

**FOR  
SALE**

662 Edmonds Ln  
Lewisville, TX 75067

**TURNKEY CHILDCARE/ COMMERCIAL BUILDING**

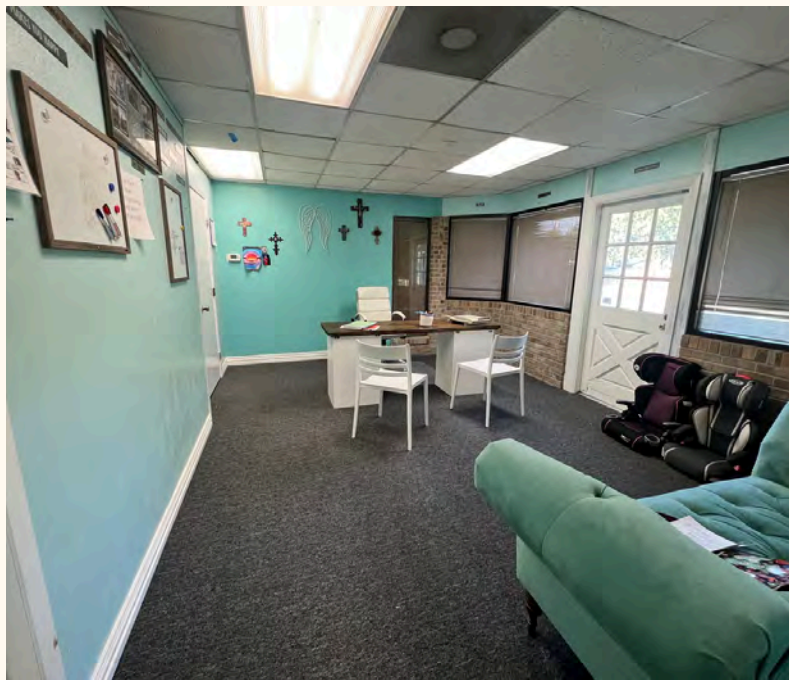


- Asking - \$1,100,000
- Building size- 9,400 sqft
- Lot Size- 0.64 acres approx.
- Last licensed capacity- 175
- Year Built- 1983
- General Business zoning
- Retail/Office/Restaurant/Veterinarian/  
Church/Community Center
- Former Childcare use- currently vacant
- All the FF&E included
- Building updated in 2023
- 8 Classrooms, 3 Offices, indoor  
Courtyard/Gym, Kitchen, Sick room,  
Supply room & Playground
- Avg. Household Income of \$113,000+ in  
the 3-mile radius



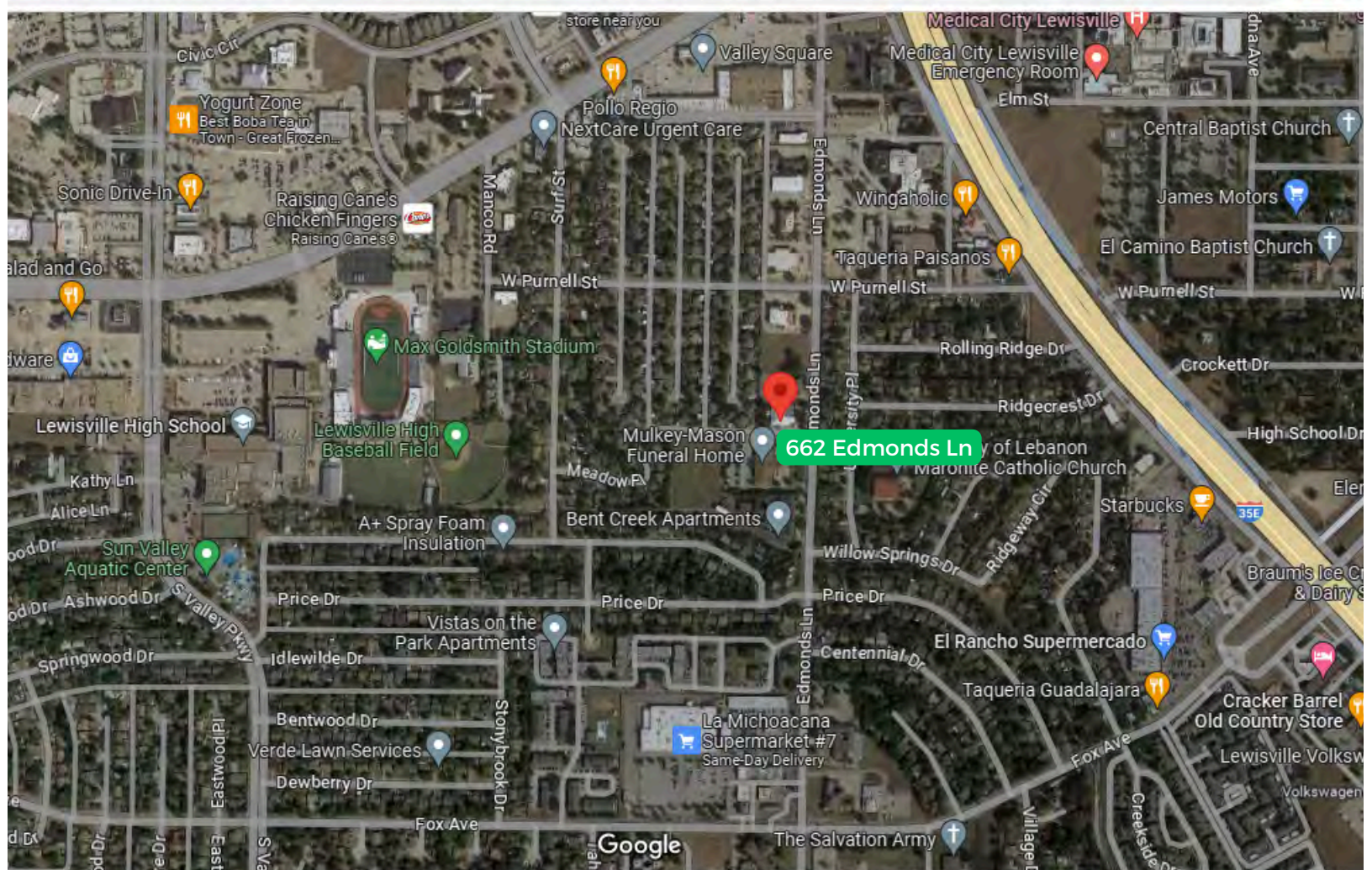
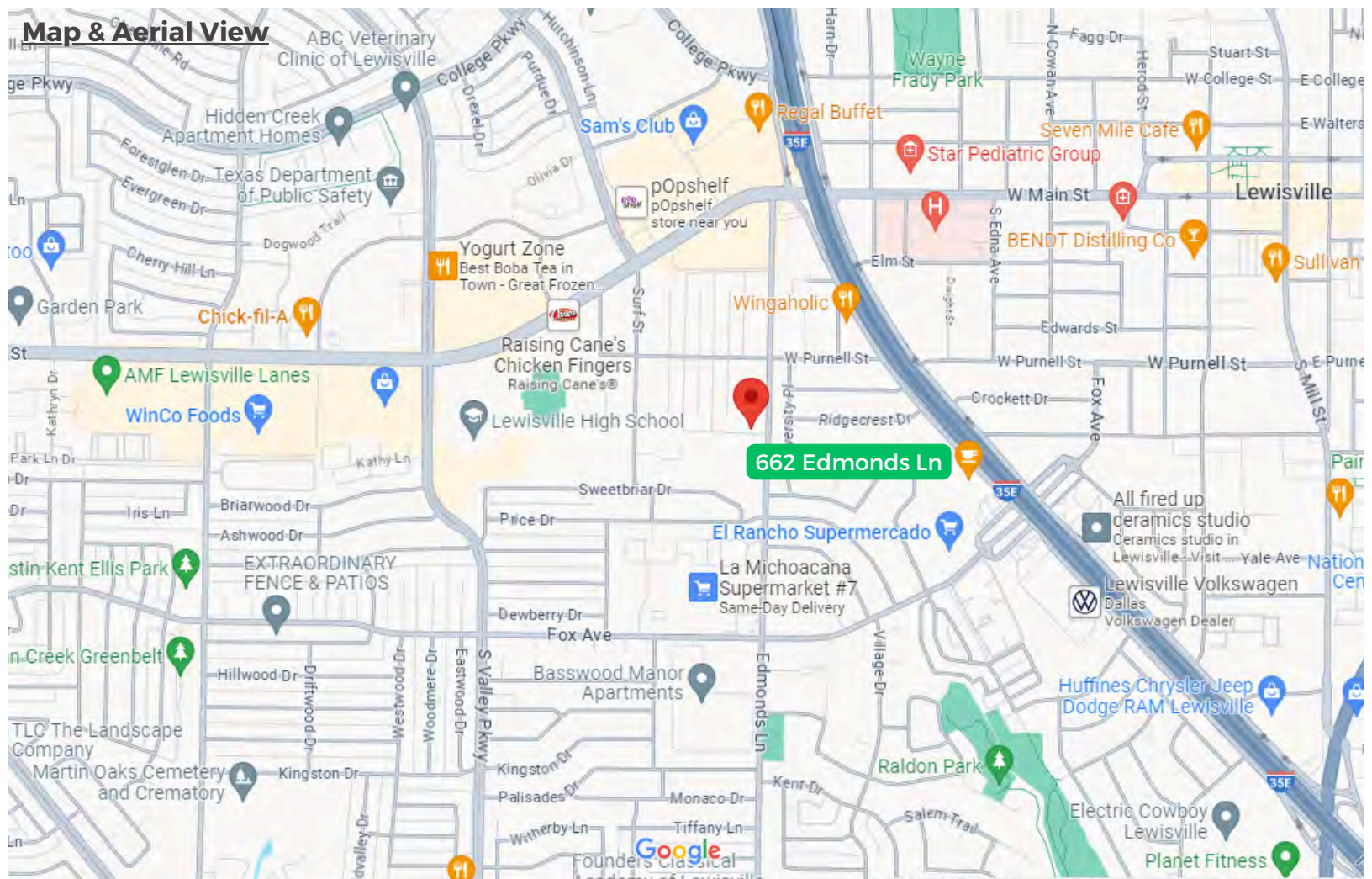
**Neal Agrawal**  
**972-804-0742**  
**dfwneal@gmail.com**  
**Crest Real Estate Advisors**  
**www.preschoolexchange.com**

Pictures





# Map & Aerial View



**Floorplan**

QUAIL VALLEY PREPARATORY SCHOOL  
FLOOR PLAN WITH SIZES



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

SCALE 3/32" = 1'



# Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067 2  
 662 S Edmonds Ln, Lewisville, Texas, 75067  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.04038  
 Longitude: -97.01059

Summary	Census 2010	Census 2020	2025	2030
Population	17,828	18,812	19,515	20,606
Households	6,057	6,078	6,479	7,020
Families	3,947	4,287	4,335	4,593
Average Household Size	2.94	3.07	2.99	2.91
Owner Occupied Housing Units	2,788	2,892	3,073	3,261
Renter Occupied Housing Units	3,269	3,186	3,406	3,759
Median Age	30.0	32.0	33.3	34.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.09%	1.10%	0.42%
Households	1.62%	1.41%	0.64%
Families	1.16%	1.31%	0.54%
Owner HHs	1.19%	1.80%	0.91%
Median Household Income	2.52%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	330	5.1%	292	4.2%
\$15,000 - \$24,999	239	3.7%	195	2.8%
\$25,000 - \$34,999	693	10.7%	562	8.0%
\$35,000 - \$49,999	691	10.7%	665	9.5%
\$50,000 - \$74,999	1,278	19.7%	1,276	18.2%
\$75,000 - \$99,999	1,007	15.5%	1,090	15.5%
\$100,000 - \$149,999	1,460	22.5%	1,804	25.7%
\$150,000 - \$199,999	485	7.5%	679	9.7%
\$200,000+	297	4.6%	457	6.5%

Median Household Income	\$75,161	\$85,107
Average Household Income	\$88,292	\$99,748
Per Capita Income	\$29,949	\$34,679

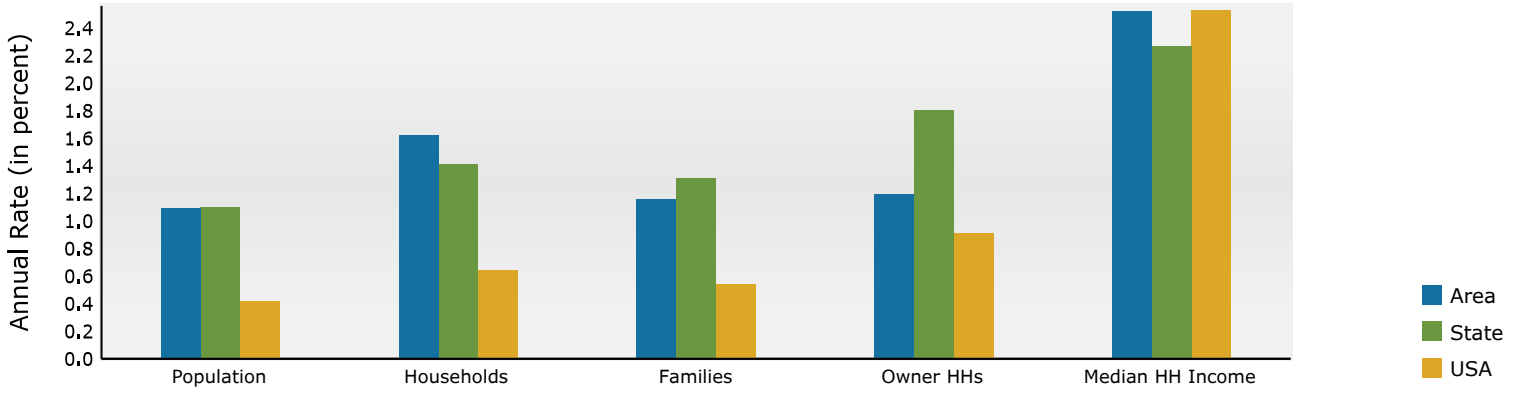
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,570	8.8%	1,356	7.2%	1,343	6.9%	1,387	6.7%
5 - 9	1,497	8.4%	1,467	7.8%	1,385	7.1%	1,339	6.5%
10 - 14	1,336	7.5%	1,522	8.1%	1,419	7.3%	1,386	6.7%
15 - 19	1,300	7.3%	1,518	8.1%	1,442	7.4%	1,398	6.8%
20 - 24	1,461	8.2%	1,448	7.7%	1,525	7.8%	1,537	7.5%
25 - 34	3,296	18.5%	2,944	15.6%	3,177	16.3%	3,340	16.2%
35 - 44	2,541	14.3%	2,672	14.2%	2,757	14.1%	2,959	14.4%
45 - 54	2,038	11.4%	2,196	11.7%	2,354	12.1%	2,559	12.4%
55 - 64	1,384	7.8%	1,767	9.4%	1,917	9.8%	2,010	9.8%
65 - 74	776	4.4%	1,081	5.7%	1,234	6.3%	1,538	7.5%
75 - 84	414	2.3%	566	3.0%	678	3.5%	819	4.0%
85+	217	1.2%	275	1.5%	286	1.5%	334	1.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,796	60.6%	6,744	35.8%	6,397	32.8%	6,443	31.3%
Black Alone	1,390	7.8%	1,667	8.9%	1,917	9.8%	2,039	9.9%
American Indian Alone	129	0.7%	408	2.2%	409	2.1%	432	2.1%
Asian Alone	946	5.3%	1,743	9.3%	2,171	11.1%	2,320	11.3%
Pacific Islander Alone	7	0.0%	10	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	4,034	22.6%	4,559	24.2%	4,800	24.6%	5,267	25.6%
Two or More Races	527	3.0%	3,682	19.6%	3,812	19.5%	4,093	19.9%
Hispanic Origin (Any Race)	8,281	46.4%	9,467	50.3%	9,858	50.5%	10,715	52.0%

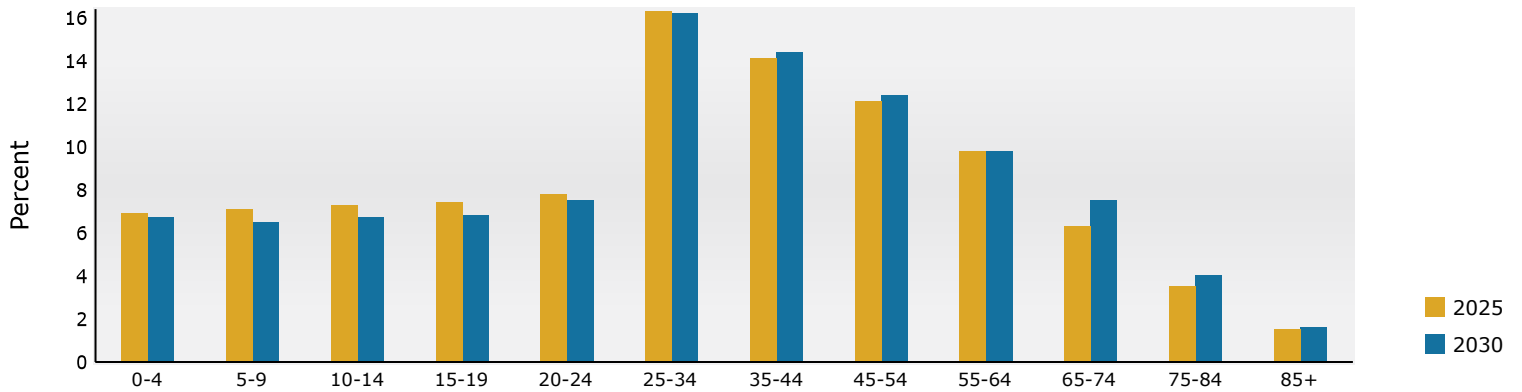
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

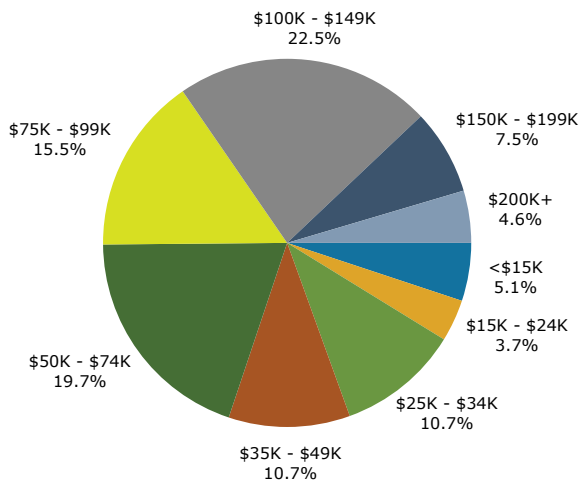
## Trends 2025-2030



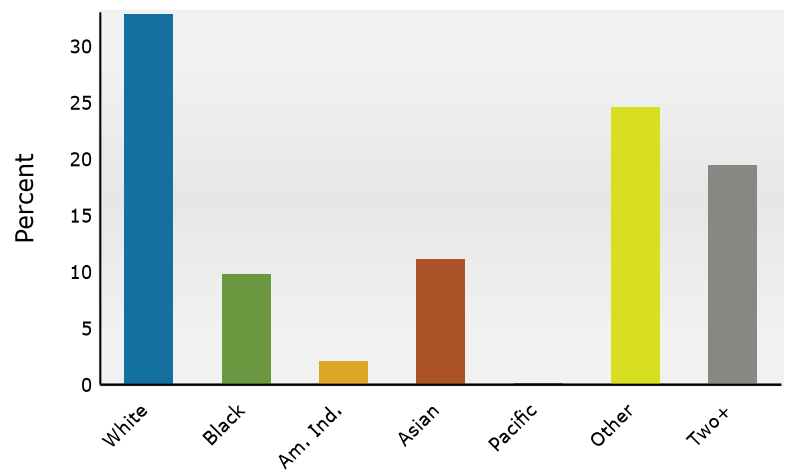
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 50.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067 2  
662 S Edmonds Ln, Lewisville, Texas, 75067  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 33.04038  
Longitude: -97.01059

Summary	Census 2010	Census 2020	2025	2030
Population	96,981	104,346	107,800	109,725
Households	36,505	38,888	41,566	43,270
Families	24,410	26,389	26,900	27,536
Average Household Size	2.65	2.67	2.59	2.53
Owner Occupied Housing Units	20,513	20,089	21,127	22,234
Renter Occupied Housing Units	15,992	18,799	20,439	21,036
Median Age	32.3	34.8	35.9	36.9

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.35%	1.10%	0.42%
Households	0.81%	1.41%	0.64%
Families	0.47%	1.31%	0.54%
Owner HHs	1.03%	1.80%	0.91%
Median Household Income	1.91%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,250	3.0%	1,092	2.5%
\$15,000 - \$24,999	1,542	3.7%	1,225	2.8%
\$25,000 - \$34,999	2,242	5.4%	1,853	4.3%
\$35,000 - \$49,999	4,184	10.1%	3,821	8.8%
\$50,000 - \$74,999	7,503	18.1%	7,423	17.2%
\$75,000 - \$99,999	6,590	15.9%	6,773	15.7%
\$100,000 - \$149,999	8,274	19.9%	9,114	21.1%
\$150,000 - \$199,999	5,052	12.2%	5,914	13.7%
\$200,000+	4,930	11.9%	6,055	14.0%
Median Household Income	\$88,603		\$97,371	
Average Household Income	\$113,617		\$123,118	
Per Capita Income	\$43,816		\$48,587	

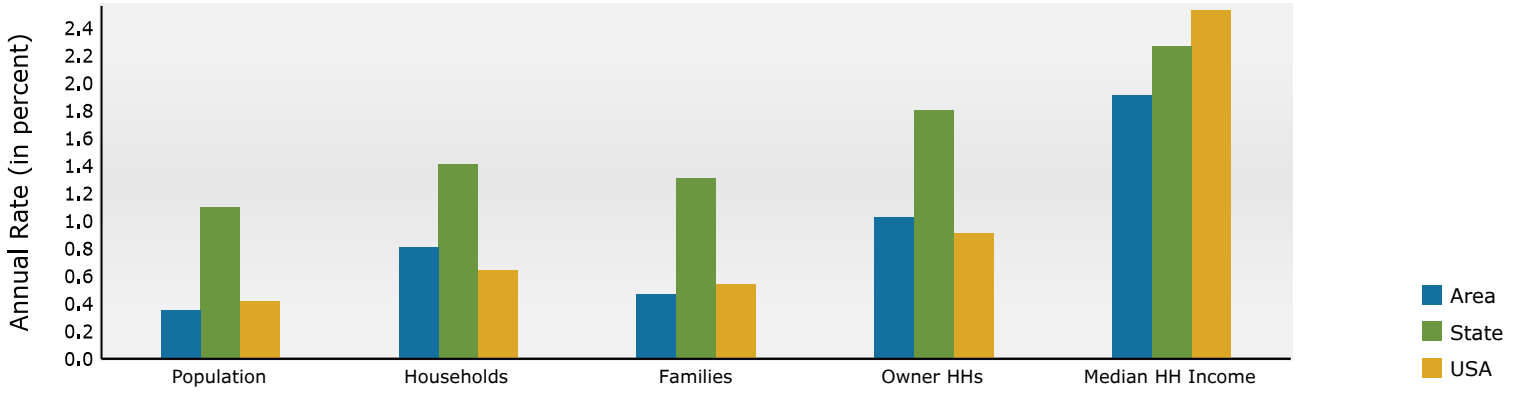
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,606	7.8%	6,640	6.4%	6,588	6.1%	6,604	6.0%
5 - 9	7,545	7.8%	7,245	6.9%	6,954	6.5%	6,493	5.9%
10 - 14	6,891	7.1%	7,420	7.1%	7,083	6.6%	6,763	6.2%
15 - 19	6,615	6.8%	7,398	7.1%	7,007	6.5%	6,634	6.0%
20 - 24	7,320	7.5%	7,367	7.1%	7,839	7.3%	7,643	7.0%
25 - 34	16,882	17.4%	16,396	15.7%	16,926	15.7%	17,662	16.1%
35 - 44	15,257	15.7%	15,184	14.6%	16,129	15.0%	16,119	14.7%
45 - 54	14,096	14.5%	13,837	13.3%	13,846	12.8%	14,151	12.9%
55 - 64	8,252	8.5%	12,152	11.6%	12,365	11.5%	11,881	10.8%
65 - 74	3,853	4.0%	6,699	6.4%	8,012	7.4%	9,715	8.9%
75 - 84	1,859	1.9%	2,993	2.9%	3,939	3.7%	4,610	4.2%
85+	806	0.8%	1,014	1.0%	1,112	1.0%	1,450	1.3%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,833	69.9%	50,355	48.3%	47,567	44.1%	45,611	41.6%
Black Alone	9,318	9.6%	13,300	12.7%	15,005	13.9%	15,436	14.1%
American Indian Alone	649	0.7%	1,224	1.2%	1,234	1.1%	1,268	1.2%
Asian Alone	6,022	6.2%	9,862	9.5%	12,613	11.7%	13,964	12.7%
Pacific Islander Alone	59	0.1%	68	0.1%	73	0.1%	79	0.1%
Some Other Race Alone	10,180	10.5%	13,581	13.0%	14,518	13.5%	15,626	14.2%
Two or More Races	2,921	3.0%	15,956	15.3%	16,790	15.6%	17,740	16.2%
Hispanic Origin (Any Race)	26,033	26.8%	31,764	30.4%	33,688	31.3%	36,029	32.8%

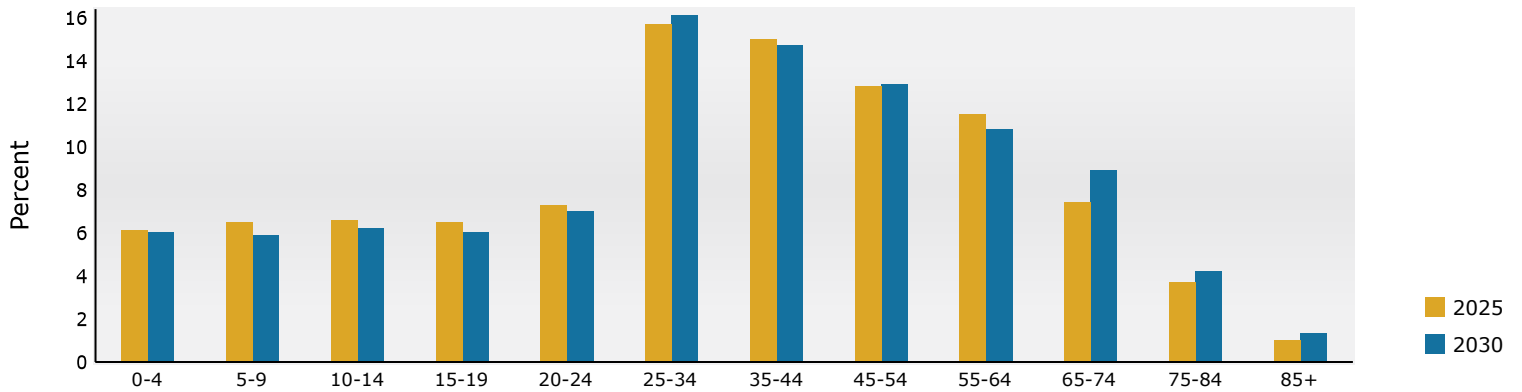
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

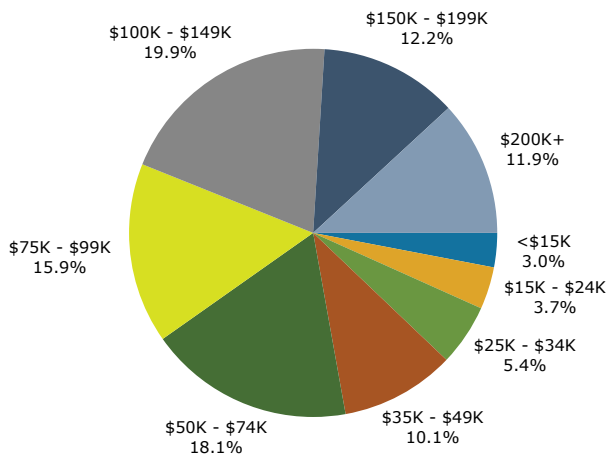
## Trends 2025-2030



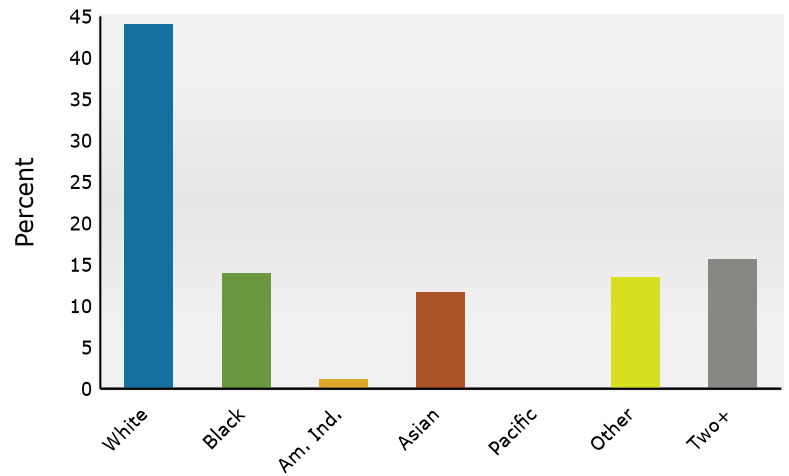
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 31.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

662 S Edmonds Ln, Lewisville, Texas, 75067 2  
 662 S Edmonds Ln, Lewisville, Texas, 75067  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.04038  
 Longitude: -97.01059

Summary	Census 2010	Census 2020	2025	2030
Population	183,825	209,673	216,585	222,643
Households	67,737	78,142	83,626	87,793
Families	47,853	54,550	55,835	57,776
Average Household Size	2.71	2.67	2.58	2.53
Owner Occupied Housing Units	41,755	42,965	45,507	48,135
Renter Occupied Housing Units	25,982	35,177	38,119	39,658
Median Age	33.8	36.2	37.1	37.8

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.55%	1.10%	0.42%
Households	0.98%	1.41%	0.64%
Families	0.69%	1.31%	0.54%
Owner HHs	1.13%	1.80%	0.91%
Median Household Income	1.72%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,273	2.7%	2,060	2.3%
\$15,000 - \$24,999	2,295	2.7%	1,862	2.1%
\$25,000 - \$34,999	3,702	4.4%	3,131	3.6%
\$35,000 - \$49,999	6,672	8.0%	6,102	7.0%
\$50,000 - \$74,999	12,723	15.2%	12,550	14.3%
\$75,000 - \$99,999	11,705	14.0%	11,904	13.6%
\$100,000 - \$149,999	15,868	19.0%	16,927	19.3%
\$150,000 - \$199,999	11,029	13.2%	12,373	14.1%
\$200,000+	17,360	20.8%	20,884	23.8%

Median Household Income	\$105,644	\$115,032
Average Household Income	\$143,492	\$153,940
Per Capita Income	\$55,413	\$60,707

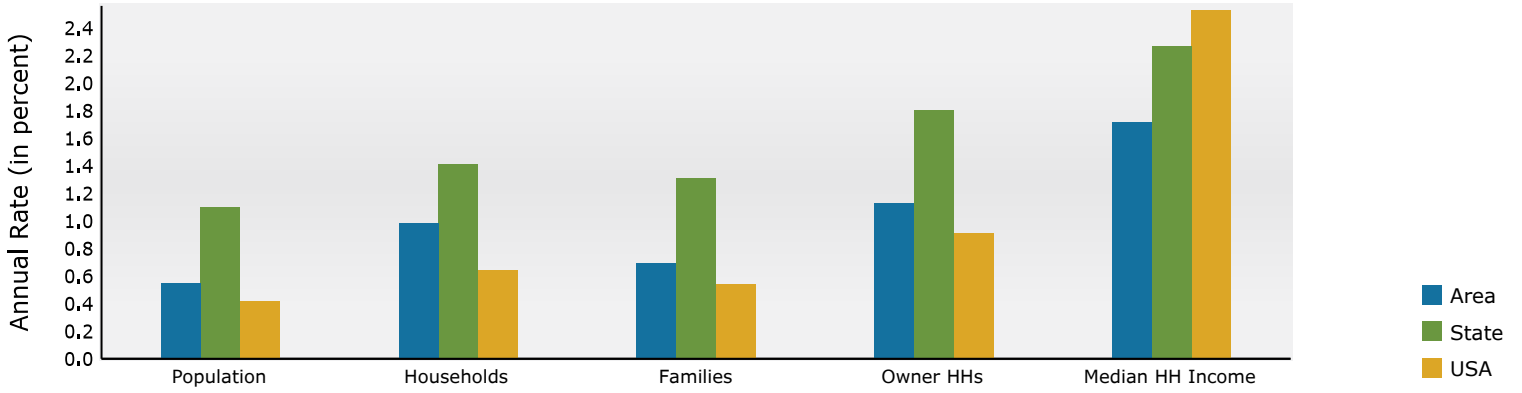
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,070	7.1%	11,885	5.7%	11,919	5.5%	12,178	5.5%
5 - 9	14,876	8.1%	13,990	6.7%	13,038	6.0%	12,396	5.6%
10 - 14	15,053	8.2%	15,524	7.4%	14,119	6.5%	13,401	6.0%
15 - 19	13,168	7.2%	15,754	7.5%	14,392	6.6%	13,516	6.1%
20 - 24	11,627	6.3%	14,028	6.7%	15,450	7.1%	15,199	6.8%
25 - 34	27,379	14.9%	29,930	14.3%	33,061	15.3%	35,796	16.1%
35 - 44	30,631	16.7%	30,152	14.4%	30,625	14.1%	31,196	14.0%
45 - 54	30,463	16.6%	30,903	14.7%	29,695	13.7%	29,592	13.3%
55 - 64	16,359	8.9%	26,220	12.5%	27,420	12.7%	26,523	11.9%
65 - 74	6,854	3.7%	13,574	6.5%	16,887	7.8%	20,375	9.2%
75 - 84	3,096	1.7%	5,729	2.7%	7,772	3.6%	9,563	4.3%
85+	1,248	0.7%	1,982	0.9%	2,207	1.0%	2,907	1.3%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	133,138	72.4%	110,619	52.8%	104,364	48.2%	100,850	45.3%
Black Alone	14,165	7.7%	22,076	10.5%	24,483	11.3%	25,175	11.3%
American Indian Alone	1,043	0.6%	1,830	0.9%	1,874	0.9%	1,963	0.9%
Asian Alone	17,416	9.5%	28,870	13.8%	35,394	16.3%	38,828	17.4%
Pacific Islander Alone	113	0.1%	145	0.1%	156	0.1%	166	0.1%
Some Other Race Alone	12,870	7.0%	18,498	8.8%	20,576	9.5%	23,269	10.5%
Two or More Races	5,080	2.8%	27,634	13.2%	29,739	13.7%	32,390	14.5%
Hispanic Origin (Any Race)	35,442	19.3%	47,048	22.4%	51,446	23.8%	57,299	25.7%

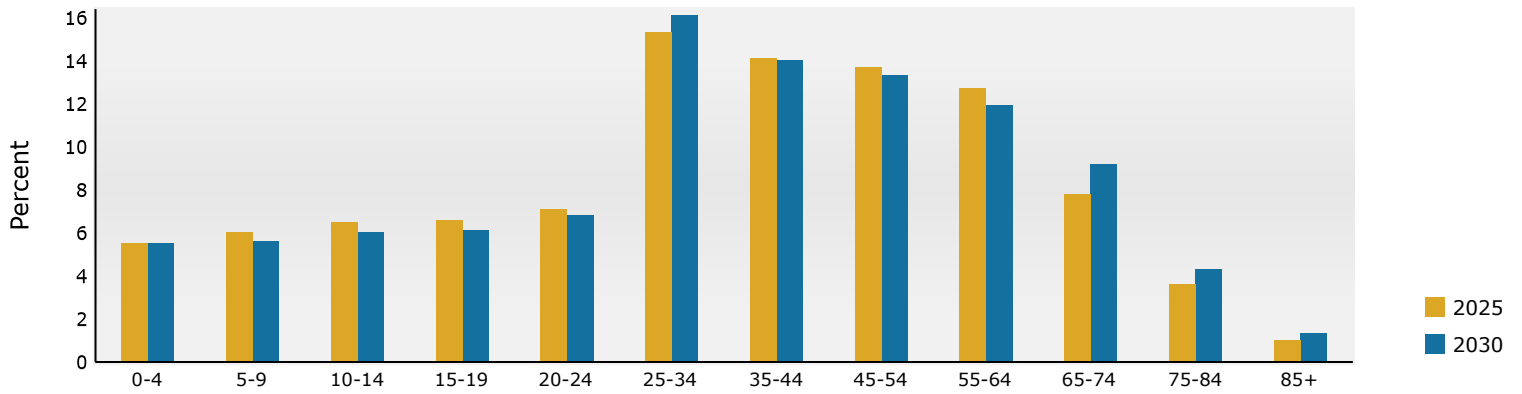
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

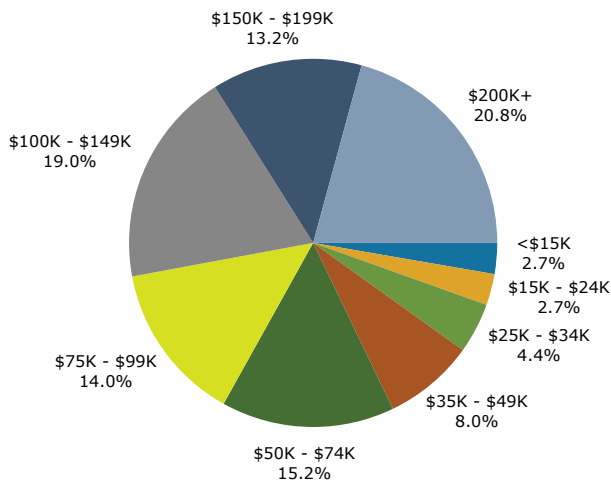
## Trends 2025-2030



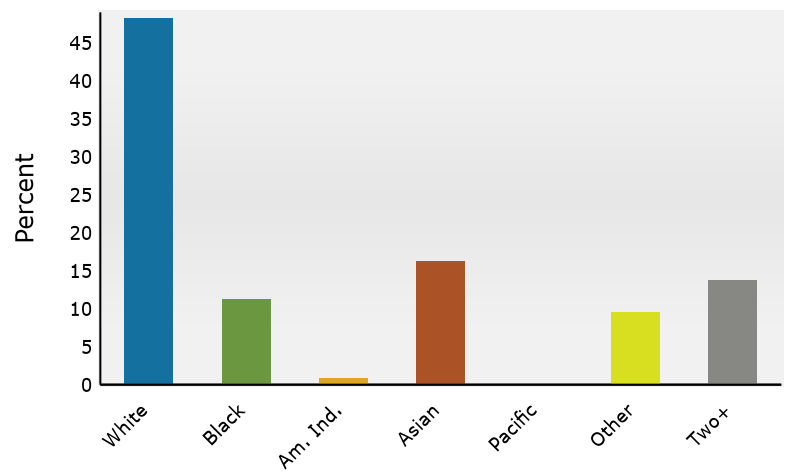
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 23.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# 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.

2-10-2025



### 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.

### 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. **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.

**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 1-1