1.90%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,644	6.4%	6,566	6.1%	6,719	6.0%
5-9	7,252	6.9%	6,864	6.3%	6,627	5.9%
10-14	7,432	7.1%	7,043	6.5%	6,775	6.0%
15-19	7,414	7.1%	6,899	6.4%	6,731	6.0%
20-24	7,374	7.1%	7,865	7.3%	7,654	6.8%
25-29	8,034	7.7%	8,880	8.2%	9,273	8.3%
30-34	8,364	8.0%	8,290	7.7%	9,071	8.1%
35-39	7,929	7.6%	8,221	7.6%	8,096	7.2%
40-44	7,271	7.0%	7,876	7.3%	8,277	7.4%
45-49	7,073	6.8%	7,050	6.5%	7,665	6.8%
50-54	6,796	6.5%	6,799	6.3%	6,860	6.1%
55-59	6,807	6.5%	6,220	5.7%	6,263	5.6%
60-64	5,363	5.1%	6,256	5.8%	5,812	5.2%
65-69	3,687	3.5%	4,935	4.6%	5,642	5.0%
70-74	3,014	2.9%	3,298	3.0%	4,486	4.0%
75-79	1,909	1.8%	2,541	2.4%	2,814	2.5%
80-84	1,084	1.0%	1,554	1.4%	2,032	1.8%
Age 85+	1,014	1.0%	1,161	1.1%	1,553	1.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	784	1.9%	725	1.6%
$10,000-14,999	497	1.2%	461	1.0%
$15,000-19,999	731	1.8%	564	1.3%
$20,000-24,999	673	1.6%	535	1.2%
$25,000-29,999	907	2.2%	752	1.7%
$30,000-34,999	1,323	3.2%	1,126	2.5%
$35,000-39,999	1,036	2.5%	883	2.0%
$40,000-44,999	1,469	3.5%	1,368	3.1%
$45,000-49,999	1,071	2.6%	968	2.2%
$50,000-59,999	2,909	6.9%	2,709	6.1%
$60,000-74,999	4,346	10.4%	4,342	9.8%
$75,000-99,999	5,670	13.5%	5,804	13.1%
$100,000-124,999	5,354	12.8%	5,768	13.0%
$125,000-149,999	3,964	9.5%	4,468	10.1%
$150,000-199,999	5,407	12.9%	6,477	14.6%
$200,000-249,999	2,358	5.6%	3,057	6.9%
$250,000-299,999	1,505	3.6%	2,042	4.6%
$300,000-399,999	749	1.8%	992	2.2%
$400,000-499,999	231	0.6%	232	0.5%
$500,000+	907	2.2%	1,127	2.5%
Median Household Income	$97,362	-	$107,178	-
Average Household Income	$122,479	-	$135,463	-
Per Capita Income	$47,403	-	$53,594	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	50,414	48.3%	46,607	43.0%	46,098	41.0%
Black Alone	13,312	12.7%	15,334	14.2%	15,781	14.1%
American Indian	1,224	1.2%	1,172	1.1%	1,260	1.1%
Asian Alone	9,897	9.5%	13,836	12.8%	14,761	13.1%
Pacific Islander	68	0.1%	77	0.1%	81	0.1%
Some Other Race	13,582	13.0%	14,528	13.4%	16,107	14.3%
Two or More Races	15,963	15.3%	16,763	15.5%	18,263	16.3%
Hispanic (Any Race)	31,769	30.4%	33,623	31.0%	37,135	33.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

108K
Total Population

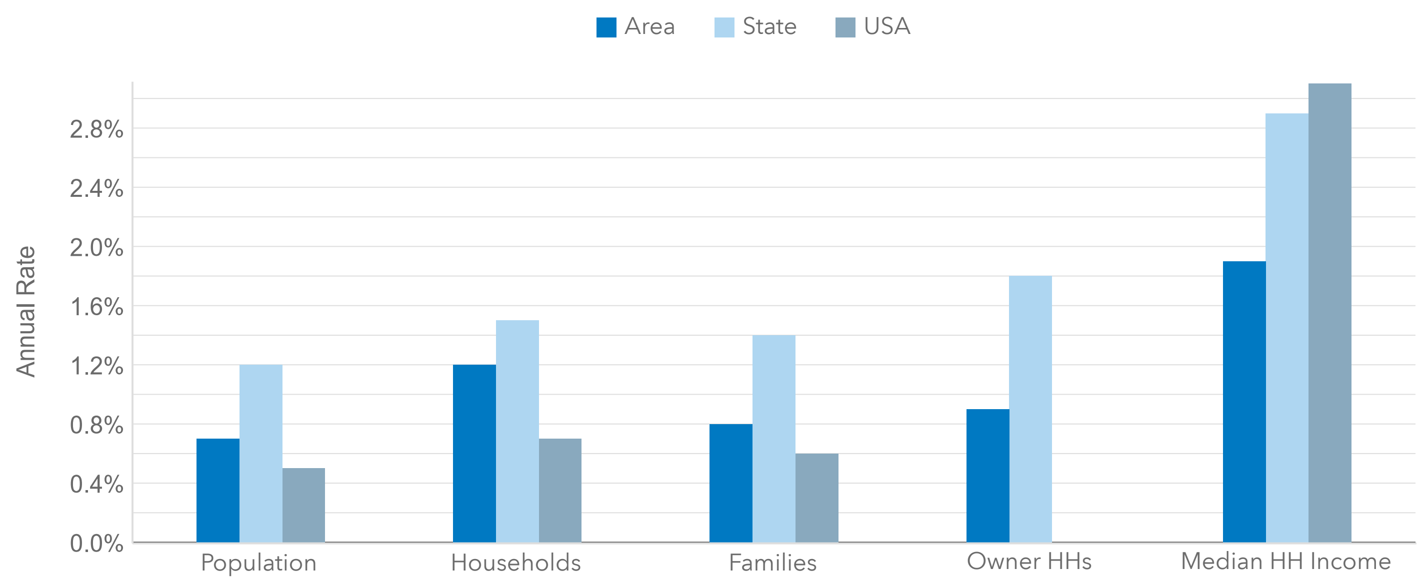
41.9K
Total Households

2.58
Average Household Size

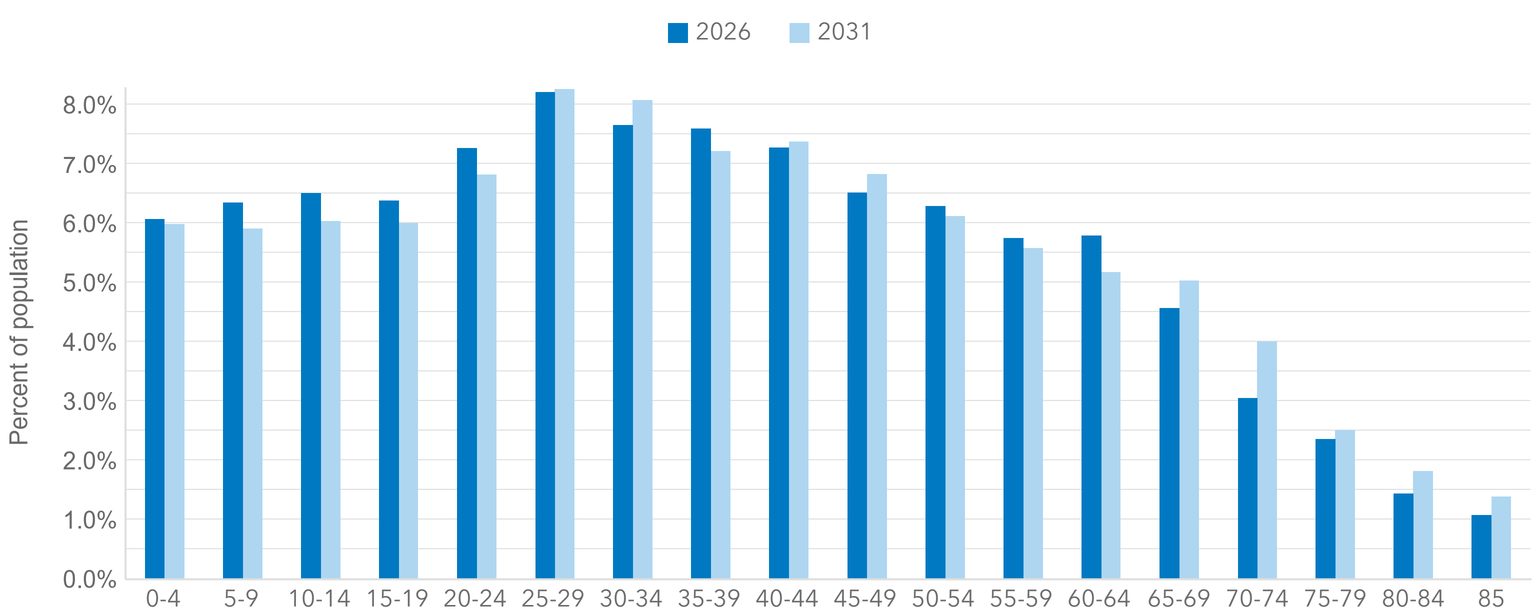
36.1
Median Age

104K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

$97.4K
Median Household Income

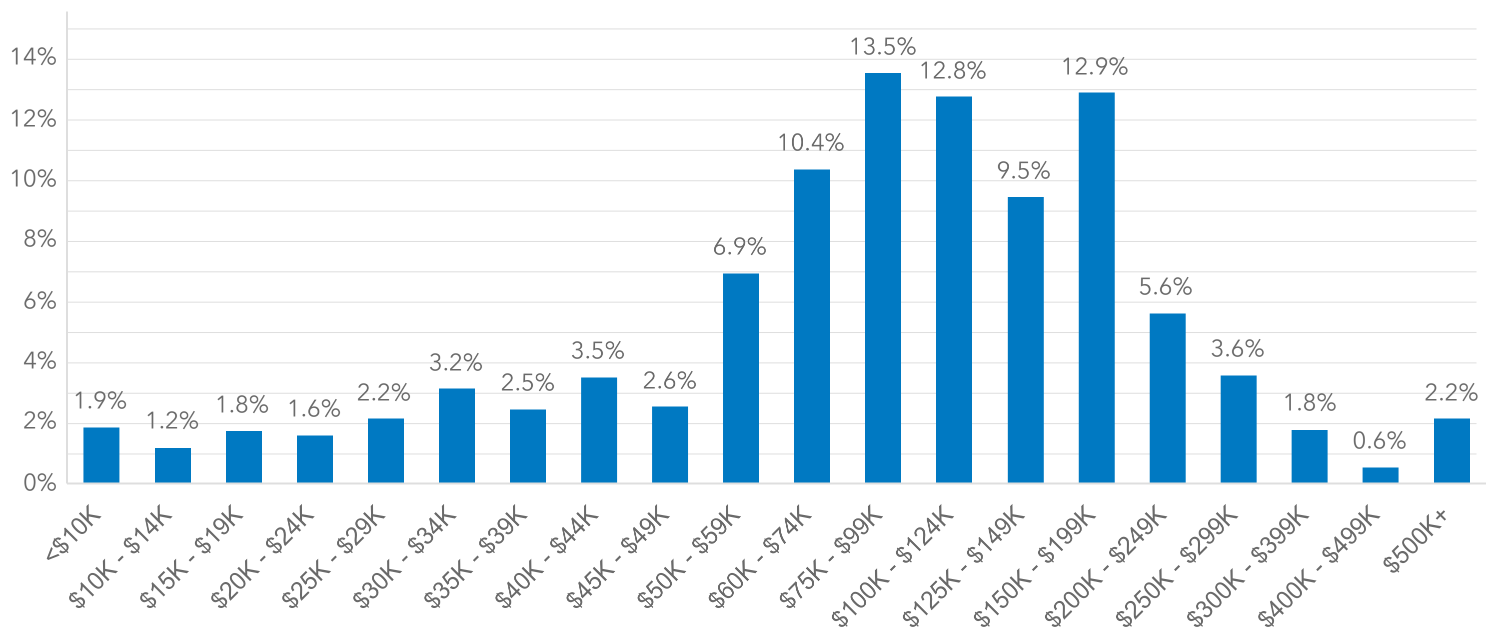
$206K
Median Net Worth

91
Wealth Index

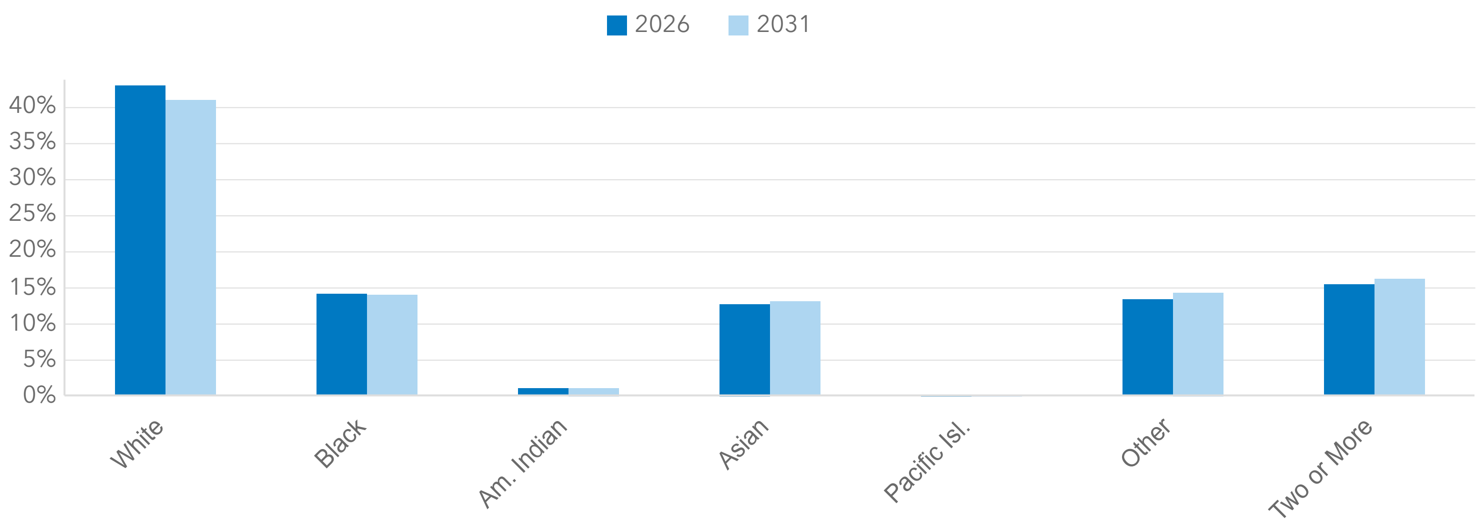
91
Housing Affordability Index

84.9
Diversity Index

Households by Income for 2026



Population by Race



Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067 3
662 S Edmonds Ln, Lewisville, Texas, 75067
Ring: 5 mile radius

esri
THE SCIENCE OF WHERE®

Summary	Census 2020	2026	2031
Total Population	207,262	214,214	223,280
Total Households	76,666	82,413	87,642
Family Households	53,969	55,387	57,918
Average Household Size	2.69	2.59	2.54
Owner Occupied Housing Units	42,785	44,651	46,811
Renter Occupied Housing Units	33,881	37,762	40,831
Median Age	36.3	37.2	38.0

Trends 2026 - 2031	Area	State	National
Population	0.80%	1.20%	0.50%
Households	1.20%	1.50%	0.70%
Family Population	0.90%	1.40%	0.60%
Owner Occupied Housing Units	0.90%	1.80%	0.00%
Median Household Income	2.10%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	11,805	5.7%	11,810	5.5%	12,271	5.5%
5-9	13,954	6.7%	12,656	5.9%	12,439	5.6%
10-14	15,444	7.5%	13,863	6.5%	13,153	5.9%
15-19	15,704	7.6%	13,830	6.5%	13,476	6.0%
20-24	13,787	6.7%	15,317	7.2%	14,714	6.6%
25-29	14,338	6.9%	17,802	8.3%	18,664	8.4%
30-34	14,806	7.1%	15,329	7.2%	17,839	8.0%
35-39	14,850	7.2%	15,055	7.0%	15,347	6.9%
40-44	14,951	7.2%	14,893	7.0%	15,697	7.0%
45-49	15,486	7.5%	14,258	6.7%	15,059	6.7%
50-54	15,110	7.3%	14,624	6.8%	14,440	6.5%
55-59	14,651	7.1%	13,891	6.5%	13,570	6.1%
60-64	11,286	5.5%	13,412	6.3%	12,821	5.7%
65-69	7,594	3.7%	10,422	4.9%	11,775	5.3%
70-74	5,847	2.8%	6,791	3.2%	9,095	4.1%
75-79	3,609	1.7%	5,030	2.4%	5,814	2.6%
80-84	2,065	1.0%	2,972	1.4%	4,064	1.8%
Age 85+	1,975	0.9%	2,260	1.1%	3,041	1.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	1,504	1.8%	1,437	1.6%
$10,000-14,999	783	0.9%	725	0.8%
$15,000-19,999	1,027	1.3%	788	0.9%
$20,000-24,999	1,023	1.2%	820	0.9%
$25,000-29,999	1,392	1.7%	1,154	1.3%
$30,000-34,999	2,038	2.5%	1,744	2.0%
$35,000-39,999	1,594	1.9%	1,368	1.6%
$40,000-44,999	2,264	2.8%	2,092	2.4%
$45,000-49,999	1,624	2.0%	1,439	1.6%
$50,000-59,999	4,497	5.5%	4,111	4.7%
$60,000-74,999	7,339	8.9%	7,176	8.2%
$75,000-99,999	9,818	11.9%	9,806	11.2%
$100,000-124,999	9,274	11.3%	9,712	11.1%
$125,000-149,999	7,652	9.3%	8,249	9.4%
$150,000-199,999	11,313	13.7%	12,903	14.7%
$200,000-249,999	7,089	8.6%	8,911	10.2%
$250,000-299,999	4,742	5.8%	6,289	7.2%
$300,000-399,999	3,168	3.8%	4,185	4.8%
$400,000-499,999	1,042	1.3%	1,006	1.1%
$500,000+	3,231	3.9%	3,728	4.3%
Median Household Income	$115,752	-	$128,742	-
Average Household Income	$155,411	-	$169,917	-
Per Capita Income	$59,872	-	$66,774	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	108,758	52.5%	99,693	46.5%	98,598	44.2%
Black Alone	21,782	10.5%	24,491	11.4%	25,152	11.3%
American Indian	1,818	0.9%	1,772	0.8%	1,935	0.9%
Asian Alone	28,963	14.0%	38,022	17.8%	40,430	18.1%
Pacific Islander	138	0.1%	159	0.1%	164	0.1%
Some Other Race	18,413	8.9%	20,662	9.7%	24,090	10.8%
Two or More Races	27,390	13.2%	29,415	13.7%	32,911	14.7%
Hispanic (Any Race)	46,689	22.5%	51,203	23.9%	58,824	26.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

214K
Total Population

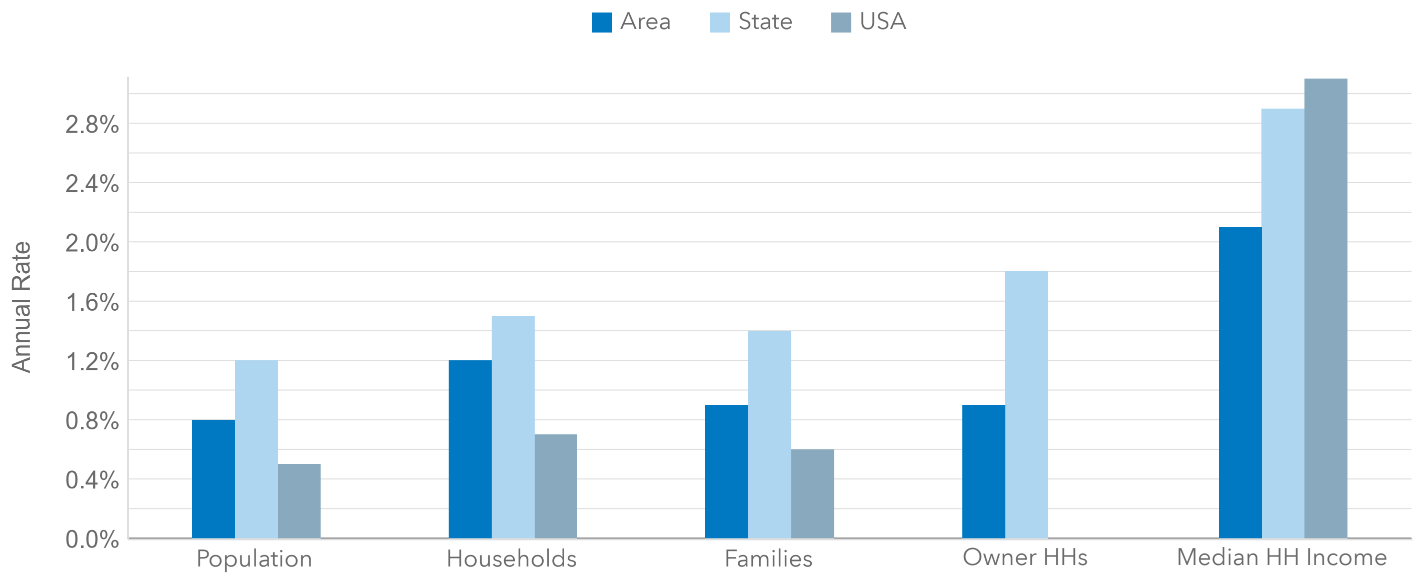
82.4K
Total Households

2.59
Average Household Size

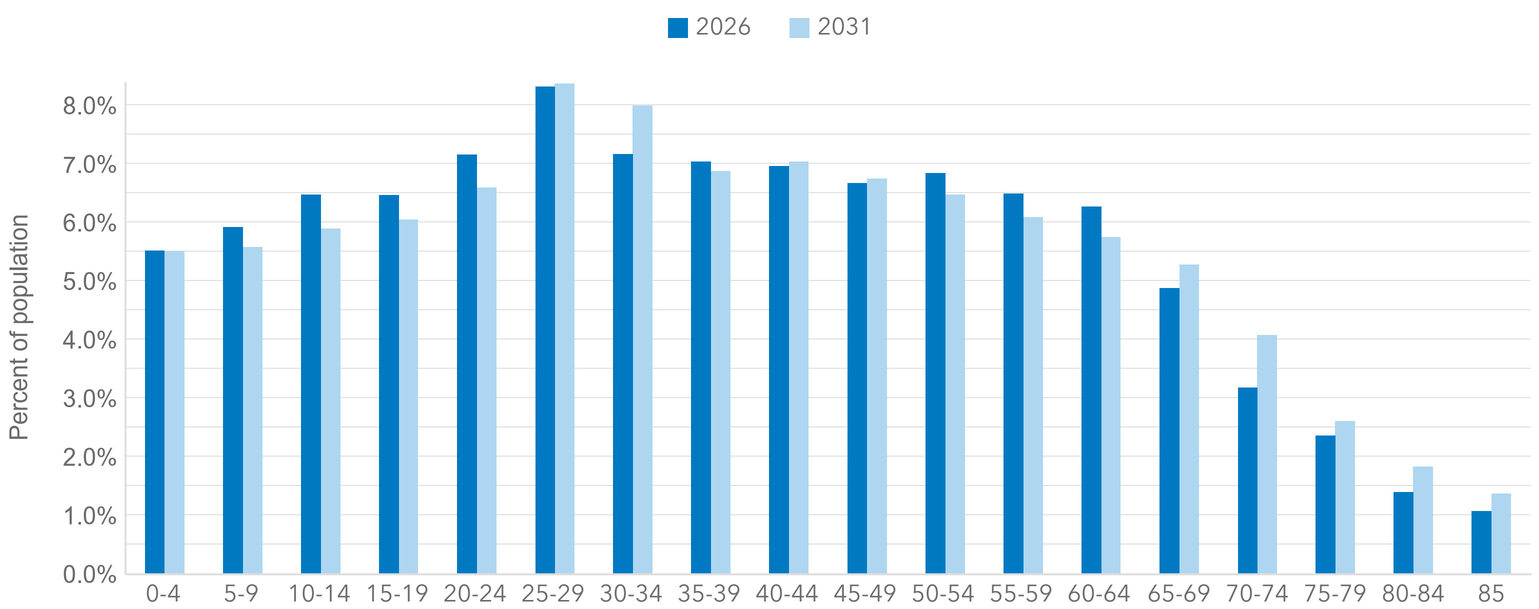
37.2
Median Age

221K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

$116K
Median Household Income

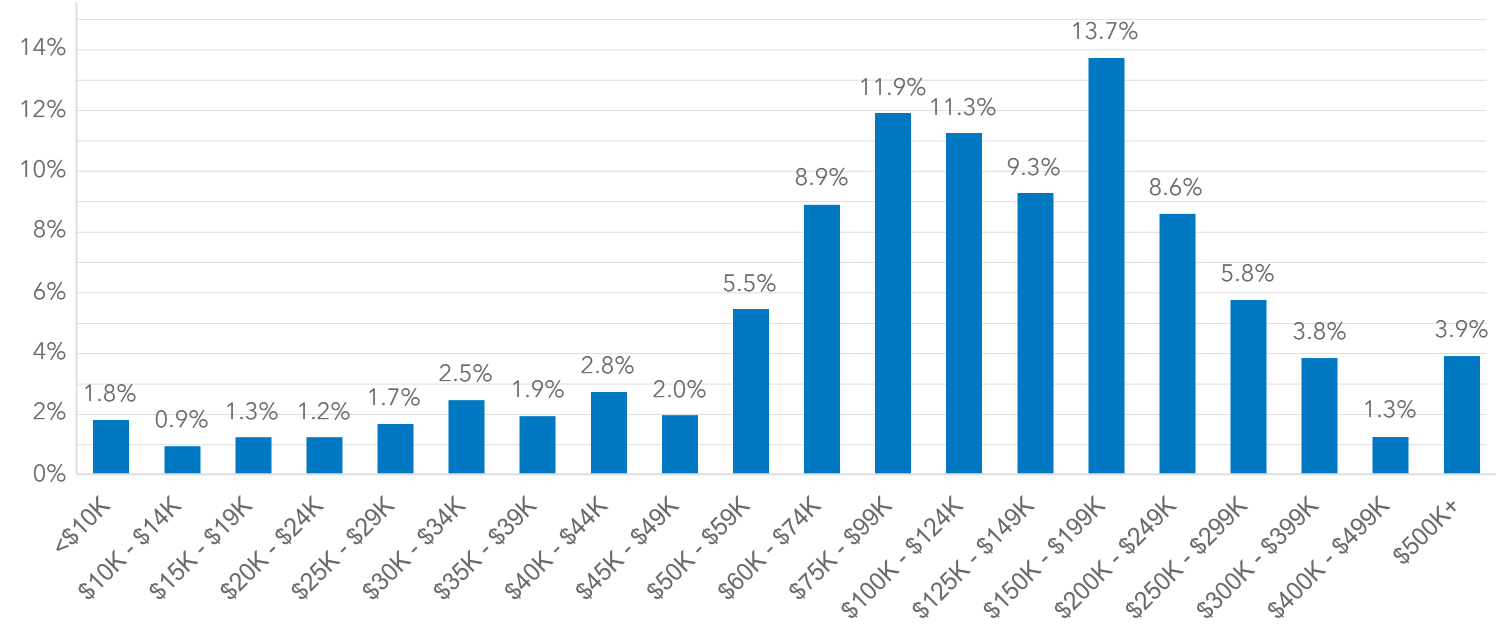
$326K
Median Net Worth

126
Wealth Index

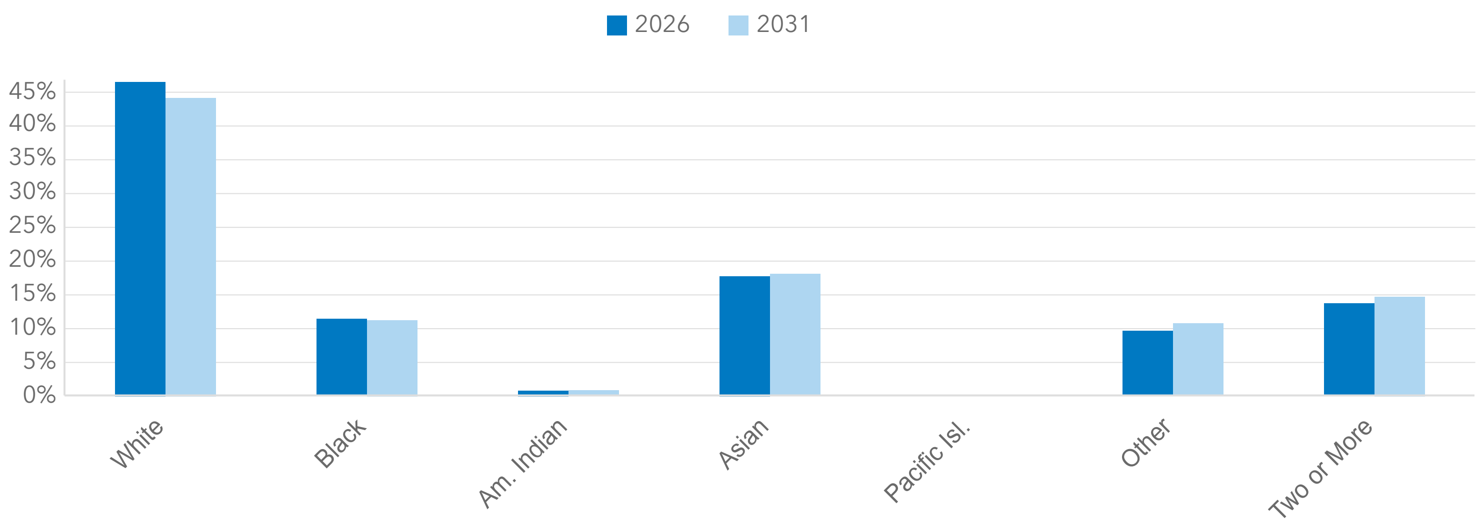
89
Housing Affordability Index

81.6
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

11-03-2025

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.

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:
  - 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.

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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	972-804-0742
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______