

**FOR  
SALE**

**7480 Stonebrook Pkwy  
Frisco, TX 75034**



- Asking- \$2,600,000
- Building size- 7,073 sqft
- Lot size- 1 acre
- Year built- 1995
- Currently vacant
- Fully furnished Turnkey Building
- FF & E included with sale
- 7/8 Classrooms, Kitchen, Office, Storage & Playground
- Full frontage on Stonebrook Pkwy
- Located close to Dallas North Tollway & Preston Rd
- Avg. Household Income of \$150,000+ within the 3-mile radius



**Neal Agrawal  
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Crest Real Estate Advisors**

**[www.preschoolexchange.com](http://www.preschoolexchange.com)**

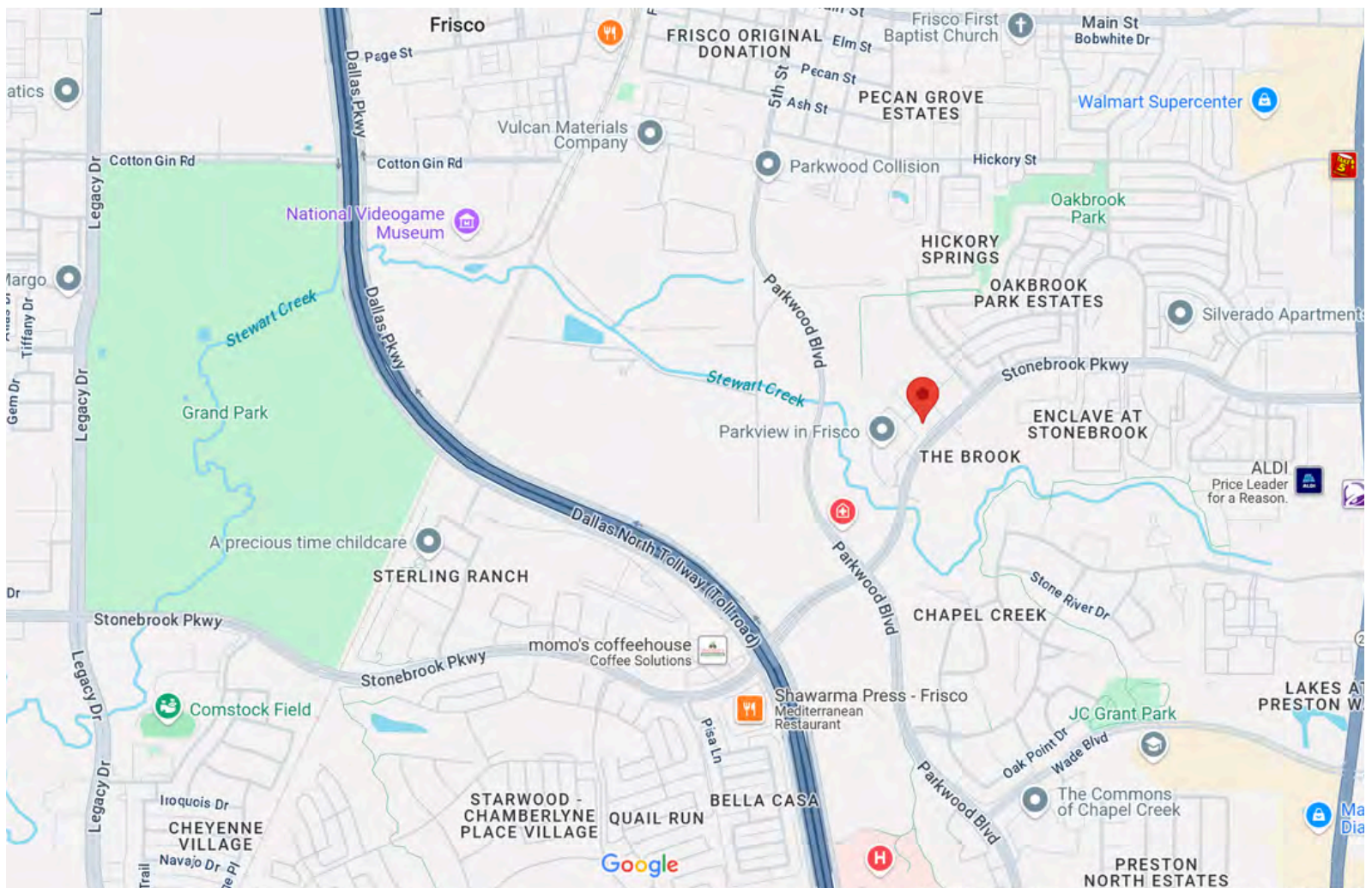
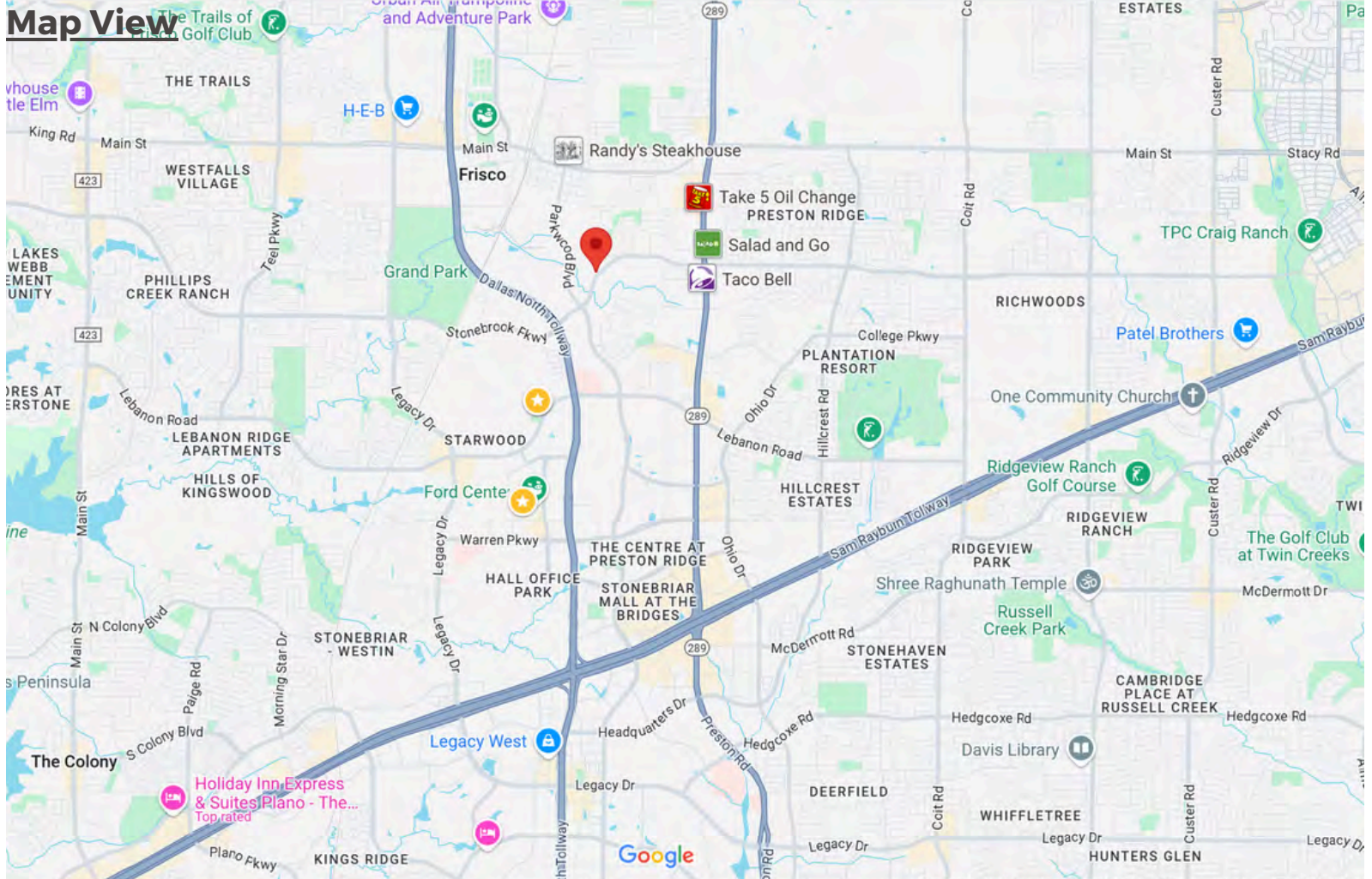
# Pictures



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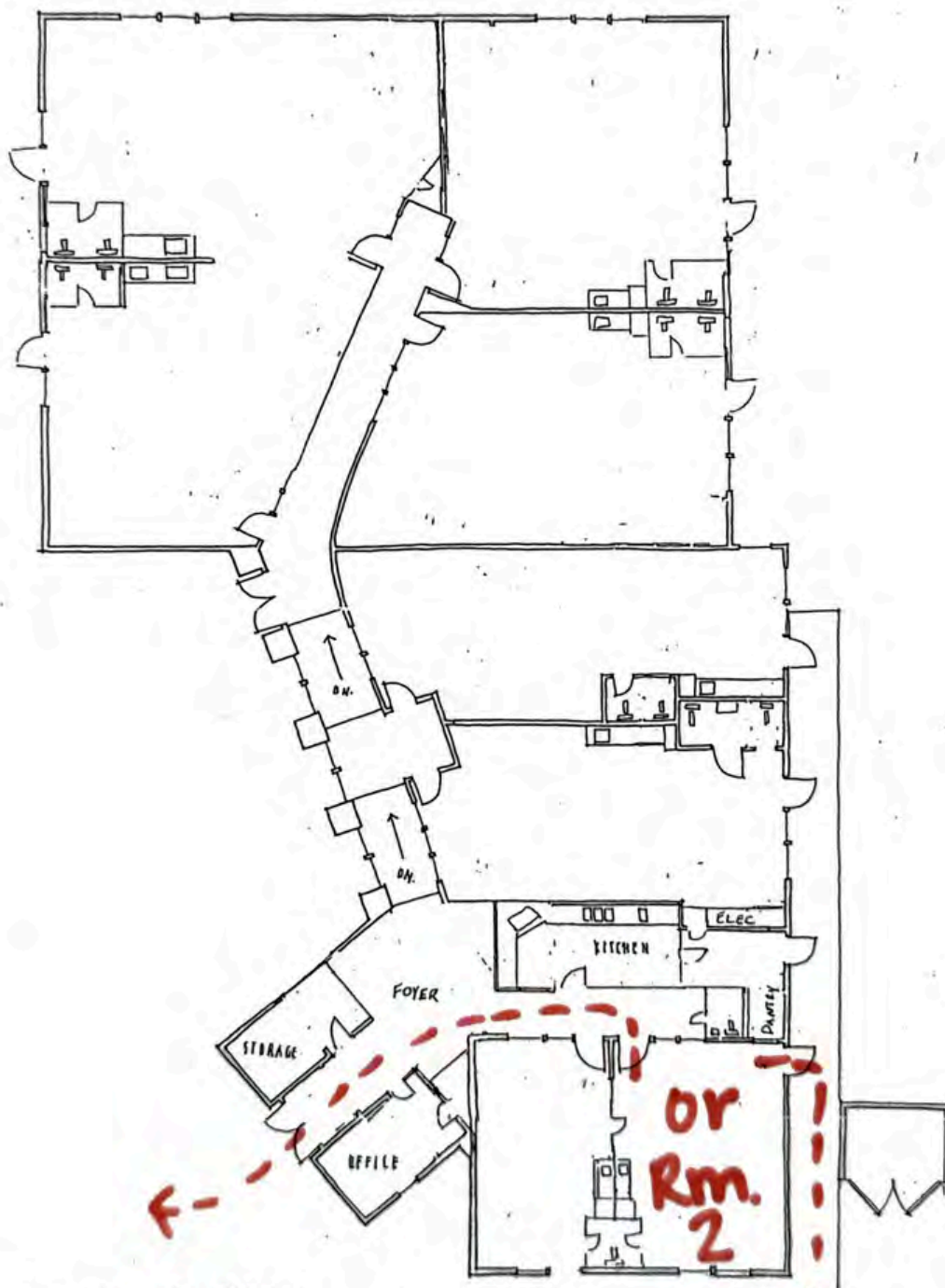


# Map View





# Fire Evaluation Plan



 FLOOR PLAN



## Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034  
 Ring: 1 mile radius

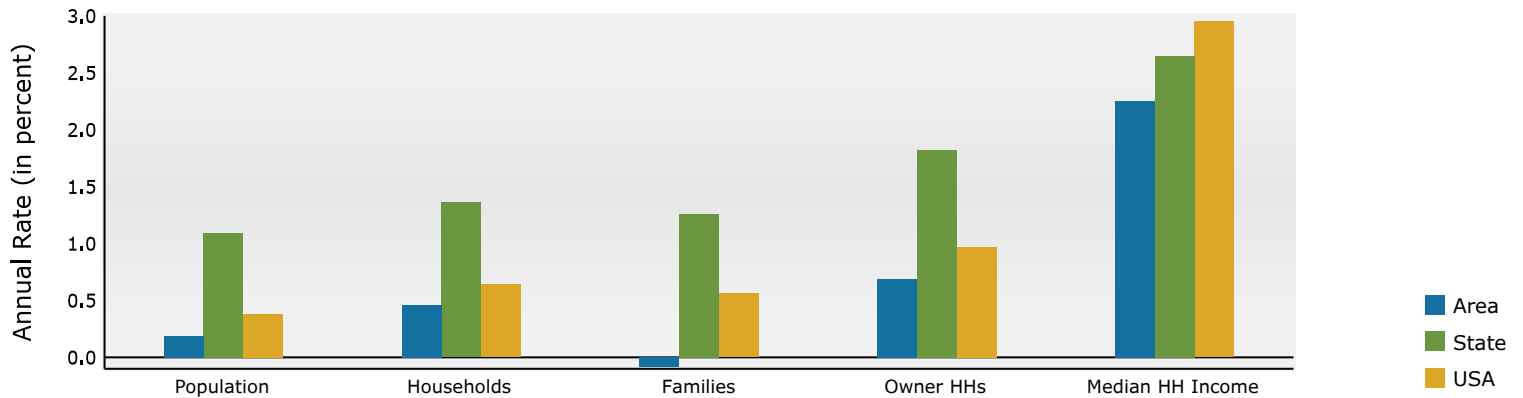
Prepared by Esri  
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 Longitude: -96.81964

Summary	Census 2010		Census 2020		2024		2029	
Population	8,781		11,459		11,551		11,664	
Households	3,346		4,787		4,943		5,058	
Families	2,219		2,931		2,887		2,876	
Average Household Size	2.62		2.38		2.32		2.29	
Owner Occupied Housing Units	1,566		1,592		1,667		1,725	
Renter Occupied Housing Units	1,780		3,195		3,276		3,333	
Median Age	32.0		34.5		34.5		36.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.19%		1.09%		0.38%			
Households	0.46%		1.36%		0.64%			
Families	-0.08%		1.26%		0.56%			
Owner HHs	0.69%		1.82%		0.97%			
Median Household Income	2.25%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			279	5.6%	237	4.7%		
\$15,000 - \$24,999			167	3.4%	125	2.5%		
\$25,000 - \$34,999			402	8.1%	320	6.3%		
\$35,000 - \$49,999			546	11.0%	456	9.0%		
\$50,000 - \$74,999			893	18.1%	891	17.6%		
\$75,000 - \$99,999			689	13.9%	758	15.0%		
\$100,000 - \$149,999			966	19.5%	1,085	21.5%		
\$150,000 - \$199,999			353	7.1%	486	9.6%		
\$200,000+			647	13.1%	700	13.8%		
Median Household Income			\$80,339		\$89,809			
Average Household Income			\$114,900		\$127,543			
Per Capita Income			\$48,284		\$54,469			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	711	8.1%	597	5.2%	614	5.3%	605	5.2%
5 - 9	770	8.8%	718	6.3%	581	5.0%	572	4.9%
10 - 14	676	7.7%	831	7.3%	659	5.7%	571	4.9%
15 - 19	586	6.7%	892	7.8%	743	6.4%	650	5.6%
20 - 24	601	6.8%	877	7.7%	1,034	9.0%	889	7.6%
25 - 34	1,477	16.8%	1,906	16.6%	2,246	19.4%	2,223	19.1%
35 - 44	1,482	16.9%	1,604	14.0%	1,581	13.7%	1,841	15.8%
45 - 54	1,173	13.4%	1,581	13.8%	1,538	13.3%	1,396	12.0%
55 - 64	709	8.1%	1,185	10.3%	1,260	10.9%	1,327	11.4%
65 - 74	353	4.0%	666	5.8%	706	6.1%	848	7.3%
75 - 84	178	2.0%	400	3.5%	381	3.3%	489	4.2%
85+	66	0.8%	203	1.8%	208	1.8%	252	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,128	69.8%	5,620	49.0%	5,273	45.6%	4,936	42.3%
Black Alone	739	8.4%	1,417	12.4%	1,533	13.3%	1,568	13.4%
American Indian Alone	82	0.9%	116	1.0%	110	1.0%	108	0.9%
Asian Alone	344	3.9%	1,132	9.9%	1,354	11.7%	1,579	13.5%
Pacific Islander Alone	2	0.0%	9	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	1,210	13.8%	1,482	12.9%	1,520	13.2%	1,618	13.9%
Two or More Races	276	3.1%	1,683	14.7%	1,753	15.2%	1,846	15.8%
Hispanic Origin (Any Race)	2,660	30.3%	3,213	28.0%	3,305	28.6%	3,509	30.1%

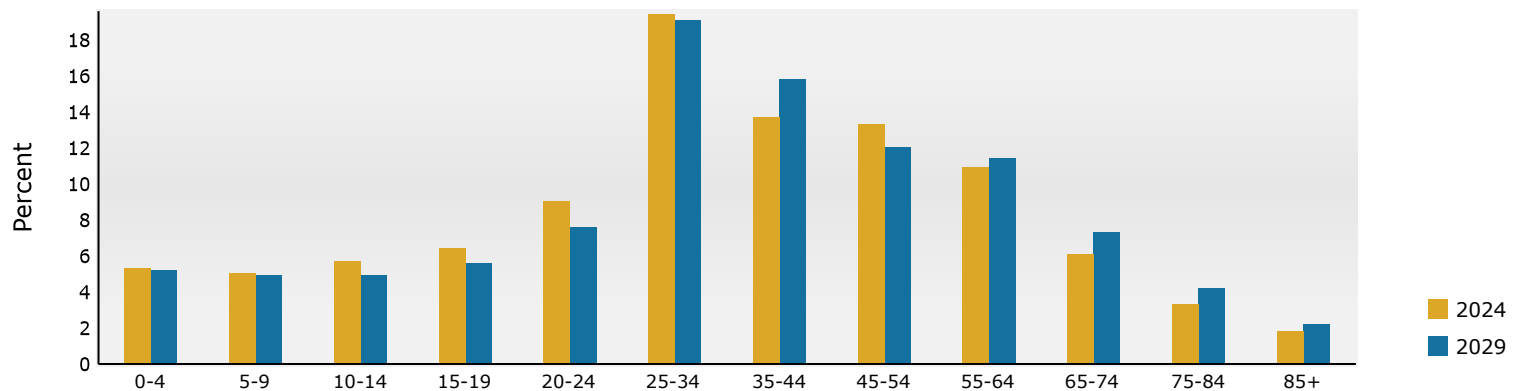
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

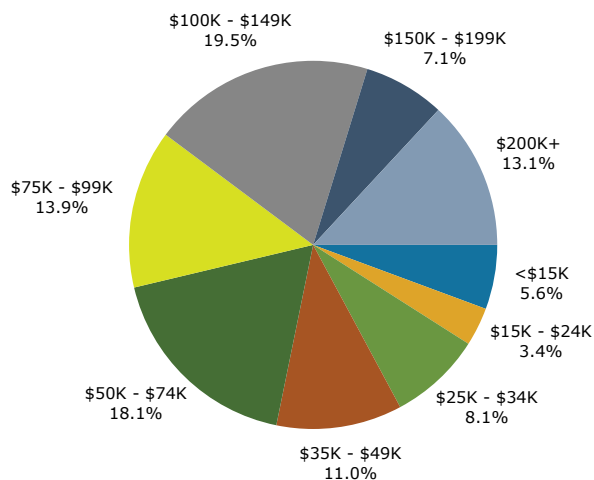
## Trends 2024-2029



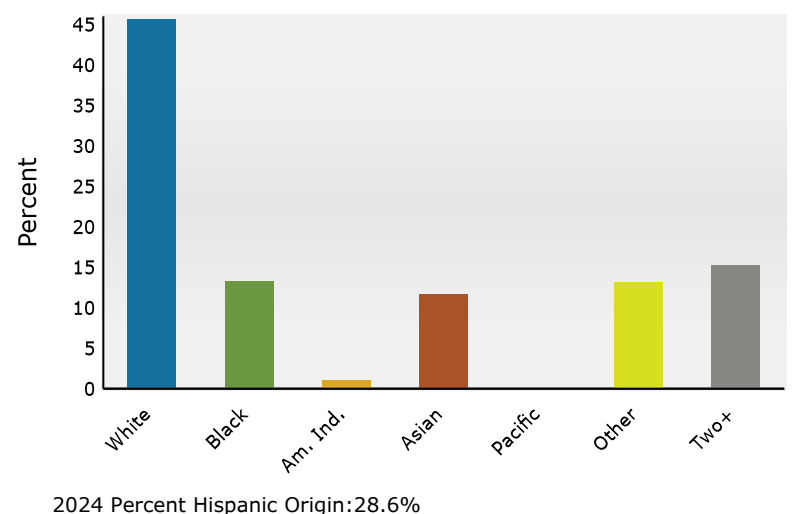
## Population by Age



## 2024 Household Income



## 2024 Population by Race



## Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034  
 Ring: 3 mile radius

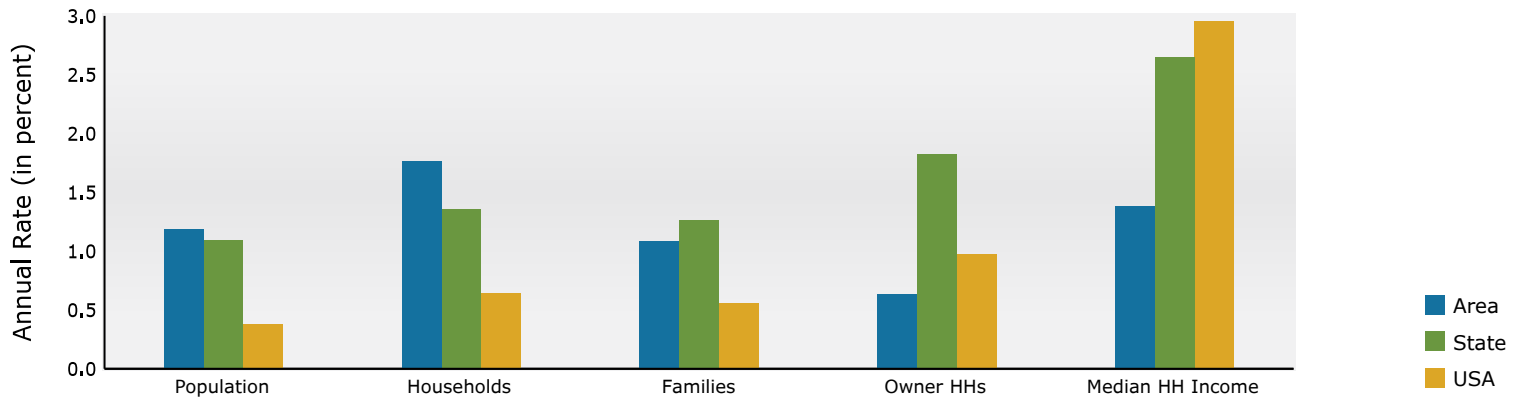
Prepared by Esri  
 Latitude: 33.13831  
 Longitude: -96.81964

Summary	Census 2010		Census 2020		2024		2029	
Population	65,145		89,706		99,917		105,990	
Households	23,613		35,060		40,383		44,056	
Families	17,296		23,444		25,353		26,757	
Average Household Size	2.76		2.55		2.46		2.40	
Owner Occupied Housing Units	16,215		17,632		19,182		19,795	
Renter Occupied Housing Units	7,399		17,428		21,201		24,261	
Median Age	33.9		36.0		36.3		37.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.19%		1.09%		0.38%			
Households	1.76%		1.36%		0.64%			
Families	1.08%		1.26%		0.56%			
Owner HHs	0.63%		1.82%		0.97%			
Median Household Income	1.38%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,384	3.4%	1,236	2.8%		
\$15,000 - \$24,999			1,147	2.8%	867	2.0%		
\$25,000 - \$34,999			1,379	3.4%	1,161	2.6%		
\$35,000 - \$49,999			2,363	5.9%	2,081	4.7%		
\$50,000 - \$74,999			5,360	13.3%	5,628	12.8%		
\$75,000 - \$99,999			5,094	12.6%	5,795	13.2%		
\$100,000 - \$149,999			8,187	20.3%	8,907	20.2%		
\$150,000 - \$199,999			5,666	14.0%	7,074	16.1%		
\$200,000+			9,803	24.3%	11,307	25.7%		
Median Household Income			\$116,318		\$124,575			
Average Household Income			\$158,291		\$171,883			
Per Capita Income			\$63,573		\$70,981			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,498	8.4%	4,677	5.2%	5,158	5.2%	5,310	5.0%
5 - 9	6,435	9.9%	6,051	6.7%	6,047	6.1%	5,876	5.5%
10 - 14	5,656	8.7%	7,275	8.1%	6,891	6.9%	6,673	6.3%
15 - 19	3,960	6.1%	7,238	8.1%	6,924	6.9%	6,544	6.2%
20 - 24	2,711	4.2%	5,979	6.7%	7,453	7.5%	7,136	6.7%
25 - 34	9,521	14.6%	12,241	13.6%	15,506	15.5%	17,326	16.3%
35 - 44	14,000	21.5%	14,203	15.8%	15,599	15.6%	16,752	15.8%
45 - 54	9,207	14.1%	15,317	17.1%	16,032	16.0%	15,880	15.0%
55 - 64	4,747	7.3%	8,806	9.8%	10,738	10.7%	12,210	11.5%
65 - 74	2,264	3.5%	4,657	5.2%	5,531	5.5%	7,156	6.8%
75 - 84	854	1.3%	2,432	2.7%	2,980	3.0%	3,771	3.6%
85+	291	0.4%	831	0.9%	1,059	1.1%	1,355	1.3%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	49,437	75.9%	49,948	55.7%	51,377	51.4%	50,569	47.7%
Black Alone	4,883	7.5%	8,722	9.7%	10,724	10.7%	11,732	11.1%
American Indian Alone	366	0.6%	571	0.6%	600	0.6%	617	0.6%
Asian Alone	5,566	8.5%	15,362	17.1%	19,869	19.9%	23,759	22.4%
Pacific Islander Alone	25	0.0%	71	0.1%	82	0.1%	92	0.1%
Some Other Race Alone	2,855	4.4%	4,795	5.3%	5,409	5.4%	6,083	5.7%
Two or More Races	2,013	3.1%	10,238	11.4%	11,856	11.9%	13,138	12.4%
Hispanic Origin (Any Race)	9,169	14.1%	13,345	14.9%	15,382	15.4%	17,316	16.3%

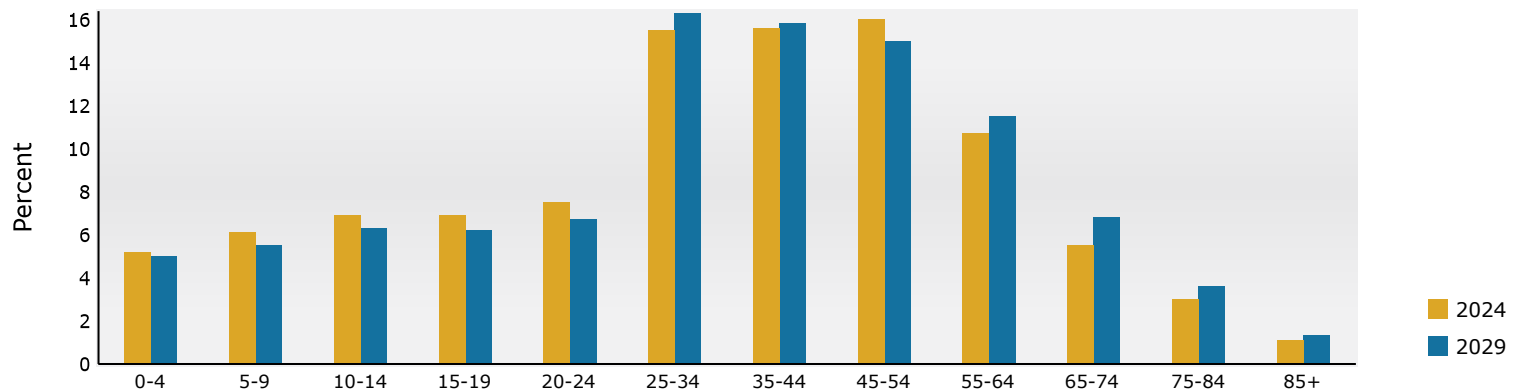
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

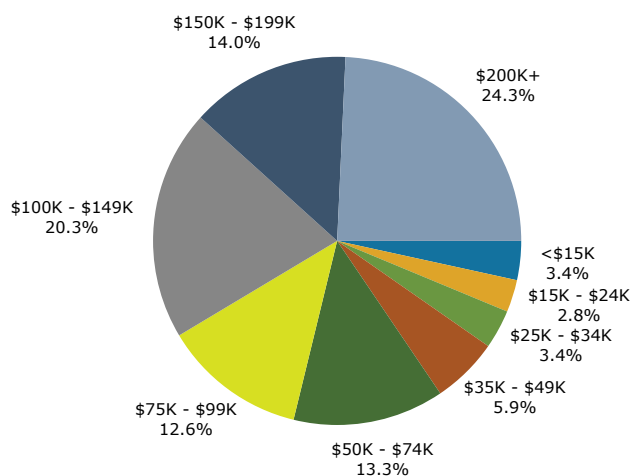
## Trends 2024-2029



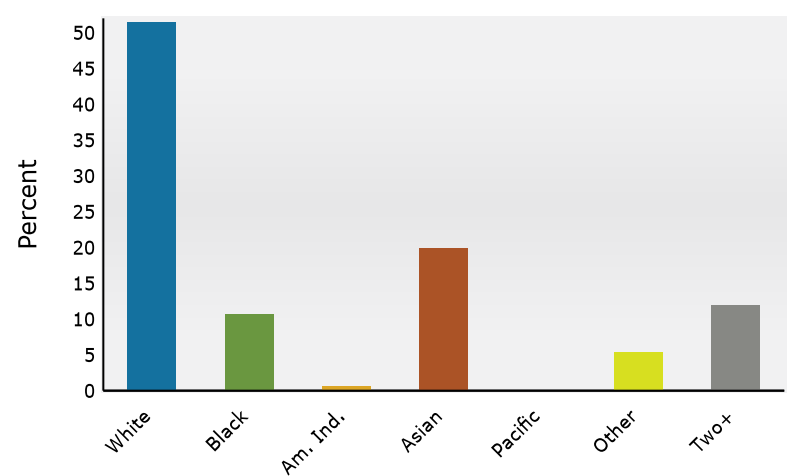
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 15.4%

## Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034  
 Ring: 5 mile radius

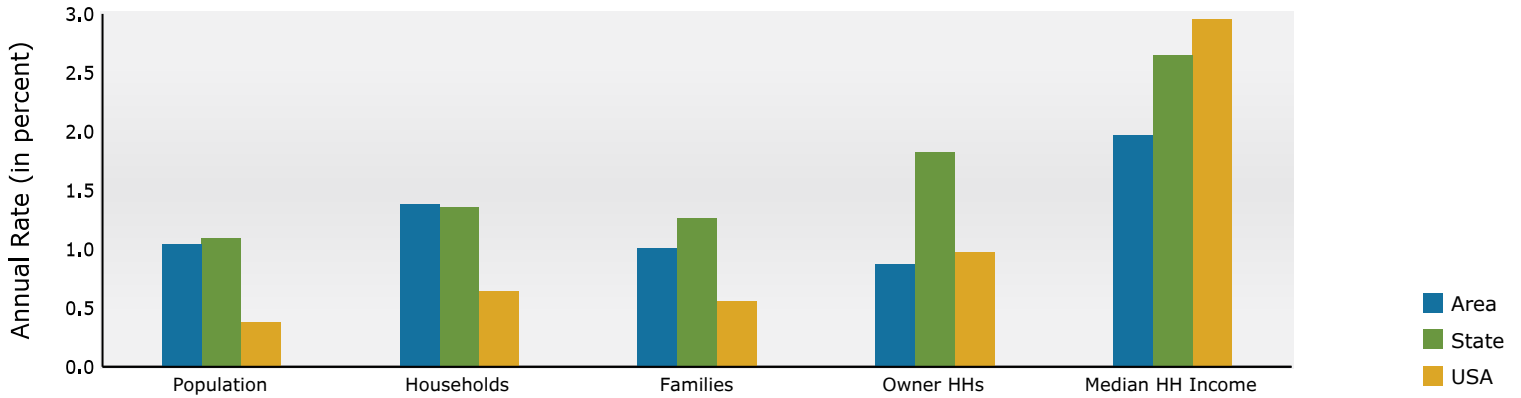
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Summary	Census 2010		Census 2020		2024		2029	
Population	176,462		266,641		296,377		312,148	
Households	62,421		93,853		106,194		113,748	
Families	46,465		69,632		75,753		79,643	
Average Household Size	2.82		2.83		2.78		2.74	
Owner Occupied Housing Units	44,128		57,239		63,353		66,155	
Renter Occupied Housing Units	18,293		36,614		42,841		47,593	
Median Age	33.7		36.3		37.0		38.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.04%		1.09%		0.38%			
Households	1.38%		1.36%		0.64%			
Families	1.01%		1.26%		0.56%			
Owner HHs	0.87%		1.82%		0.97%			
Median Household Income	1.97%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,106	2.9%	2,718	2.4%		
\$15,000 - \$24,999			2,077	2.0%	1,519	1.3%		
\$25,000 - \$34,999			3,069	2.9%	2,513	2.2%		
\$35,000 - \$49,999			4,715	4.4%	3,990	3.5%		
\$50,000 - \$74,999			11,002	10.4%	10,648	9.4%		
\$75,000 - \$99,999			11,781	11.1%	12,171	10.7%		
\$100,000 - \$149,999			20,504	19.3%	21,117	18.6%		
\$150,000 - \$199,999			17,138	16.1%	20,729	18.2%		
\$200,000+			32,795	30.9%	38,335	33.7%		
Median Household Income			\$139,533		\$153,827			
Average Household Income			\$179,219		\$197,143			
Per Capita Income			\$64,251		\$71,877			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,641	8.9%	14,867	5.6%	16,049	5.4%	16,345	5.2%
5 - 9	17,797	10.1%	21,298	8.0%	21,566	7.3%	20,627	6.6%
10 - 14	15,319	8.7%	25,021	9.4%	25,455	8.6%	24,613	7.9%
15 - 19	10,304	5.8%	21,896	8.2%	23,117	7.8%	22,700	7.3%
20 - 24	6,951	3.9%	14,744	5.5%	18,043	6.1%	18,587	6.0%
25 - 34	26,211	14.9%	30,041	11.3%	34,898	11.8%	38,814	12.4%
35 - 44	37,951	21.5%	46,817	17.6%	51,448	17.4%	51,853	16.6%
45 - 54	24,634	14.0%	45,097	16.9%	50,412	17.0%	52,689	16.9%
55 - 64	12,886	7.3%	24,313	9.1%	28,060	9.5%	32,033	10.3%
65 - 74	6,011	3.4%	14,006	5.3%	16,404	5.5%	20,040	6.4%
75 - 84	2,132	1.2%	6,613	2.5%	8,510	2.9%	10,777	3.5%
85+	628	0.4%	1,926	0.7%	2,416	0.8%	3,070	1.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,347	71.0%	127,790	47.9%	126,962	42.8%	121,021	38.8%
Black Alone	14,309	8.1%	24,214	9.1%	28,311	9.6%	29,759	9.5%
American Indian Alone	905	0.5%	1,409	0.5%	1,446	0.5%	1,438	0.5%
Asian Alone	24,293	13.8%	75,670	28.4%	97,787	33.0%	114,881	36.8%
Pacific Islander Alone	83	0.0%	173	0.1%	187	0.1%	200	0.1%
Some Other Race Alone	5,874	3.3%	10,381	3.9%	11,508	3.9%	12,540	4.0%
Two or More Races	5,651	3.2%	27,004	10.1%	30,176	10.2%	32,308	10.4%
Hispanic Origin (Any Race)	21,755	12.3%	32,526	12.2%	36,340	12.3%	39,488	12.7%

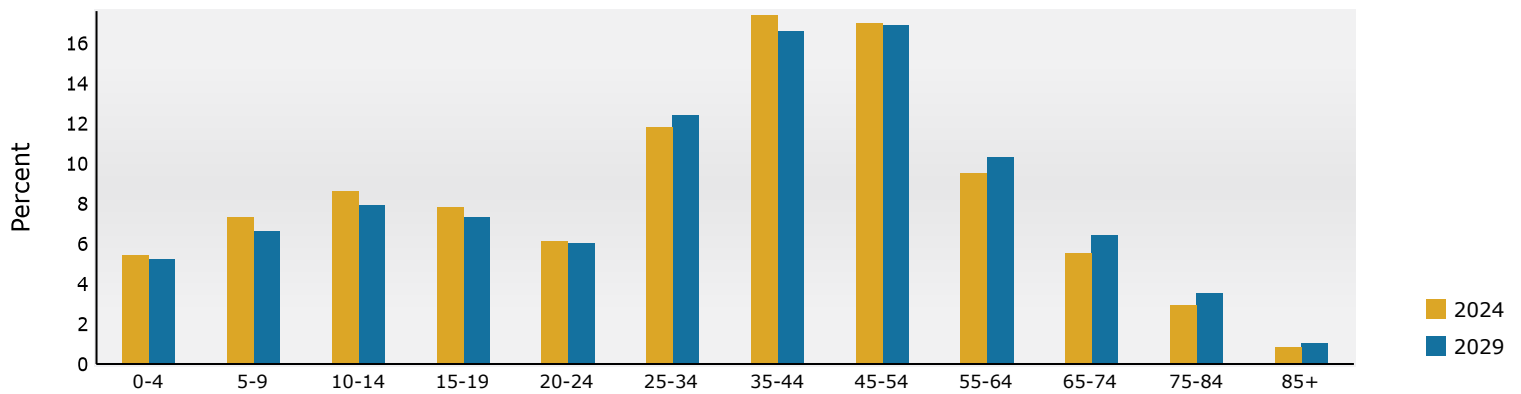
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**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

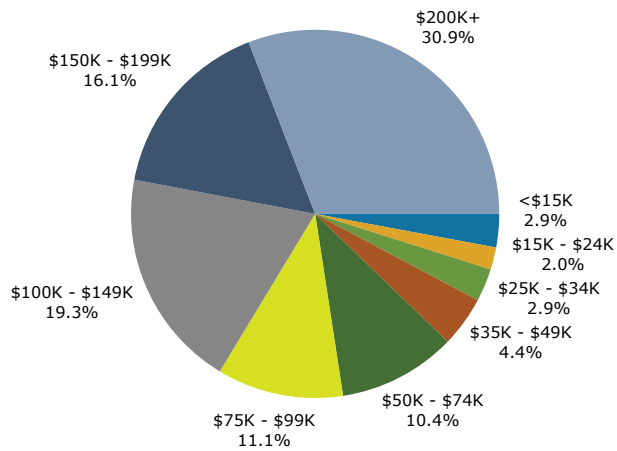
## Trends 2024-2029



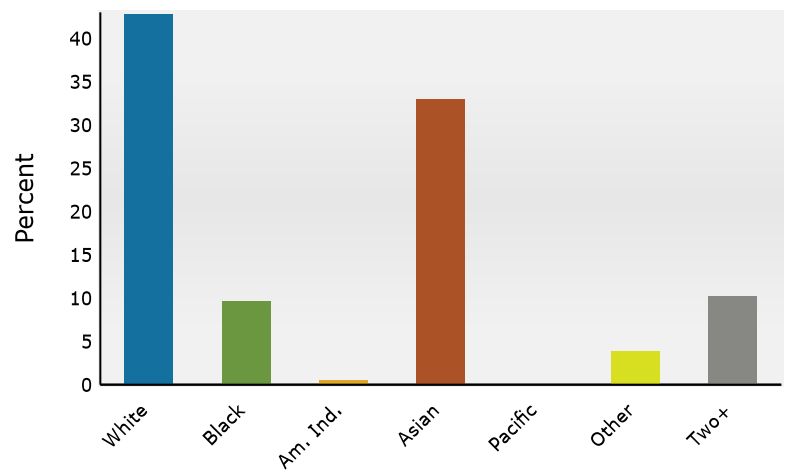
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 12.3%



## 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.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
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](http://www.trec.texas.gov)

IABS 1-1