

**For Sale**



• **Asking \$2,250,000**

- Building- 9,022 sqft
- Built in 2007
- 24,484 sq ft of land
- Previously licensed for 200
- Currently Vacant
- 11 classrooms
- New playground structure
- New shade structure on playground
- Spacious cafeteria or recreational area
- Two office spaces
- Teacher resource room
- Kitchen
- Renovated in 2023



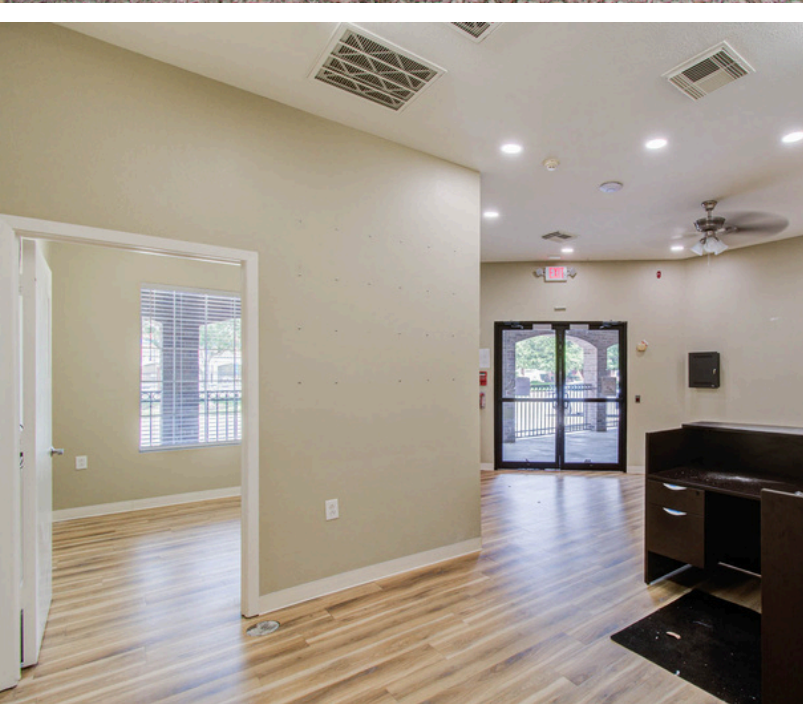
**Jay Shop**

Jay@preschoolsales.com  
Academic Property Group  
www.preschoolsales.com

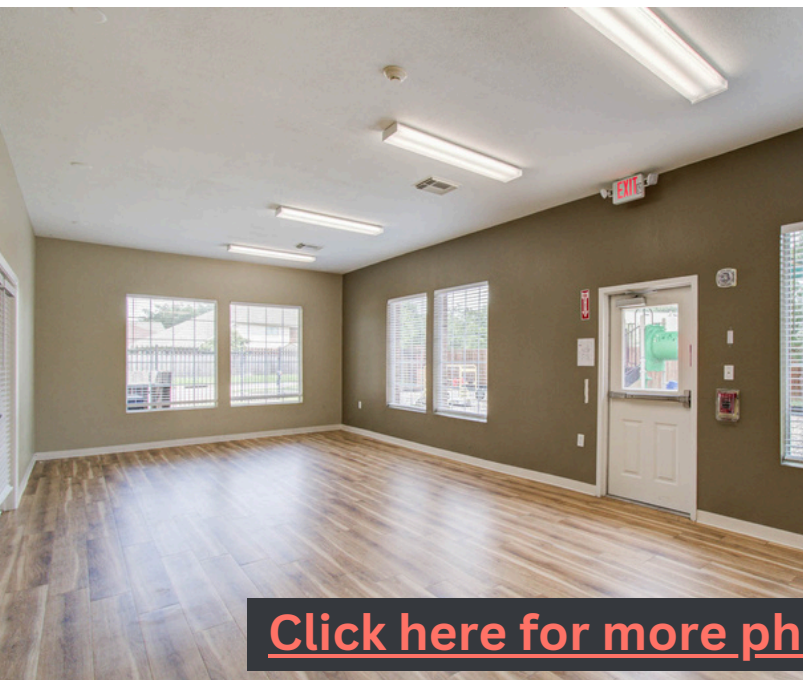
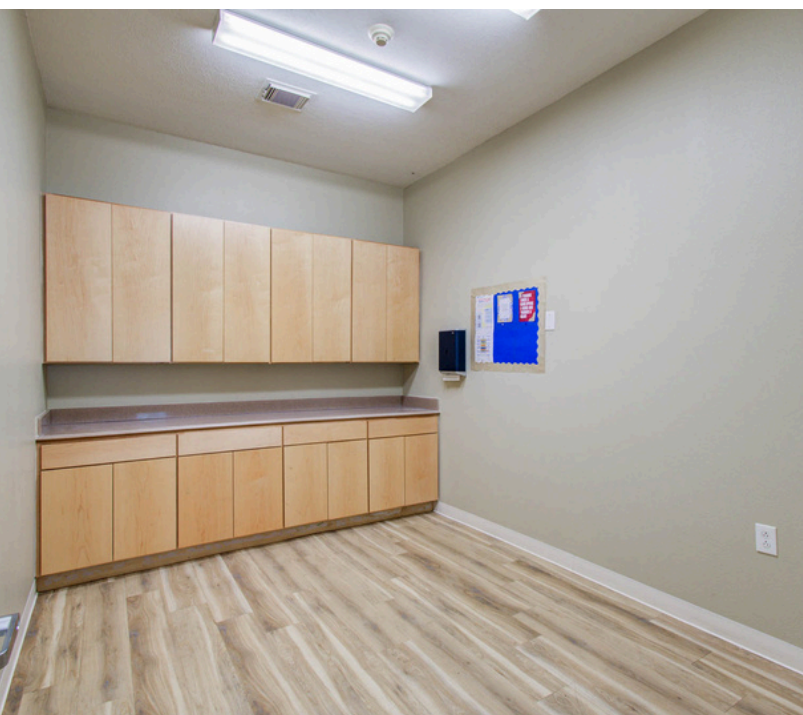
CALL NOW

**214.918.4440**

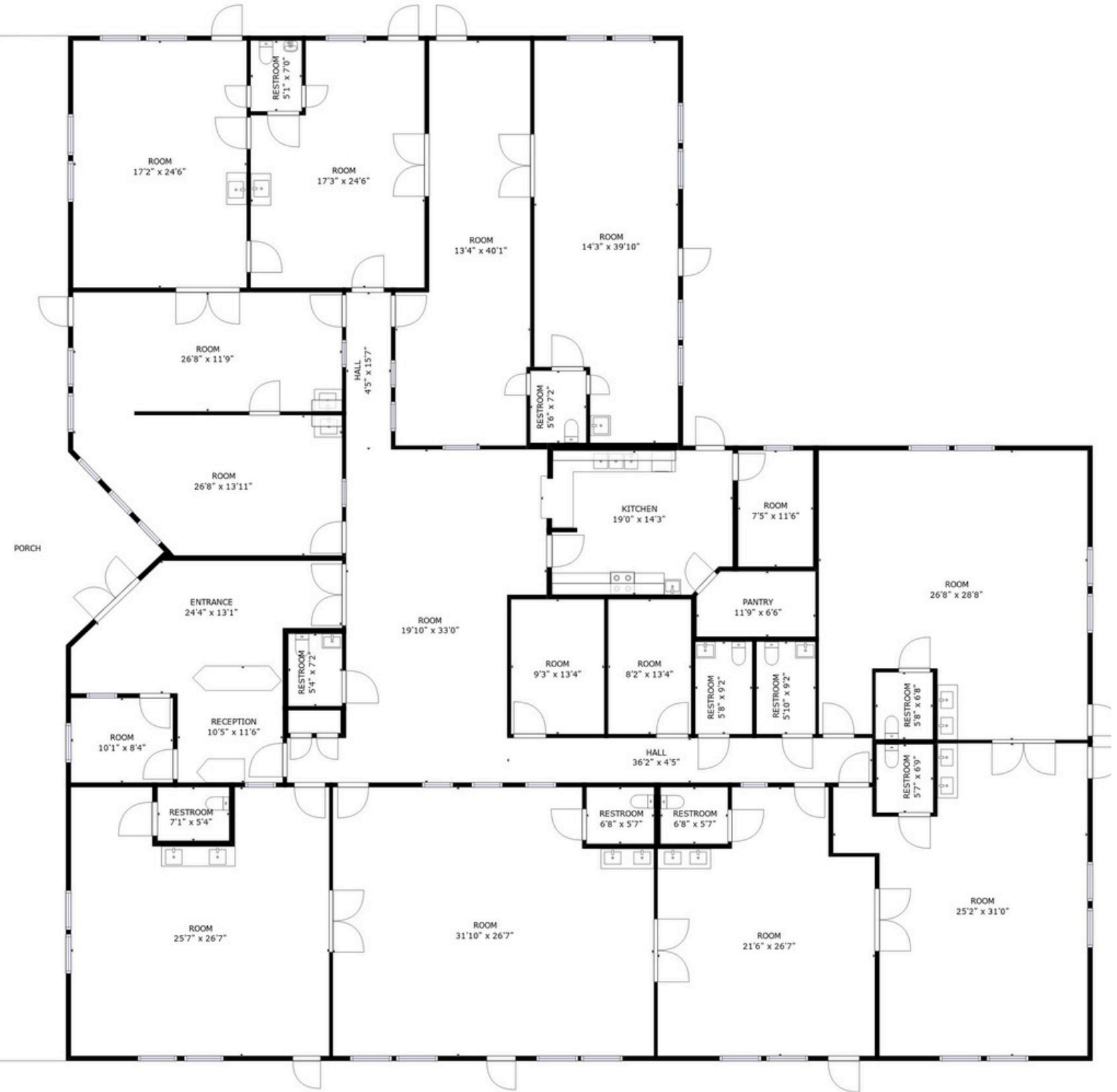








[Click here for more photos & 3-D walkthrough](#)

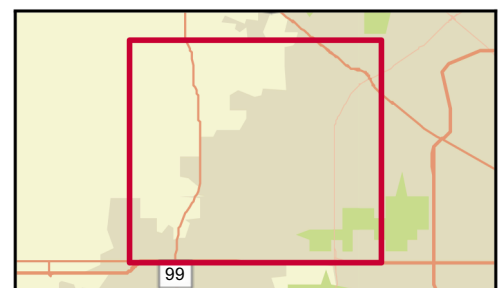
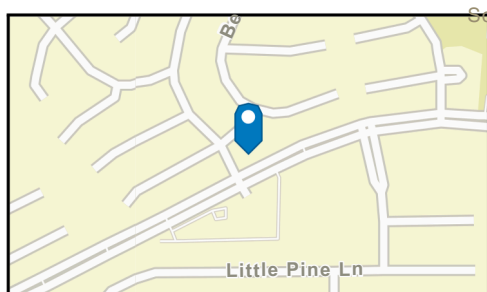
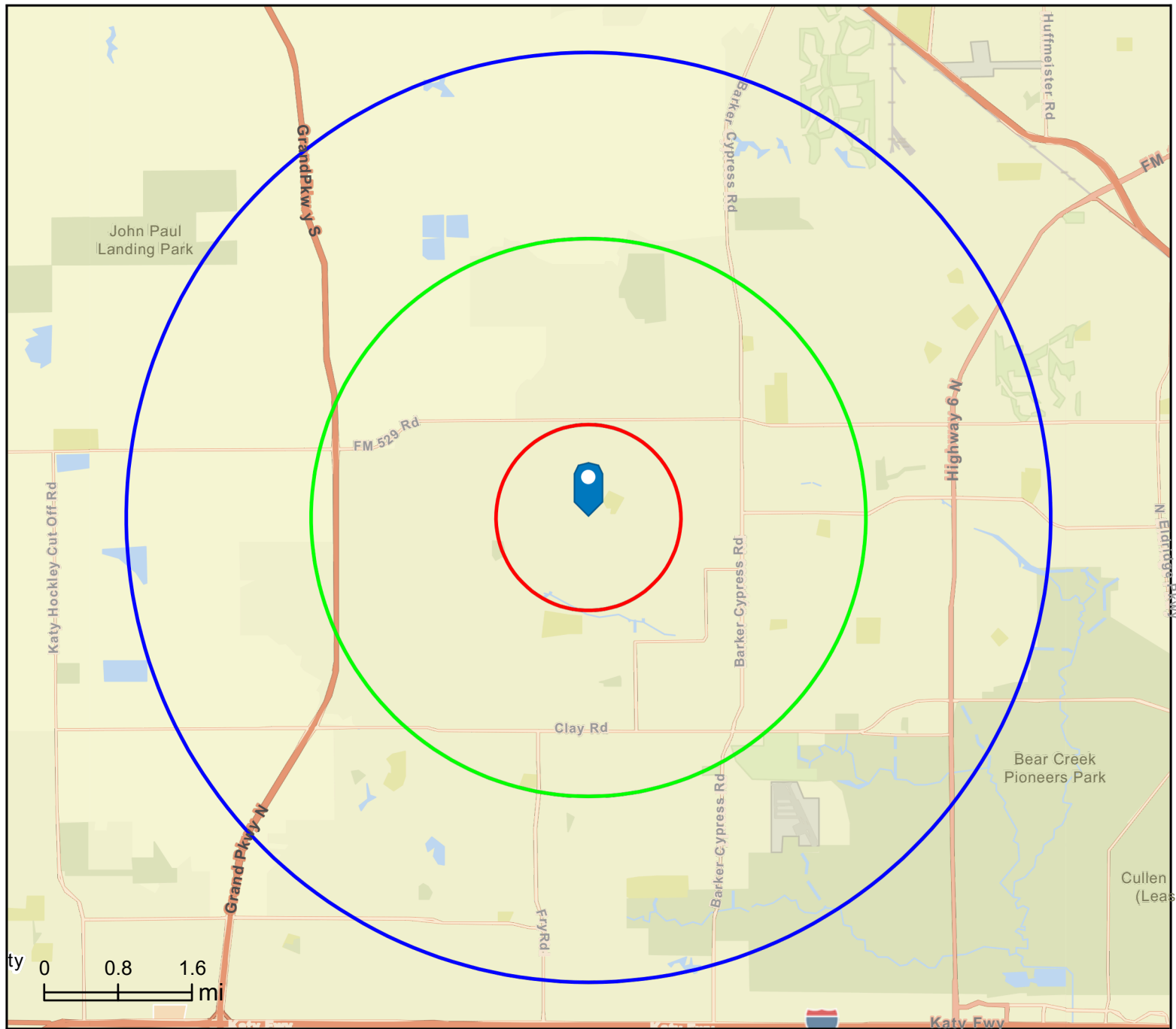




## Site Map

Montessori KidsUniverse North Katy, 19647 River Bottom  
Ring: 1mile radius

Latitude: 29.8646  
Longitude: -95.7109



## Demographic and Income Profile

Montessori KidsUniverseNorthKaty,19647RiverBottom  
 Ring:1mile radius

Latitude: 29.8646  
 Longitude: -95.7109

Summary		Census 2010		Census 2020		2025	2030
Population Households Families		18,780		29,242		29,410	29,520
Average Household Size Owner		5,187		8,391		8,710	8,905
Occupied Housing Units Renter		4,425		7,001		7,139	7,273
Occupied Housing Units Median Age		3.62		3.48		3.38	3.31
		4,085		5,079		5,261	5,483
		1,102		3,312		3,449	3,422
		28.1		30.4		31.7	33.2
Trends: 2025-2030 Annual Rate		Area		State		National	
Population		0.07%		1.10%		0.42%	
Households		0.44%		1.41%		0.64%	
Families		0.37%		1.31%		0.54%	
Owner HHs		0.83%		1.80%		0.91%	
Median Household Income		1.60%		2.27%		2.53%	
Households by Income				2025		2030	
				Number	Percent	Number	Percent
<\$15,000	\$15,000 -			621	7.1%	521	5.9%
\$24,999	\$25,000 - \$34,999			164	1.9%	133	1.5%
\$35,000	\$49,999 \$50,000			266	3.1%	213	2.4%
-	\$74,999 \$75,000 -			600	6.9%	504	5.7%
\$99,999	\$100,000 -			1,739	20.0%	1,608	18.1%
\$149,999	\$150,000 -			1,965	22.6%	1,963	22.0%
\$199,999	\$200,000+			2,217	25.5%	2,472	27.8%
Median Household Income				682	7.8%	849	9.5%
Average Household Income				455	5.2%	640	7.2%
Per Capita Income						\$91,972	
						\$84,964	
						\$95,707	
						\$32,073	
						\$28,656	
Population by Age		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
0 - 4		1,897	10.1%	2,201	7.5%	2,112	7.2%
5 - 9		2,032	10.8%	2,432	8.3%	2,200	7.5%
10 - 14		1,931	10.3%	2,793	9.6%	2,239	7.6%
15 - 19		1,591	8.5%	2,756	9.4%	2,328	7.9%
20 - 24		1,056	5.6%	2,170	7.4%	2,418	8.2%
25 - 34		3,293	17.5%	4,359	14.9%	4,882	16.6%
35 - 44		3,210	17.1%	4,660	15.9%	4,400	15.0%
45 - 54		2,105	11.2%	3,654	12.5%	3,940	13.4%
55 - 64		1,125	6.0%	2,427	8.3%	2,632	8.9%
65 - 74		384	2.0%	1,271	4.3%	1,569	5.3%
75 - 84		122	0.6%	411	1.4%	578	2.0%
85+		34	0.2%	108	0.4%	113	0.4%
Race and Ethnicity		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
White Alone		9,265	49.3%	6,073	20.8%	5,608	19.1%
Black Alone		4,827	25.7%	8,980	30.7%	9,123	31.0%
American Indian Alone		123	0.7%	373	1.3%	404	1.4%
Asian Alone		943	5.0%	1,743	6.0%	1,687	5.7%
Pacific Islander Alone		8	0.0%	16	0.1%	18	0.1%
Some Other Race Alone		2,769	14.7%	6,116	20.9%	6,483	22.0%
Two or More Races		845	4.5%	5,939	20.3%	6,086	20.7%
Hispanic Origin (Any Race)		8,719	46.4%	14,100	48.2%	14,794	50.3%

**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.

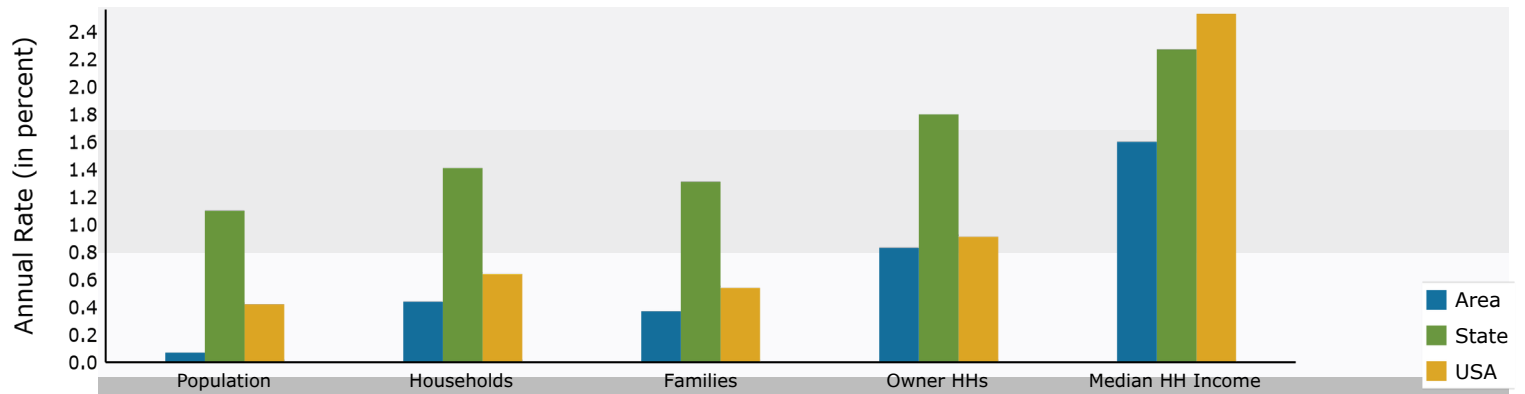
June 27, 2025

## Demographic and Income Profile

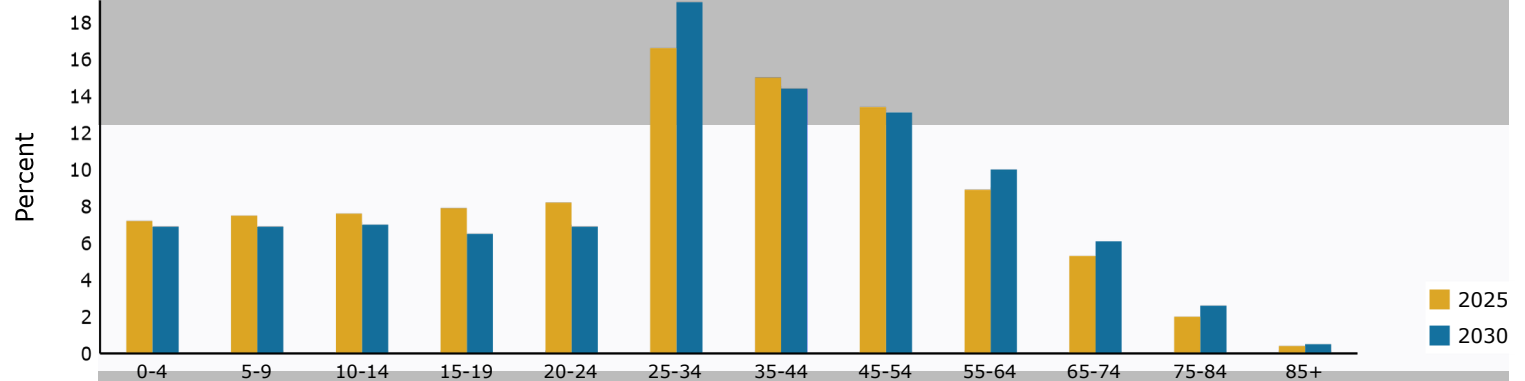
Montessori KidsUniverseNorthKaty,19647RiverBottom  
Ring:1mile radius

Latitude: 29.8646  
Longitude: -95.7109

### Trends 2025-2030

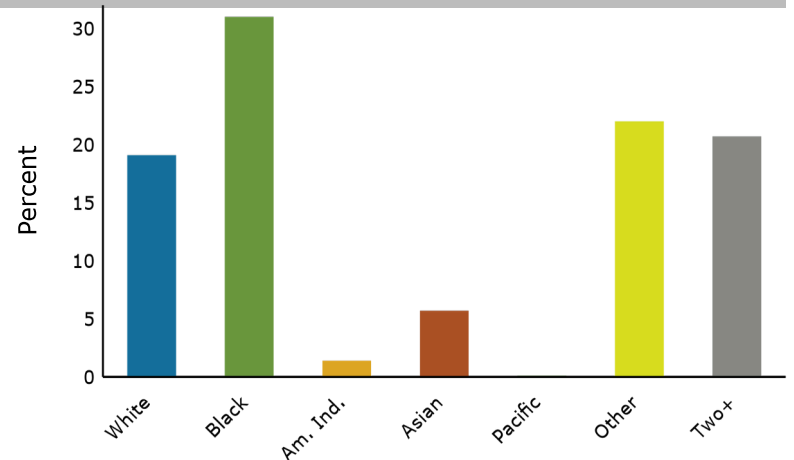
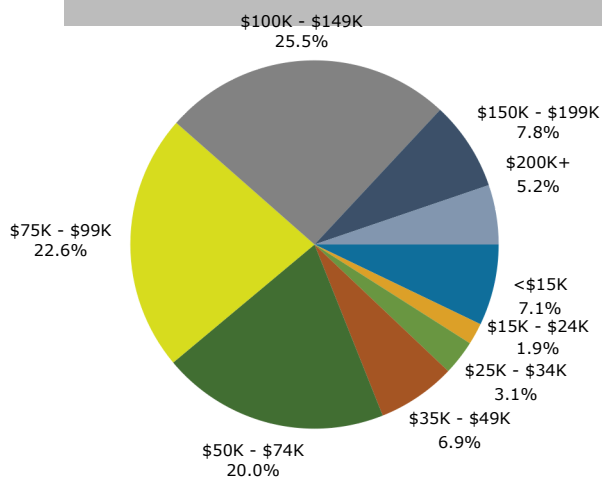


### Population by Age



### 2025 Household Income

### 2025 Population by Race



2025 Percent Hispanic Origin:50.3%

## Demographic and Income Profile

Montessori KidsUniverseNorthKaty,19647RiverBottom  
 Ring:3mile radius

Latitude: 29.8646  
 Longitude: -95.7109

Summary		Census 2010		Census 2020		2025	2030
Population Households Families		104,881		145,589		164,551	173,417
Average Household Size Owner		30,443		42,964		50,105	53,869
Occupied Housing Units Renter		25,551		35,871		41,184	44,144
Occupied Housing Units Median Age		3.44		3.38		3.28	3.22
		25,200		31,882		37,787	40,966
		5,244		11,082		12,318	12,903
		29.6		32.7		33.8	34.7
Trends: 2025-2030 Annual Rate		Area		State		National	
Population		1.06%		1.10%		0.42%	
Households		1.46%		1.41%		0.64%	
Families		1.40%		1.31%		0.54%	
Owner HHs		1.63%		1.80%		0.91%	
Median Household Income		2.16%		2.27%		2.53%	
Households by Income				2025		2030	
				Number	Percent	Number	Percent
<\$15,000 \$15,000 -				1,888	3.8%	1,718	3.2%
\$24,999 \$25,000 - \$34,999				954	1.9%	797	1.5%
\$35,000 - \$49,999 \$50,000				2,156	4.3%	1,807	3.4%
- \$74,999 \$75,000 -				4,632	9.2%	4,082	7.6%
\$99,999 \$100,000 -				8,418	16.8%	7,942	14.7%
\$149,999 \$150,000 -				8,673	17.3%	8,857	16.4%
\$199,999 \$200,000+				12,939	25.8%	14,544	27.0%
Median Household Income				5,429	10.8%	6,820	12.7%
Average Household Income				5,016	10.0%	7,301	13.6%
Per Capita Income						\$104,485	
				\$93,912		\$129,356	
				\$114,578		\$40,280	
				\$34,971			
Population by Age		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
0 - 4		9,739	9.3%	10,313	7.1%	11,293	6.9%
5 - 9		10,554	10.1%	11,539	7.9%	12,054	7.3%
10 - 14		10,202	9.7%	12,995	8.9%	12,320	7.5%
15 - 19		8,716	8.3%	12,605	8.7%	12,363	7.5%
20 - 24		5,930	5.7%	9,983	6.9%	12,098	7.4%
25 - 34		17,254	16.5%	20,436	14.0%	25,052	15.2%
35 - 44		17,563	16.7%	22,646	15.6%	24,850	15.1%
45 - 54		13,401	12.8%	19,040	13.1%	22,145	13.5%
55 - 64		7,440	7.1%	14,487	10.0%	16,447	10.0%
65 - 74		2,781	2.7%	8,013	5.5%	10,880	6.6%
75 - 84		1,010	1.0%	2,768	1.9%	4,109	2.5%
85+		290	0.3%	764	0.5%	942	0.6%
Race and Ethnicity		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
White Alone		56,450	53.8%	40,241	27.6%	43,412	26.4%
Black Alone		20,610	19.7%	33,239	22.8%	37,917	23.0%
American Indian Alone		699	0.7%	1,987	1.4%	2,348	1.4%
Asian Alone		6,805	6.5%	12,394	8.5%	13,887	8.4%
Pacific Islander Alone		104	0.1%	116	0.1%	129	0.1%
Some Other Race Alone		15,767	15.0%	28,776	19.8%	33,450	20.3%
Two or More Races		4,446	4.2%	28,835	19.8%	33,408	20.3%
Hispanic Origin (Any Race)		46,481	44.3%	68,309	46.9%	79,557	48.3%

**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.

June 27, 2025

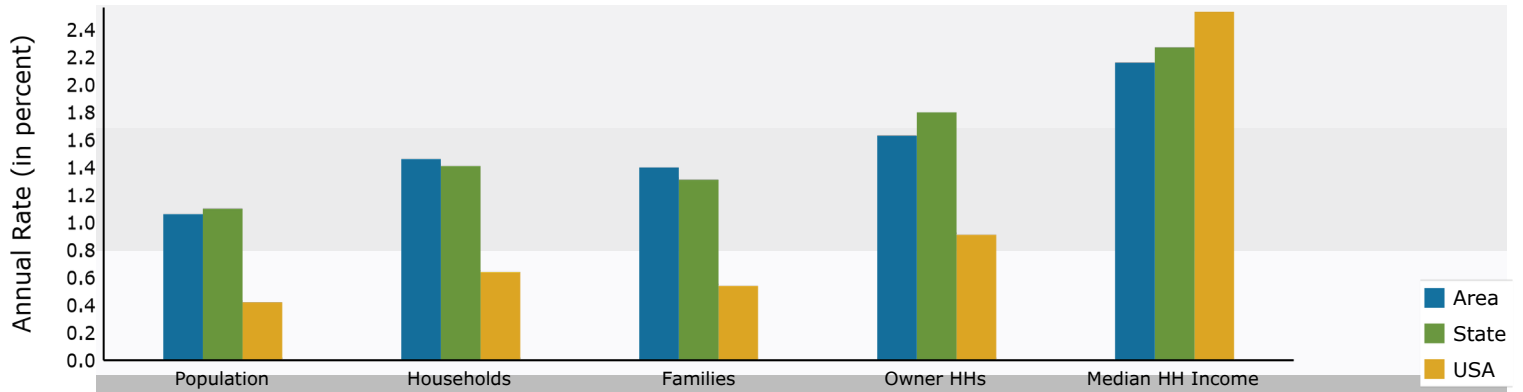


## Demographic and Income Profile

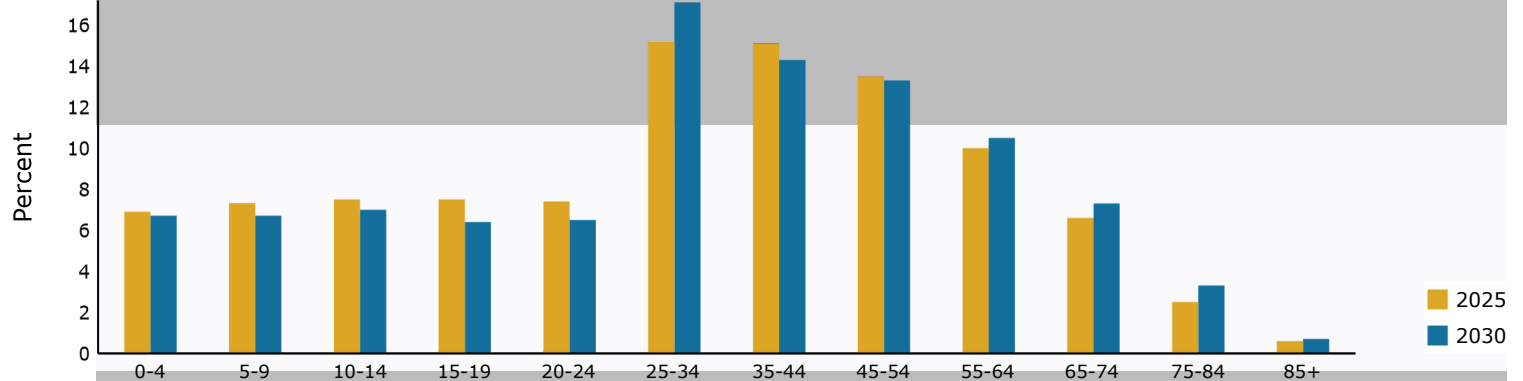
Montessori KidsUniverseNorthKaty,19647RiverBottom  
Ring:3mile radius

Latitude: 29.8646  
Longitude: -95.7109

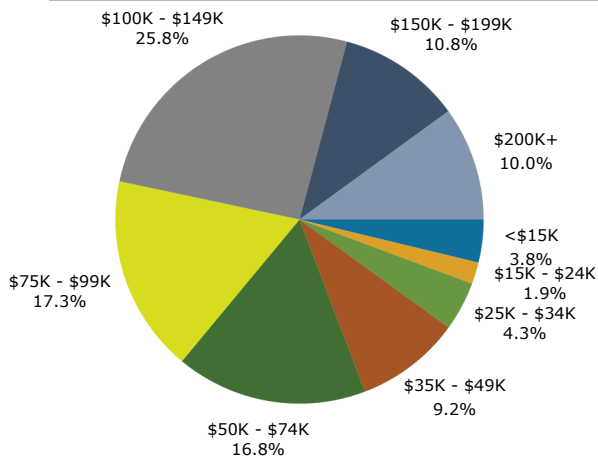
### Trends 2025-2030



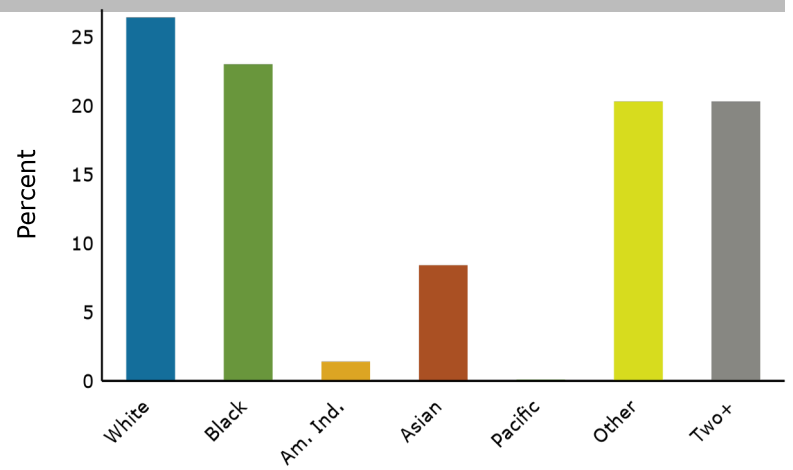
### Population by Age



### 2025 Household Income



### 2025 Population by Race



2025 Percent Hispanic Origin:48.3%

## Demographic and Income Profile

Montessori KidsUniverseNorthKaty,19647RiverBottom  
 Ring:5mile radius

Latitude: 29.8646  
 Longitude: -95.7109

Summary		Census 2010		Census 2020		2025	2030
Population Households Families		241,498		320,011		362,052	379,633
Average Household Size Owner		74,351		99,273		115,416	123,298
Occupied Housing Units Renter		60,304		80,644		92,201	98,168
Occupied Housing Units Median Age		3.25		3.22		3.13	3.08
		57,350		71,517		82,950	89,246
		17,001		27,756		32,466	34,052
		30.9		33.8		34.7	35.5
Trends: 2025-2030 Annual Rate		Area		State		National	
Population		0.95%		1.10%		0.42%	
Households		1.33%		1.41%		0.64%	
Families		1.26%		1.31%		0.54%	
Owner HHs		1.47%		1.80%		0.91%	
Median Household Income		2.18%		2.27%		2.53%	
Households by Income				2025		2030	
				Number	Percent	Number	Percent
<\$15,000 \$15,000 -				5,063	4.4%	4,610	3.7%
\$24,999 \$25,000 - \$34,999				3,512	3.0%	2,929	2.4%
\$35,000 - \$49,999 \$50,000				5,050	4.4%	4,242	3.4%
- \$74,999 \$75,000 -				9,199	8.0%	8,136	6.6%
\$99,999 \$100,000 -				18,360	15.9%	17,413	14.1%
\$149,999 \$150,000 -				17,589	15.2%	17,562	14.2%
\$199,999 \$200,000+				27,671	24.0%	30,294	24.6%
Median Household Income				13,876	12.0%	17,026	13.8%
Average Household Income				15,096	13.1%	21,087	17.1%
Per Capita Income						\$109,214	
				\$98,038		\$136,789	
				\$121,426		\$44,449	
				\$38,723			
Population by Age		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
0 - 4		21,236	8.8%	22,041	6.9%	24,277	6.7%
5 - 9		22,410	9.3%	24,431	7.6%	26,211	7.2%
10 - 14		22,265	9.2%	26,971	8.4%	26,481	7.3%
15 - 19		19,729	8.2%	26,190	8.2%	26,116	7.2%
20 - 24		14,245	5.9%	21,494	6.7%	25,354	7.0%
25 - 34		37,583	15.6%	44,691	14.0%	54,037	14.9%
35 - 44		39,880	16.5%	49,009	15.3%	54,826	15.1%
45 - 54		33,229	13.8%	42,598	13.3%	48,836	13.5%
55 - 64		19,873	8.2%	34,217	10.7%	37,325	10.3%
65 - 74		7,393	3.1%	19,617	6.1%	26,029	7.2%
75 - 84		2,858	1.2%	6,857	2.1%	10,251	2.8%
85+		796	0.3%	1,895	0.6%	2,308	0.6%
Race and Ethnicity		Census 2010		Census 2020		2025	2030
		Number	Percent	Number	Percent	Number	Percent
White Alone		139,774	57.9%	103,670	32.4%	110,030	30.4%
Black Alone		39,050	16.2%	61,655	19.3%	71,789	19.8%
American Indian Alone		1,576	0.7%	4,015	1.3%	4,723	1.3%
Asian Alone		18,345	7.6%	31,041	9.7%	36,149	10.0%
Pacific Islander Alone		177	0.1%	243	0.1%	295	0.1%
Some Other Race Alone		33,234	13.8%	57,959	18.1%	67,259	18.6%
Two or More Races		9,342	3.9%	61,428	19.2%	71,806	19.8%
Hispanic Origin (Any Race)		98,551	40.8%	139,498	43.6%	162,963	45.0%

**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.

June 27, 2025

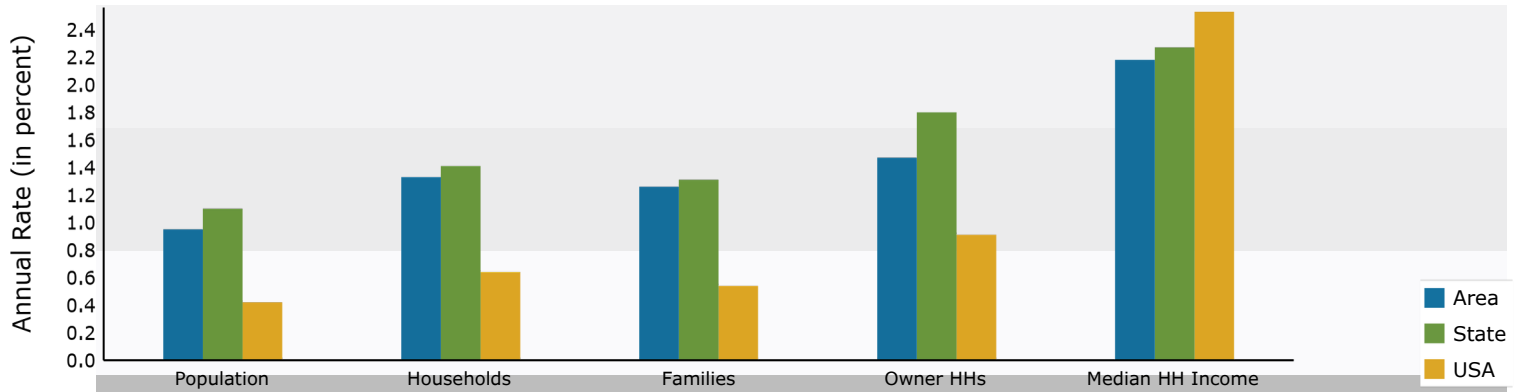


# Demographic and Income Profile

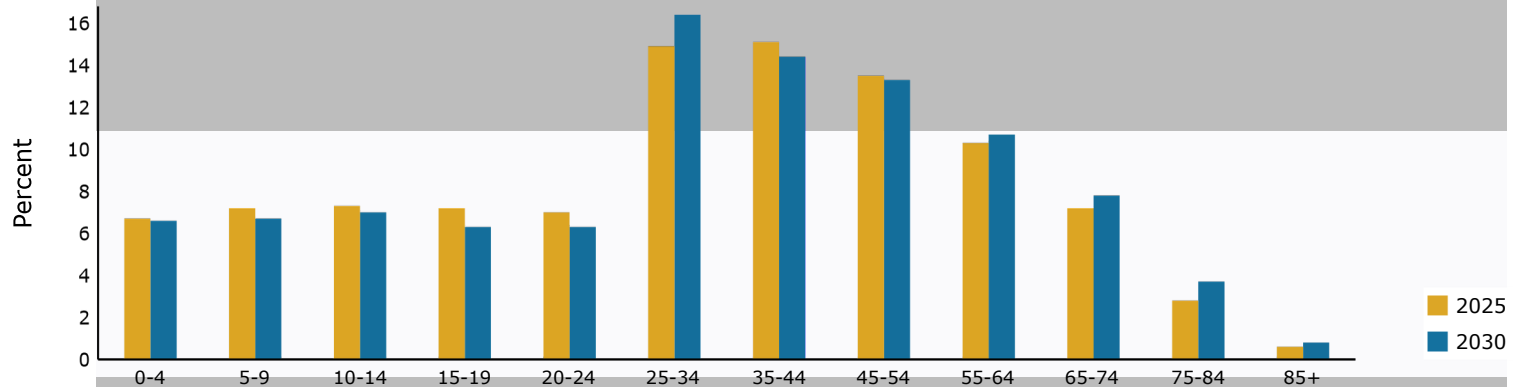
Montessori KidsUniverseNorthKaty,19647RiverBottom  
Ring:5mile radius

Latitude: 29.8646  
Longitude: -95.7109

## Trends 2025-2030

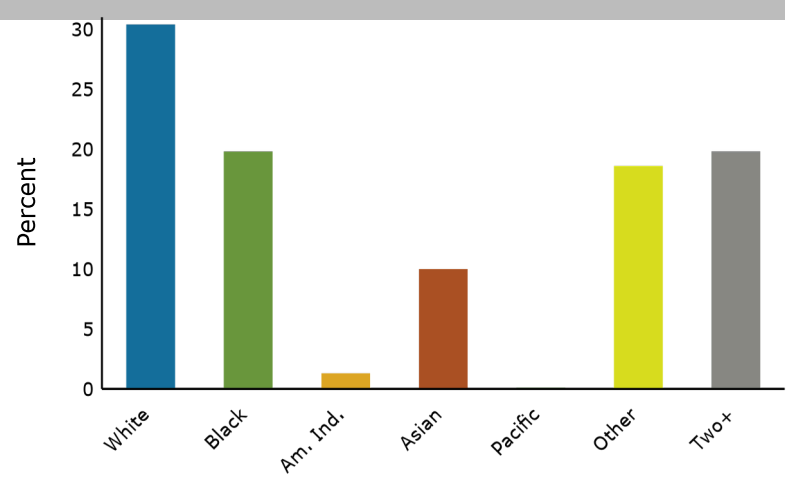
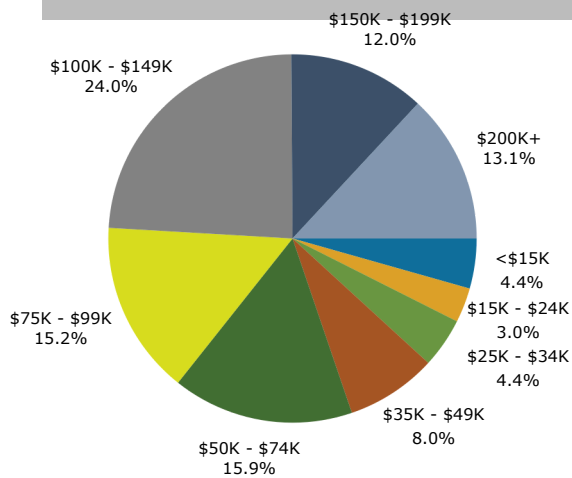


## Population by Age



## 2025 Household Income

## 2025 Population by Race



2025 Percent Hispanic Origin:45.0%



# Information About Brokerage Services

1 1-2 -20 15

**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>ACADEMIC PROPERTY GROUP, LLC</u>	<u>9002808</u>	<u>JAY@PRESCHOOLSALSALES.COM</u>	<u>(214) 918-4440</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>JONATHAN SHOP</u>	<u>0572419</u>	<u>JAY@PRESCHOOLSALSALES.COM</u>	<u>(214) 918-4440</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ 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)**

TAR 2501

Academic Property Group LLC, 15851 Dallas Parkway Suite 600 Addison, TX 75001  
Jonathan Shop

Phone (214) 918-4440

Fax:

IABS 1-0  
PCDS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)