

**FOR  
SALE**

**7040 INDEPENDENCE PKWY  
FRISCO, TX 75035**



## **PRIME FRISCO LOCATION**

### **CHILDCARE BUILDING FOR SALE**

- Asking- \$5,500,000
- Building only Sale
- Currently a Childcare Center
- Building size- 17,926 sqft
- Lot size- 2.2 acres approx.
- Year built- 2013
- Current licensed capacity- 364
- 11 large Classrooms, Gym, Commercial Kitchen, Office, Splash pad, large Playground with turf
- Full frontage on Independence Pkwy
- High Income Demographic area
- Retail zoning with possible uses- Retail, Restaurant, Office, Medical, Bank, Fitness Center, Community Center & more

**\*Please do not contact or disturb the Childcare Operator/Tenant. Please schedule all tours/visits with the Listing Agent.**



**Neal Agrawal**

**972-804-0742**

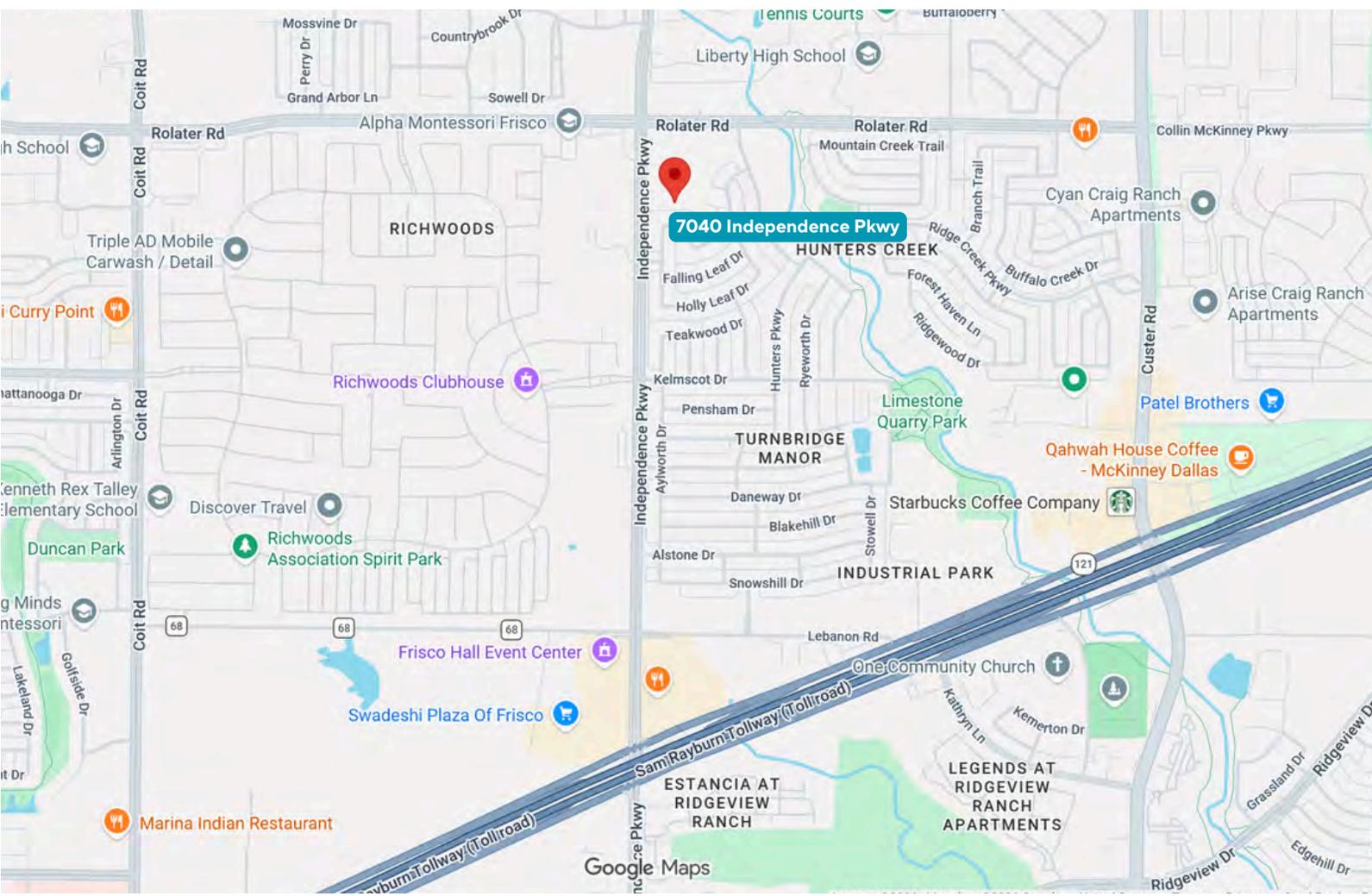
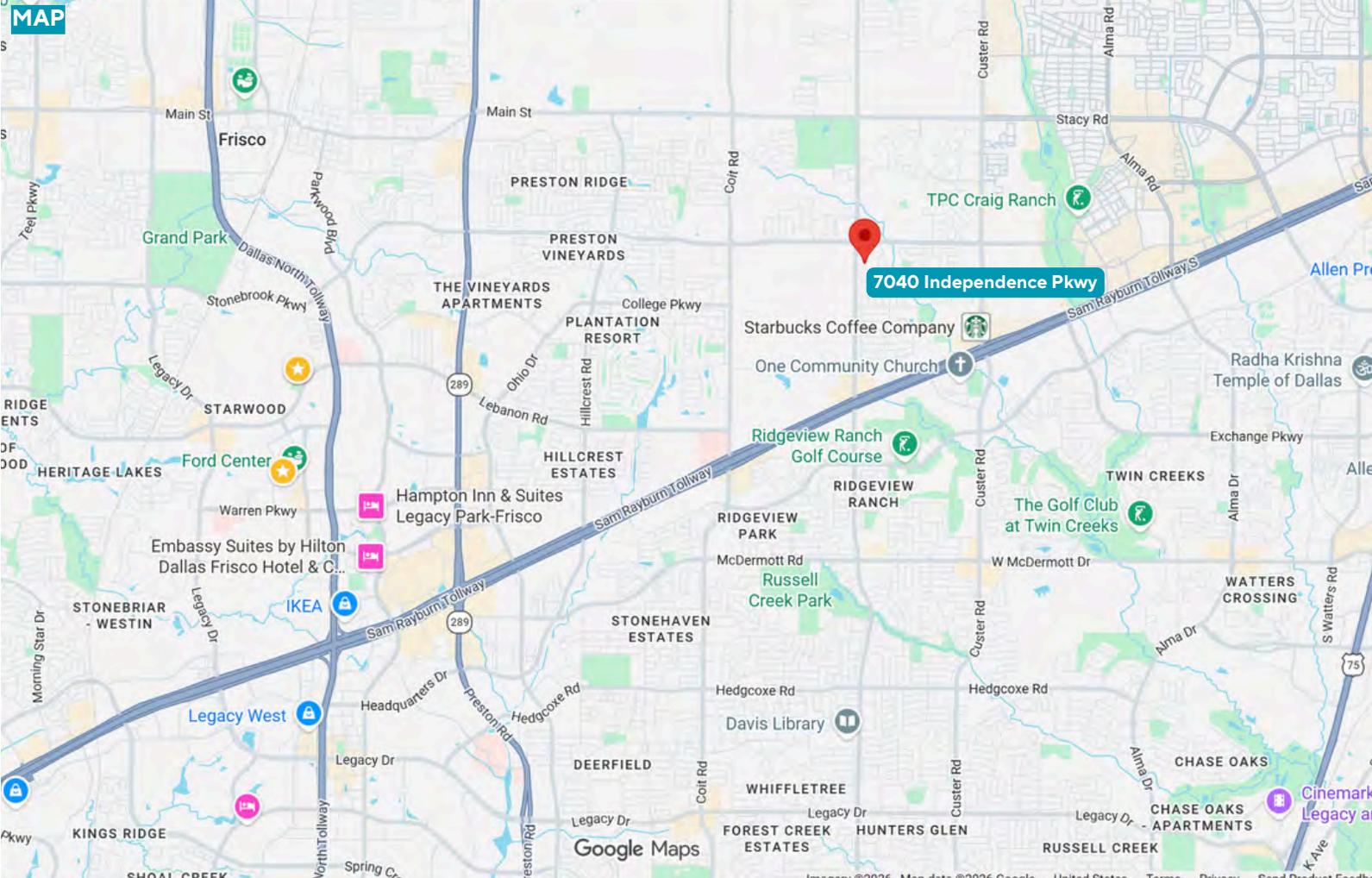
**dfwneal@gmail.com**

**Crest Real Estate Advisors**

**WWW.PRESCHOOLEXCHANGE.COM**







**AERIAL VIEW**

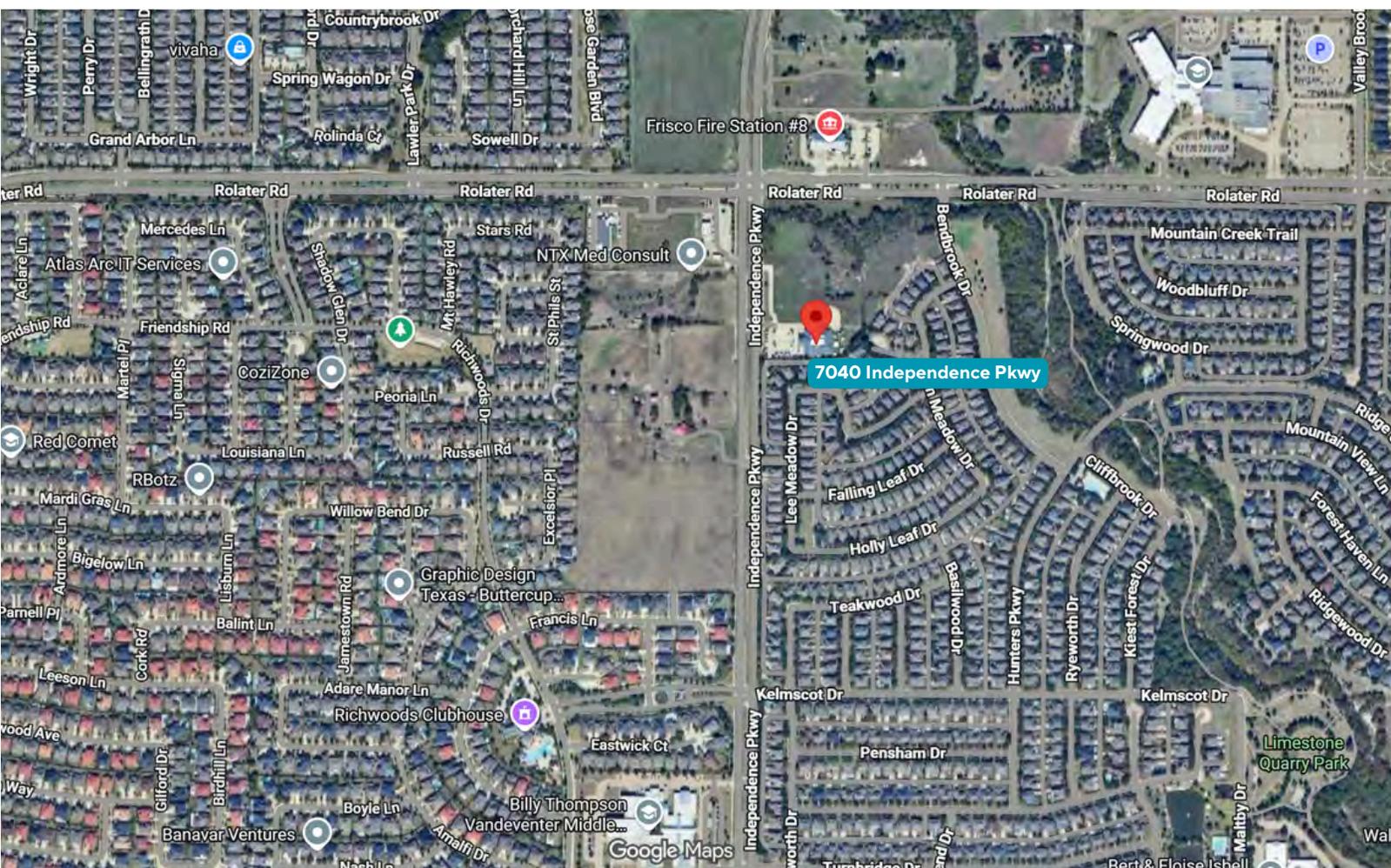
Independence Pkwy  
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Independence Pkwy



7040 Independence Pkwy

Adderberry Dr

Google Maps



7040 Independence Pkwy

Google Maps

# Evacuation Plan

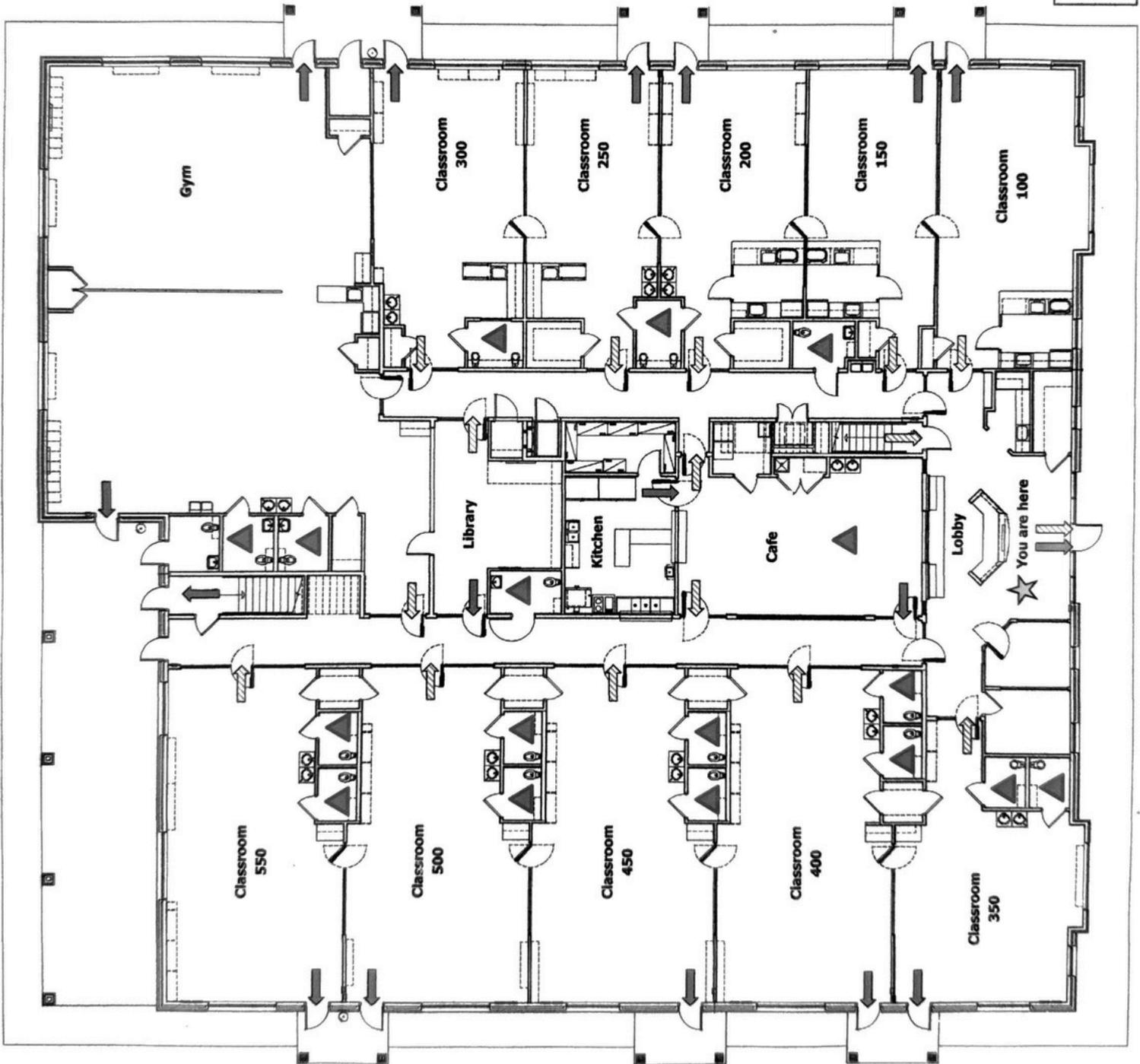
## #66 T

**Legend:**

- ➔ Primary Exit
- ➔ Secondary Exit
- ★ You are here
- ▲ Severe Weather Shelter

**Evacuation Plan**

Designated meeting place in rear playground.



# Demographic and Income Profile

7040 Independence Pkwy, Frisco, Texas, 75035  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.13550  
Longitude: -96.74939

Summary	Census 2010	Census 2020	2025	2030
Population	5,740	11,770	14,085	15,251
Households	1,652	3,123	3,768	4,098
Families	1,469	2,942	3,505	3,796
Average Household Size	3.47	3.77	3.74	3.72
Owner Occupied Housing Units	1,544	2,908	3,360	3,671
Renter Occupied Housing Units	108	215	408	427
Median Age	33.4	36.9	38.9	39.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.60%	1.10%	0.42%
Households	1.69%	1.41%	0.64%
Families	1.61%	1.31%	0.54%
Owner HHs	1.79%	1.80%	0.91%
Median Household Income	0.75%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	0	0.0%	0	0.0%
\$15,000 - \$24,999	20	0.5%	16	0.4%
\$25,000 - \$34,999	9	0.2%	7	0.2%
\$35,000 - \$49,999	54	1.4%	41	1.0%
\$50,000 - \$74,999	105	2.8%	89	2.2%
\$75,000 - \$99,999	224	5.9%	186	4.5%
\$100,000 - \$149,999	415	11.0%	357	8.7%
\$150,000 - \$199,999	569	15.1%	554	13.5%
\$200,000+	2,372	63.0%	2,848	69.5%

Median Household Income	\$220,512	\$228,922
Average Household Income	\$262,992	\$274,058
Per Capita Income	\$73,019	\$76,597

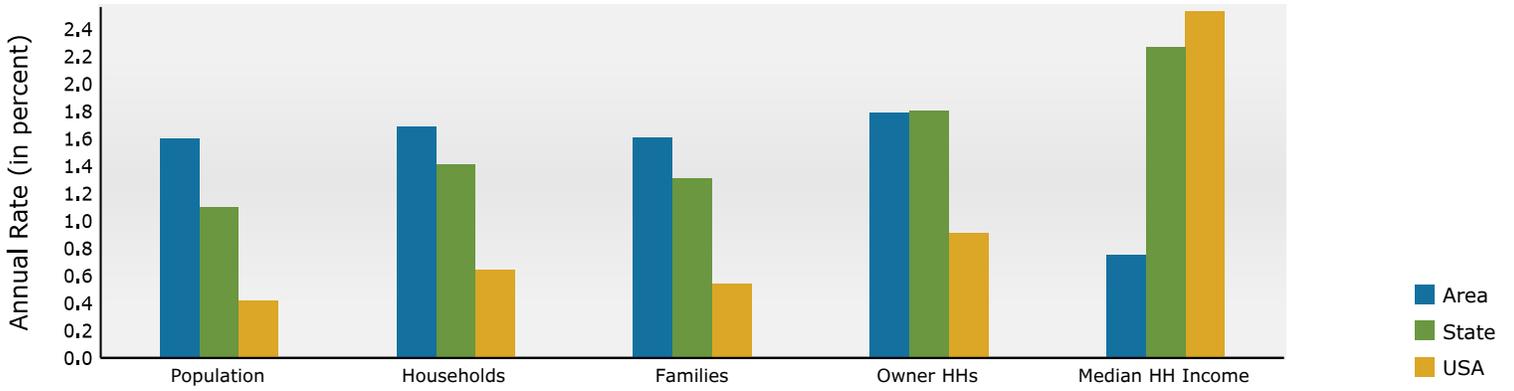
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	607	10.6%	544	4.6%	625	4.4%	689	4.5%
5 - 9	785	13.7%	1,092	9.3%	919	6.5%	882	5.8%
10 - 14	613	10.7%	1,542	13.1%	1,421	10.1%	1,216	8.0%
15 - 19	327	5.7%	1,313	11.2%	1,539	10.9%	1,442	9.5%
20 - 24	126	2.2%	523	4.4%	898	6.4%	1,059	6.9%
25 - 34	542	9.4%	555	4.7%	1,138	8.1%	1,823	12.0%
35 - 44	1,447	25.2%	2,250	19.1%	1,786	12.7%	1,528	10.0%
45 - 54	774	13.5%	2,474	21.0%	3,208	22.8%	3,168	20.8%
55 - 64	305	5.3%	804	6.8%	1,534	10.9%	2,097	13.7%
65 - 74	145	2.5%	423	3.6%	598	4.2%	790	5.2%
75 - 84	56	1.0%	216	1.8%	352	2.5%	445	2.9%
85+	10	0.2%	35	0.3%	66	0.5%	112	0.7%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,282	74.6%	4,269	36.3%	3,942	28.0%	3,589	23.5%
Black Alone	258	4.5%	459	3.9%	539	3.8%	555	3.6%
American Indian Alone	34	0.6%	42	0.4%	39	0.3%	37	0.2%
Asian Alone	896	15.6%	6,078	51.6%	8,567	60.8%	10,034	65.8%
Pacific Islander Alone	3	0.1%	9	0.1%	10	0.1%	10	0.1%
Some Other Race Alone	99	1.7%	183	1.6%	193	1.4%	200	1.3%
Two or More Races	168	2.9%	730	6.2%	795	5.6%	827	5.4%
Hispanic Origin (Any Race)	409	7.1%	686	5.8%	730	5.2%	767	5.0%

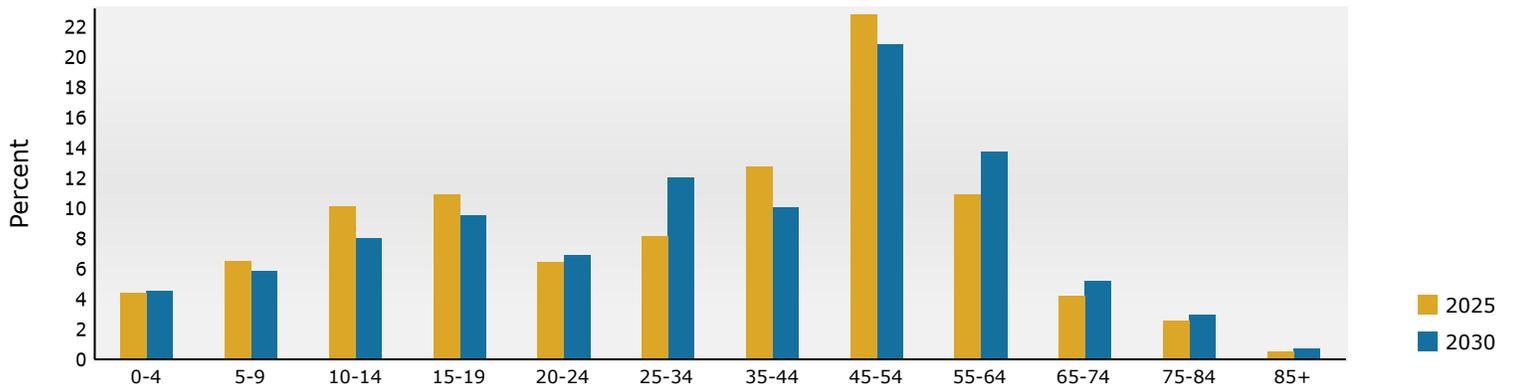
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

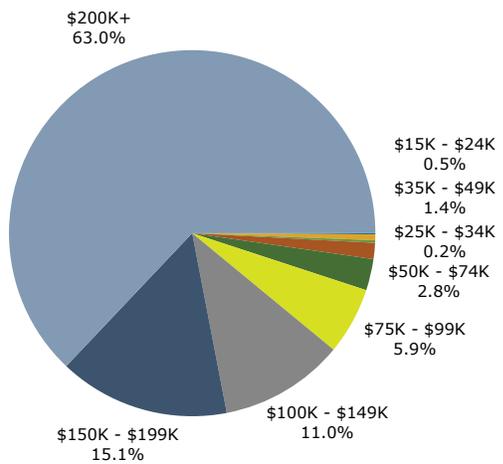
## Trends 2025-2030



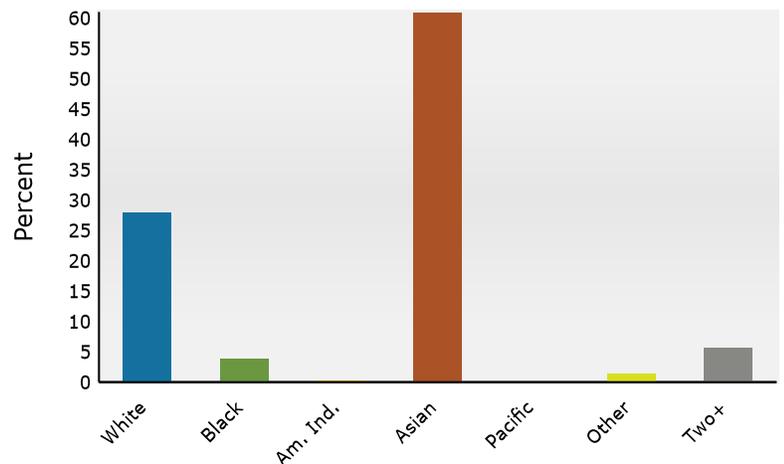
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 5.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

7040 Independence Pkwy, Frisco, Texas, 75035  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 33.13550  
Longitude: -96.74939

Summary	Census 2010	Census 2020	2025	2030
Population	71,931	113,666	132,160	145,748
Households	24,767	37,657	43,920	48,786
Families	19,150	30,016	34,050	37,417
Average Household Size	2.90	3.02	3.01	2.98
Owner Occupied Housing Units	18,612	25,510	29,471	31,572
Renter Occupied Housing Units	6,154	12,147	14,449	17,214
Median Age	34.1	36.5	37.5	37.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.98%	1.10%	0.42%
Households	2.12%	1.41%	0.64%
Families	1.90%	1.31%	0.54%
Owner HHs	1.39%	1.80%	0.91%
Median Household Income	1.98%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,320	3.0%	1,279	2.6%
\$15,000 - \$24,999	857	2.0%	714	1.5%
\$25,000 - \$34,999	864	2.0%	729	1.5%
\$35,000 - \$49,999	1,788	4.1%	1,634	3.3%
\$50,000 - \$74,999	3,971	9.0%	3,870	7.9%
\$75,000 - \$99,999	3,773	8.6%	3,678	7.5%
\$100,000 - \$149,999	7,197	16.4%	7,415	15.2%
\$150,000 - \$199,999	6,773	15.4%	7,636	15.7%
\$200,000+	17,378	39.6%	21,830	44.7%

Median Household Income	\$163,009	\$179,804
Average Household Income	\$199,340	\$213,679
Per Capita Income	\$66,865	\$72,297

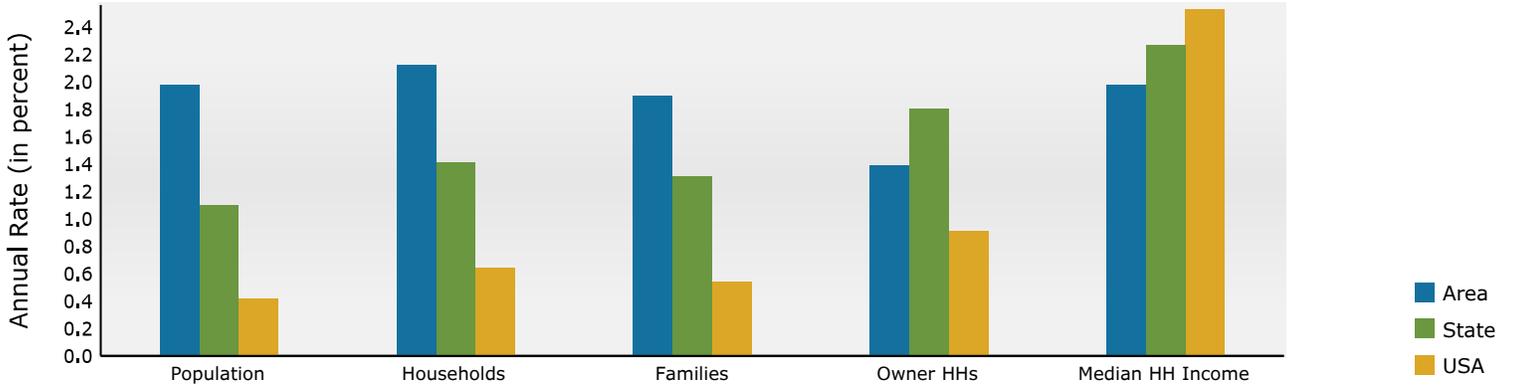
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,310	8.8%	6,352	5.6%	7,074	5.4%	7,739	5.3%
5 - 9	7,605	10.6%	9,644	8.5%	9,007	6.8%	8,990	6.2%
10 - 14	6,648	9.2%	11,420	10.0%	11,431	8.6%	10,573	7.3%
15 - 19	4,335	6.0%	9,804	8.6%	10,960	8.3%	10,862	7.5%
20 - 24	2,445	3.4%	6,168	5.4%	8,446	6.4%	9,341	6.4%
25 - 34	9,692	13.5%	10,715	9.4%	15,105	11.4%	20,842	14.3%
35 - 44	16,245	22.6%	20,579	18.1%	19,692	14.9%	18,431	12.6%
45 - 54	10,179	14.2%	20,109	17.7%	23,895	18.1%	24,473	16.8%
55 - 64	4,921	6.8%	10,231	9.0%	14,704	11.1%	18,836	12.9%
65 - 74	2,469	3.4%	5,499	4.8%	7,160	5.4%	9,463	6.5%
75 - 84	836	1.2%	2,586	2.3%	3,803	2.9%	4,865	3.3%
85+	247	0.3%	559	0.5%	885	0.7%	1,331	0.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	49,653	69.0%	48,016	42.2%	44,957	34.0%	43,485	29.8%
Black Alone	5,527	7.7%	10,312	9.1%	12,180	9.2%	13,122	9.0%
American Indian Alone	322	0.4%	505	0.4%	497	0.4%	494	0.3%
Asian Alone	12,719	17.7%	41,999	36.9%	60,594	45.8%	73,377	50.3%
Pacific Islander Alone	33	0.0%	67	0.1%	74	0.1%	80	0.1%
Some Other Race Alone	1,422	2.0%	2,866	2.5%	3,045	2.3%	3,330	2.3%
Two or More Races	2,256	3.1%	9,901	8.7%	10,813	8.2%	11,860	8.1%
Hispanic Origin (Any Race)	6,650	9.2%	10,304	9.1%	11,027	8.3%	12,188	8.4%

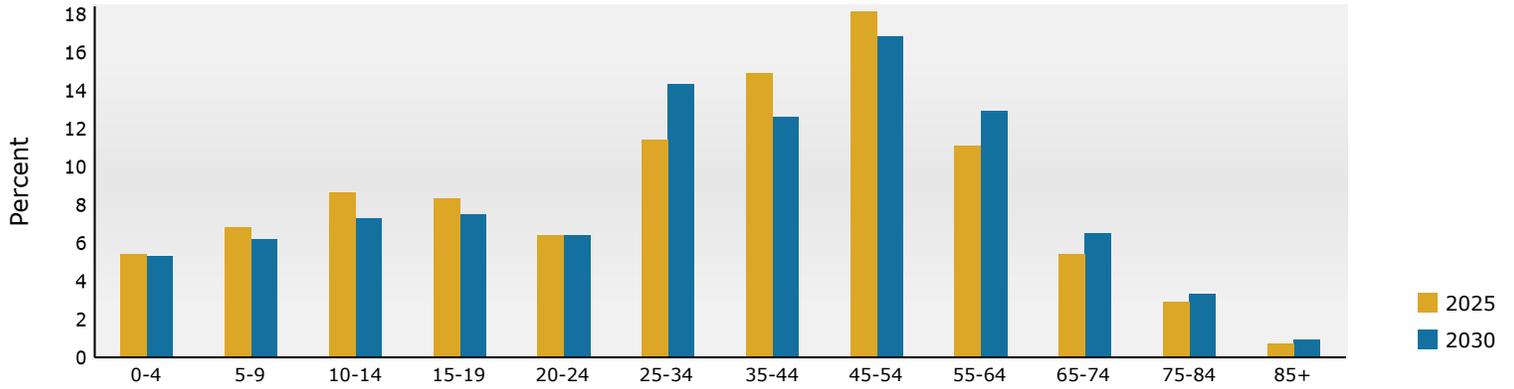
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

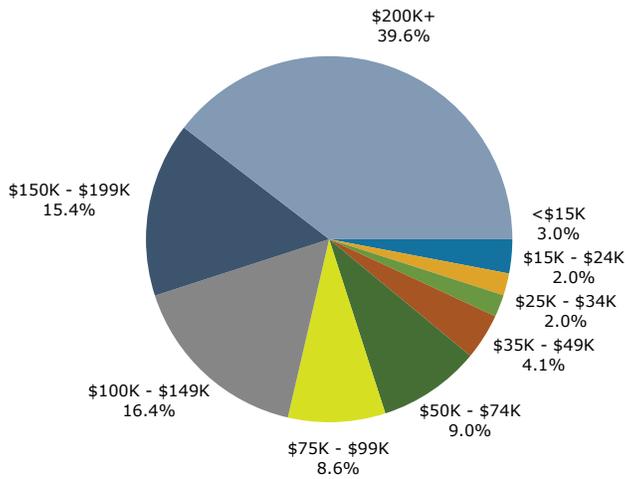
## Trends 2025-2030



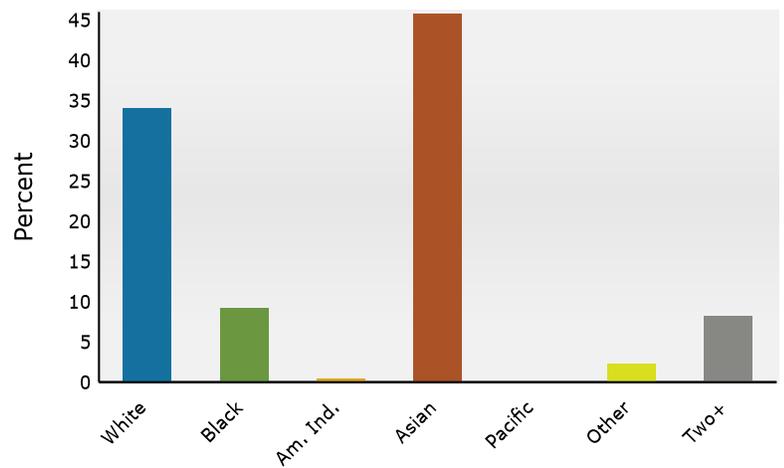
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 8.3%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Demographic and Income Profile

7040 Independence Pkwy, Frisco, Texas, 75035  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 33.13550  
Longitude: -96.74939

Summary	Census 2010	Census 2020	2025	2030
Population	233,321	335,341	368,021	391,656
Households	81,598	117,066	131,942	142,715
Families	62,780	89,393	96,798	102,836
Average Household Size	2.86	2.86	2.78	2.74
Owner Occupied Housing Units	59,836	73,819	80,856	84,800
Renter Occupied Housing Units	21,762	43,247	51,086	57,915
Median Age	34.6	36.6	37.5	38.0

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.25%	1.10%	0.42%
Households	1.58%	1.41%	0.64%
Families	1.22%	1.31%	0.54%
Owner HHs	0.96%	1.80%	0.91%
Median Household Income	1.88%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	4,539	3.4%	4,184	2.9%
\$15,000 - \$24,999	2,546	1.9%	2,122	1.5%
\$25,000 - \$34,999	3,390	2.6%	2,817	2.0%
\$35,000 - \$49,999	6,518	4.9%	5,905	4.1%
\$50,000 - \$74,999	13,522	10.2%	13,235	9.3%
\$75,000 - \$99,999	13,322	10.1%	13,327	9.3%
\$100,000 - \$149,999	24,587	18.6%	25,542	17.9%
\$150,000 - \$199,999	18,971	14.4%	20,843	14.6%
\$200,000+	44,542	33.8%	54,734	38.4%
Median Household Income	\$143,852		\$157,887	
Average Household Income	\$181,484		\$194,523	
Per Capita Income	\$65,182		\$71,024	

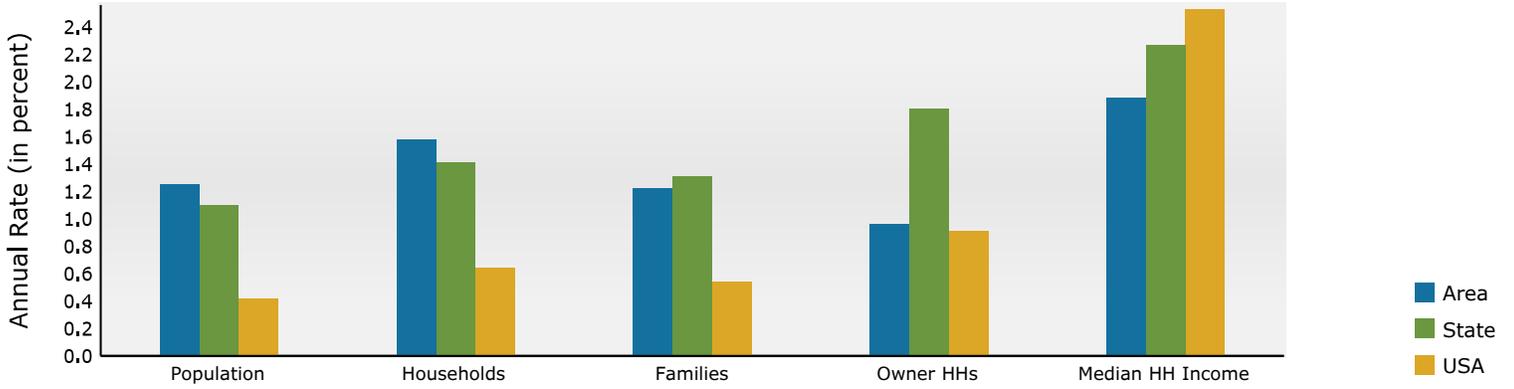
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,929	8.1%	19,423	5.8%	20,239	5.5%	21,304	5.4%
5 - 9	22,449	9.6%	26,301	7.8%	24,194	6.6%	23,393	6.0%
10 - 14	21,162	9.1%	29,789	8.9%	28,598	7.8%	26,383	6.7%
15 - 19	15,221	6.5%	26,799	8.0%	27,736	7.5%	26,806	6.8%
20 - 24	8,992	3.9%	18,989	5.7%	23,657	6.4%	25,029	6.4%
25 - 34	31,523	13.5%	37,736	11.3%	47,342	12.9%	57,826	14.8%
35 - 44	47,221	20.2%	56,299	16.8%	54,420	14.8%	52,917	13.5%
45 - 54	35,943	15.4%	54,491	16.2%	60,121	16.3%	60,185	15.4%
55 - 64	19,041	8.2%	34,446	10.3%	42,356	11.5%	48,872	12.5%
65 - 74	8,709	3.7%	19,697	5.9%	23,509	6.4%	28,894	7.4%
75 - 84	3,174	1.4%	8,948	2.7%	12,534	3.4%	15,438	3.9%
85+	957	0.4%	2,423	0.7%	3,313	0.9%	4,608	1.2%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	162,737	69.7%	159,608	47.6%	149,496	40.6%	142,772	36.5%
Black Alone	18,226	7.8%	32,808	9.8%	37,977	10.3%	40,218	10.3%
American Indian Alone	1,053	0.5%	1,623	0.5%	1,520	0.4%	1,514	0.4%
Asian Alone	37,542	16.1%	97,541	29.1%	132,132	35.9%	156,349	39.9%
Pacific Islander Alone	119	0.1%	222	0.1%	240	0.1%	255	0.1%
Some Other Race Alone	6,414	2.7%	10,835	3.2%	11,341	3.1%	12,387	3.2%
Two or More Races	7,230	3.1%	32,705	9.8%	35,315	9.6%	38,161	9.7%
Hispanic Origin (Any Race)	24,304	10.4%	36,578	10.9%	38,697	10.5%	42,304	10.8%

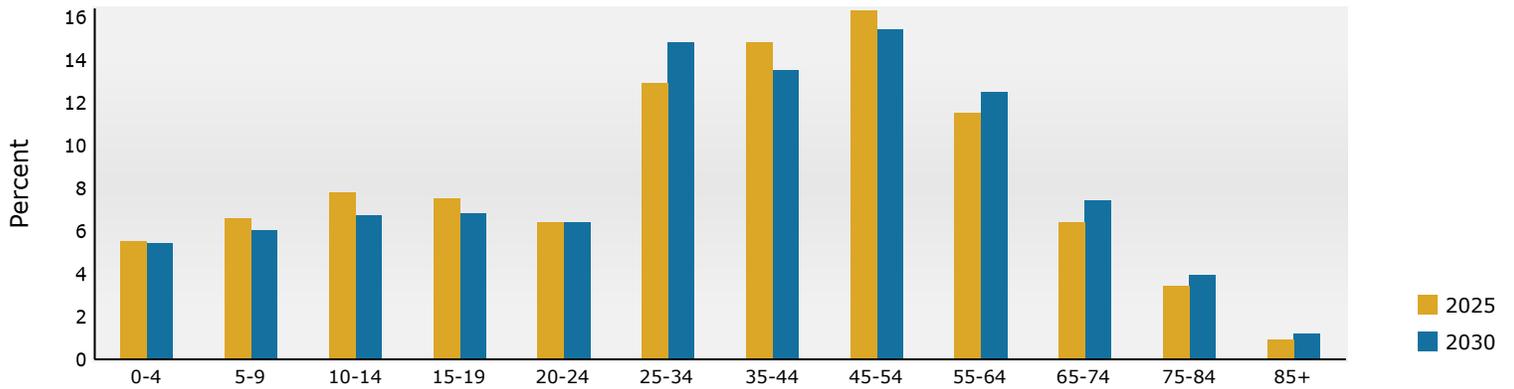
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

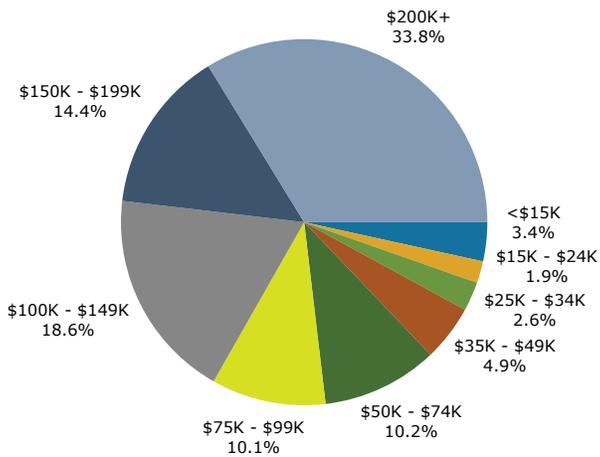
## Trends 2025-2030



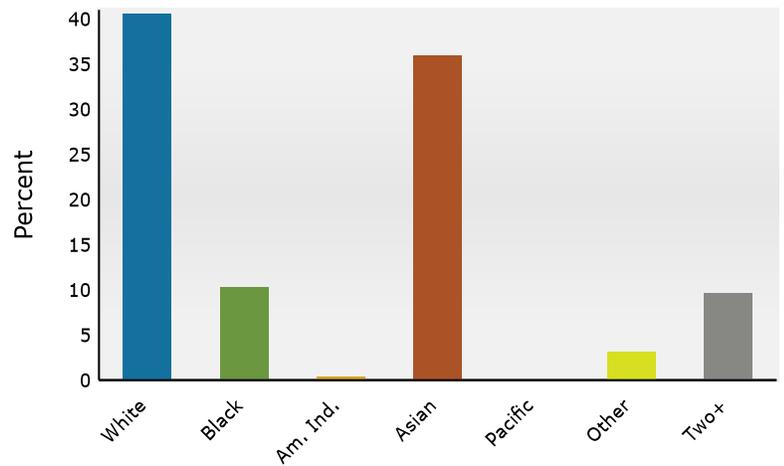
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 10.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.





# 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:
  - 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.

**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	9006236	dfwneal@gmail.com	972-804-0742
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
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
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date