

**For
Sale**

3015 James Rd
Granbury, TX 76049



- Asking - \$1,350,000
- Turnkey Childcare Building
- Includes all the FF&E
- Building size- 5,316 sqft
- Lot size- 0.768 acres approx.
- Year Built- 1988
- Previous licensed capacity- 127
- Building updated in 2024-2025
- 7+ Classrooms, Office, Kitchen, Teachers Lounge, covered Porch, multiple large Playground areas
- Full frontage on James Rd with lots of drive by traffic
- Located right behind Acton Elementay School



Neal Agrawal

972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

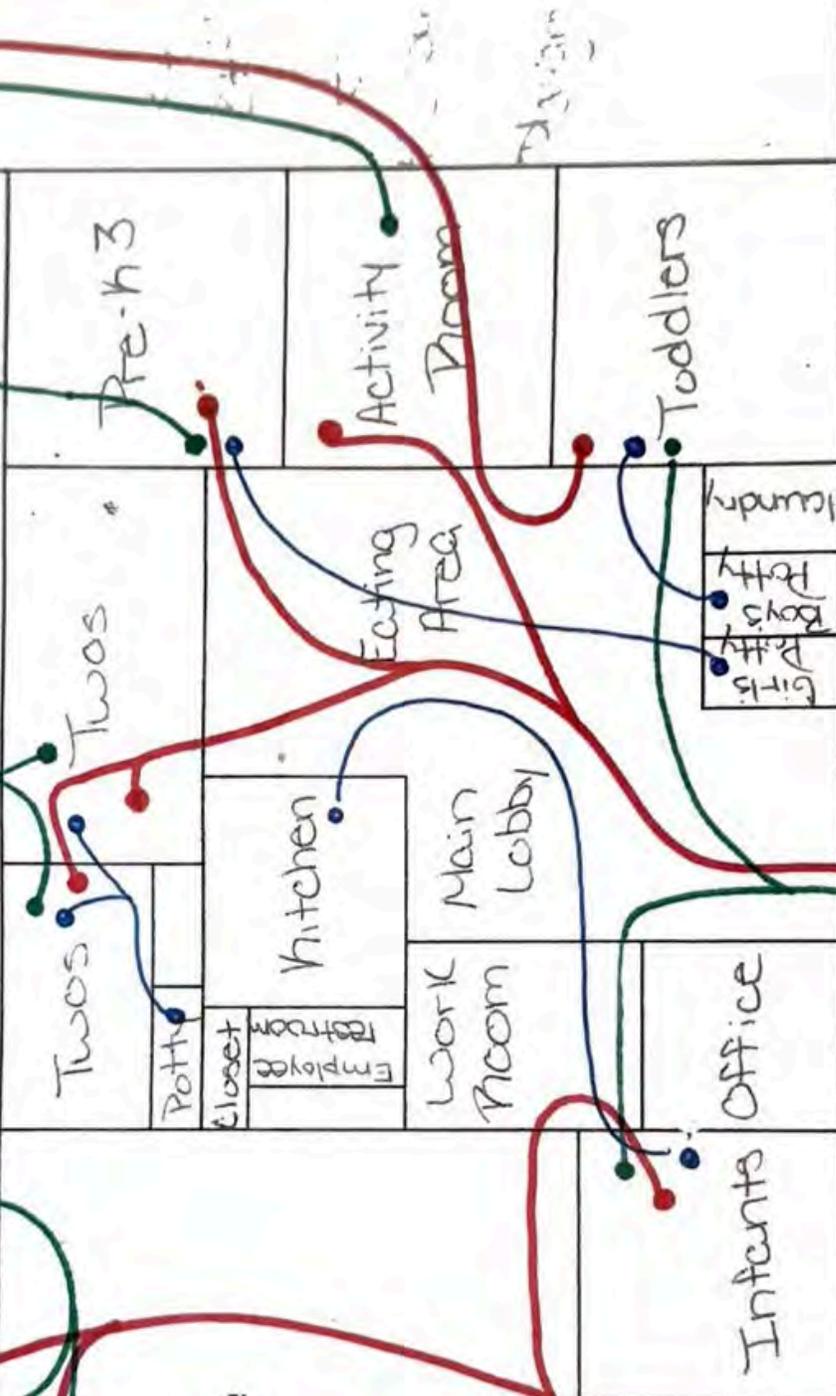
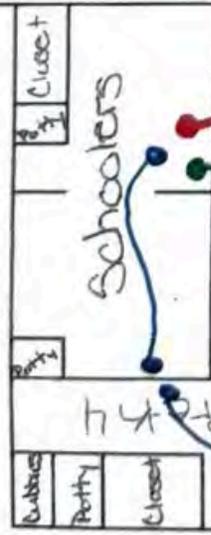
Pictures





ACTON SCHOOL

Evacuation Routes



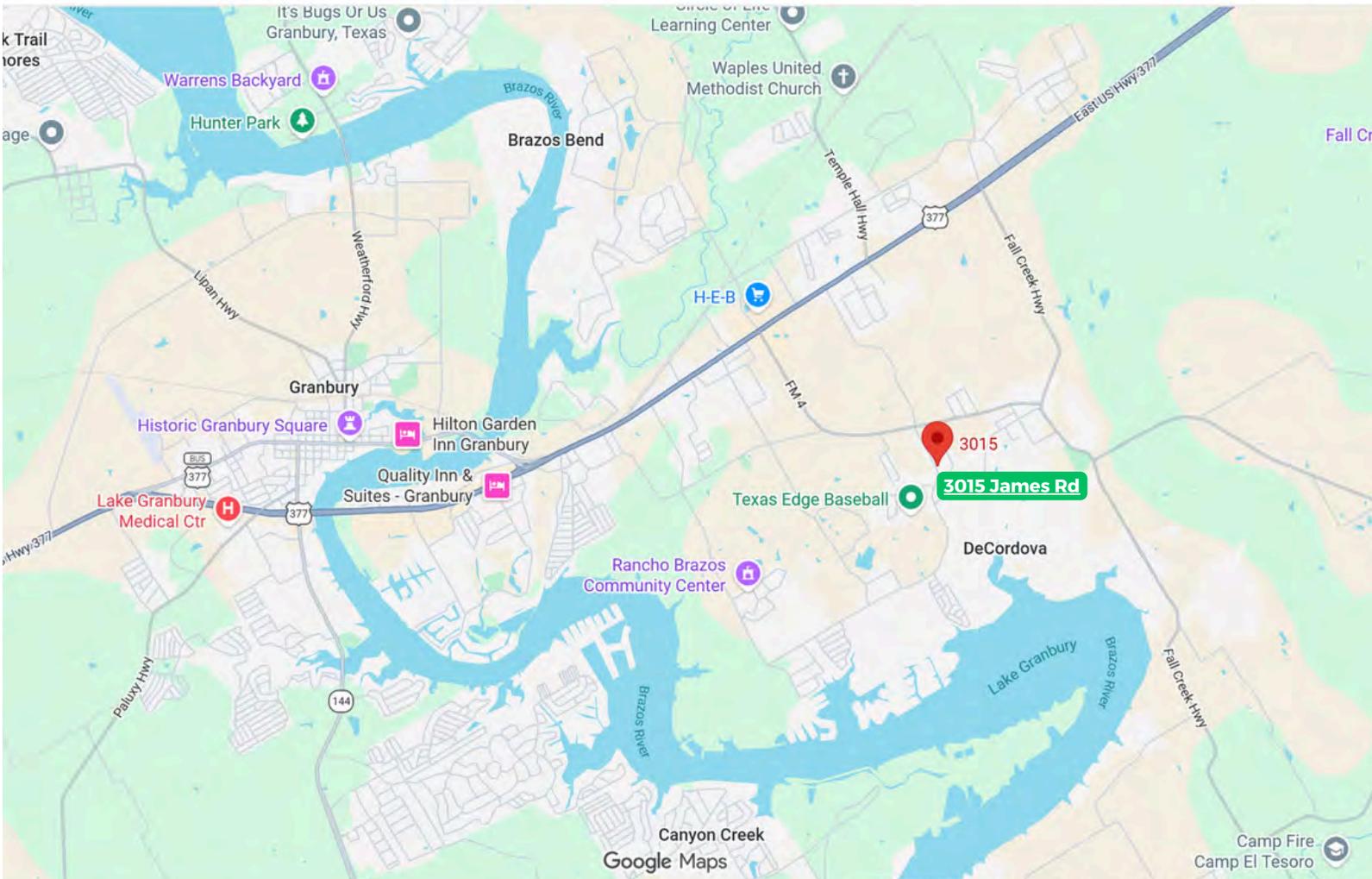
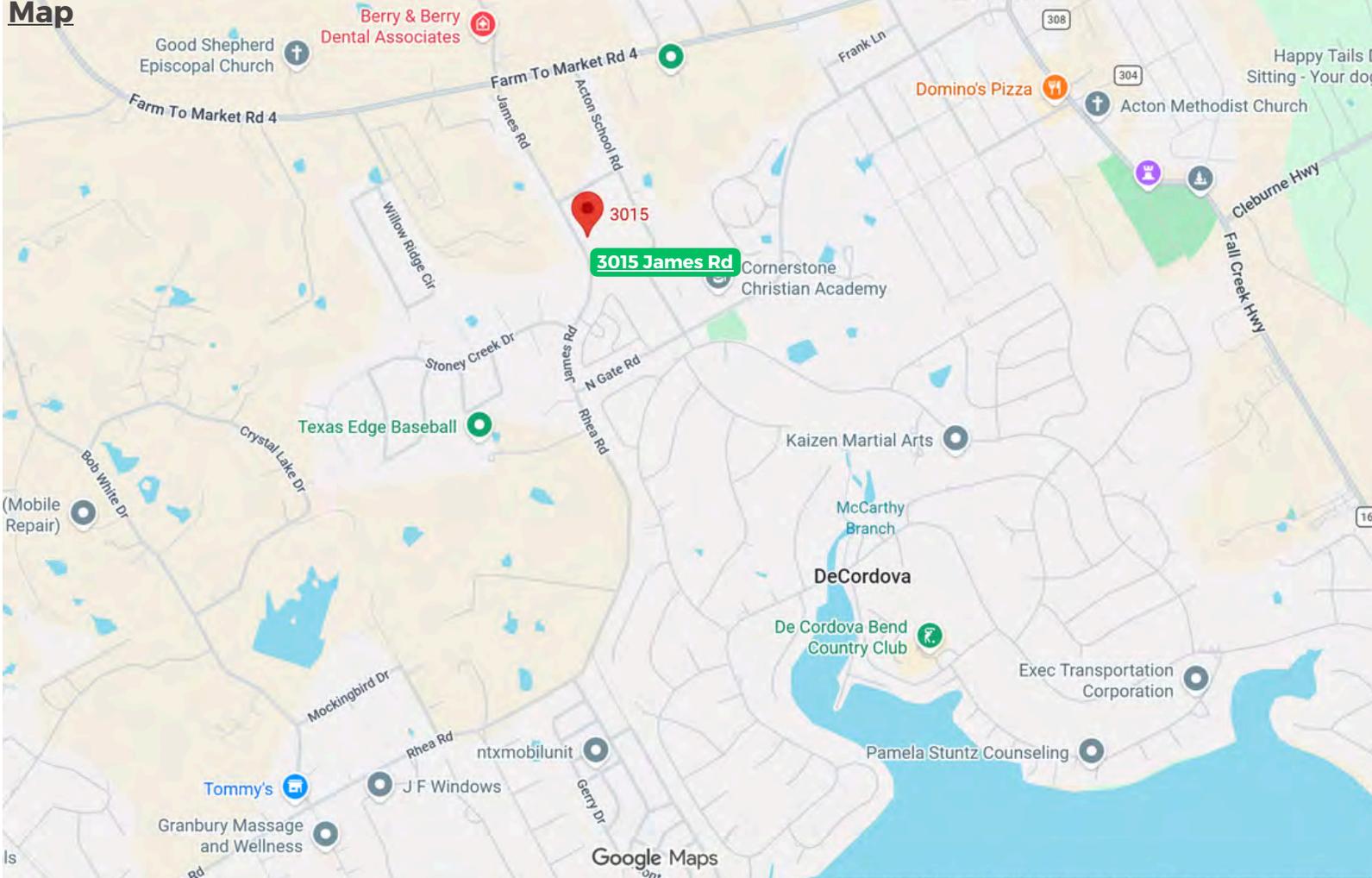
* You Are Here
 O Go Here

- ROUTE 1 ●
- ROUTE 2 ●
- SHELTER ●

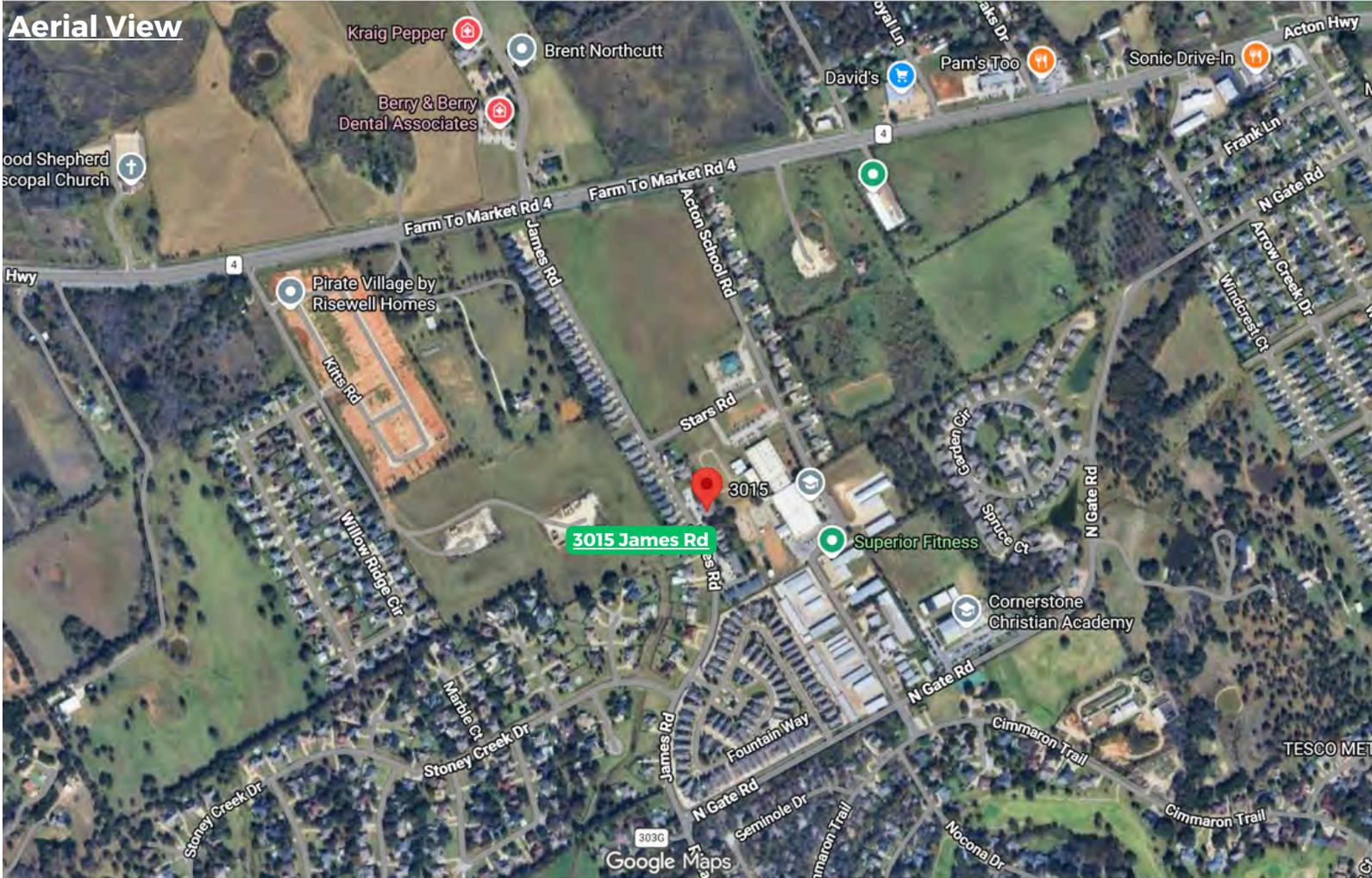
PARKING LOT *



Map



Aerial View



Demographic and Income Profile

3015 James Rd, Granbury, Texas, 76049



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	3,152	3,462	3,948
Total Households	1,329	1,479	1,712
Family Households	971	1,055	1,214
Average Household Size	2.37	2.34	2.31
Owner Occupied Housing Units	1,042	1,188	1,403
Renter Occupied Housing Units	287	291	308
Median Age	50.0	50.5	50.4

Trends 2025 - 2030	Area	State	National
Population	2.7%	1.1%	0.4%
Households	3.0%	1.4%	0.6%
Family Population	2.8%	1.3%	0.5%
Owner Occupied Housing Units	3.4%	1.8%	0.0%
Median Household Income	1.1%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	142	4.5%	157	4.5%	175	4.4%
5-9	167	5.3%	183	5.3%	200	5.1%
10-14	188	6.0%	189	5.5%	213	5.4%
15-19	167	5.3%	174	5.0%	181	4.6%
20-24	118	3.7%	124	3.6%	135	3.4%
25-29	138	4.4%	150	4.3%	167	4.2%
30-34	148	4.7%	175	5.0%	188	4.8%
35-39	187	5.9%	194	5.6%	235	6.0%
40-44	140	4.4%	220	6.3%	228	5.8%
45-49	180	5.7%	144	4.2%	236	6.0%
50-54	164	5.2%	209	6.0%	173	4.4%
55-59	203	6.4%	200	5.8%	259	6.6%
60-64	248	7.9%	240	6.9%	257	6.5%
65-69	264	8.4%	291	8.4%	306	7.8%
70-74	256	8.1%	258	7.5%	307	7.8%
75-79	209	6.6%	267	7.7%	301	7.6%
80-84	127	4.0%	167	4.8%	225	5.7%
Age 85+	103	3.3%	118	3.4%	161	4.1%

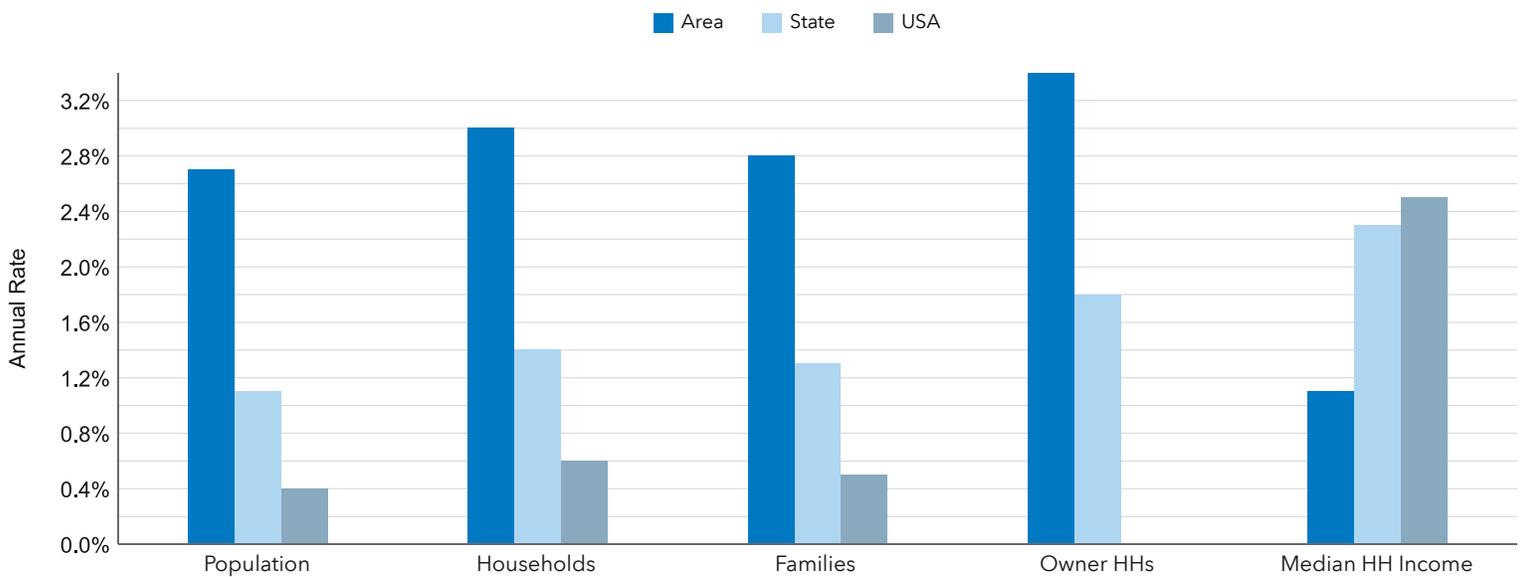
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	54	3.6%	58	3.4%
\$10,000-14,999	6	0.4%	5	0.3%
\$15,000-19,999	4	0.3%	4	0.2%
\$20,000-24,999	29	2.0%	28	1.6%
\$25,000-29,999	28	1.9%	26	1.5%
\$30,000-34,999	49	3.3%	48	2.8%
\$35,000-39,999	119	8.1%	115	6.7%
\$40,000-44,999	31	2.1%	31	1.8%
\$45,000-49,999	56	3.8%	58	3.4%
\$50,000-59,999	44	3.0%	45	2.6%
\$60,000-74,999	77	5.2%	83	4.8%
\$75000-99999	137	9.3%	152	8.9%
\$100,000-124,999	274	18.5%	325	19.0%
\$125,000-149,999	261	17.6%	327	19.1%
\$150000-199999	172	11.6%	220	12.8%
\$200,000-249,999	51	3.5%	71	4.2%
\$250,000-299,999	29	2.0%	42	2.5%
\$300,000-399,999	13	0.9%	15	0.9%
\$400,000-499,999	15	1.0%	20	1.2%
\$500,000+	30	2.0%	40	2.3%
Median Household Income	\$107,888	-	\$113,873	-
Average Household Income	\$124,551	-	\$133,357	-
Per Capita Income	\$53,156	-	\$57,809	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,789	88.5%	3,021	87.3%	3,394	86.0%
Black Alone	16	0.5%	22	0.6%	27	0.7%
American Indian	15	0.5%	18	0.5%	20	0.5%
Asian Alone	18	0.6%	22	0.6%	27	0.7%
Pacific Islander	2	0.1%	3	0.1%	3	0.1%
Some Other Race	88	2.8%	108	3.1%	139	3.5%
Two or More Races	223	7.1%	269	7.8%	338	8.6%
Hispanic (Any Race)	285	9.0%	352	10.2%	450	11.4%

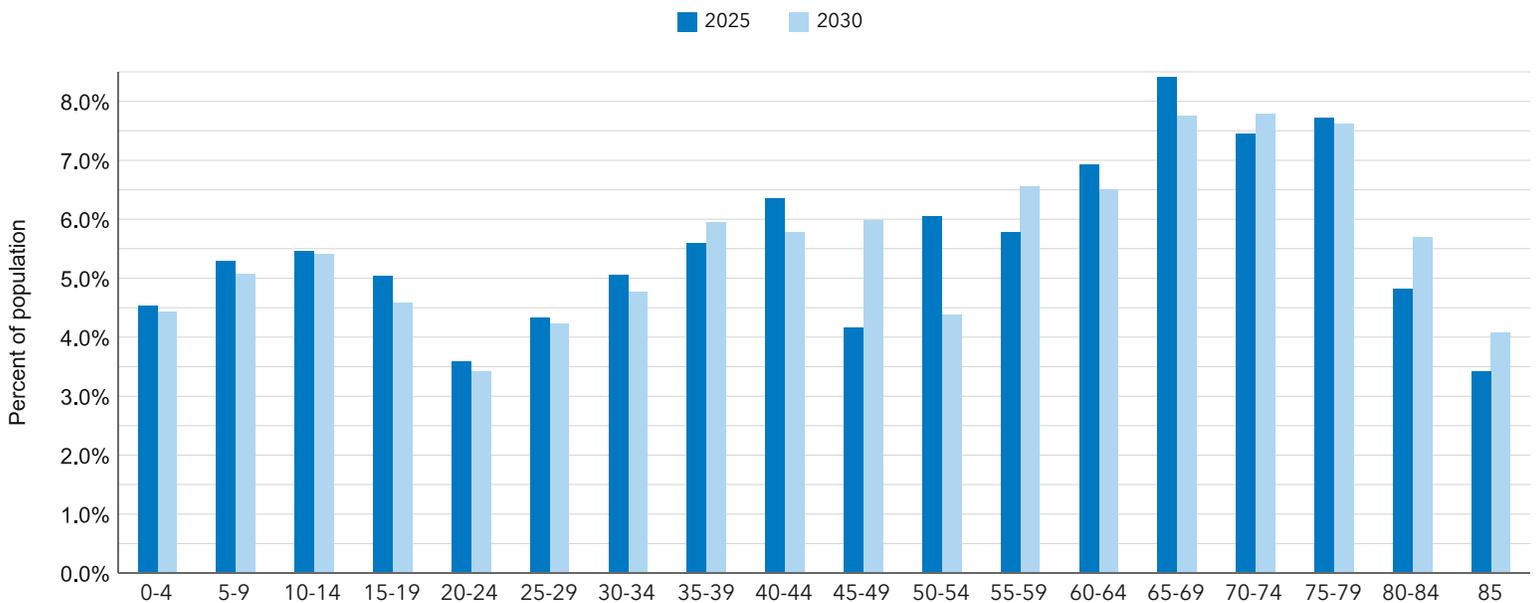
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



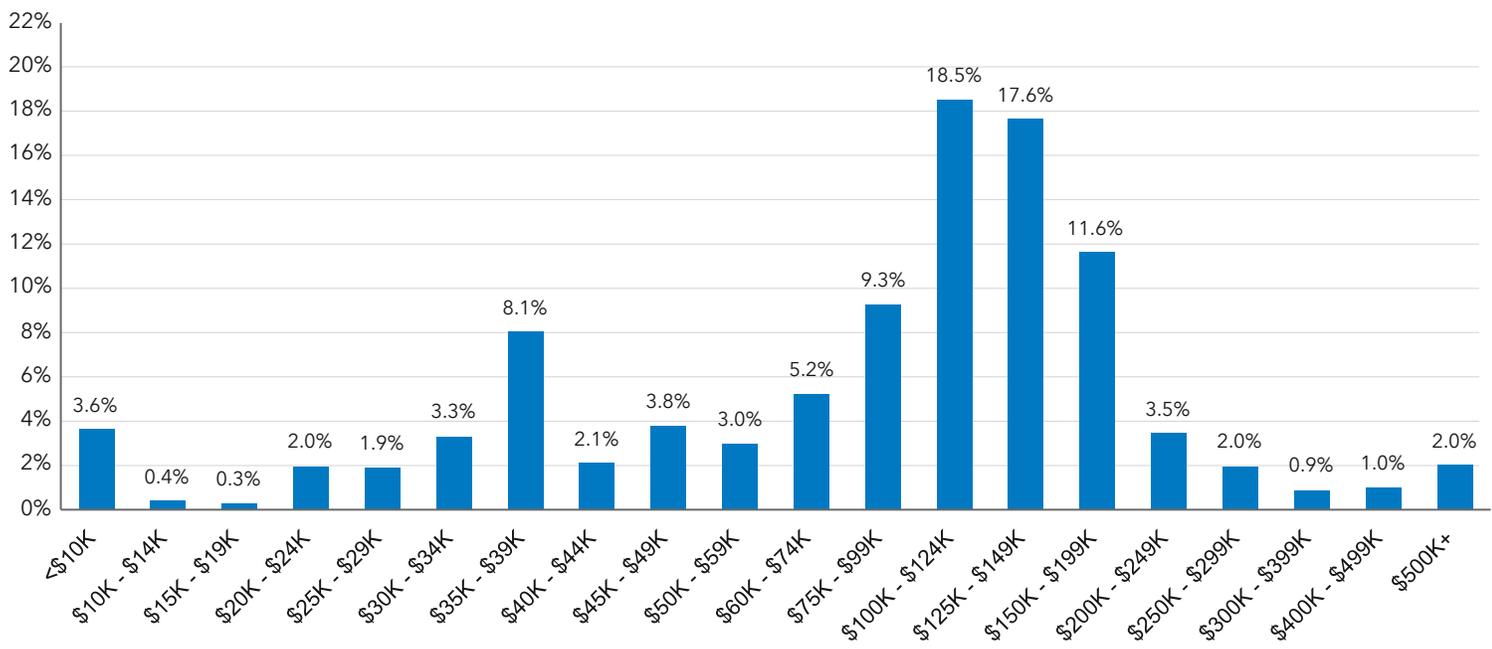
Population by Age



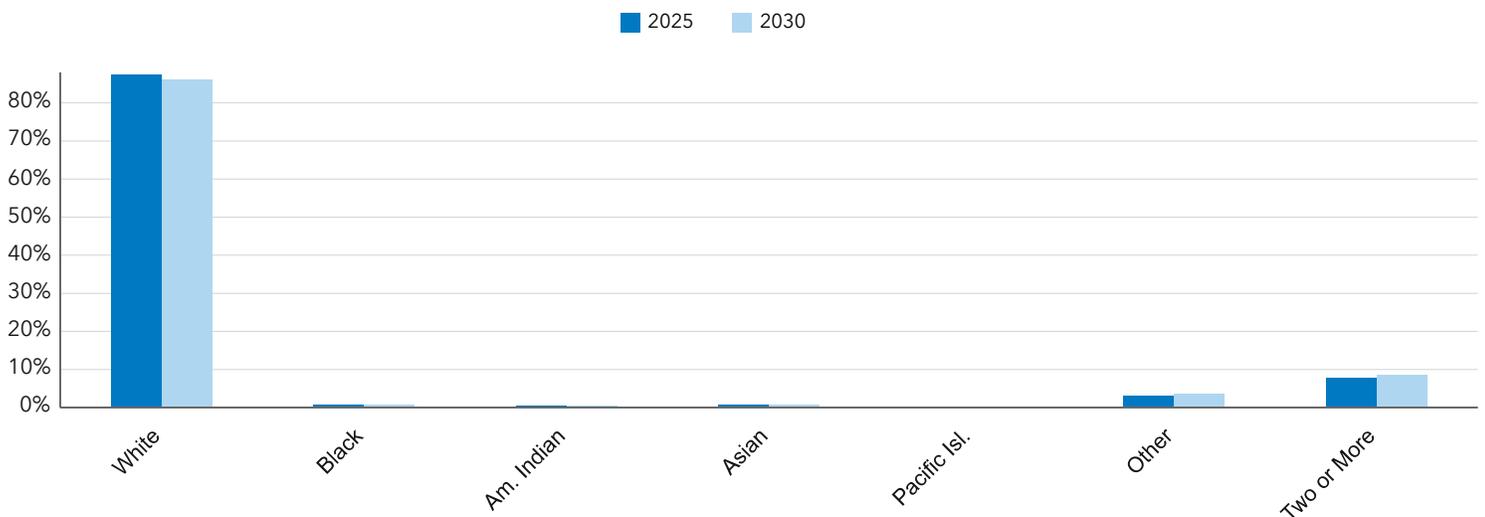
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

3015 James Rd, Granbury, Texas, 76049



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	13,868	14,490	16,400
Total Households	5,554	5,984	6,896
Family Households	4,096	4,309	4,941
Average Household Size	2.49	2.41	2.37
Owner Occupied Housing Units	4,407	4,840	5,684
Renter Occupied Housing Units	1,147	1,144	1,212
Median Age	45.4	45.0	46.2

Trends 2025 - 2030	Area	State	National
Population	2.5%	1.1%	0.4%
Households	2.9%	1.4%	0.6%
Family Population	2.8%	1.3%	0.5%
Owner Occupied Housing Units	3.3%	1.8%	0.0%
Median Household Income	1.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	724	5.2%	760	5.2%	824	5.0%
5-9	825	6.0%	843	5.8%	917	5.6%
10-14	942	6.8%	866	6.0%	961	5.9%
15-19	796	5.7%	847	5.8%	850	5.2%
20-24	593	4.3%	634	4.4%	730	4.5%
25-29	632	4.6%	704	4.9%	821	5.0%
30-34	754	5.4%	757	5.2%	869	5.3%
35-39	885	6.4%	870	6.0%	956	5.8%
40-44	727	5.2%	967	6.7%	1,017	6.2%
45-49	746	5.4%	748	5.2%	1,071	6.5%
50-54	768	5.5%	813	5.6%	866	5.3%
55-59	959	6.9%	828	5.7%	958	5.8%
60-64	1,106	8.0%	1,010	7.0%	993	6.0%
65-69	1,087	7.8%	1,142	7.9%	1,173	7.2%
70-74	929	6.7%	993	6.8%	1,167	7.1%
75-79	687	5.0%	848	5.8%	1,027	6.3%
80-84	390	2.8%	515	3.5%	709	4.3%
Age 85+	316	2.3%	345	2.4%	490	3.0%

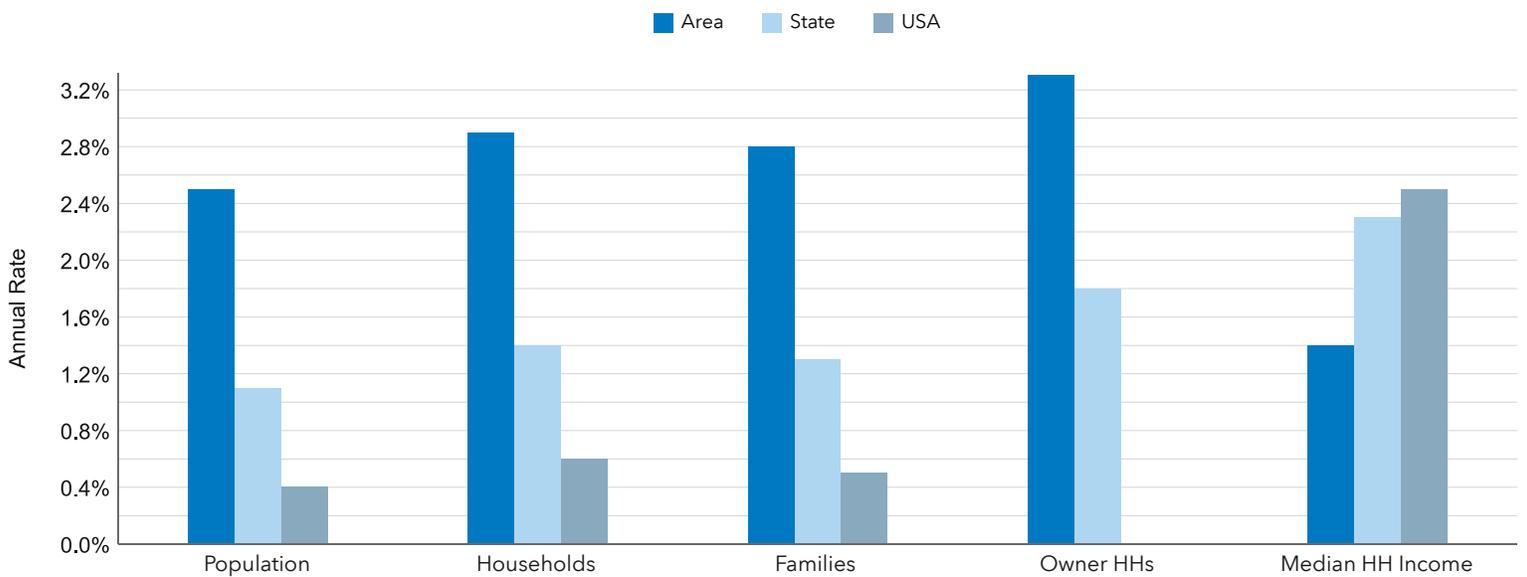
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	258	4.3%	254	3.7%
\$10,000-14,999	86	1.4%	76	1.1%
\$15,000-19,999	23	0.4%	21	0.3%
\$20,000-24,999	83	1.4%	78	1.1%
\$25,000-29,999	133	2.2%	120	1.7%
\$30,000-34,999	181	3.0%	172	2.5%
\$35,000-39,999	283	4.7%	275	4.0%
\$40,000-44,999	172	2.9%	172	2.5%
\$45,000-49,999	274	4.6%	280	4.1%
\$50,000-59,999	298	5.0%	285	4.1%
\$60,000-74,999	402	6.7%	412	6.0%
\$75000-99999	585	9.8%	660	9.6%
\$100,000-124,999	998	16.7%	1,194	17.3%
\$125,000-149,999	746	12.5%	956	13.9%
\$150000-199999	773	12.9%	1,011	14.7%
\$200,000-249,999	254	4.2%	351	5.1%
\$250,000-299,999	151	2.5%	216	3.1%
\$300,000-399,999	68	1.1%	75	1.1%
\$400,000-499,999	72	1.2%	99	1.4%
\$500,000+	143	2.4%	192	2.8%
Median Household Income	\$104,209	-	\$111,723	-
Average Household Income	\$125,859	-	\$137,263	-
Per Capita Income	\$51,479	-	\$57,148	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,568	83.4%	11,817	81.5%	13,090	79.8%
Black Alone	120	0.9%	145	1.0%	173	1.1%
American Indian	106	0.8%	117	0.8%	134	0.8%
Asian Alone	102	0.7%	118	0.8%	145	0.9%
Pacific Islander	20	0.1%	24	0.2%	30	0.2%
Some Other Race	671	4.8%	789	5.5%	990	6.0%
Two or More Races	1,281	9.2%	1,480	10.2%	1,838	11.2%
Hispanic (Any Race)	1,898	13.7%	2,235	15.4%	2,813	17.2%

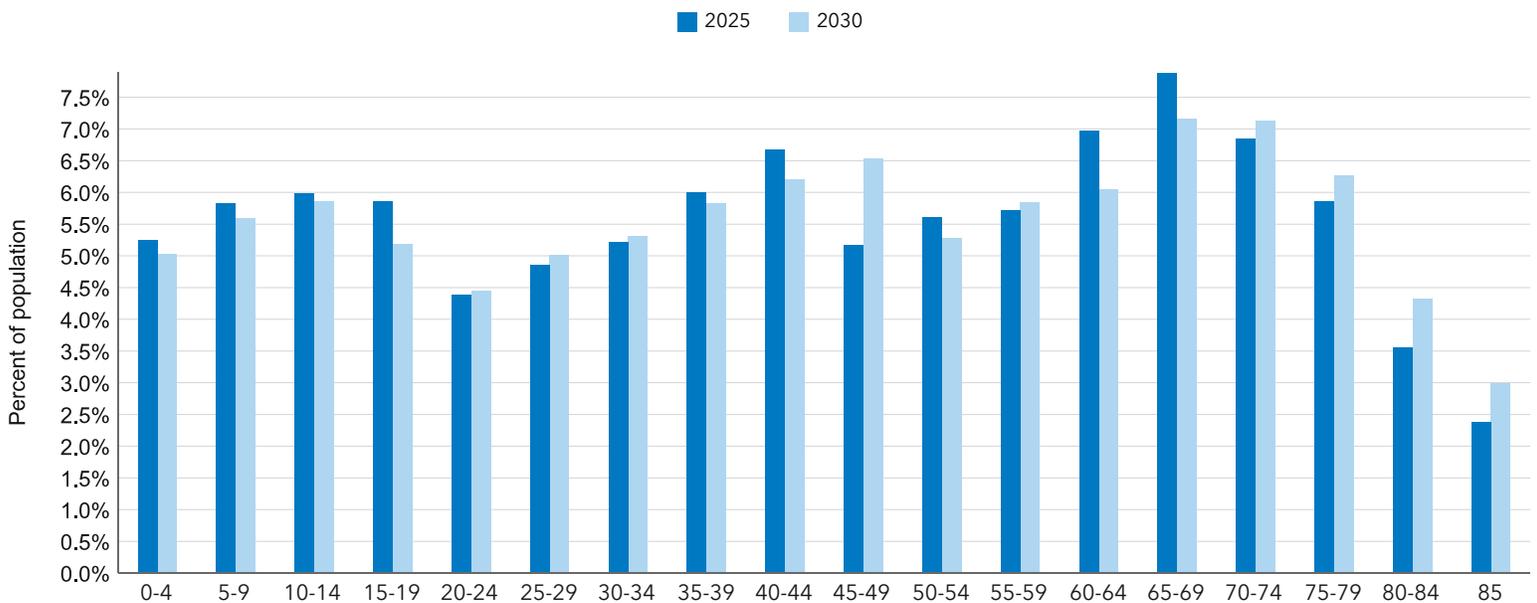
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



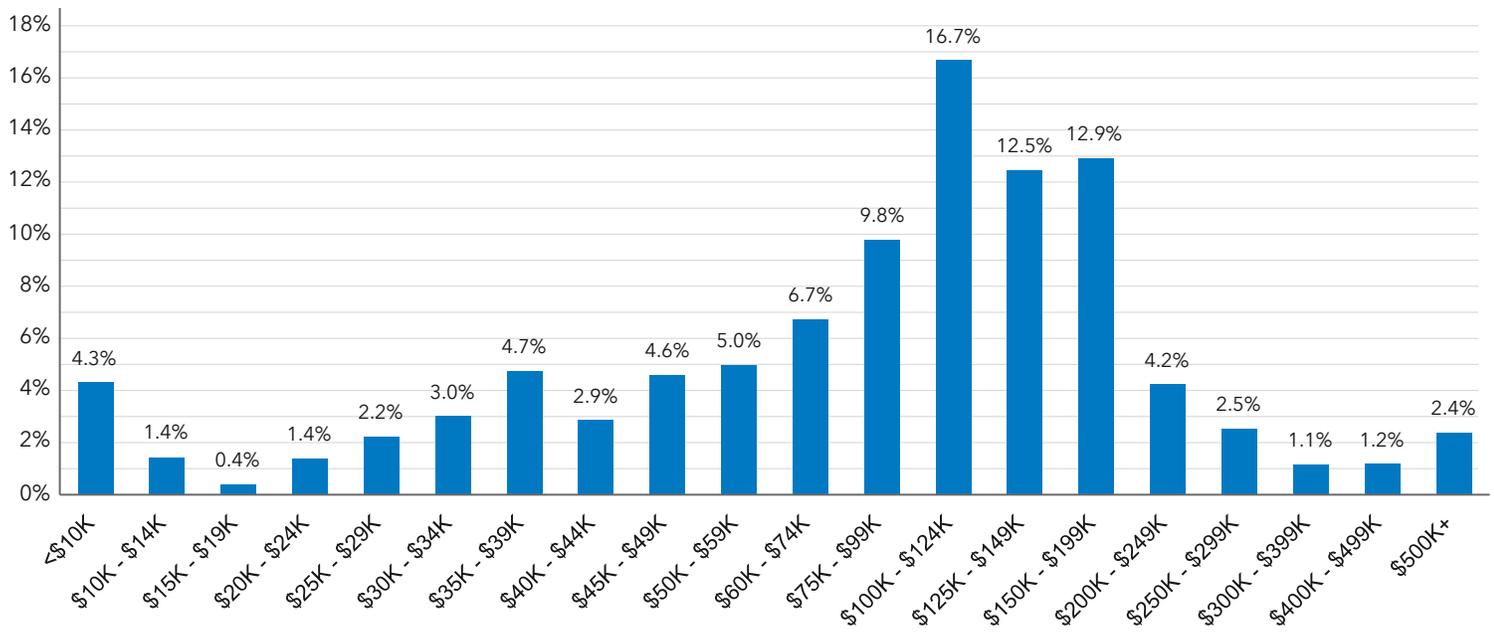
Population by Age



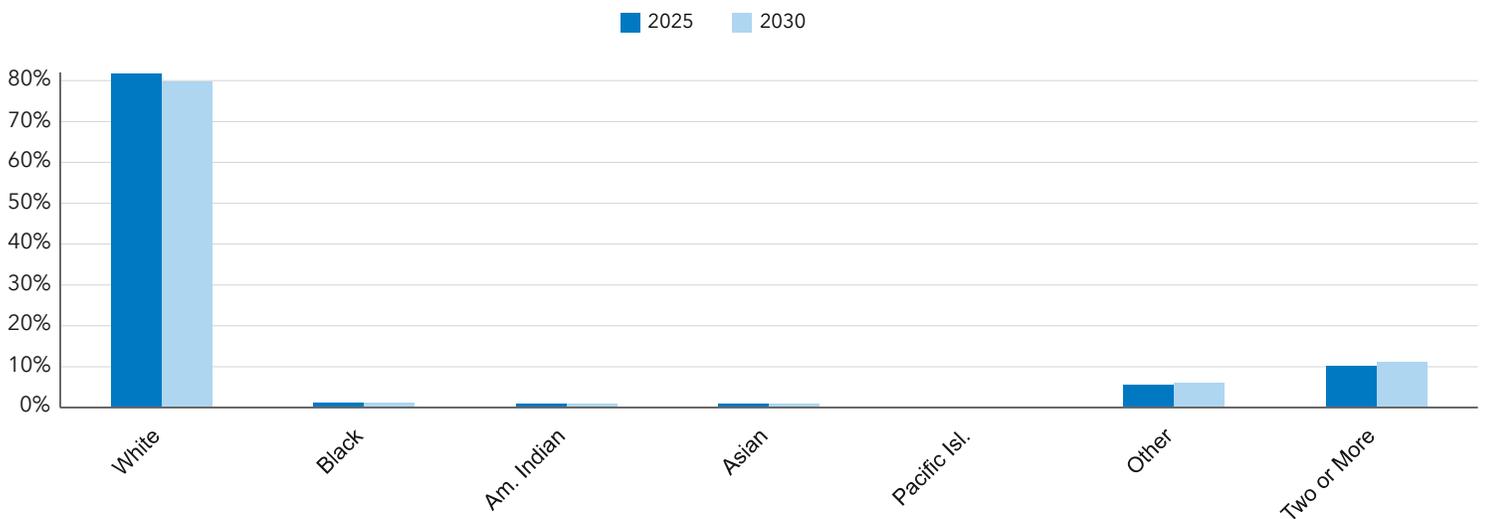
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

3015 James Rd, Granbury, Texas, 76049



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	29,955	32,583	37,000
Total Households	12,328	13,832	16,027
Family Households	8,711	9,490	10,929
Average Household Size	2.40	2.33	2.28
Owner Occupied Housing Units	9,381	10,649	12,628
Renter Occupied Housing Units	2,947	3,183	3,399
Median Age	48.5	47.9	48.2

Trends 2025 - 2030	Area	State	National
Population	2.6%	1.1%	0.4%
Households	3.0%	1.4%	0.6%
Family Population	2.9%	1.3%	0.5%
Owner Occupied Housing Units	3.5%	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	1,488	5.0%	1,609	4.9%	1,768	4.8%
5-9	1,604	5.3%	1,787	5.5%	1,925	5.2%
10-14	1,826	6.1%	1,756	5.4%	2,052	5.5%
15-19	1,591	5.3%	1,755	5.4%	1,784	4.8%
20-24	1,240	4.1%	1,399	4.3%	1,620	4.4%
25-29	1,321	4.4%	1,515	4.7%	1,799	4.9%
30-34	1,552	5.2%	1,642	5.0%	1,867	5.0%
35-39	1,755	5.9%	1,832	5.6%	2,039	5.5%
40-44	1,523	5.1%	2,015	6.2%	2,179	5.9%
45-49	1,560	5.2%	1,692	5.2%	2,312	6.3%
50-54	1,718	5.7%	1,777	5.5%	1,981	5.3%
55-59	2,197	7.3%	1,919	5.9%	2,100	5.7%
60-64	2,487	8.3%	2,410	7.4%	2,289	6.2%
65-69	2,484	8.3%	2,667	8.2%	2,795	7.5%
70-74	2,161	7.2%	2,397	7.4%	2,765	7.5%
75-79	1,583	5.3%	2,021	6.2%	2,432	6.6%
80-84	955	3.2%	1,323	4.1%	1,797	4.9%
Age 85+	910	3.0%	1,065	3.3%	1,496	4.0%

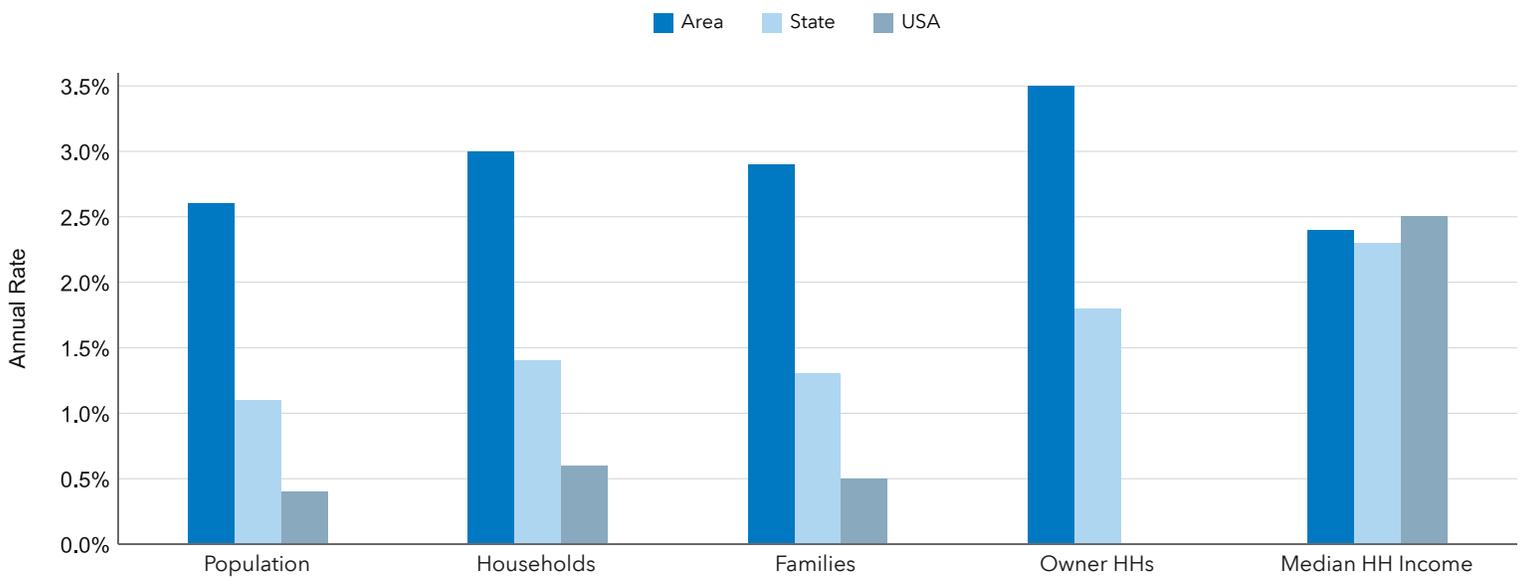
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	487	3.5%	485	3.0%
\$10,000-14,999	267	1.9%	251	1.6%
\$15,000-19,999	246	1.8%	225	1.4%
\$20,000-24,999	349	2.5%	346	2.2%
\$25,000-29,999	464	3.4%	447	2.8%
\$30,000-34,999	483	3.5%	476	3.0%
\$35,000-39,999	567	4.1%	571	3.6%
\$40,000-44,999	479	3.5%	500	3.1%
\$45,000-49,999	742	5.4%	788	4.9%
\$50,000-59,999	648	4.7%	671	4.2%
\$60,000-74,999	1,143	8.3%	1,230	7.7%
\$75000-99999	1,435	10.4%	1,645	10.3%
\$100,000-124,999	1,904	13.8%	2,280	14.2%
\$125,000-149,999	1,744	12.6%	2,278	14.2%
\$150000-199999	1,406	10.2%	1,843	11.5%
\$200,000-249,999	543	3.9%	750	4.7%
\$250,000-299,999	318	2.3%	456	2.9%
\$300,000-399,999	149	1.1%	167	1.0%
\$400,000-499,999	158	1.1%	217	1.4%
\$500,000+	301	2.2%	401	2.5%
Median Household Income	\$91,875	-	\$103,302	-
Average Household Income	\$116,897	-	\$127,200	-
Per Capita Income	\$49,542	-	\$55,006	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,424	84.9%	27,125	83.3%	30,209	81.7%
Black Alone	252	0.8%	318	1.0%	382	1.0%
American Indian	205	0.7%	235	0.7%	272	0.7%
Asian Alone	263	0.9%	325	1.0%	405	1.1%
Pacific Islander	33	0.1%	42	0.1%	52	0.1%
Some Other Race	1,170	3.9%	1,412	4.3%	1,776	4.8%
Two or More Races	2,608	8.7%	3,127	9.6%	3,904	10.6%
Hispanic (Any Race)	3,552	11.9%	4,326	13.3%	5,474	14.8%

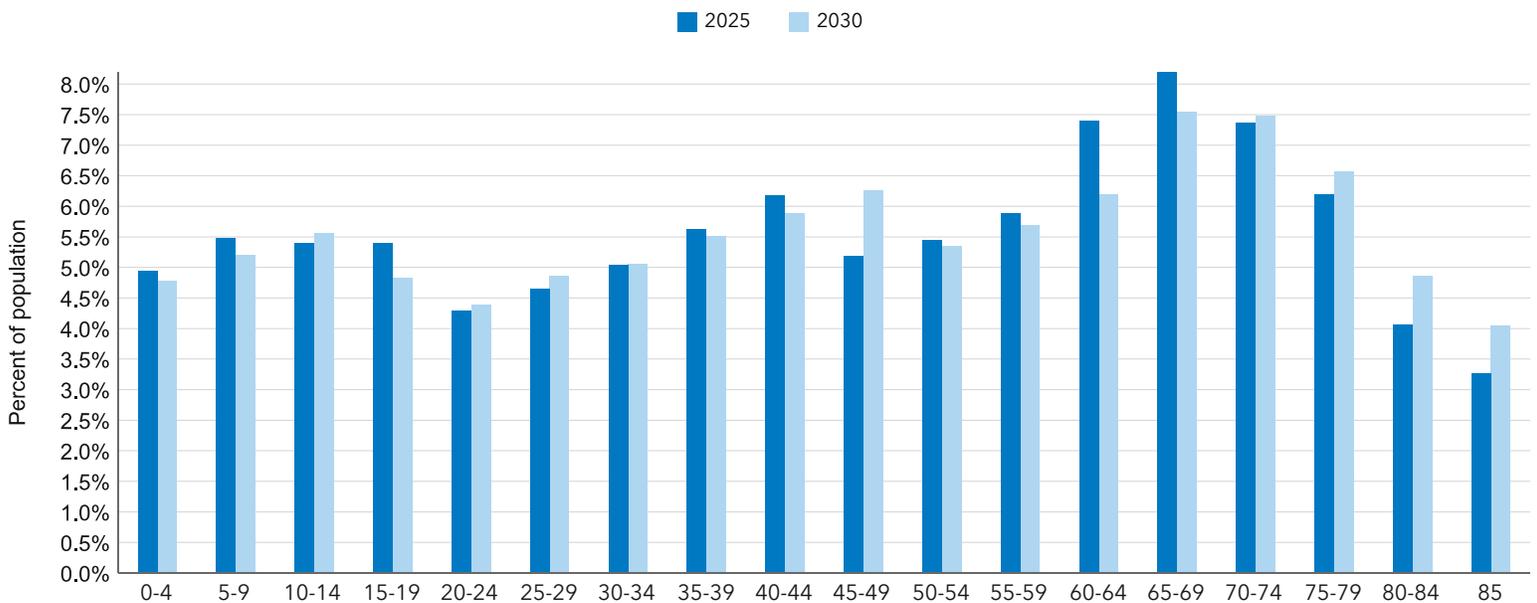
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



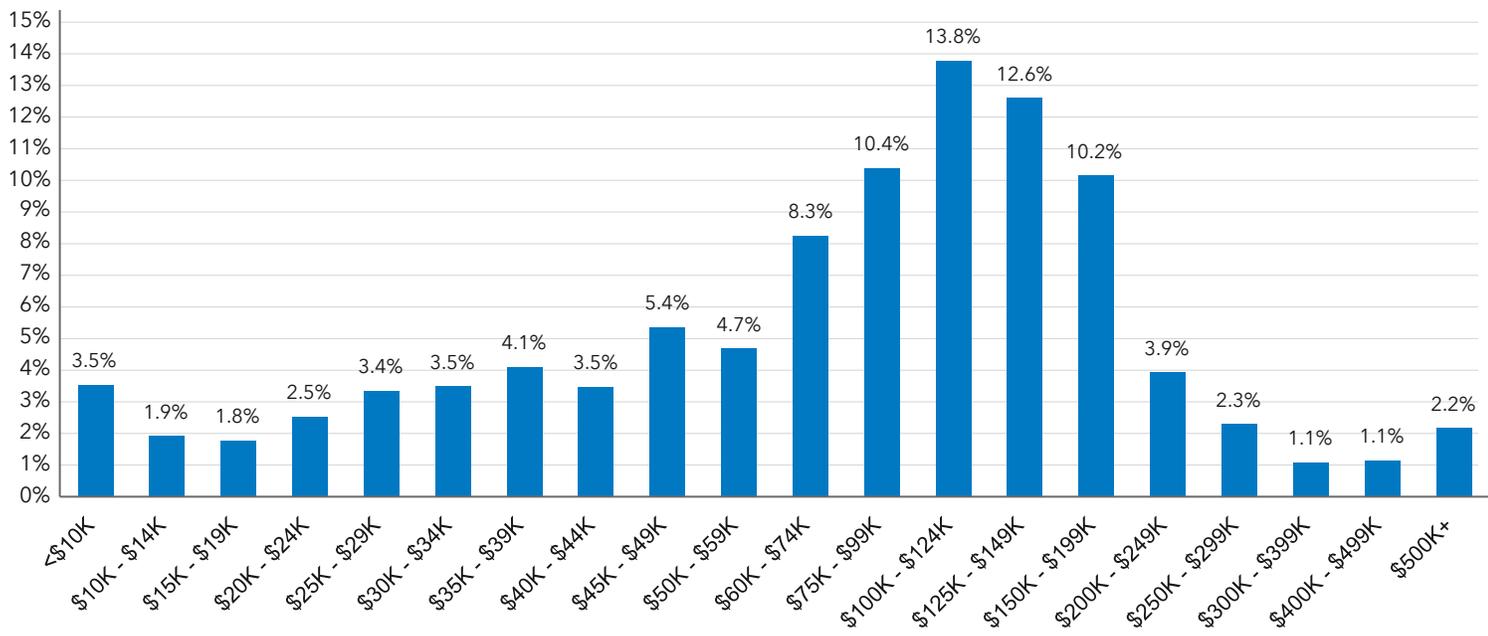
Population by Age



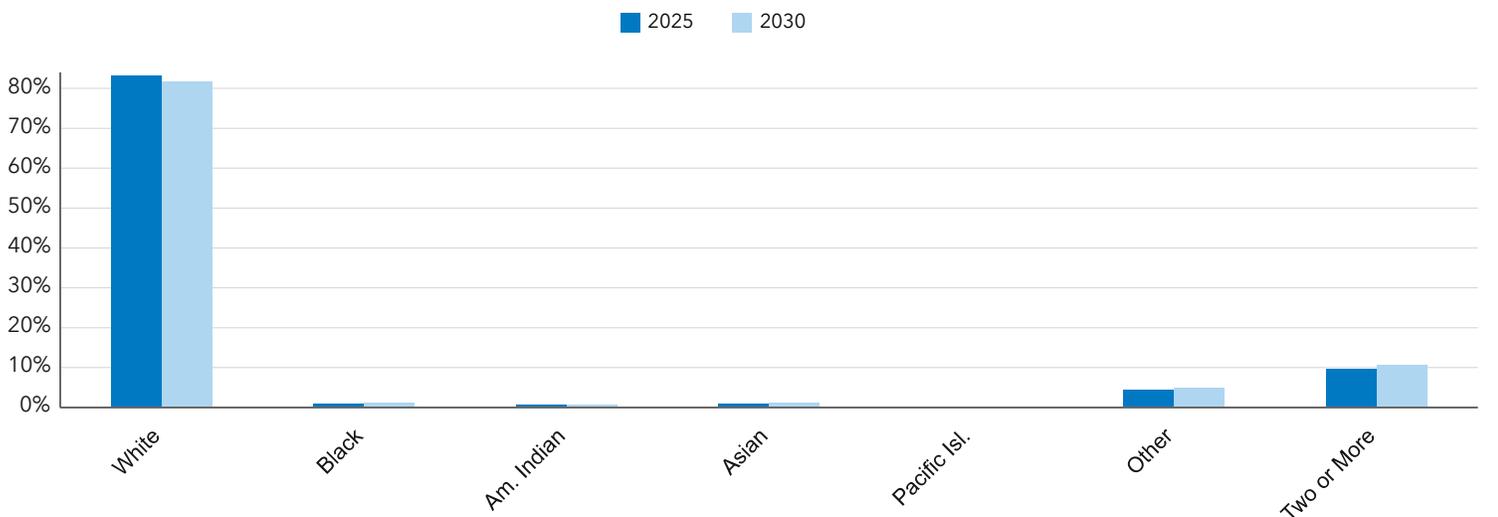
Key Indicators for 2025



Households by Income for 2025



Population by Race





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.

<u>Crest Real Estate Advisors LLC</u>	<u>9006236</u>	<u>dfwneal@gmail.com</u>	<u>(972)804-0742</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>(972)804-0742</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972.804.0742</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

Crest Real Estate Advisors, 405 S Hwy 121, Suite#A250 Lewisville TX 75067

Phone: 972.804.0742

Fax: 469.519.3492

3015 James -

Neal Agrawal

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