

Pinnacle Montessori

of SHERMAN at OLD DORCHESTER RD, TX - 75092



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 9,289 sq ft (+/-)
- Land Size: 4.5 acres
- Ample outdoor space.
- Asking Price: **\$3.99 million**
- Capacity: Can accommodate up to 200 children
- Frontage on Old Dorchester Rd
- Distance to Key Routes: 2.1 miles from US Hwy 75.
- Located near upcoming commercial and residential developments, adding growth potential.
- Availability : Immediately



NAOMI FREEMAN
Realtor

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School Features :



- Well-Equipped for Childcare: Purpose-built classrooms with engaging learning materials and ample natural light, promoting a calm and welcoming environment.
- Amenities: Kitchen facility, large outdoor playgrounds
- Potential Uses: Supports complementary businesses like dance studios, karate, or community gatherings
- Qualified Staff: Pinnacle Montessori's experienced educators are skilled in the Montessori method, fostering a positive, growth-focused environment for each child.
- Individualized Learning: Each child learns at their own pace, encouraging confidence and a love for learning through a personalized approach.
- Engaging Environment: Classrooms are thoughtfully designed with hands-on materials and outdoor spaces to support children's development and exploration.

The school boasts spacious, organized layouts with a range of materials tailored to each developmental stage, fostering independence and collaboration. This property is ideal for investors or educational businesses seeking a reputable, established Montessori location with robust enrollment and high growth potential.

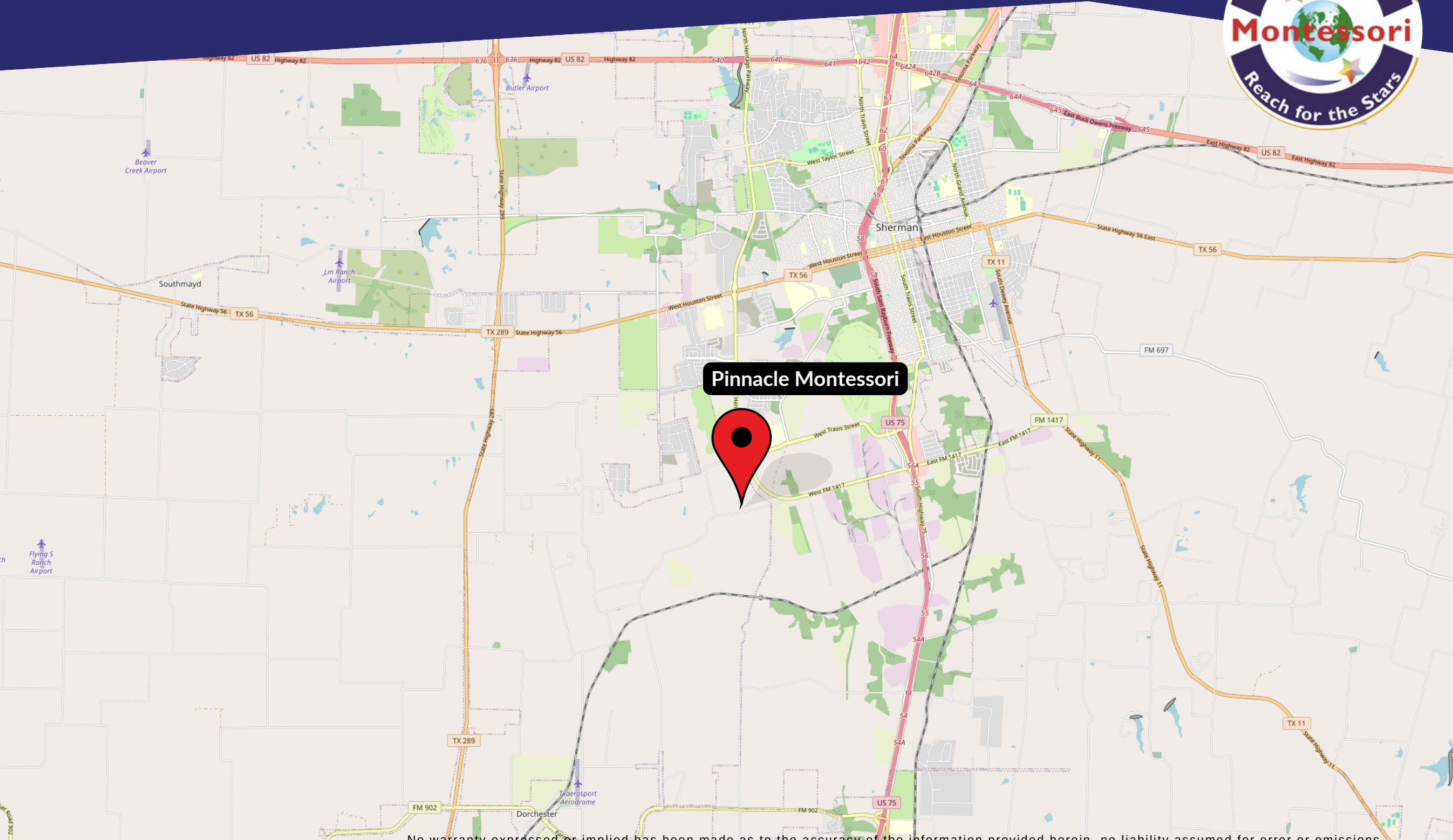
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Location Map: 475 Old Dorchester Rd, Sherman, TX 75092



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Demographics:



Median Household Income
\$62,093

Median Age
39.8

Total Population
27,977

1st Dominant Segment
Old and Newcomers

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester

8,459

8,781

5 miles

35,743

36,320

Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)

3 mile 475 Old Dorchester

5.11%

3.81%

5 miles

1.66%

1.61%

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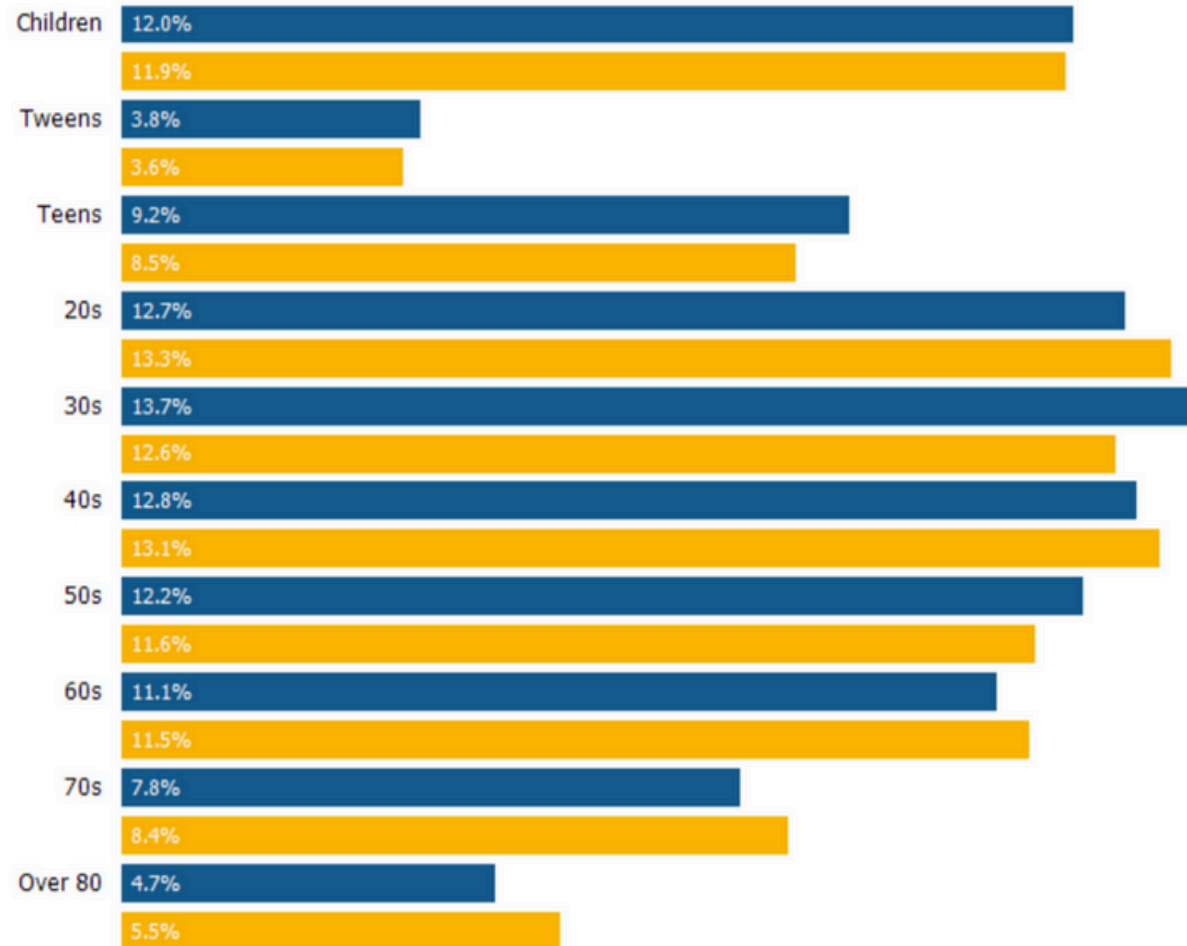
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

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Site Plan:



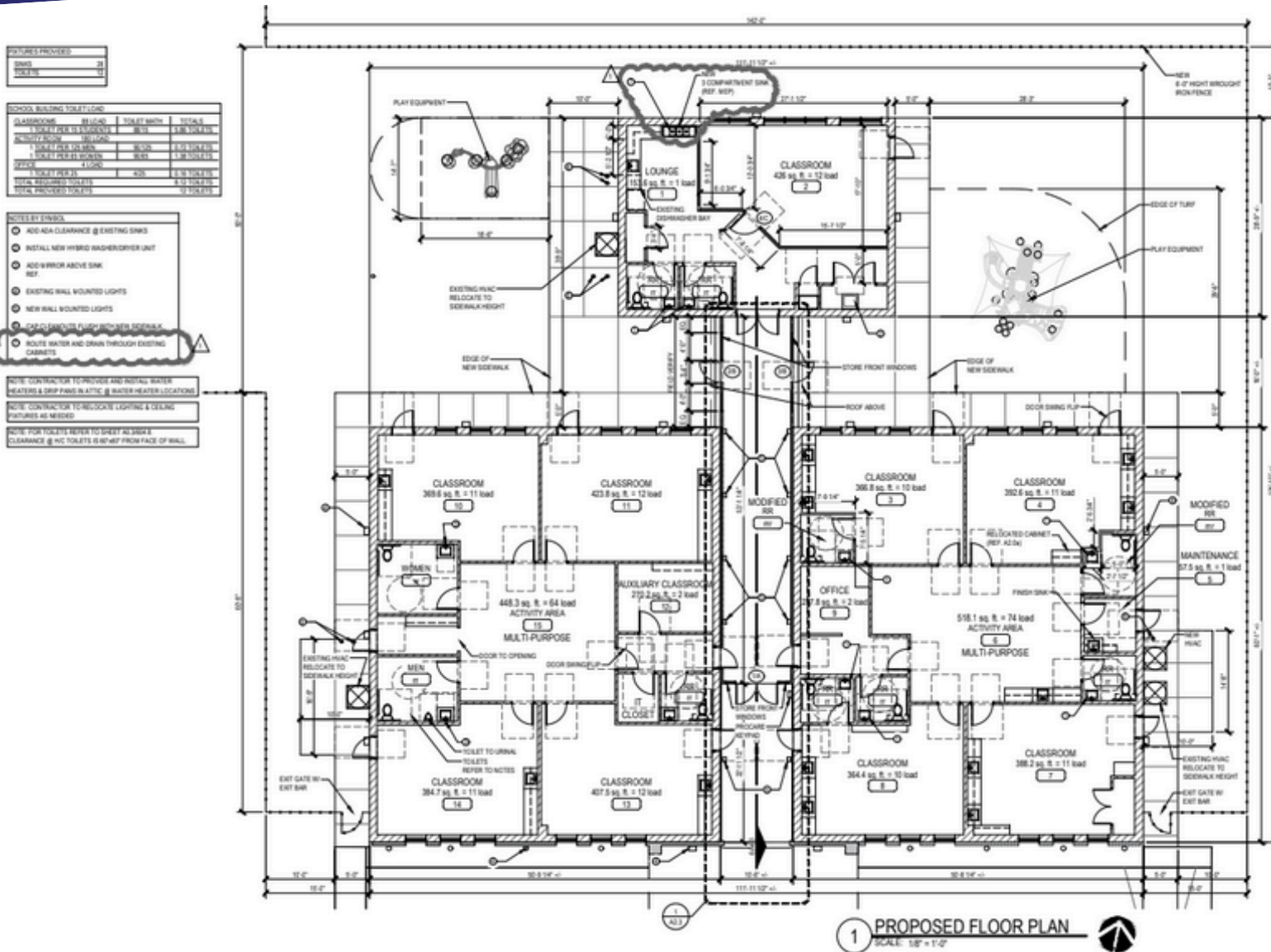
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Floor Plan:



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