

For Sale

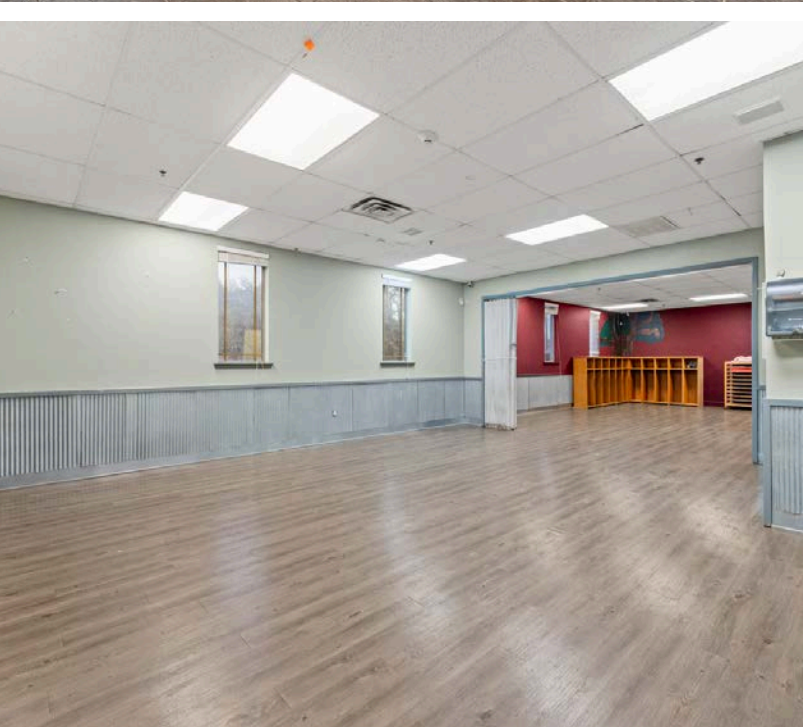


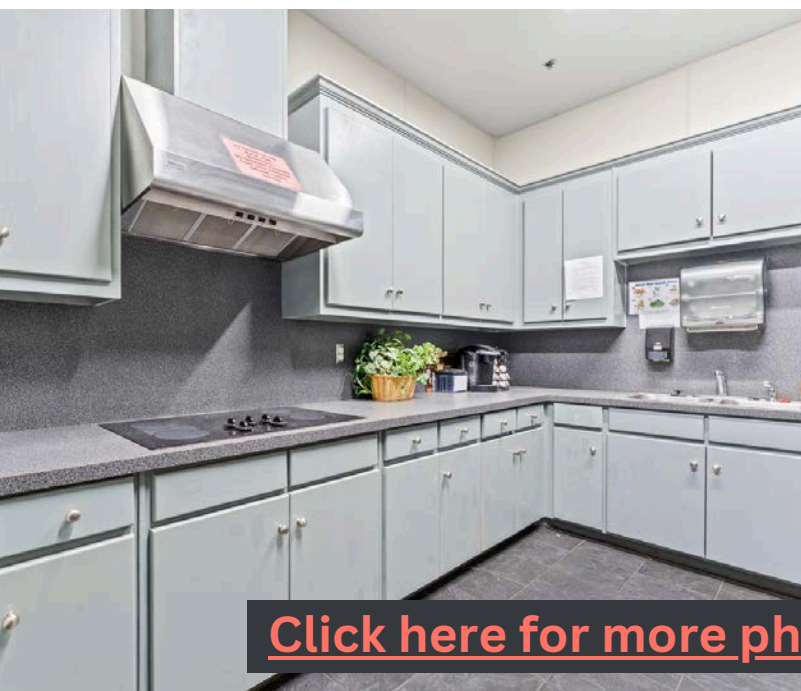
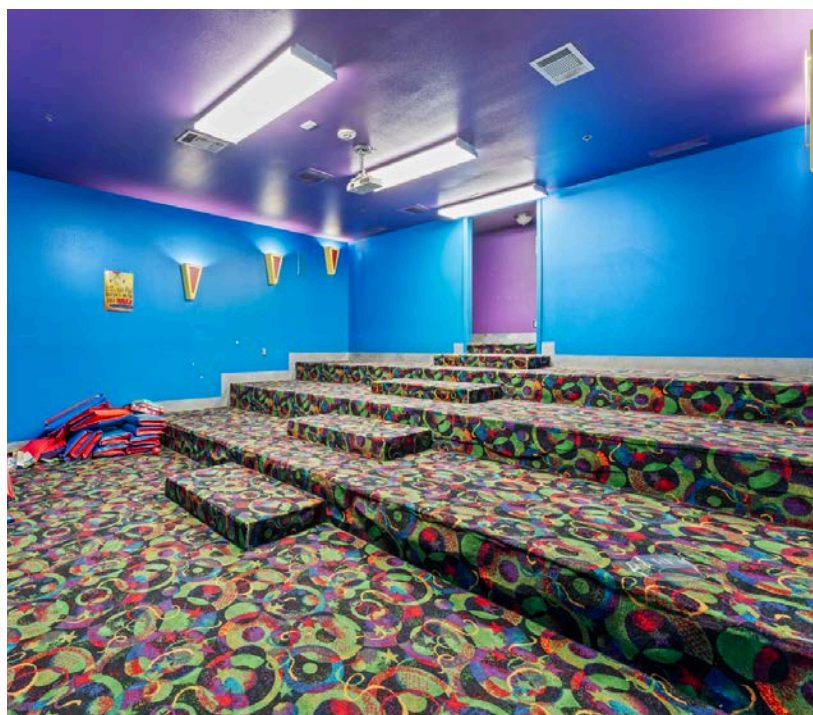
- Asking 3,300,000
- Building- 12,213 sqft
- Built in 2001
- 31 parking spaces
- Previously licensed for 233
- Currently Vacant
- 10 classrooms
- Large Classrooms
- Individual Play areas for each age group
- Game/Arcade Room
- Movie theater
- Diner
- Kitchen
- Portecochere for convenient drop off
- Pool
- Large Spacious office

**Jay Shop**

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

CALL NOW**214.918.4440**





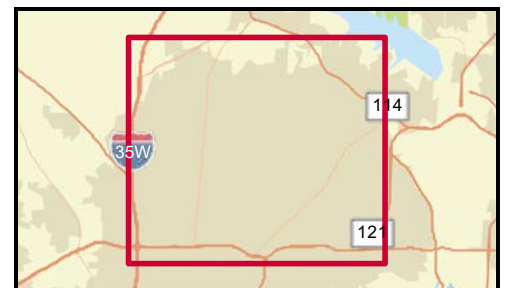
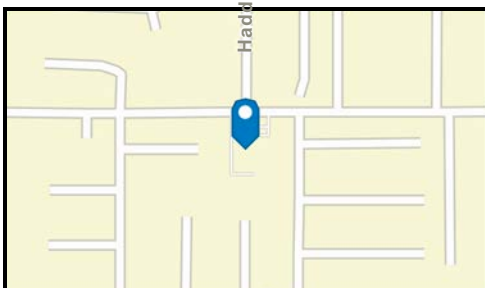
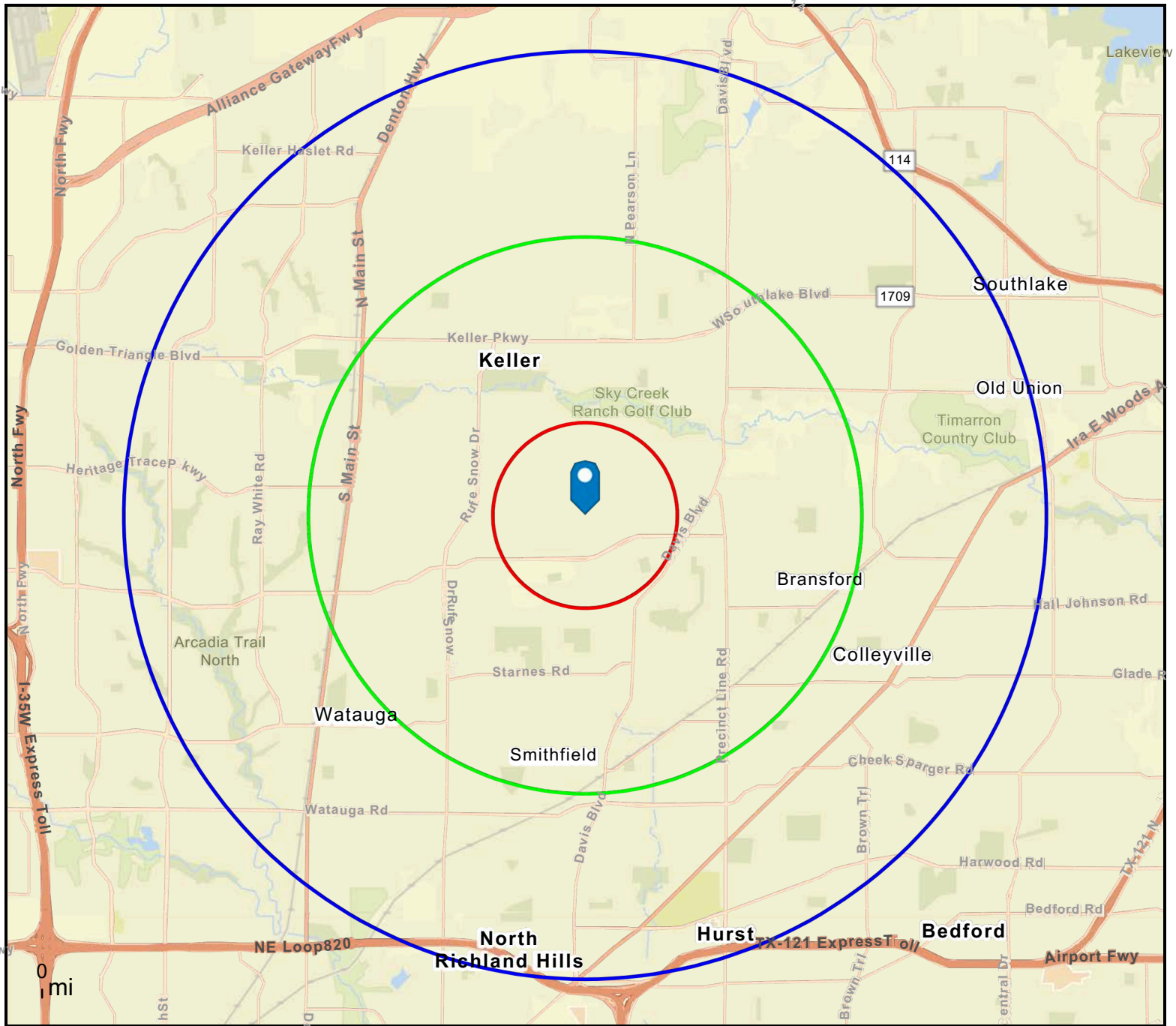
[Click here for more photos & 3-D walkthrough](#)



Site Map

Apex Academy
7550 Shady Grove Rd North Richland Hills TX 76180
Ring: 1 mile radius

Latitude: 32.9070
Longitude: -97.2123



December 01, 2023

Page 1 of 1



Demographic and Income Profile

Apex Academy
7550 Shady Grove Rd North Richland Hills TX 76180
Ring: 1 mile radius

Latitude: 32.9070
Longitude: -97.2123

Summary	Census 2010	Census 2020	2023	2028
Population	9,050	9,625	9,450	9,199
Households	3,059	3,281	3,239	3,172
Families	2,676	2,857	2,785	2,719
Occupied Housing Units	2.96	2.93	2.92	2.90
Median Age	2,827	3,031	3,080	3,023
	232	250	159	149
	39.8	44.4	43.0	45.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.54%	0.97%	0.30%
Households	-0.42%	1.15%	0.49%
Families	-0.48%	1.16%	0.44%
Owner HHs	-0.37%	1.38%	0.66%
Median Household Income	1.26%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	22 49	0.7%	20	0.6%
\$15,000 - \$24,999	79 100	1.5%	36	1.1%
\$25,000 - \$34,999	262	2.4%	61	1.9%
\$35,000 - \$49,999	287	3.1%	83	2.6%
\$50,000 - \$74,999	511	8.1%	230	7.3%
\$75,000 - \$99,999	510	8.9%	267	8.4%
\$100,000 - \$149,999	1,420	15.8%	472	14.9%
\$150,000 - \$199,999		15.7%	513	16.2%
\$200,000+		43.8%	1,490	47.0%

Median Household Income	\$176,759	\$188,219
Average Household Income	\$224,330	\$243,151
Per Capita Income	\$75,761	\$82,605

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	597	6.6%	408	4.2%	501	5.3%	471	5.1%
5 - 9	909	10.0%	663	6.9%	645	6.8%	571	6.2%
10 - 14	870	9.6%	860	8.9%	787	8.3%	680	7.4%
15 - 19	638	7.0%	883	9.2%	825	8.7%	646	7.0%
20 - 24	223	2.5%	461	4.8%	435	4.6%	405	4.4%
25 - 34	553	6.1%	477	5.0%	816	8.6%	857	9.3%
35 - 44	1,640	18.1%	1,137	11.8%	934	9.9%	923	10.0%
45 - 54	1,734	19.2%	1,708	17.7%	1,570	16.6%	1,333	14.5%
55 - 64	1,172	13.0%	1,565	16.3%	1,473	15.6%	1,451	15.8%
65 - 74	416	4.6%	978	10.2%	991	10.5%	1,112	12.1%
75 - 84	222	2.5%	371	3.9%	373	3.9%	624	6.8%
85+	76	0.8%	115	1.2%	100	1.1%	125	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,146	90.0%	7,810	81.1%	7,498	79.3%	7,010	76.2%
Black Alone	236	2.6%	267	2.8%	292	3.1%	343	3.7%
American Indian Alone	43	0.5%	40	0.4%	40	0.4%	42	0.5%
Asian Alone	325	3.6%	419	4.4%	469	5.0%	557	6.1%
Pacific Islander Alone	6	0.1%	5	0.1%	5	0.1%	5	0.1%
Some Other Race Alone	122	1.3%	173	1.8%	183	1.9%	201	2.2%
Two or More Races	172	1.9%	911	9.5%	963	10.2%	1,041	11.3%
Hispanic Origin (Any Race)	580	6.4%	892	9.3%	941	10.0%	1,004	10.9%

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.

December 01, 2023

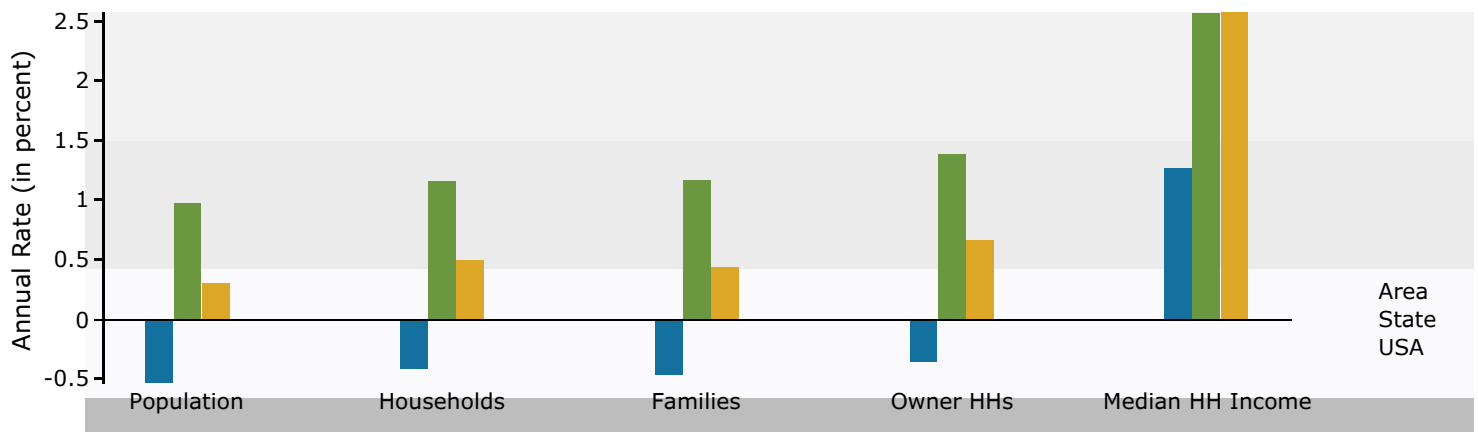


Demographic and Income Profile

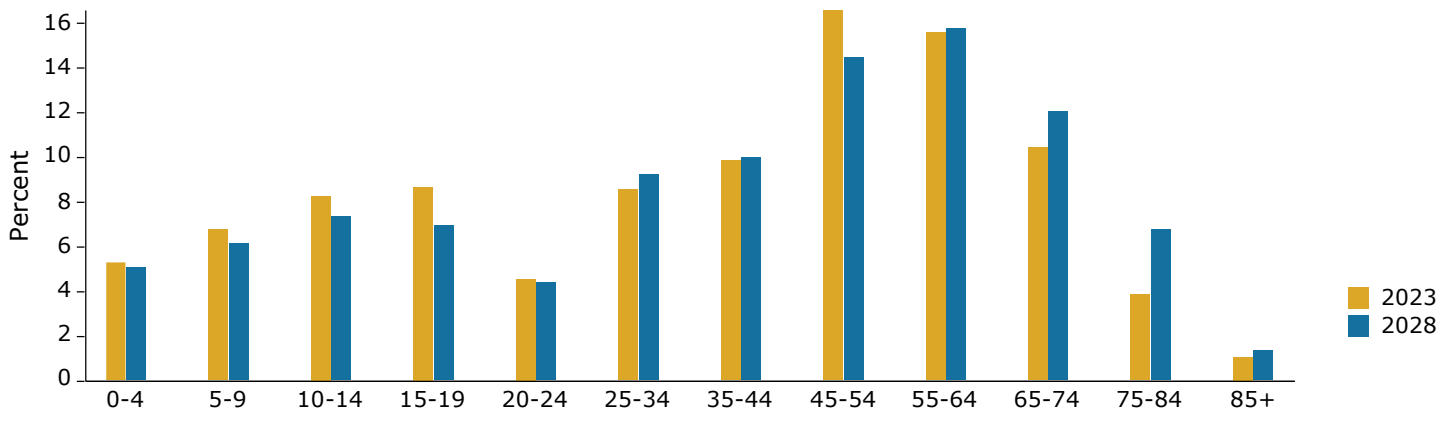
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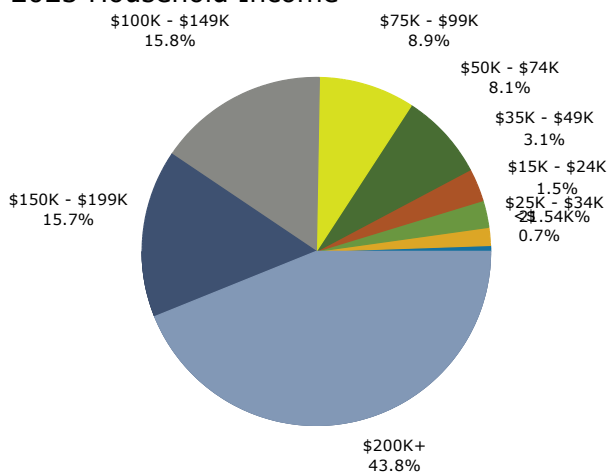
Trends 2023-2028



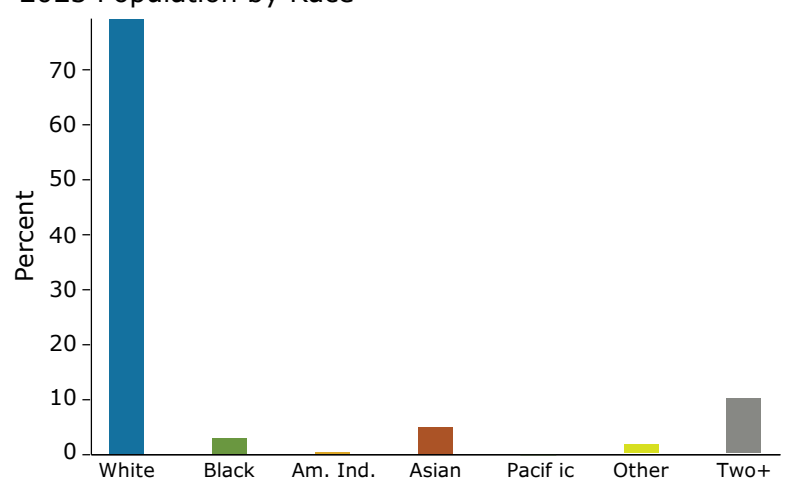
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 1 0.0%

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

December 01, 2023



Demographic and Income Profile

Apex Academy
7550 Shady Grove Rd North Richland Hills TX 76180
Ring: 3 mile radius

Latitude: 32.9070
Longitude: -97.2123

Summary	Census 2010	Census 2020	2023	2028
Population	75,972	85,610	85,179	84,035
Households	26,620	30,385	30,366	30,129
Families	21,577	24,415	24,002	23,709
Occupied Housing Units	2.84	2.80	2.79	2.77
Median Age	22,356	24,685	25,161	25,182
	4,267	5,700	5,205	4,947
	39.5	43.0	41.9	43.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.27%	0.97%	0.30%
Households	-0.16%	1.15%	0.49%
Families	-0.25%	1.16%	0.44%
Owner HHs	0.02%	1.38%	0.66%
Median Household Income	1.82%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,077	3.5%	929	3.1%
\$15,000 - \$24,999	804	2.6%	613	2.0%
\$25,000 - \$34,999	1,072	3.5%	871	2.9%
\$35,000 - \$49,999	2,107	6.9%	1,795	6.0%
\$50,000 - \$74,999	3,580	11.8%	3,179	10.6%
\$75,000 - \$99,999	3,771	12.4%	3,577	11.9%
\$100,000 - \$149,999	5,918	19.5%	5,997	19.9%
\$150,000 - \$199,999	3,873	12.8%	4,435	14.7%
\$200,000+	8,165	26.9%	8,733	29.0%

Median Household Income	\$118,539	\$129,706
Average Household Income	\$169,983	\$186,170
Per Capita Income	\$60,620	\$66,782

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,498	5.9%	4,091	4.8%	4,272	5.0%	4,208	5.0%
5 - 9	5,971	7.9%	5,516	6.4%	5,200	6.1%	4,803	5.7%
10 - 14	6,901	9.1%	6,584	7.7%	6,058	7.1%	5,521	6.6%
15 - 19	5,972	7.9%	6,652	7.8%	6,014	7.1%	5,138	6.1%
20 - 24	3,024	4.0%	4,314	5.0%	4,409	5.2%	3,612	4.3%
25 - 34	6,810	9.0%	7,415	8.7%	9,832	11.5%	9,896	11.8%
35 - 44	11,967	15.8%	10,404	12.2%	10,076	11.8%	10,807	12.9%
45 - 54	14,577	19.2%	13,082	15.3%	12,636	14.8%	11,081	13.2%
55 - 64	9,273	12.2%	13,539	15.8%	13,465	15.8%	12,592	15.0%
65 - 74	4,037	5.3%	8,629	10.1%	8,628	10.1%	9,957	11.8%
75 - 84	2,095	2.8%	4,004	4.7%	3,466	4.1%	5,055	6.0%
85+	846	1.1%	1,379	1.6%	1,123	1.3%	1,365	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	66,766	87.9%	64,653	75.5%	62,579	73.5%	58,697	69.8%
Black Alone	2,392	3.1%	3,334	3.9%	3,622	4.3%	4,196	5.0%
American Indian Alone	404	0.5%	491	0.6%	500	0.6%	527	0.6%
Asian Alone	2,871	3.8%	5,314	6.2%	5,949	7.0%	6,987	8.3%
Pacific Islander Alone	79	0.1%	125	0.1%	126	0.1%	138	0.2%
Some Other Race Alone	1,710	2.3%	2,718	3.2%	2,900	3.4%	3,227	3.8%
Two or More Races	1,750	2.3%	8,975	10.5%	9,503	11.2%	10,264	12.2%
Hispanic Origin (Any Race)	7,077	9.3%	10,665	12.5%	11,282	13.2%	12,074	14.4%

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.

December 01, 2023

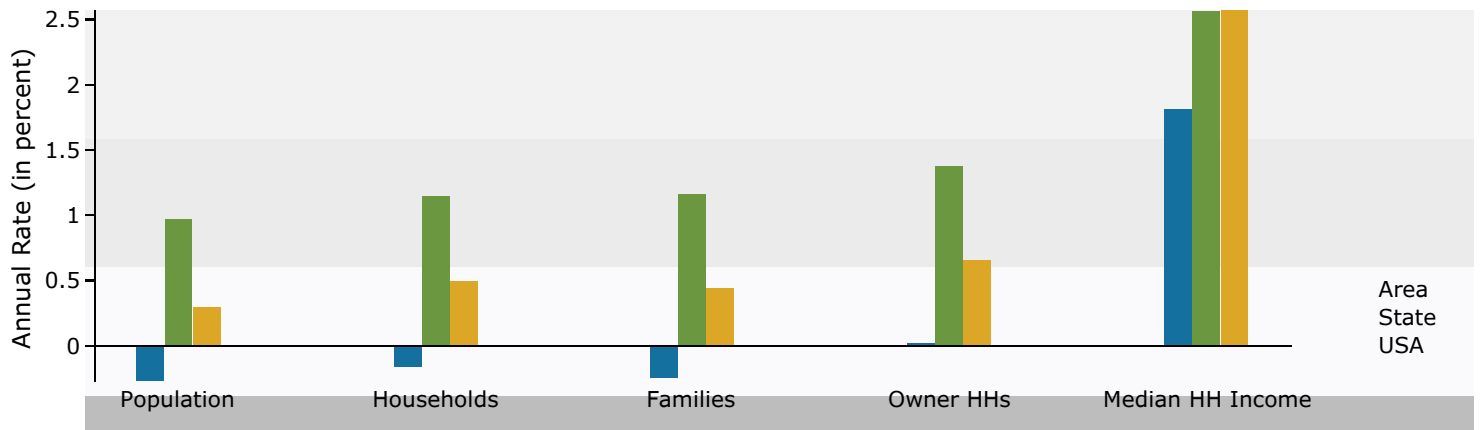


Demographic and Income Profile

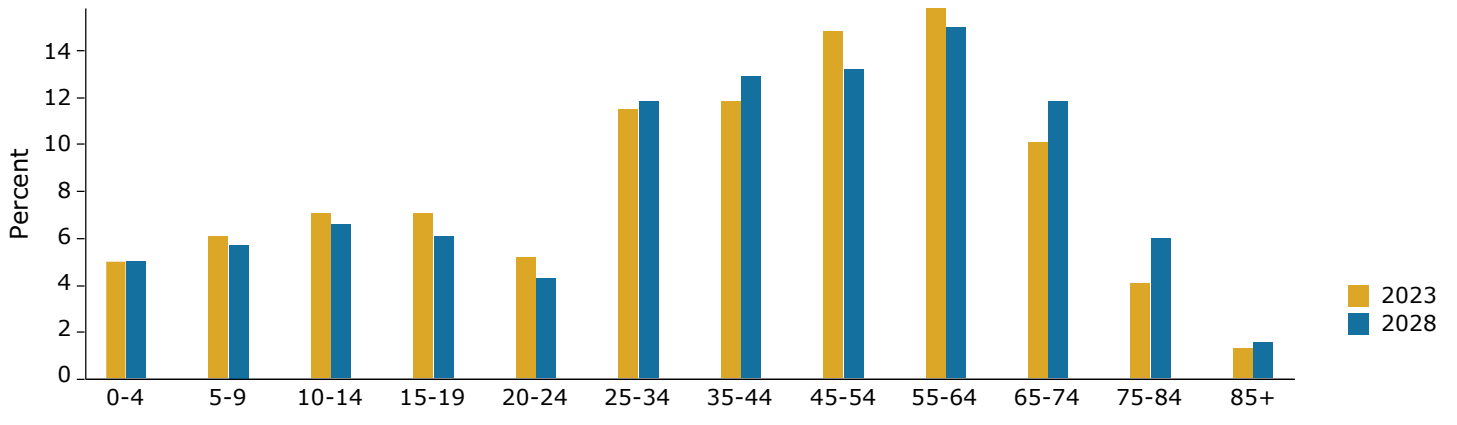
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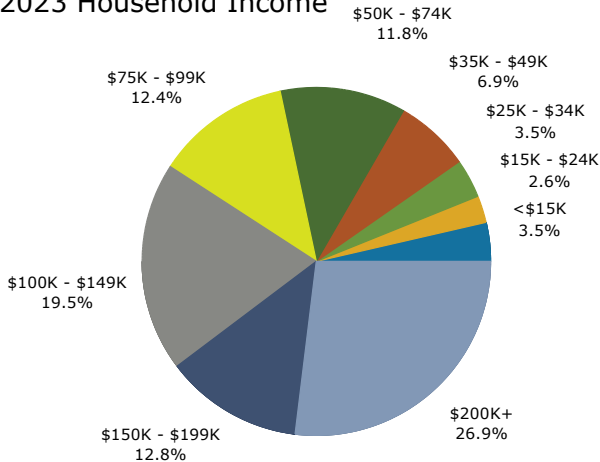
Trends 2023-2028



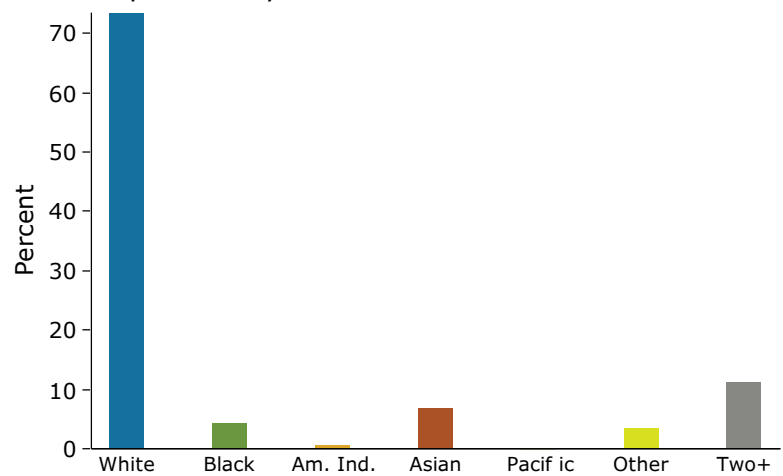
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 13.2%

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

December 01, 2023



Demographic and Income Profile

Apex Academy
7550 Shady Grove Rd North Richland Hills TX 76180
Ring: 5 mile radius

Latitude: 32.9070
Longitude: -97.2123

Summary	Census 2010	Census 2020	2023	2028
Population	230,232	257,965	261,890	262,158
Households	79,986	89,458	91,319	91,771
Families	63,771	70,998	70,966	71,001
Occupied Housing Units	2.87	2.87	2.86	2.85
Median Age	64,257	68,686	70,635	70,984
	15,727	20,772	20,684	20,787
	36.7	39.5	38.7	39.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.02%	0.97%	0.30%
Households	0.10%	1.15%	0.49%
Families	0.01%	1.16%	0.44%
Owner HHs	0.10%	1.38%	0.66%
Median Household Income	1.58%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,280	3.6%	2,897	3.2%
\$15,000 - \$24,999	2,696	3.0%	2,115	2.3%
\$25,000 - \$34,999	4,139	4.5%	3,431	3.7%
\$35,000 - \$49,999	7,003	7.7%	6,048	6.6%
\$50,000 - \$74,999	12,152	13.3%	11,086	12.1%
\$75,000 - \$99,999	12,324	13.5%	12,089	13.2%
\$100,000 - \$149,999	18,378	20.1%	19,122	20.8%
\$150,000 - \$199,999	11,257	12.3%	13,099	14.3%
\$200,000+	20,090	22.0%	21,884	23.8%

Median Household Income	\$107,784	\$116,558
Average Household Income	\$154,762	\$169,889
Per Capita Income	\$53,965	\$59,473

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,806	6.9%	13,768	5.3%	15,458	5.9%	15,809	6.0%
5 - 9	19,057	8.3%	18,210	7.1%	17,513	6.7%	16,865	6.4%
10 - 14	20,635	9.0%	20,993	8.1%	19,453	7.4%	18,076	6.9%
15 - 19	17,686	7.7%	20,464	7.9%	18,360	7.0%	16,410	6.3%
20 - 24	10,214	4.4%	14,150	5.5%	14,269	5.4%	12,998	5.0%
25 - 34	25,911	11.3%	26,547	10.3%	33,092	12.6%	35,173	13.4%
35 - 44	36,782	16.0%	34,159	13.2%	34,963	13.4%	36,123	13.8%
45 - 54	39,623	17.2%	38,047	14.7%	36,400	13.9%	33,170	12.7%
55 - 64	25,411	11.0%	35,650	13.8%	35,996	13.7%	33,859	12.9%
65 - 74	11,617	5.0%	22,560	8.7%	23,797	9.1%	26,678	10.2%
75 - 84	5,482	2.4%	10,127	3.9%	9,684	3.7%	13,427	5.1%
85+	2,006	0.9%	3,289	1.3%	2,905	1.1%	3,570	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	192,696	83.7%	178,292	69.1%	174,489	66.6%	163,629	62.4%
Black Alone	10,297	4.5%	15,302	5.9%	17,317	6.6%	20,121	7.7%
American Indian Alone	1,306	0.6%	1,636	0.6%	1,710	0.7%	1,847	0.7%
Asian Alone	11,755	5.1%	19,791	7.7%	22,393	8.6%	26,553	10.1%
Pacific Islander Alone	308	0.1%	482	0.2%	511	0.2%	556	0.2%
Some Other Race Alone	7,789	3.4%	12,024	4.7%	12,982	5.0%	14,436	5.5%
Two or More Races	6,081	2.6%	30,437	11.8%	32,487	12.4%	35,015	13.4%
Hispanic Origin (Any Race)	29,211	12.7%	40,736	15.8%	43,464	16.6%	46,513	17.7%

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.

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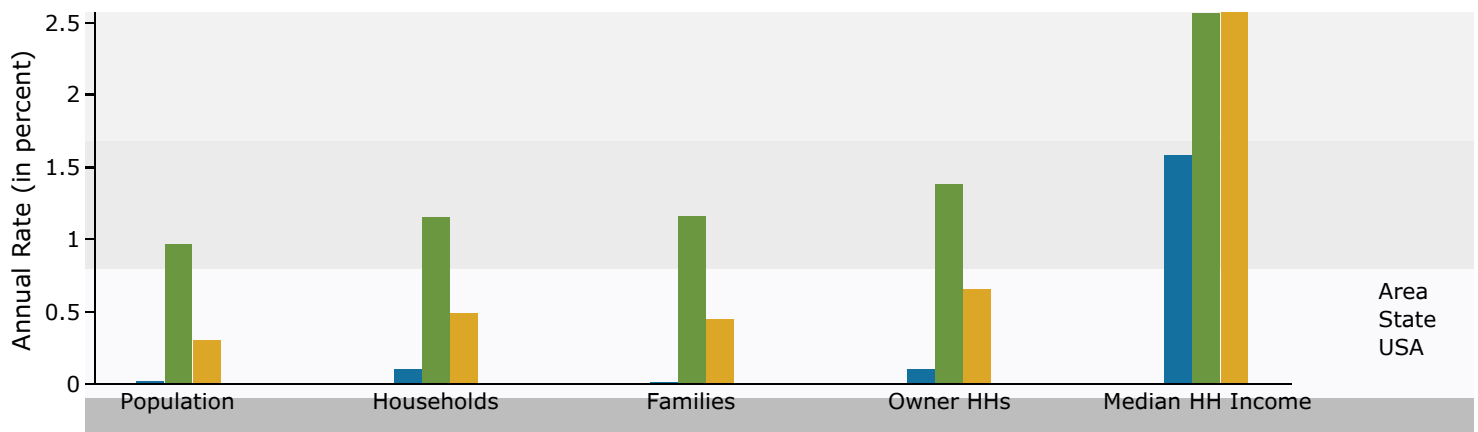


Demographic and Income Profile

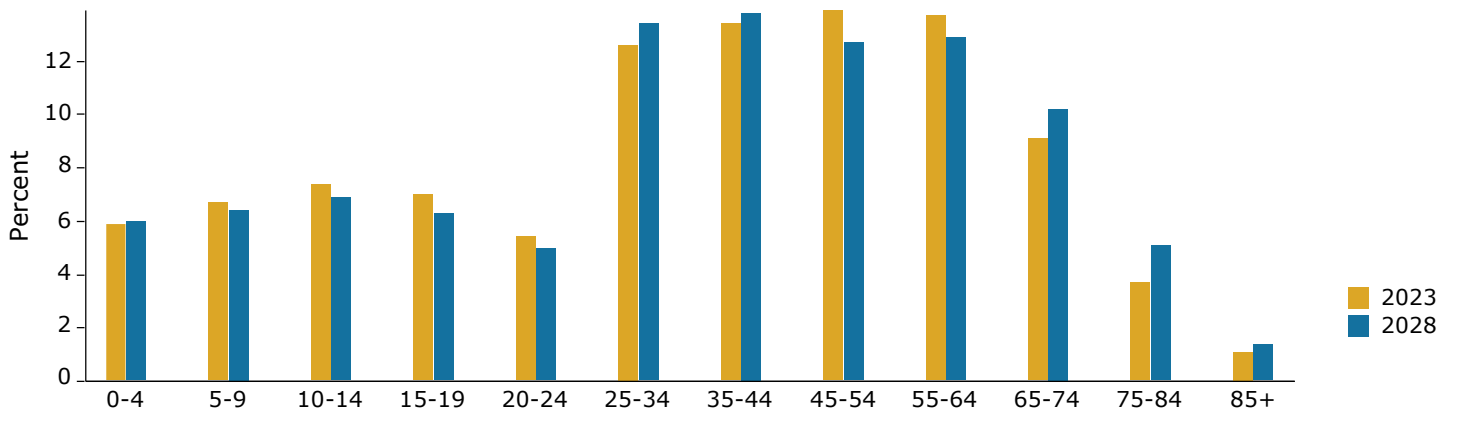
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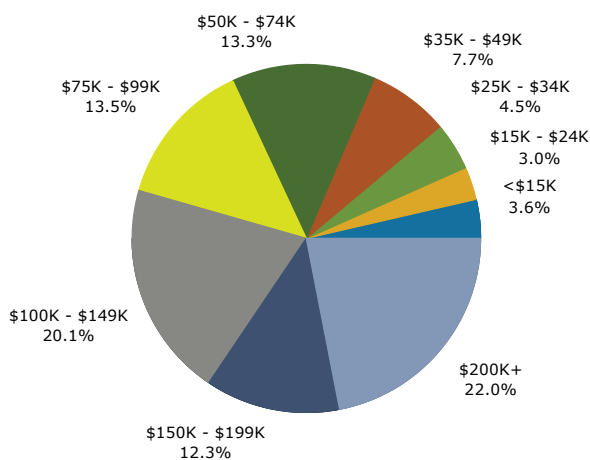
Trends 2023-2028



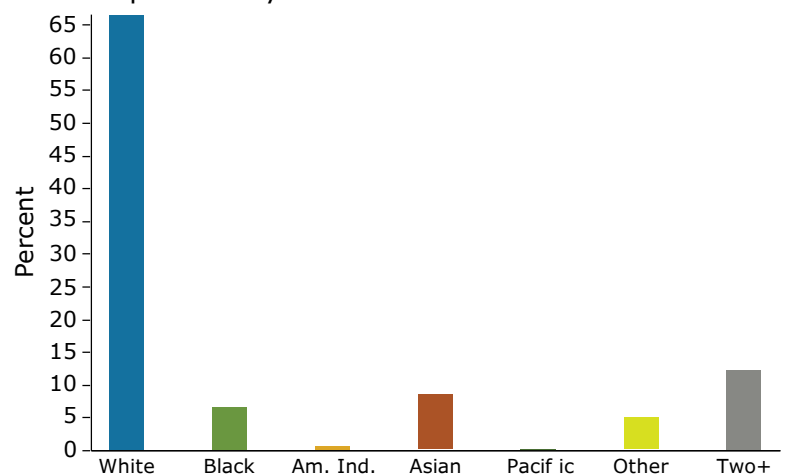
Population by Age



2023 Household Income



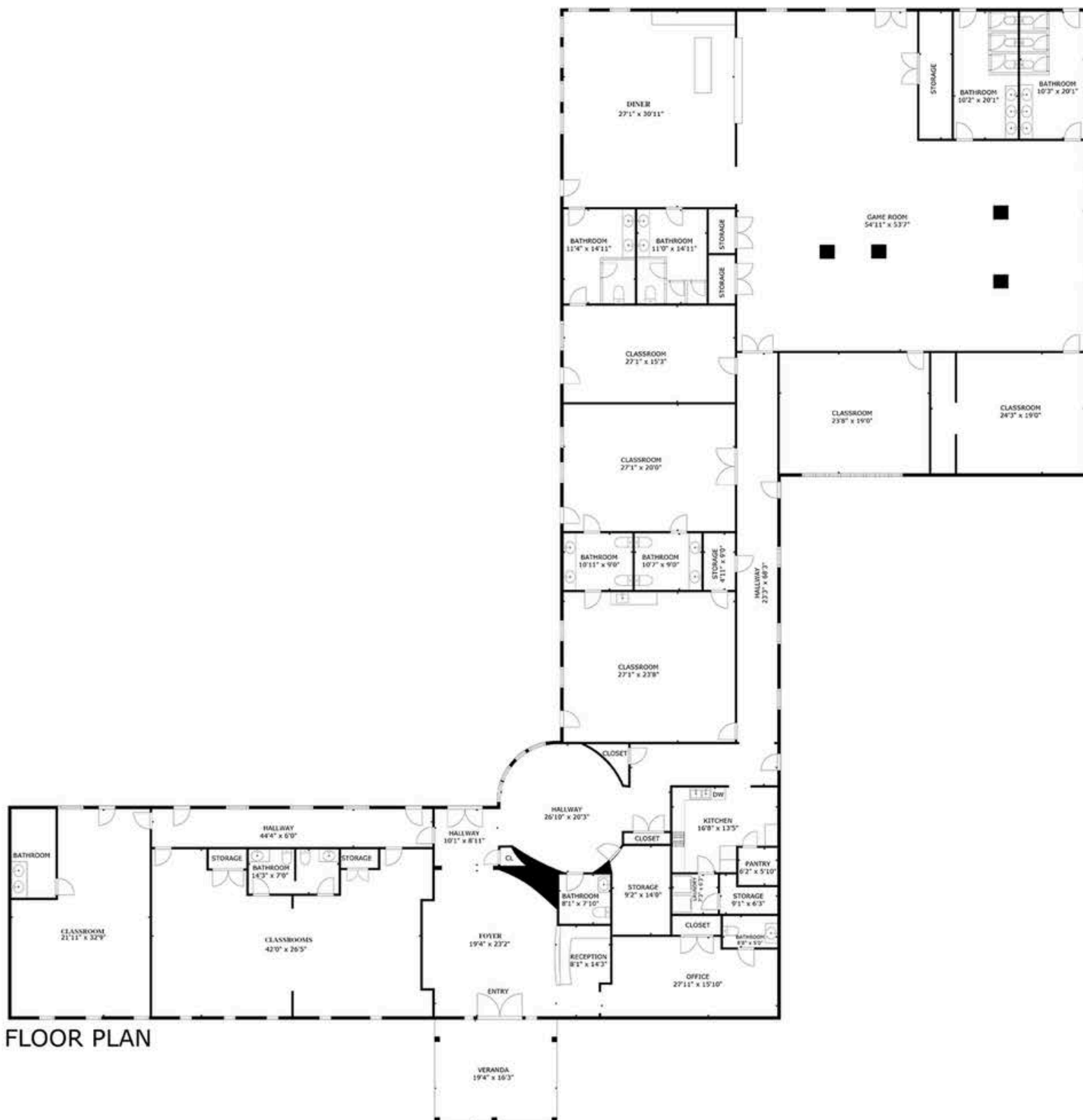
2023 Population by Race



2023 Percent Hispanic Origin: 16.6%

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

December 01, 2023



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 12,213 sq. ft
 EXCLUDED AREA: VERANDA: 315 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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

Phone (214) 918-4440

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