

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

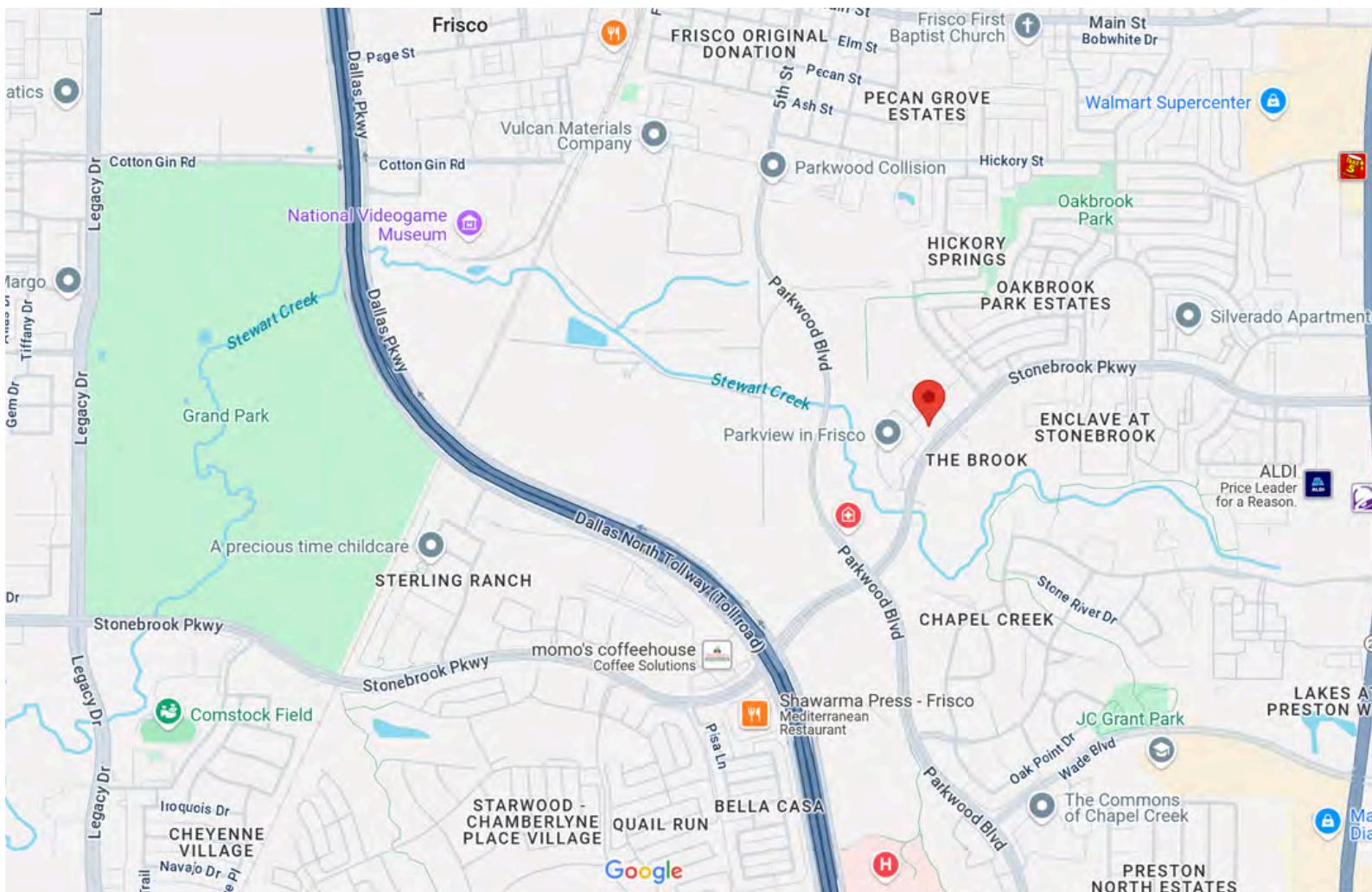
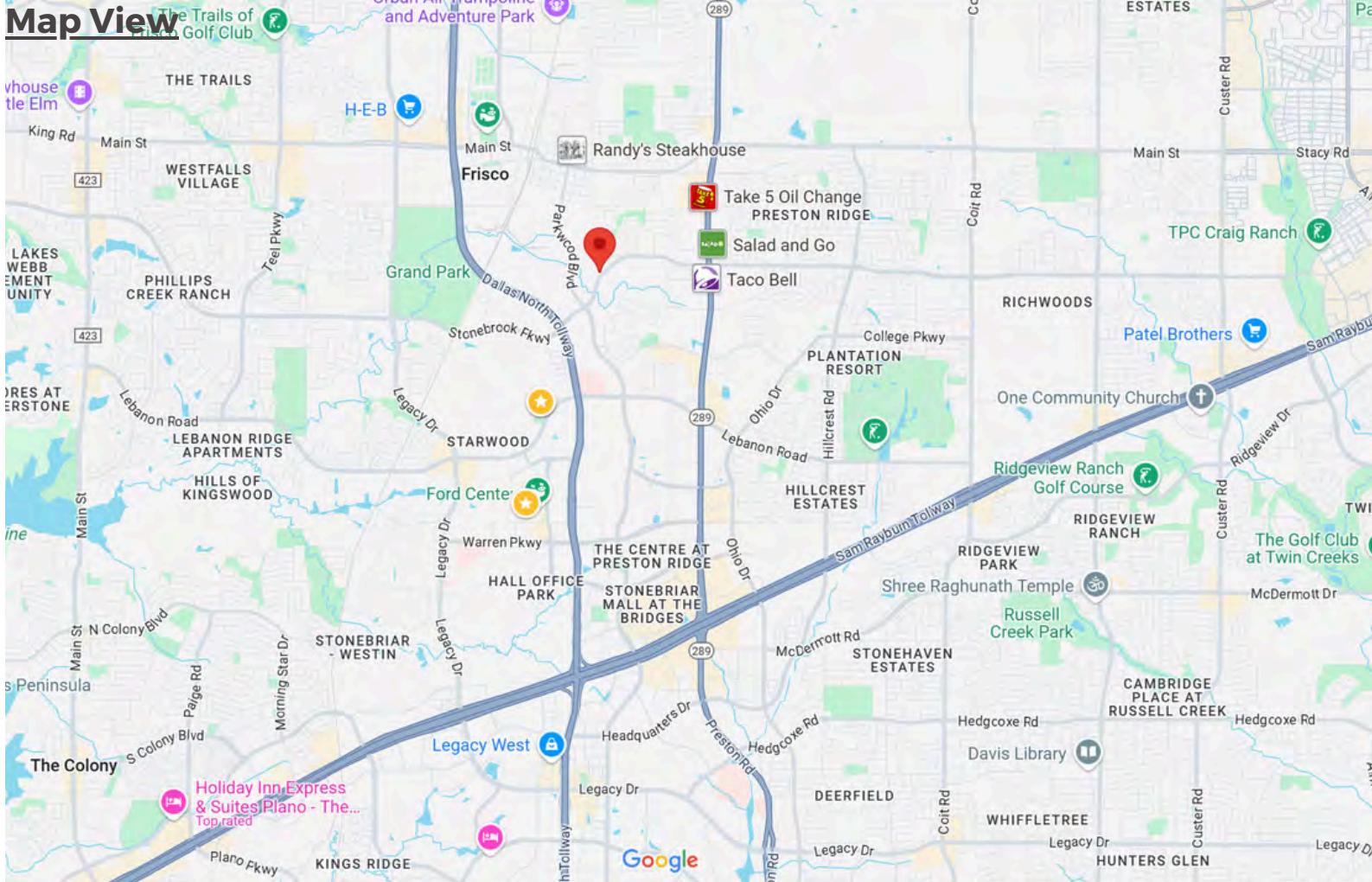
Pictures



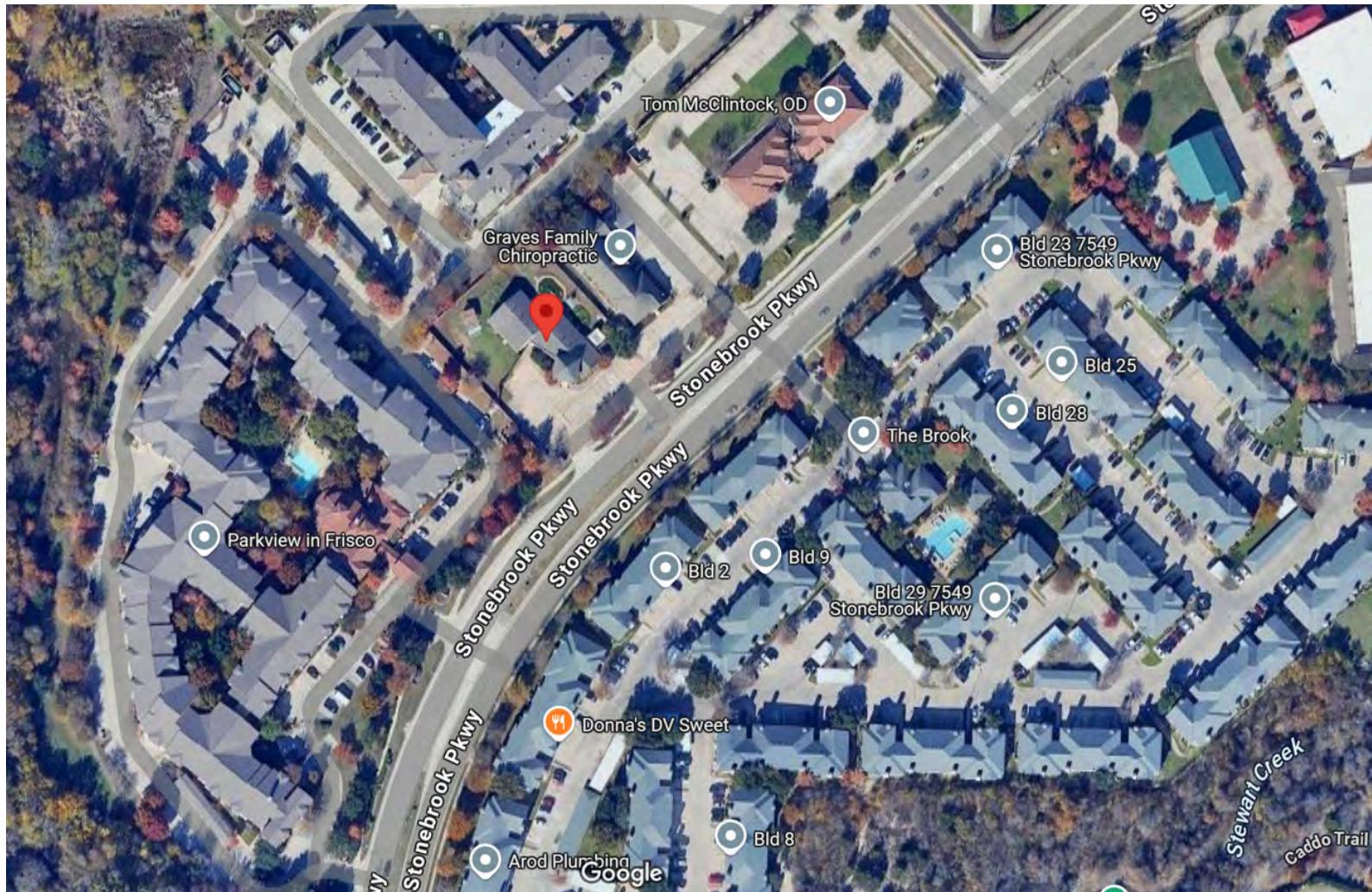
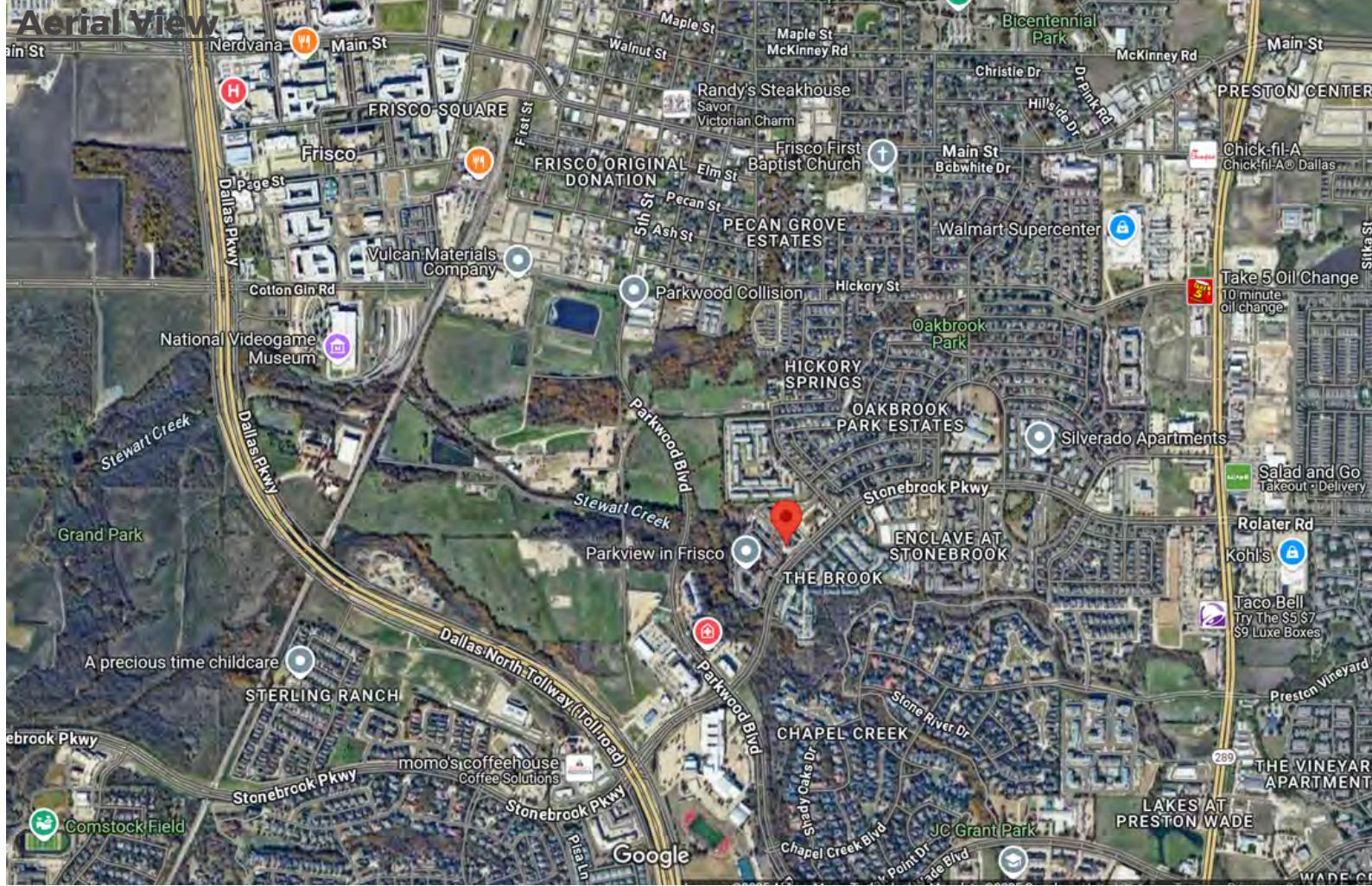
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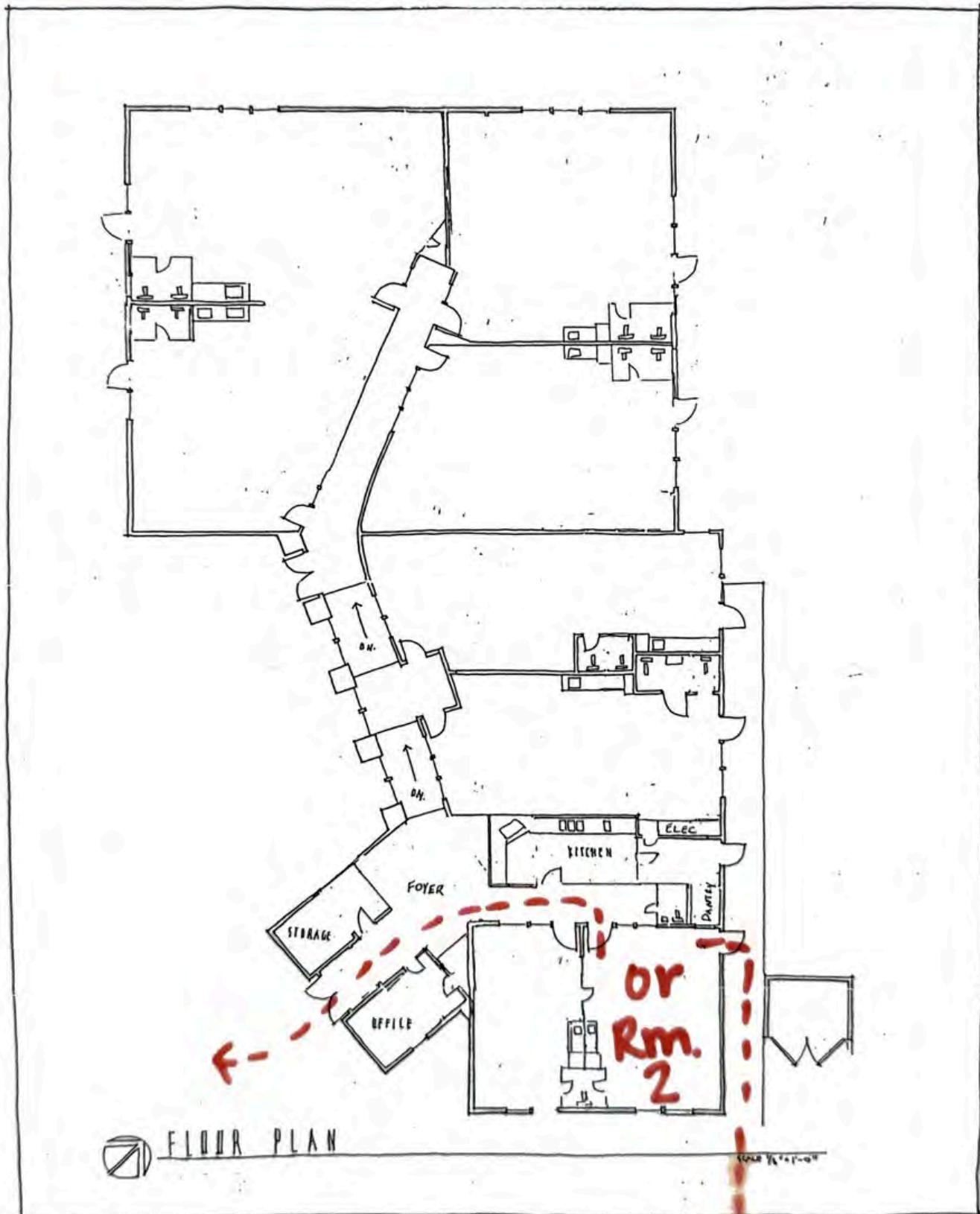
Map View



Aerial View



FIRE EVACUATION PLAN



SURVEY

*City of Frisco
Collin County, Texas*

All that a certain tract or part of land lying and being situated in Cais County, Illinois, of which WILFRED MCNEIL, Plaintiff, **ABSTRACT No. 561**, one acre, and including all that certain tract or parcel of land said to contain 1,000 acre as described in a deed from Stonbrook Growth and Land Co. dated 1/2/1927, recorded under Cais County, Illinois, File No. 95-05056-7, and best or parcel of which is herein described as follows:

COMMENCING at a 5/8 inch iron rod found in the Northwest line of Stonbrook by the PARKING (a 100 ft. wide right of way) at the point where the same turns from the Northwest line of Rolling Brook, 9 seconds west of 549 ft. 6, containing a 5/8 inch iron rod South 45 degrees West in a total distance of 500.00 feet to an 1/2 inch iron rod set for the East corner and Place the BEGINNING

THENCE continuing along the Northwest line of Stonbrook, PARKING South 46 degrees 19 seconds West (105.51) feet to an 1/2 inch iron rod set at a point

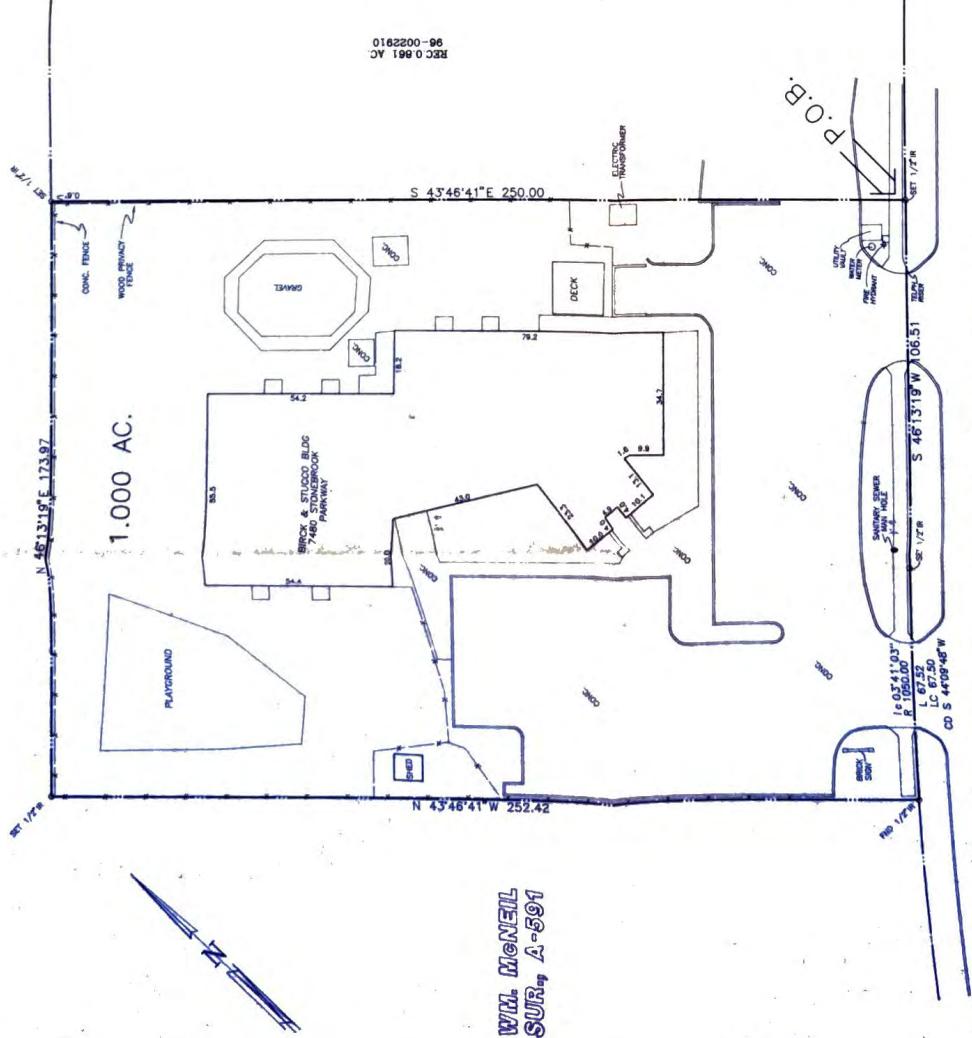
COMMENCING at a 5/8 inch iron rod found in the Northwest line of Stonbrook by the PARKING (a 100 ft. wide right of way) at the point where the same turns from the Northwest line of Rolling Brook, 9 seconds west of 549 ft. 6, containing a 5/8 inch iron rod South 45 degrees West in a total distance of 500.00 feet to an 1/2 inch iron rod set for the East corner and Place the BEGINNING

THENCE continuing along a curve to the left subtended by an angle of 3 degrees 41 minutes 03 seconds and a radius of 105.00 feet, with an angle of 44 degrees 59 minutes 49 seconds and a radius of 105.00 feet, 45 minutes 41 seconds East to an 1/2 inch iron rod set for the West corner hereof;

THENCE North 46 degrees 19 seconds East 252.42 feet to an 1/2 inch iron rod set for the East corner hereof;

THENCE North 46 degrees 19 seconds East 13.75 feet to an 1/2 inch iron rod set for the West corner hereof;

THENCE North 46 degrees 19 seconds East 45 minutes 41 seconds East a distance of 250.00 feet to the Place of BEGINNING and containing 4.75 acres of land.



LOOD INFORMATION: The property shown herein is not situated in a designated special flood hazard area per FEMA Map No. 48085C0270 G, dated 1/19/96.

SURVEY CERTIFICATE: I have conducted an accurate survey on the ground and certify that: 1. The premises depicted herein and that the findings of the survey of said survey are shown true and correct to the best of my knowledge and belief and that the same, to the best of my knowledge and belief, are in accordance with the survey of the same made by the undersigned and apparent statements and also elements of survey made by the undersigned have been omitted, and that EXCEPT AS SHOWN ON THE ATTACHED SURVEY SHEET, NO APPARENT INCONSISTENCIES OR PROTRUSIONS AND NO APPARENT

SURVEY	
1,000 AC. TRACT WILHELM SUB., A-591	
CITY OF FRESNO, CALIF. CO. TENT	
SCALE: 1" = 20'	DATE: 1/21/
SHEET No.	W.O. 3871-9

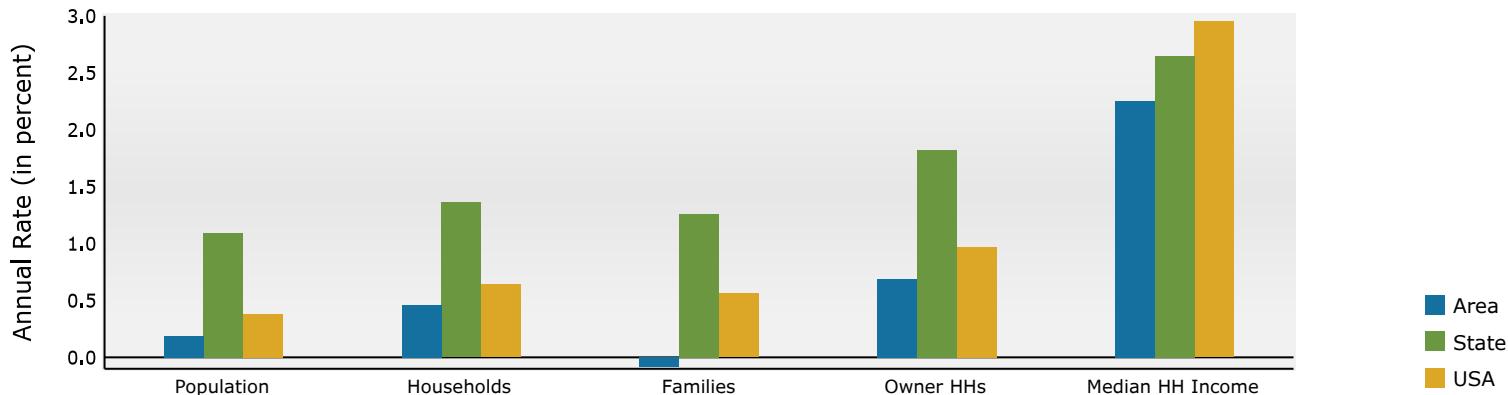
5269 Highway 377 South (940) 365-9289
AUBREY, TEXAS 76227 (972) 377-2071

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	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
Population by Age	Number	Percent	Number	Percent
0 - 4	711	8.1%	597	5.2%
5 - 9	770	8.8%	718	6.3%
10 - 14	676	7.7%	831	7.3%
15 - 19	586	6.7%	892	7.8%
20 - 24	601	6.8%	877	7.7%
25 - 34	1,477	16.8%	1,906	16.6%
35 - 44	1,482	16.9%	1,604	14.0%
45 - 54	1,173	13.4%	1,581	13.8%
55 - 64	709	8.1%	1,185	10.3%
65 - 74	353	4.0%	666	5.8%
75 - 84	178	2.0%	400	3.5%
85+	66	0.8%	203	1.8%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	6,128	69.8%	5,620	49.0%
Black Alone	739	8.4%	1,417	12.4%
American Indian Alone	82	0.9%	116	1.0%
Asian Alone	344	3.9%	1,132	9.9%
Pacific Islander Alone	2	0.0%	9	0.1%
Some Other Race Alone	1,210	13.8%	1,482	12.9%
Two or More Races	276	3.1%	1,683	14.7%
Hispanic Origin (Any Race)	2,660	30.3%	3,213	28.0%

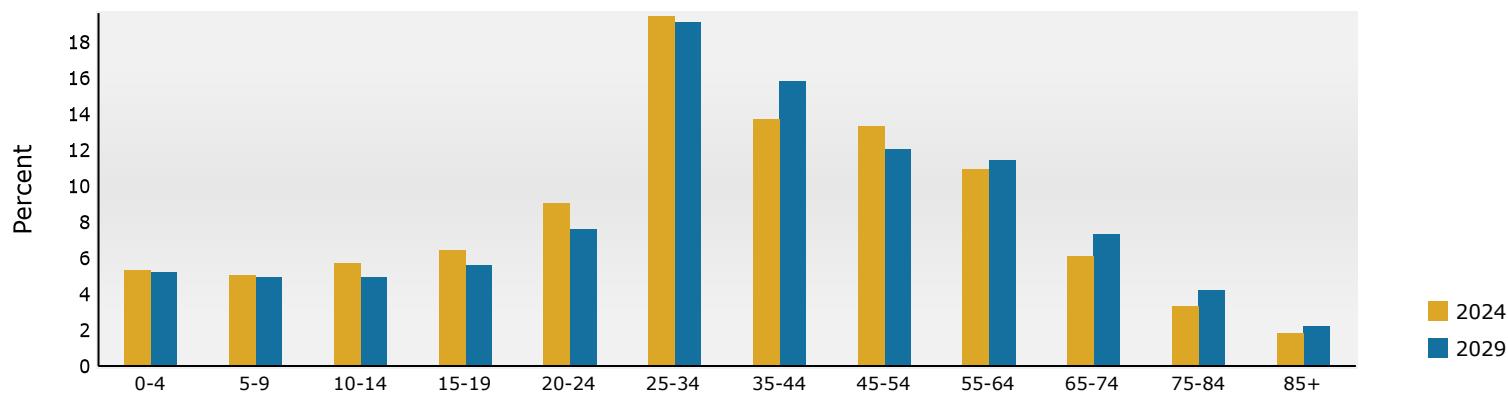
Data Note: Income is expressed in current dollars.

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

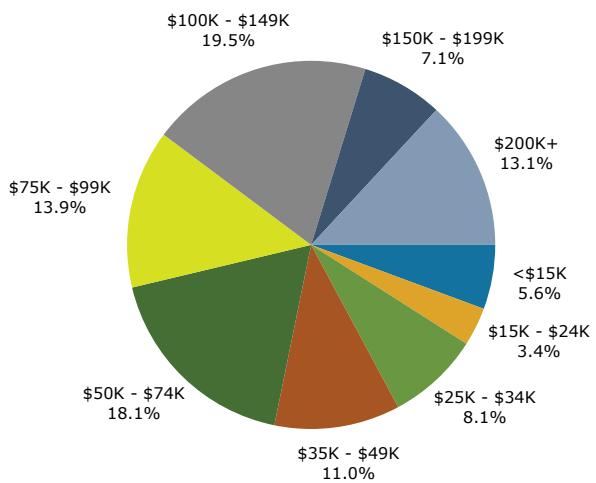
Trends 2024-2029



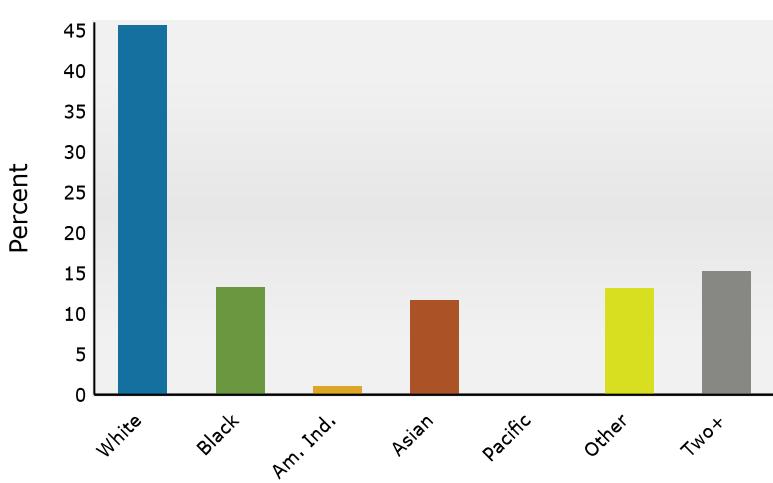
Population by Age



2024 Household Income



2024 Population by Race



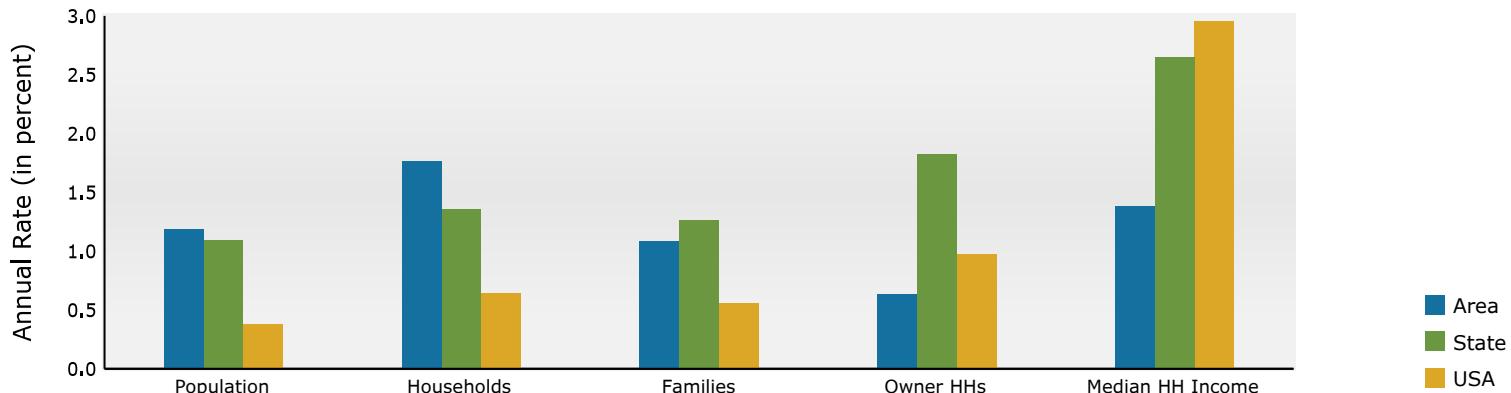
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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	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
0 - 4	5,498	8.4%	4,677	5.2%
5 - 9	6,435	9.9%	6,051	6.7%
10 - 14	5,656	8.7%	7,275	8.1%
15 - 19	3,960	6.1%	7,238	8.1%
20 - 24	2,711	4.2%	5,979	6.7%
25 - 34	9,521	14.6%	12,241	13.6%
35 - 44	14,000	21.5%	14,203	15.8%
45 - 54	9,207	14.1%	15,317	17.1%
55 - 64	4,747	7.3%	8,806	9.8%
65 - 74	2,264	3.5%	4,657	5.2%
75 - 84	854	1.3%	2,432	2.7%
85+	291	0.4%	831	0.9%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	49,437	75.9%	49,948	55.7%
Black Alone	4,883	7.5%	8,722	9.7%
American Indian Alone	366	0.6%	571	0.6%
Asian Alone	5,566	8.5%	15,362	17.1%
Pacific Islander Alone	25	0.0%	71	0.1%
Some Other Race Alone	2,855	4.4%	4,795	5.3%
Two or More Races	2,013	3.1%	10,238	11.4%
Hispanic Origin (Any Race)	9,169	14.1%	13,345	14.9%

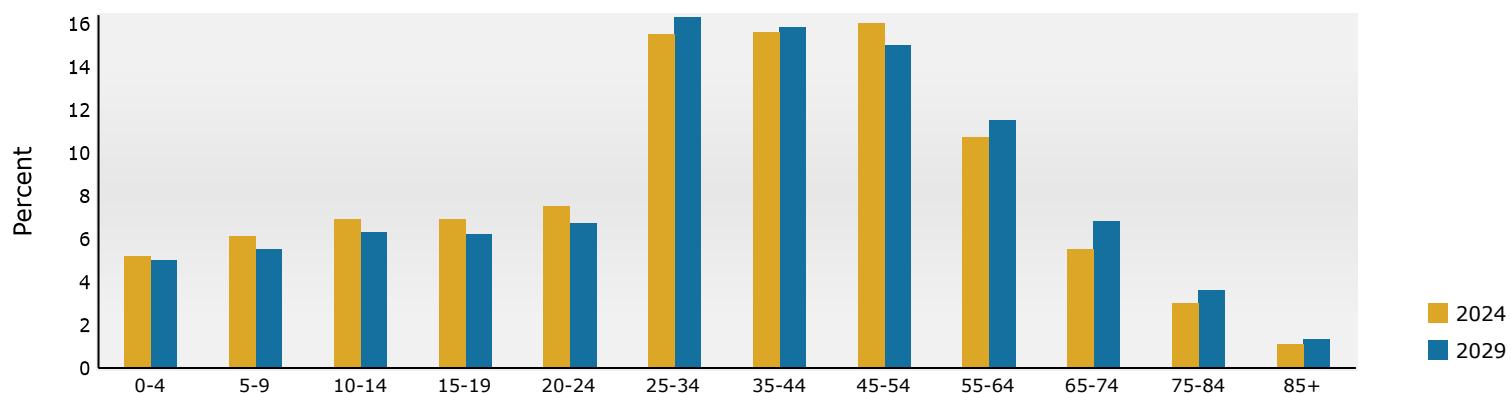
Data Note: Income is expressed in current dollars.

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

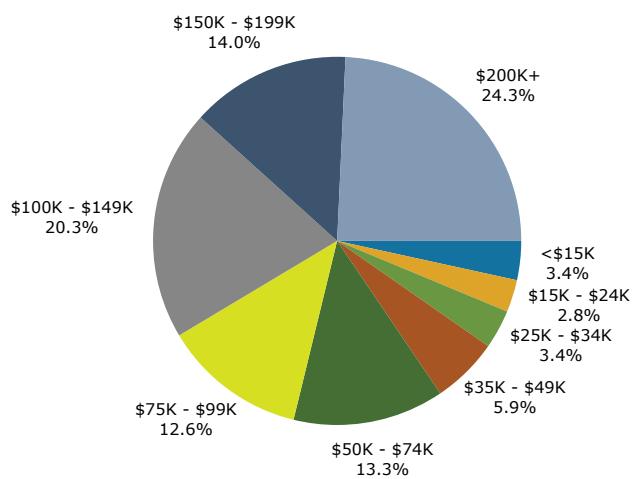
Trends 2024-2029



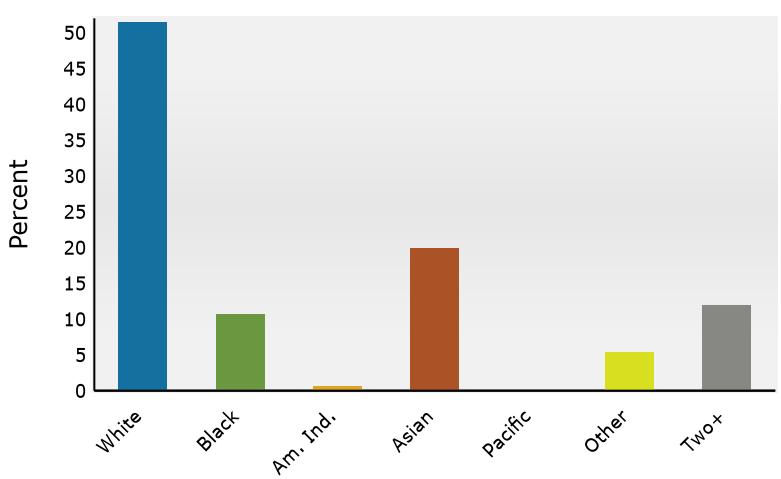
Population by Age



2024 Household Income



2024 Population by Race



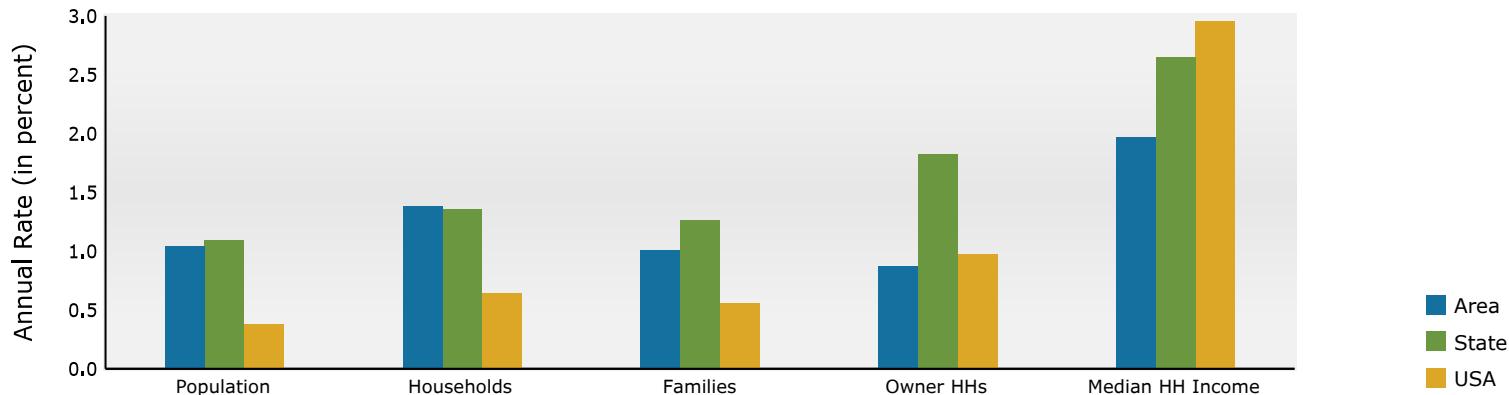
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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	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
0 - 4	Number	Percent	Number	Percent
0 - 4	15,641	8.9%	14,867	5.6%
5 - 9	17,797	10.1%	21,298	8.0%
10 - 14	15,319	8.7%	25,021	9.4%
15 - 19	10,304	5.8%	21,896	8.2%
20 - 24	6,951	3.9%	14,744	5.5%
25 - 34	26,211	14.9%	30,041	11.3%
35 - 44	37,951	21.5%	46,817	17.6%
45 - 54	24,634	14.0%	45,097	16.9%
55 - 64	12,886	7.3%	24,313	9.1%
65 - 74	6,011	3.4%	14,006	5.3%
75 - 84	2,132	1.2%	6,613	2.5%
85+	628	0.4%	1,926	0.7%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	Number	Percent	Number	Percent
White Alone	125,347	71.0%	127,790	47.9%
Black Alone	14,309	8.1%	24,214	9.1%
American Indian Alone	905	0.5%	1,409	0.5%
Asian Alone	24,293	13.8%	75,670	28.4%
Pacific Islander Alone	83	0.0%	173	0.1%
Some Other Race Alone	5,874	3.3%	10,381	3.9%
Two or More Races	5,651	3.2%	27,004	10.1%
Hispanic Origin (Any Race)	21,755	12.3%	32,526	12.2%

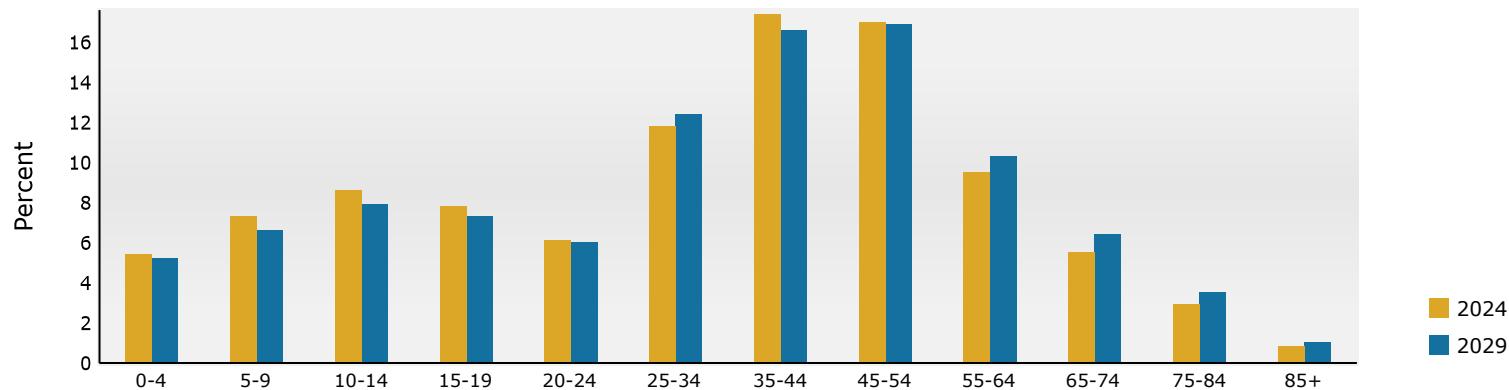
Data Note: Income is expressed in current dollars.

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

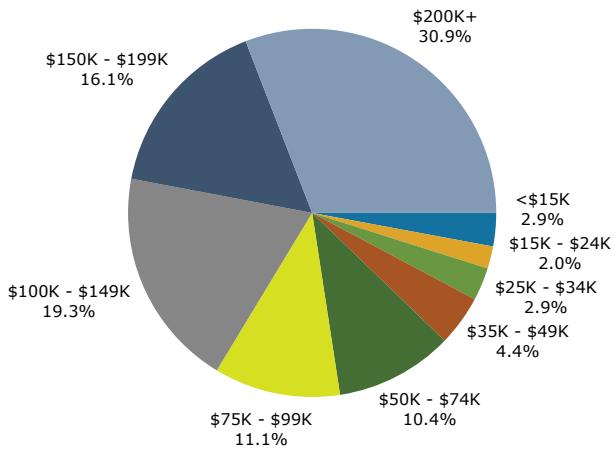
Trends 2024-2029



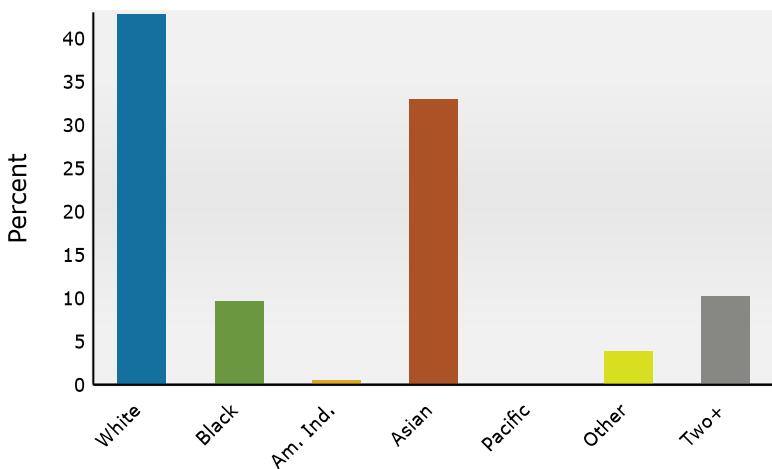
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. 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.

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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006236 License No.	dfwneal@gmail.com Email	(972)804-0742 Phone
Neal Agrawal Designated Broker of Firm	0589239 License No.	dfwneal@gmail.com Email	(972)804-0742 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal Sales Agent/Associate's Name	0589239 License No.	dfwneal@gmail.com Email	(972)804-0742 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	