

FOR SALE

3929 Alma Dr
Plano, TX 75023

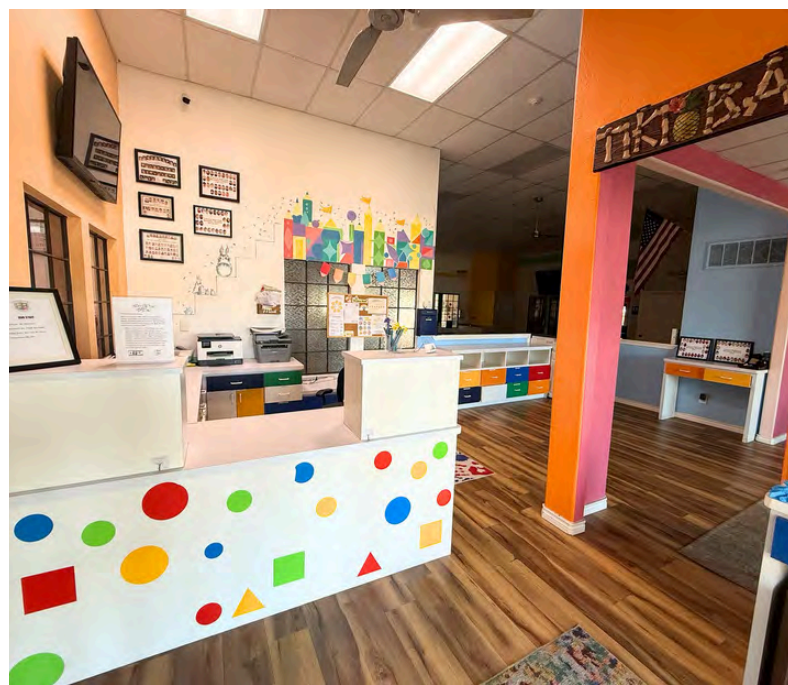


- Asking- \$1,450,000
- Building size- 6,366 sqft
- Lot size- 0.92 acres
- Year built- 1984
- Fully remodeled & updated in 2007 & 2019
- Fully furnished Turnkey building
- FF & E included with sale
- Previous licensed capacity- 119
- Parking spots- 16
- 6+ Classrooms, 1 large Multi-purpose room with high ceilings, Kitchen, Waiting-room, Office, Reception, Storage & Playground
- Avg Household Income of \$131,000+ in the 3-mile radius
- Easy access from Hwy 75

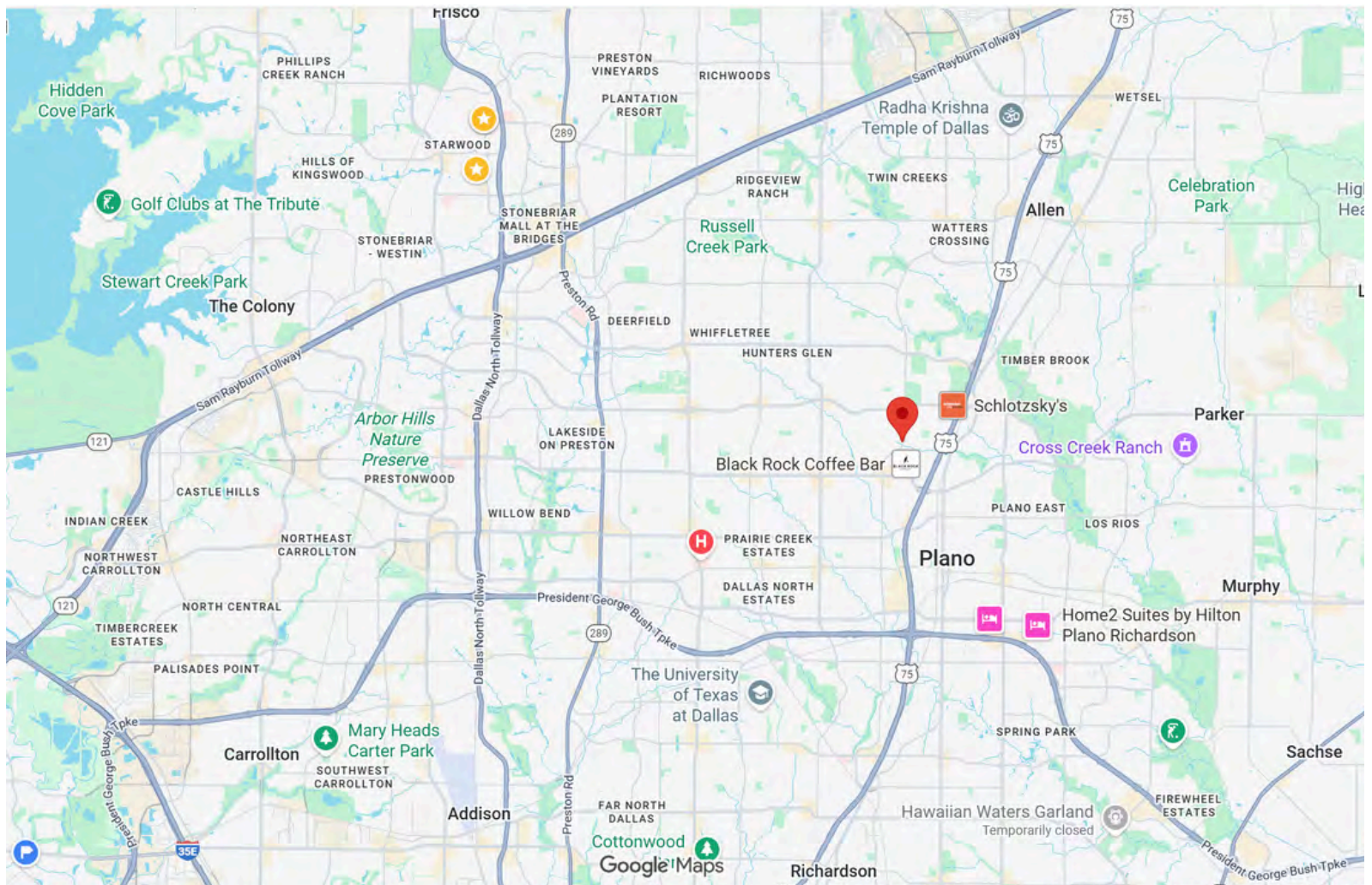
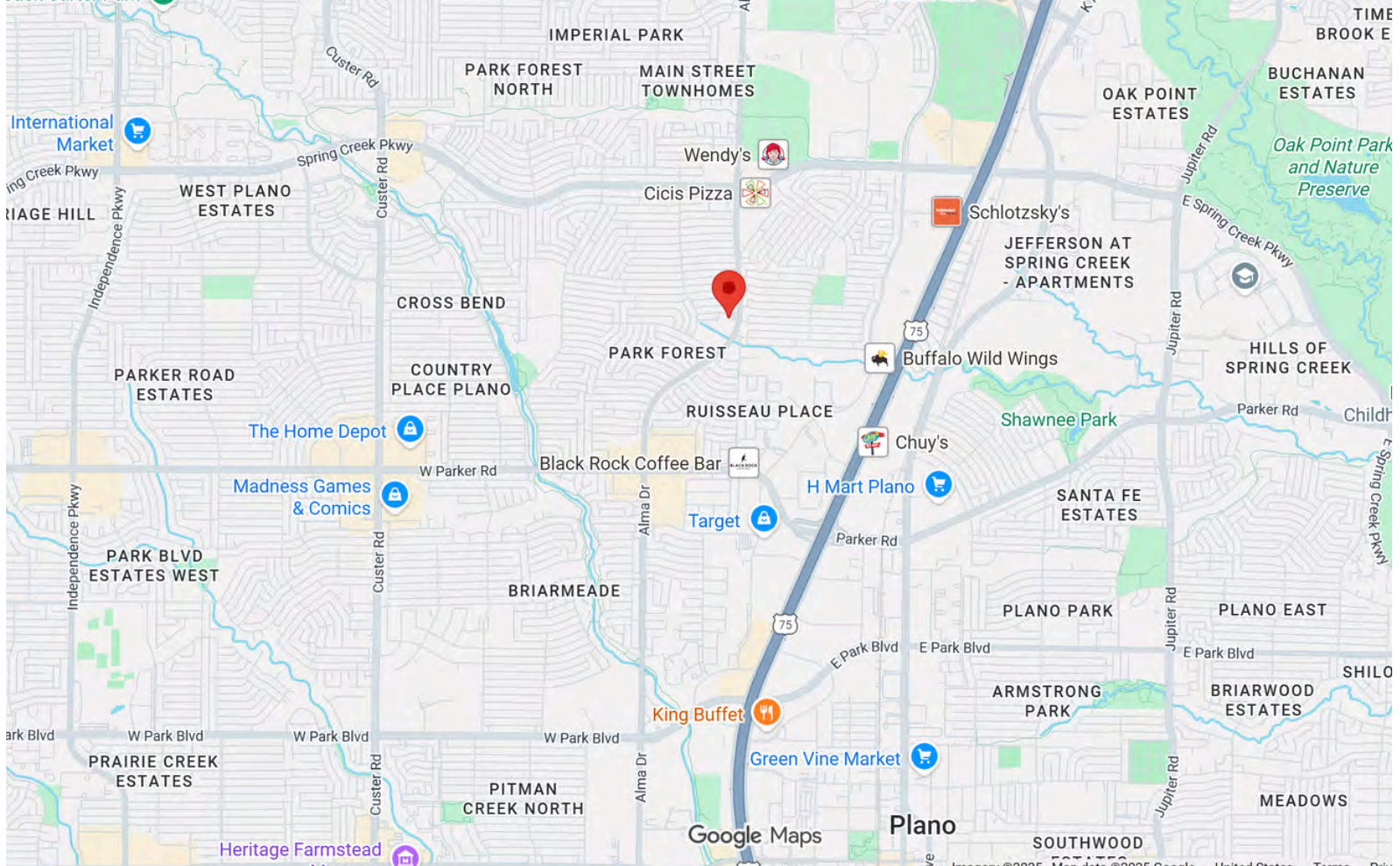


Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

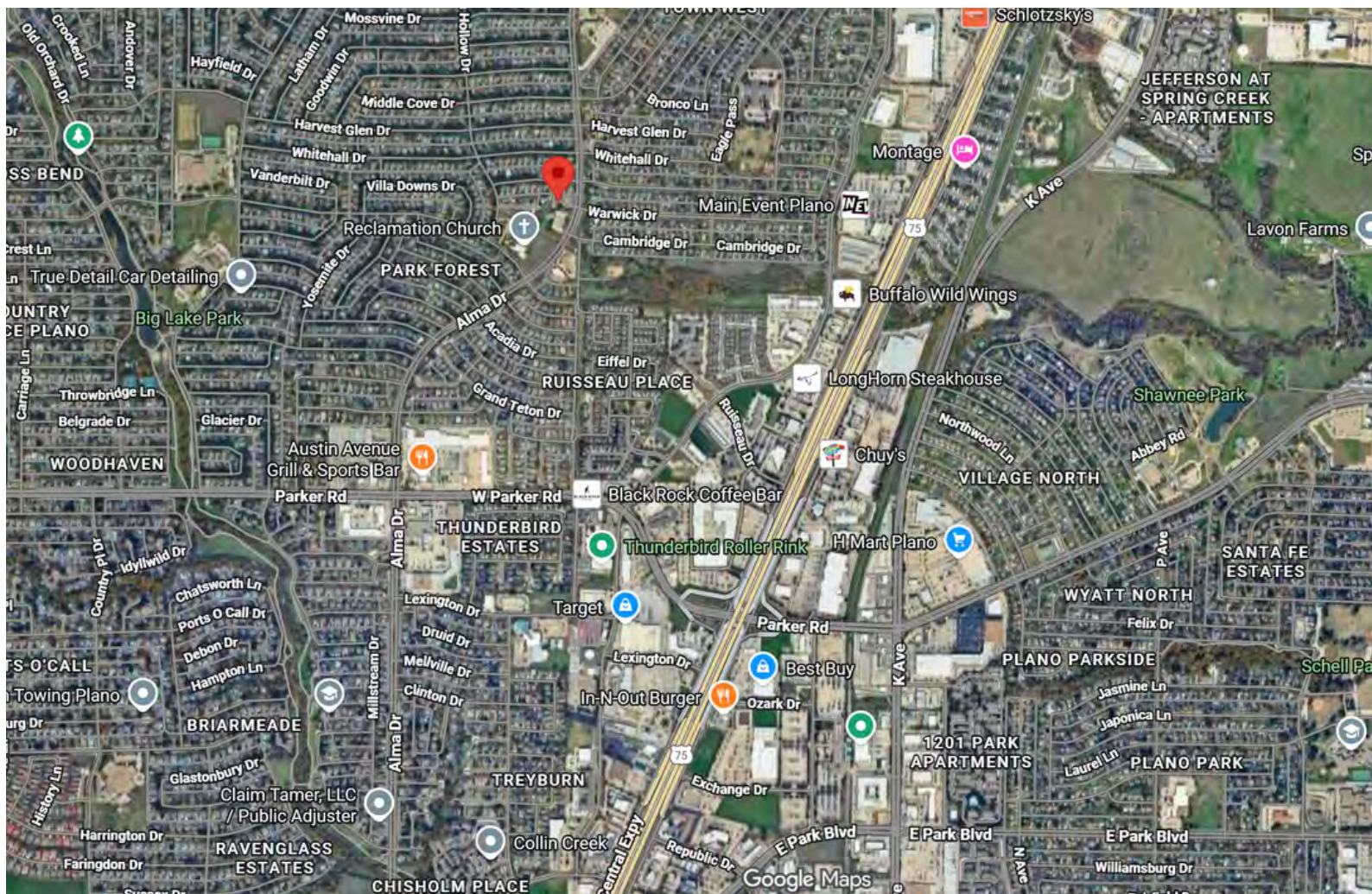
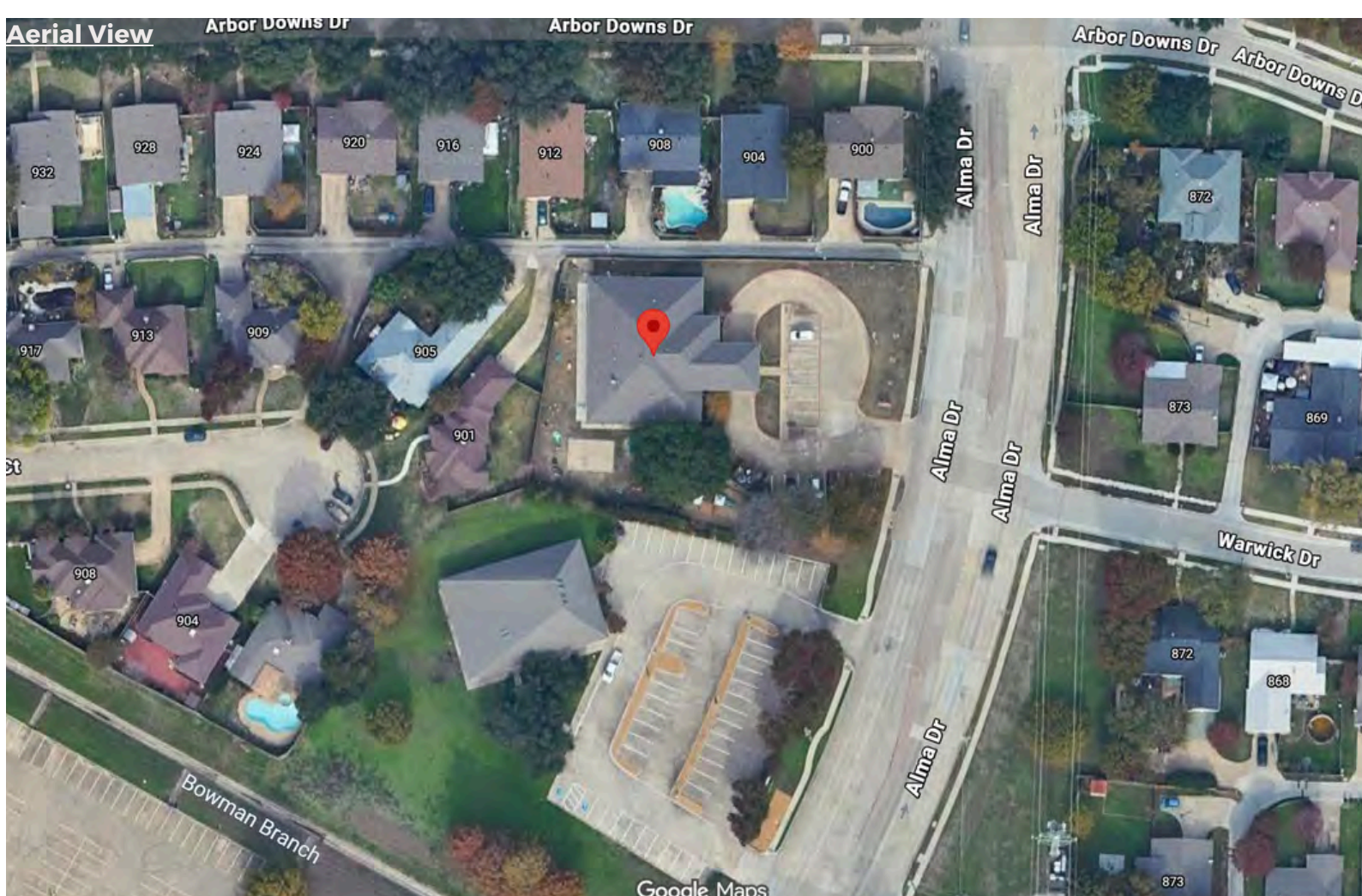




Map View

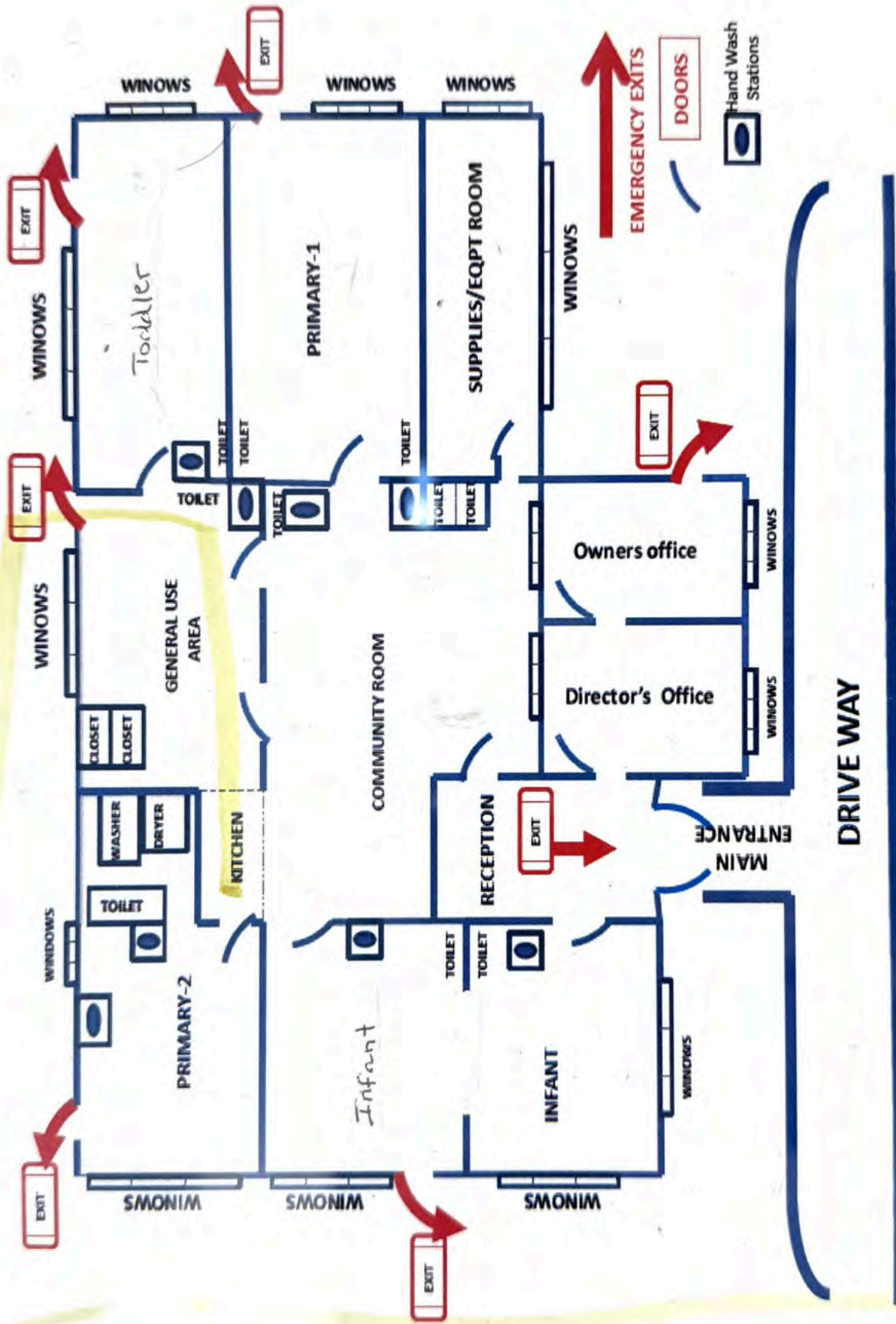


Aerial View



Floorplan

vacu



Severe Weather drills are in the bathrooms

Relocation Area is the parking lot in front of the school

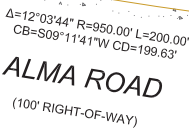
LEGAL DESCRIPTION

Being Lot 1, in Block 1, of DEERROOT ALMA ROAD ADDITION, an Addition to the City of Plano, Collin County, Texas, according to the Map thereof recorded in Volume D, Page 6, Map Records of Collin County, Texas.

(15' ALLEY RIGHT-OF-WAY)



N 08°25'00" E 149.62' PLAT



NOTE: All 1/2" IRs are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LOT 1, BLOCK 1,
FIRST CHURCH OF CHRIST,
SCIENTIST, PLANO ADDITION
CAB. Y, SLIDE 84, P.R.C.C.T.



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-14975 FAX: (972) 681-1054
WWW.AWSURVEY.COM

SURVEYOR'S CERTIFICATION

1. John S. Utter, *Register*, Professional Land Surveyor No. 5353, do hereby certify to PublicAdvisory Investments, 5829 Alva, Dallas, Texas 75244, that the following information was obtained from the County and Lawless Title Company, Ltd. in connection with "NO. 1-1914-42-190-142-0001-21-CD," the plat shown hereon was prepared from and represents accurately a survey made on the ground, under my direction and supervision, and is a true and correct copy of the original survey. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant importance across subject property, has found no additional properties found on the ground (if any are shown hereon). The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys, where shown hereon. This survey was completed from field measurements and evidence of visible and stable monuments and reference to boundaries found on the ground. According to the Community Panel No. 18-002-0308 of the Federal Land Policy Management Act (16 USC 427-428), such a survey is a "boundary survey" and is not subject to the "discovery" of a property interest. The property shown hereon is located in Zone "X." This information is provided from FRLMA.

The survey was performed exclusively for the parties in connection with the G.-F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the express written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

"CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

SCHEDULE "B" NOTES

shown on survey)

JOHN 19-81
DATE: 10-17-2019
DRAWN BY: 444

Demographic and Income Profile

3929 Alma Dr, Plano, Texas, 75023
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.04936
 Longitude: -96.71058

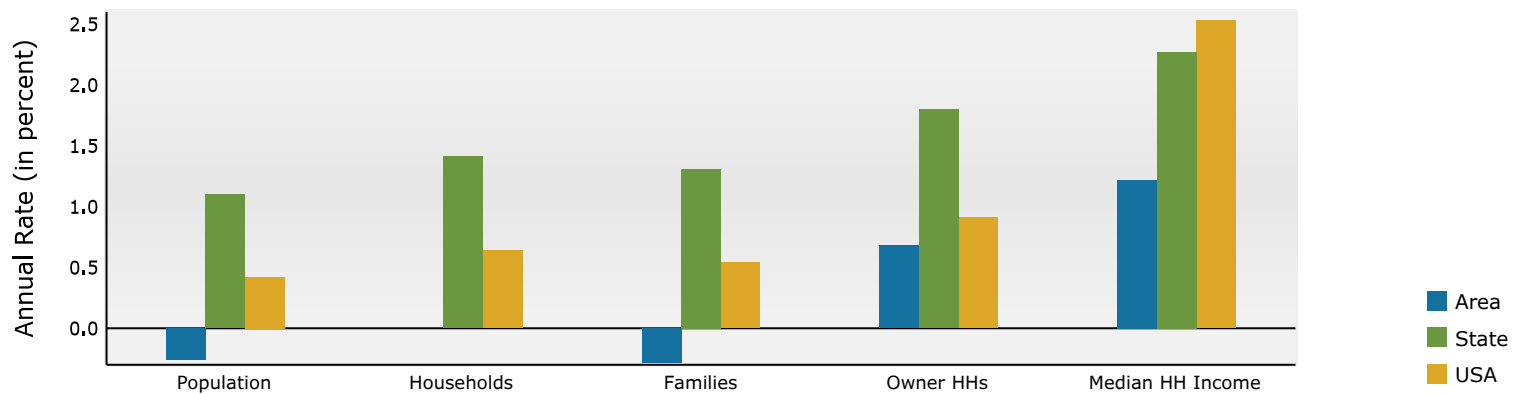
Summary	Census 2010		Census 2020		2025		2030	
Population	12,940		13,541		13,378		13,203	
Households	4,481		4,757		4,805		4,804	
Families	3,282		3,416		3,318		3,271	
Average Household Size	2.88		2.84		2.77		2.73	
Owner Occupied Housing Units	3,238		3,045		3,117		3,224	
Renter Occupied Housing Units	1,243		1,712		1,688		1,580	
Median Age	34.5		36.4		37.8		39.3	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	-0.26%		1.10%		0.42%			
Households	0.00%		1.41%		0.64%			
Families	-0.28%		1.31%		0.54%			
Owner HHs	0.68%		1.80%		0.91%			
Median Household Income	1.22%		2.27%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			311	6.5%	281	5.8%		
\$15,000 - \$24,999			103	2.1%	79	1.6%		
\$25,000 - \$34,999			266	5.5%	252	5.2%		
\$35,000 - \$49,999			273	5.7%	224	4.7%		
\$50,000 - \$74,999			543	11.3%	485	10.1%		
\$75,000 - \$99,999			835	17.4%	782	16.3%		
\$100,000 - \$149,999			1,370	28.5%	1,438	29.9%		
\$150,000 - \$199,999			733	15.3%	822	17.1%		
\$200,000+			371	7.7%	442	9.2%		
Median Household Income			\$101,821		\$108,159			
Average Household Income			\$109,223		\$115,871			
Per Capita Income			\$39,700		\$42,717			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	934	7.2%	829	6.1%	793	5.9%	758	5.7%
5 - 9	987	7.6%	812	6.0%	848	6.3%	779	5.9%
10 - 14	1,022	7.9%	971	7.2%	788	5.9%	838	6.3%
15 - 19	931	7.2%	957	7.1%	871	6.5%	726	5.5%
20 - 24	721	5.6%	827	6.1%	859	6.4%	796	6.0%
25 - 34	1,989	15.4%	2,083	15.4%	1,924	14.4%	1,860	14.1%
35 - 44	1,952	15.1%	1,949	14.4%	2,086	15.6%	2,041	15.5%
45 - 54	1,867	14.4%	1,712	12.6%	1,692	12.6%	1,765	13.4%
55 - 64	1,421	11.0%	1,645	12.1%	1,532	11.4%	1,434	10.9%
65 - 74	694	5.4%	1,113	8.2%	1,180	8.8%	1,277	9.7%
75 - 84	263	2.0%	489	3.6%	641	4.8%	725	5.5%
85+	160	1.2%	153	1.1%	166	1.2%	204	1.5%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,766	67.7%	6,563	48.5%	5,876	43.9%	5,367	40.7%
Black Alone	1,425	11.0%	1,578	11.7%	1,686	12.6%	1,659	12.6%
American Indian Alone	72	0.6%	148	1.1%	131	1.0%	126	1.0%
Asian Alone	877	6.8%	1,089	8.0%	1,368	10.2%	1,517	11.5%
Pacific Islander Alone	5	0.0%	3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	1,327	10.3%	1,850	13.7%	1,922	14.4%	2,049	15.5%
Two or More Races	468	3.6%	2,310	17.1%	2,392	17.9%	2,481	18.8%
Hispanic Origin (Any Race)	3,323	25.7%	4,401	32.5%	4,514	33.7%	4,763	36.1%

Data Note: Income is expressed in current dollars.

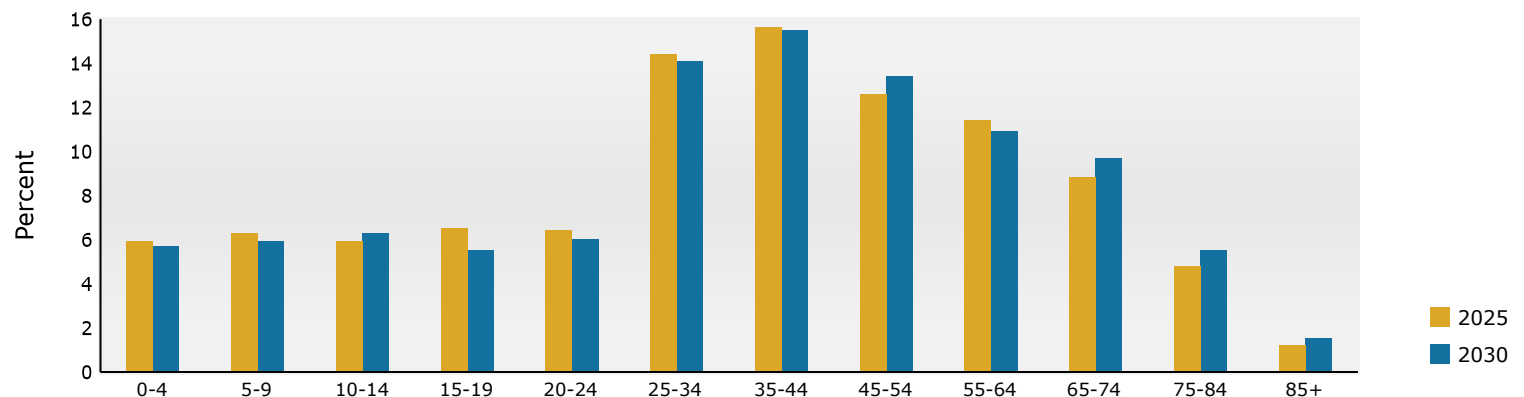
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 01, 2025

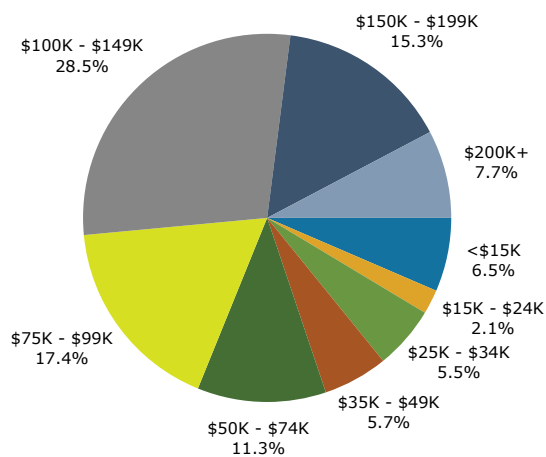
Trends 2025-2030



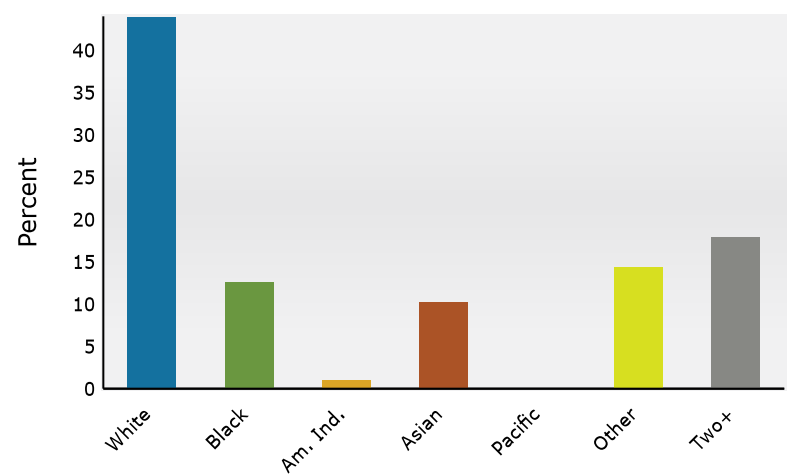
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 33.7%

Demographic and Income Profile

3929 Alma Dr, Plano, Texas, 75023
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.04936
 Longitude: -96.71058

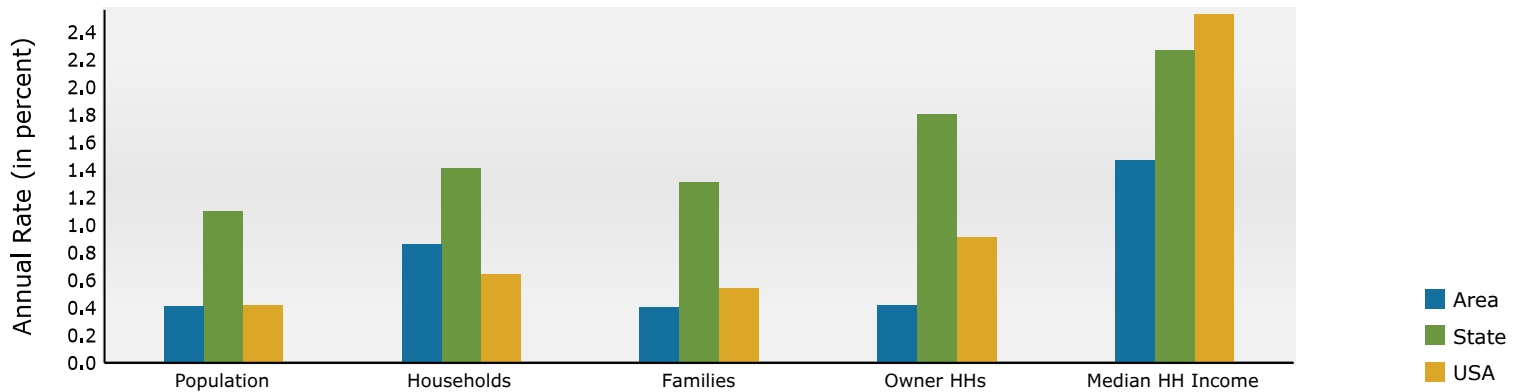
Summary	Census 2010		Census 2020		2025		2030	
Population	111,075		117,876		121,699		124,238	
Households	41,387		44,243		47,086		49,150	
Families	29,594		31,297		31,694		32,334	
Average Household Size	2.68		2.66		2.57		2.52	
Owner Occupied Housing Units	27,378		26,853		27,548		28,135	
Renter Occupied Housing Units	14,009		17,390		19,538		21,015	
Median Age	36.7		38.3		39.0		39.8	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.41%		1.10%		0.42%			
Households	0.86%		1.41%		0.64%			
Families	0.40%		1.31%		0.54%			
Owner HHs	0.42%		1.80%		0.91%			
Median Household Income	1.47%		2.27%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			2,570	5.5%	2,317	4.7%		
\$15,000 - \$24,999			1,477	3.1%	1,237	2.5%		
\$25,000 - \$34,999			1,795	3.8%	1,580	3.2%		
\$35,000 - \$49,999			3,712	7.9%	3,409	6.9%		
\$50,000 - \$74,999			6,483	13.8%	6,517	13.3%		
\$75,000 - \$99,999			6,346	13.5%	6,389	13.0%		
\$100,000 - \$149,999			9,430	20.0%	9,988	20.3%		
\$150,000 - \$199,999			6,404	13.6%	7,158	14.6%		
\$200,000+			8,868	18.8%	10,557	21.5%		
Median Household Income			\$104,395		\$112,304			
Average Household Income			\$131,265		\$140,222			
Per Capita Income			\$51,144		\$55,913			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,225	6.5%	6,664	5.7%	6,569	5.4%	6,584	5.3%
5 - 9	7,587	6.8%	6,957	5.9%	7,173	5.9%	6,697	5.4%
10 - 14	7,943	7.2%	7,466	6.3%	7,205	5.9%	7,394	6.0%
15 - 19	7,818	7.0%	7,738	6.6%	7,263	6.0%	7,065	5.7%
20 - 24	6,744	6.1%	7,420	6.3%	7,458	6.1%	7,368	5.9%
25 - 34	15,500	14.0%	17,210	14.6%	17,997	14.8%	18,102	14.6%
35 - 44	16,156	14.5%	16,114	13.7%	17,818	14.6%	18,523	14.9%
45 - 54	17,536	15.8%	15,233	12.9%	15,383	12.6%	16,240	13.1%
55 - 64	13,611	12.3%	15,280	13.0%	14,426	11.9%	13,676	11.0%
65 - 74	7,010	6.3%	11,127	9.4%	11,762	9.7%	12,238	9.9%
75 - 84	2,894	2.6%	5,238	4.4%	6,879	5.7%	7,998	6.4%
85+	1,051	0.9%	1,429	1.2%	1,767	1.5%	2,351	1.9%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	77,021	69.3%	62,057	52.6%	57,403	47.2%	53,962	43.4%
Black Alone	9,612	8.7%	12,018	10.2%	13,815	11.4%	14,510	11.7%
American Indian Alone	599	0.5%	1,197	1.0%	1,118	0.9%	1,116	0.9%
Asian Alone	11,271	10.1%	16,645	14.1%	22,161	18.2%	25,743	20.7%
Pacific Islander Alone	95	0.1%	67	0.1%	69	0.1%	71	0.1%
Some Other Race Alone	8,925	8.0%	10,678	9.1%	11,011	9.0%	11,770	9.5%
Two or More Races	3,552	3.2%	15,213	12.9%	16,122	13.2%	17,067	13.7%
Hispanic Origin (Any Race)	23,277	21.0%	26,969	22.9%	27,807	22.8%	29,669	23.9%

Data Note: Income is expressed in current dollars.

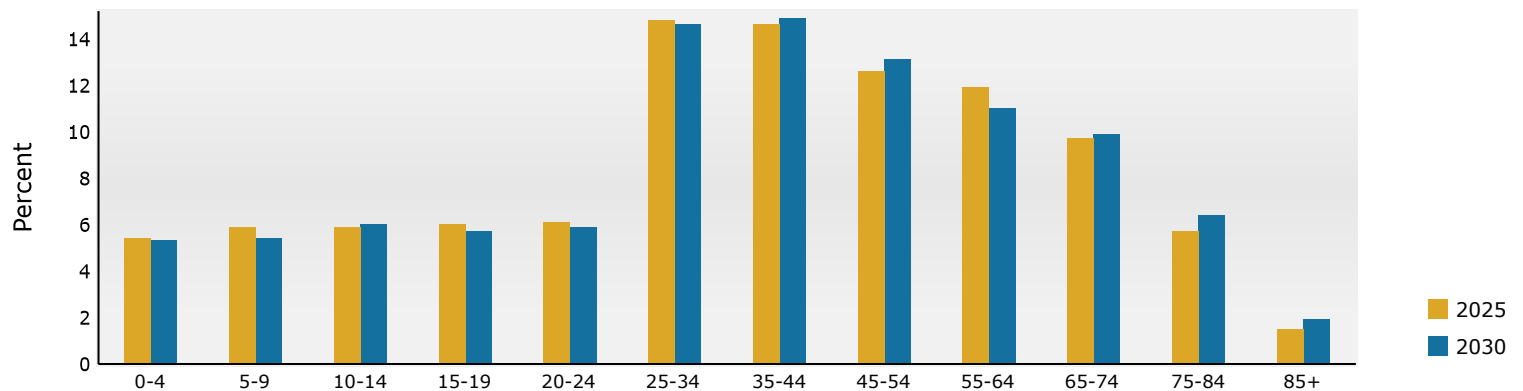
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 01, 2025

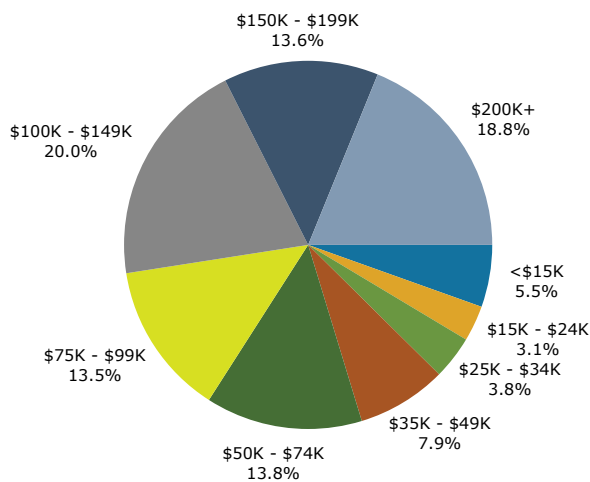
Trends 2025-2030



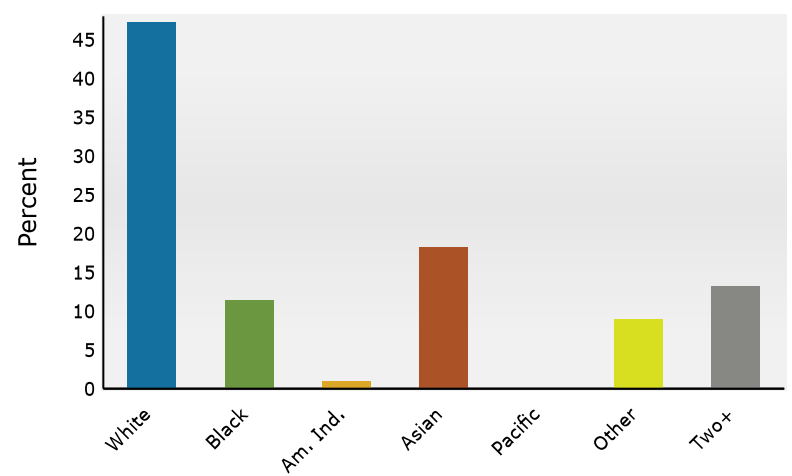
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 22.8%

Demographic and Income Profile

3929 Alma Dr, Plano, Texas, 75023
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.04936
 Longitude: -96.71058

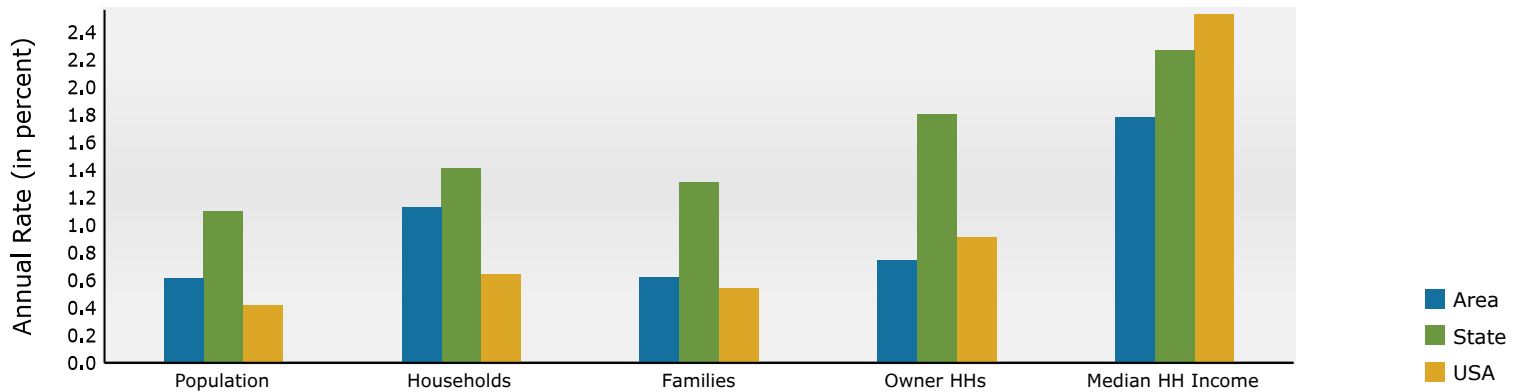
Summary	Census 2010		Census 2020		2025		2030	
Population	273,799		312,781		321,833		331,785	
Households	101,328		118,244		125,469		132,690	
Families	73,665		82,615		83,265		85,895	
Average Household Size	2.69		2.61		2.52		2.46	
Owner Occupied Housing Units	67,646		68,561		71,006		73,670	
Renter Occupied Housing Units	33,682		49,683		54,463		59,019	
Median Age	36.9		37.9		38.5		39.1	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.61%		1.10%		0.42%			
Households	1.13%		1.41%		0.64%			
Families	0.62%		1.31%		0.54%			
Owner HHs	0.74%		1.80%		0.91%			
Median Household Income	1.78%		2.27%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			6,693	5.3%	6,133	4.6%		
\$15,000 - \$24,999			3,831	3.1%	3,268	2.5%		
\$25,000 - \$34,999			4,495	3.6%	3,942	3.0%		
\$35,000 - \$49,999			8,143	6.5%	7,564	5.7%		
\$50,000 - \$74,999			17,092	13.6%	17,245	13.0%		
\$75,000 - \$99,999			16,302	13.0%	16,627	12.5%		
\$100,000 - \$149,999			22,760	18.1%	24,215	18.2%		
\$150,000 - \$199,999			16,427	13.1%	18,134	13.7%		
\$200,000+			29,726	23.7%	35,561	26.8%		
Median Household Income			\$110,917		\$121,142			
Average Household Income			\$148,068		\$157,778			
Per Capita Income			\$57,512		\$62,839			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,662	6.5%	16,269	5.2%	15,954	5.0%	16,124	4.9%
5 - 9	20,248	7.4%	18,872	6.0%	17,701	5.5%	16,710	5.0%
10 - 14	21,404	7.8%	20,939	6.7%	18,989	5.9%	18,466	5.6%
15 - 19	19,908	7.3%	24,265	7.8%	23,009	7.1%	22,094	6.7%
20 - 24	14,871	5.4%	21,306	6.8%	22,540	7.0%	22,871	6.9%
25 - 34	34,866	12.7%	42,297	13.5%	47,740	14.8%	50,849	15.3%
35 - 44	42,803	15.6%	42,355	13.5%	43,511	13.5%	45,081	13.6%
45 - 54	45,644	16.7%	42,806	13.7%	41,667	12.9%	42,602	12.8%
55 - 64	31,128	11.4%	39,772	12.7%	39,166	12.2%	38,259	11.5%
65 - 74	15,712	5.7%	26,284	8.4%	28,985	9.0%	31,392	9.5%
75 - 84	6,862	2.5%	13,237	4.2%	17,227	5.4%	20,408	6.2%
85+	2,691	1.0%	4,378	1.4%	5,344	1.7%	6,929	2.1%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	187,446	68.5%	161,207	51.5%	147,703	45.9%	139,752	42.1%
Black Alone	20,557	7.5%	28,850	9.2%	32,673	10.2%	34,505	10.4%
American Indian Alone	1,284	0.5%	2,140	0.7%	1,988	0.6%	1,984	0.6%
Asian Alone	41,594	15.2%	66,993	21.4%	83,886	26.1%	96,307	29.0%
Pacific Islander Alone	149	0.1%	155	0.0%	156	0.0%	160	0.0%
Some Other Race Alone	14,529	5.3%	19,229	6.1%	19,617	6.1%	20,958	6.3%
Two or More Races	8,239	3.0%	34,207	10.9%	35,810	11.1%	38,119	11.5%
Hispanic Origin (Any Race)	41,138	15.0%	51,705	16.5%	52,983	16.5%	56,822	17.1%

Data Note: Income is expressed in current dollars.

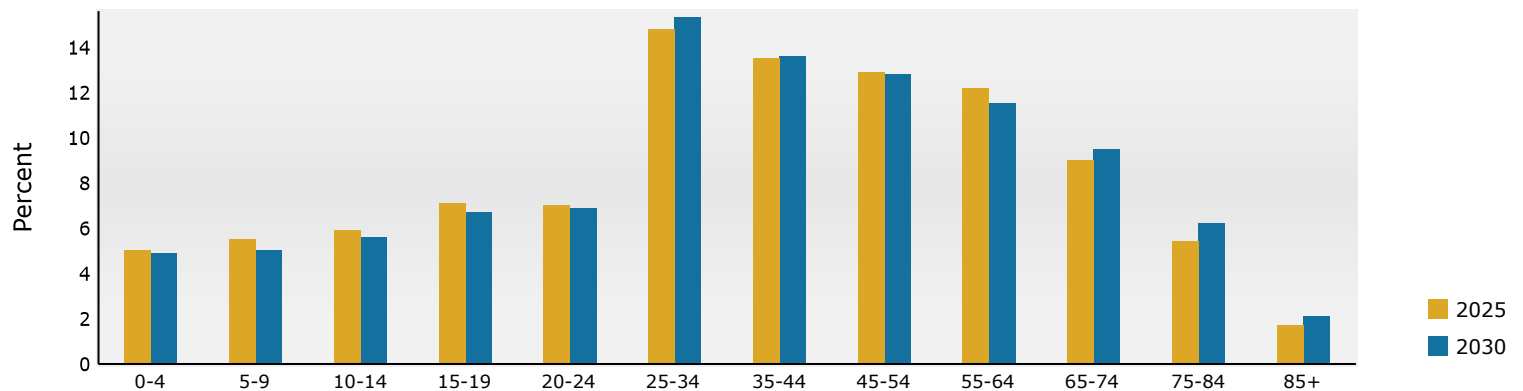
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

October 01, 2025

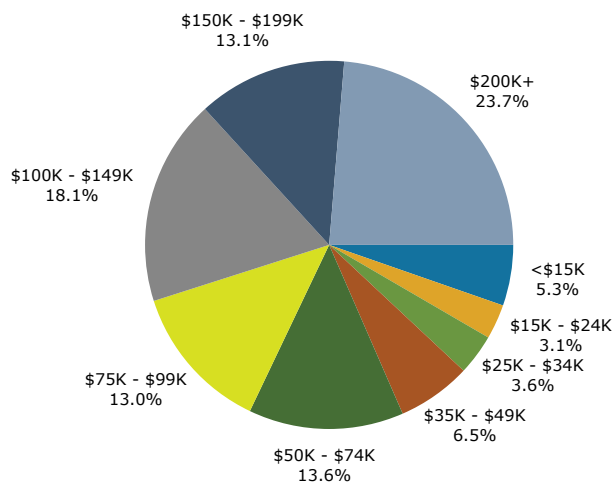
Trends 2025-2030



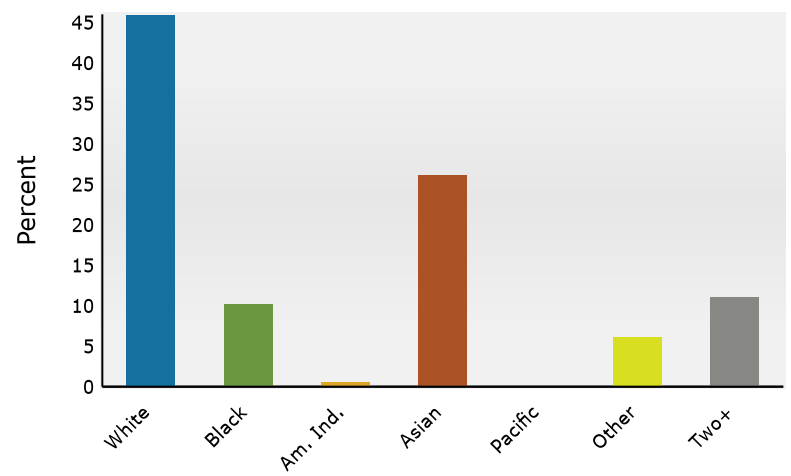
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 16.5%



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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
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

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