

**1.04-AC SHOVEL-READY SPORT FACILITY SITE- PERMITS APPROVED, BUILD IMMEDIATELY**  
LEWISVILLE, TX



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## Own Your Real Estate | Build Immediately | SBA Financing Ready

### SHOVEL-READY PICKLEBALL/PADEL FACILITY – PERMITS APPROVED, BUILD IMMEDIATELY

This is a unique opportunity to acquire a shovel-ready 1-acre development site in Lewisville, TX. With all civil and building permits fully approved and in hand, you can bypass the 12–18 month entitlement process and begin construction immediately, saving a buyer significant soft costs. Ideal for a business owner-operator or real estate investor seeking high returns.

PROPERTY DETAILS	
<b>Building Size:</b>	16,000 SF
<b>Use:</b>	Pickleball / Padel / Fitness Club
<b>Parking:</b>	32 spaces
<b>Ceiling Height:</b>	25–29'
<b>Construction Time:</b>	8 months

FINANCIAL PROFORMA	
<b>Total Project Cost:</b>	\$2,750,000
<b>Land:</b>	\$1,000,000
<b>Construction (\$162/SF):</b>	\$1,750,000
<b>Est. Market Value (complete):</b>	\$3,300,000
<b>Down Payment (20% SBA):</b>	\$550,000
<b>Monthly Payment (6.5%):</b>	\$14,800
<b>Annual Rental Income (\$16/SF):</b>	\$256,000
<b>Net Annual Cash Flow:</b>	\$78,400
<b>Cash-on-Cash Return:</b>	14.3%
<b>Value at 7% Cap Rate:</b>	\$3,657,000

### SUITABLE FOR TWO BUYER PROFILES

**Business Owner-Operator:** Build and operate your racquet sports club, fitness studio, or recreation center. Your \$14,800 monthly mortgage is less than market rent of \$21,333 (\$16/SF), letting you build equity while running a profitable business.

**Real Estate Investor:** Lease to a pickleball/padel club, martial arts academy, dance studio, or fitness operator. At \$16/SF, the property generates \$256,000 annual income. After debt service (\$177,600/yr), yields \$78,400 net cash flow - 14.3% CoC return. At a 7% cap rate, the stabilized value supports an estimated valuation of \$3.65M, compared to a \$2.75M total project cost, creating meaningful built-in equity at delivery

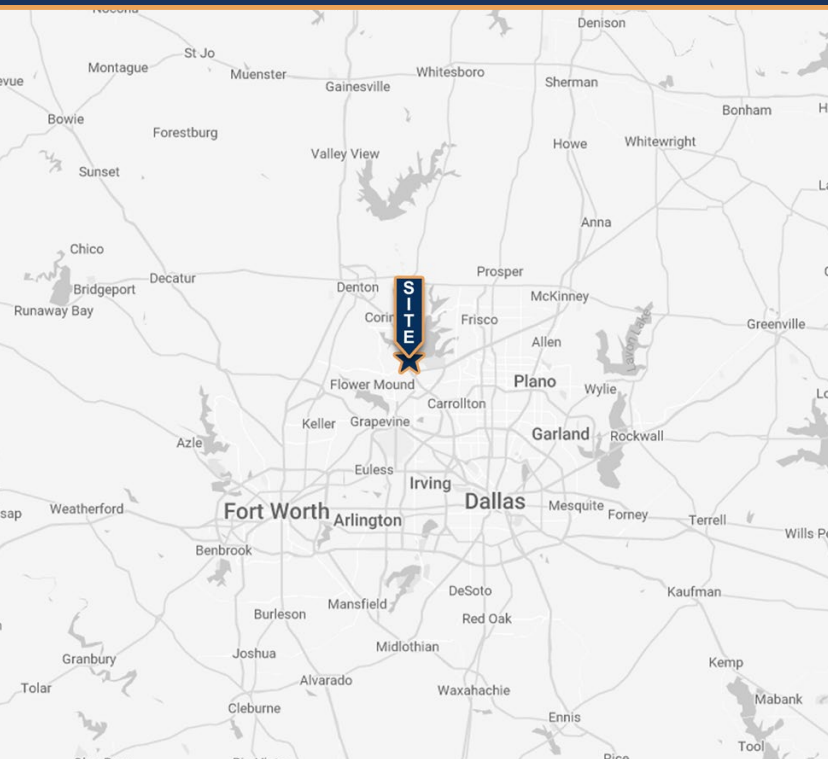
### LOCATION ADVANTAGES

Lewisville is in the Dallas-Fort Worth Metroplex, 10 minutes from DFW Airport with easy I-35 access. The site sits on Edmonds Lane — same road as Lewisville High School (0.3 mi), Durham Middle School, and the LISD Learning Center, creating built-in demand for after-school sports and youth programs. The 25-ft clear height suits pickleball, padel, dance, martial arts, or any active recreation concept. Demographics: median age 34.8, \$89K median income, active families and professionals.

### TRANSACTION DETAILS

The property qualifies for SBA financing. The seller has completed the entitlement and design phases and is now seeking a buyer to execute the construction and operational phases. Shovel-ready development with all entitlement risk removed.

# PROPERTY DESCRIPTION



## PROPERTY HIGHLIGHTS

- Fully-Permitted & Shovel-Ready development parcel just off I-35, zoned General Business, surrounded by established retail, commercial, and dense residential
- Skip the 12–18 month entitlement process — all civil and building permits are approved and in hand. Designed for a 16,000 SF indoor sports facility (pickleball, padel, golf, fitness), this site delivers immediate construction-ready certainty in one of DFW’s strongest suburban submarkets, saving a buyer significant soft costs. This offering is ideal for a business owner looking to build and operate a premier sports facility or an investor seeking a high-return real estate asset
- SBA Financing Eligible — 20% down (±\$550K) on a \$2.75M total project
- Proforma at Stabilization: \$256K± annual income | 14.3%± cash-on-cash return | \$3.65M± value at 7% cap rate
- Utilities: All Available (Utility Service Letters in hand)
- Ceiling Height: 25–29 ft | Parking: 32 spaces | Build Time ±: 8 months
- Two buyer profiles — own and operate your sports business, or lease to a tenant and collect
- The average player is now 35 years old, matching the median age and income profile of Lewisville’s surrounding neighborhoods. What any competitors don’t have is this site’s location: central Lewisville, directly adjacent to Lewisville High School’s 4,162 students, two middle schools, & the LISD Learning Center — a built-in pipeline for youth programming, after-school leagues, and family memberships that the existing facilities are not positioned to capture. The opportunity isn’t to enter an empty market - It’s to own the best-located site in a market that’s already proven!
- Reach out to broker for additional information [Elichterman@airstreamrealty.com](mailto:Elichterman@airstreamrealty.com) 817.305.8929

### LOCATION

630 Edmonds Ln  
Lewisville, TX 75067

### SIZE

±1.04 Acres Parcel

### PRICE:

\$1,000,000

### TRAFFIC COUNTS

Edmonds Ln: 9,980 VPD ('24)  
Main St: 38,819 VPD ('24)  
I-35: 193,070 VPD ('24)

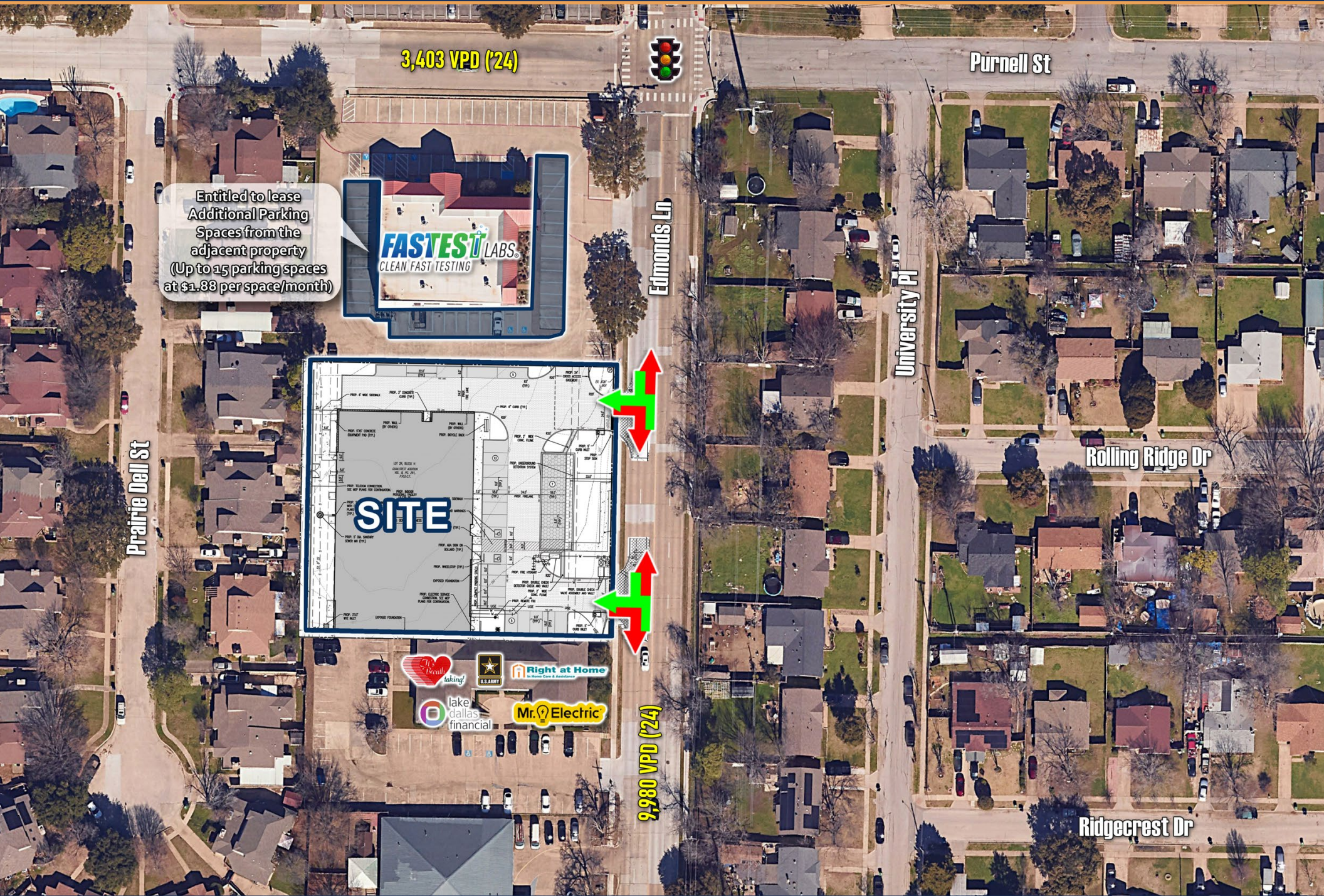
### NEARBY TENANTS



## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	19,547	107,409	215,876
2030 POPULATION	20,729	109,339	221,890
AVERAGE HH INCOME	\$88,676	\$113,518	\$143,016

# AERIAL OVERLAY



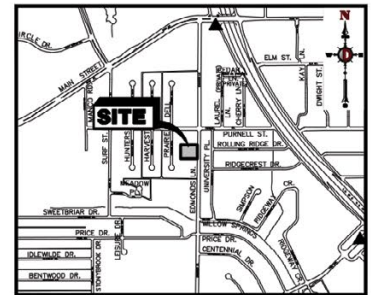
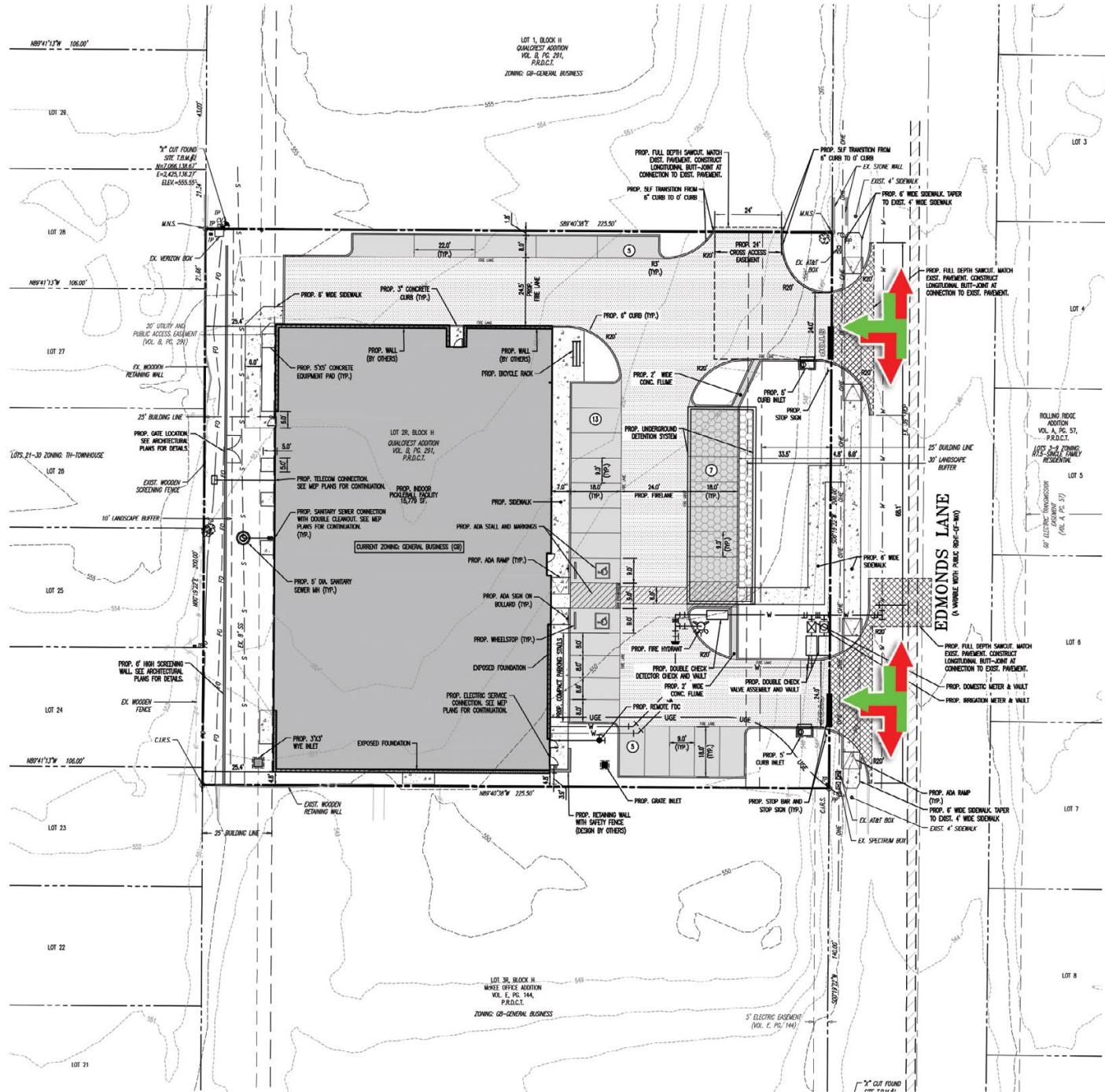
Entitled to lease  
Additional Parking  
Spaces from the  
adjacent property  
(Up to 15 parking spaces  
at \$1.88 per space/month)



**SITE**

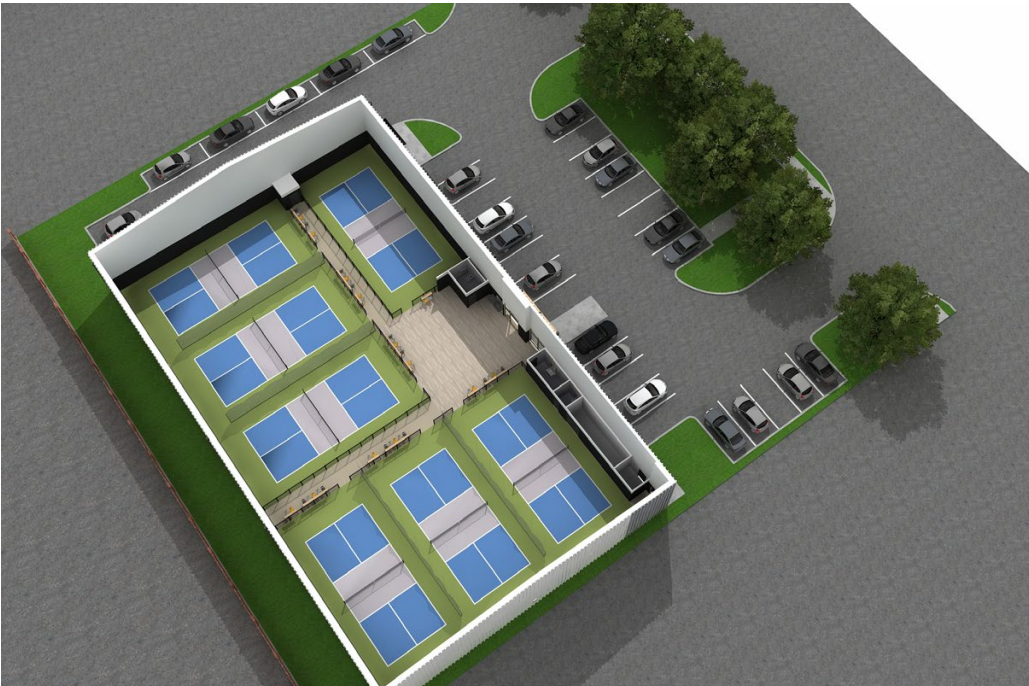


# APPROVED SITE PLAN



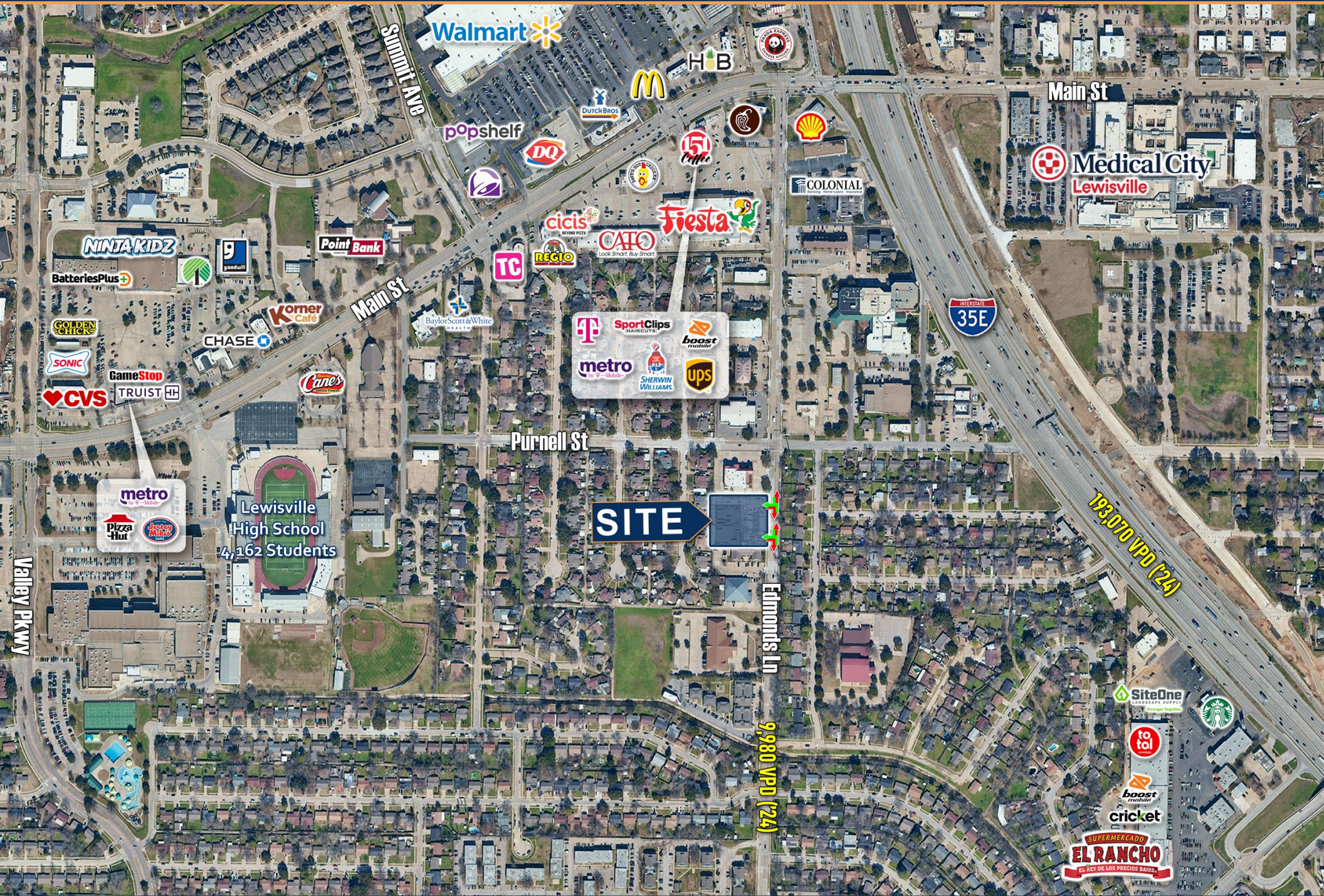
**VICINITY MAP**  
N.T.S.

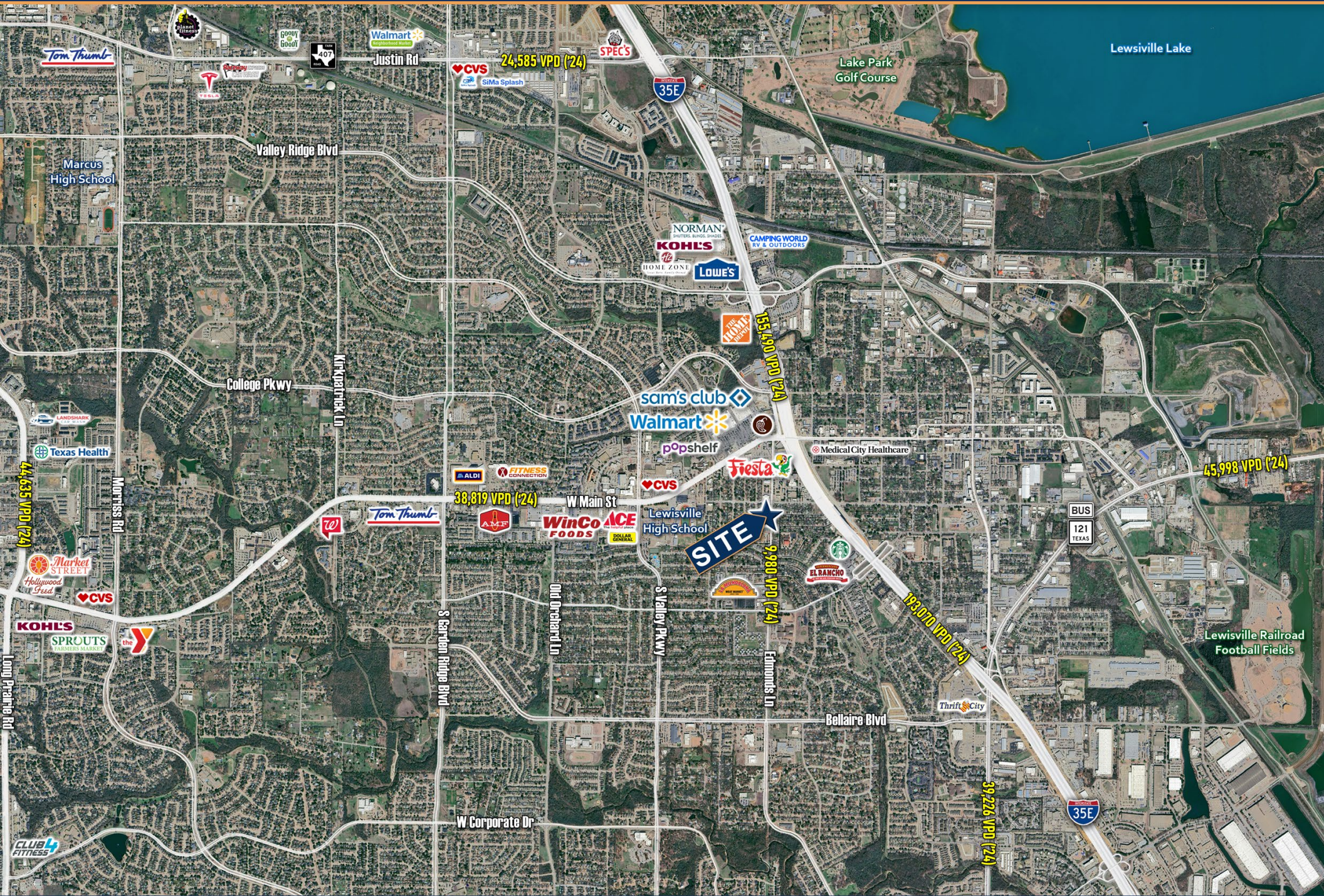
# RENDERINGS



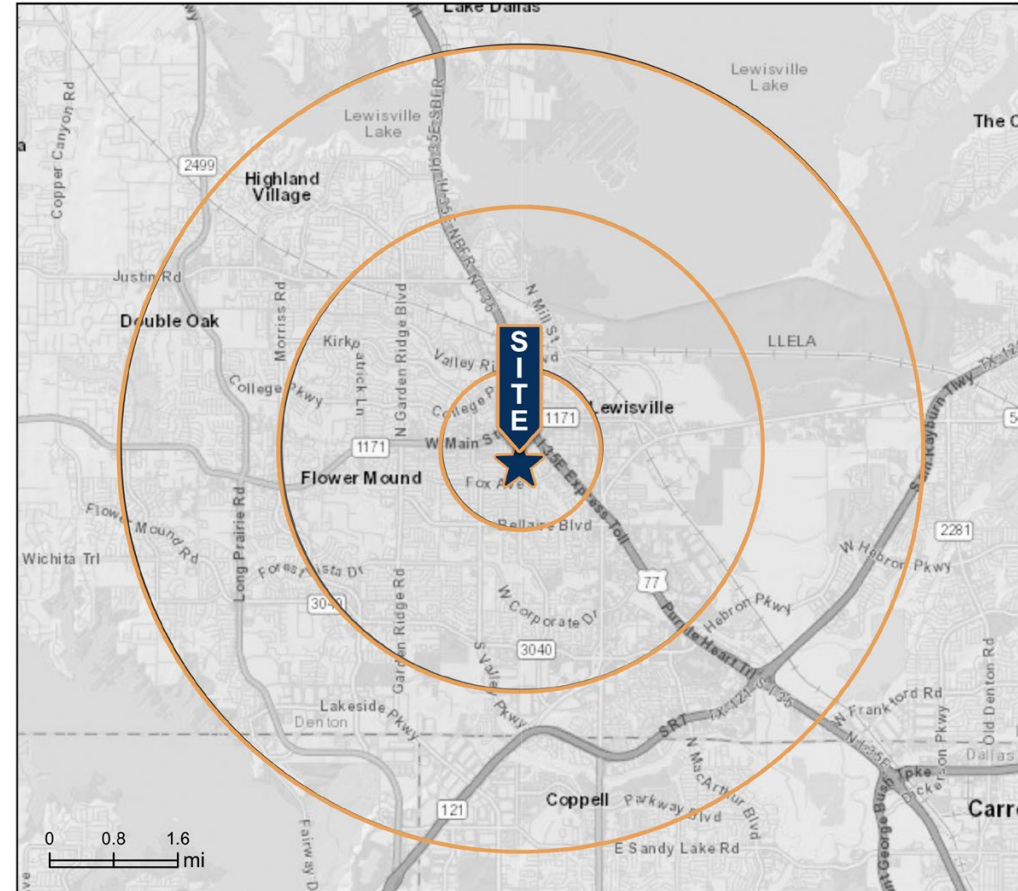
# RENDERINGS







Population Summary	1 mile	3 miles	5 miles
2010 Total Population	17,702	96,681	183,287
2020 Total Population	18,714	103,953	209,737
2020 Group Quarters	149	333	707
2025 Total Population	19,547	107,409	216,062
2030 Total Population	20,729	109,339	222,083
2025-2030 Annual Rate	1.18%	0.36%	0.55%
2025 Total Daytime Population	21,257	102,315	219,208
Workers	12,056	55,640	127,805
Residents	9,201	46,675	91,403
Household Summary			
2010 Average Household Size	2.90	2.65	2.70
2020 Total Households	6,109	38,761	78,355
2020 Average Household Size	3.04	2.67	2.67
2025 Households	6,545	41,435	83,480
2025 Average Household Size	2.96	2.58	2.58
2030 Average Household Size	2.89	2.53	2.53
2025 Families	4,373	26,820	55,748
2025 Average Family Size	3.59	3.21	3.21
2030 Families	4,649	27,458	57,674
2030 Average Family Size	3.54	3.17	3.17
Housing Unit Summary			
2020 Housing Units	6,561	40,740	82,481
2025 Housing Units	7,093	43,496	87,702
Median Household Income			
2025	\$75,294	\$88,570	\$105,405
2030	\$85,313	\$97,336	\$114,670
Median Home Value			
2025	\$313,369	\$377,407	\$457,487
2030	\$374,778	\$420,543	\$506,289



April 01, 2026

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## **DISCLAIMER**

Airstream Realty (the "agent") has been engaged as the exclusive agent for the sale of the property, by the Owner (the "seller").

The property is being offered for sale in an "as-is, where-is" condition and the seller and the agent make no representations or warranties as to the accuracy of the information contained in this information package. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Airstream Realty as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this marketing flyer and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by the agent prior to delivery of this information package.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the agent nor the seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the property. Interested parties are to make their investigations, projections and conclusions without reliance upon the material contained herein.

The seller reserves the right, at its sole and absolute discretion, to withdraw the property from being marketed for sale at any time and for any reason. The seller and the agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time, with or without notice. This marketing flyer is made subject to omissions, corrections or errors, change of price or other terms and prior sale or withdrawal from the market without notice. The agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the property unless and until a binding written agreement for the purchase of the property has been fully executed, delivered and approved by the seller and any conditions to the seller's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the property directly or indirectly regarding any aspect of the enclosed materials or the property without the prior written approval of the seller or the agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Airstream Realty.

The seller will be responsible for any commission due the agent in connection with a sale of the property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.



# 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.

## 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.

<u>Airstream Realty</u>	<u>9013498</u>	<u>info@airstreamrealty.com</u>	<u>972.960.3115</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Evan Lichterman</u>	<u>772686</u>	<u>elichterman@airstreamrealty.com</u>	<u>817.305.8929</u>
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
<u>Sales Agent / Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the  
Texas Real Estate Commission

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