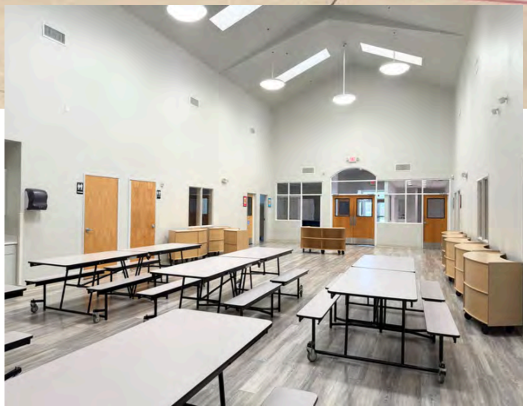
FOR SALE/LEASE

4915 COIT RD
FRISCO, TX 75035

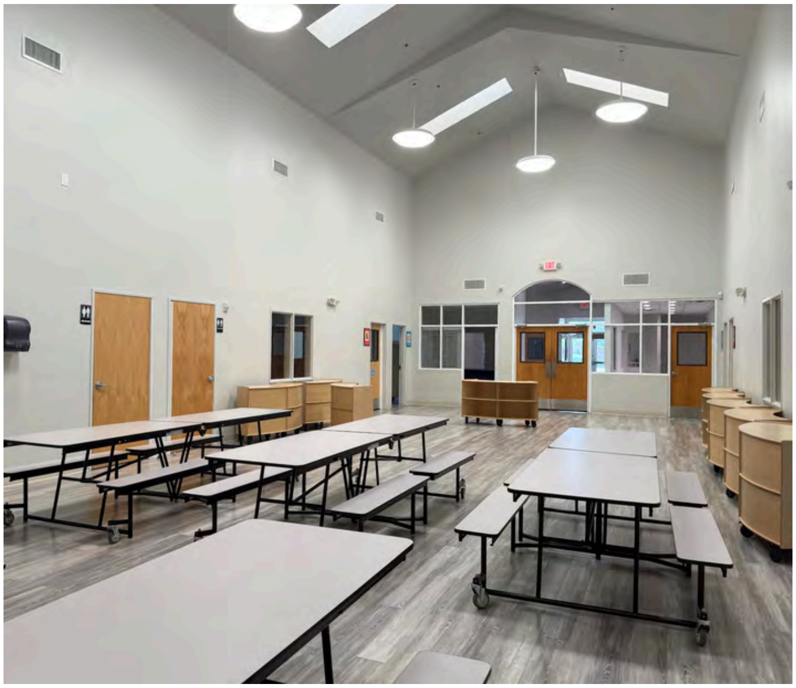


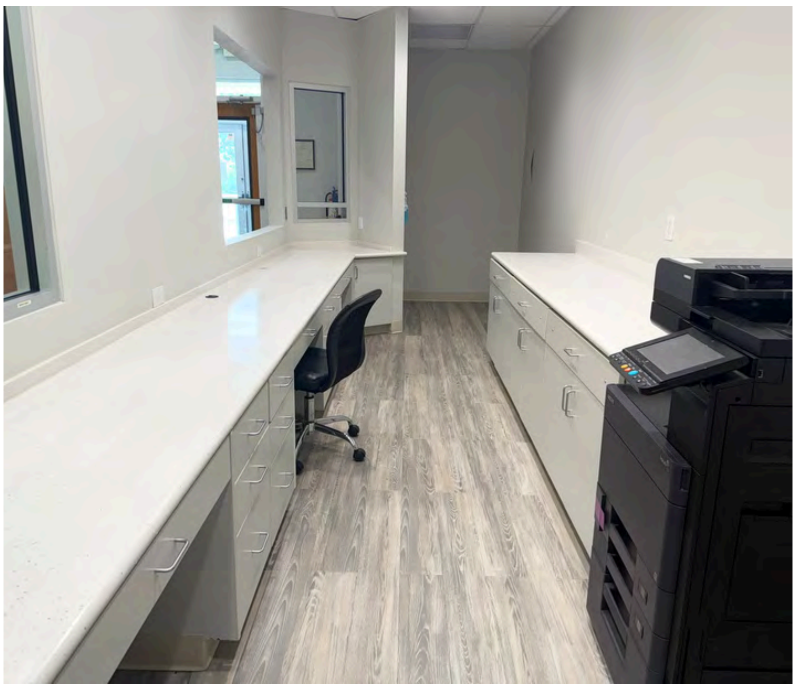
VACANT CHILDCARE BUILDING- PRIME FRISCO LOCATION

- **For Sale- $5,700,000 (Seller financing available)**
- **For Lease- $29,000/m + NNN**
- **NNN- $7,635/m (Taxes) approx. + $2,205/m (Insurance) approx.**
- **Building size- 13,776 sqft**
- **Year built- 2011**
- **Lot size- 2.05 acres approx.**
- **Former Childcare building**
- **Previous licensed capacity- 187**
- **12 Classrooms, Commercial Kitchen, Gym, Office, large Playground**
- **60+ Parking spots**
- **Full frontage on Coit Rd**
- **Significant growth in the area**

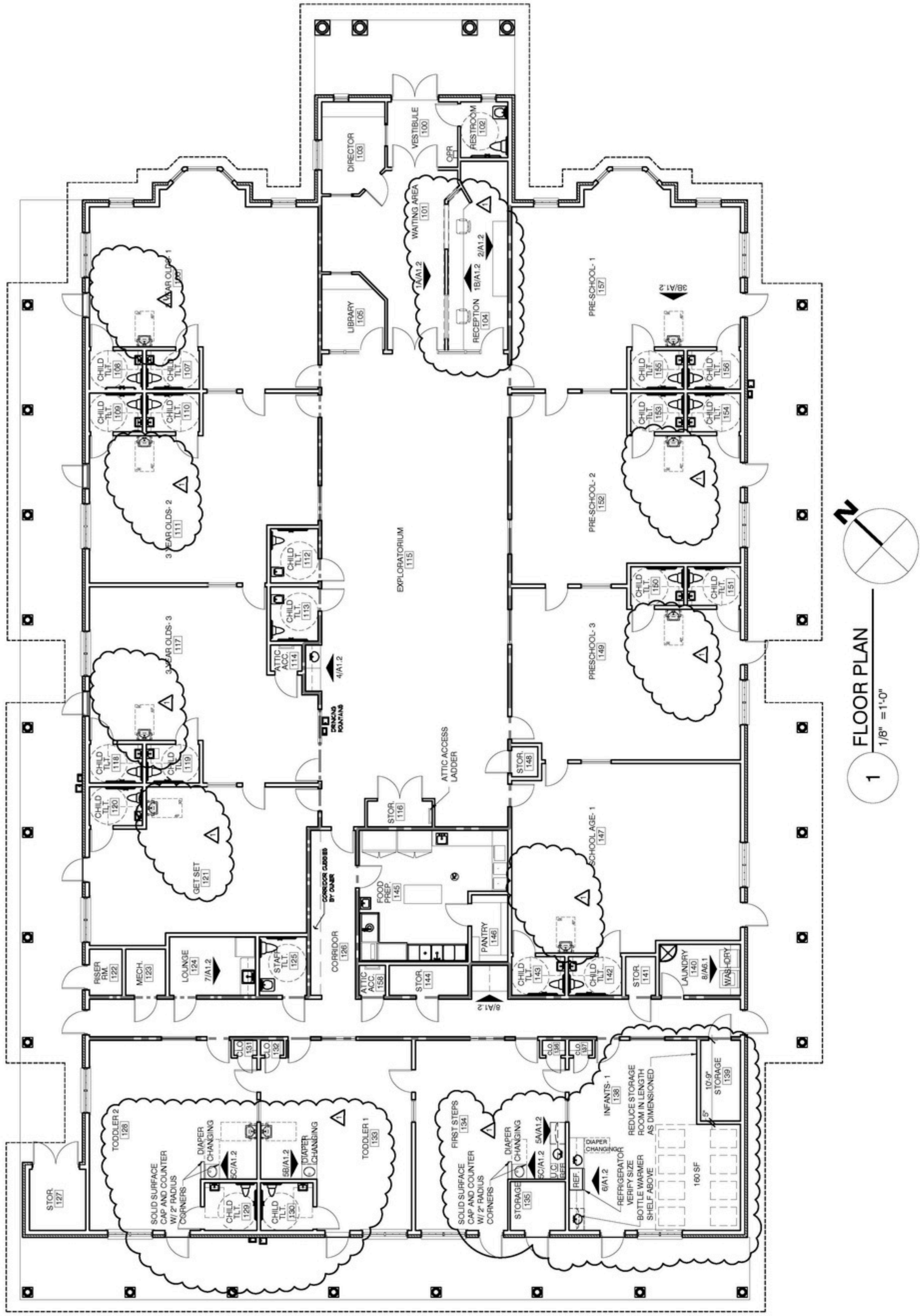
Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

PICTURES

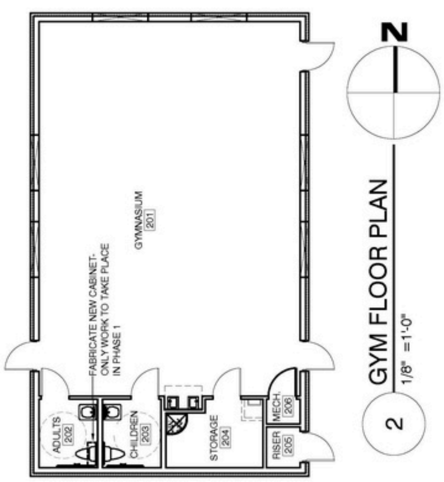





FLOORPLAN



1
FLOOR PLAN
1/8" =1'-0"



2
GYM FLOOR PLAN
1/8" =1'-0"
GYMNASIUM 201
FABRICATE NEW CABINET- ONLY WORK TO TAKE PLACE IN PHASE 1
ADULTS 202
CHILDREN 203
STORAGE 204
RISER 205
MECH. 206

POSSIBLE ENCROACHMENTS

A – RETAINING WALL ON PROPERTY LINE ALONG SOUTH LINE

CURVE TABLE						(RECORD)				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	135.09'	450.00'	17°12'03"	N 08°10'53" E	134.59'	134.99'	450.00'	17°11'13"	N 08°09'15" E	134.48'
C2	77.99'	325.00'	13°44'55"	N 55°14'36" E	77.80'	78.03'	325.00'	13°45'20"	N 55°11'58" E	77.84'
C3	197.98'	275.00'	41°14'56"	N 68°59'15" E	193.73'	197.99'	275.00'	41°15'03"	N 68°56'49" E	193.74'

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 1, IN BLOCK A, OF FELLOWSHIP OF FRISCO, AN ADDITION TO THE CITY OF FRISCO, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER **VOLUME 2012, PAGE 239,** MAP/PLAT RECORDS, COLLIN COUNTY, TEXAS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 1982608, WITH AN EFFECTIVE DATE OF JUNE 16, 2023 AT 9:00AM

GRAPHIC SCALE IN FEET

20' 0 20'

LAND AREA

LOT 1: ±2.046 ACRES (± 89126 SQFT)

PARKING INFO

3 DISABLED PARKING, 61 REGULAR PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES.

TITLE INFO

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 1982608, DATED JUNE 16, 2023 at 9:00AM

SCHEDULE B ITEMS

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a) Rights of parties in possession. (Owner Title Policy only)

b) Rights of tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.

c) Easements as shown on plat recorded in/under **Volume 2012, Page 239** of the Map/Plat Records, Collin County, Texas, and as noted on survey drawing prepared by Michael B. Arthur, R.P.L.S. No. 5686, dated August 13, 2012, in Job No. 2006-0571. **DOES AFFECT, AS SHOWN**

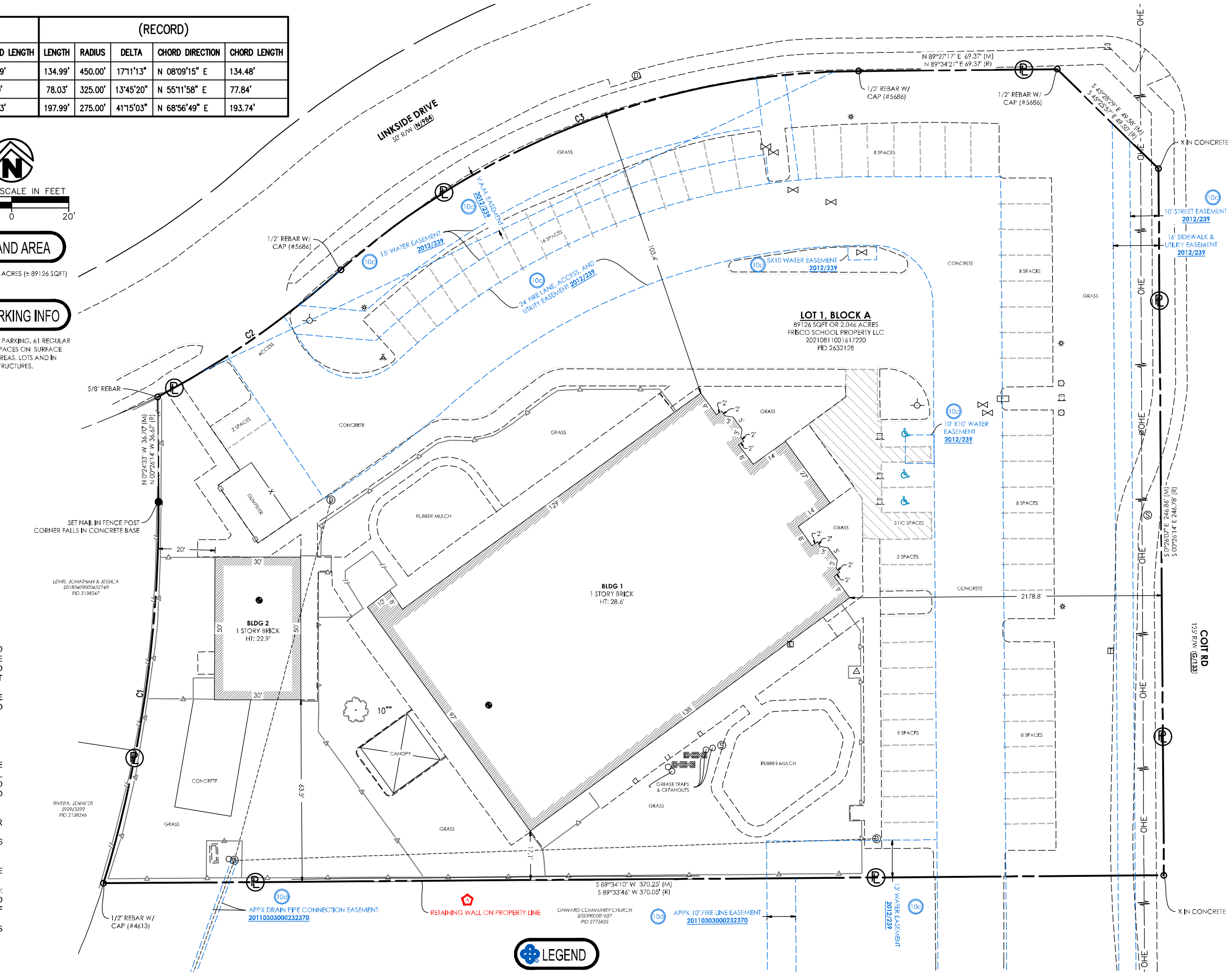
d) All terms, conditions, and provisions of that certain Easement Agreement, by and between the Fellowship of Frisco and Celebrity Investments, Inc., dated February 7, 2007, filed March 3, 2011, recorded in/under County Clerk's **File No. 20110303000232370** of the Official Public Records, Collin County, Texas. **DOES AFFECT, AS SHOWN.**

e) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

f) Any rights, easements, interests or claims which may exist by reason of fences or stone retaining wall, as reflected on survey drawing prepared by Michael B. Arthur, R.P.L.S. No. 5686, dated August 13, 2012, in Job No. 2006-0571. **DOCUMENT NOT PROVIDED.**

GENERAL SURVEY NOTES

1. UTILITY NOTE: ONLY PART OF THE ABOVEGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BASED ON FIELD OBSERVATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. CALL 811 BEFORE YOU DIG.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. ALL AREAS OF ASPHALT AND CURB & GUTTER ARE IN "GOOD" CONDITION UNLESS OTHERWISE NOTED.
6. TABLE A ITEM 2: PHYSICAL ADDRESS: 4915 COIT ROAD, FRISCO, TX 75035
7. TABLE A ITEM 3: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 48085C0360K, DATED JUNE 07, 2017, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. THIS PROPERTY **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.
8. TABLE A ITEM 14: PROPERTY LOCATED AT THE CORNER OF COIT ROAD AND LINKSIDE DRIVE.
9. TABLE A ITEM 16: THERE WAS NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. TABLE A ITEM 17: THE SURVEYOR DID NOT OBSERVE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. PROPERTY HAS PHYSICAL ACCESS TO LINKSIDE DRIVE, A PUBLIC STREET.
12. SURVEYOR CERTIFIES THAT THE SURVEY DESCRIPTION NOTED HEREIN IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT DESCRIPTION LISTED HEREON.
13. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
14. BASIS OF BEARING: SURVEY IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM 1983(11), NORTH CENTRAL ZONE, AS DETERMINED BY GPS LOCATION. ALL DISTANCES ARE US SURVEY FOOT.



LEGEND

	PROPERTY LINE		FOUND MONUMENT (AS NOTED)
P.O.B.	POINT OF BEGINNING		SET MONUMENT (AS NOTED)
P.O.C.	POINT OF COMMENCEMENT		BLDG HT. MEASUREMENT
(M)	MEASURED CALL		HANDICAP PARKING
(R)	RECORD CALL		SEWER MANHOLE
M/L	MORE OR LESS		POWER POLE
(N.T.S.)	NOT TO SCALE		ELECTRIC METER
	CENTERLINE		TRANSFORMER / JCT. BOX
	CONCRETE		WATER METER
	BUILDING SETBACK LINE		WATER VALVE
	EASEMENT LINE		FIRE HYDRANT
	WOODEN FENCE		TELEPHONE BOX/PEDESTAL
	WROUGHT IRON FENCE		GAS METER
OHE	OVERHEAD ELECTRIC		STORM MANHOLE/DRAIN
	APX. FLOODZONE BOUNDARY		LIGHT POLE
			YARD LIGHT
			FIRE DEPARTMENT CONNECTION
			SIGN

811 Know what's below. Call before you dig.

SURVEY CERTIFICATION

TO:
CIRRUS INVESTMENTS LLC; RELYANCE BANK, NA; FRISCO SCHOOL PROPERTY LLC, A TEXAS LIMITED LIABILITY COMPANY; AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 19, 2023.

DATE OF PLAT OR MAP: 07/26/2023

STATE OF TEXAS
REGISTERED
BRADLEY G RUSSELL
6349
PROFESSIONAL
LAND SURVEYOR

X

7/26/2023

BRADLEY G. RUSSELL,
RPLS #6349, COA # 10193715
BRAD.RUSSELL@CRAFTONTULL.COM

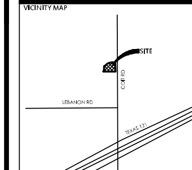
PROPERTY ADDRESS:
4915 COIT RD.,
FRISCO, TX 75035

ALTA / NSPS LAND TITLE SURVEY
LOT 1, BLOCK A
FELLOWSHIP OF FRISCO SUBDIVISION
COLLIN COUNTY SCHOOL LANE SURVEY, A-154

PREPARED FOR:
CIRRUS INVESTMENTS

COLLIN COUNTY TEXAS

VICINITY MAP



DELTA	DESCRIPTION	DATE

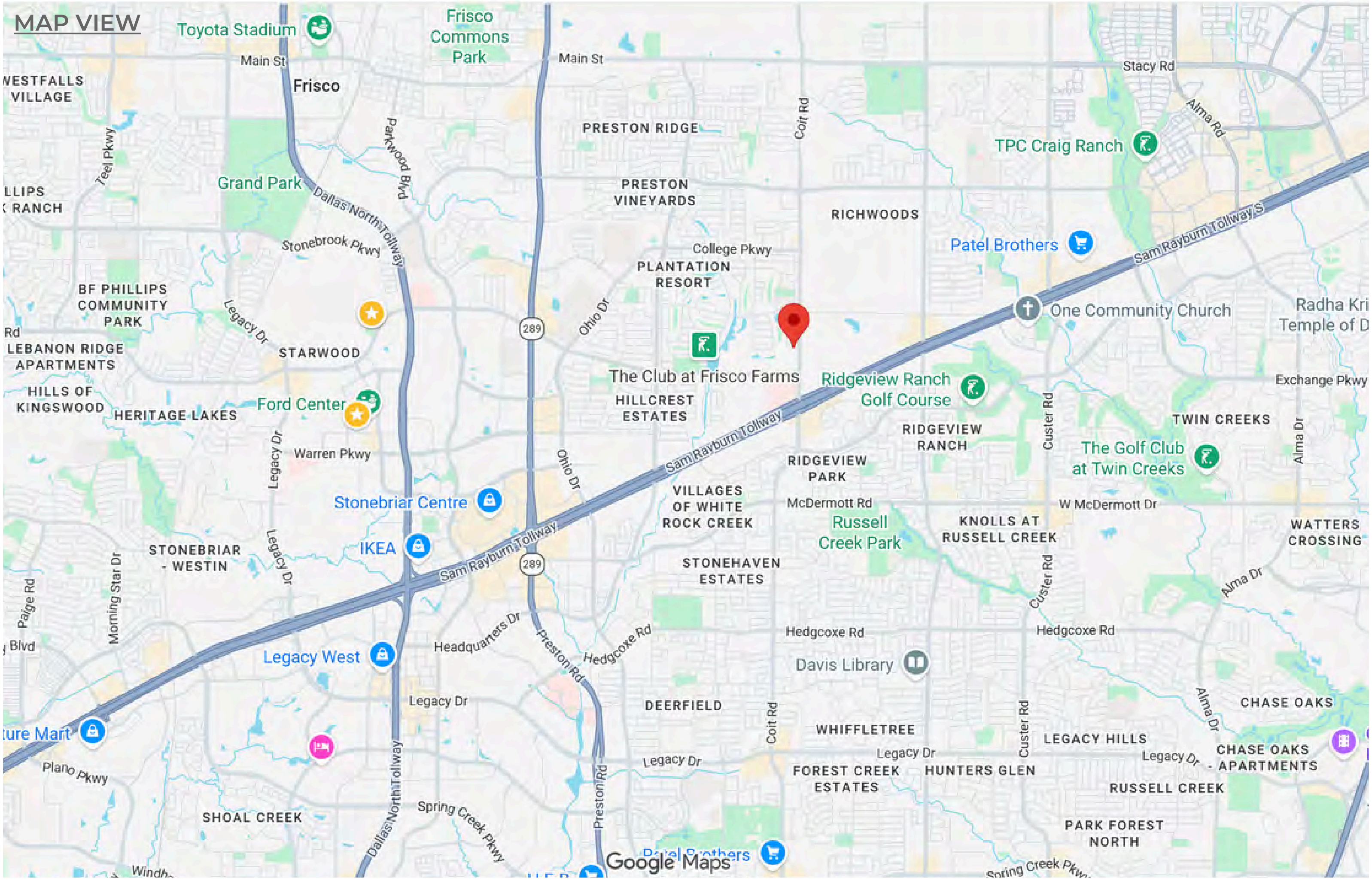
1000 Ledgelawn Dr.
Conway, Arkansas 72034
Crafton Tull
engineering | surveying
501.328.3316 t 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

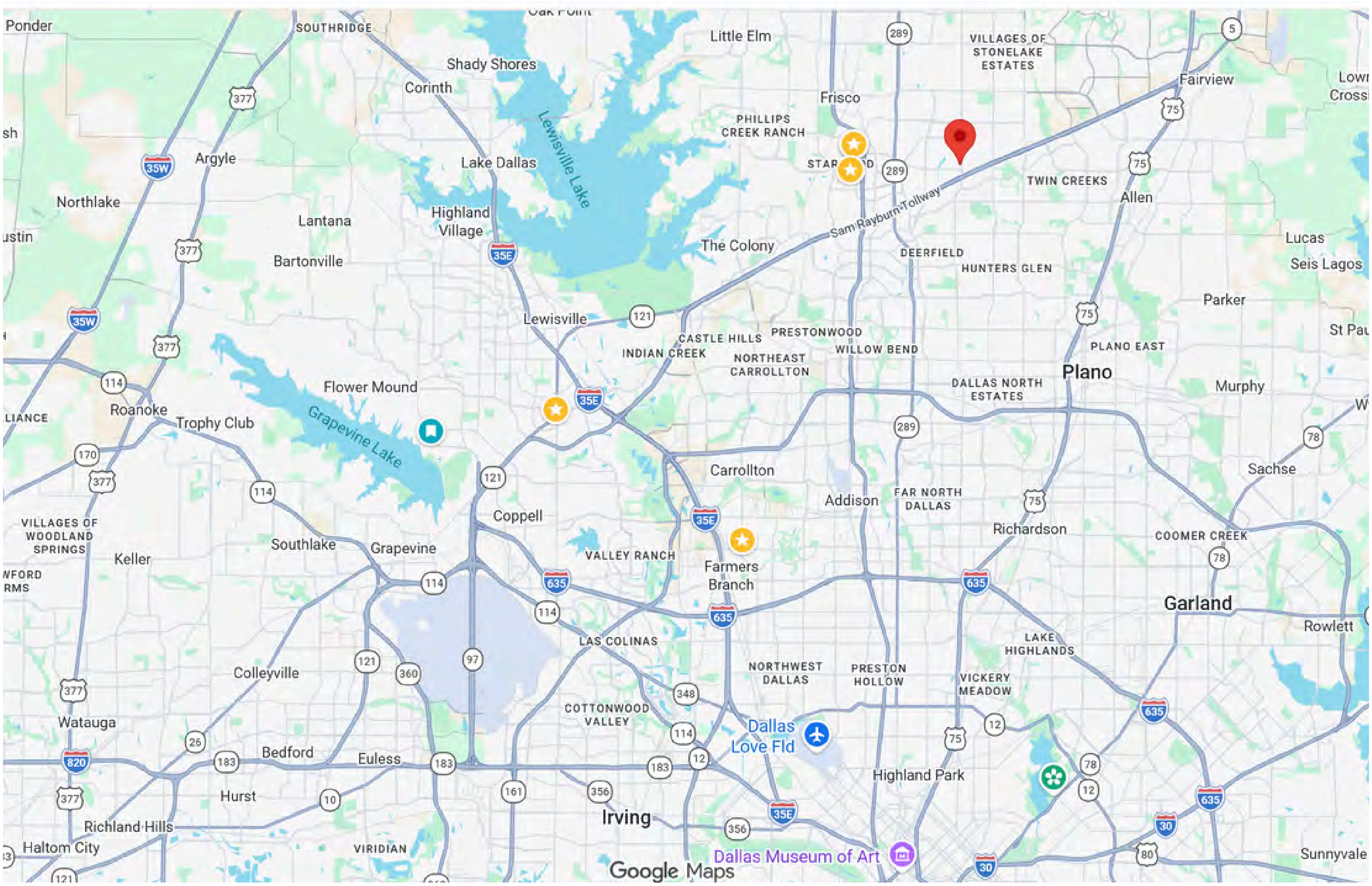
CONTACT INFORMATION:
Bradley G Russell
Crafton Tull (10193715)
1000 Ledgelawn Dr.
Conway, AR 72034

PROJECT NO:	23803300
ISSUE DATE:	7/26/2023
DRAWN BY:	B.RUSSELL
APPROVE BY:	S.ANDERSON
SHEET NO.:	

MAP VIEW

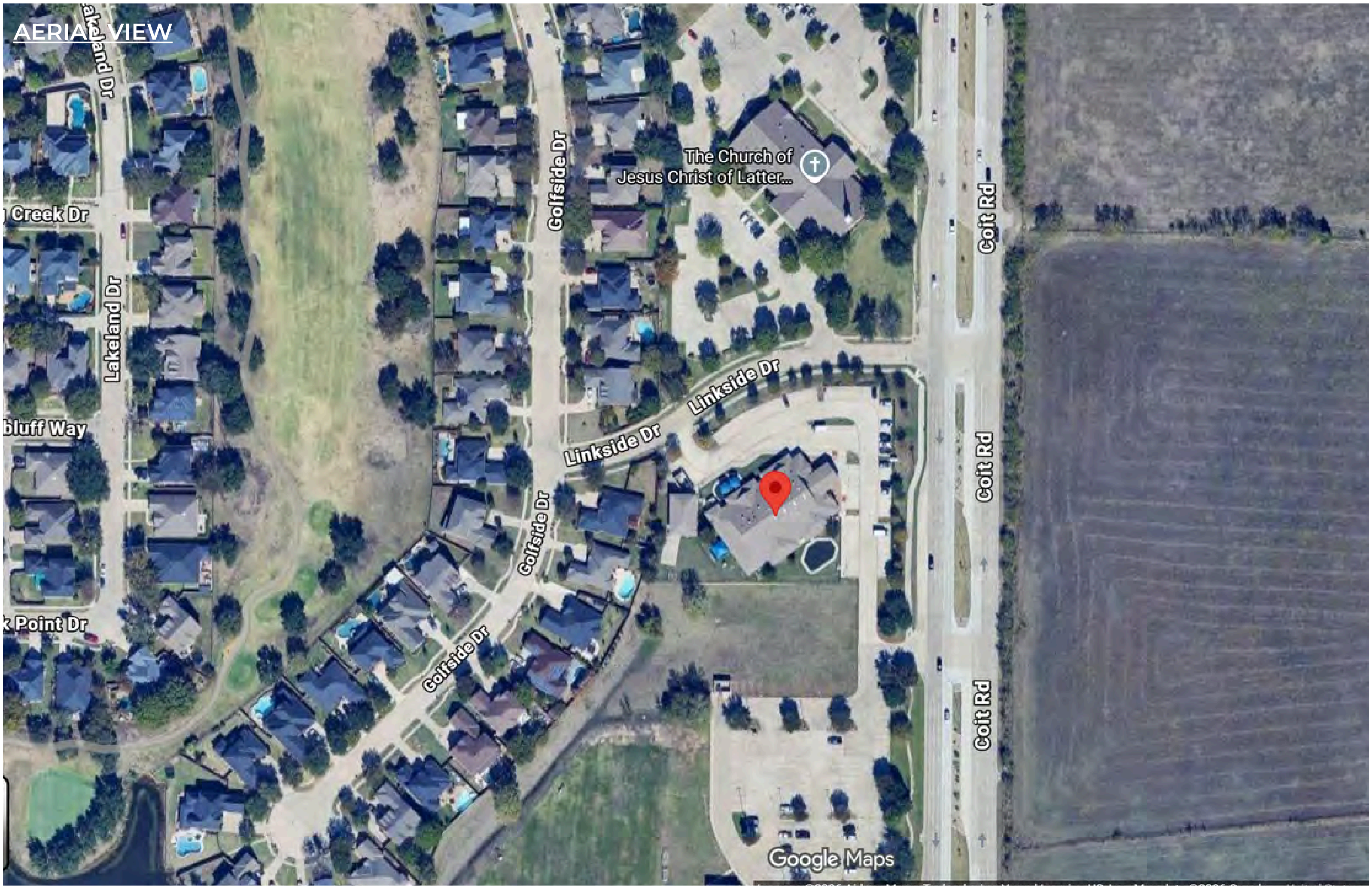


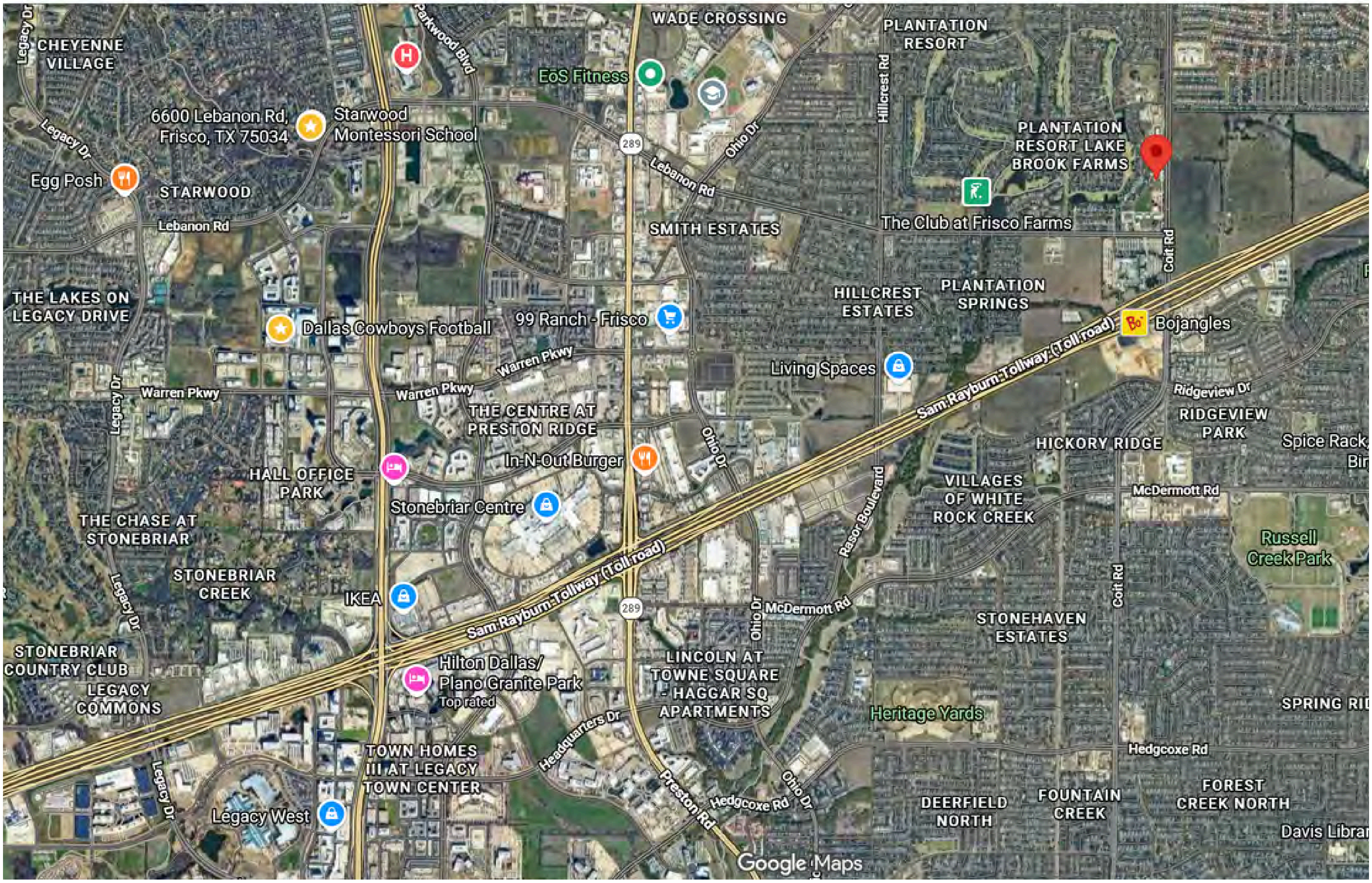
Toyota Stadium
Frisco Commons Park
Main St
Frisco
WESTFALLS VILLAGE
PRESTON RIDGE
Colt Rd
Stacy Rd
Alma Rd
TPC Craig Ranch
Teel Pkwy
Grand Park
Dallas North Tollway
Parkwood Blvd
PRESTON VINEYARDS
RICHWOODS
Stonebrook Pkwy
College Pkwy
Patel Brothers
Sam Rayburn Tollway S
PLANTATION RESORT
BF PHILLIPS COMMUNITY PARK
Legacy Dr
Ohio Dr
One Community Church
LEBANON RIDGE APARTMENTS
STARWOOD
The Club at Frisco Farms
Ridgeview Ranch Golf Course
Exchange Pkwy
HILLS OF KINGSWOOD
HERITAGE LAKES
Ford Center
HILLCREST ESTATES
RIDGEVIEW RANCH
Custer Rd
TWIN CREEKS
Warren Pkwy
Sam Rayburn Tollway
RIDGEVIEW PARK
The Golf Club at Twin Creeks
Stonebriar Centre
VILLAGES OF WHITE ROCK CREEK
McDermott Rd
Russell Creek Park
W McDermott Dr
KNOLLS AT RUSSELL CREEK
WATTERS CROSSING
STONEBRIAR - WESTIN
IKEA
STONEHAVEN ESTATES
Paige Rd
Morning Star Dr
Alma Dr
Headquarters Dr
Preston Rd
Hedgcoxe Rd
Legacy West
Davis Library
DEERFIELD
CHASE OAKS
WHIFFLETREE
LEGACY HILLS
CHASE OAKS APARTMENTS
Plano Pkwy
FOREST CREEK ESTATES
HUNTERS GLEN
RUSSELL CREEK
SHOAL CREEK
Spring Creek Pkwy
PARK FOREST NORTH
Google Maps



Ponder
SOUTHRIDGE
Little Elm
VILLAGES OF STONELAKE ESTATES
Shady Shores
Corinth
Frisco
Fairview
Argyle
Lake Dallas
Lewisville Lake
PHILLIPS CREEK RANCH
TWIN CREEKS
Allen
Northlake
Lantana
Highland Village
The Colony
Sam Rayburn Tollway
Bartonville
DEERFIELD
HUNTERS GLEN
Lucas
Seis Lagos
Parker
Lewisville
CASTLE HILLS
PRESTONWOOD
INDIAN CREEK
NORTHEAST CARROLLTON
WILLOW BEND
PLANO EAST
Plano
Flower Mound
DALLAS NORTH ESTATES
Murphy
Roanoke
Trophy Club
Grapevine Lake
Carrollton
Sachse
Addison
FAR NORTH DALLAS
Coppell
VILLAGES OF WOODLAND SPRINGS
Southlake
Grapevine
Richardson
COOMER CREEK
Keller
VALLEY RANCH
Farmers Branch
Garland
Rowlett
LAS COLINAS
LAKE HIGHLANDS
Colleyville
NORTHWEST DALLAS
PRESTON HOLLOW
VICKERY MEADOW
COTTONWOOD VALLEY
Watauga
Dallas Love Fld
Bedford
Euless
Highland Park
Hurst
Irving
Richland Hills
Haltom City
VIRIDIAN
Dallas Museum of Art
Sunnyvale
Google Maps

AERIAL VIEW


Lakeland Dr
Creek Dr
Lakeland Dr
bluff Way
Point Dr
Golfside Dr
Golfside Dr
Golfside Dr
The Church of
Jesus Christ of Latter...
Linkside Dr
Linkside Dr
Coit Rd
Coit Rd
Coit Rd
Google Maps


Legacy Dr
CHEYENNE VILLAGE
Parkwood Blvd
WADE CROSSING
PLANTATION RESORT
Hillcrest Rd
EōS Fitness
6600 Lebanon Rd, Frisco, TX 75034
Starwood Montessori School
Legacy Dr
289
Ohio Dr
PLANTATION RESORT LAKE BROOK FARMS
Egg Posh
STARWOOD
Lebanon Rd
Lebanon Rd
SMITH ESTATES
The Club at Frisco Farms
Coit Rd
THE LAKES ON LEGACY DRIVE
Dallas Cowboys Football
99 Ranch - Frisco
HILLCREST ESTATES
PLANTATION SPRINGS
Bojangles
Warren Pkwy
Warren Pkwy
Warren Pkwy
Living Spaces
Sam Rayburn Tollway (Toll road)
Ridgeview Dr
RIDGEVIEW PARK
THE CENTRE AT PRESTON RIDGE
Legacy Dr
HICKORY RIDGE
Spice Rack
In-N-Out Burger
HALL OFFICE PARK
Ohio Dr
VILLAGES OF WHITE ROCK CREEK
McDermott Rd
Stonebriar Centre
Russell Creek Park
THE CHASE AT STONEBRIAR
Rasor Boulevard
Legacy Dr
STONEBRIAR CREEK
Sam Rayburn Tollway (Toll road)
Coit Rd
IKEA
289
McDermott Rd
Ohio Dr
STONEHAVEN ESTATES
STONEBRIAR COUNTRY CLUB
Hilton Dallas/Plano Granite Park
Top rated
LINCOLN AT TOWNE SQUARE
HAGGAR SQ APARTMENTS
LEGACY COMMONS
Heritage Yards
SPRING RID
Headquarters Dr
Hedgcoxe Rd
TOWN HOMES III AT LEGACY TOWN CENTER
Legacy Dr
Hedgcoxe Rd
Ohio Dr
Preston Rd
DEERFIELD NORTH
FOUNTAIN CREEK
FOREST CREEK NORTH
Legacy West
Davis Librar
Google Maps

Demographic and Income Profile

4915 Coit Rd, Frisco, Texas, 75035

Ring: 1 mile radius

Summary	Census 2020	2026	2031
Total Population	13,278	13,151	13,766
Total Households	4,305	4,302	4,506
Family Households	3,479	3,366	3,504
Average Household Size	3.08	3.05	3.05
Owner Occupied Housing Units	3,002	2,928	3,119
Renter Occupied Housing Units	1,303	1,374	1,388
Median Age	37.3	39.2	38.6

Trends 2026 - 2031	Area	State	National
Population	0.90%	1.20%	0.50%
Households	0.90%	1.50%	0.70%
Family Population	0.80%	1.40%	0.60%
Owner Occupied Housing Units	1.30%	1.80%	0.00%
Median Household Income	2.70%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	737	5.5%	681	5.2%	709	5.2%
5-9	1,112	8.4%	808	6.1%	791	5.8%
10-14	1,341	10.1%	1,042	7.9%	865	6.3%
15-19	1,095	8.3%	1,089	8.3%	924	6.7%
20-24	667	5.0%	815	6.2%	876	6.4%
25-29	484	3.6%	905	6.9%	1,041	7.6%
30-34	681	5.1%	618	4.7%	1,149	8.3%
35-39	1,123	8.5%	735	5.6%	738	5.4%
40-44	1,405	10.6%	1,071	8.1%	810	5.9%
45-49	1,301	9.8%	1,262	9.6%	1,059	7.7%
50-54	1,061	8.0%	1,183	9.0%	1,218	8.8%
55-59	733	5.5%	995	7.6%	1,086	7.9%
60-64	469	3.5%	680	5.2%	891	6.5%
65-69	339	2.5%	434	3.3%	607	4.4%
70-74	321	2.4%	285	2.2%	381	2.8%
75-79	218	1.6%	264	2.0%	248	1.8%
80-84	117	0.9%	171	1.3%	213	1.6%
Age 85+	75	0.6%	113	0.9%	160	1.2%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	45	1.1%	41	0.9%
$10,000-14,999	8	0.2%	7	0.2%
$15,000-19,999	15	0.3%	11	0.2%
$20,000-24,999	25	0.6%	18	0.4%
$25,000-29,999	57	1.3%	44	1.0%
$30,000-34,999	49	1.1%	38	0.8%
$35,000-39,999	39	0.9%	29	0.6%
$40,000-44,999	32	0.7%	27	0.6%
$45,000-49,999	42	1.0%	31	0.7%
$50,000-59,999	117	2.7%	85	1.9%
$60,000-74,999	158	3.7%	134	3.0%
$75,000-99,999	333	7.7%	290	6.4%
$100,000-124,999	443	10.3%	397	8.8%
$125,000-149,999	376	8.7%	353	7.8%
$150,000-199,999	654	15.2%	672	14.9%
$200,000-249,999	669	15.6%	824	18.3%
$250,000-299,999	369	8.6%	477	10.6%
$300,000-399,999	399	9.3%	526	11.7%
$400,000-499,999	111	2.6%	104	2.3%
$500,000+	359	8.3%	399	8.8%
Median Household Income	$177,915	-	$203,443	-
Average Household Income	$226,781	-	$248,014	-
Per Capita Income	$77,161	-	$84,599	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,740	43.2%	4,623	35.1%	4,395	31.9%
Black Alone	802	6.0%	802	6.1%	804	5.8%
American Indian	56	0.4%	43	0.3%	44	0.3%
Asian Alone	5,274	39.7%	6,370	48.4%	7,119	51.7%
Pacific Islander	16	0.1%	16	0.1%	16	0.1%
Some Other Race	300	2.3%	268	2.0%	292	2.1%
Two or More Races	1,090	8.2%	1,029	7.8%	1,097	8.0%
Hispanic (Any Race)	1,096	8.3%	1,000	7.6%	1,090	7.9%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

13.2K
Total Population

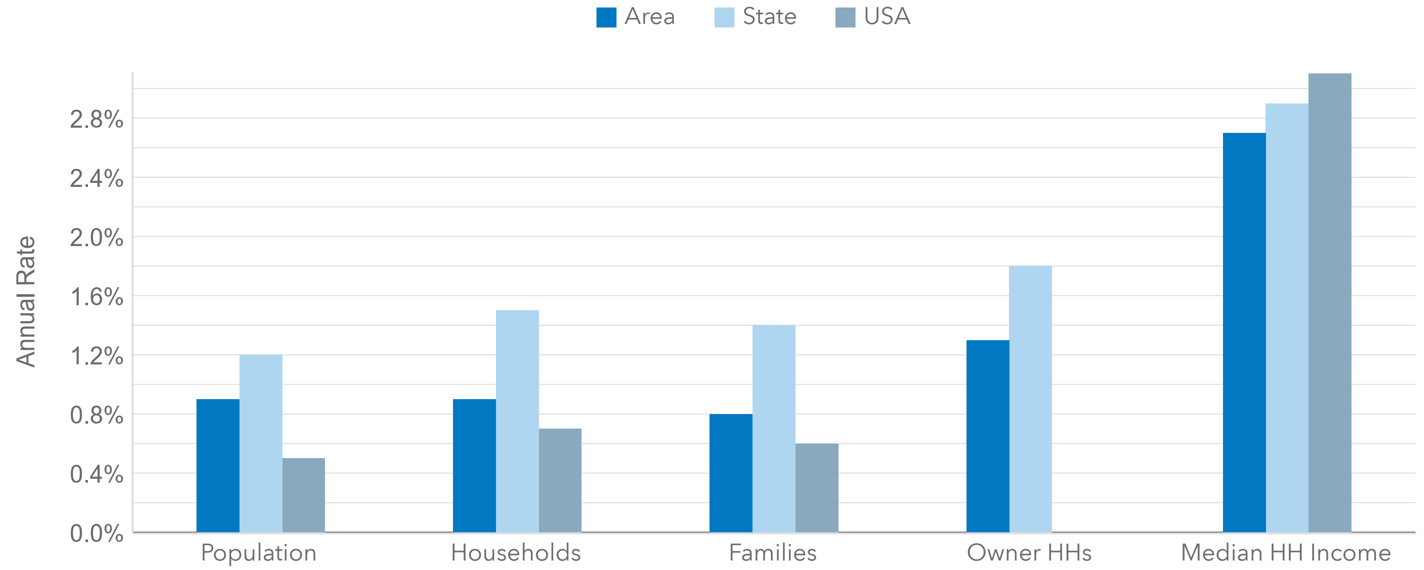
4,302
Total Households

3.05
Average Household Size

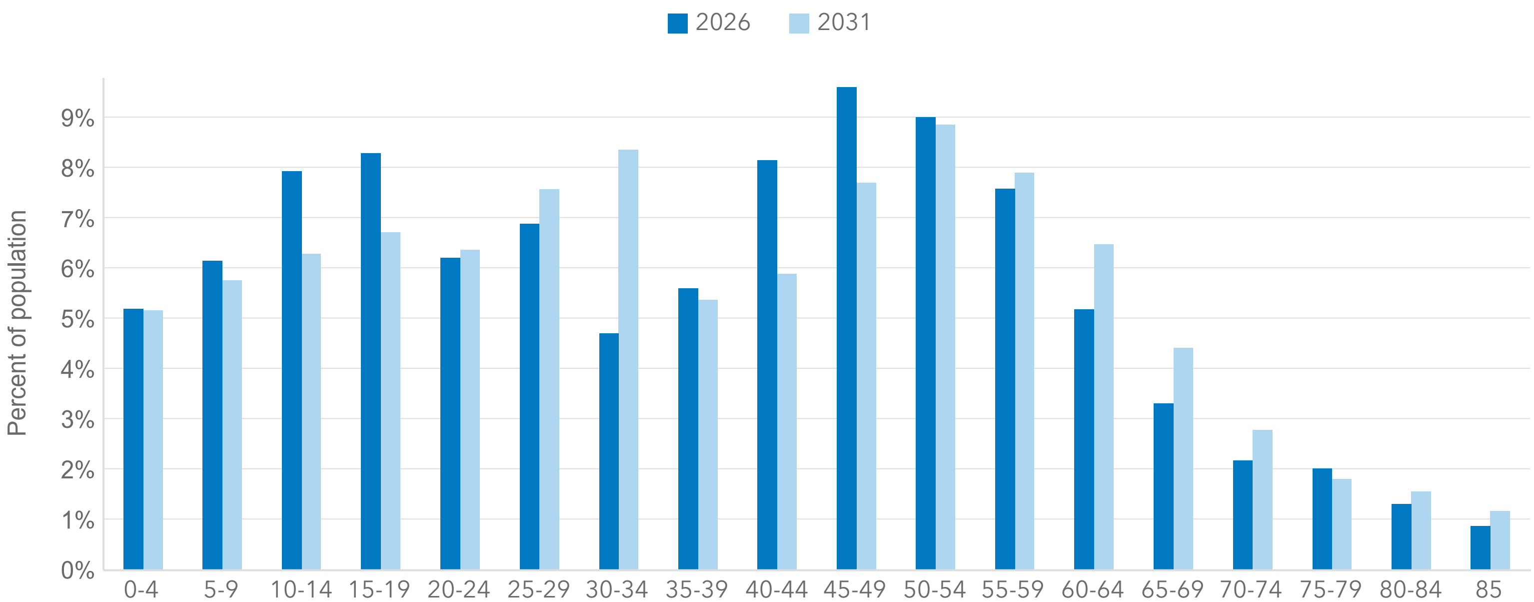
39.2
Median Age

12.2K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Key Indicators for 2026

$178K
Median Household Income

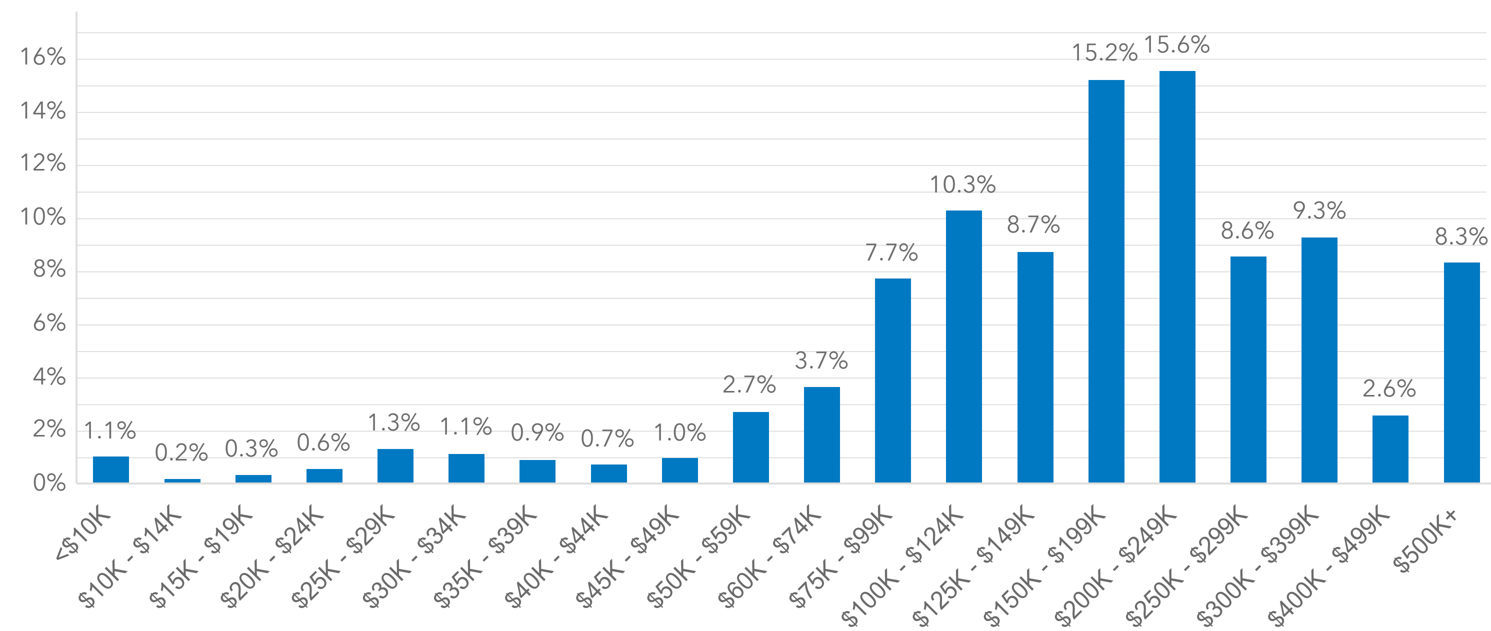
$861K
Median Net Worth

188
Wealth Index

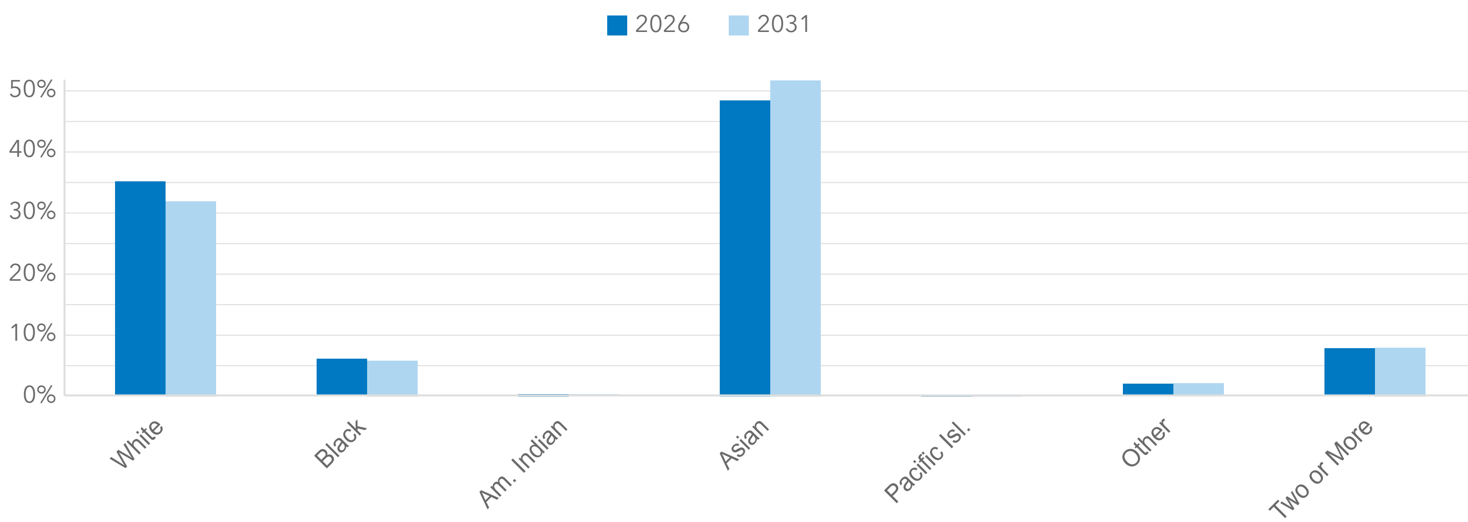
108
Housing Affordability Index

68.3
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographic and Income Profile

4915 Coit Rd, Frisco, Texas, 75035

Ring: 3 mile radius

Summary	Census 2020	2026	2031
Total Population	124,402	134,194	145,081
Total Households	43,381	47,623	52,157
Family Households	33,391	35,661	38,553
Average Household Size	2.86	2.81	2.78
Owner Occupied Housing Units	26,268	29,094	31,321
Renter Occupied Housing Units	17,113	18,529	20,836
Median Age	37.0	38.1	38.3

Trends 2026 - 2031	Area	State	National
Population	1.60%	1.20%	0.50%
Households	1.80%	1.50%	0.70%
Family Population	1.60%	1.40%	0.60%
Owner Occupied Housing Units	1.50%	1.80%	0.00%
Median Household Income	2.40%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,546	5.3%	6,774	5.0%	7,327	5.0%
5-9	9,448	7.6%	7,690	5.7%	7,936	5.5%
10-14	11,328	9.1%	9,738	7.3%	8,678	6.0%
15-19	10,379	8.3%	10,161	7.6%	9,476	6.5%
20-24	7,178	5.8%	8,985	6.7%	9,358	6.5%
25-29	6,047	4.9%	10,620	7.9%	12,123	8.4%
30-34	7,330	5.9%	8,070	6.0%	11,693	8.1%
35-39	9,663	7.8%	8,266	6.2%	8,889	6.1%
40-44	11,160	9.0%	9,913	7.4%	9,214	6.3%
45-49	11,946	9.6%	10,921	8.1%	10,645	7.3%
50-54	9,929	8.0%	11,947	8.9%	11,661	8.0%
55-59	7,869	6.3%	9,773	7.3%	11,340	7.8%
60-64	5,069	4.1%	7,717	5.8%	8,850	6.1%
65-69	3,743	3.0%	4,785	3.6%	6,582	4.5%
70-74	2,987	2.4%	3,396	2.5%	4,301	3.0%
75-79	1,895	1.5%	2,656	2.0%	3,032	2.1%
80-84	1,108	0.9%	1,626	1.2%	2,344	1.6%
Age 85+	778	0.6%	1,157	0.9%	1,631	1.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	997	2.1%	961	1.8%
$10,000-14,999	419	0.9%	375	0.7%
$15,000-19,999	455	1.0%	370	0.7%
$20,000-24,999	401	0.8%	327	0.6%
$25,000-29,999	568	1.2%	483	0.9%
$30,000-34,999	662	1.4%	582	1.1%
$35,000-39,999	534	1.1%	435	0.8%
$40,000-44,999	656	1.4%	583	1.1%
$45,000-49,999	589	1.2%	516	1.0%
$50,000-59,999	1,599	3.4%	1,420	2.7%
$60,000-74,999	2,680	5.6%	2,551	4.9%
$75,000-99,999	3,789	8.0%	3,602	6.9%
$100,000-124,999	4,849	10.2%	4,823	9.3%
$125,000-149,999	4,083	8.6%	4,176	8.0%
$150,000-199,999	6,931	14.6%	7,578	14.5%
$200,000-249,999	6,679	14.0%	8,542	16.4%
$250,000-299,999	3,711	7.8%	5,006	9.6%
$300,000-399,999	3,906	8.2%	5,296	10.2%
$400,000-499,999	1,043	2.2%	1,022	2.0%
$500,000+	3,072	6.5%	3,508	6.7%
Median Household Income	$158,654	-	$178,783	-
Average Household Income	$203,514	-	$221,430	-
Per Capita Income	$72,203	-	$79,543	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	50,942	41.0%	42,552	31.7%	42,047	29.0%
Black Alone	10,172	8.2%	11,147	8.3%	11,672	8.1%
American Indian	553	0.4%	477	0.4%	494	0.3%
Asian Alone	48,340	38.9%	65,931	49.1%	75,192	51.8%
Pacific Islander	66	0.1%	68	0.1%	71	0.1%
Some Other Race	3,761	3.0%	3,589	2.7%	4,063	2.8%
Two or More Races	10,568	8.5%	10,430	7.8%	11,542	8.0%
Hispanic (Any Race)	11,798	9.5%	11,287	8.4%	12,792	8.8%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

134K
Total Population

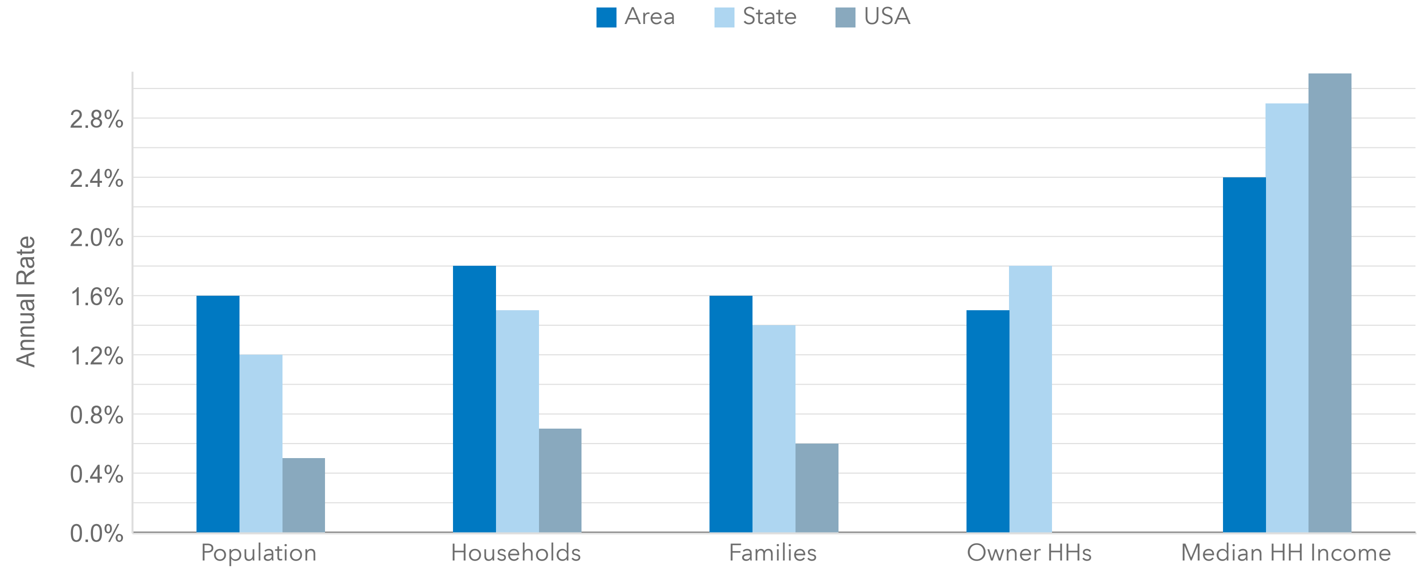
47.6K
Total Households

2.81
Average Household Size

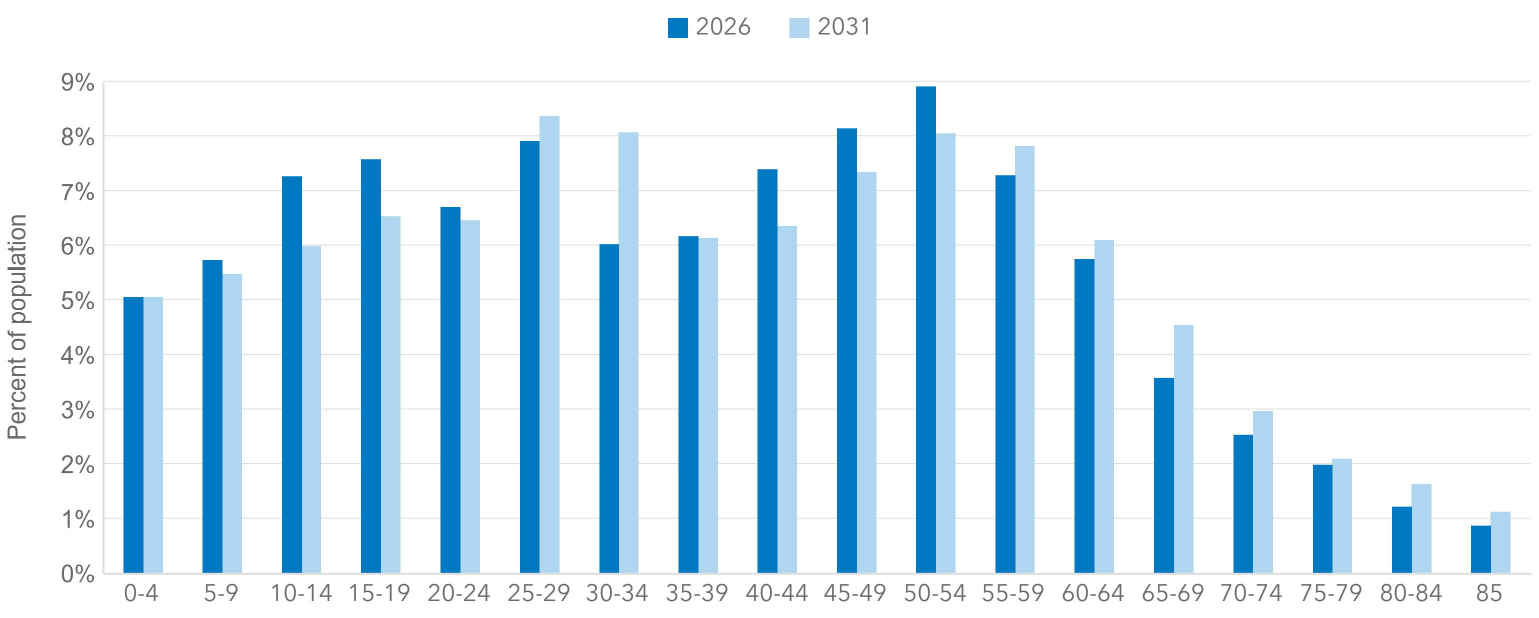
38.1
Median Age

125K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

$159K
Median Household Income

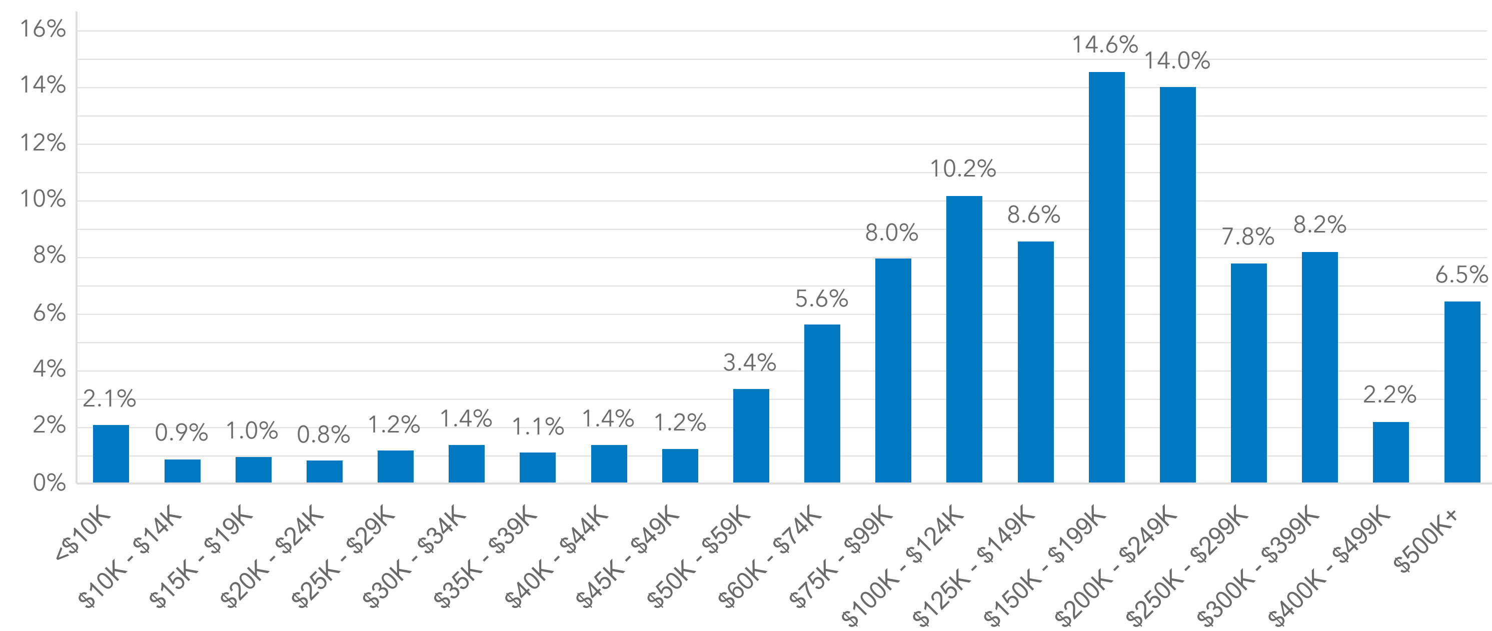
$664K
Median Net Worth

172
Wealth Index

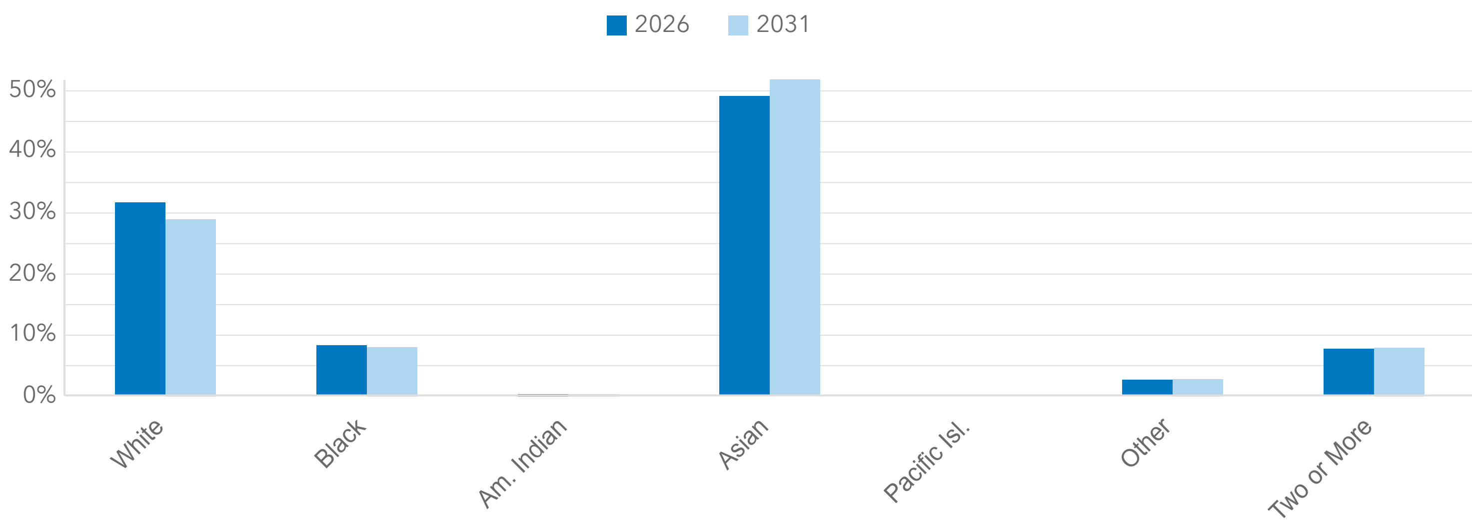
96
Housing Affordability Index

69.9
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographic and Income Profile

4915 Coit Rd, Frisco, Texas, 75035

Ring: 5 mile radius

Summary	Census 2020	2026	2031
Total Population	318,503	350,181	383,799
Total Households	116,243	133,061	148,440
Family Households	84,517	91,939	100,624
Average Household Size	2.74	2.63	2.58
Owner Occupied Housing Units	66,938	72,885	77,884
Renter Occupied Housing Units	49,305	60,176	70,555
Median Age	36.8	37.8	38.3

Trends 2026 - 2031	Area	State	National
Population	1.90%	1.20%	0.50%
Households	2.20%	1.50%	0.70%
Family Population	1.80%	1.40%	0.60%
Owner Occupied Housing Units	1.30%	1.80%	0.00%
Median Household Income	2.20%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,408	5.5%	18,157	5.2%	19,779	5.2%
5-9	23,710	7.4%	20,674	5.9%	21,382	5.6%
10-14	26,837	8.4%	25,200	7.2%	23,438	6.1%
15-19	24,600	7.7%	24,872	7.1%	24,980	6.5%
20-24	18,841	5.9%	23,418	6.7%	25,083	6.5%
25-29	18,295	5.7%	27,021	7.7%	30,816	8.0%
30-34	20,497	6.4%	22,864	6.5%	29,517	7.7%
35-39	24,981	7.8%	23,405	6.7%	25,477	6.6%
40-44	27,327	8.6%	26,805	7.7%	26,481	6.9%
45-49	27,673	8.7%	27,714	7.9%	29,009	7.6%
50-54	23,290	7.3%	28,200	8.1%	29,089	7.6%
55-59	19,809	6.2%	22,867	6.5%	26,853	7.0%
60-64	14,379	4.5%	18,999	5.4%	21,113	5.5%
65-69	11,055	3.5%	13,392	3.8%	16,854	4.4%
70-74	8,704	2.7%	10,332	3.0%	12,476	3.3%
75-79	5,452	1.7%	7,970	2.3%	9,417	2.5%
80-84	3,104	1.0%	4,786	1.4%	7,023	1.8%
Age 85+	2,540	0.8%	3,508	1.0%	5,013	1.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	3,068	2.3%	3,011	2.0%
$10,000-14,999	1,130	0.8%	1,045	0.7%
$15,000-19,999	1,229	0.9%	1,014	0.7%
$20,000-24,999	1,204	0.9%	995	0.7%
$25,000-29,999	1,660	1.3%	1,427	1.0%
$30,000-34,999	2,257	1.7%	2,020	1.4%
$35,000-39,999	2,050	1.5%	1,792	1.2%
$40,000-44,999	2,138	1.6%	1,988	1.3%
$45,000-49,999	1,925	1.4%	1,738	1.2%
$50,000-59,999	4,715	3.5%	4,357	2.9%
$60,000-74,999	9,010	6.8%	9,092	6.1%
$75,000-99,999	13,040	9.8%	13,244	8.9%
$100,000-124,999	14,006	10.5%	14,635	9.9%
$125,000-149,999	11,480	8.6%	12,201	8.2%
$150,000-199,999	18,585	14.0%	21,086	14.2%
$200,000-249,999	16,885	12.7%	21,881	14.7%
$250,000-299,999	9,273	7.0%	12,689	8.6%
$300,000-399,999	9,487	7.1%	12,991	8.8%
$400,000-499,999	2,501	1.9%	2,518	1.7%
$500,000+	7,417	5.6%	8,715	5.9%

Median Household Income	$144,064	-	$160,714	-
Average Household Income	$188,999	-	$205,366	-
Per Capita Income	$71,745	-	$79,342	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	148,822	46.7%	132,434	37.8%	134,043	34.9%
Black Alone	30,176	9.5%	35,579	10.2%	38,380	10.0%
American Indian	1,604	0.5%	1,444	0.4%	1,524	0.4%
Asian Alone	96,241	30.2%	137,313	39.2%	160,247	41.8%
Pacific Islander	205	0.1%	223	0.1%	240	0.1%
Some Other Race	10,701	3.4%	10,788	3.1%	12,567	3.3%
Two or More Races	30,753	9.7%	32,399	9.3%	36,799	9.6%
Hispanic (Any Race)	34,649	10.9%	35,381	10.1%	41,239	10.7%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

350K
Total Population

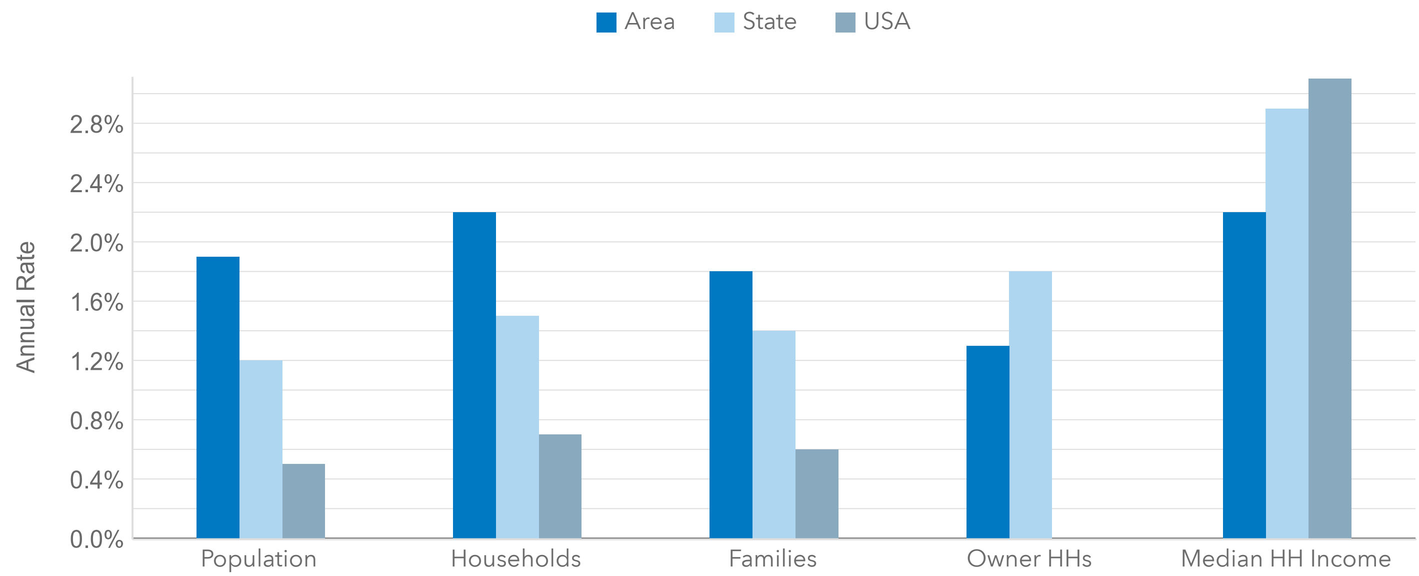
133K
Total Households

2.63
Average Household Size

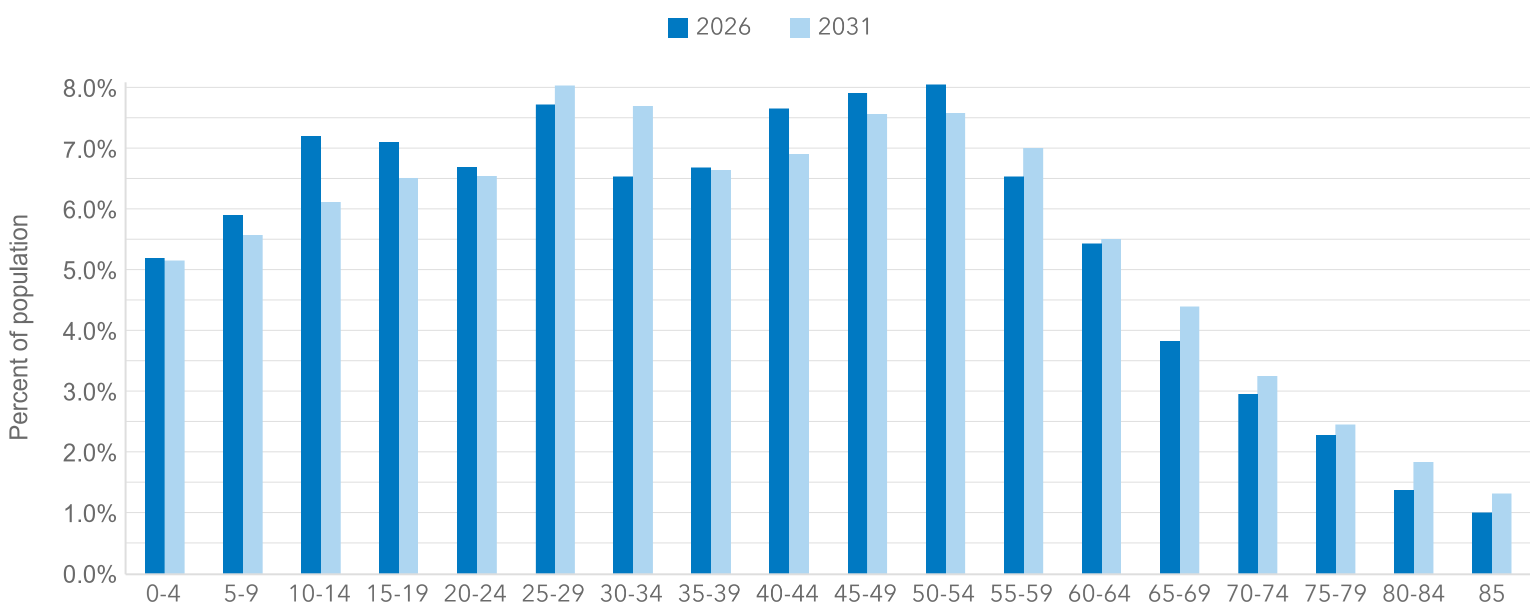
37.8
Median Age

391K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Key Indicators for 2026

$144K
Median Household Income

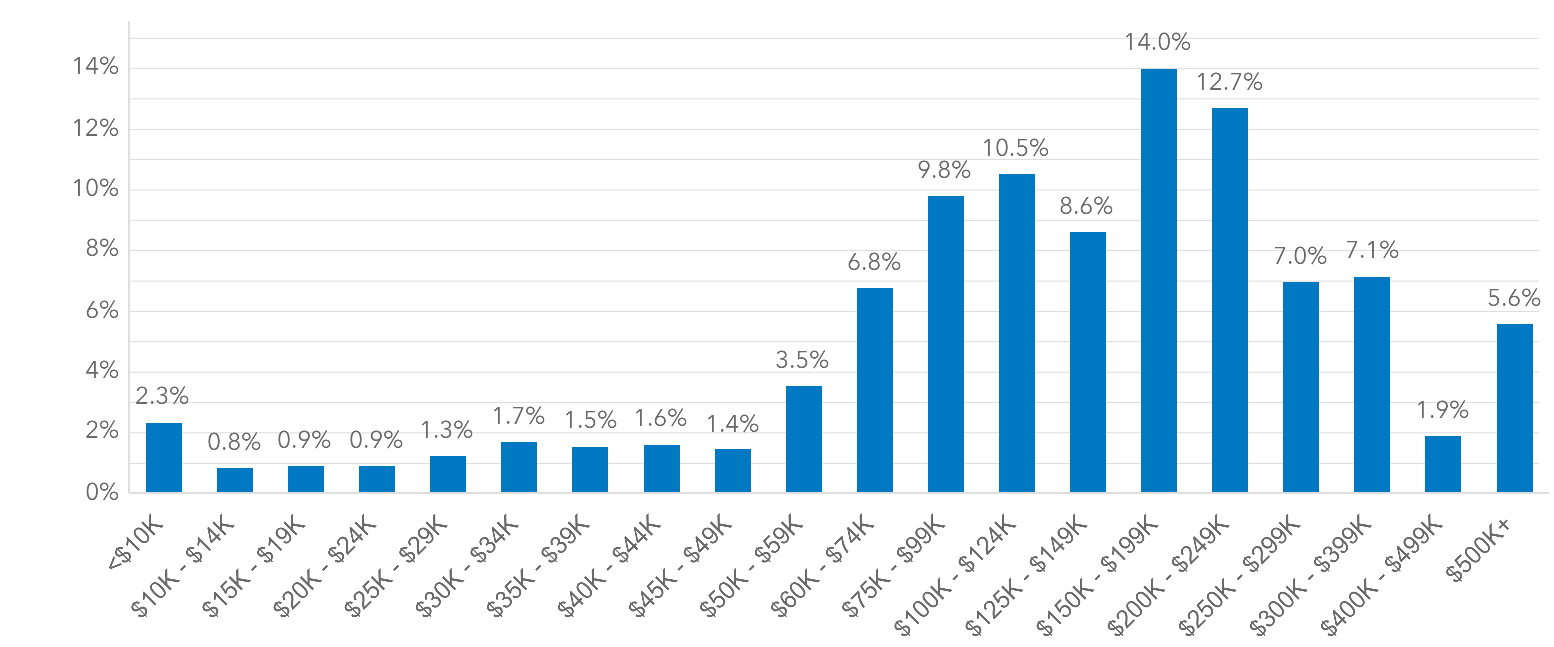
$475K
Median Net Worth

154
Wealth Index

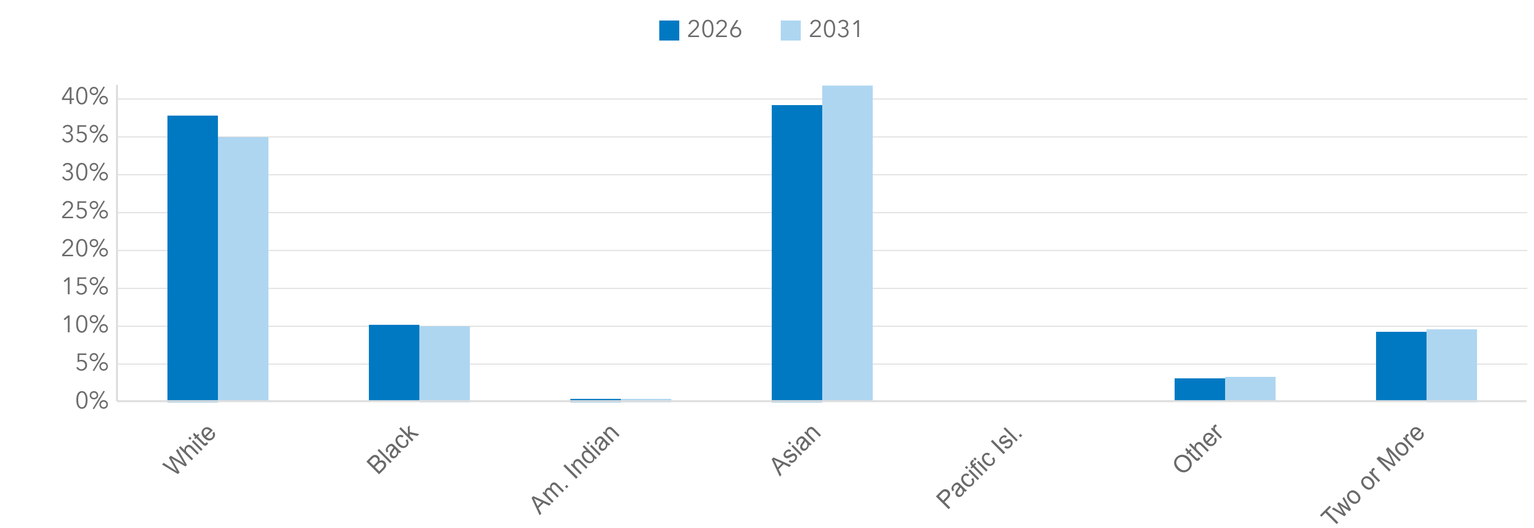
87
Housing Affordability Index

74.1
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	972-804-0742
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________