

# For Sale

6808 Chapman Rd  
North Richland Hills, TX 76182



- Asking- \$1,000,000
- Building size- 4,392 sqft
- Year built- 1975
- Lot- 0.46 acres approx.
- 6 Classrooms, 9 Restrooms, Office, Kitchen & outdoor playground area
- Parking spots- 11
- Previous licensed capacity- 115
- Childcare/ General Retail/ Office/ Medical use

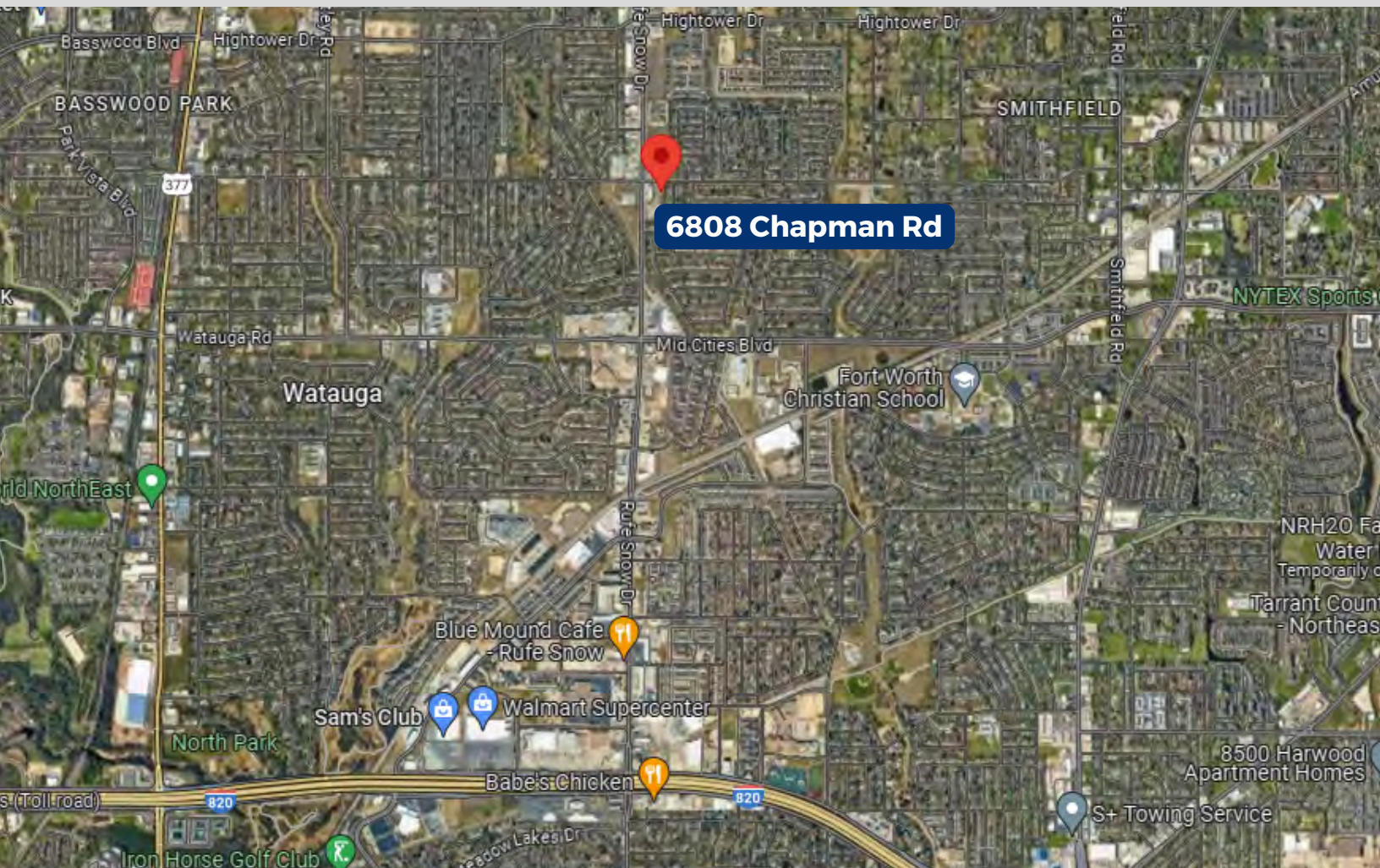
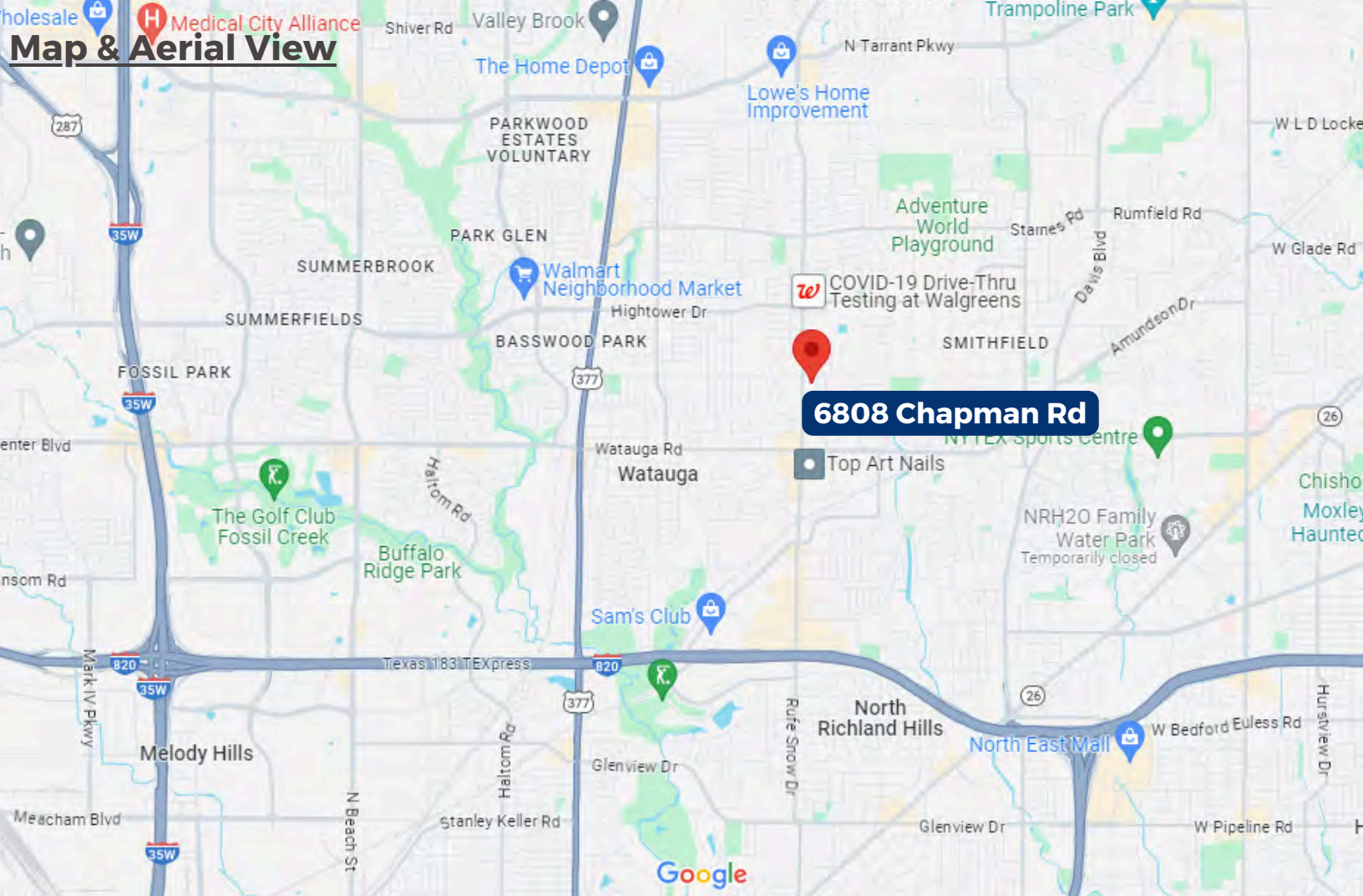


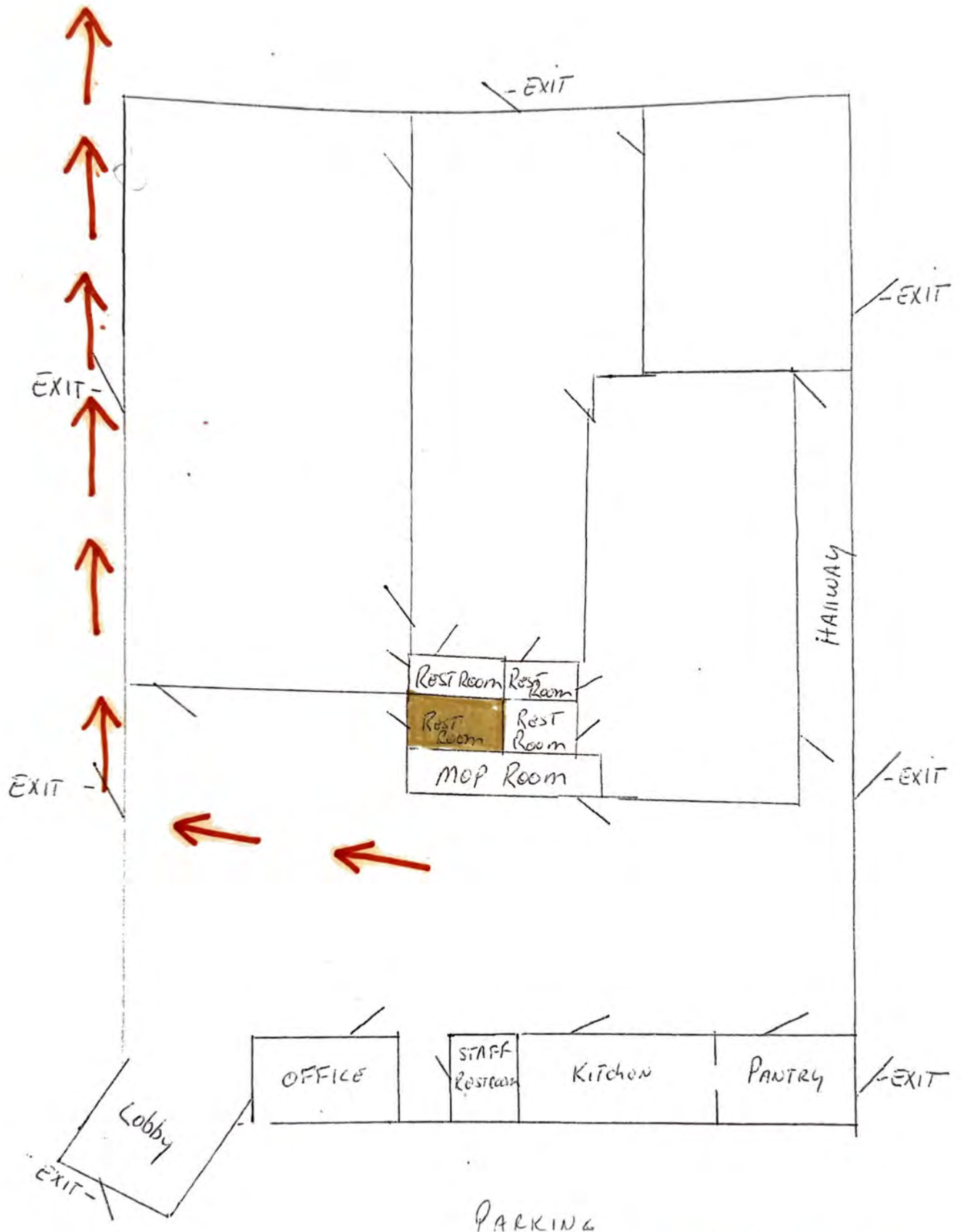
Neal Agrawal  
972-804-0742  
dfwneal@gmail.com  
Crest Real Estate Advisors  
[www.preschoolexchange.com](http://www.preschoolexchange.com)

**Pictures**



# Map & Aerial View





in Red

Yellow  
Severe Weather



# Demographic and Income Profile

6808 Chapman Dr, North Richland Hills, Texas, 76182  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.86725  
 Longitude: -97.23699

Summary	Census 2010	Census 2020	2023	2028
Population	119,044	128,219	129,189	128,548
Households	43,404	47,254	47,968	48,076
Families	31,999	34,384	34,054	33,871
Average Household Size	2.74	2.71	2.69	2.67
Owner Occupied Housing Units	30,622	31,059	32,594	32,999
Renter Occupied Housing Units	12,787	16,195	15,374	15,077
Median Age	35.4	37.4	37.8	38.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.10%	0.97%	0.30%
Households	0.04%	1.15%	0.49%
Families	-0.11%	1.16%	0.44%
Owner HHs	0.25%	1.38%	0.66%
Median Household Income	1.57%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,112	4.4%	1,887	3.9%
\$15,000 - \$24,999	2,353	4.9%	1,909	4.0%
\$25,000 - \$34,999	3,168	6.6%	2,714	5.6%
\$35,000 - \$49,999	5,597	11.7%	4,965	10.3%
\$50,000 - \$74,999	8,345	17.4%	7,929	16.5%
\$75,000 - \$99,999	7,930	16.5%	7,996	16.6%
\$100,000 - \$149,999	9,468	19.7%	10,218	21.3%
\$150,000 - \$199,999	4,638	9.7%	5,619	11.7%
\$200,000+	4,357	9.1%	4,839	10.1%

Median Household Income	\$81,008	\$87,584
Average Household Income	\$108,424	\$120,022
Per Capita Income	\$40,272	\$44,913

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,314	7.0%	7,587	5.9%	7,706	6.0%	7,849	6.1%
5 - 9	8,981	7.5%	8,456	6.6%	8,237	6.4%	7,833	6.1%
10 - 14	9,448	7.9%	9,058	7.1%	8,555	6.6%	8,196	6.4%
15 - 19	8,820	7.4%	9,135	7.1%	8,226	6.4%	7,576	5.9%
20 - 24	7,163	6.0%	7,924	6.2%	7,813	6.0%	7,621	5.9%
25 - 34	16,063	13.5%	17,664	13.8%	18,976	14.7%	18,752	14.6%
35 - 44	17,730	14.9%	16,873	13.2%	17,649	13.7%	18,466	14.4%
45 - 54	18,961	15.9%	16,671	13.0%	16,407	12.7%	15,381	12.0%
55 - 64	12,964	10.9%	17,229	13.4%	16,746	13.0%	15,097	11.7%
65 - 74	6,182	5.2%	11,018	8.6%	11,878	9.2%	12,720	9.9%
75 - 84	3,199	2.7%	4,892	3.8%	5,297	4.1%	6,987	5.4%
85+	1,221	1.0%	1,712	1.3%	1,699	1.3%	2,069	1.6%

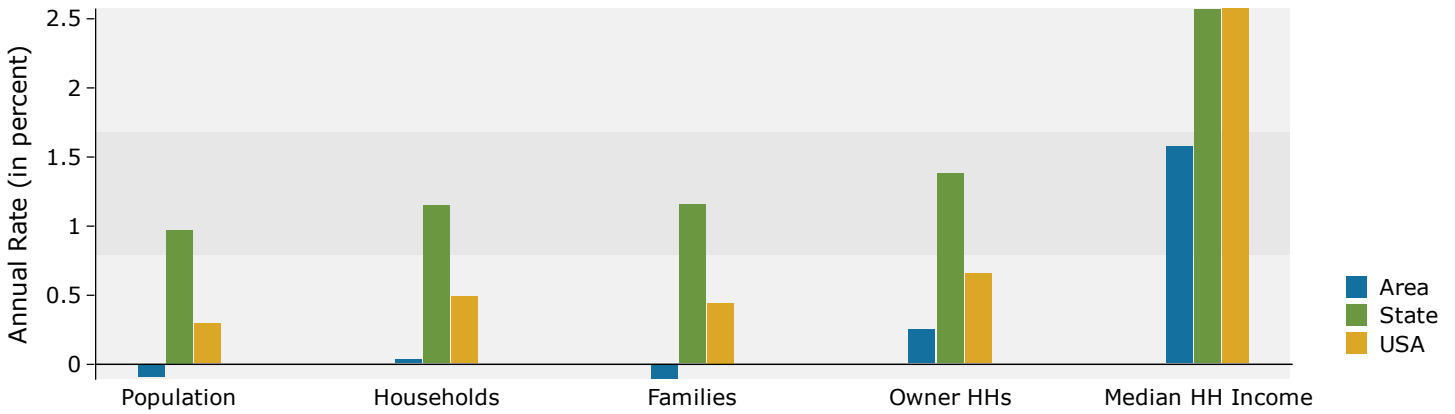
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	95,251	80.0%	82,342	64.2%	79,901	61.8%	73,934	57.5%
Black Alone	6,533	5.5%	9,990	7.8%	10,895	8.4%	12,537	9.8%
American Indian Alone	794	0.7%	1,060	0.8%	1,094	0.8%	1,178	0.9%
Asian Alone	6,204	5.2%	8,342	6.5%	9,265	7.2%	10,686	8.3%
Pacific Islander Alone	203	0.2%	355	0.3%	375	0.3%	410	0.3%
Some Other Race Alone	6,640	5.6%	9,470	7.4%	10,118	7.8%	11,188	8.7%
Two or More Races	3,419	2.9%	16,661	13.0%	17,541	13.6%	18,614	14.5%

Hispanic Origin (Any Race)	20,837	17.5%	27,442	21.4%	28,975	22.4%	30,754	23.9%
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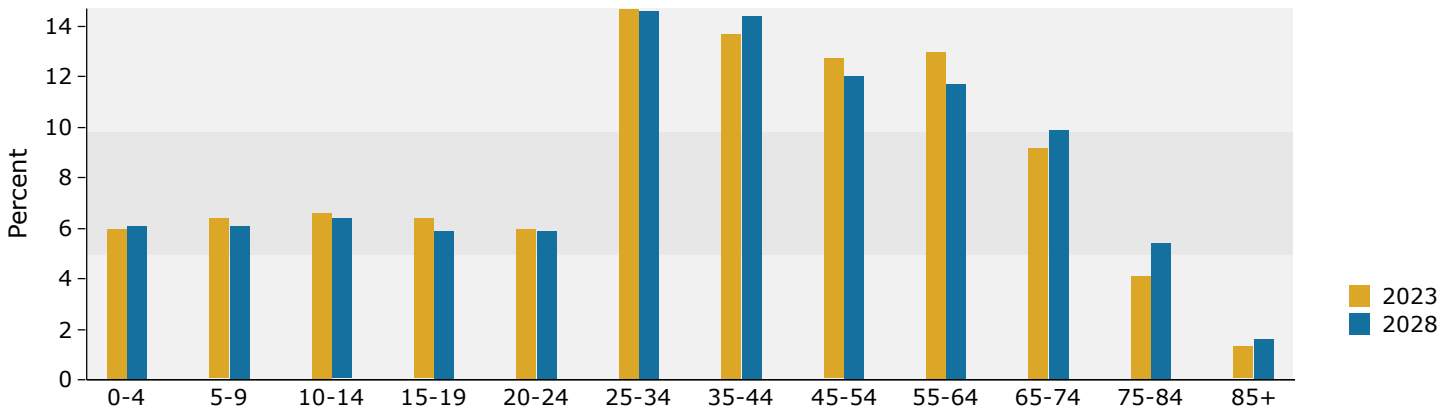
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

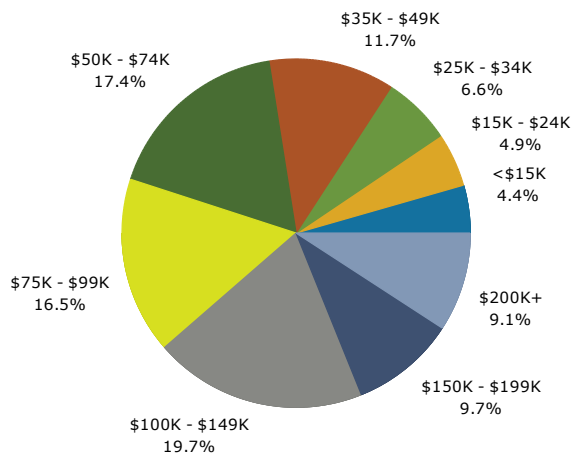
## Trends 2023-2028



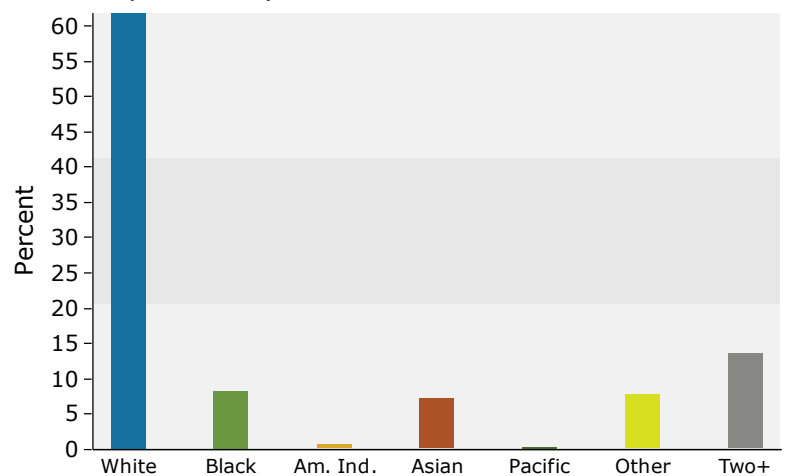
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 22.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

6808 Chapman Dr, North Richland Hills, Texas, 76182  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.86725  
 Longitude: -97.23699

Summary	Census 2010	Census 2020	2023	2028
Population	274,088	305,790	308,397	308,458
Households	100,991	112,436	114,343	115,228
Families	73,447	81,323	79,903	79,814
Average Household Size	2.70	2.71	2.69	2.67
Owner Occupied Housing Units	70,239	72,988	76,700	77,325
Renter Occupied Housing Units	30,751	39,448	37,643	37,903
Median Age	35.6	37.6	37.4	37.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.00%	0.97%	0.30%
Households	0.15%	1.15%	0.49%
Families	-0.02%	1.16%	0.44%
Owner HHs	0.16%	1.38%	0.66%
Median Household Income	1.65%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,568	4.9%	4,976	4.3%
\$15,000 - \$24,999	5,255	4.6%	4,257	3.7%
\$25,000 - \$34,999	7,425	6.5%	6,374	5.5%
\$35,000 - \$49,999	12,637	11.1%	11,336	9.8%
\$50,000 - \$74,999	18,966	16.6%	18,148	15.8%
\$75,000 - \$99,999	17,766	15.5%	18,131	15.7%
\$100,000 - \$149,999	22,276	19.5%	24,040	20.9%
\$150,000 - \$199,999	11,414	10.0%	13,677	11.9%
\$200,000+	13,024	11.4%	14,278	12.4%

Median Household Income	\$83,509	\$90,611
Average Household Income	\$115,856	\$127,579
Per Capita Income	\$42,950	\$47,650

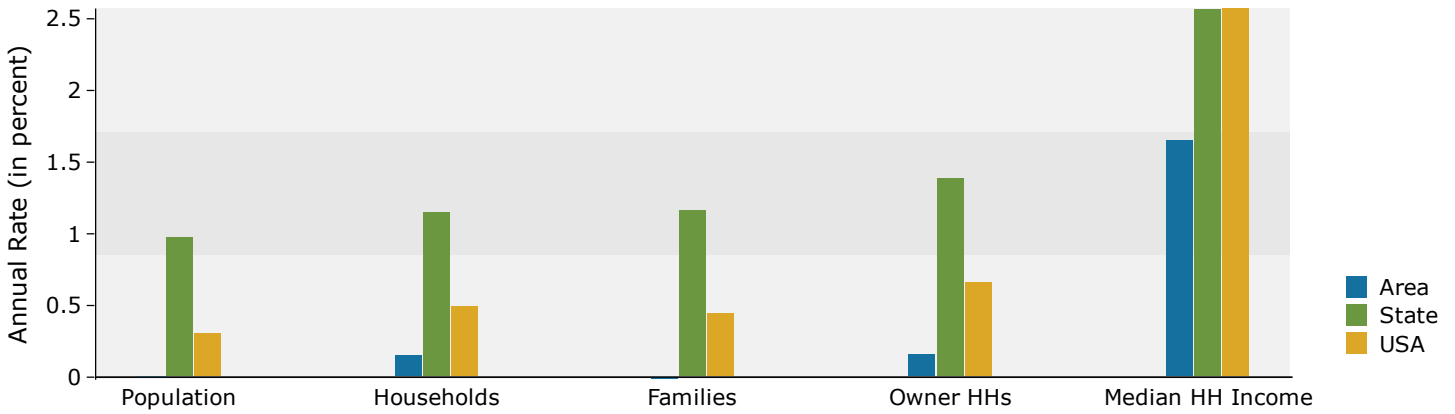
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,838	7.2%	17,826	5.8%	19,265	6.2%	19,756	6.4%
5 - 9	21,173	7.7%	20,452	6.7%	20,605	6.7%	19,904	6.5%
10 - 14	21,424	7.8%	22,534	7.4%	21,086	6.8%	20,497	6.6%
15 - 19	19,206	7.0%	21,896	7.2%	19,730	6.4%	18,417	6.0%
20 - 24	15,669	5.7%	18,848	6.2%	18,337	5.9%	18,024	5.8%
25 - 34	37,447	13.7%	40,313	13.2%	44,488	14.4%	45,064	14.6%
35 - 44	41,677	15.2%	40,796	13.3%	42,834	13.9%	44,195	14.3%
45 - 54	42,006	15.3%	40,719	13.3%	39,037	12.7%	36,767	11.9%
55 - 64	28,960	10.6%	39,375	12.9%	38,159	12.4%	35,140	11.4%
65 - 74	14,981	5.5%	25,992	8.5%	27,580	8.9%	29,188	9.5%
75 - 84	8,471	3.1%	12,524	4.1%	12,954	4.2%	16,438	5.3%
85+	3,234	1.2%	4,516	1.5%	4,320	1.4%	5,067	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	218,327	79.7%	193,835	63.4%	187,909	60.9%	174,493	56.6%
Black Alone	14,896	5.4%	24,536	8.0%	26,888	8.7%	31,112	10.1%
American Indian Alone	1,783	0.7%	2,501	0.8%	2,577	0.8%	2,775	0.9%
Asian Alone	14,809	5.4%	21,226	6.9%	23,645	7.7%	27,359	8.9%
Pacific Islander Alone	487	0.2%	840	0.3%	877	0.3%	953	0.3%
Some Other Race Alone	15,780	5.8%	22,869	7.5%	24,400	7.9%	26,955	8.7%
Two or More Races	8,005	2.9%	39,982	13.1%	42,101	13.7%	44,812	14.5%
Hispanic Origin (Any Race)	48,391	17.7%	66,560	21.8%	70,215	22.8%	74,490	24.1%

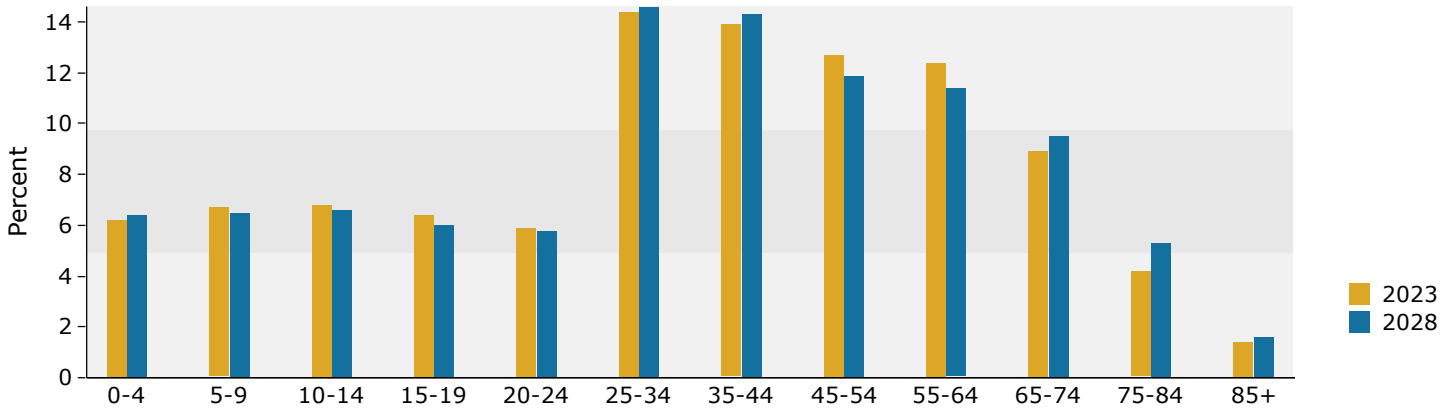
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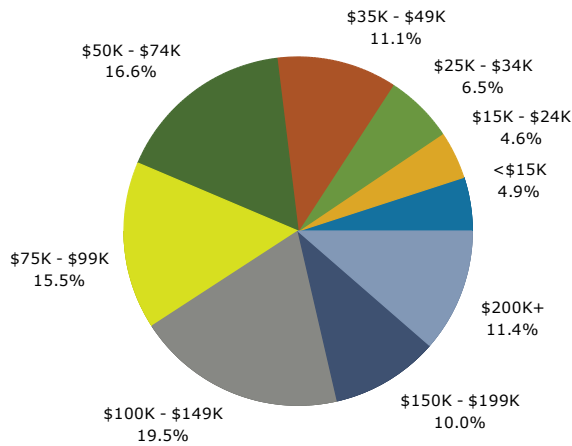
## Trends 2023-2028



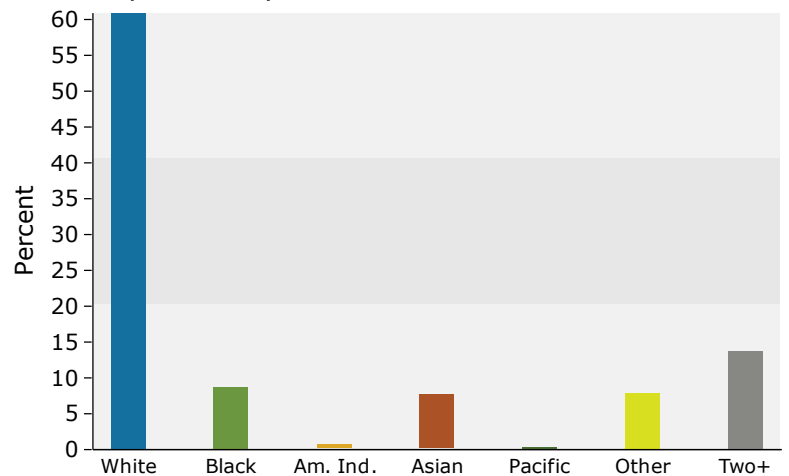
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 22.8%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<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 1-0 Date