

**FOR
SALE**

**20715 BELLAIRE BLVD
RICHMOND, TX 77407**

Turnkey Childcare/Multi-purpose Building



- Asking - \$4,500,000
- Building size- 11,852 sqft
- Lot size- 1.23 acres
- Year built- 2022
- Previously used as Childcare facility
- Includes all the FF&E
- Last licensed capacity- 243
- 10+ Classrooms, Commercial Kitchen, Teachers Lounge, Computer Room, Reception, 2 Offices, Laundry, Restrooms, Playground area
- 40 Parking spots approx.
- Multi-use building
- Growing population in the area



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

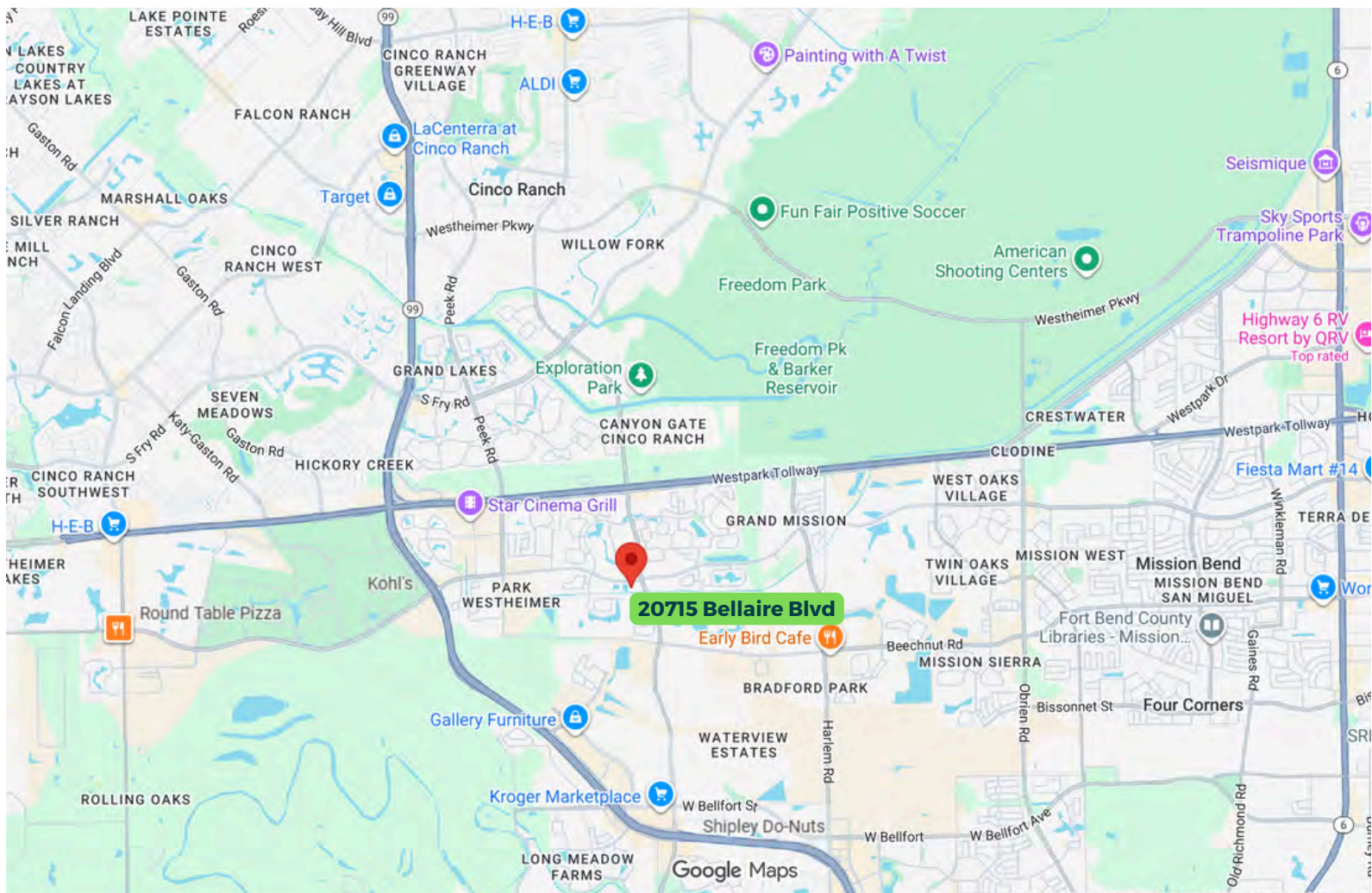
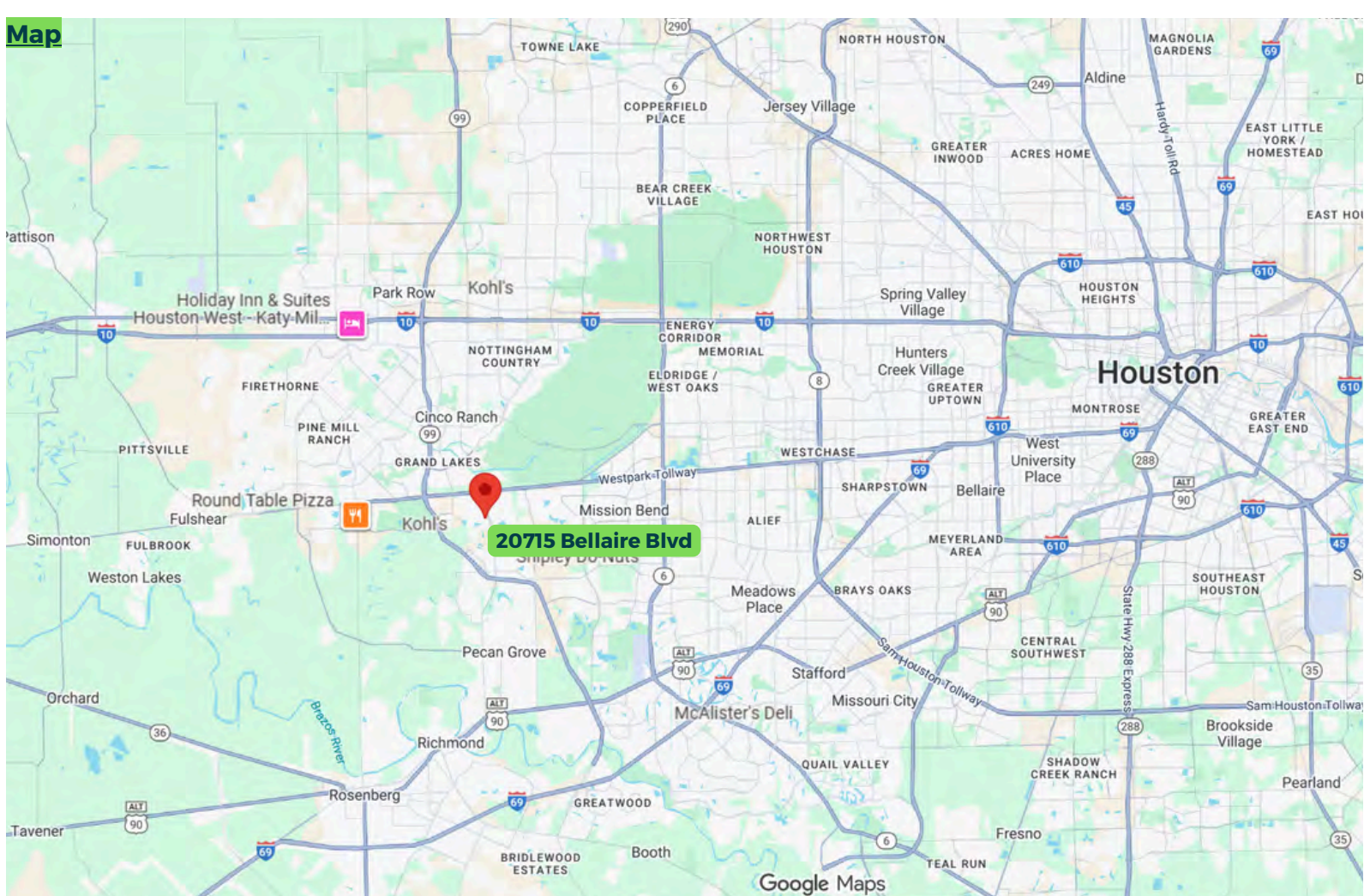
Pictures



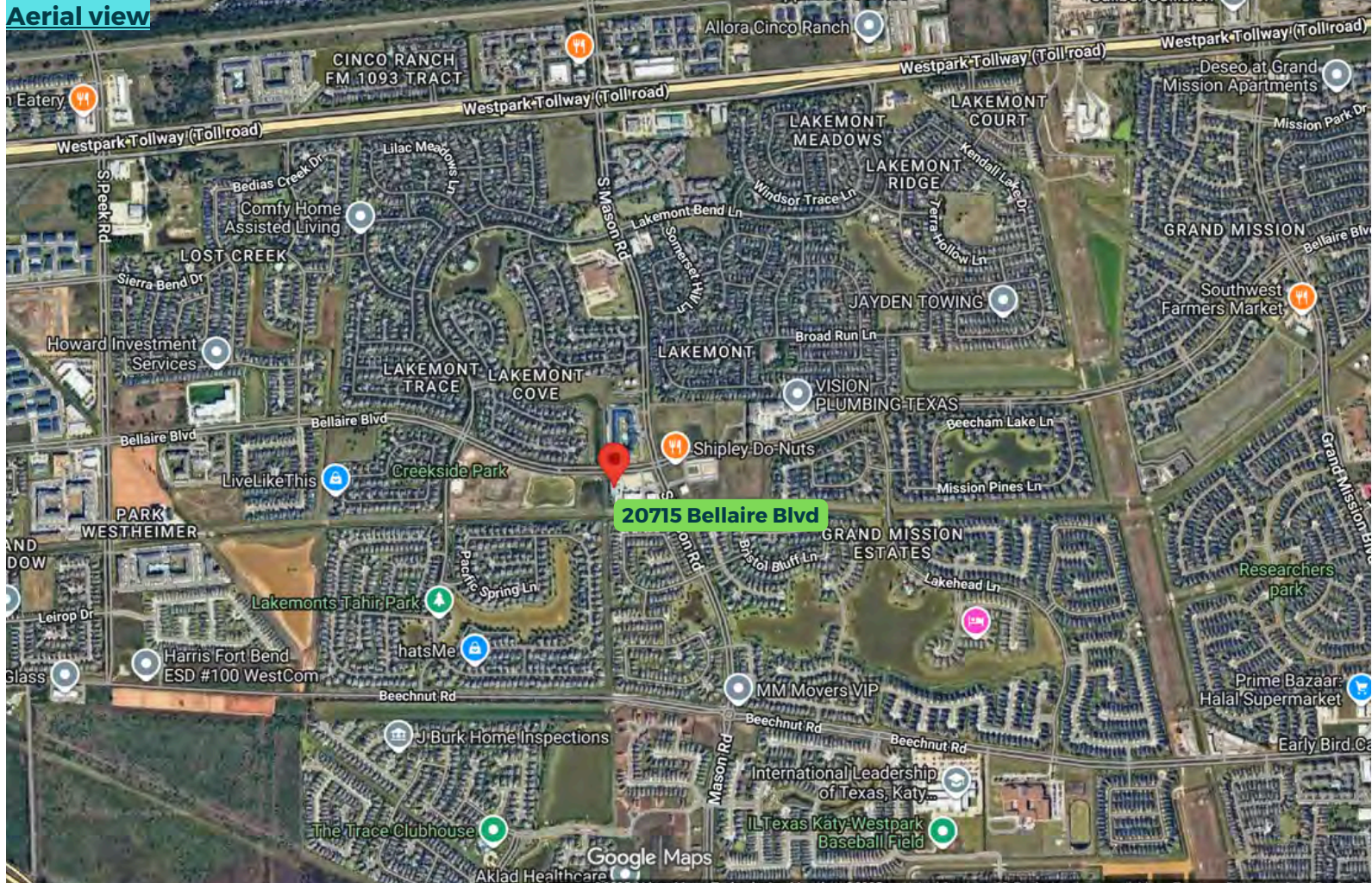
Pictures

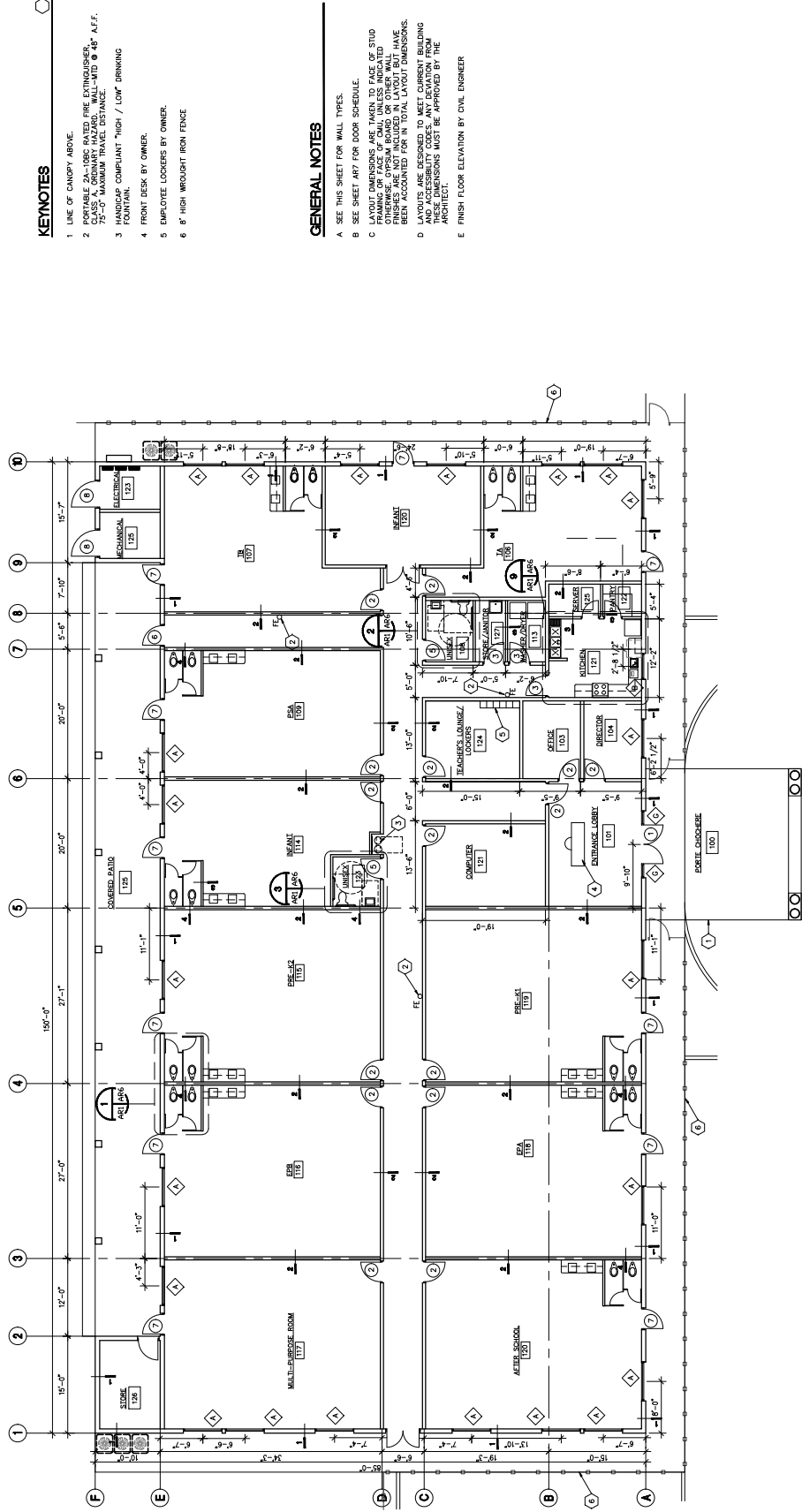


Map



Aerial view





KEYNOTES

1. LINE OF CANOPY ABOVE.
2. PORTABLE 2A-100C RATED FIRE EXTINGUISHER, 75 LBS. A. CORNERS HAZARDOUS WASTE W/ 45° A.F.F. 75 LBS. A. CORNERS HAZARDOUS WASTE W/ 45° A.F.F.
3. HANDICAP COMPLIANT "HIGH / LOW" DRINKING FOUNTAIN.
4. FRONT DESK BY OWNER.
5. EMPLOYEE LOCKERS BY OWNER.
6. 8" HIGH WROUGHT IRON FENCE

GENERAL NOTES

- A. SEE THIS SHEET FOR WALL TYPES.
- B. SEE SHEET AR7 FOR DOOR SCHEDULE.
- C. LAYOUT DIMENSIONS ARE TAKEN TO FACE OF STUD FRAMING OR FACE OF CONCRETE UNLESS INDICATED OTHERWISE. FINISHES ARE NOT INCLUDED IN LAYOUT BUT HAVE BEEN ACCOUNTED FOR IN TOTAL LAYOUT DIMENSIONS.
- D. LAYOUTS ARE DESIGNED TO MEET CURRENT BUILDING CODES AND STANDARDS. THESE DIMENSIONS MUST BE APPROVED BY THE ARCHITECT.
- E. FINISH FLOOR ELEVATION BY CIVIL ENGINEER

| WALL TYPES | |
|------------|---|
| NUMBER | DESCRIPTION |
| 1 | 1. LAYER OF 5/8" GYP. BD. (INSIDE) OVER 1/2" METAL STUDS @ 16" O.C. 5/8" METAL PANELS (OUTSIDE) BY MRM. EXTEND THE STUDS AND GYP. BD. TO UNDERSIDE OF ROOF DECK. PROVIDE BRICK VENEER OUTSIDE. PROVIDE R19 FOIL FACED INSULATION, FULL HEIGHT. |
| 2 | 5/8" GYP. BD. EACH SIDE OF 1/2" METAL STUDS @ 16" O.C. EXTEND STUDS & GYP. BD. TO UNDERSIDE OF ROOF DECK. PROVIDE 3" THICK SOUND ATTENUATION BATTIS, FULL HEIGHT. |
| 3 | 5/8" GYP. BD. EACH SIDE OF 3/4" METAL STUDS @ 24" O.C. EXTEND STUDS & GYP. BD. TO 6" ABOVE ADJACENT FINISHED CEILING HEIGHT. PROVIDE 3" THICK SOUND ATTENUATION BATTIS, FULL HEIGHT. |
| 4 | 5/8" GYP. BD. EACH SIDE OF 3/4" METAL STUDS @ 24" O.C. EXTEND STUDS & GYP. BD. TO 12" ABOVE HIGHEST ADJACENT FINISHED CEILING HEIGHT. (WATER-RESISTANT GYP. BD. REQUIRED TOILET ROOM SIB) PROVIDE 3" THICK SOUND ATTENUATION BATTIS, FULL HEIGHT. |



ARCHITECTURAL FLOOR PLAN

SCALE : 1/8" = 1'-0"

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

3 miles

Key Statistics

Total Businesses

1,716

Total Employees

12.2K

Total Sales


\$1.67B

Unemployment Rate

3.1%


3 miles

Daytime Population



Total Population

103,371



Total Daytime Population

70,212

Ratio of daytime to total population:

0.68

Values > 1.0 mean that more people come to the area during the day than live there.

3 miles



Dominant Urbanicity Type

Suburb

3 miles



Avg Number of Employees

8.4




Total Business Per Sq Mi


60.7 ↑

This is 114.4% higher than **Fort Bend County**

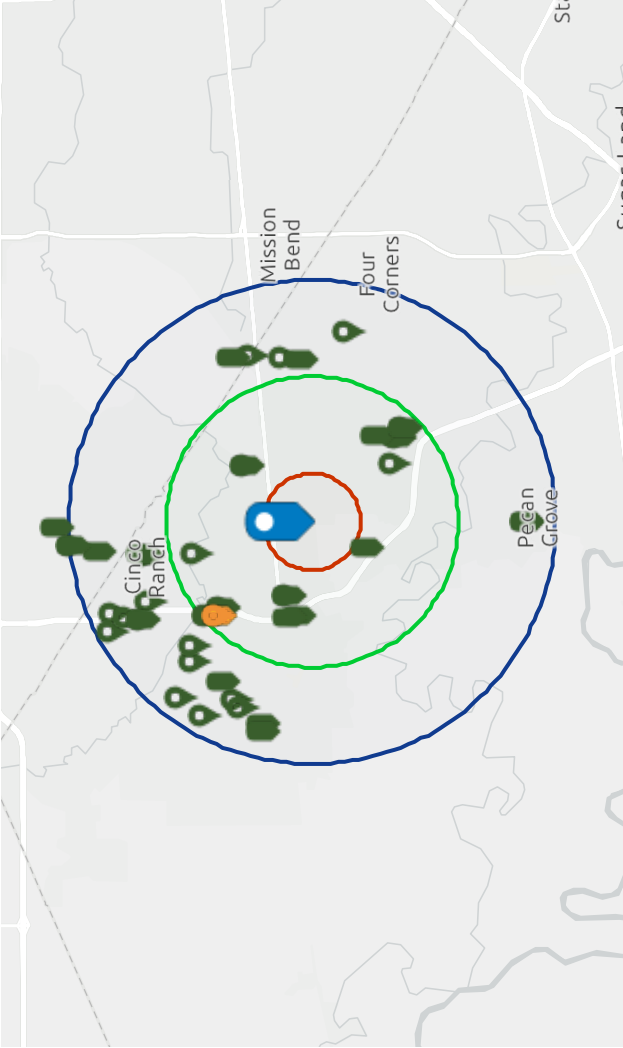
Top 25 Largest Businesses in Area

 25*

100 or More Employees

 25*

\$10M+ Annual Sales Vol



Highest sales volume

H-E-B plus!

Branch

\$101M

Most Employees

H-E-B plus!

Branch

500

Source: This infographic contains data provided by Esri+Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

About the Workforce



13.1%

Services



12.9%

Trades/Skilled Labor



74.0%

Office Based

1 mile

Tapestry

Top 3 segments by household count

H2 Boomburbs >



4,768 | 77.8%

L2 Professional Pride >



716 | 11.7%

G2 Up and Coming Families >



646 | 10.5%

Other



0 | 0.0%



5.6% ↑

Pop Growth Rate is
1,070.8% higher than
United States



95

Wealth Index
Below 100 = low
Above 100 = high



7.2% ↑

Housing Units Growth
Rate is 762% higher than
United States.

1 mile

About the Community

1 mile

1 mile

[View comparison table](#)

Businesses Per 1,000 Population

| Business Categories | 1 mile | 3 miles | 5 miles | ZIP Codes 77407 (Richmond) | States Texas | United States of America United States |
|---------------------------------|--------|---------|---------|----------------------------------|-----------------|--|
| Restaurants | 0.40 | 1.34 | 1.53 | 0.86 | 2.58 | 2.45 |
| Health Care & Social Assistance | 1.16 | 2.05 | 2.18 | 1.46 | 3.34 | 3.76 |
| Retail | 1.11 | 1.91 | 2.07 | 1.46 | 4.41 | 4.59 |
| Manufacturing | 0.25 | 0.33 | 0.40 | 0.23 | 1.13 | 1.32 |
| Finance & Insurance | 0.25 | 0.59 | 0.80 | 0.32 | 1.86 | 1.79 |
| Professional & Tech Services | 0.81 | 1.70 | 2.08 | 1.16 | 3.32 | 3.60 |

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025), Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Demographic and Income Profile

20715 Bellaire Blvd, Richmond, Texas, 77407 2
20715 Bellaire Blvd, Richmond, Texas, 77407
Ring: 1 mile radius



| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|--------|--------|
| Total Population | 14,886 | 19,832 | 22,971 |
| Total Households | 4,585 | 6,130 | 7,166 |
| Family Households | 3,819 | 5,025 | 5,859 |
| Average Household Size | 3.25 | 3.24 | 3.21 |
| Owner Occupied Housing Units | 3,614 | 4,187 | 4,682 |
| Renter Occupied Housing Units | 971 | 1,943 | 2,484 |
| Median Age | 35.1 | 35.3 | 35.1 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 3.0% | 1.1% | 0.4% |
| Households | 3.2% | 1.4% | 0.6% |
| Family Population | 3.1% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 2.3% | 1.8% | 0.0% |
| Median Household Income | 2.1% | 2.3% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 1,164 | 7.8% | 1,471 | 7.4% | 1,664 | 7.2% |
| 5-9 | 1,368 | 9.2% | 1,685 | 8.5% | 1,738 | 7.6% |
| 10-14 | 1,330 | 8.9% | 1,728 | 8.7% | 1,859 | 8.1% |
| 15-19 | 1,056 | 7.1% | 1,437 | 7.3% | 1,626 | 7.1% |
| 20-24 | 736 | 4.9% | 1,071 | 5.4% | 1,307 | 5.7% |
| 25-29 | 730 | 4.9% | 1,235 | 6.2% | 1,602 | 7.0% |
| 30-34 | 1,025 | 6.9% | 1,206 | 6.1% | 1,673 | 7.3% |
| 35-39 | 1,355 | 9.1% | 1,462 | 7.4% | 1,466 | 6.4% |
| 40-44 | 1,307 | 8.8% | 1,754 | 8.8% | 1,634 | 7.1% |
| 45-49 | 1,190 | 8.0% | 1,547 | 7.8% | 1,823 | 7.9% |
| 50-54 | 905 | 6.1% | 1,404 | 7.1% | 1,599 | 7.0% |
| 55-59 | 725 | 4.9% | 1,033 | 5.2% | 1,424 | 6.2% |
| 60-64 | 633 | 4.3% | 817 | 4.1% | 1,048 | 4.6% |
| 65-69 | 533 | 3.6% | 701 | 3.5% | 818 | 3.6% |
| 70-74 | 394 | 2.6% | 564 | 2.8% | 667 | 2.9% |
| 75-79 | 190 | 1.3% | 394 | 2.0% | 510 | 2.2% |
| 80-84 | 121 | 0.8% | 173 | 0.9% | 322 | 1.4% |
| Age 85+ | 126 | 0.8% | 149 | 0.8% | 191 | 0.8% |

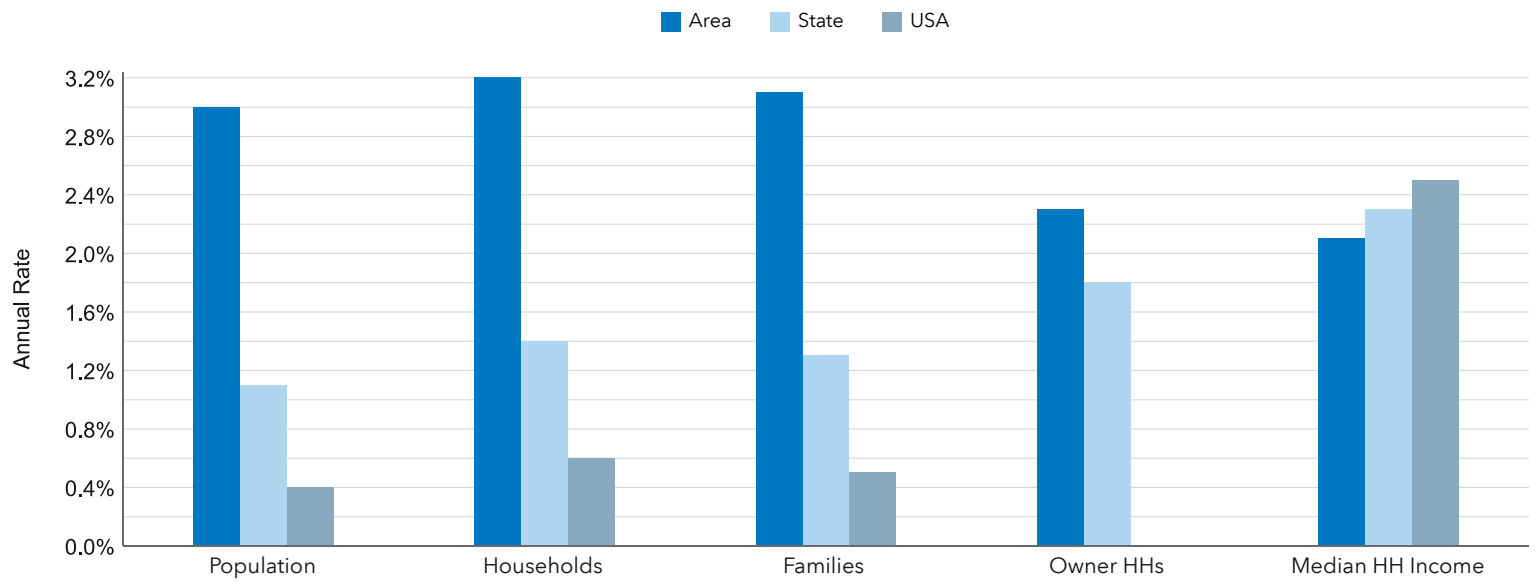
| Households by Income | 2025 | | 2030 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$10,000 | 351 | 5.7% | 346 | 4.8% |
| \$10,000-14,999 | 74 | 1.2% | 70 | 1.0% |
| \$15,000-19,999 | 86 | 1.4% | 75 | 1.1% |
| \$20,000-24,999 | 83 | 1.4% | 74 | 1.0% |
| \$25,000-29,999 | 73 | 1.2% | 66 | 0.9% |
| \$30,000-34,999 | 20 | 0.3% | 19 | 0.3% |
| \$35,000-39,999 | 110 | 1.8% | 111 | 1.6% |
| \$40,000-44,999 | 64 | 1.0% | 63 | 0.9% |
| \$45,000-49,999 | 167 | 2.7% | 153 | 2.1% |
| \$50,000-59,999 | 153 | 2.5% | 151 | 2.1% |
| \$60,000-74,999 | 789 | 12.9% | 858 | 12.0% |
| \$75000-99999 | 906 | 14.8% | 1,014 | 14.2% |
| \$100,000-124,999 | 753 | 12.3% | 813 | 11.3% |
| \$125,000-149,999 | 601 | 9.8% | 708 | 9.9% |
| \$150000-199999 | 777 | 12.7% | 1,047 | 14.6% |
| \$200,000-249,999 | 437 | 7.1% | 619 | 8.6% |
| \$250,000-299,999 | 249 | 4.1% | 368 | 5.1% |
| \$300,000-399,999 | 215 | 3.5% | 327 | 4.6% |
| \$400,000-499,999 | 99 | 1.6% | 109 | 1.5% |
| \$500,000+ | 121 | 2.0% | 173 | 2.4% |
| Median Household Income | \$105,175 | - | \$116,726 | - |
| Average Household Income | \$128,798 | - | \$141,768 | - |
| Per Capita Income | \$39,424 | - | \$43,793 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 4,051 | 27.2% | 4,747 | 23.9% | 5,063 | 22.0% |
| Black Alone | 4,333 | 29.1% | 5,845 | 29.5% | 6,654 | 29.0% |
| American Indian | 48 | 0.3% | 64 | 0.3% | 73 | 0.3% |
| Asian Alone | 3,442 | 23.1% | 5,132 | 25.9% | 6,333 | 27.6% |
| Pacific Islander | 11 | 0.1% | 16 | 0.1% | 20 | 0.1% |
| Some Other Race | 997 | 6.7% | 1,329 | 6.7% | 1,591 | 6.9% |
| Two or More Races | 2,004 | 13.5% | 2,699 | 13.6% | 3,237 | 14.1% |
| Hispanic (Any Race) | 3,223 | 21.6% | 4,290 | 21.6% | 5,164 | 22.5% |

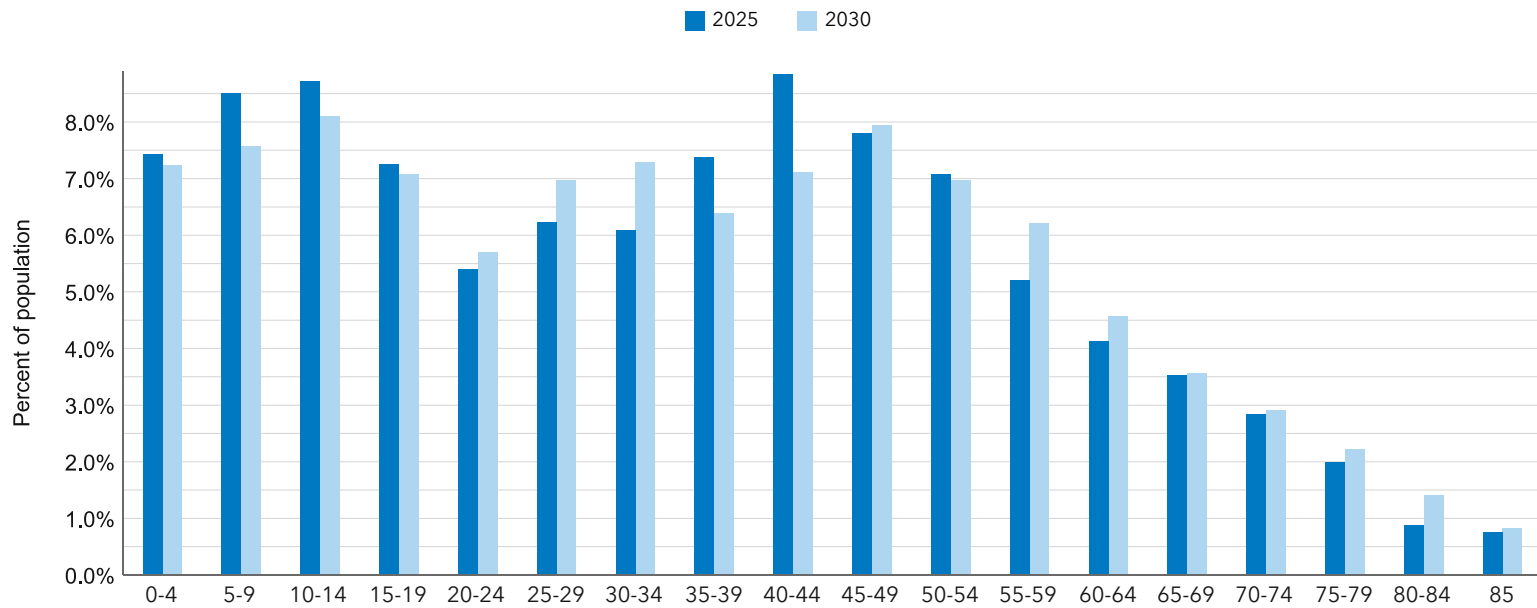
Key Indicators for 2025



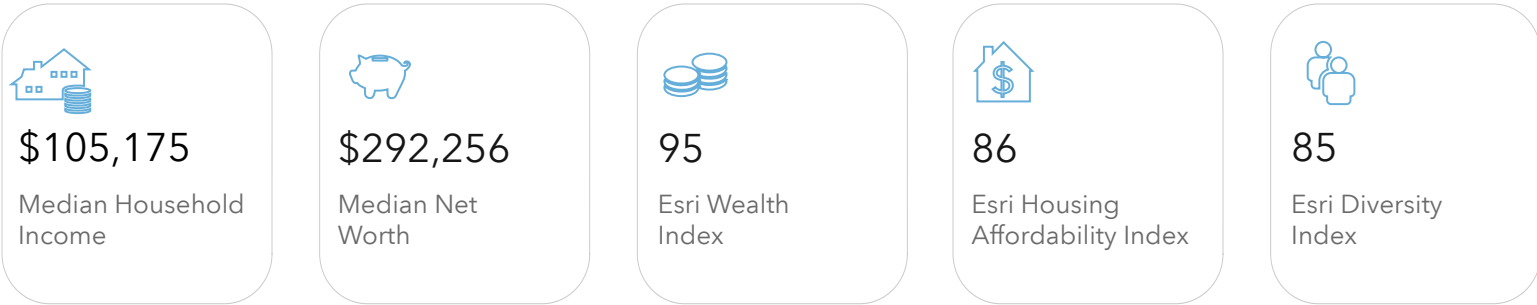
Trends: 2025 - 2030 Annual Rate



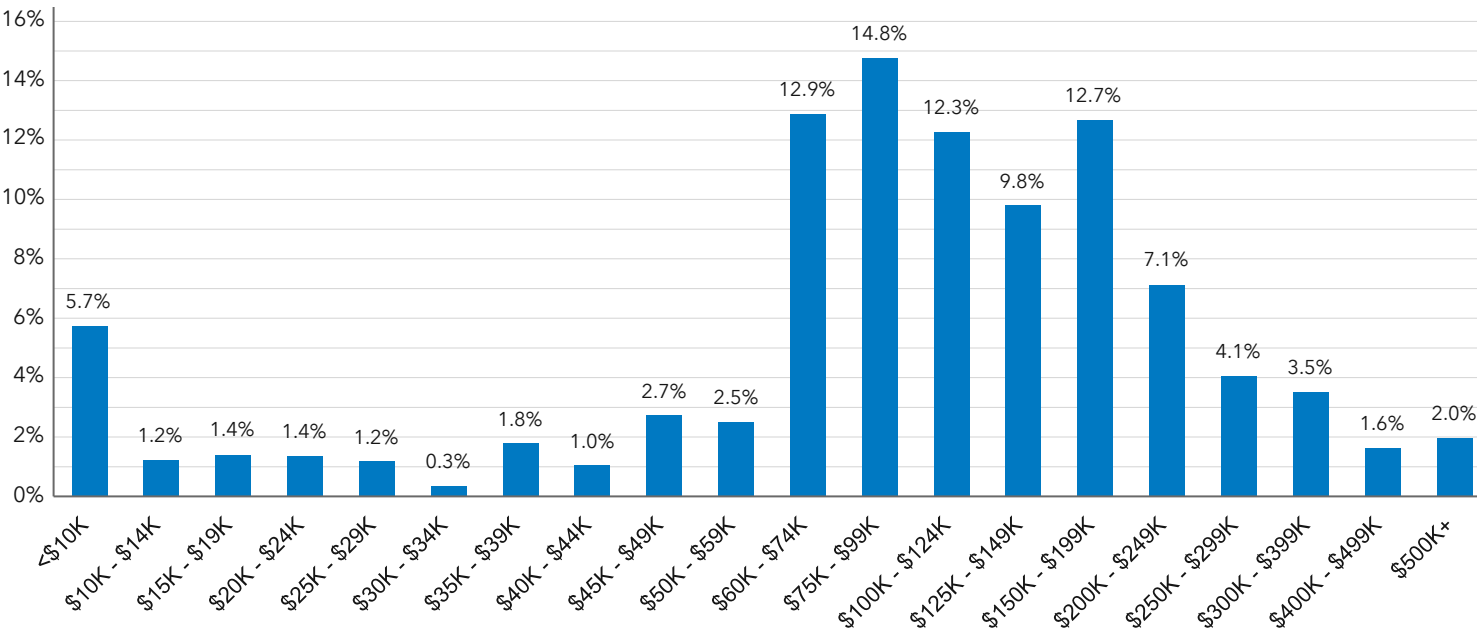
Population by Age



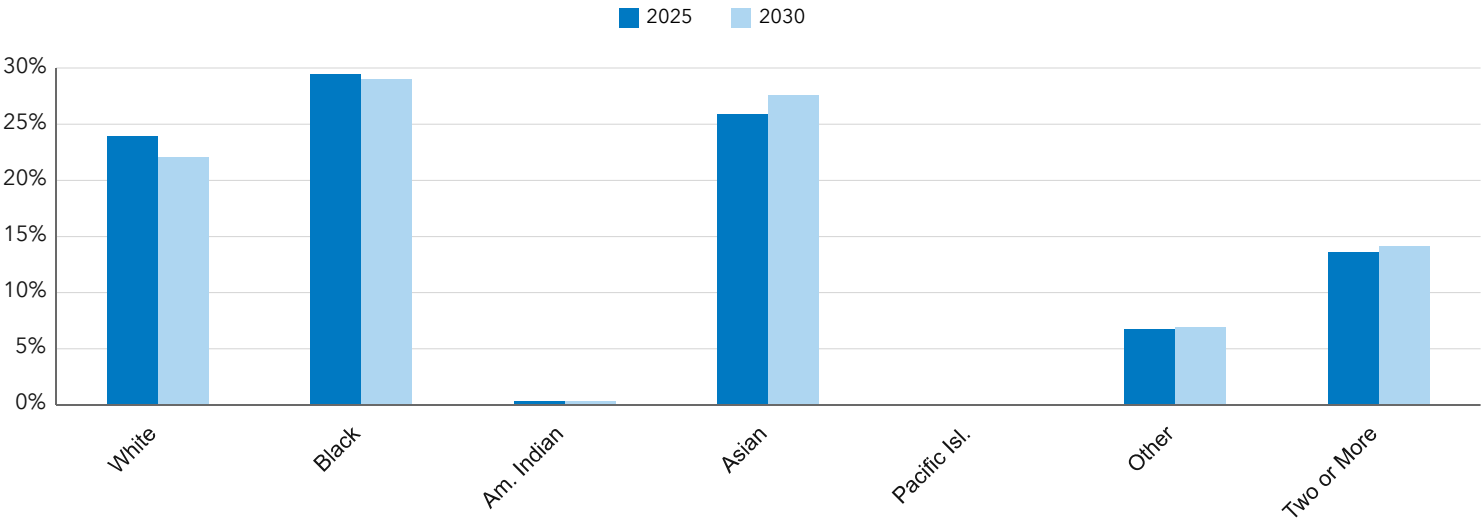
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

20715 Bellaire Blvd, Richmond, Texas, 77407 2
20715 Bellaire Blvd, Richmond, Texas, 77407
Ring: 3 mile radius



| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|---------|---------|
| Total Population | 88,398 | 103,371 | 115,550 |
| Total Households | 27,764 | 32,935 | 37,235 |
| Family Households | 23,034 | 26,789 | 30,171 |
| Average Household Size | 3.18 | 3.14 | 3.10 |
| Owner Occupied Housing Units | 20,989 | 23,706 | 26,859 |
| Renter Occupied Housing Units | 6,775 | 9,229 | 10,377 |
| Median Age | 35.0 | 35.2 | 35.4 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 2.3% | 1.1% | 0.4% |
| Households | 2.5% | 1.4% | 0.6% |
| Family Population | 2.4% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 2.5% | 1.8% | 0.0% |
| Median Household Income | 2.1% | 2.3% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 6,416 | 7.3% | 7,184 | 7.0% | 7,849 | 6.8% |
| 5-9 | 7,658 | 8.7% | 8,171 | 7.9% | 8,288 | 7.2% |
| 10-14 | 8,078 | 9.1% | 8,568 | 8.3% | 8,882 | 7.7% |
| 15-19 | 6,839 | 7.7% | 7,757 | 7.5% | 7,987 | 6.9% |
| 20-24 | 4,882 | 5.5% | 6,172 | 6.0% | 6,913 | 6.0% |
| 25-29 | 4,545 | 5.1% | 7,067 | 6.8% | 8,571 | 7.4% |
| 30-34 | 5,773 | 6.5% | 6,451 | 6.2% | 8,700 | 7.5% |
| 35-39 | 7,444 | 8.4% | 7,163 | 6.9% | 7,476 | 6.5% |
| 40-44 | 7,429 | 8.4% | 8,573 | 8.3% | 7,992 | 6.9% |
| 45-49 | 7,335 | 8.3% | 7,877 | 7.6% | 8,890 | 7.7% |
| 50-54 | 5,912 | 6.7% | 7,610 | 7.4% | 7,934 | 6.9% |
| 55-59 | 4,861 | 5.5% | 5,964 | 5.8% | 7,551 | 6.5% |
| 60-64 | 4,027 | 4.6% | 4,783 | 4.6% | 5,708 | 4.9% |
| 65-69 | 2,939 | 3.3% | 3,902 | 3.8% | 4,527 | 3.9% |
| 70-74 | 2,073 | 2.4% | 2,748 | 2.7% | 3,523 | 3.0% |
| 75-79 | 1,088 | 1.2% | 1,872 | 1.8% | 2,428 | 2.1% |
| 80-84 | 626 | 0.7% | 894 | 0.9% | 1,477 | 1.3% |
| Age 85+ | 472 | 0.5% | 618 | 0.6% | 852 | 0.7% |

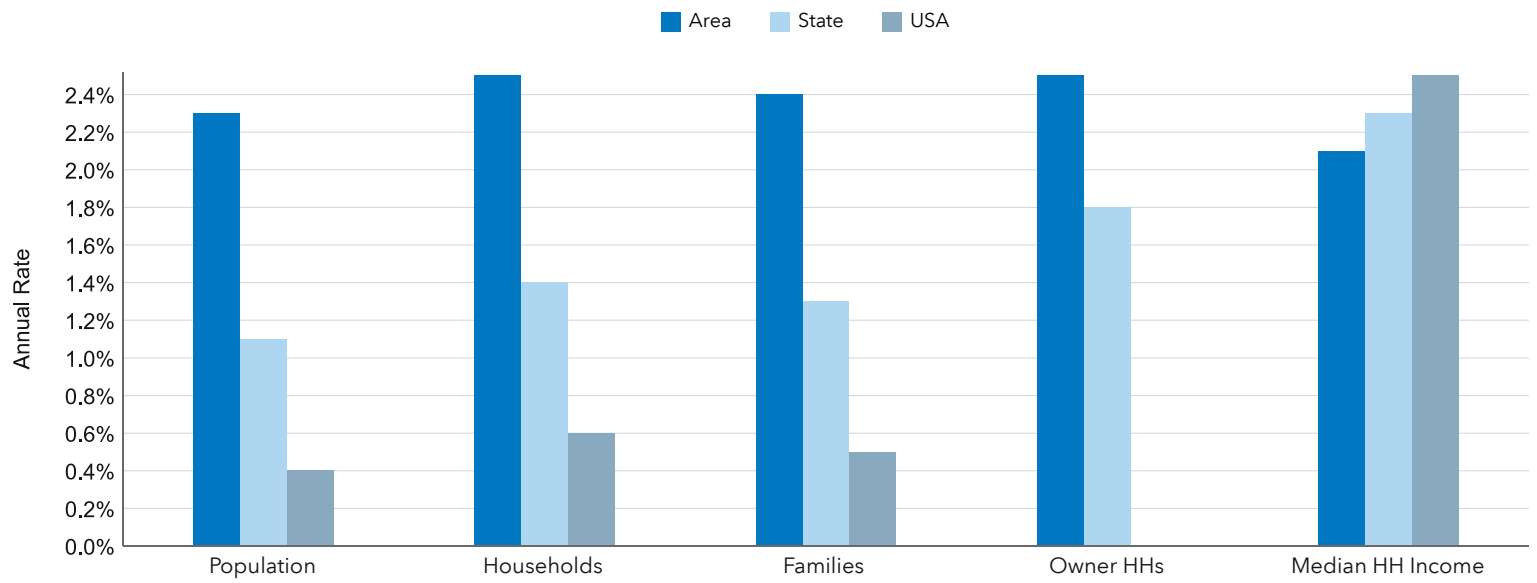
| Households by Income | 2025 | | 2030 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$10,000 | 1,717 | 5.2% | 1,641 | 4.4% |
| \$10,000-14,999 | 229 | 0.7% | 241 | 0.7% |
| \$15,000-19,999 | 400 | 1.2% | 352 | 0.9% |
| \$20,000-24,999 | 359 | 1.1% | 312 | 0.8% |
| \$25,000-29,999 | 325 | 1.0% | 278 | 0.8% |
| \$30,000-34,999 | 298 | 0.9% | 263 | 0.7% |
| \$35,000-39,999 | 734 | 2.2% | 692 | 1.9% |
| \$40,000-44,999 | 843 | 2.6% | 792 | 2.1% |
| \$45,000-49,999 | 1,152 | 3.5% | 1,050 | 2.8% |
| \$50,000-59,999 | 1,187 | 3.6% | 1,144 | 3.1% |
| \$60,000-74,999 | 2,894 | 8.8% | 3,053 | 8.2% |
| \$75000-99999 | 4,021 | 12.2% | 4,280 | 11.5% |
| \$100,000-124,999 | 3,931 | 11.9% | 4,343 | 11.7% |
| \$125,000-149,999 | 3,349 | 10.2% | 3,782 | 10.2% |
| \$150000-199999 | 4,083 | 12.4% | 5,150 | 13.8% |
| \$200,000-249,999 | 2,959 | 9.0% | 3,912 | 10.5% |
| \$250,000-299,999 | 1,549 | 4.7% | 2,150 | 5.8% |
| \$300,000-399,999 | 1,490 | 4.5% | 2,105 | 5.7% |
| \$400,000-499,999 | 570 | 1.7% | 574 | 1.5% |
| \$500,000+ | 847 | 2.6% | 1,121 | 3.0% |
| Median Household Income | \$113,278 | - | \$125,961 | - |
| Average Household Income | \$142,707 | - | \$155,184 | - |
| Per Capita Income | \$45,245 | - | \$49,764 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 29,964 | 33.9% | 29,990 | 29.0% | 30,708 | 26.6% |
| Black Alone | 20,575 | 23.3% | 25,598 | 24.8% | 28,517 | 24.7% |
| American Indian | 365 | 0.4% | 441 | 0.4% | 496 | 0.4% |
| Asian Alone | 19,869 | 22.5% | 26,484 | 25.6% | 31,650 | 27.4% |
| Pacific Islander | 46 | 0.1% | 62 | 0.1% | 74 | 0.1% |
| Some Other Race | 5,873 | 6.6% | 6,924 | 6.7% | 8,017 | 6.9% |
| Two or More Races | 11,706 | 13.2% | 13,872 | 13.4% | 16,088 | 13.9% |
| Hispanic (Any Race) | 18,196 | 20.6% | 21,538 | 20.8% | 25,122 | 21.7% |

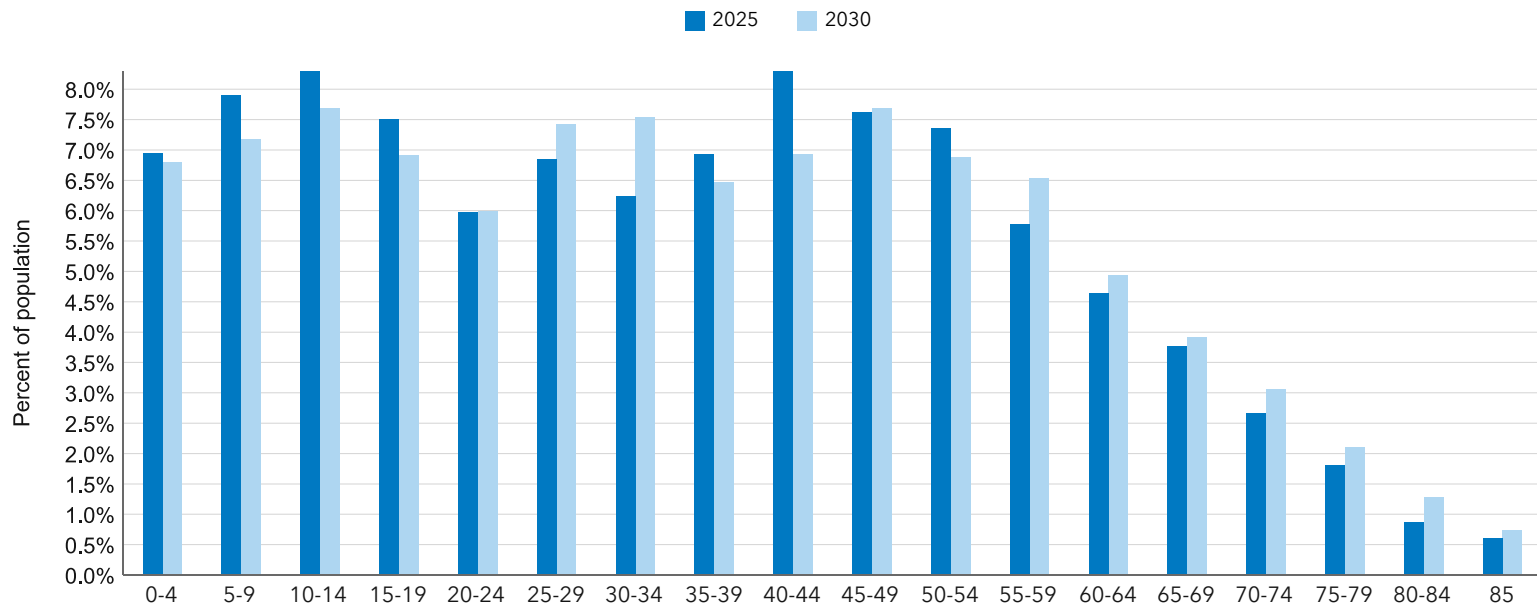
Key Indicators for 2025



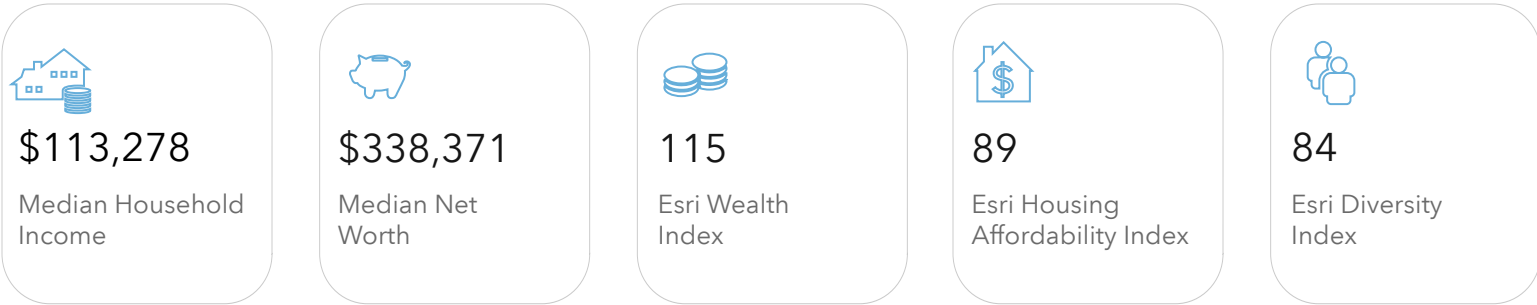
Trends: 2025 - 2030 Annual Rate



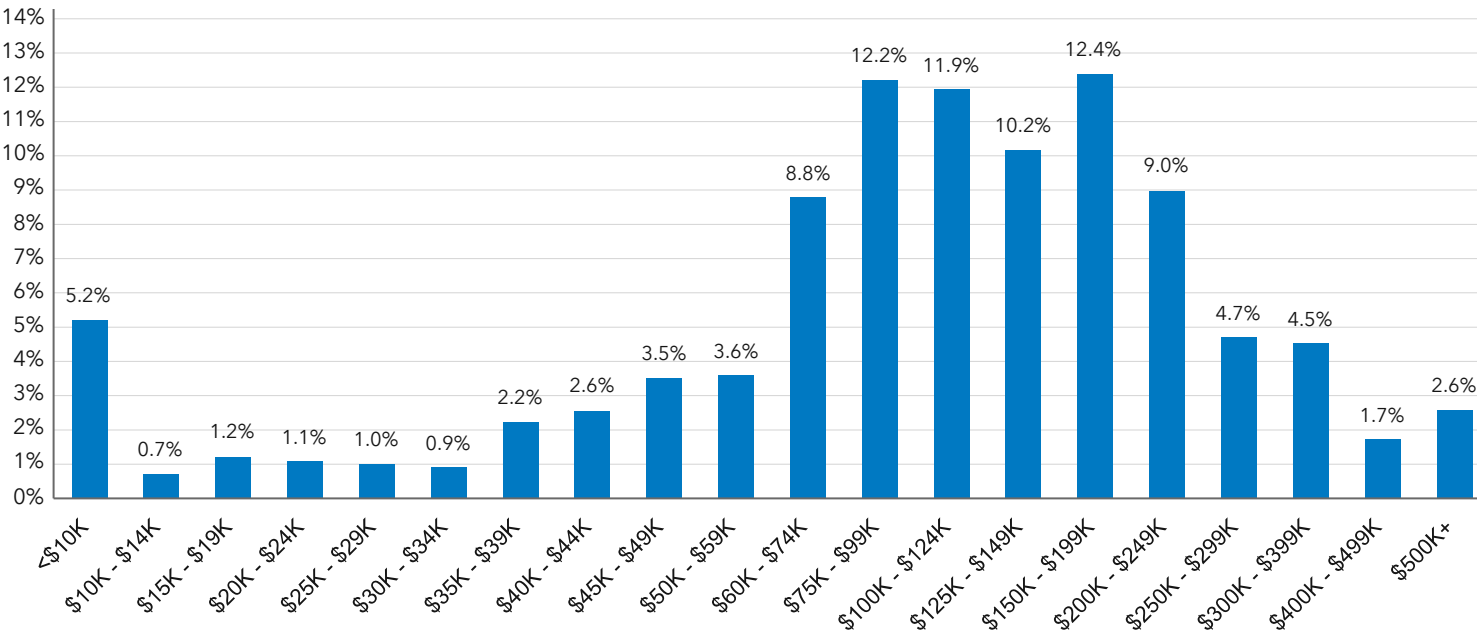
Population by Age



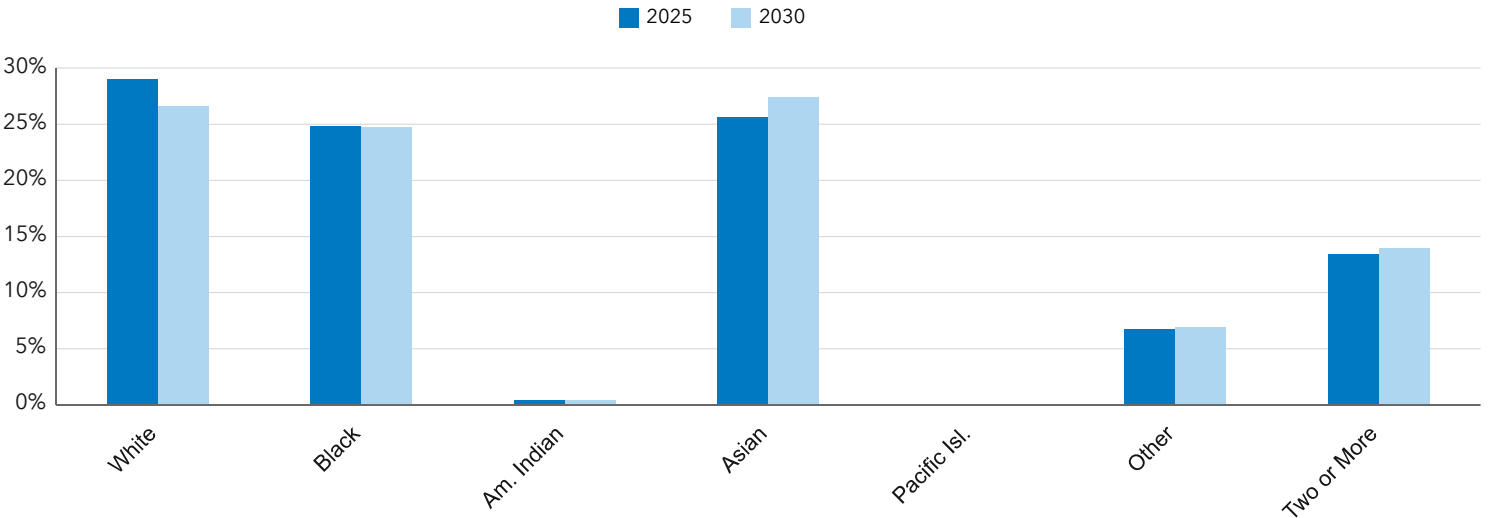
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

20715 Bellaire Blvd, Richmond, Texas, 77407 2
20715 Bellaire Blvd, Richmond, Texas, 77407
Ring: 5 mile radius



| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|---------|---------|
| Total Population | 236,554 | 265,296 | 292,227 |
| Total Households | 73,601 | 83,781 | 93,778 |
| Family Households | 61,904 | 69,141 | 76,990 |
| Average Household Size | 3.21 | 3.15 | 3.10 |
| Owner Occupied Housing Units | 56,961 | 63,732 | 71,611 |
| Renter Occupied Housing Units | 16,640 | 20,049 | 22,167 |
| Median Age | 36.2 | 36.6 | 36.8 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 2.0% | 1.1% | 0.4% |
| Households | 2.3% | 1.4% | 0.6% |
| Family Population | 2.2% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 2.4% | 1.8% | 0.0% |
| Median Household Income | 2.2% | 2.3% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 15,124 | 6.4% | 16,600 | 6.3% | 18,089 | 6.2% |
| 5-9 | 19,114 | 8.1% | 19,186 | 7.2% | 19,563 | 6.7% |
| 10-14 | 21,426 | 9.1% | 21,133 | 8.0% | 21,484 | 7.3% |
| 15-19 | 19,218 | 8.1% | 20,043 | 7.5% | 19,938 | 6.8% |
| 20-24 | 13,529 | 5.7% | 16,539 | 6.2% | 17,597 | 6.0% |
| 25-29 | 11,309 | 4.8% | 18,127 | 6.8% | 21,596 | 7.4% |
| 30-34 | 14,005 | 5.9% | 15,448 | 5.8% | 21,438 | 7.3% |
| 35-39 | 18,310 | 7.7% | 17,310 | 6.5% | 18,183 | 6.2% |
| 40-44 | 18,931 | 8.0% | 21,106 | 8.0% | 19,981 | 6.8% |
| 45-49 | 19,420 | 8.2% | 19,806 | 7.5% | 22,194 | 7.6% |
| 50-54 | 16,535 | 7.0% | 19,586 | 7.4% | 19,933 | 6.8% |
| 55-59 | 14,112 | 6.0% | 16,070 | 6.1% | 18,929 | 6.5% |
| 60-64 | 12,419 | 5.3% | 13,461 | 5.1% | 15,080 | 5.2% |
| 65-69 | 9,380 | 4.0% | 11,797 | 4.5% | 12,714 | 4.3% |
| 70-74 | 6,436 | 2.7% | 8,647 | 3.3% | 10,774 | 3.7% |
| 75-79 | 3,633 | 1.5% | 5,642 | 2.1% | 7,570 | 2.6% |
| 80-84 | 2,031 | 0.9% | 2,889 | 1.1% | 4,488 | 1.5% |
| Age 85+ | 1,624 | 0.7% | 1,906 | 0.7% | 2,676 | 0.9% |

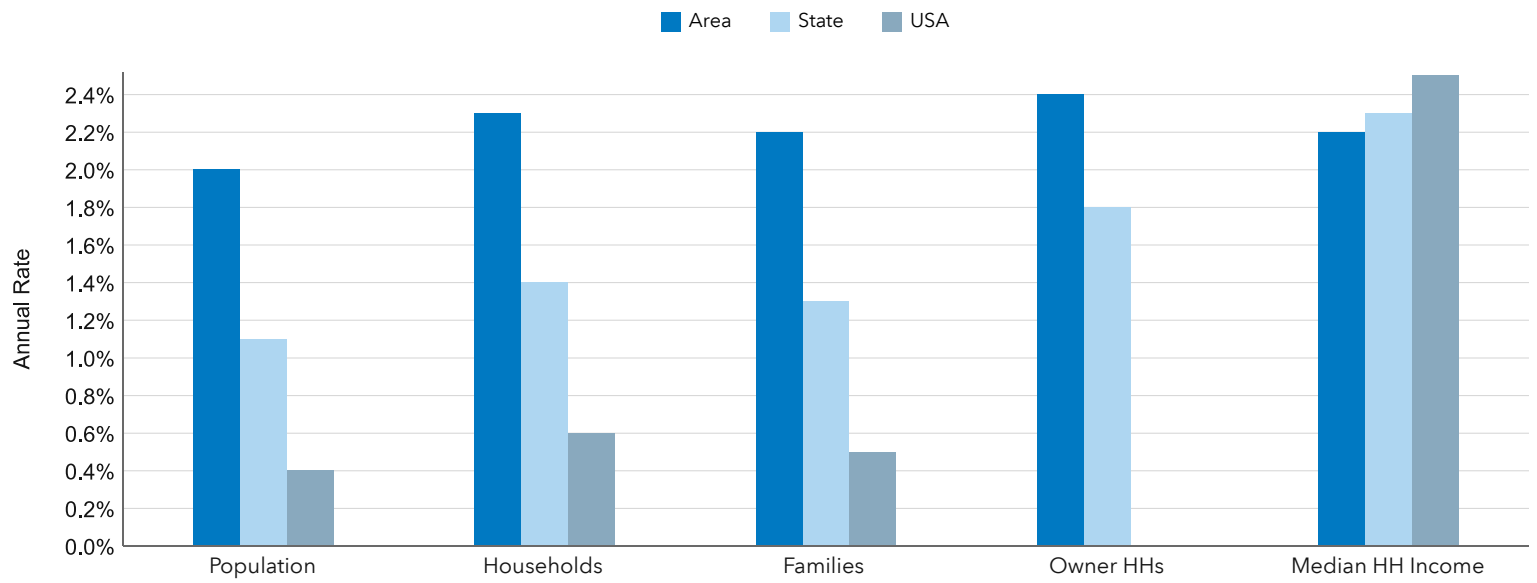
| Households by Income | 2025 | | 2030 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$10,000 | 3,450 | 4.1% | 3,330 | 3.5% |
| \$10,000-14,999 | 940 | 1.1% | 873 | 0.9% |
| \$15,000-19,999 | 1,298 | 1.6% | 1,101 | 1.2% |
| \$20,000-24,999 | 1,228 | 1.5% | 1,071 | 1.1% |
| \$25,000-29,999 | 1,207 | 1.4% | 1,008 | 1.1% |
| \$30,000-34,999 | 1,008 | 1.2% | 884 | 0.9% |
| \$35,000-39,999 | 1,926 | 2.3% | 1,790 | 1.9% |
| \$40,000-44,999 | 1,914 | 2.3% | 1,813 | 1.9% |
| \$45,000-49,999 | 2,412 | 2.9% | 2,195 | 2.3% |
| \$50,000-59,999 | 3,135 | 3.7% | 3,022 | 3.2% |
| \$60,000-74,999 | 6,914 | 8.3% | 7,125 | 7.6% |
| \$75000-99999 | 9,115 | 10.9% | 9,492 | 10.1% |
| \$100,000-124,999 | 9,538 | 11.4% | 10,385 | 11.1% |
| \$125,000-149,999 | 8,186 | 9.8% | 9,259 | 9.9% |
| \$150000-199999 | 11,445 | 13.7% | 14,069 | 15.0% |
| \$200,000-249,999 | 8,132 | 9.7% | 10,689 | 11.4% |
| \$250,000-299,999 | 4,012 | 4.8% | 5,503 | 5.9% |
| \$300,000-399,999 | 4,059 | 4.8% | 5,627 | 6.0% |
| \$400,000-499,999 | 1,407 | 1.7% | 1,371 | 1.5% |
| \$500,000+ | 2,453 | 2.9% | 3,170 | 3.4% |
| Median Household Income | \$118,218 | - | \$131,576 | - |
| Average Household Income | \$149,120 | - | \$162,279 | - |
| Per Capita Income | \$46,974 | - | \$51,787 | - |

| Race and Ethnicity | Census 2020 | | 2025 | | 2030 | |
|---------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 87,080 | 36.8% | 86,112 | 32.5% | 87,385 | 29.9% |
| Black Alone | 42,058 | 17.8% | 50,792 | 19.1% | 56,456 | 19.3% |
| American Indian | 1,194 | 0.5% | 1,335 | 0.5% | 1,474 | 0.5% |
| Asian Alone | 53,931 | 22.8% | 67,877 | 25.6% | 78,992 | 27.0% |
| Pacific Islander | 96 | 0.0% | 128 | 0.1% | 150 | 0.1% |
| Some Other Race | 19,082 | 8.1% | 21,783 | 8.2% | 25,482 | 8.7% |
| Two or More Races | 33,113 | 14.0% | 37,269 | 14.1% | 42,286 | 14.5% |
| Hispanic (Any Race) | 54,678 | 23.1% | 61,564 | 23.2% | 71,047 | 24.3% |

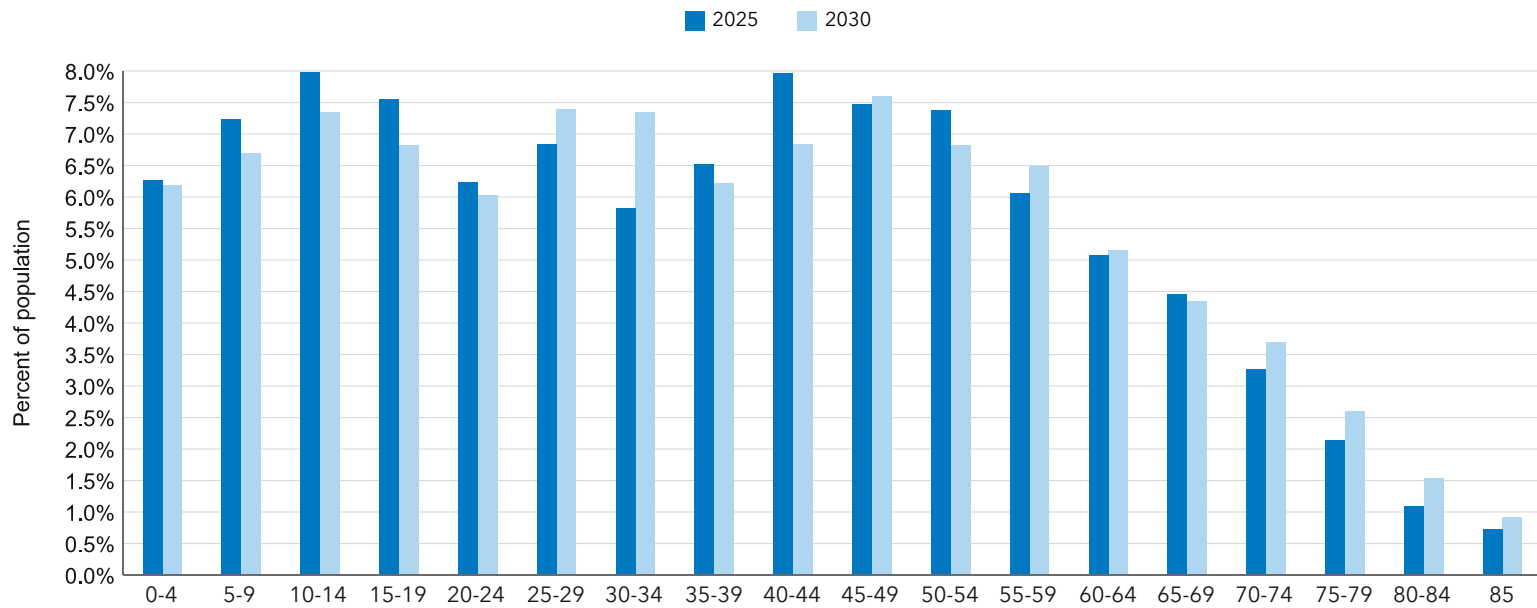
Key Indicators for 2025



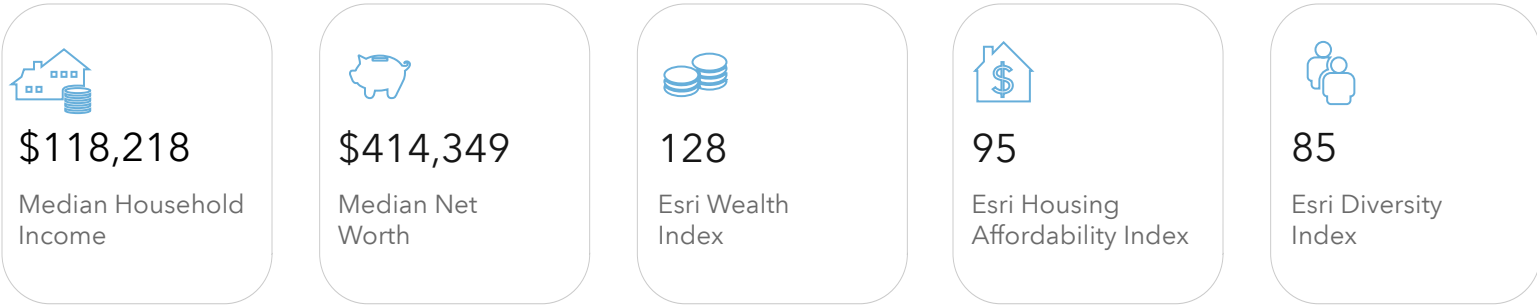
Trends: 2025 - 2030 Annual Rate



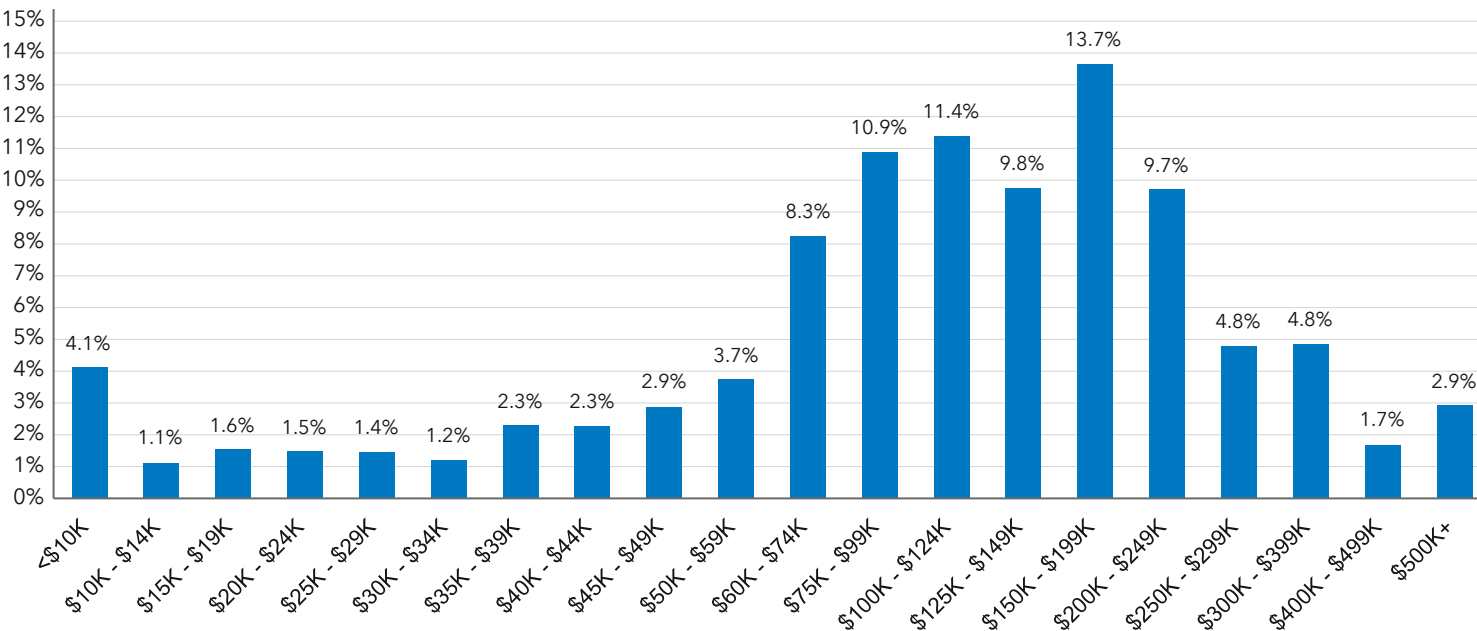
Population by Age



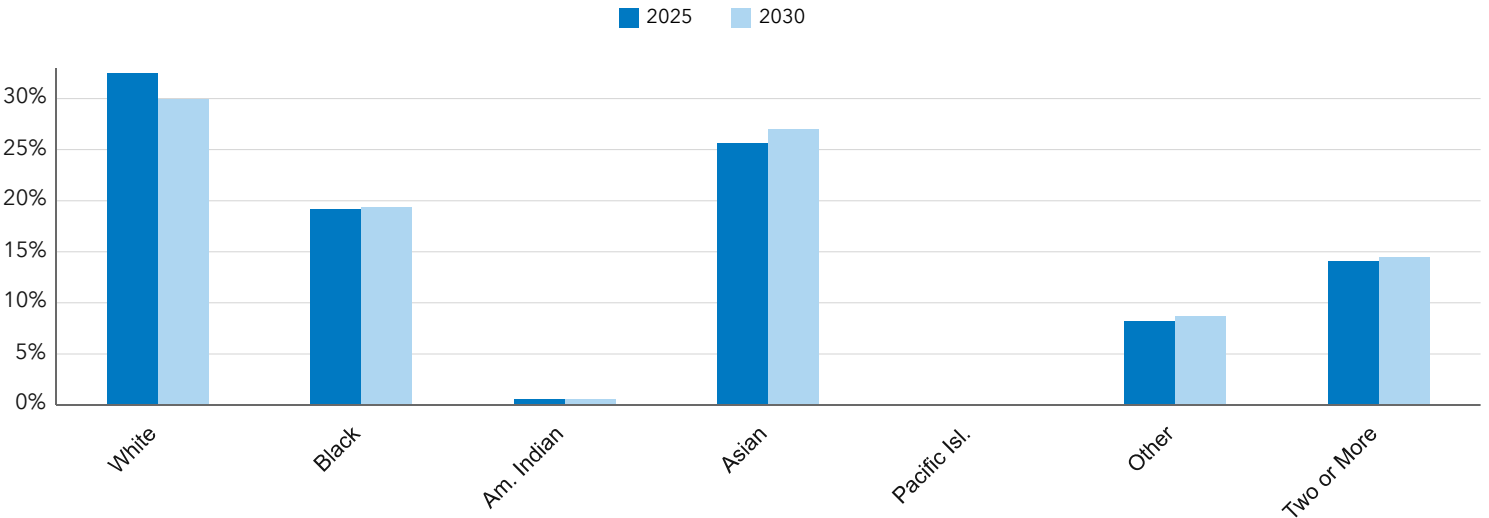
Key Indicators for 2025



Households by Income for 2025



Population by Race





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.

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Neal Agrawal | 0589239 | dfwneal@gmail.com | (972)804-0742 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Neal Agrawal | 0589239 | dfwneal@gmail.com | (972)804-0742 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1