

FOR SALE

2nd Generation Montessori School - Owner User Opportunity

1222 Alma Dr, Allen, TX 75013



partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Bennett Greenbaum
Associate


 **214.493.6006**

 bennett.greenbaum@partnersrealestate.com



Ryan McCullough,  S10R
Partner

 **512.580.6224**

 ryan.mccullough@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS

1222 N ALMA DR

CITY, STATE, ZIPCODE

ALLEN, TX 75013

LAND ACRES

1.74

BUILDING SIZE

13,866

YEAR BUILT

2007

PARCEL NUMBER

R-8082-001-0040-1

ZONING, COUNTY

F1

EXECUTIVE SUMMARY

Situated in the thriving Allen market and surrounded by several neighborhoods, this former Montessori school offers a prime opportunity for a medical practice, daycare center, educational institution, ABA therapy provider, etc to establish a presence in this high-growth area.

Please contact Bennett Greenbaum with inquiries (214) 493-6006



OFFERING DETAILS



SALE PRICE
\$5,249,000



PRICE PER SF
\$378.55



LOT SIZE
1.74 AC



BUILDING SIZE
13,866 SF



YEAR BUILT
2007



PARKING RATIO
4.3



PROPERTY HIGHLIGHTS

PRIME LOCATION IN THRIVING ALLEN MARKET

Located in the heart of Allen, TX, this property is surrounded by numerous family-friendly neighborhoods, making it ideal for educational or medical use, given the area's strong demographics and clientele.

TURNKEY PROPERTY WITH FLEXIBLE POTENTIAL

Previously operated as a successful Montessori school, this turnkey property is perfectly suited for a new operator, whether as another educational institution or a medical facility.

RAPIDLY EXPANDING MARKET OPPORTUNITY

Allen, TX, is a rapidly growing market, providing an excellent opportunity for the next user to capitalize on the area's dynamic growth and increasing demand for community services.

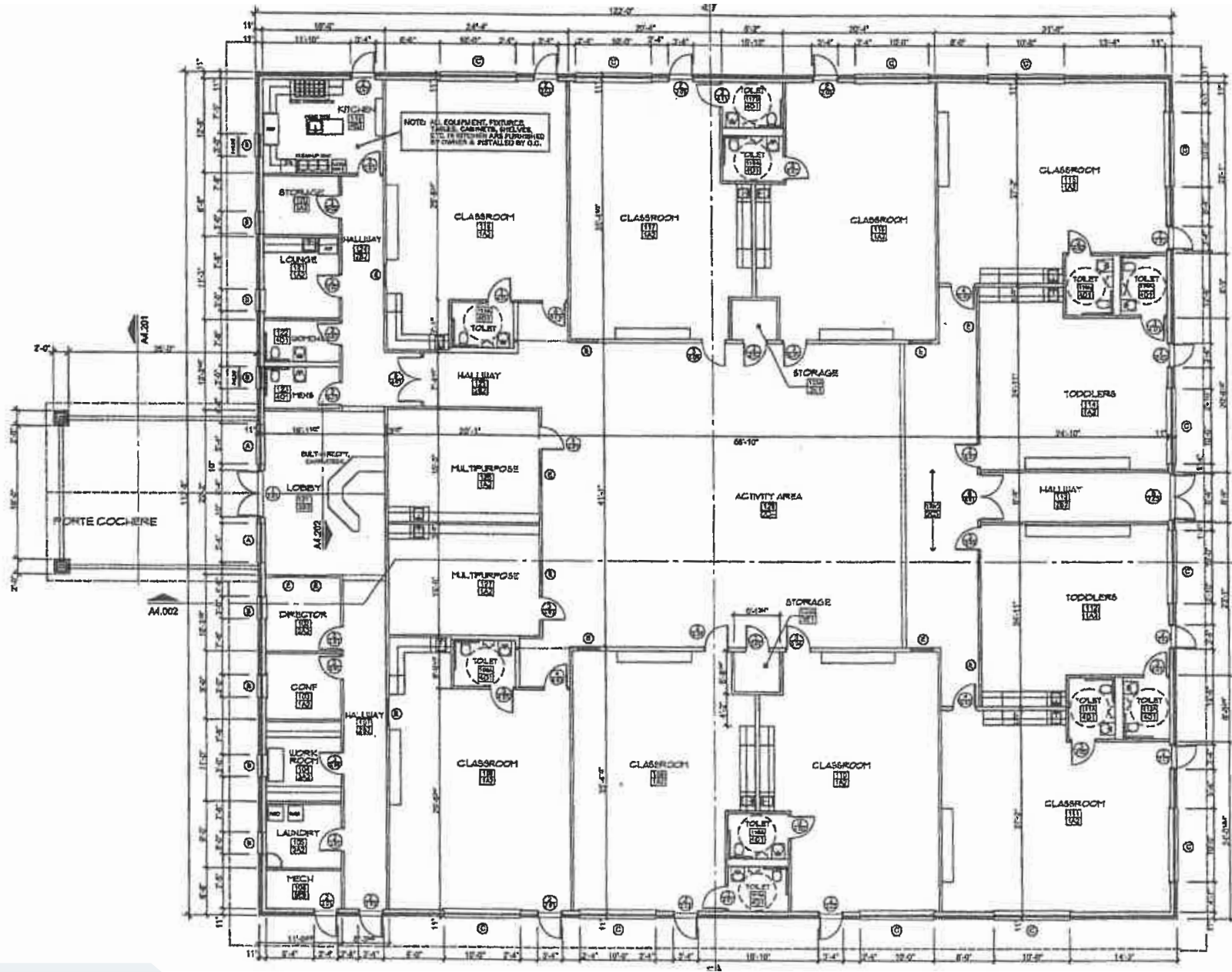
UNPARALLELED MARKET GROWTH

In Allen, Texas, the Montessori education market is thriving, supported by the city's growing population and demand for quality, child-centered learning environments. Institutions like Allen Montessori Academy and Pinnacle Montessori provide comprehensive programs designed to foster independence, creativity, and academic excellence. With modern facilities and a focus on personalized education, Allen offers an ideal setting for Montessori schools aiming to nurture young learners. This positive trajectory in Allen's Montessori education market reflects the community's commitment to fostering high-quality, innovative educational opportunities.

FAVORABLE STATE TAX LAWS

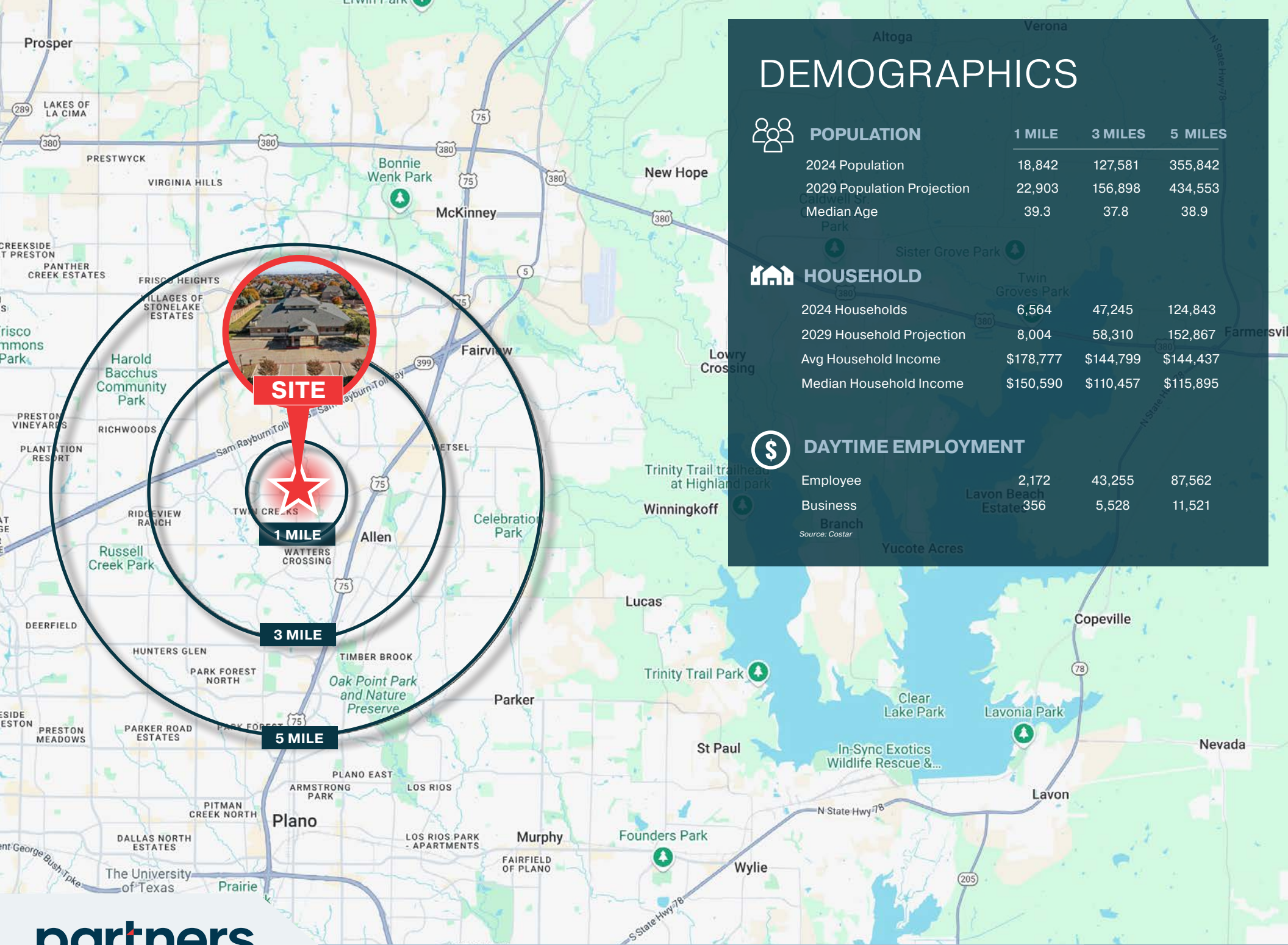
Texas is one of seven states that does not impose a state income or investment tax.

FLOORPLAN



AERIAL





DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	18,842	127,581	355,842
2029 Population Projection	22,903	156,898	434,553
Median Age	39.3	37.8	38.9



HOUSEHOLD

2024 Households	6,564	47,245	124,843
2029 Household Projection	8,004	58,310	152,867
Avg Household Income	\$178,777	\$144,799	\$144,437
Median Household Income	\$150,590	\$110,457	\$115,895

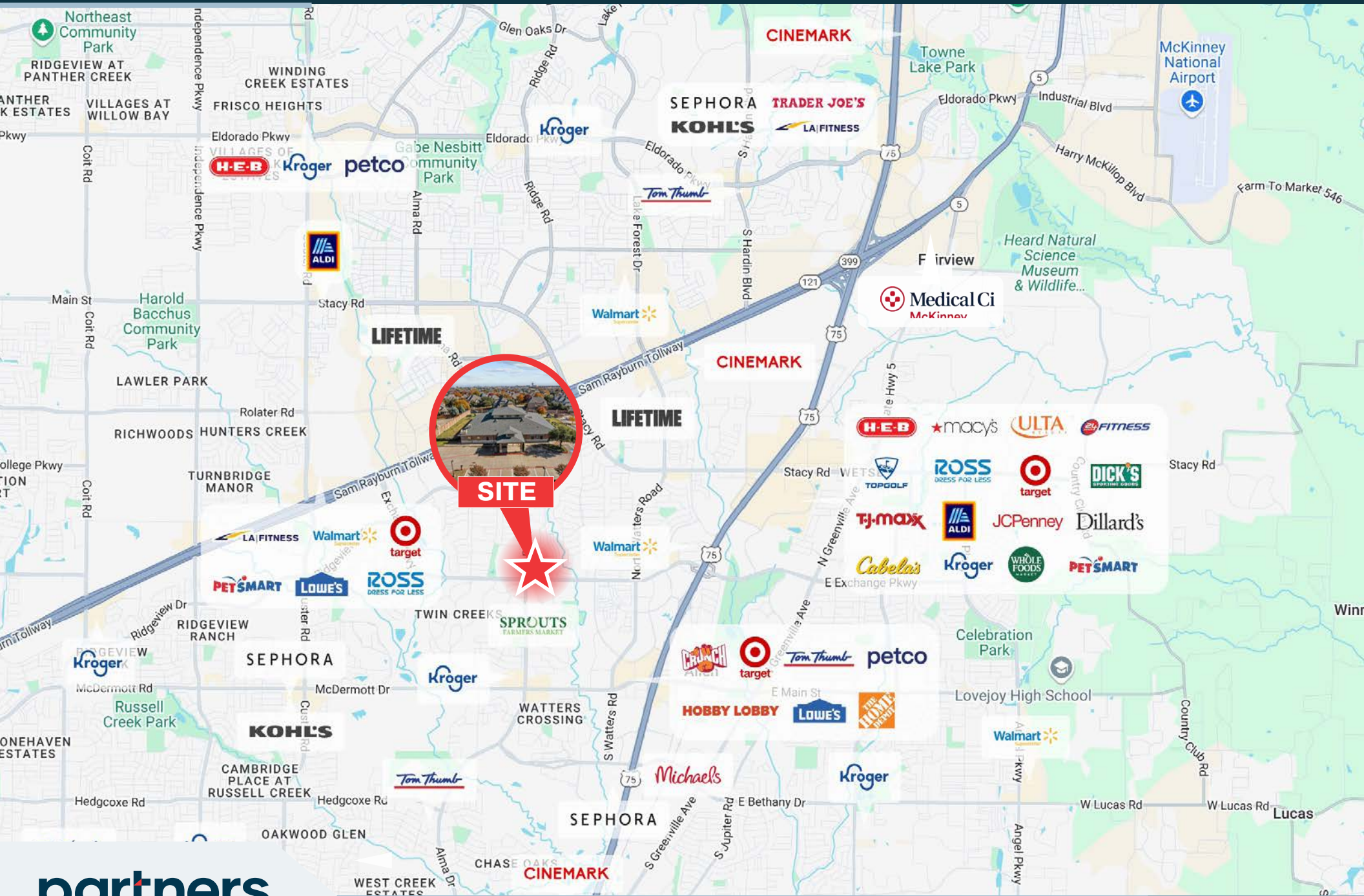


DAYTIME EMPLOYMENT

Employee	2,172	43,255	87,562
Business	356	5,528	11,521

Source: Costar

FLOORPLAN





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.



Bennett Greenbaum
Associate

📞 214.493.6006
✉ bennett.greenbaum@partnersrealestate.com



Ryan McCullough, S10R
Partner

📞 512.580.6224
✉ ryan.mccullough@partnersrealestate.com



FOR SALE

2nd Generation Montessori School - Owner User Opportunity

1222 Alma Dr, Allen, TX 75013

