

Pinnacle Montessori

6555 Dallas Pkwy

FOR SALE!



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Property Features :

- Building Size: +/- 11,000 sq ft
- Land size - 2.32 acres.
- Asking Price: **\$5,980,000**
- **NOI - +/- 700K**
- Any applicable franchise termination costs, if required by the buyer, would be in addition to the purchase price.

Property Features :

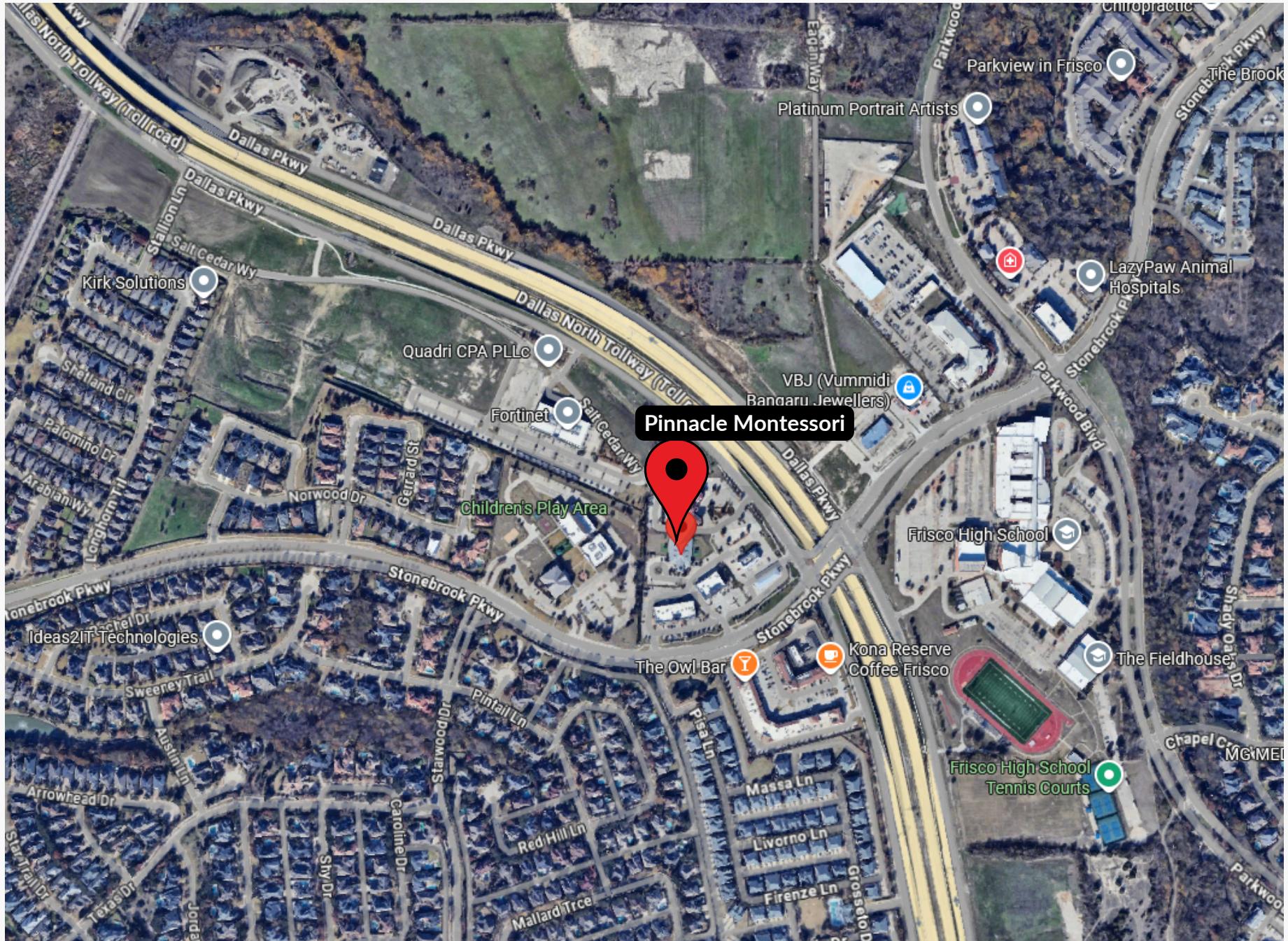
- Modern, purpose-built educational facility constructed in 2020, designed specifically for childcare and Montessori operations.
- ±10,968 sq ft single-story building with efficient classroom layouts, infant/toddler rooms, admin offices, storage, and activity areas.
- Expansive ±2.34-acre site providing excellent space for outdoor play areas, circulation, and future expansion options.
- Prime frontage on Dallas Parkway, offering maximum visibility, signage exposure, and access to high daily traffic volumes.
- Located in Frisco's high-income, high-growth family residential zone, perfectly suited for premium Montessori and early-education demand.
- Single-story layout with multiple direct exit points, enhancing child safety, supervision, and licensing compliance.
- Abundant natural light throughout classrooms via large windows, creating a bright and healthy learning environment.
- Large outdoor area suitable for multiple fenced play yards, shade structures, and age-segmented activity zones.
- Turnkey Montessori/daycare setup, minimizing build-out costs and enabling fast operational readiness for new operators.

School Features :

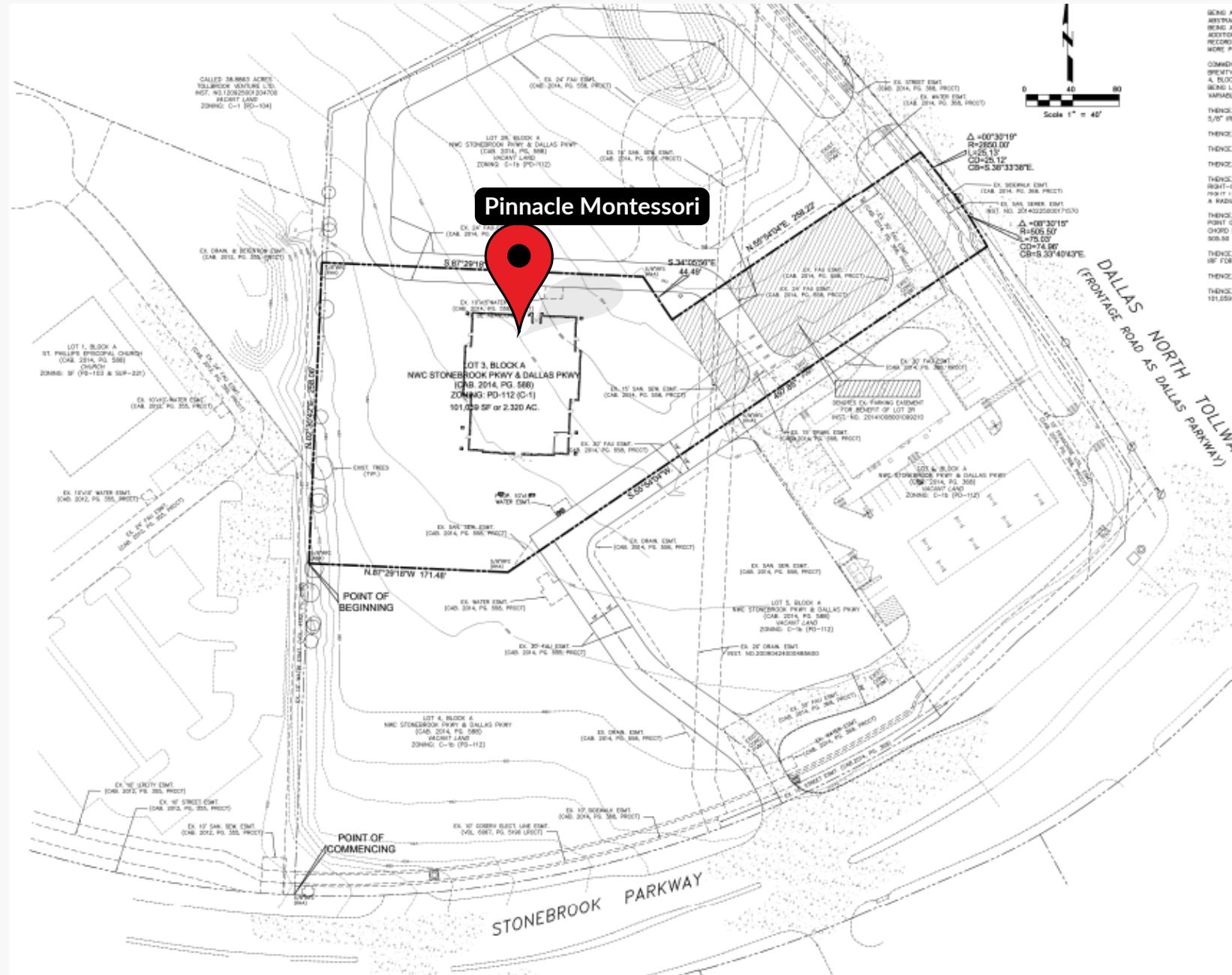
- Net Instructional / Classroom Area: 5,700 SF (All teaching spaces including classrooms, toddler room & activity areas)
- Support / Ancillary Areas: 1,510 SF Includes workrooms, storage, toilets, service areas, corridors, staff areas)
- The balance of the building is allocated to administrative offices, toilets, circulation, storage, kitchen and support spaces.
- Investment Opportunity: Priced at a discount with Building Class B and located in an Opportunity Zone, this property presents an attractive investment.

This setup, adapted for childcare, is ready for diverse programs, from Montessori to specialty group activities, making it a valuable asset for educational ventures. This property is ideal for investors or educational businesses seeking a reputable, established Montessori location with robust enrollment and high growth potential.

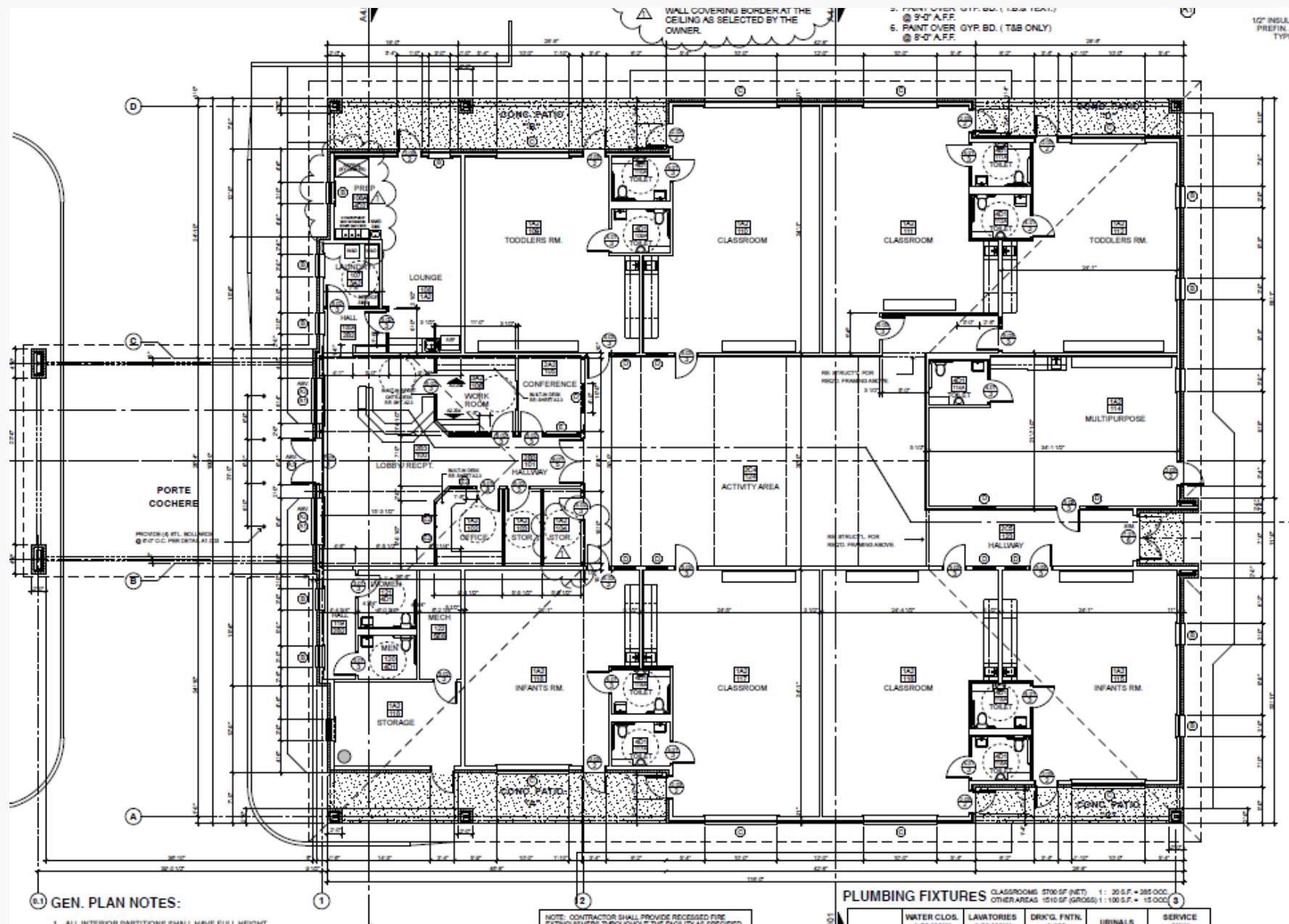
Location Map : 6555 Dallas Pkwy, Frisco, TX 75034



Location Map :



Location Map :



1. ALL INTERIOR PARTITIONS SHALL HAVE FULL HEIGHT SOUND ATTENUATION BATT (SAB) SUFFICIENT TO ACHIEVE A MINIMUM RATING OF STC-40.
2. ALL EXISTING CEILINGS IN ACTIVITY AREA (RM. #124) SHALL EXTEND FULL HT. TO UNDERSIDE OF CEILING.
3. PROVIDE A MINIMUM OF 2'-4" WIDE (R-19) BATT INSULATION ABOVE CEILINGS ALONG ENTIRE LENGTH EACH SIDE OF COMMON WALLS SEPARATING INDIVIDUAL ROOMS OR AREAS (INCLUDING TOILET ROOM PERIM. AND CHASE WALLS).

NOTE: CONTRACTOR SHALL PROVIDE RECESSED FIRE EXTINGUISHERS THROUGHOUT THE FACILITY AS SPECIFIED EACH AT MAX. 75'-0" TRAVEL DISTANCE AND IN COMPLIANCE WITH ALL OF THE CITY FIRE DEPT. REGULS AND QUANTITY OF FIRE EXTINGUISHERS.

A.001

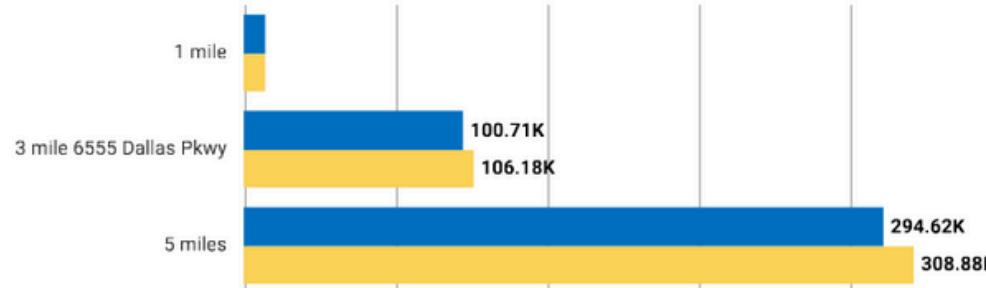
WATER CLOS. 1:50 M&W	LAVATORIES 1:50 M&W	DRY. FNTN. 1:100	URINALS	SERVICE SINK
REQUIRED 6	6	3	0	1
PROVIDED 11	11	8	9	1

Water Closets & Grab Bars in classrooms shall be sized appropriate to age per T.A.S. 2012

Demographics :

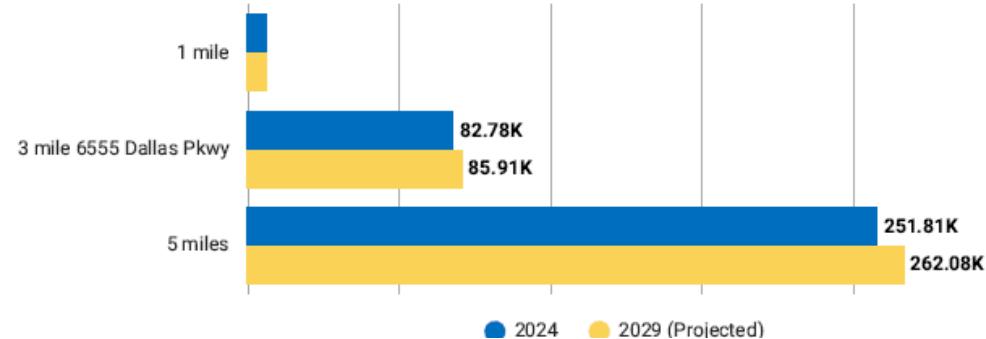
Total Population

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



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Average Household Income

This chart shows the average household income in an area, compared with other geographies.



Average Disposable Income

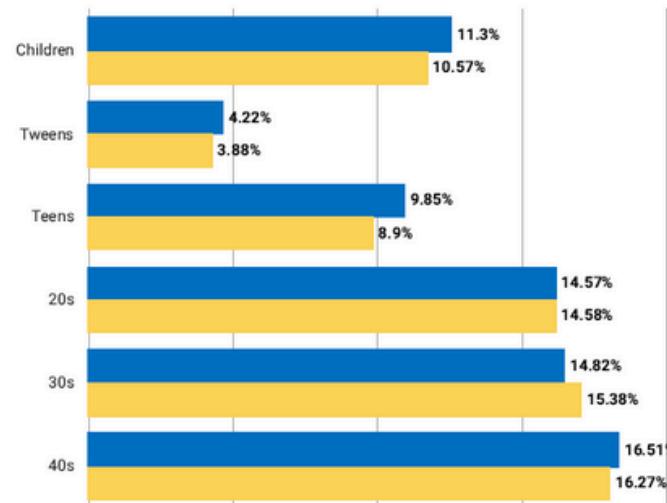
This chart shows the average disposable income in an area, compared with other geographies.



Demographics :

Population by Age

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

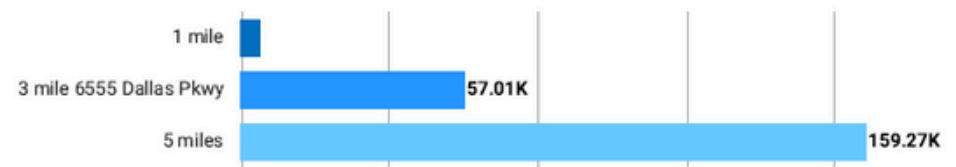


Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

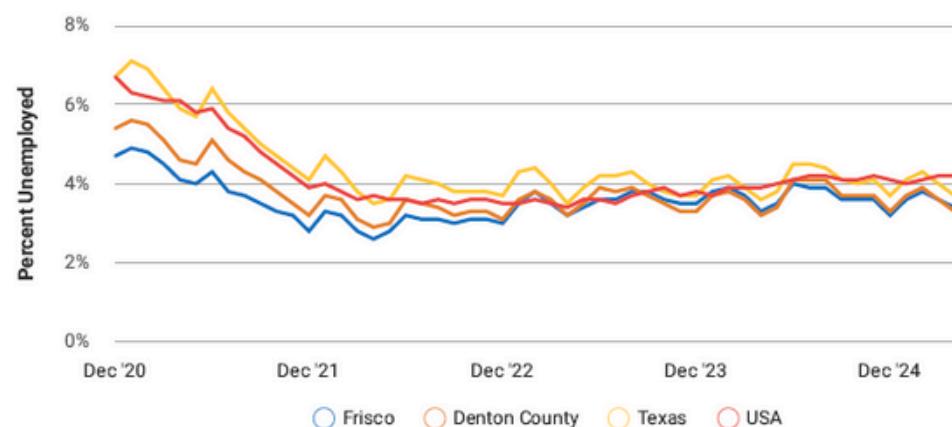


Unemployment Rate

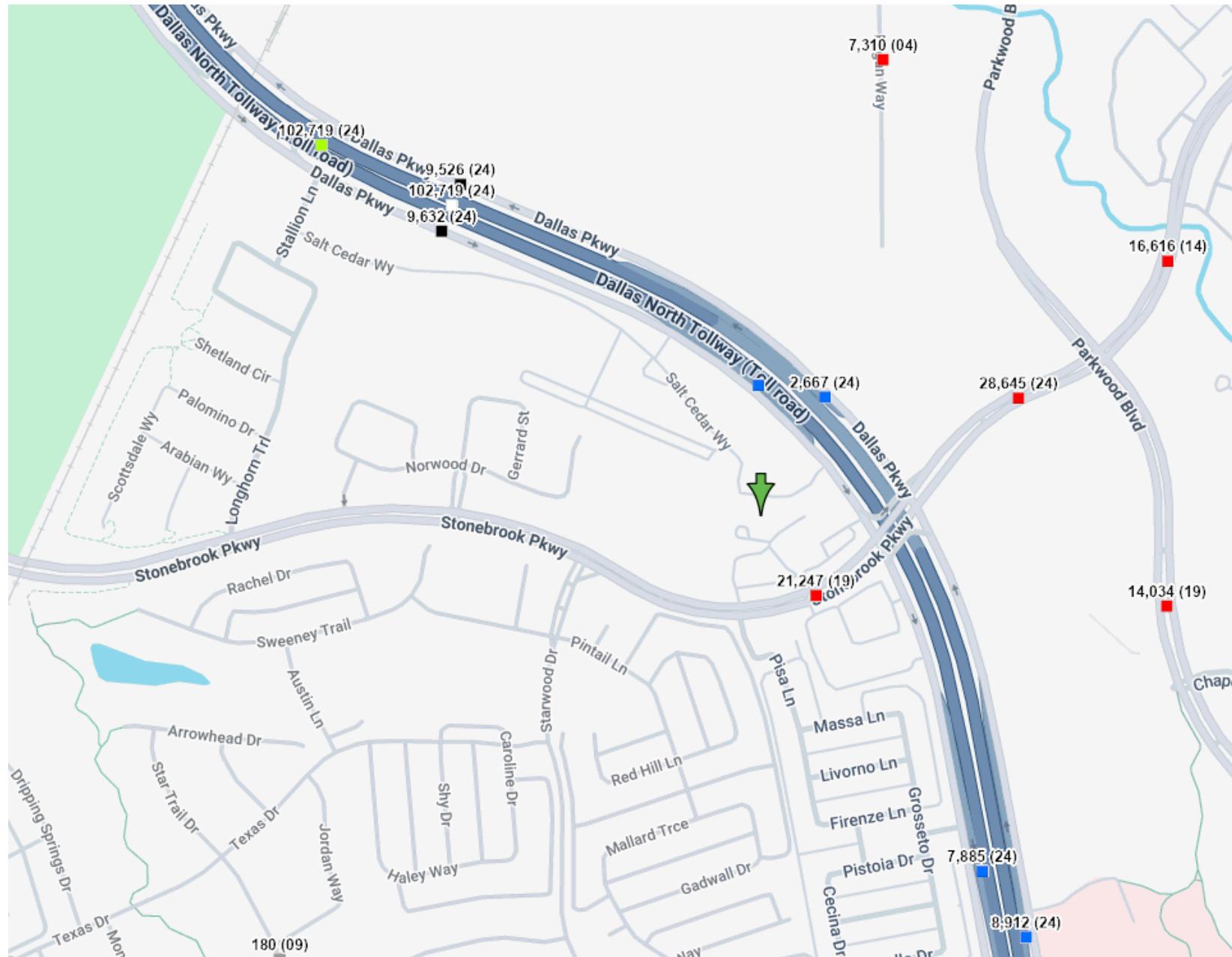
This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

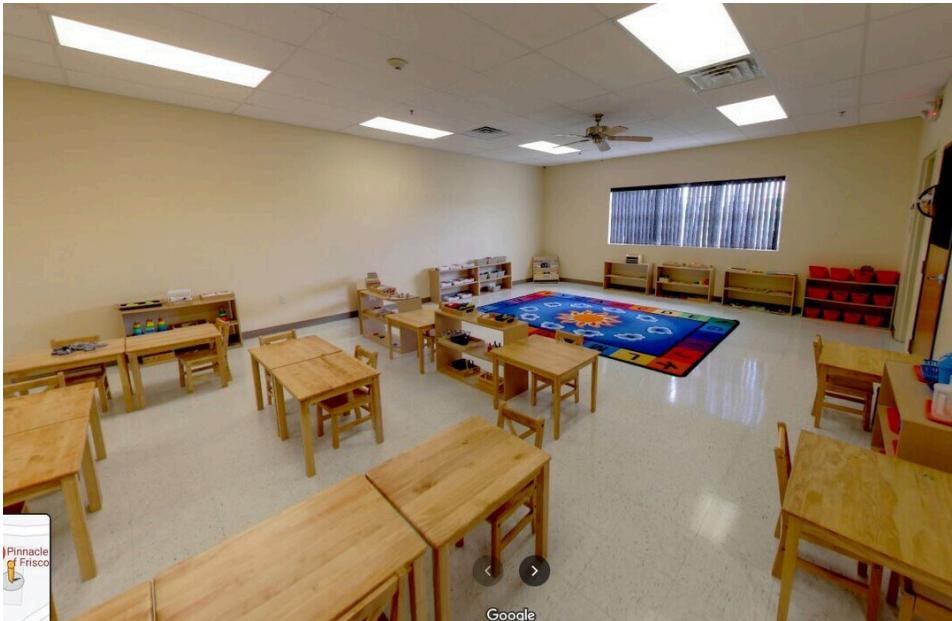
Update Frequency: Monthly



Traffic Map:



Photos :





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