



Consent Item

Date: June 8, 2026

Division:

Subject: Consider Approval of Multi-Year Lease Agreement at 350 West College Street - Lewisville

Background Information:

- Lewisville ISD has owned the property located at 350 West College Street in Lewisville since 1893.
- The existing facility, constructed in 1965, currently operates as the Student Success Center which provides alternative educational environments and specialized programs designed to support students facing academic, behavioral, and personal challenges.
- As part of district-wide facility optimization efforts, the District has transitioned away from a standalone Student Success Center model and relocated its specialized programs to other district campuses to better serve students and the community.
- Due to changing demographics and enrollment patterns, the District continues to evaluate opportunities to maximize the use of District facilities.
- Lewisville ISD issued a request for bids which included this site.
- Based on the results of that process, Administration recommends entering into a multi-year lease agreement to support the District's financial stewardship goals while maintaining the property's use for educational and student support-related purposes.

Administrative Consideration:

- With demographic changes and through a request for bids, Administration has determined that a multi-year lease agreement best supports the District's financial stewardship goals while allowing the property to continue being used for educational and student support-related purposes.
- This multi-year lease agreement allows the District to generate revenue from available facility space while retaining ownership of the property and supporting continued educational and student support-related use within the area.
- The recommended tenant, Rising Star SPED LLC, provides specialized educational and behavioral support services that may serve as an additional resource for students and families and may complement existing District student support programs.
- If approved, the proposed initial lease term is five years and includes one optional five-year renewal term upon mutual agreement of both parties.
- The proposed agreement would allow Lewisville ISD to retain use of office space for a small number of District staff.

Recommendations:

- That the Lewisville ISD Board of Trustees approves a multi-year lease agreement with Rising Star SPED effective July 1, 2027, for the District-owned property located at 350 West College Street, Lewisville; authorizes the Superintendent of Schools to negotiate and execute the lease agreement and all other documents necessary to effect and finalize the lease transaction.
- That the District's Administration is authorized to take all actions necessary or appropriate to implement and effectuate the purposes and approval of this multi-year lease agreement.

Timeline/Report:

- Effective July 21, 2027