

**FOR
SALE/LEASE**

**945 TROPHY CLUB DR #5
TROPHY CLUB, TX 76262**



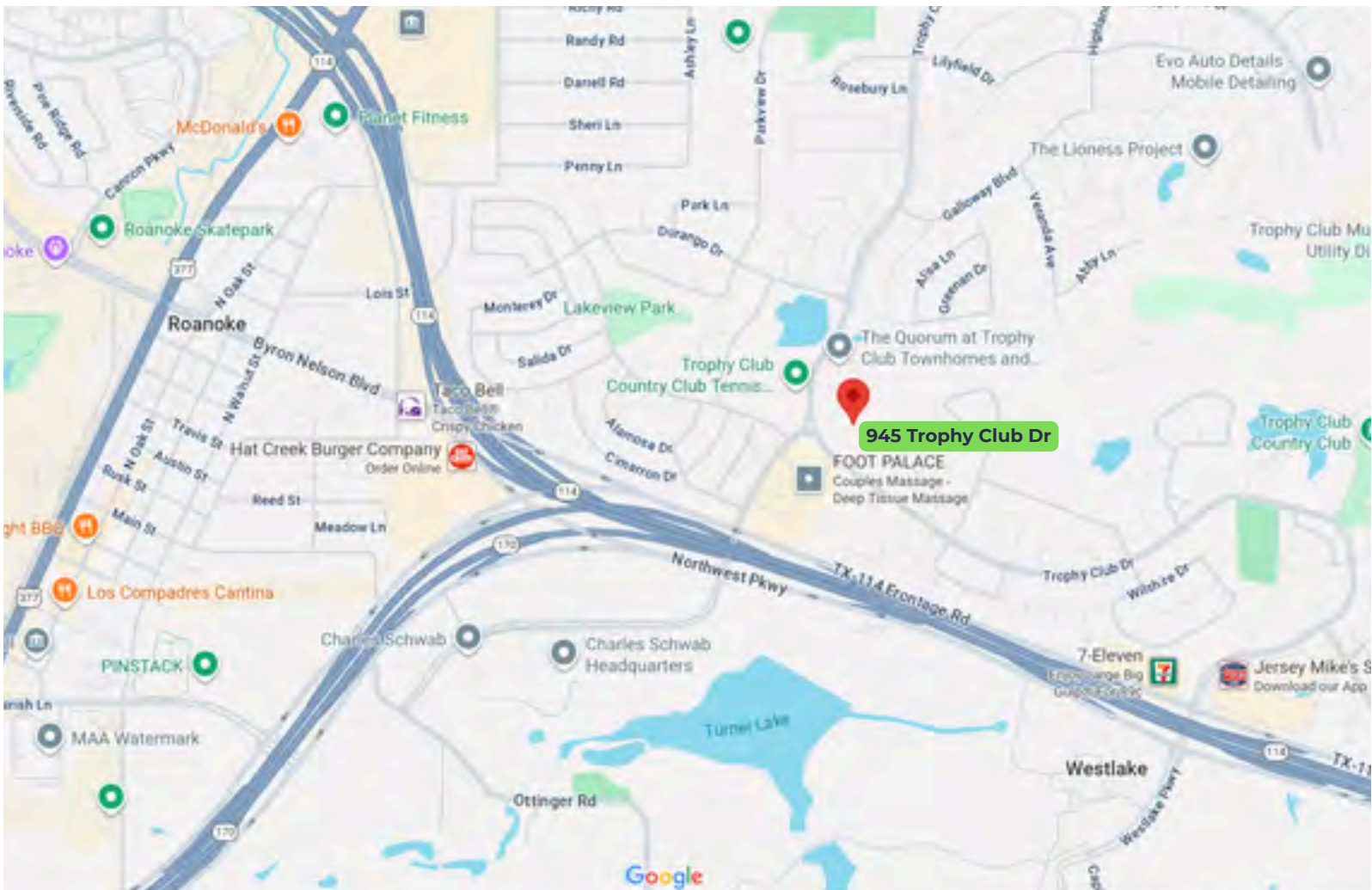
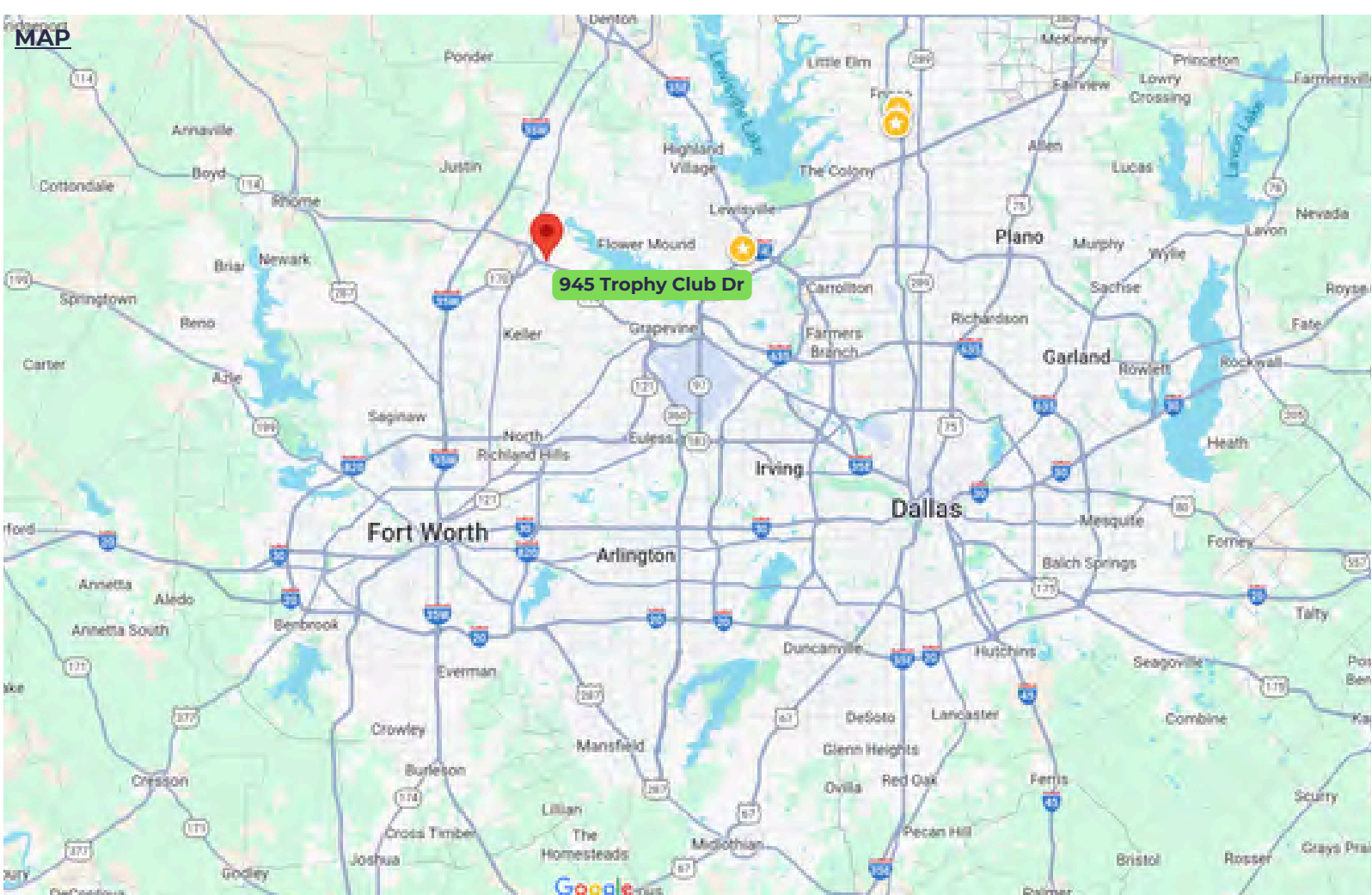
- Asking- \$1,850,000 (Sale)
- Asking- \$28/sqft + NNN (Lease)
- Building size- 8,060 sqft
- Year built- 2015
- Large Indoor Gymnasium, 2 Classrooms, Restrooms, Kitchen area
- Ample Parking
- Commercial General zoning
- Possible uses- Retail, Office, Medical, Daycare, Health Club & more
- Located in a fast-growing area
- High Income Demographic area
- Minutes away from the Charles Schwab & Fidelity Corporate Offices



Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

PICTURES

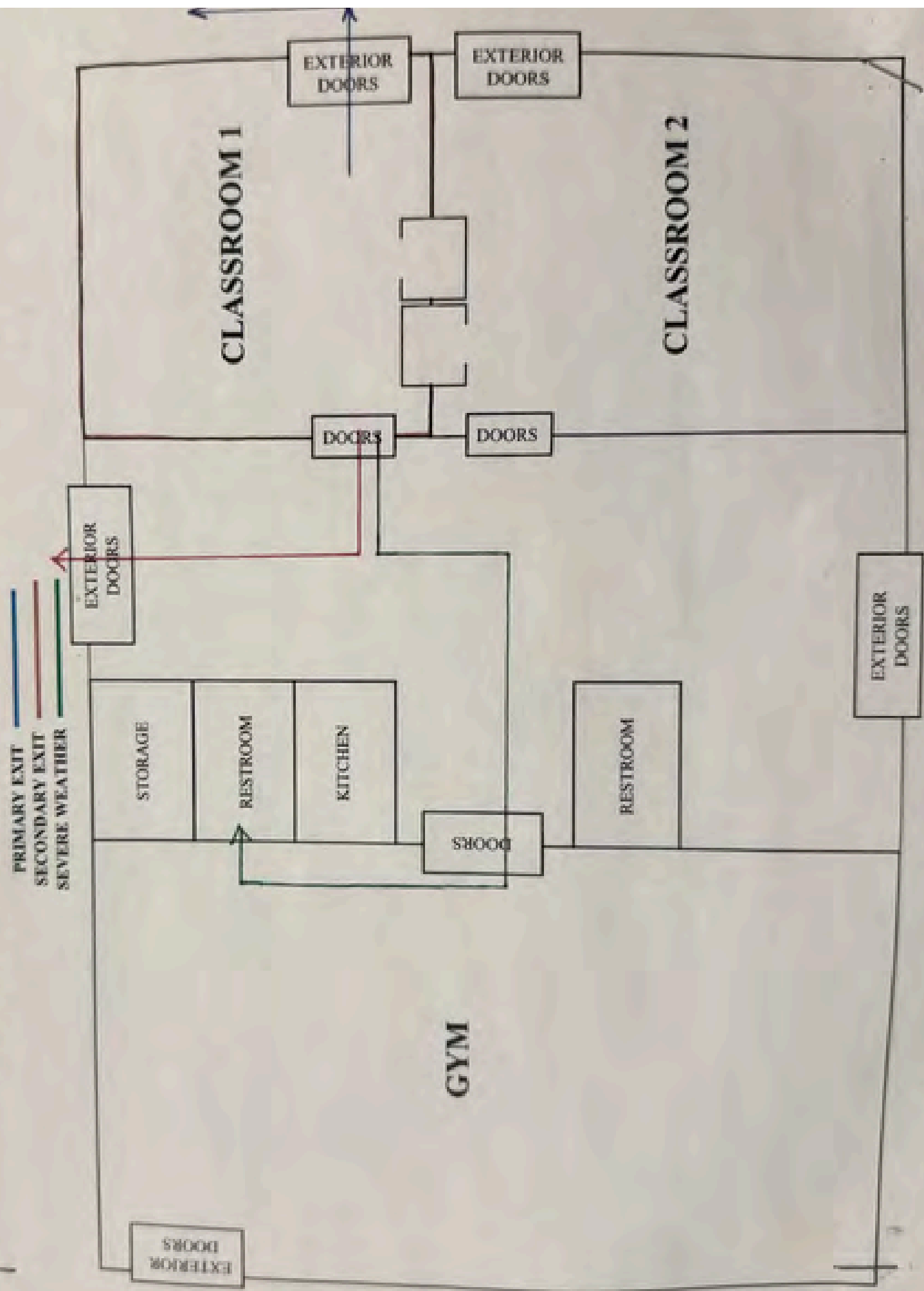




AERIAL VIEW



EMERGENCY EVACUATION - AFTER SCHOOL BUILDING PLANS



Demographic and Income Profile

945 Trophy Club Dr, Roanoke, Texas, 76262



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	7,325	7,319	7,252
Total Households	2,462	2,517	2,559
Family Households	2,065	2,056	2,062
Average Household Size	2.98	2.91	2.83
Owner Occupied Housing Units	2,112	2,174	2,221
Renter Occupied Housing Units	350	343	337
Median Age	40.5	41.4	41.6

Trends 2025 - 2030	Area	State	National
Population	-0.2%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	0.1%	1.3%	0.5%
Owner Occupied Housing Units	0.4%	1.8%	0.0%
Median Household Income	2.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	369	5.0%	368	5.0%	364	5.0%
5-9	577	7.9%	446	6.1%	424	5.8%
10-14	652	8.9%	601	8.2%	518	7.1%
15-19	594	8.1%	545	7.5%	498	6.9%
20-24	364	5.0%	415	5.7%	383	5.3%
25-29	244	3.3%	443	6.0%	431	5.9%
30-34	309	4.2%	318	4.3%	454	6.3%
35-39	497	6.8%	371	5.1%	400	5.5%
40-44	567	7.7%	536	7.3%	493	6.8%
45-49	613	8.4%	540	7.4%	572	7.9%
50-54	657	9.0%	574	7.8%	508	7.0%
55-59	540	7.4%	600	8.2%	514	7.1%
60-64	388	5.3%	485	6.6%	449	6.2%
65-69	322	4.4%	343	4.7%	425	5.9%
70-74	292	4.0%	274	3.7%	296	4.1%
75-79	179	2.4%	241	3.3%	222	3.1%
80-84	88	1.2%	138	1.9%	190	2.6%
Age 85+	74	1.0%	83	1.1%	111	1.5%

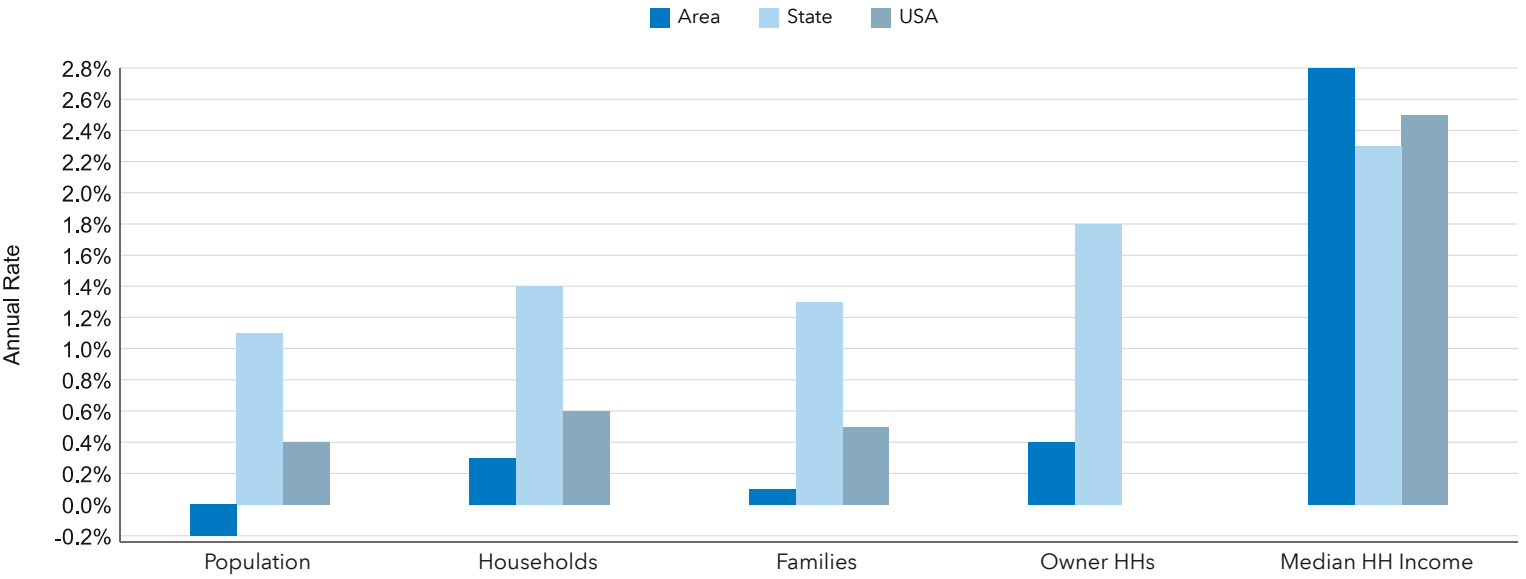
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	83	3.3%	74	2.9%
\$10,000-14,999	46	1.8%	34	1.3%
\$15,000-19,999	0	0.0%	0	0.0%
\$20,000-24,999	5	0.2%	4	0.2%
\$25,000-29,999	16	0.6%	13	0.5%
\$30,000-34,999	21	0.8%	15	0.6%
\$35,000-39,999	7	0.3%	5	0.2%
\$40,000-44,999	15	0.6%	12	0.5%
\$45,000-49,999	18	0.7%	15	0.6%
\$50,000-59,999	59	2.3%	51	2.0%
\$60,000-74,999	184	7.3%	171	6.7%
\$75000-99999	284	11.3%	246	9.6%
\$100,000-124,999	237	9.4%	214	8.4%
\$125,000-149,999	116	4.6%	112	4.4%
\$150000-199999	303	12.0%	311	12.2%
\$200,000-249,999	371	14.7%	438	17.1%
\$250,000-299,999	252	10.0%	295	11.5%
\$300,000-399,999	221	8.8%	266	10.4%
\$400,000-499,999	65	2.6%	51	2.0%
\$500,000+	215	8.5%	233	9.1%
Median Household Income	\$174,445	-	\$200,250	-
Average Household Income	\$215,308	-	\$230,684	-
Per Capita Income	\$74,763	-	\$82,225	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,688	77.7%	5,432	74.2%	5,203	71.8%
Black Alone	217	3.0%	252	3.4%	265	3.6%
American Indian	43	0.6%	41	0.6%	41	0.6%
Asian Alone	404	5.5%	542	7.4%	609	8.4%
Pacific Islander	5	0.1%	5	0.1%	6	0.1%
Some Other Race	191	2.6%	207	2.8%	228	3.1%
Two or More Races	775	10.6%	838	11.4%	899	12.4%
Hispanic (Any Race)	818	11.2%	883	12.1%	960	13.2%

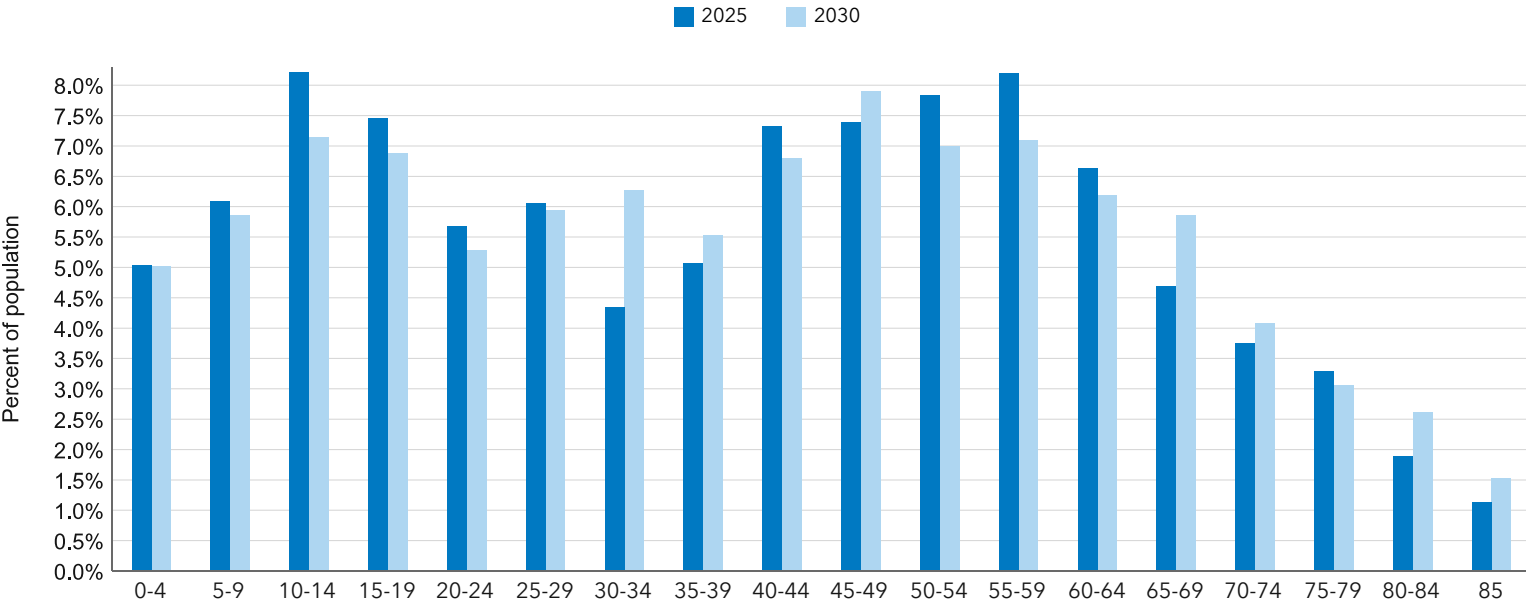
Key Indicators for 2025



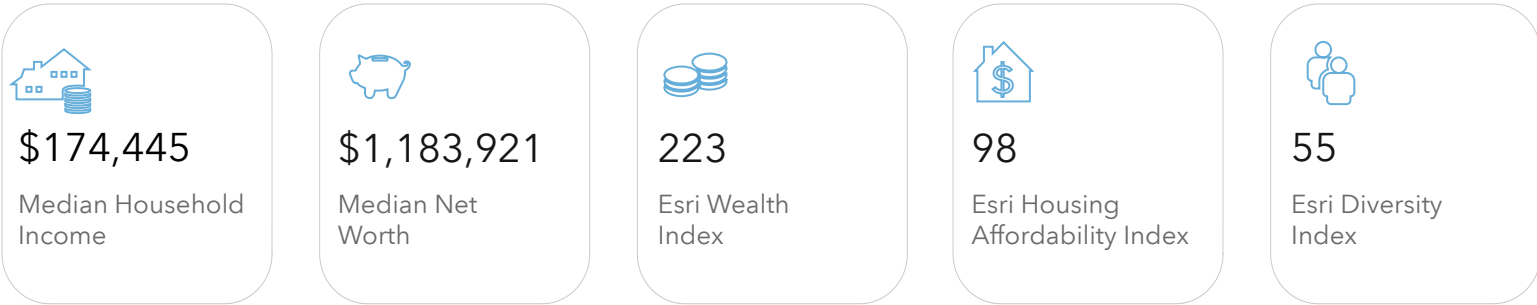
Trends: 2025 - 2030 Annual Rate



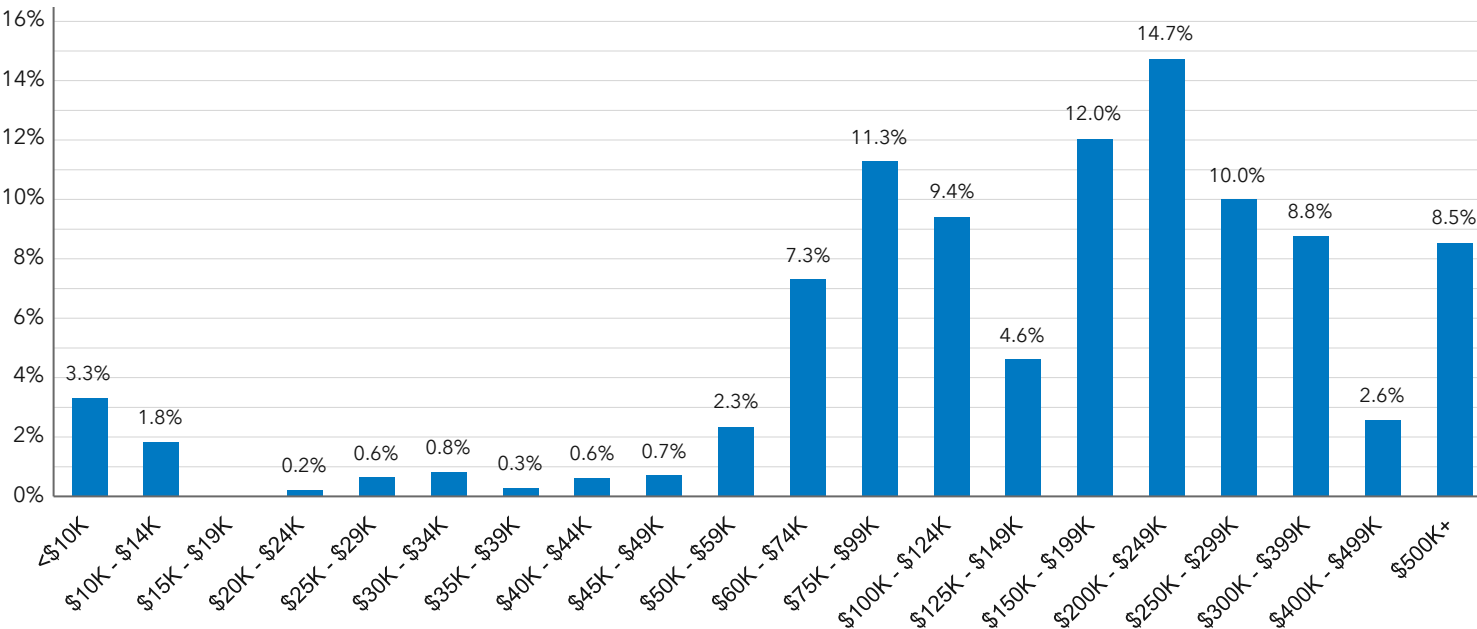
Population by Age



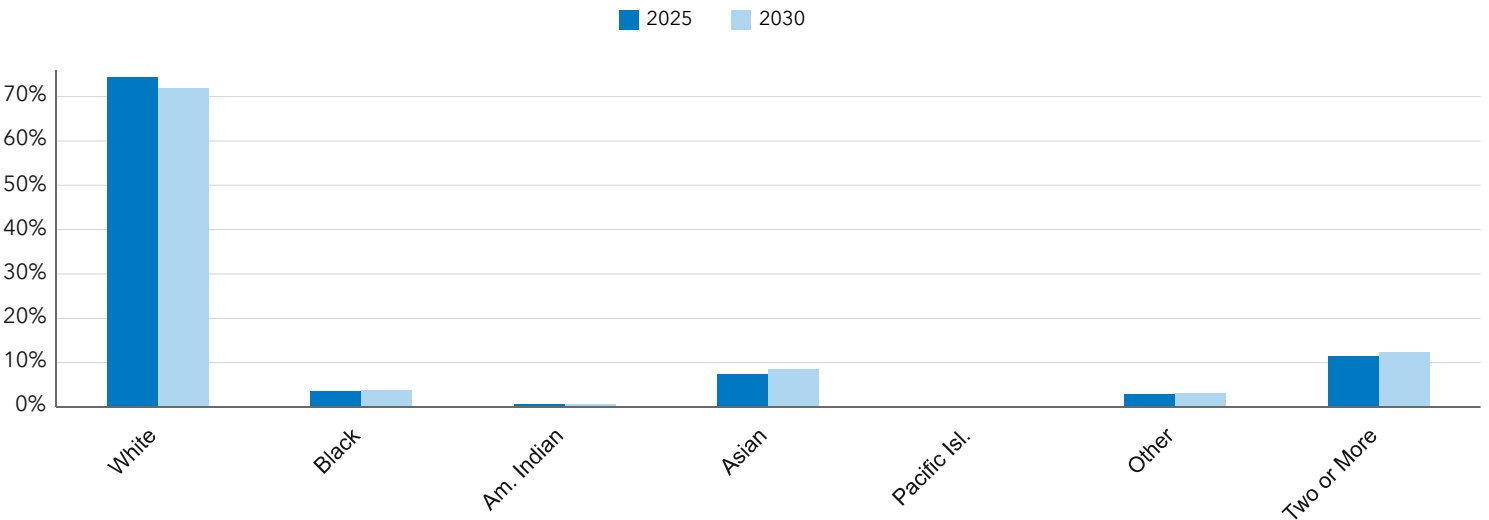
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

945 Trophy Club Dr, Roanoke, Texas, 76262



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	29,693	32,422	34,348
Total Households	10,112	11,457	12,440
Family Households	8,227	8,964	9,599
Average Household Size	2.94	2.83	2.76
Owner Occupied Housing Units	8,007	8,495	9,136
Renter Occupied Housing Units	2,105	2,962	3,304
Median Age	40.0	40.8	41.1

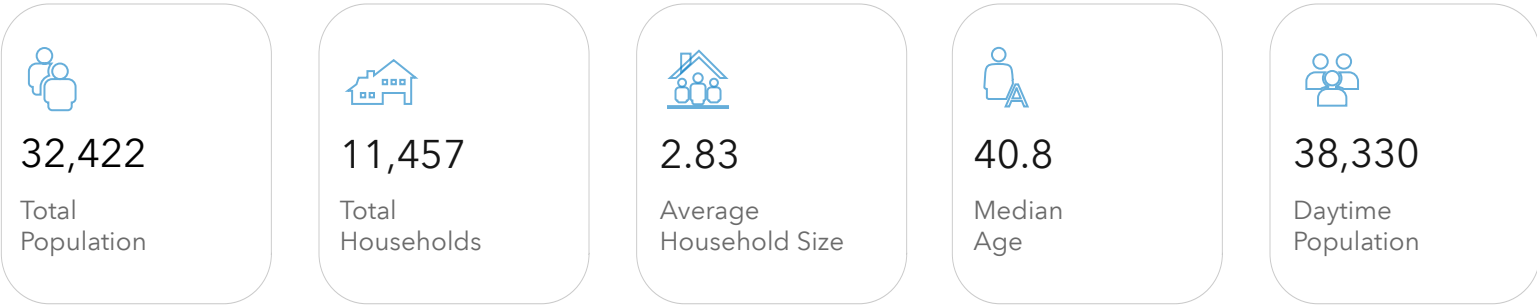
Trends 2025 - 2030	Area	State	National
Population	1.2%	1.1%	0.4%
Households	1.7%	1.4%	0.6%
Family Population	1.4%	1.3%	0.5%
Owner Occupied Housing Units	1.5%	1.8%	0.0%
Median Household Income	2.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,614	5.4%	1,710	5.3%	1,796	5.2%
5-9	2,286	7.7%	2,097	6.5%	2,075	6.0%
10-14	2,612	8.8%	2,573	7.9%	2,495	7.3%
15-19	2,404	8.1%	2,402	7.4%	2,312	6.7%
20-24	1,562	5.3%	1,907	5.9%	1,884	5.5%
25-29	1,050	3.5%	1,989	6.1%	2,176	6.3%
30-34	1,356	4.6%	1,443	4.5%	2,153	6.3%
35-39	1,973	6.6%	1,735	5.3%	1,811	5.3%
40-44	2,384	8.0%	2,287	7.0%	2,182	6.3%
45-49	2,510	8.4%	2,474	7.6%	2,547	7.4%
50-54	2,400	8.1%	2,574	7.9%	2,465	7.2%
55-59	2,260	7.6%	2,366	7.3%	2,454	7.1%
60-64	1,689	5.7%	2,184	6.7%	2,113	6.2%
65-69	1,317	4.4%	1,617	5.0%	2,015	5.9%
70-74	1,018	3.4%	1,242	3.8%	1,477	4.3%
75-79	660	2.2%	925	2.9%	1,105	3.2%
80-84	337	1.1%	558	1.7%	774	2.3%
Age 85+	259	0.9%	340	1.1%	515	1.5%

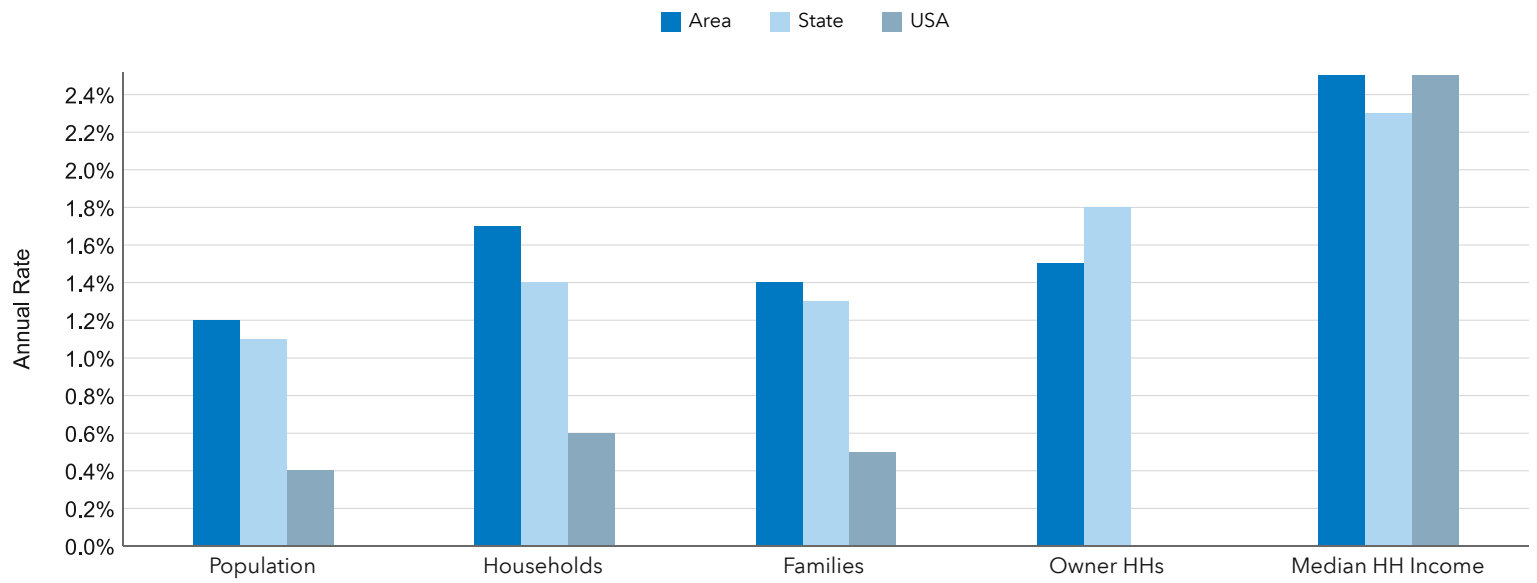
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	236	2.1%	227	1.8%
\$10,000-14,999	118	1.0%	98	0.8%
\$15,000-19,999	12	0.1%	10	0.1%
\$20,000-24,999	165	1.4%	139	1.1%
\$25,000-29,999	95	0.8%	79	0.6%
\$30,000-34,999	150	1.3%	124	1.0%
\$35,000-39,999	93	0.8%	78	0.6%
\$40,000-44,999	113	1.0%	98	0.8%
\$45,000-49,999	127	1.1%	112	0.9%
\$50,000-59,999	355	3.1%	333	2.7%
\$60,000-74,999	706	6.2%	684	5.5%
\$75000-99999	1,306	11.4%	1,282	10.3%
\$100,000-124,999	940	8.2%	921	7.4%
\$125,000-149,999	951	8.3%	954	7.7%
\$150000-199999	1,521	13.3%	1,621	13.0%
\$200,000-249,999	1,483	12.9%	1,921	15.4%
\$250,000-299,999	989	8.6%	1,279	10.3%
\$300,000-399,999	898	7.8%	1,196	9.6%
\$400,000-499,999	278	2.4%	238	1.9%
\$500,000+	922	8.1%	1,046	8.4%
Median Household Income	\$159,491	-	\$180,233	-
Average Household Income	\$218,976	-	\$234,460	-
Per Capita Income	\$78,090	-	\$85,734	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,425	75.5%	23,248	71.7%	23,714	69.0%
Black Alone	959	3.2%	1,207	3.7%	1,352	3.9%
American Indian	185	0.6%	200	0.6%	213	0.6%
Asian Alone	2,163	7.3%	3,063	9.4%	3,674	10.7%
Pacific Islander	21	0.1%	25	0.1%	29	0.1%
Some Other Race	793	2.7%	994	3.1%	1,160	3.4%
Two or More Races	3,148	10.6%	3,685	11.4%	4,206	12.3%
Hispanic (Any Race)	3,454	11.6%	4,143	12.8%	4,815	14.0%

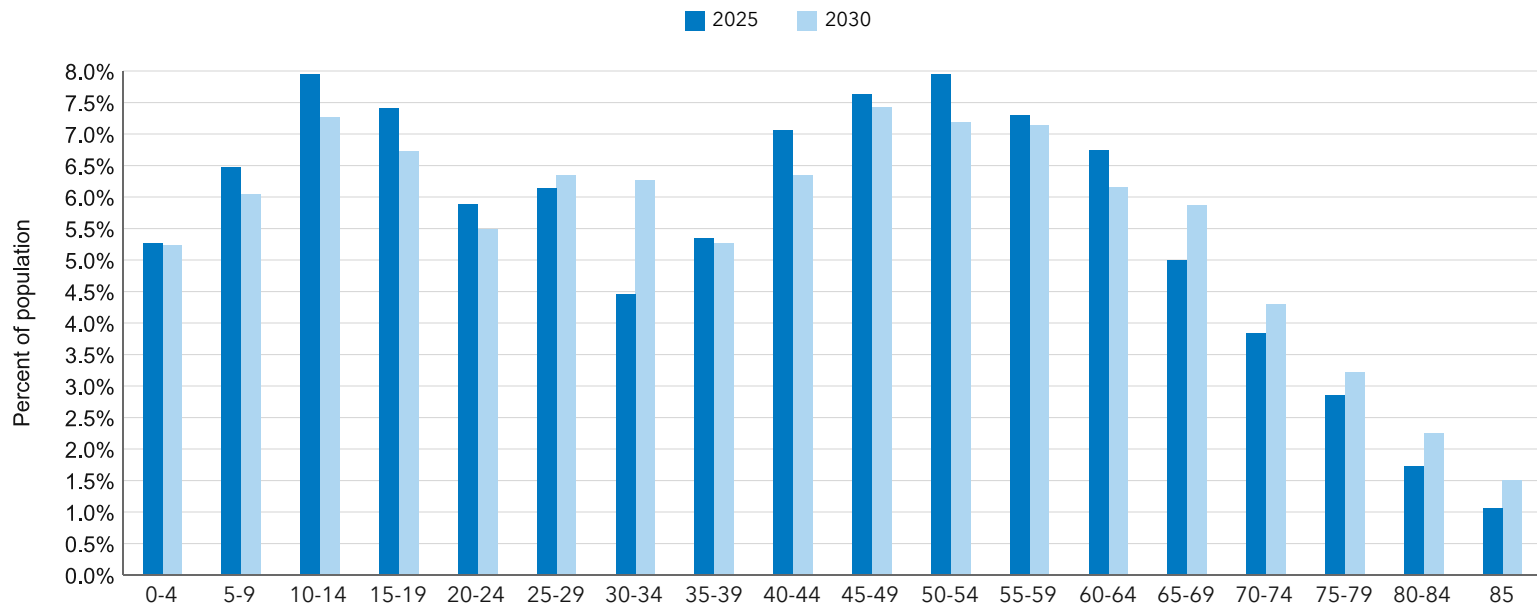
Key Indicators for 2025



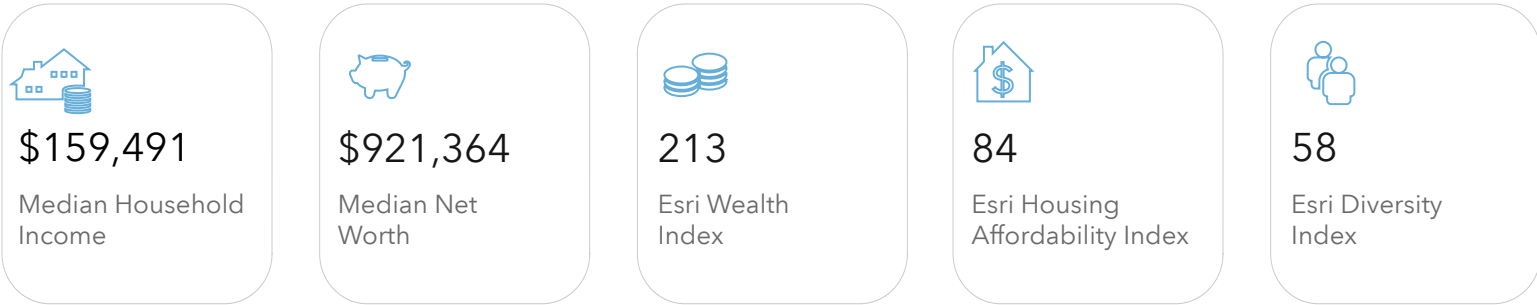
Trends: 2025 - 2030 Annual Rate



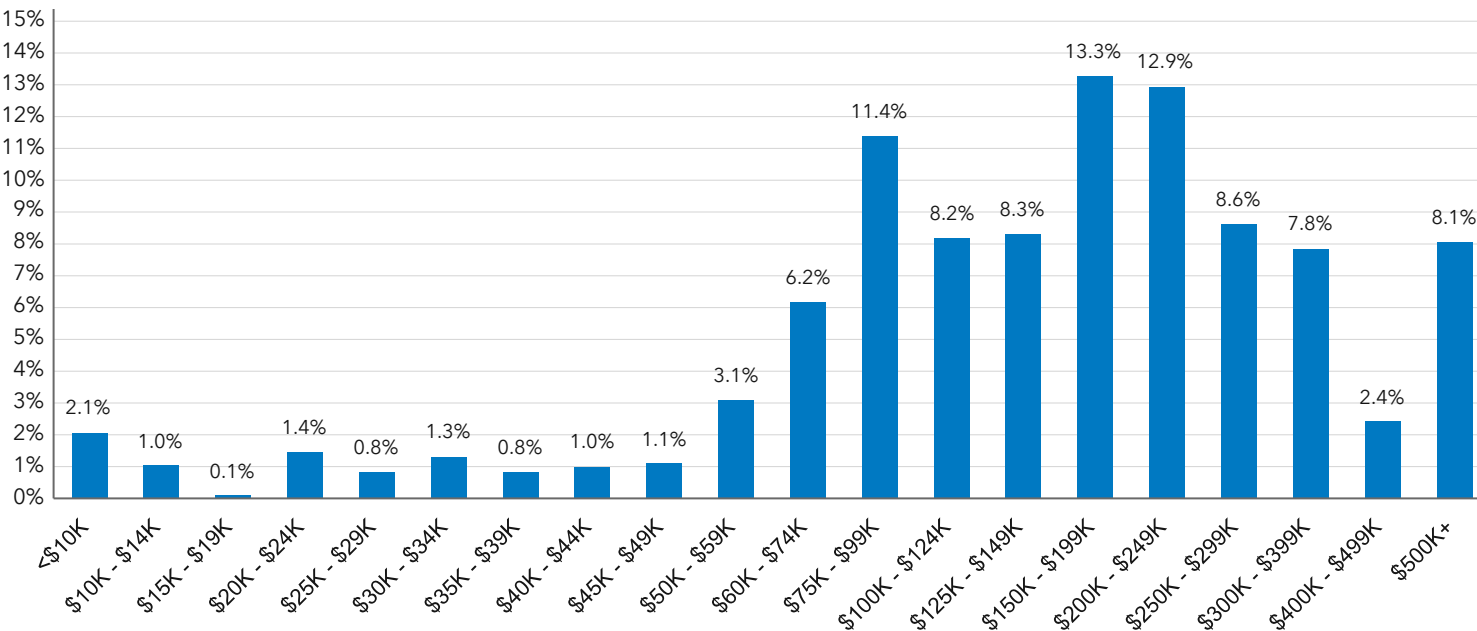
Population by Age



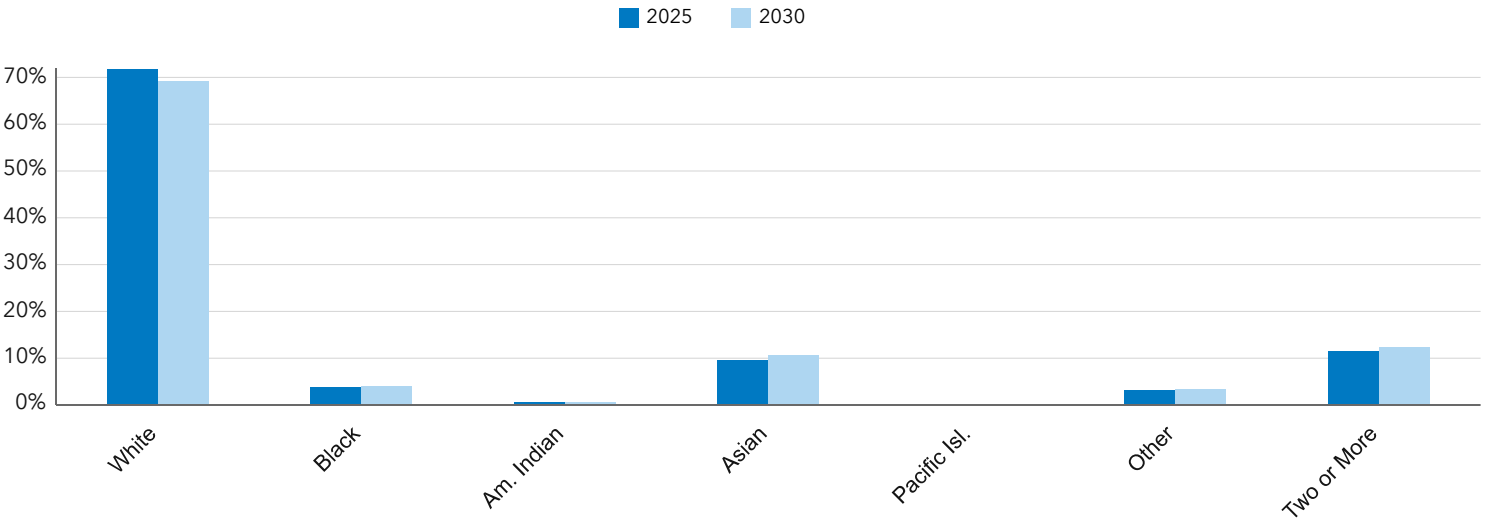
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

945 Trophy Club Dr, Roanoke, Texas, 76262



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	88,852	98,047	103,184
Total Households	29,975	34,132	36,699
Family Households	24,419	26,994	28,695
Average Household Size	2.96	2.87	2.81
Owner Occupied Housing Units	23,380	25,052	26,600
Renter Occupied Housing Units	6,595	9,080	10,099
Median Age	38.8	39.7	40.2

Trends 2025 - 2030	Area	State	National
Population	1.0%	1.1%	0.4%
Households	1.5%	1.4%	0.6%
Family Population	1.2%	1.3%	0.5%
Owner Occupied Housing Units	1.2%	1.8%	0.0%
Median Household Income	2.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,850	5.5%	5,306	5.4%	5,546	5.4%
5-9	6,851	7.7%	6,389	6.5%	6,281	6.1%
10-14	8,276	9.3%	7,838	8.0%	7,532	7.3%
15-19	7,496	8.4%	7,696	7.8%	7,336	7.1%
20-24	4,700	5.3%	6,107	6.2%	6,211	6.0%
25-29	3,416	3.8%	6,053	6.2%	7,018	6.8%
30-34	4,214	4.7%	4,569	4.7%	6,010	5.8%
35-39	6,014	6.8%	5,360	5.5%	5,359	5.2%
40-44	7,041	7.9%	7,136	7.3%	6,733	6.5%
45-49	7,453	8.4%	7,471	7.6%	7,883	7.6%
50-54	6,903	7.8%	7,662	7.8%	7,564	7.3%
55-59	6,386	7.2%	6,858	7.0%	7,288	7.1%
60-64	4,894	5.5%	6,195	6.3%	6,124	5.9%
65-69	3,660	4.1%	4,698	4.8%	5,535	5.4%
70-74	2,893	3.3%	3,357	3.4%	4,035	3.9%
75-79	1,888	2.1%	2,635	2.7%	2,985	2.9%
80-84	980	1.1%	1,616	1.6%	2,181	2.1%
Age 85+	938	1.1%	1,101	1.1%	1,563	1.5%

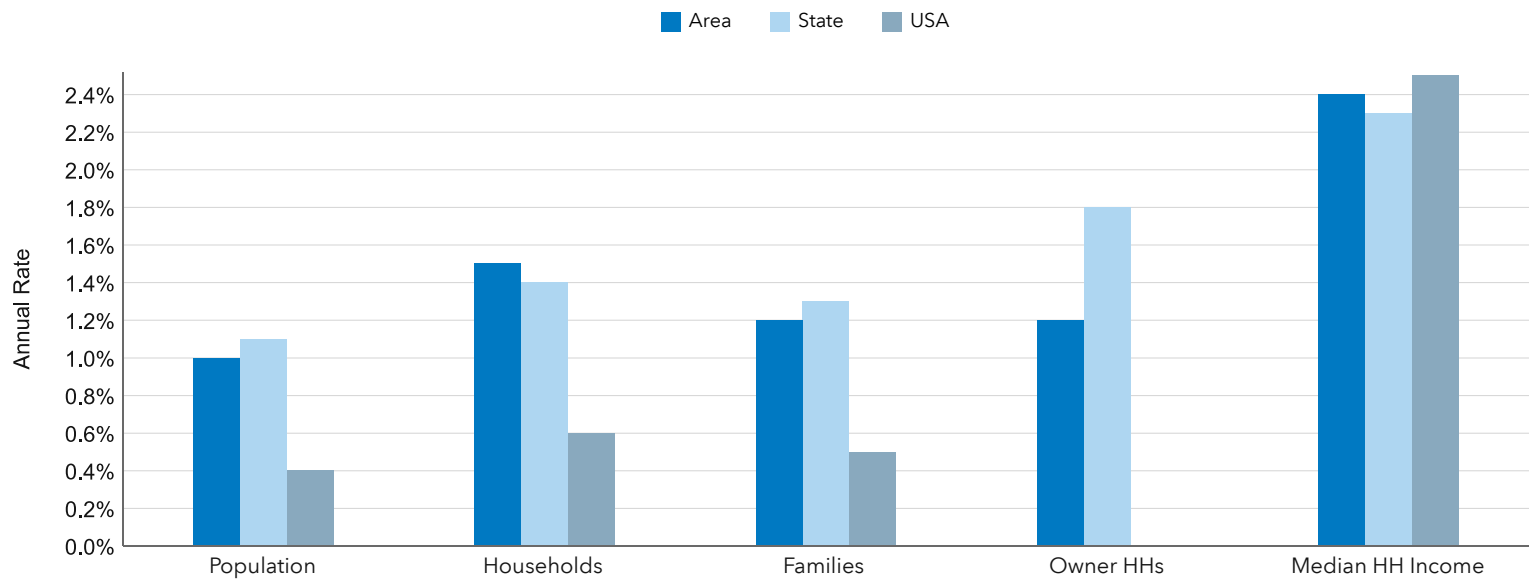
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	800	2.3%	795	2.2%
\$10,000-14,999	222	0.7%	196	0.5%
\$15,000-19,999	190	0.6%	170	0.5%
\$20,000-24,999	378	1.1%	332	0.9%
\$25,000-29,999	359	1.1%	316	0.9%
\$30,000-34,999	475	1.4%	408	1.1%
\$35,000-39,999	451	1.3%	386	1.1%
\$40,000-44,999	444	1.3%	401	1.1%
\$45,000-49,999	450	1.3%	405	1.1%
\$50,000-59,999	1,072	3.1%	1,017	2.8%
\$60,000-74,999	2,632	7.7%	2,627	7.2%
\$75000-99999	3,578	10.5%	3,379	9.2%
\$100,000-124,999	3,090	9.1%	2,948	8.0%
\$125,000-149,999	2,463	7.2%	2,405	6.5%
\$150000-199999	4,375	12.8%	4,705	12.8%
\$200,000-249,999	4,208	12.3%	5,379	14.7%
\$250,000-299,999	2,668	7.8%	3,480	9.5%
\$300,000-399,999	2,656	7.8%	3,515	9.6%
\$400,000-499,999	780	2.3%	666	1.8%
\$500,000+	2,841	8.3%	3,169	8.6%
Median Household Income	\$154,068	-	\$173,869	-
Average Household Income	\$216,919	-	\$231,850	-
Per Capita Income	\$75,214	-	\$82,095	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	63,676	71.7%	66,438	67.8%	67,038	65.0%
Black Alone	4,118	4.6%	5,314	5.4%	5,892	5.7%
American Indian	482	0.5%	548	0.6%	581	0.6%
Asian Alone	8,472	9.5%	11,068	11.3%	12,873	12.5%
Pacific Islander	80	0.1%	98	0.1%	112	0.1%
Some Other Race	2,506	2.8%	3,108	3.2%	3,615	3.5%
Two or More Races	9,516	10.7%	11,473	11.7%	13,073	12.7%
Hispanic (Any Race)	10,318	11.6%	12,691	12.9%	14,795	14.3%

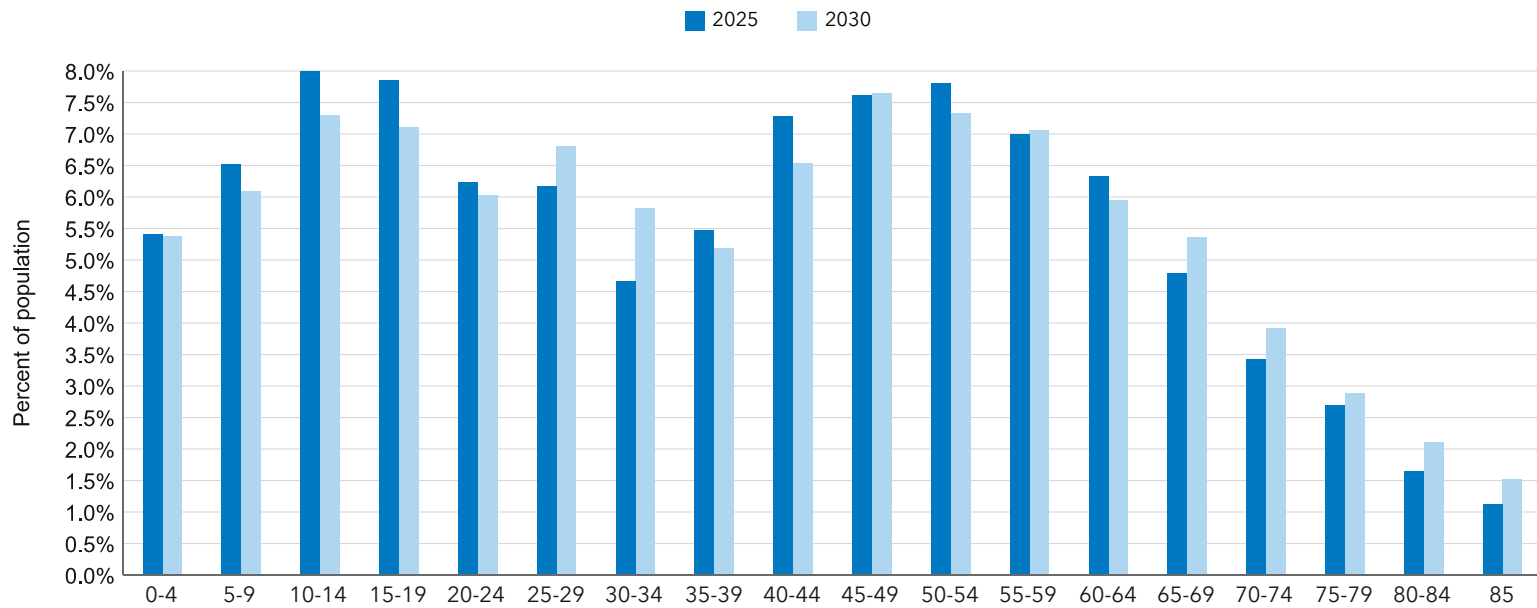
Key Indicators for 2025



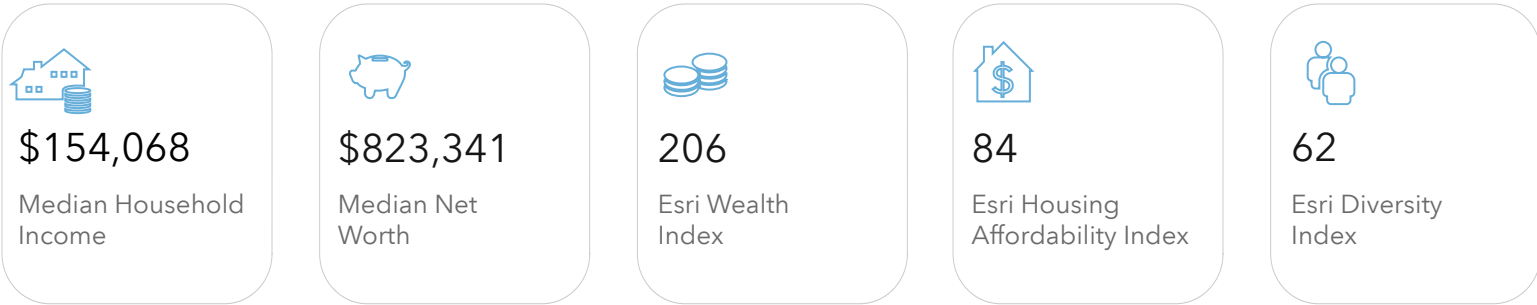
Trends: 2025 - 2030 Annual Rate



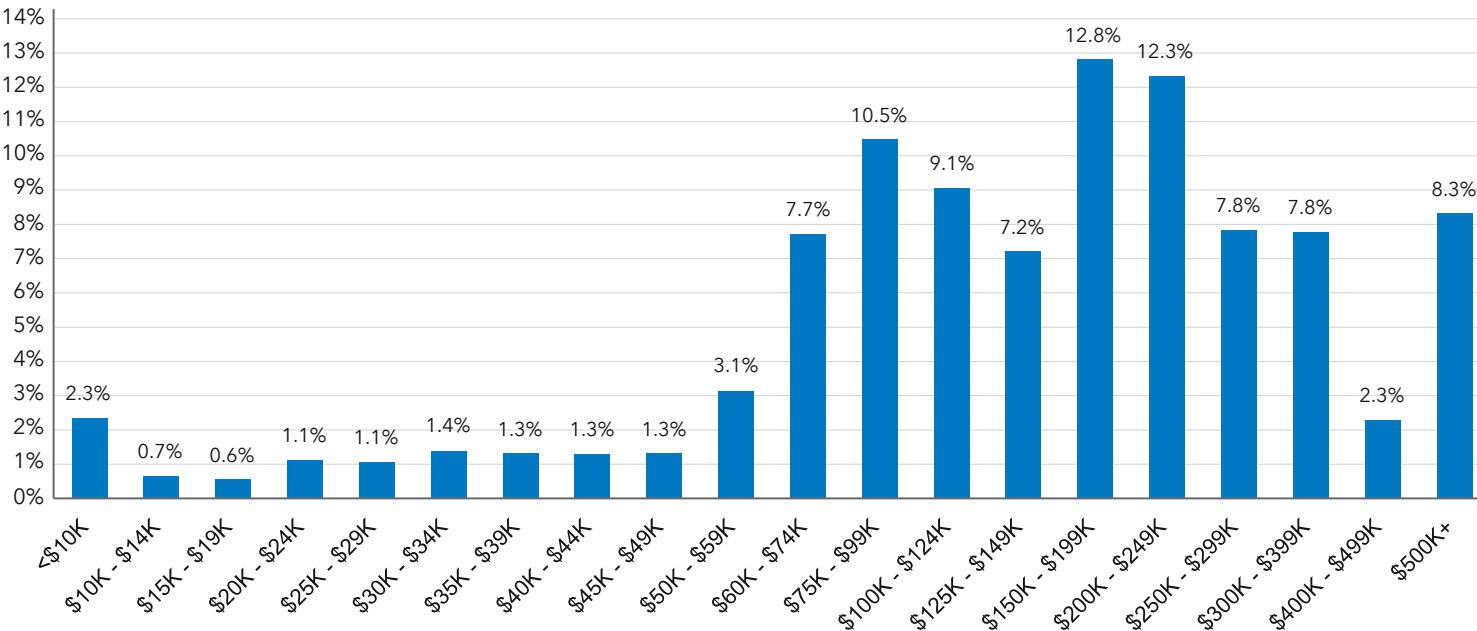
Population by Age



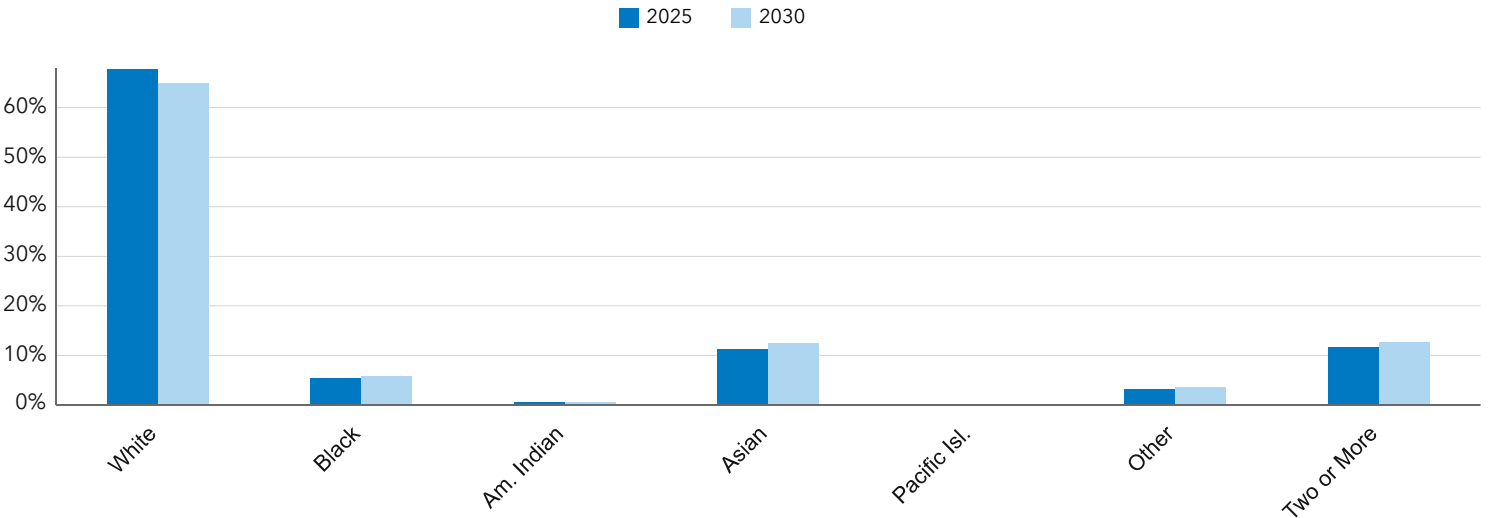
Key Indicators for 2025



Households by Income for 2025



Population by Race





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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
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