

FOR SALE

1935 Old Denton Rd
Carrollton, TX 75006



- Asking- \$1,150,000
- Building- 4,496 sqft approx.
- Year built- 1985
- Lot size- 0.57 acres
- Last licensed capacity- 90
- Parking spots- 14
- Located just off IH 35
- 6 Classrooms, 2 Offices & Playground
- 2 story Building
- Second floor- Office, Break-room & Storage
- Zoning- Light Industrial with SUP for Daycare use
- Allowable uses- Retail, Office, Medical, Manufacturing, Dry Cleaners and more



Neal Agrawal

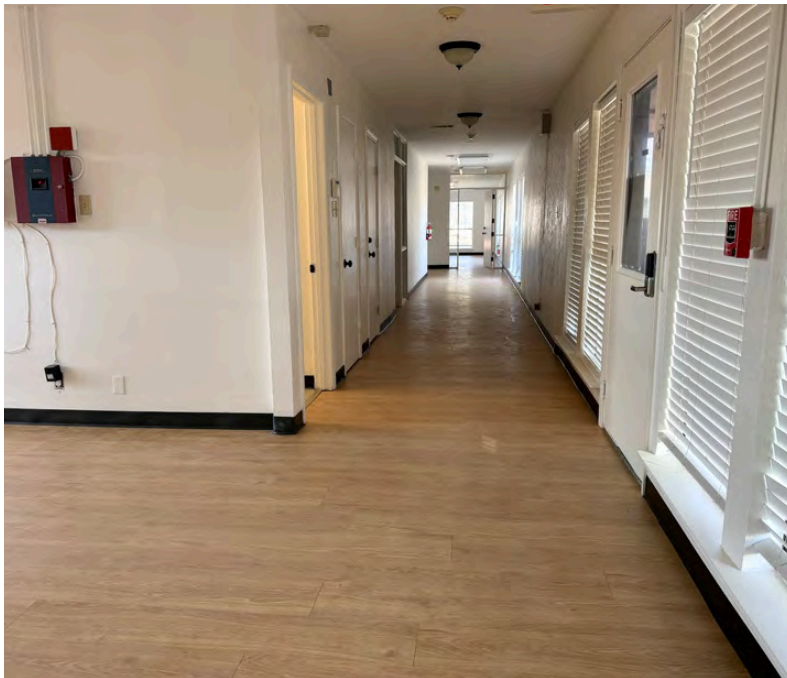
972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

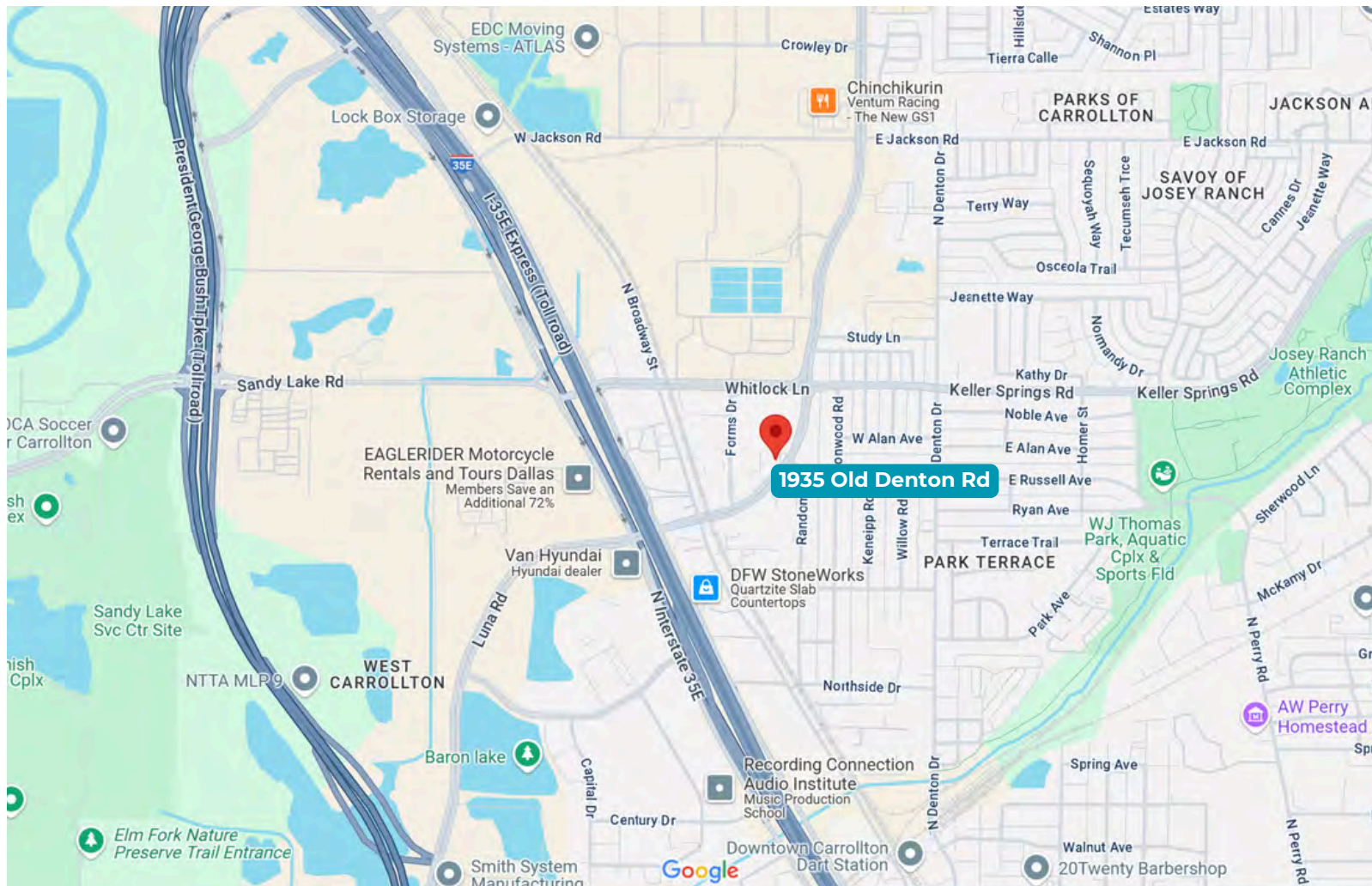
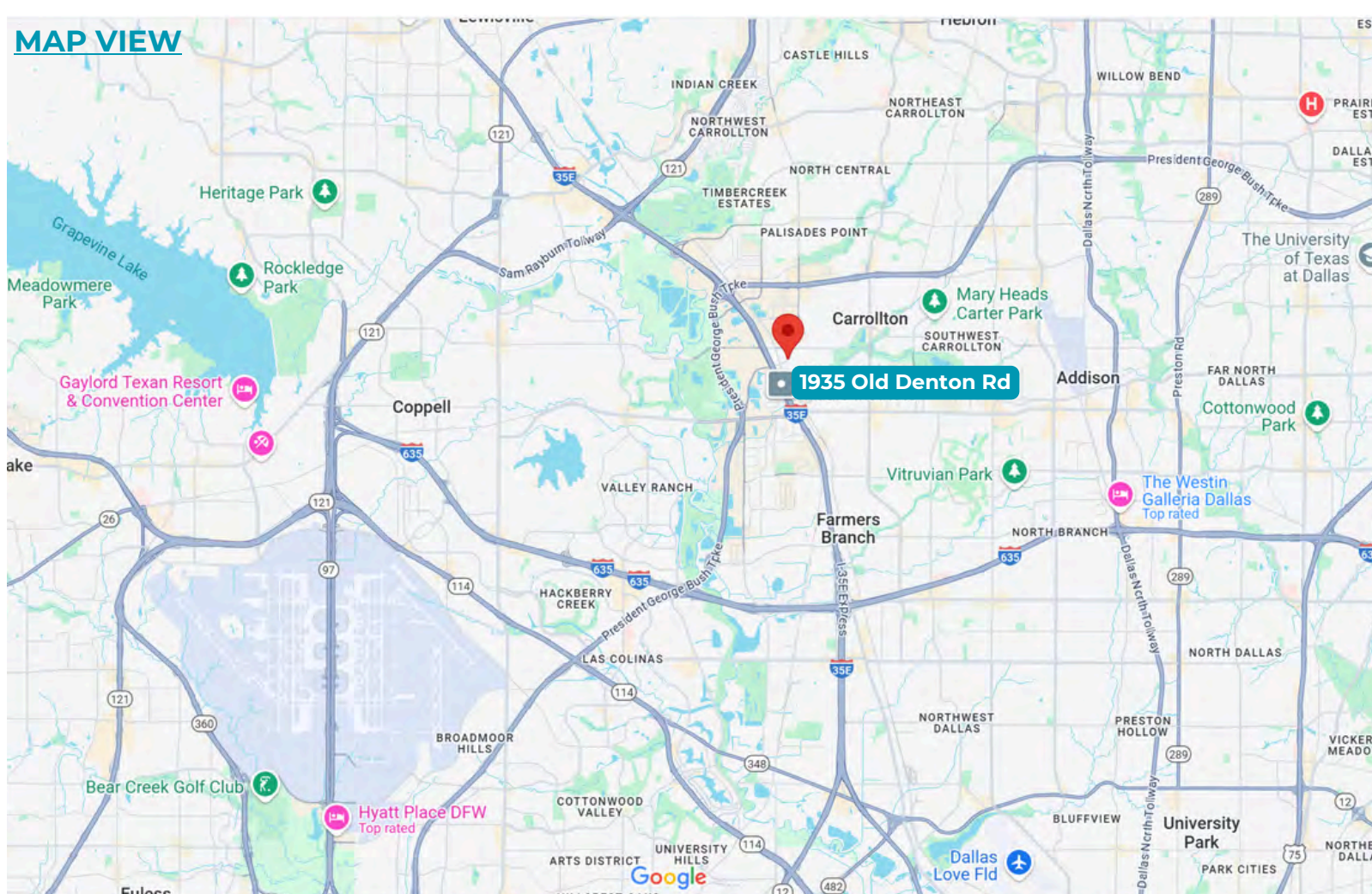
PICTURES



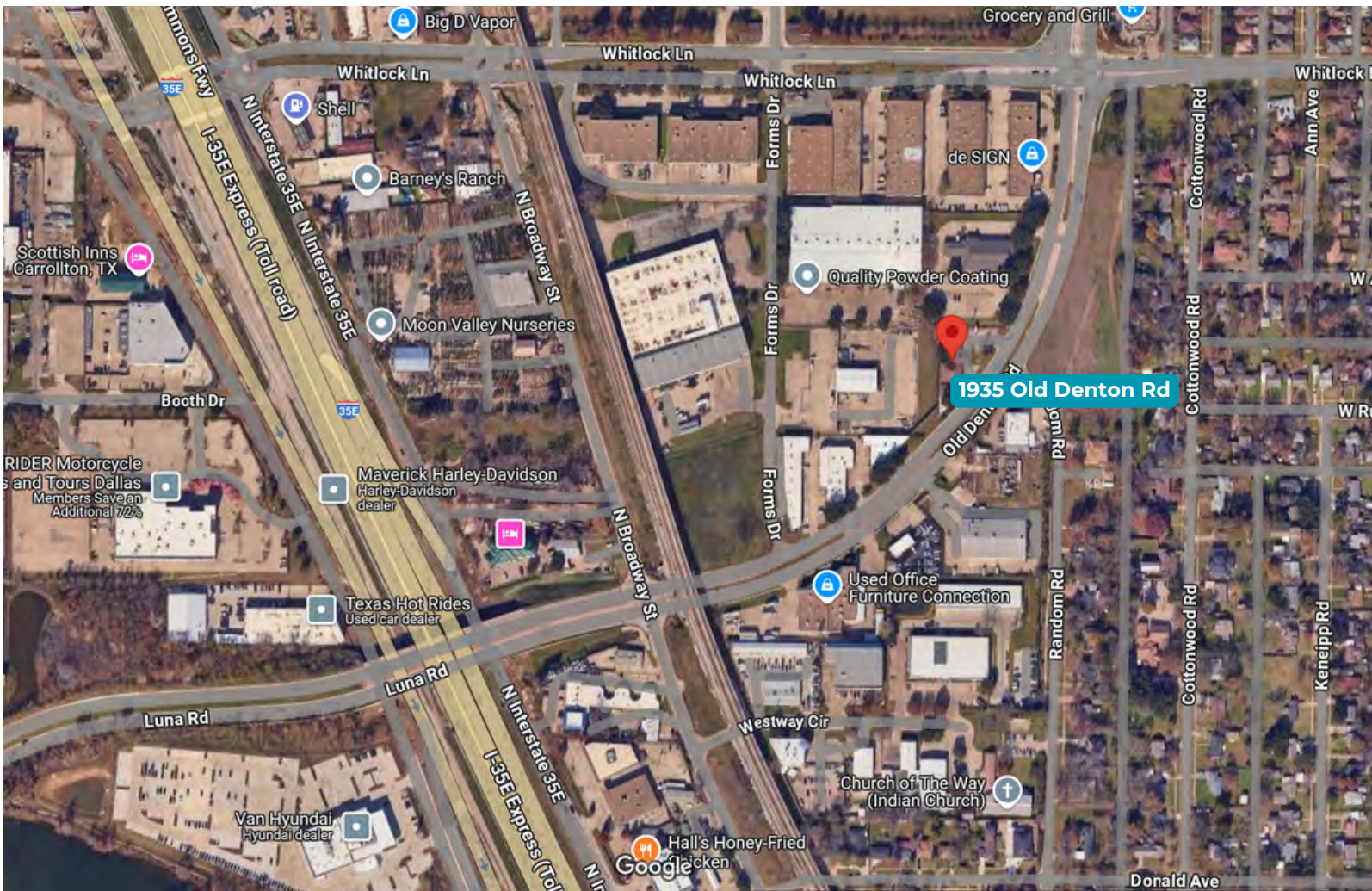
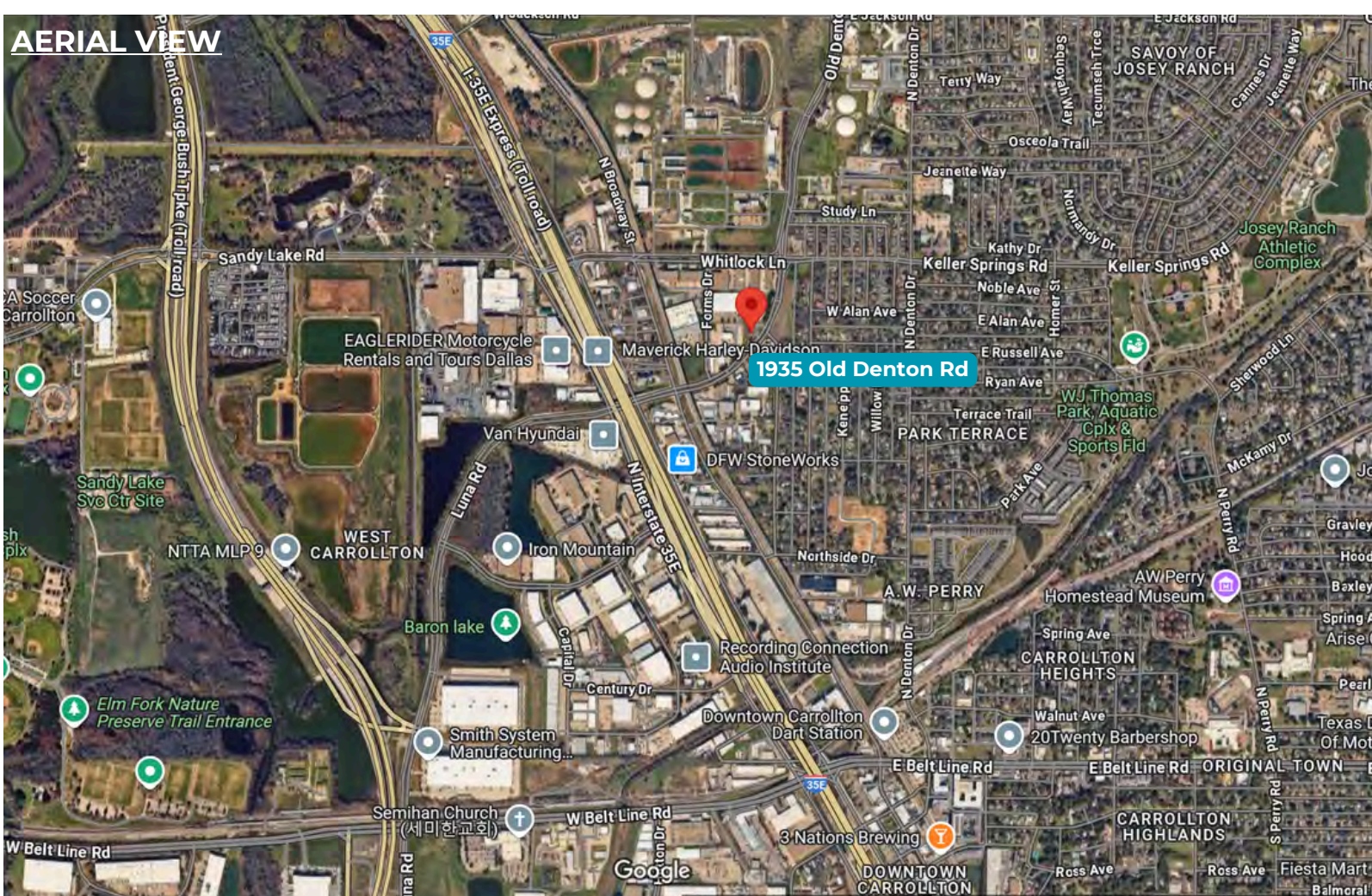
PICTURES

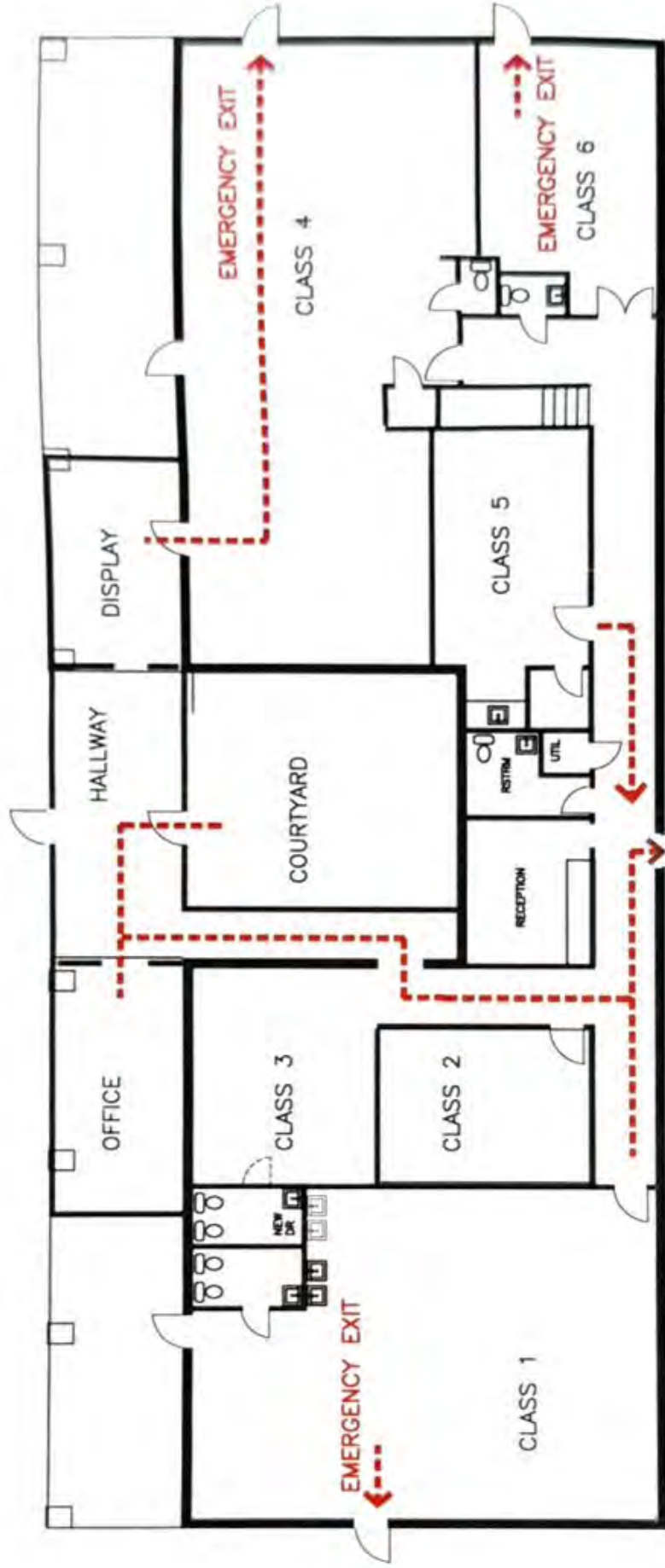


MAP VIEW



AERIAL VIEW





EMERGENCY EXIT PLAN

EMERGENCY EXIT

Demographic and Income Profile

1935 Old Denton Rd, Carrollton, Texas, 75006 3
1935 Old Denton Rd, Carrollton, Texas, 75006
Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	8,067	8,048	8,674
Total Households	2,975	3,014	3,285
Family Households	2,052	2,051	2,252
Average Household Size	2.69	2.65	2.62
Owner Occupied Housing Units	1,640	1,681	1,756
Renter Occupied Housing Units	1,335	1,333	1,530
Median Age	36.0	36.9	38.4

Trends 2025 - 2030	Area	State	National
Population	1.5%	1.1%	0.4%
Households	1.7%	1.4%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	0.9%	1.8%	0.0%
Median Household Income	2.9%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	435	5.4%	422	5.2%	450	5.2%
5-9	470	5.8%	454	5.6%	462	5.3%
10-14	556	6.9%	466	5.8%	497	5.7%
15-19	576	7.1%	530	6.6%	491	5.7%
20-24	545	6.8%	578	7.2%	581	6.7%
25-29	709	8.8%	633	7.9%	714	8.2%
30-34	630	7.8%	717	8.9%	652	7.5%
35-39	559	6.9%	585	7.3%	713	8.2%
40-44	515	6.4%	558	6.9%	634	7.3%
45-49	504	6.3%	474	5.9%	564	6.5%
50-54	498	6.2%	500	6.2%	507	5.8%
55-59	505	6.3%	453	5.6%	495	5.7%
60-64	482	6.0%	467	5.8%	471	5.4%
65-69	366	4.5%	413	5.1%	445	5.1%
70-74	250	3.1%	310	3.9%	386	4.5%
75-79	230	2.9%	212	2.6%	293	3.4%
80-84	114	1.4%	157	1.9%	160	1.8%
Age 85+	122	1.5%	119	1.5%	159	1.8%

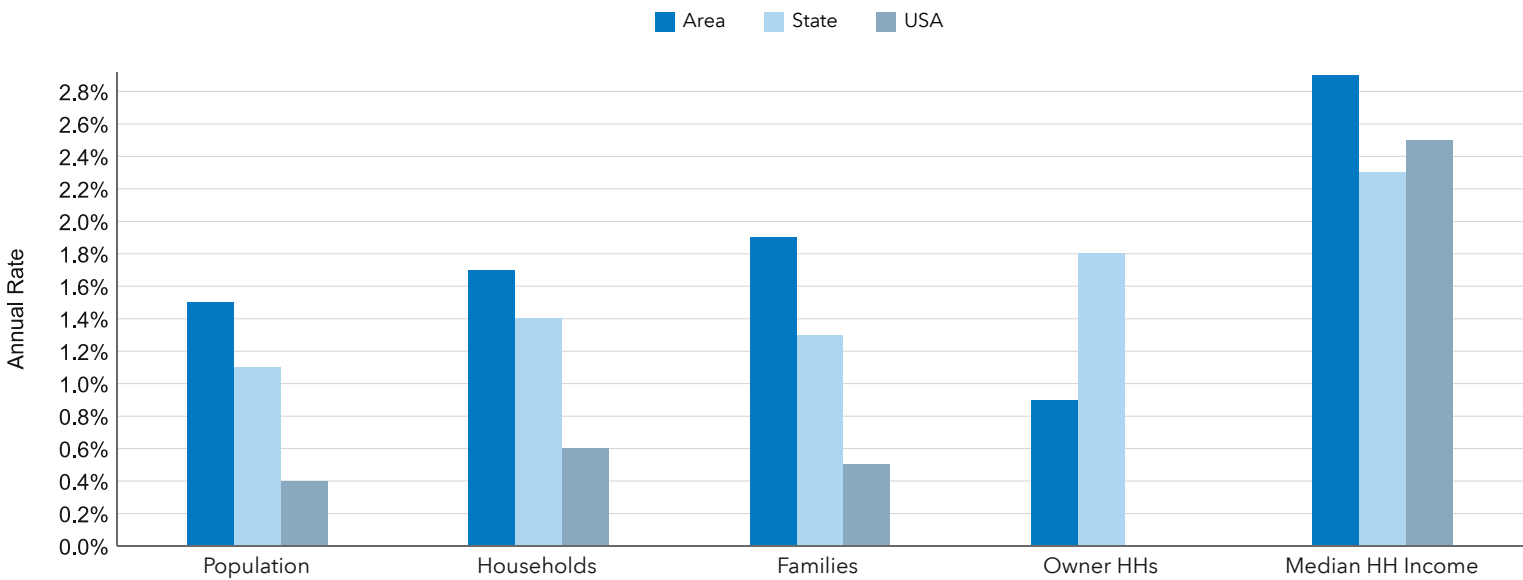
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	99	3.3%	88	2.7%
\$10,000-14,999	7	0.2%	8	0.2%
\$15,000-19,999	41	1.4%	31	0.9%
\$20,000-24,999	54	1.8%	45	1.4%
\$25,000-29,999	60	2.0%	48	1.5%
\$30,000-34,999	133	4.4%	110	3.4%
\$35,000-39,999	110	3.6%	93	2.8%
\$40,000-44,999	113	3.8%	96	2.9%
\$45,000-49,999	66	2.2%	56	1.7%
\$50,000-59,999	174	5.8%	163	5.0%
\$60,000-74,999	303	10.1%	308	9.4%
\$75000-99999	530	17.6%	538	16.4%
\$100,000-124,999	356	11.8%	387	11.8%
\$125,000-149,999	236	7.8%	284	8.7%
\$150000-199999	359	11.9%	474	14.4%
\$200,000-249,999	113	3.8%	175	5.3%
\$250,000-299,999	87	2.9%	133	4.0%
\$300,000-399,999	59	2.0%	91	2.8%
\$400,000-499,999	16	0.5%	18	0.6%
\$500,000+	96	3.2%	140	4.3%
Median Household Income	\$89,476	-	\$103,099	-
Average Household Income	\$116,461	-	\$135,050	-
Per Capita Income	\$42,394	-	\$49,871	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,052	37.8%	2,792	34.7%	2,850	32.9%
Black Alone	531	6.6%	527	6.5%	556	6.4%
American Indian	124	1.5%	127	1.6%	134	1.5%
Asian Alone	897	11.1%	890	11.1%	1,041	12.0%
Pacific Islander	3	0.0%	3	0.0%	4	0.1%
Some Other Race	1,692	21.0%	1,839	22.9%	2,012	23.2%
Two or More Races	1,768	21.9%	1,870	23.2%	2,077	23.9%
Hispanic (Any Race)	4,056	50.3%	4,343	54.0%	4,793	55.3%

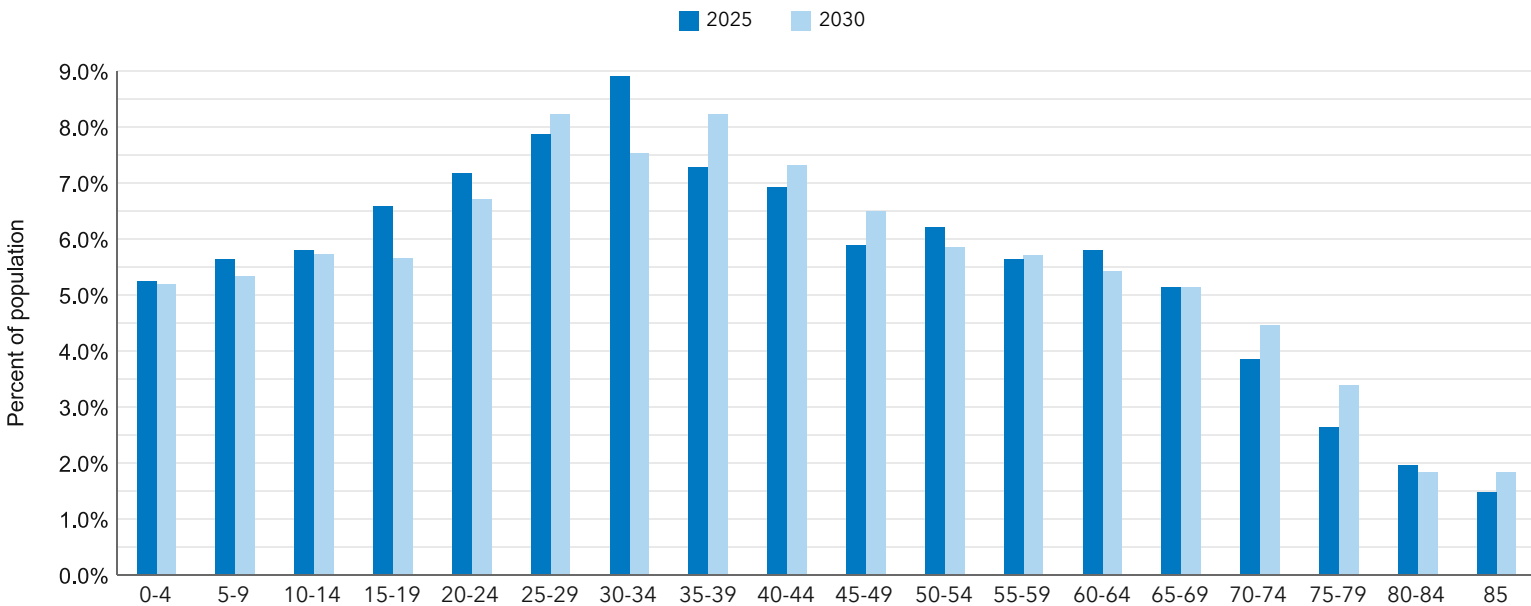
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



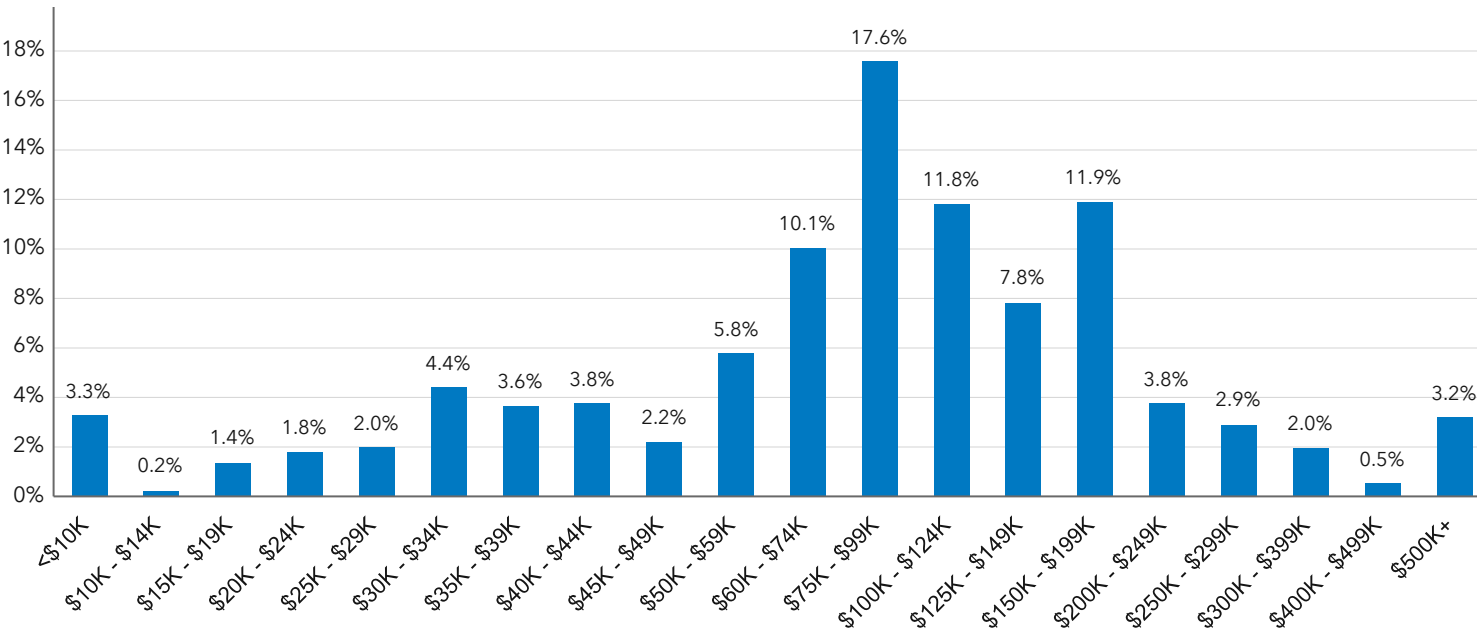
Population by Age



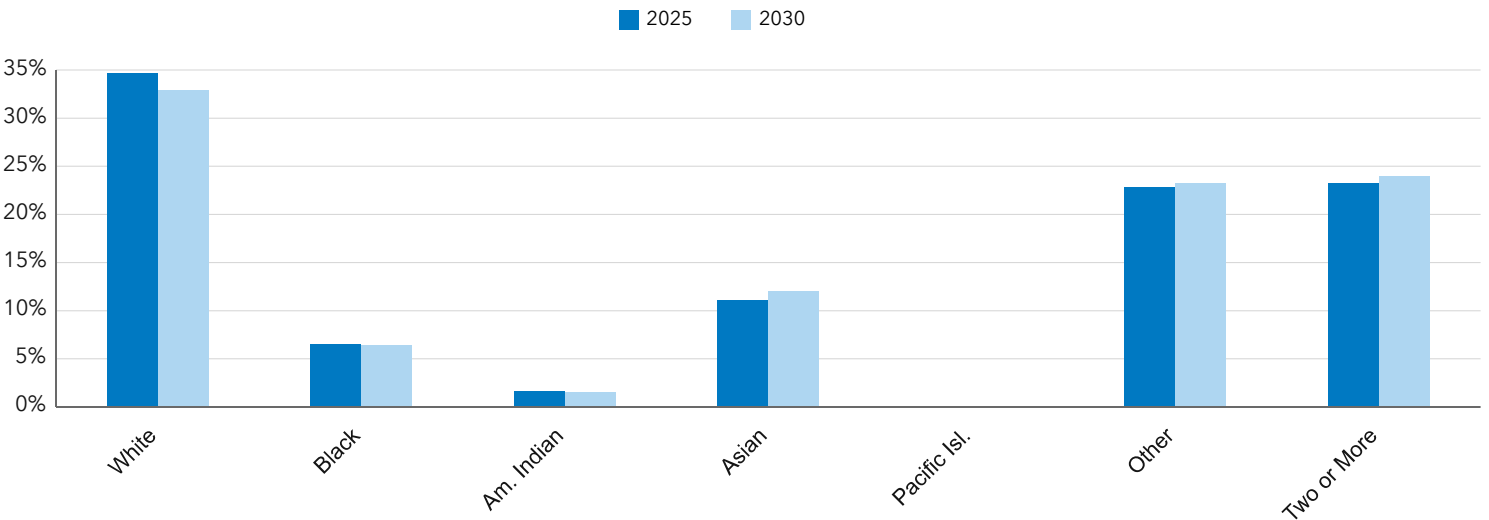
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1935 Old Denton Rd, Carrollton, Texas, 75006 3
1935 Old Denton Rd, Carrollton, Texas, 75006
Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	89,834	89,593	90,619
Total Households	32,790	33,524	34,434
Family Households	22,786	22,594	23,154
Average Household Size	2.73	2.66	2.62
Owner Occupied Housing Units	17,575	18,047	18,705
Renter Occupied Housing Units	15,215	15,477	15,729
Median Age	36.4	37.4	38.6

Trends 2025 - 2030	Area	State	National
Population	0.2%	1.1%	0.4%
Households	0.5%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	0.7%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,205	5.8%	4,994	5.6%	4,945	5.5%
5-9	5,454	6.1%	5,199	5.8%	4,865	5.4%
10-14	6,007	6.7%	5,136	5.7%	5,113	5.6%
15-19	6,246	7.0%	5,582	6.2%	4,958	5.5%
20-24	5,886	6.5%	6,214	6.9%	5,923	6.5%
25-29	7,042	7.8%	6,938	7.7%	7,354	8.1%
30-34	7,221	8.0%	7,384	8.2%	6,919	7.6%
35-39	6,659	7.4%	6,957	7.8%	7,186	7.9%
40-44	6,097	6.8%	6,390	7.1%	6,796	7.5%
45-49	5,750	6.4%	5,731	6.4%	6,176	6.8%
50-54	5,793	6.5%	5,486	6.1%	5,505	6.1%
55-59	5,964	6.6%	5,244	5.8%	5,030	5.5%
60-64	5,387	6.0%	5,326	5.9%	4,884	5.4%
65-69	3,993	4.4%	4,588	5.1%	4,660	5.1%
70-74	2,913	3.2%	3,384	3.8%	4,008	4.4%
75-79	1,968	2.2%	2,409	2.7%	2,924	3.2%
80-84	1,204	1.3%	1,468	1.6%	1,870	2.1%
Age 85+	1,043	1.2%	1,164	1.3%	1,501	1.7%

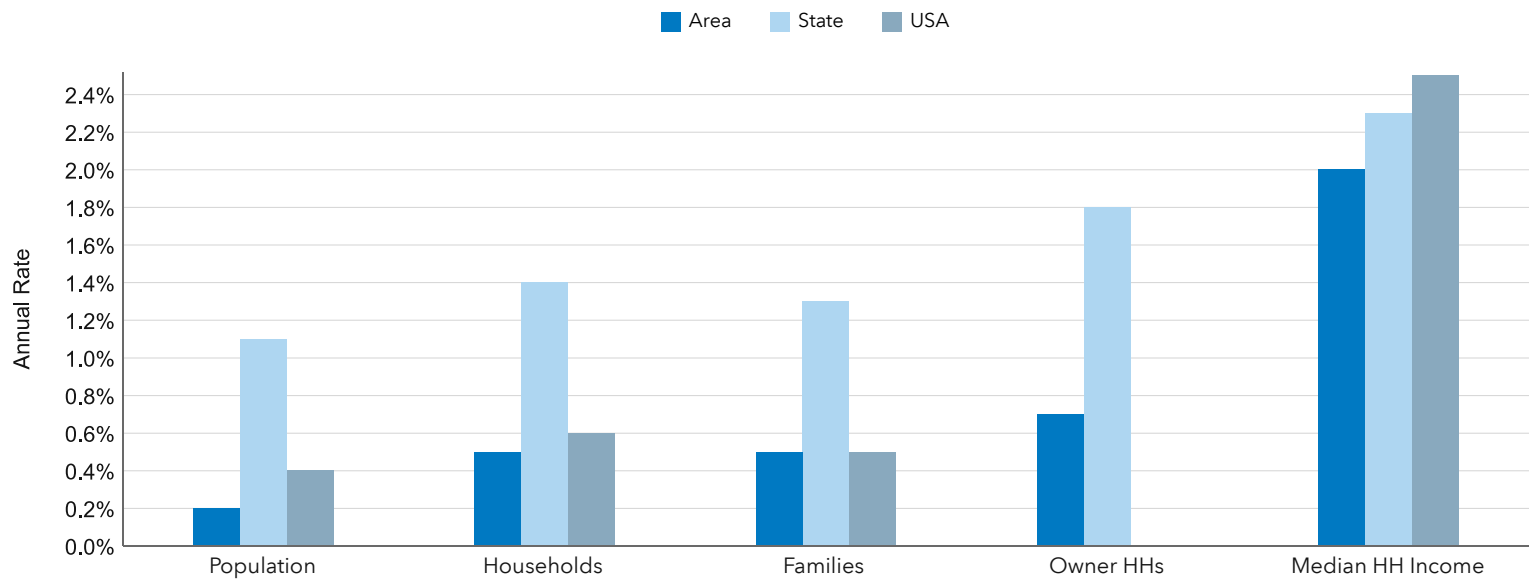
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	876	2.6%	772	2.2%
\$10,000-14,999	480	1.4%	394	1.1%
\$15,000-19,999	589	1.8%	464	1.4%
\$20,000-24,999	818	2.4%	665	1.9%
\$25,000-29,999	701	2.1%	561	1.6%
\$30,000-34,999	814	2.4%	682	2.0%
\$35,000-39,999	748	2.2%	644	1.9%
\$40,000-44,999	901	2.7%	799	2.3%
\$45,000-49,999	969	2.9%	838	2.4%
\$50,000-59,999	2,237	6.7%	2,121	6.2%
\$60,000-74,999	3,560	10.6%	3,457	10.0%
\$75000-99999	5,068	15.1%	4,949	14.4%
\$100,000-124,999	4,523	13.5%	4,664	13.5%
\$125,000-149,999	2,746	8.2%	2,967	8.6%
\$150000-199999	3,517	10.5%	4,132	12.0%
\$200,000-249,999	1,601	4.8%	2,047	5.9%
\$250,000-299,999	1,097	3.3%	1,432	4.2%
\$300,000-399,999	883	2.6%	1,161	3.4%
\$400,000-499,999	252	0.8%	238	0.7%
\$500,000+	1,144	3.4%	1,448	4.2%
Median Household Income	\$93,856	-	\$103,764	-
Average Household Income	\$123,850	-	\$137,839	-
Per Capita Income	\$45,989	-	\$51,924	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	34,602	38.5%	31,693	35.4%	29,974	33.1%
Black Alone	7,723	8.6%	7,996	8.9%	8,049	8.9%
American Indian	1,162	1.3%	1,167	1.3%	1,182	1.3%
Asian Alone	13,661	15.2%	15,313	17.1%	16,457	18.2%
Pacific Islander	70	0.1%	72	0.1%	77	0.1%
Some Other Race	15,096	16.8%	15,459	17.3%	16,185	17.9%
Two or More Races	17,519	19.5%	17,892	20.0%	18,694	20.6%
Hispanic (Any Race)	38,042	42.4%	38,782	43.3%	40,580	44.8%

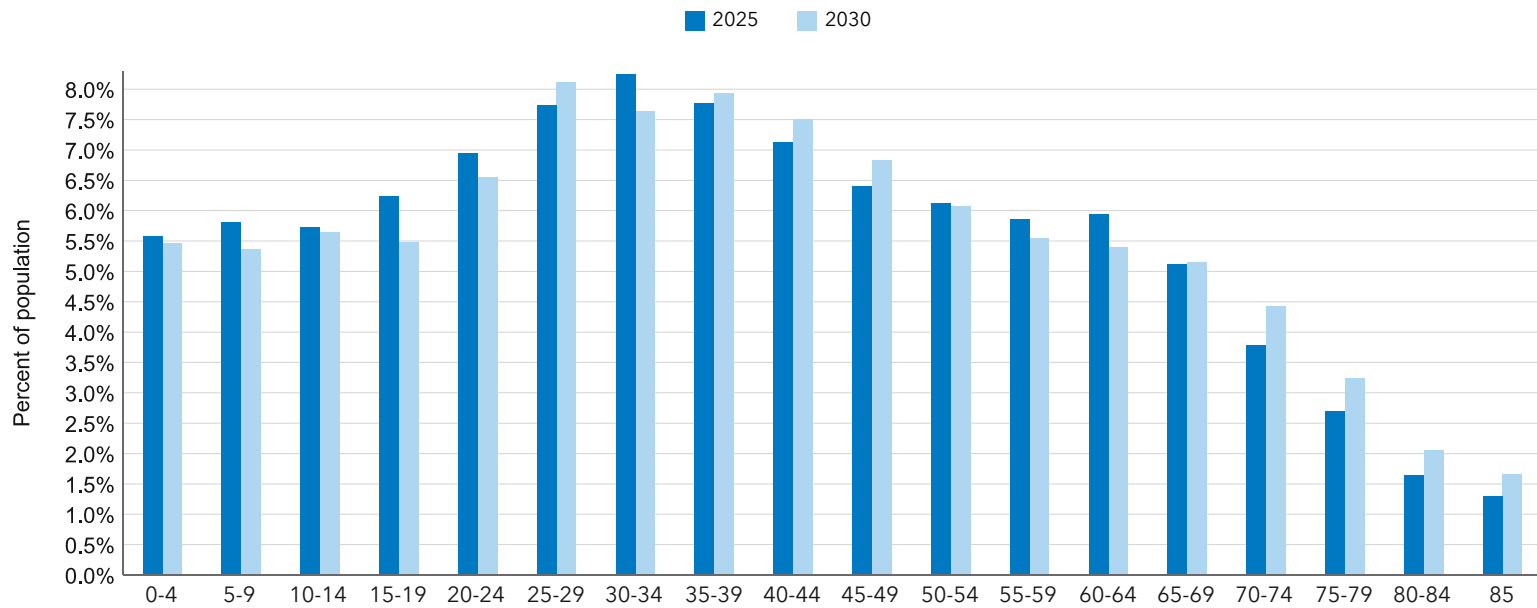
Key Indicators for 2025



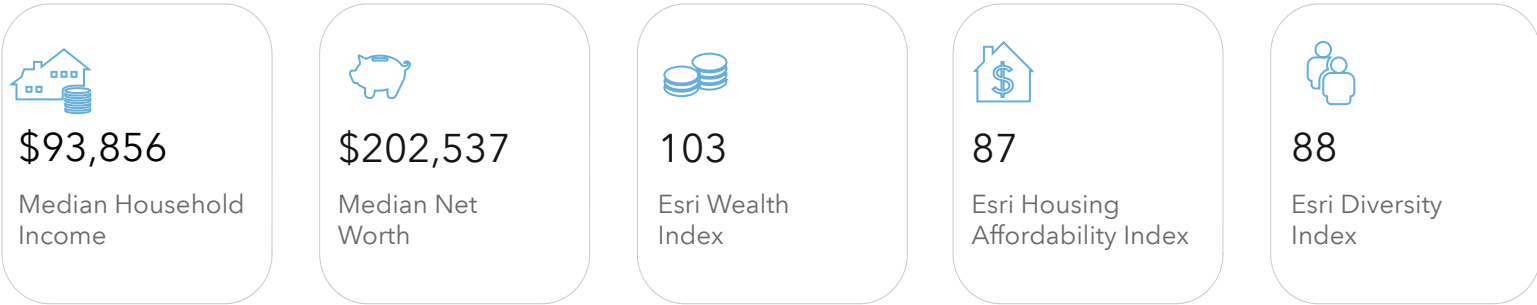
Trends: 2025 - 2030 Annual Rate



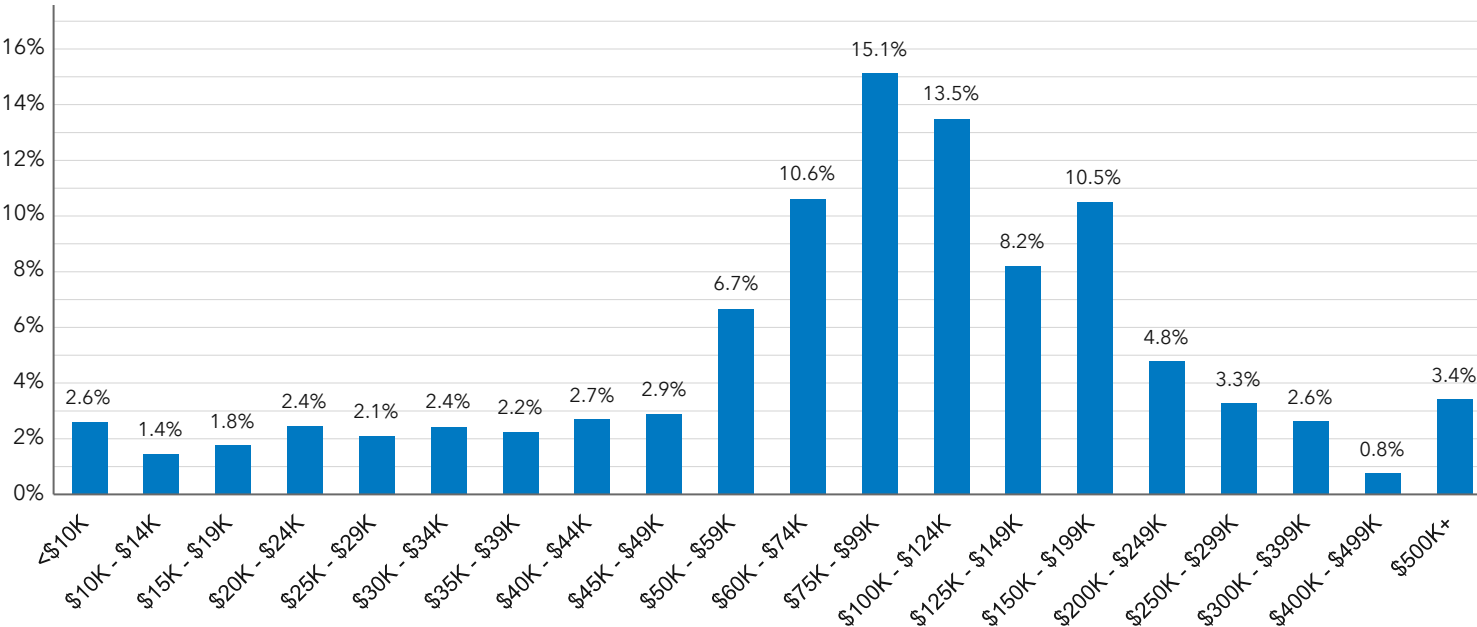
Population by Age



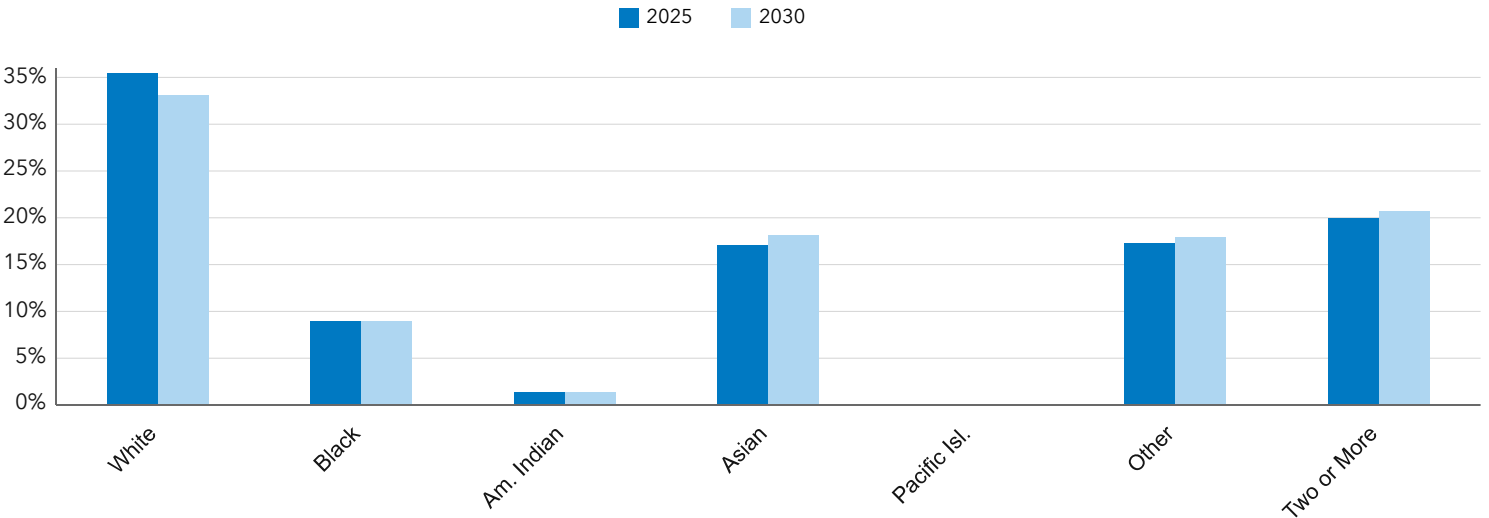
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

1935 Old Denton Rd, Carrollton, Texas, 75006 3
1935 Old Denton Rd, Carrollton, Texas, 75006
Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	307,468	315,476	319,773
Total Households	124,536	131,774	135,758
Family Households	77,113	77,374	78,737
Average Household Size	2.46	2.39	2.35
Owner Occupied Housing Units	55,141	57,012	58,786
Renter Occupied Housing Units	69,395	74,762	76,972
Median Age	35.7	36.6	37.7

Trends 2025 - 2030	Area	State	National
Population	0.3%	1.1%	0.4%
Households	0.6%	1.4%	0.6%
Family Population	0.3%	1.3%	0.5%
Owner Occupied Housing Units	0.6%	1.8%	0.0%
Median Household Income	1.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,605	5.7%	17,155	5.4%	16,939	5.3%
5-9	18,216	5.9%	17,571	5.6%	16,351	5.1%
10-14	19,191	6.2%	17,328	5.5%	17,094	5.3%
15-19	18,789	6.1%	18,108	5.7%	16,785	5.3%
20-24	20,564	6.7%	22,552	7.2%	22,786	7.1%
25-29	28,565	9.3%	27,771	8.8%	28,871	9.0%
30-34	27,424	8.9%	29,119	9.2%	26,732	8.4%
35-39	24,689	8.0%	25,921	8.2%	26,962	8.4%
40-44	21,802	7.1%	23,579	7.5%	24,528	7.7%
45-49	20,772	6.8%	20,682	6.6%	22,550	7.0%
50-54	19,502	6.3%	19,686	6.2%	19,161	6.0%
55-59	19,678	6.4%	17,698	5.6%	17,728	5.5%
60-64	17,253	5.6%	17,557	5.6%	16,050	5.0%
65-69	12,465	4.0%	14,780	4.7%	15,082	4.7%
70-74	8,886	2.9%	10,696	3.4%	12,712	4.0%
75-79	5,683	1.9%	7,501	2.4%	9,205	2.9%
80-84	3,395	1.1%	4,388	1.4%	5,838	1.8%
Age 85+	2,990	1.0%	3,383	1.1%	4,399	1.4%

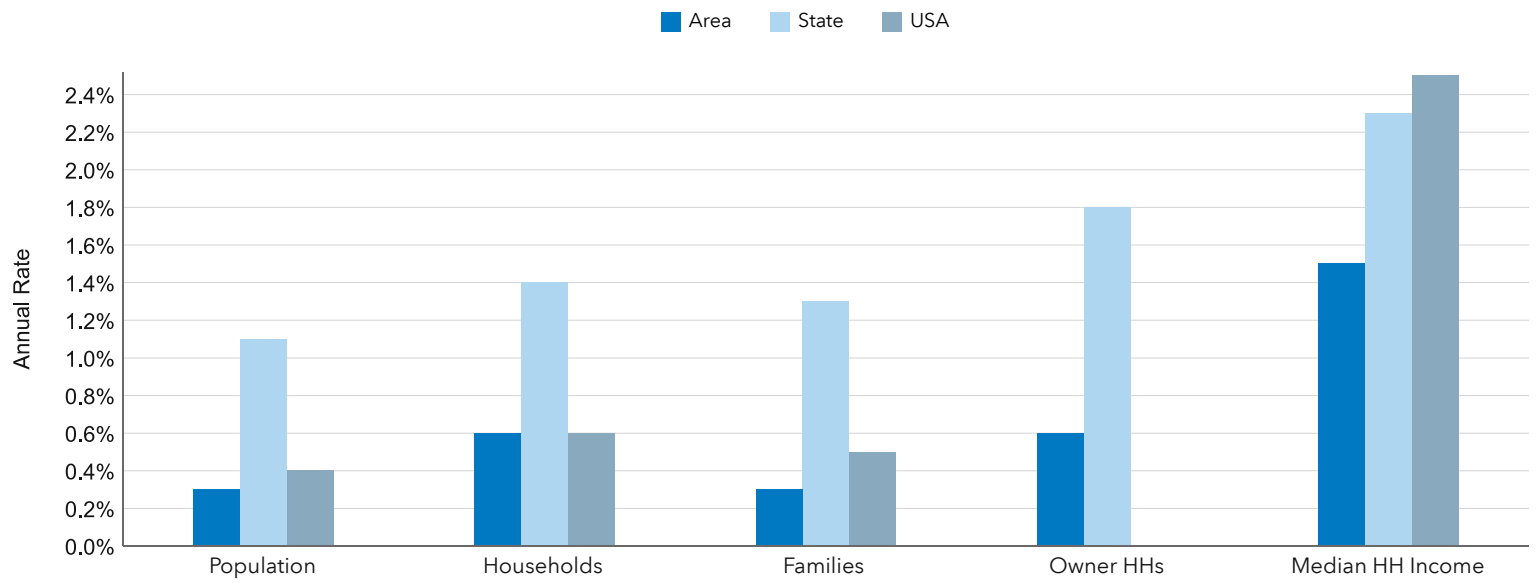
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	3,659	2.8%	3,265	2.4%
\$10,000-14,999	1,626	1.2%	1,366	1.0%
\$15,000-19,999	1,637	1.2%	1,296	0.9%
\$20,000-24,999	2,277	1.7%	1,861	1.4%
\$25,000-29,999	2,238	1.7%	1,816	1.3%
\$30,000-34,999	3,896	3.0%	3,348	2.5%
\$35,000-39,999	3,009	2.3%	2,713	2.0%
\$40,000-44,999	3,986	3.0%	3,669	2.7%
\$45,000-49,999	4,440	3.4%	4,042	3.0%
\$50,000-59,999	9,168	7.0%	8,862	6.5%
\$60,000-74,999	12,951	9.8%	12,989	9.6%
\$75000-99999	19,177	14.6%	19,276	14.2%
\$100,000-124,999	16,401	12.4%	16,911	12.5%
\$125,000-149,999	10,791	8.2%	11,435	8.4%
\$150000-199999	14,395	10.9%	15,957	11.8%
\$200,000-249,999	7,349	5.6%	8,847	6.5%
\$250,000-299,999	5,108	3.9%	6,338	4.7%
\$300,000-399,999	3,888	3.0%	5,012	3.7%
\$400,000-499,999	1,063	0.8%	966	0.7%
\$500,000+	4,714	3.6%	5,789	4.3%
Median Household Income	\$96,392	-	\$104,079	-
Average Household Income	\$130,969	-	\$143,108	-
Per Capita Income	\$54,860	-	\$60,927	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	124,156	40.4%	116,051	36.8%	109,662	34.3%
Black Alone	39,595	12.9%	42,759	13.6%	43,541	13.6%
American Indian	2,850	0.9%	2,863	0.9%	2,890	0.9%
Asian Alone	60,814	19.8%	69,828	22.1%	74,689	23.4%
Pacific Islander	207	0.1%	230	0.1%	247	0.1%
Some Other Race	34,633	11.3%	36,358	11.5%	38,700	12.1%
Two or More Races	45,213	14.7%	47,386	15.0%	50,045	15.7%
Hispanic (Any Race)	87,611	28.5%	91,905	29.1%	97,862	30.6%

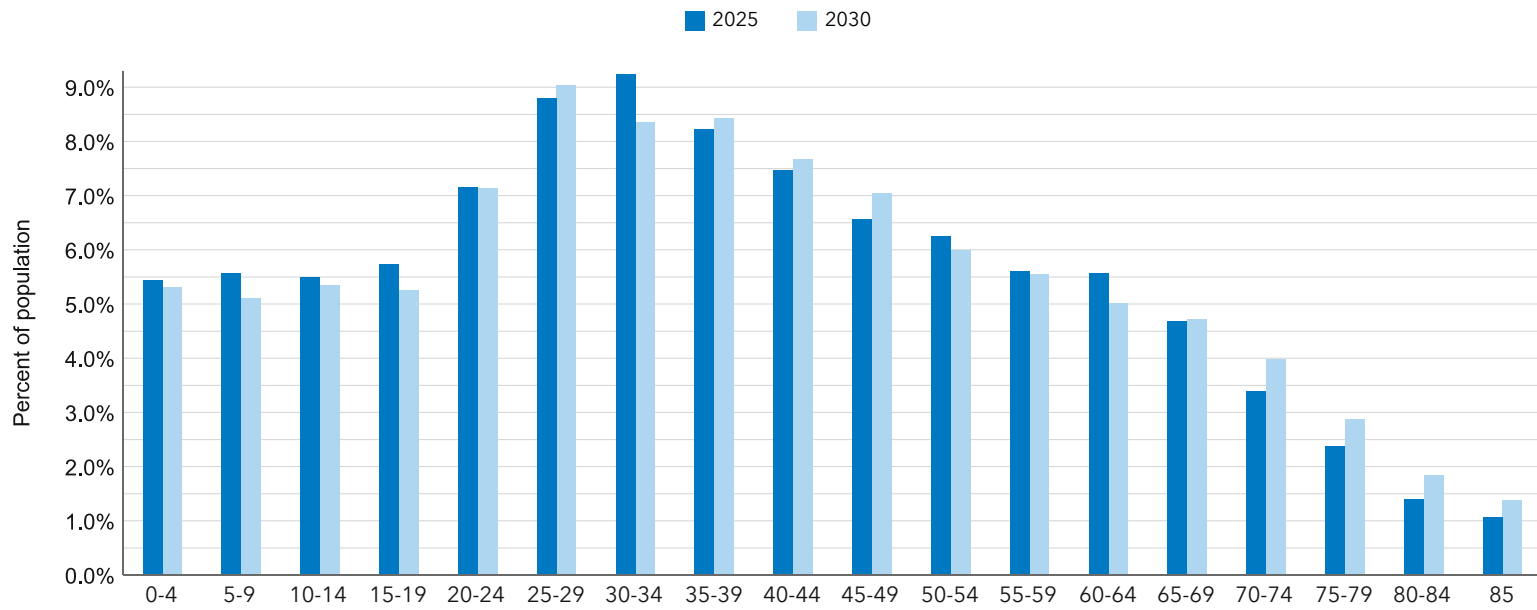
Key Indicators for 2025



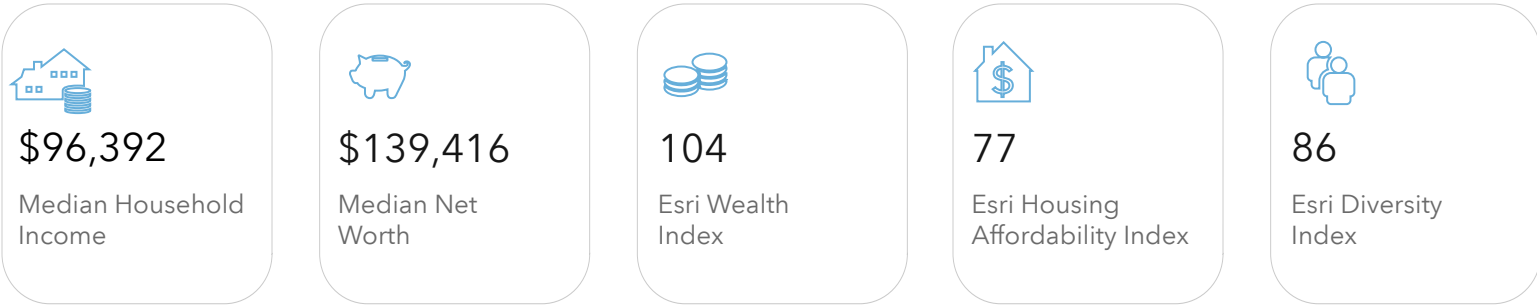
Trends: 2025 - 2030 Annual Rate



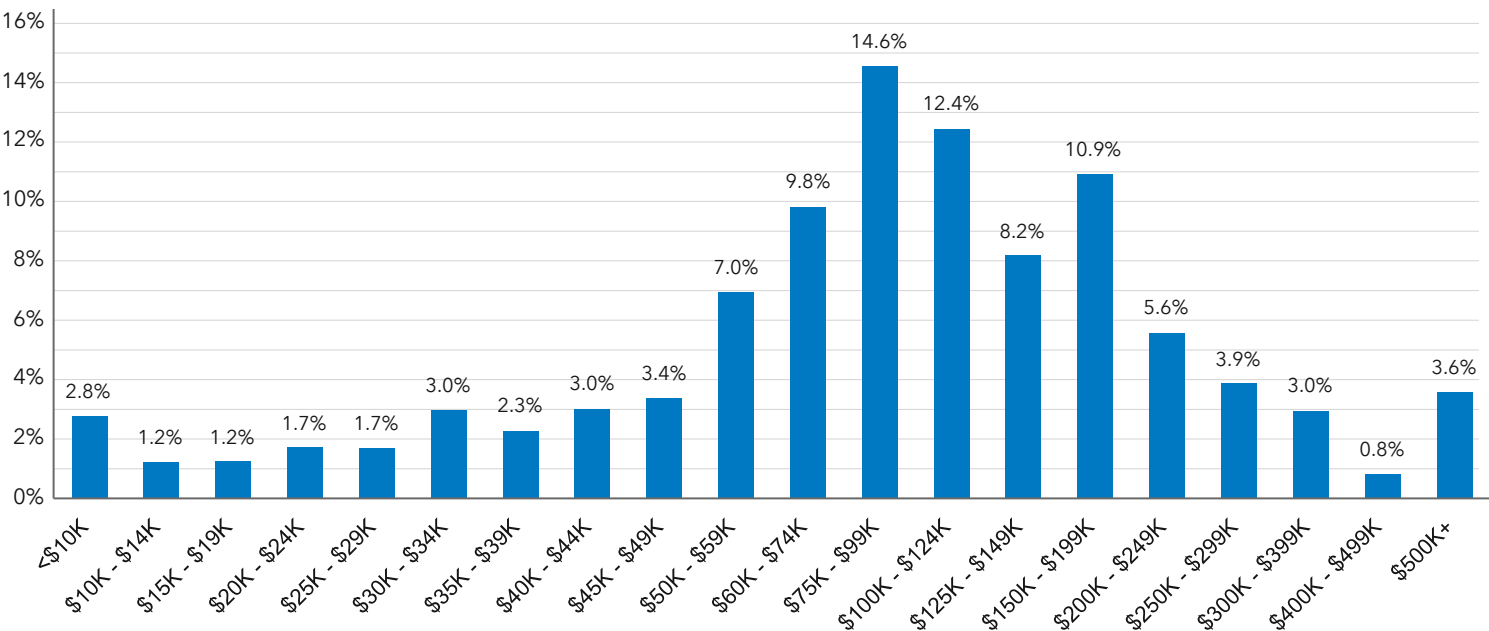
Population by Age



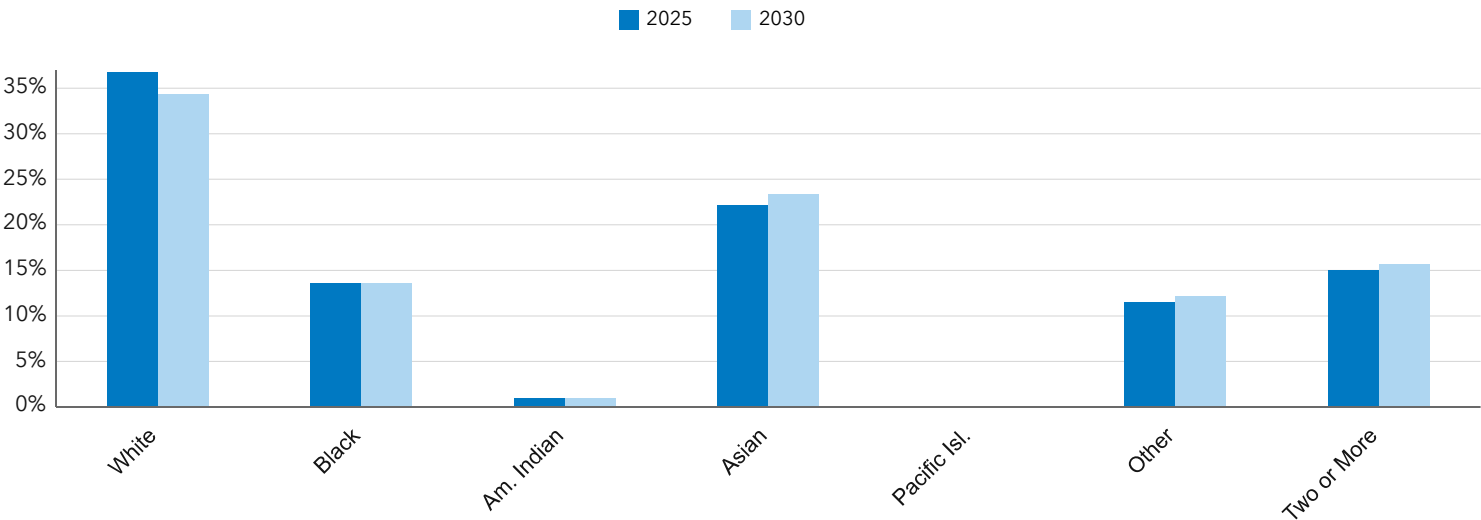
Key Indicators for 2025



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

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9006236

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Email

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Phone

Neal Agrawal

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable

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Neal Agrawal

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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

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TXR 2501

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