

Pinnacle Montessori

of SHERMAN at POST OAK CROSSING, TX - 75092

FOR SALE!
PRICE DROP!!



WWW.CHILDCAREMNA.COM

Property Features :

- Location: 2100 Post Oak Crossing, Sherman, TX 75092
- Building Size: 8,950 sq. ft. (+/-)
- Land Size: 0.76 acres
- Asking Price: ~~\$4.25m~~ now **\$3.95 million.**
- Accessibility: Immediate access to US Hwy 82, 3 miles from US Hwy 75
- Surroundings: Close to Peakon Grove Park and residential areas, ideal for community engagement
- Year Built : 2002 & 2025 renovated
- Availability : Immediate



NAOMI FREEMAN
Realtor

Contact us :

» info@srclandbuilding.com
» naomirealestate11@gmail.com

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No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.



School Features : 2100, Post Oak Crossing, Sherman

- **Size and Layout:** The facility spans 8,950 sq. ft. on a 0.76-acre lot, ideal for a childcare or group activity center with ample room for diverse educational setups.
- **Proximity to Amenities:** Situated near residential communities and Peakon Grove Park, the location encourages community involvement and is perfectly placed to support local families.
- **Well-Equipped for Childcare:** The single-story building includes a kitchen for meal preparation, outdoor playgrounds, and air-conditioned classrooms, ensuring a comfortable and engaging environment for children.
- **Investment Opportunity:** Priced at a discount with Building Class B and located in an Opportunity Zone, this property presents an attractive investment.

This setup, adapted for childcare, is ready for diverse programs, from Montessori to specialty group activities, making it a valuable asset for educational ventures. This property is ideal for investors or educational businesses seeking a reputable, established Montessori location with robust enrollment and high growth potential.

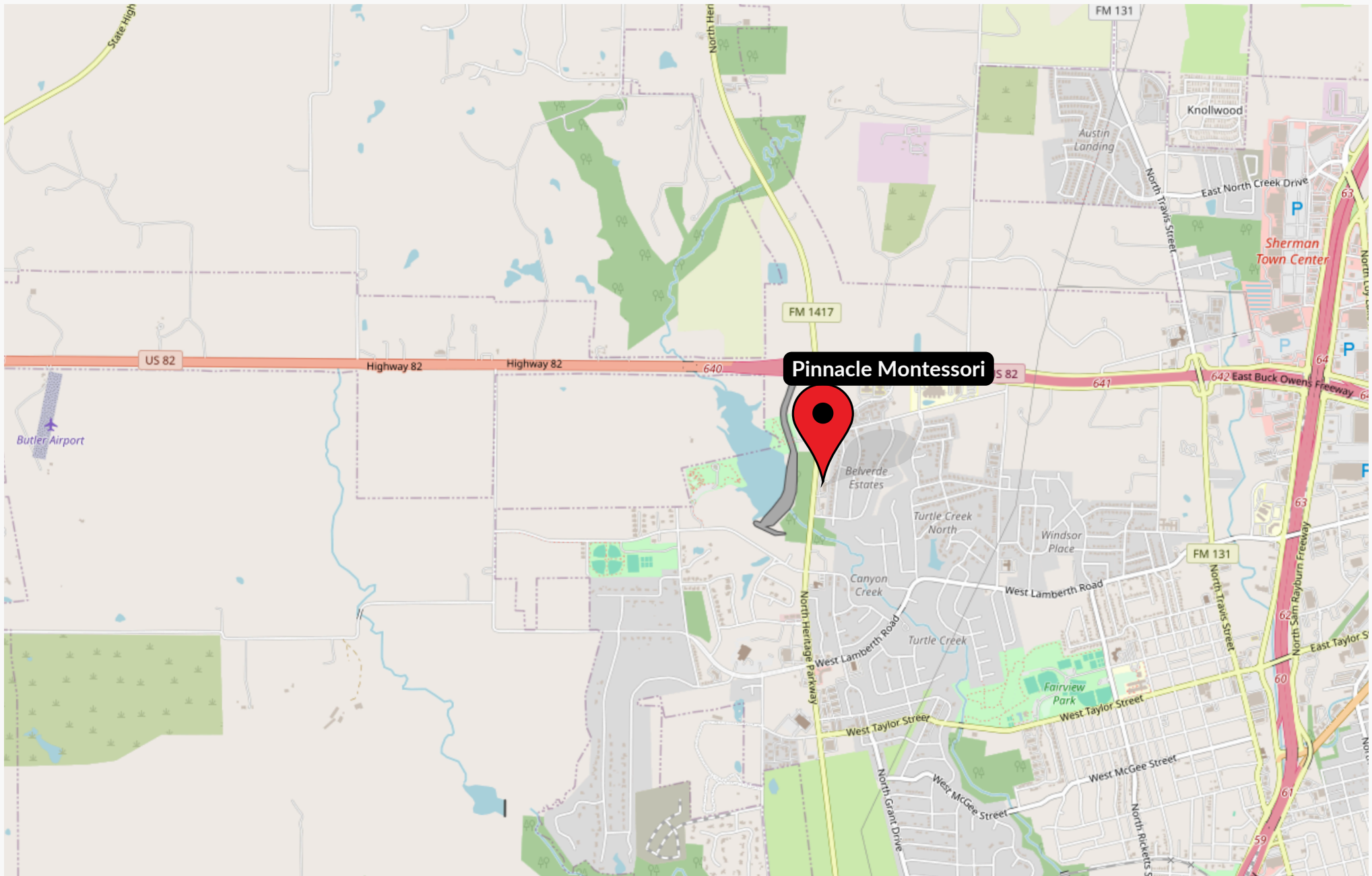
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NAOMI FREEMAN
Ready Real Estate

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naomirealestate11@gmail.com

Location Map : 2100, Post Oak Crossing, Sherman



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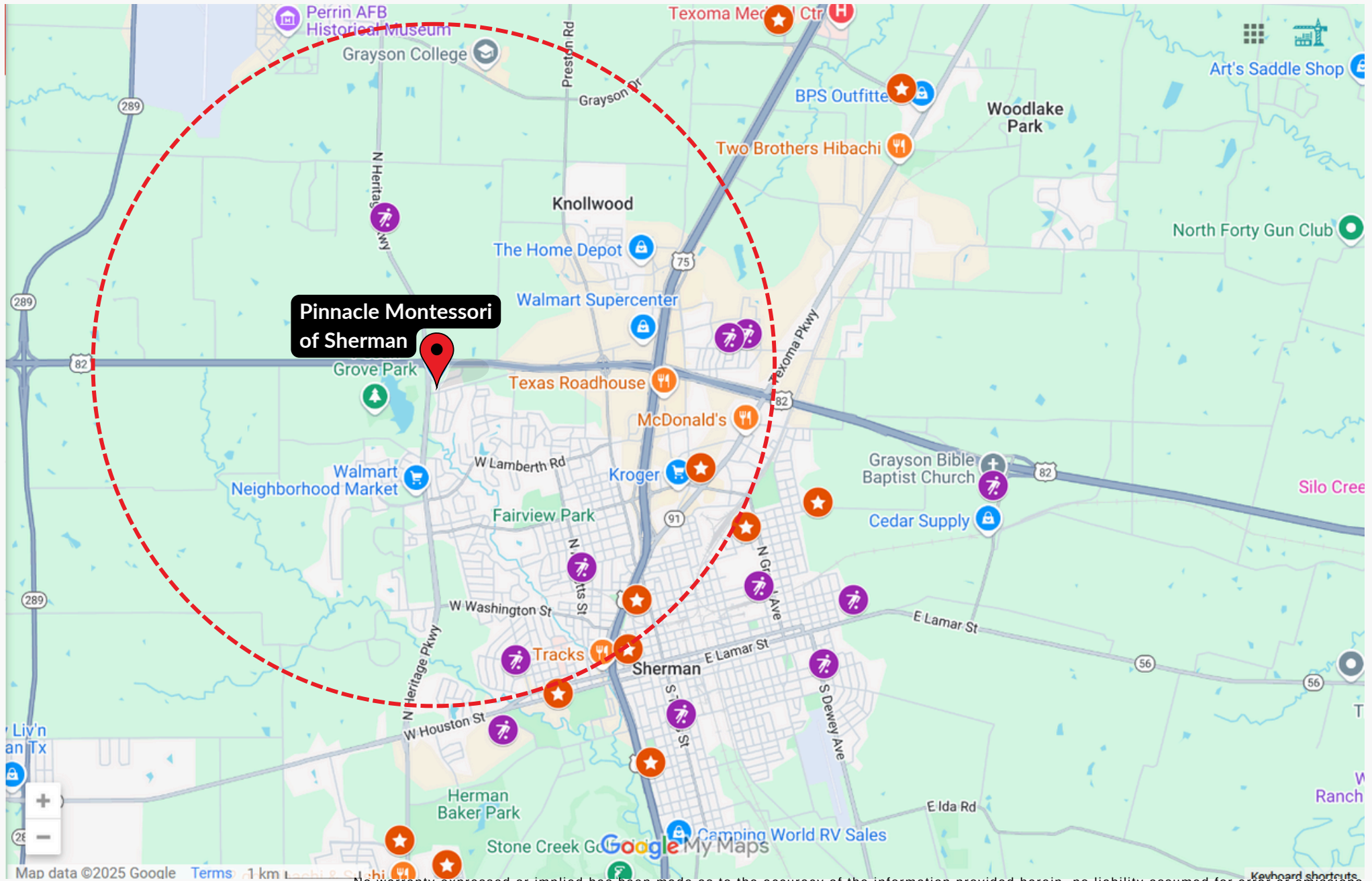
Aerial Map : 3 mile



Childcares



Schools



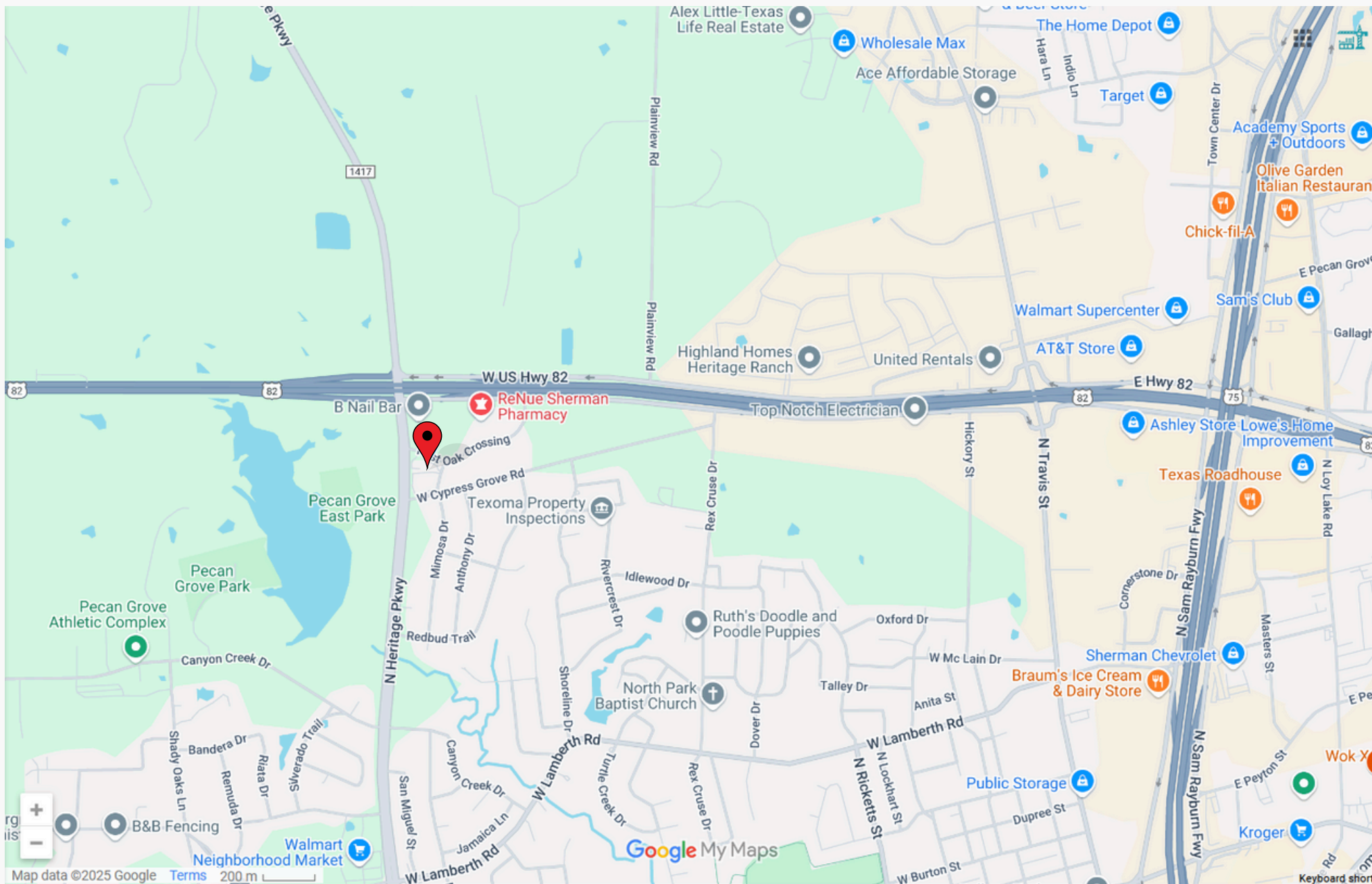
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Aerial Map : 1 mile - Points of Interest



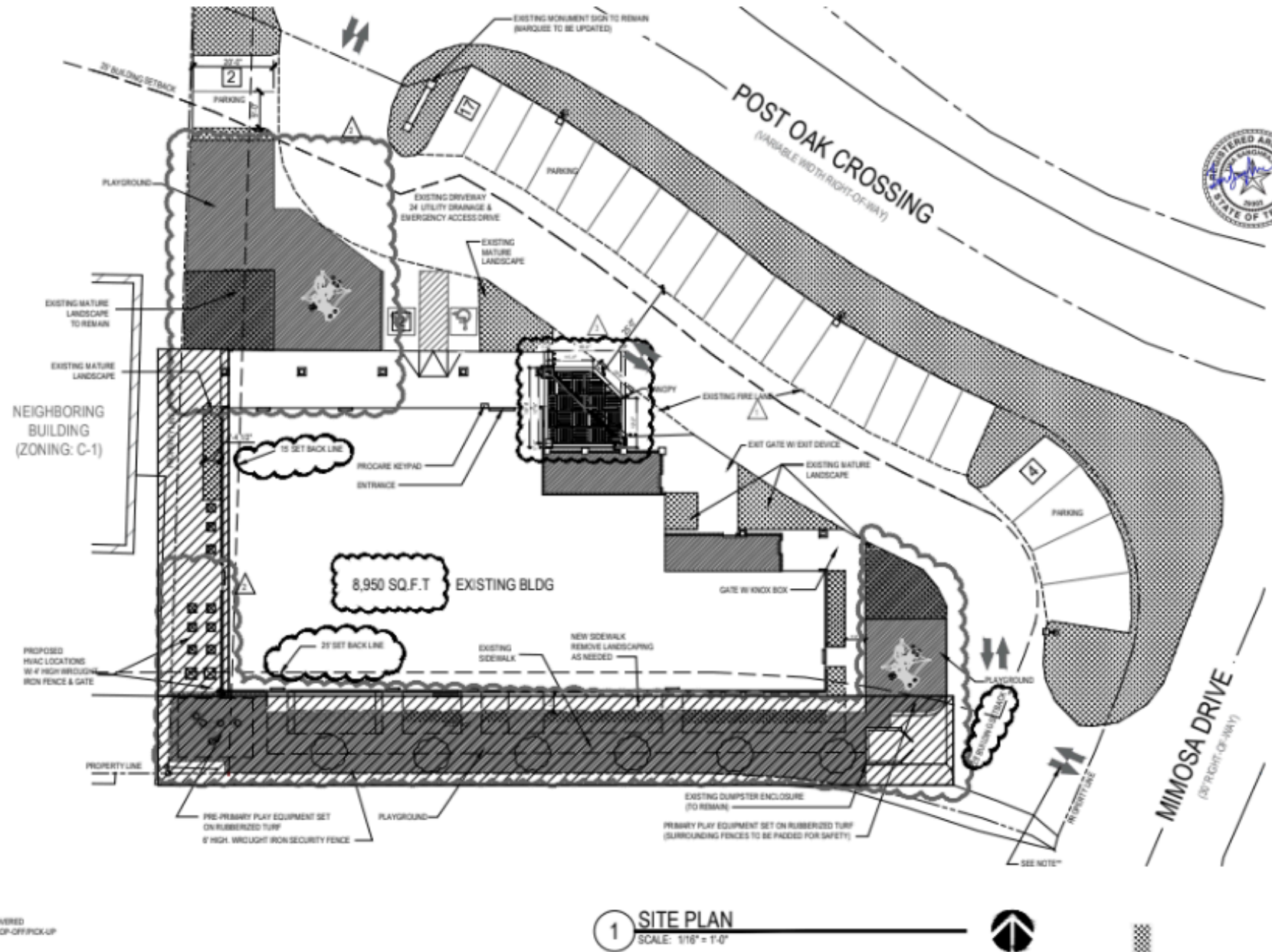
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Site Plan : 2100, Post Oak Crossing, Sherman



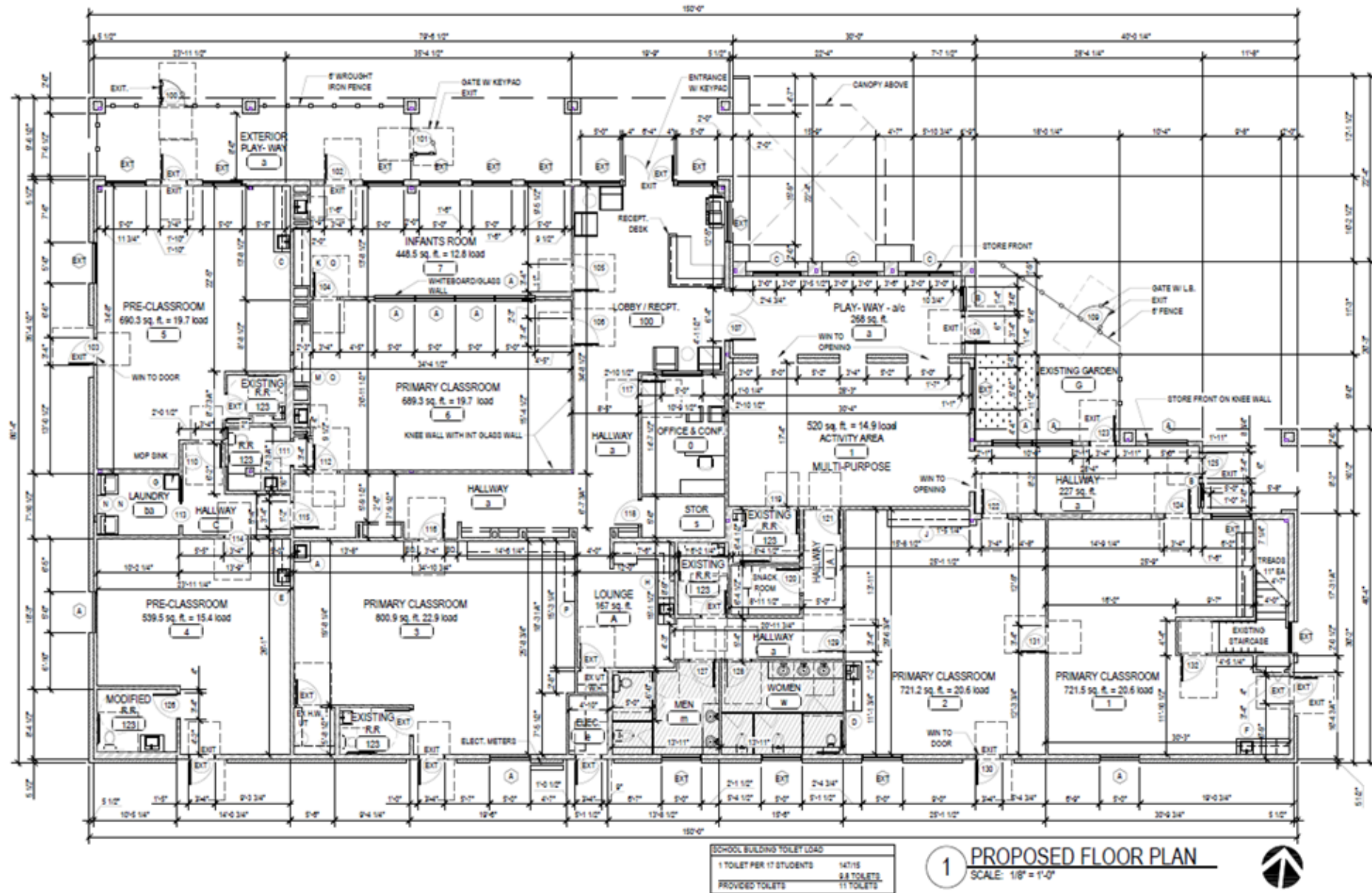
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Floor Plan : 2100, Post Oak Crossing, Sherman



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Demographics : 2100, Post Oak Crossing, Sherman

Median Household Income \$62,093	Median Age 39.8	Total Population 27,977	1st Dominant Segment Old and Newcomers
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Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

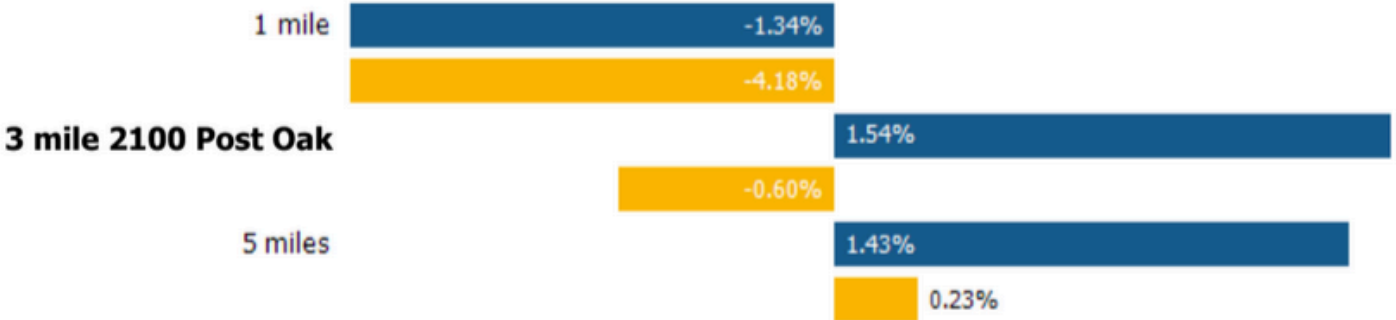


Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



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Demographics : 2100, Post Oak Crossing, Sherman

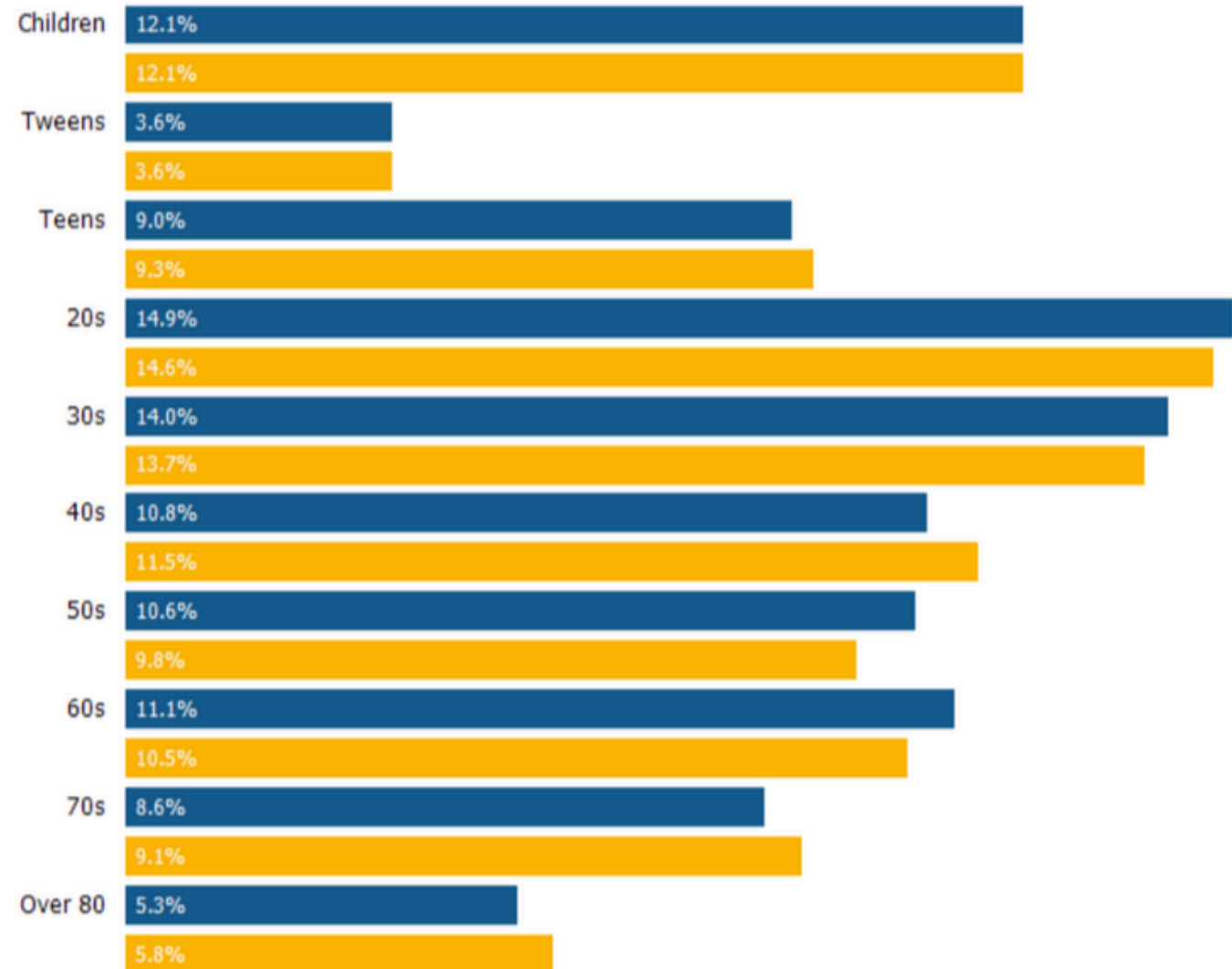
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



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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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Von sutton</u>	<u>475530</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Von sutton</u>	<u>475530</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Naomi Freeman</u>	<u>651102</u>	<u>naomif11@gmail.com</u>	<u>(214)679-6182</u>
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
IABS 1-1

Ready Real Estate, 7507 Rambler Rd. Dallas TX 75231
Naomi Freeman

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwof.com

Phone: (469)766-3976

Fax:

Naomi Brokerage

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NAOMI FREEMAN
Ready Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

For more details visit us at -

WWW.CHILDCAREMNA.COM

Or Call Us at -

469-501-9361 / 469-501-9362

Or Email Us at -

info@srclandbuilding.com

retail@srclandbuilding.com



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Realtor

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