

Owner-User Opportunity  
FOR SALE

1507 W HEBRON PKWY  
CARROLLTON, TX 75010



2nd-Gen Montessori School

**partners**  
medicalcre.com

# Our Team



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# Investment Summary

1507 W Hebron Pkwy in Carrollton, TX is a 20,935 SF purpose-built childcare facility on 2.28 acres, constructed in 2015 and offered vacant). The property sits at the intersection of Hebron Parkway and SH-121 — one of the most trafficked corridors in the northwest DFW submarket — providing exceptional visibility and access. Delivered vacant, it offers an owner-user or investor a licensed-ready building with no ground-up construction risk, suitable for childcare, education, medical, or other service-oriented operators. The surrounding trade area is one of the fastest-growing suburban markets in Texas, characterized by a dense, affluent residential base with household incomes well above the national average.

Price \$6,175,000

Price Per SF \$295

Occupancy Vacant

Lot Size 2.28 AC

Building Size 20,935 SF

Year Built 2015



# Property Highlights



## Prime Corridor Positioning

Situated at the intersection of SH-121 and Hebron Parkway, the property delivers immediate access to one of North Texas's most heavily traveled tollway corridors. The site's frontage and visibility serve a broad residential trade area spanning Carrollton, Lewisville, The Colony, and beyond.

## Vacant Delivery

The building is purpose-built, licensed-ready, and delivered vacant — eliminating the cost and timeline exposure of ground-up development. A qualified operator can move directly from acquisition to operations with infrastructure already in place.

## Affluent, High-Income Trade Area

The median household income in ZIP code 75010 is \$107,317 — well above the national median of \$80,734 — with surrounding zip codes reaching as high as \$124,000. The submarket reflects a dense, dual-income residential base with demonstrated spending power for premium childcare and educational services.

## Sustained Population Growth

Carrollton's 2025 projected population stands at 136,884, growing at 1.1% annually, with Lewisville expanding at a comparable pace. Continued residential in-migration across the corridor directly supports long-term demand for service-oriented operators.

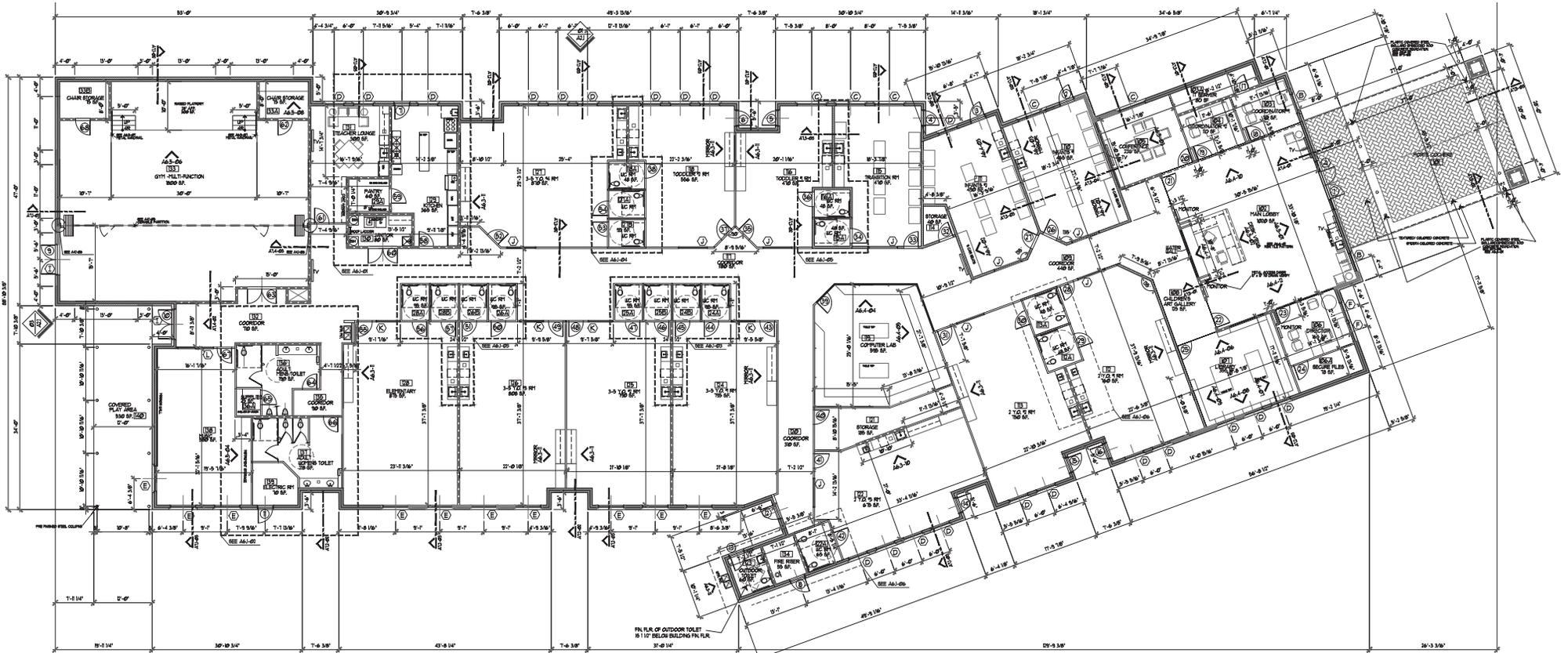
## Structural Childcare Demand Across Texas

As of September 2024, over 90,000 children were on the waitlist for subsidized childcare statewide, with private-pay demand in affluent submarkets far outpacing supply. Center-based childcare costs rose 29% nationally from 2020 to 2024, reinforcing strong operator economics in well-located, purpose-built facilities.

## Flexible Repositioning Optionality

Though optimized for childcare and early education, the property's layout and licensing history support a range of service-oriented uses including pediatric medical, tutoring, and enrichment programs. The surrounding demographic profile creates a deep and expanding pool of prospective owner-users and tenants.

# Floor Plan



# Interior Photos



# Interior Photos



# Interior Photos



# Interior Photos

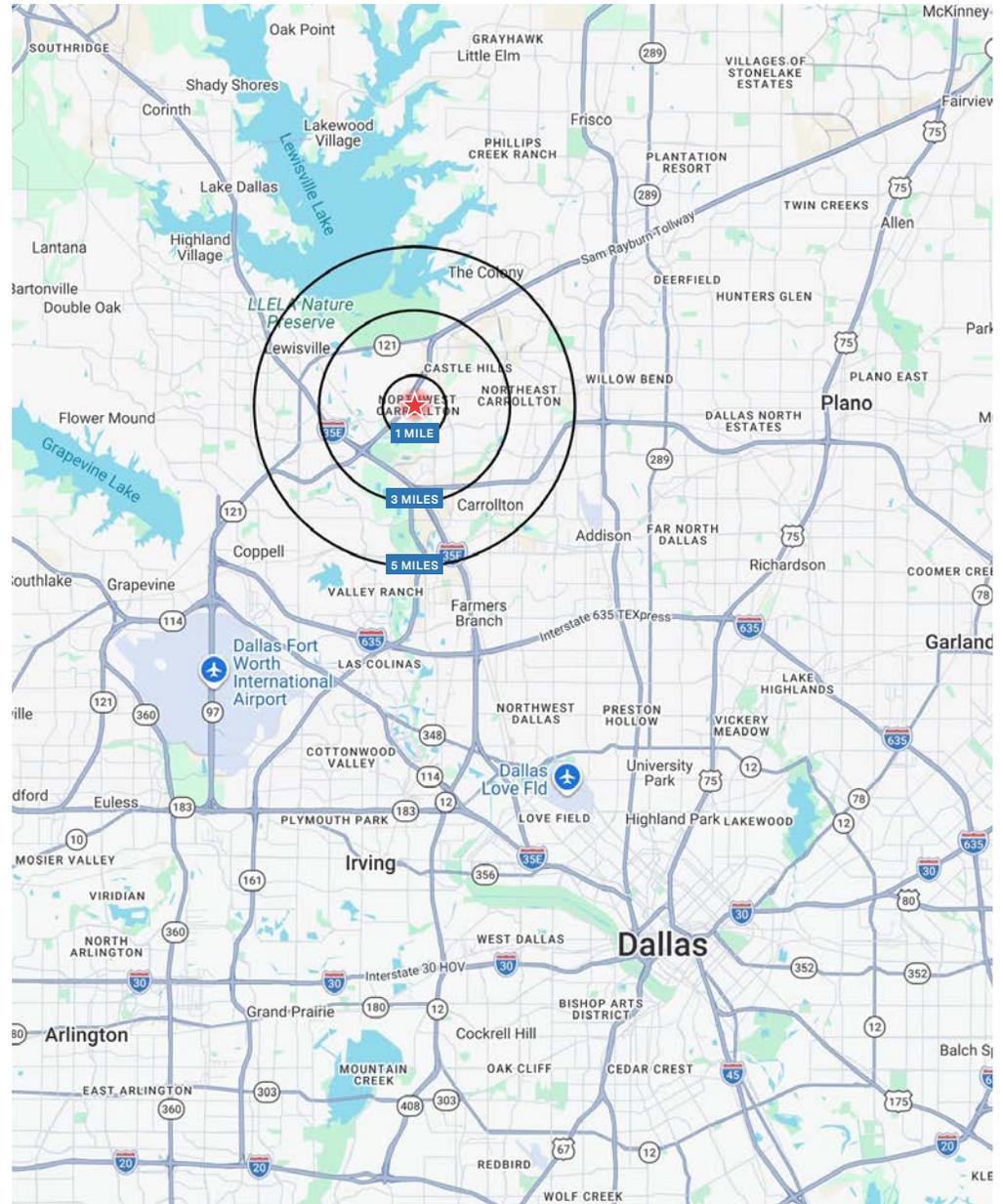


# Playground Photos

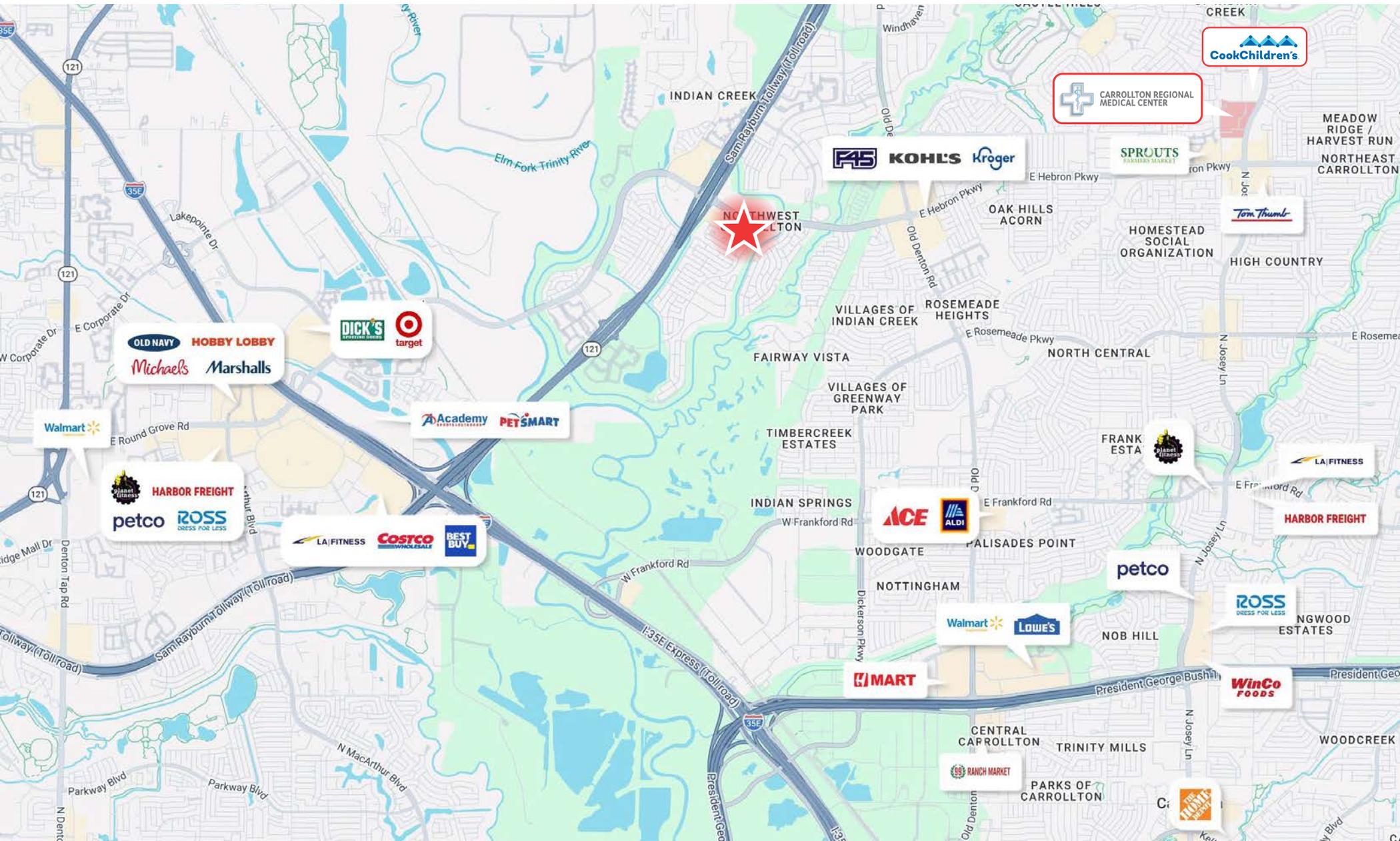


# Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	13,305	82,749	265,628
2029 Population Projection	15,942	99,294	308,555
Median Age	38.6	39	37.9
<b>HOUSEHOLDS</b>			
2024 Households	5,011	31,474	103,513
2029 Household Projection	6,032	37,906	121,012
Avg Household Income	\$120,257	\$124,632	\$112,291
Median Household Income	\$93,242	\$96,269	\$87,282
<b>EMPLOYMENT</b>			
Employees	2,492	31,995	88,360
Businesses	428	3,746	10,643



# Aerial Overview







*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



11-03-2025

## Information About Brokerage Services

### 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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_