

**FOR
SALE**

**7480 Stonebrook Pkwy
Frisco, TX 75034**



- **Asking- \$2,500,000**
- **Building size- 7,073 sqft**
- **Lot size- 1 acre**
- **Year built- 1995**
- **Currently vacant**
- **Fully furnished Turnkey Building**
- **FF & E included with sale**
- **7/8 Classrooms, Kitchen, Office, Storage & Playground**
- **Full frontage on Stonebrook Pkwy**
- **Located close to Dallas North Tollway & Preston Rd**
- **Avg. Household Income of \$150,000+ within the 3-mile radius**



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

www.preschoolexchange.com

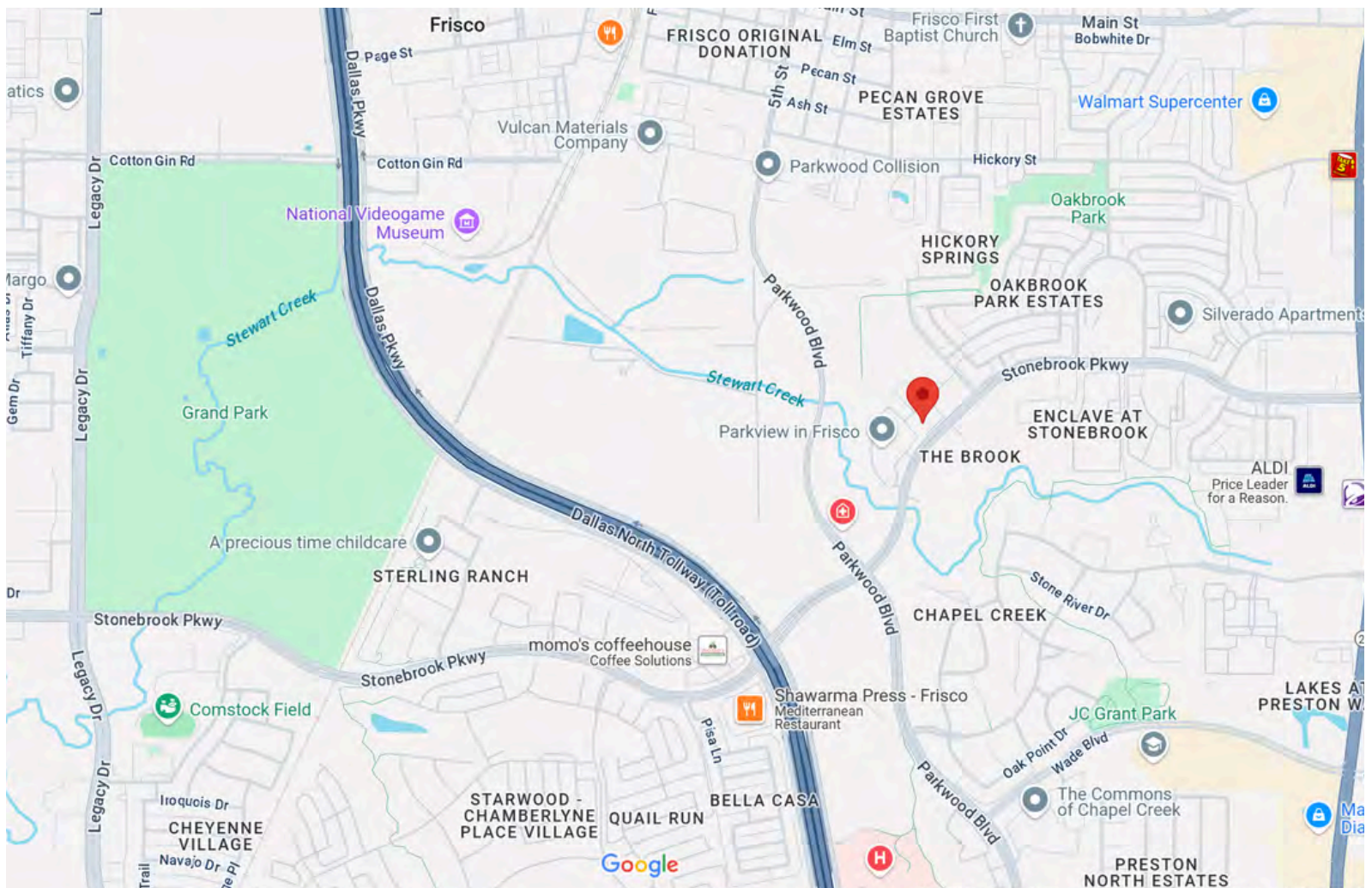
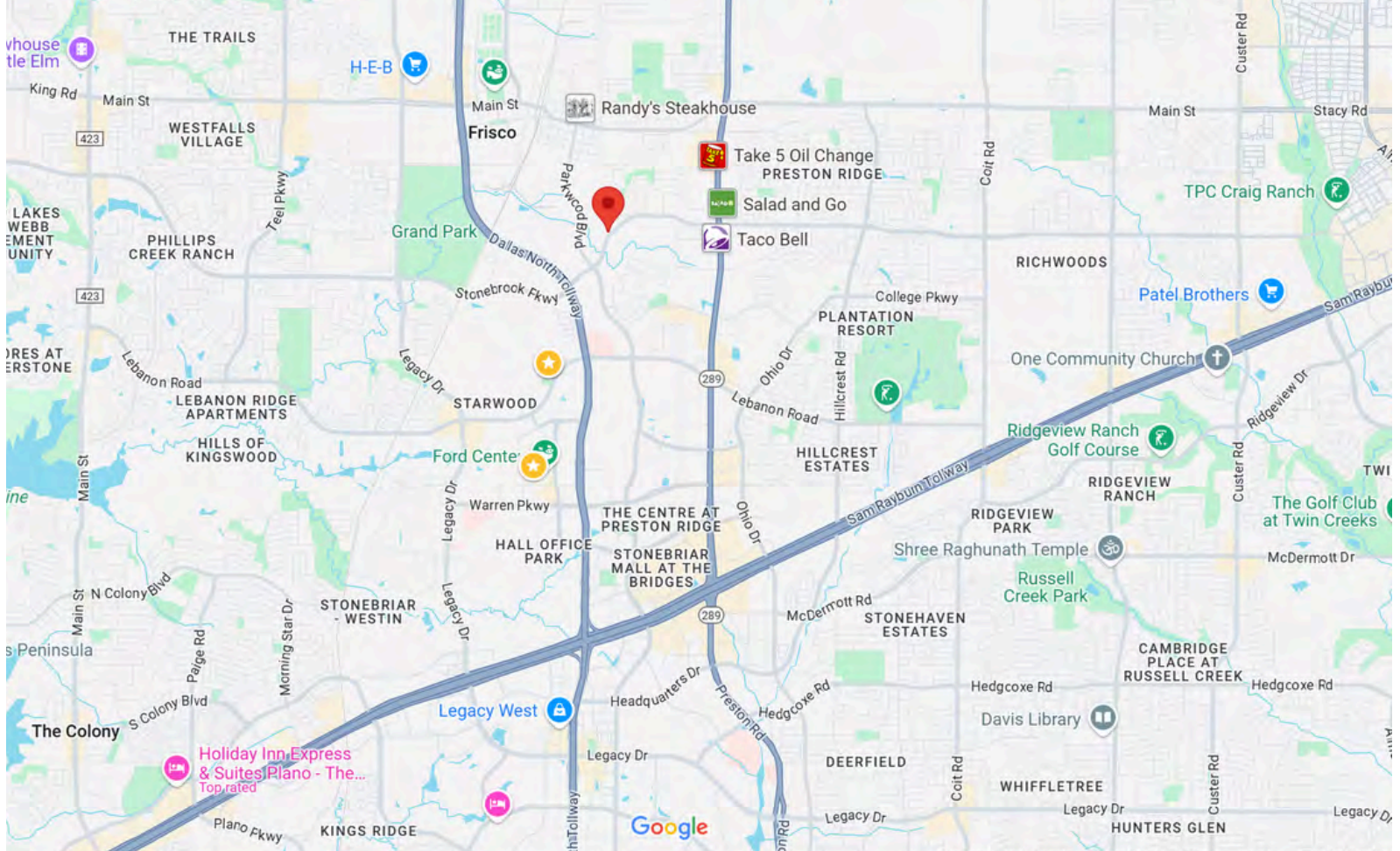
Pictures

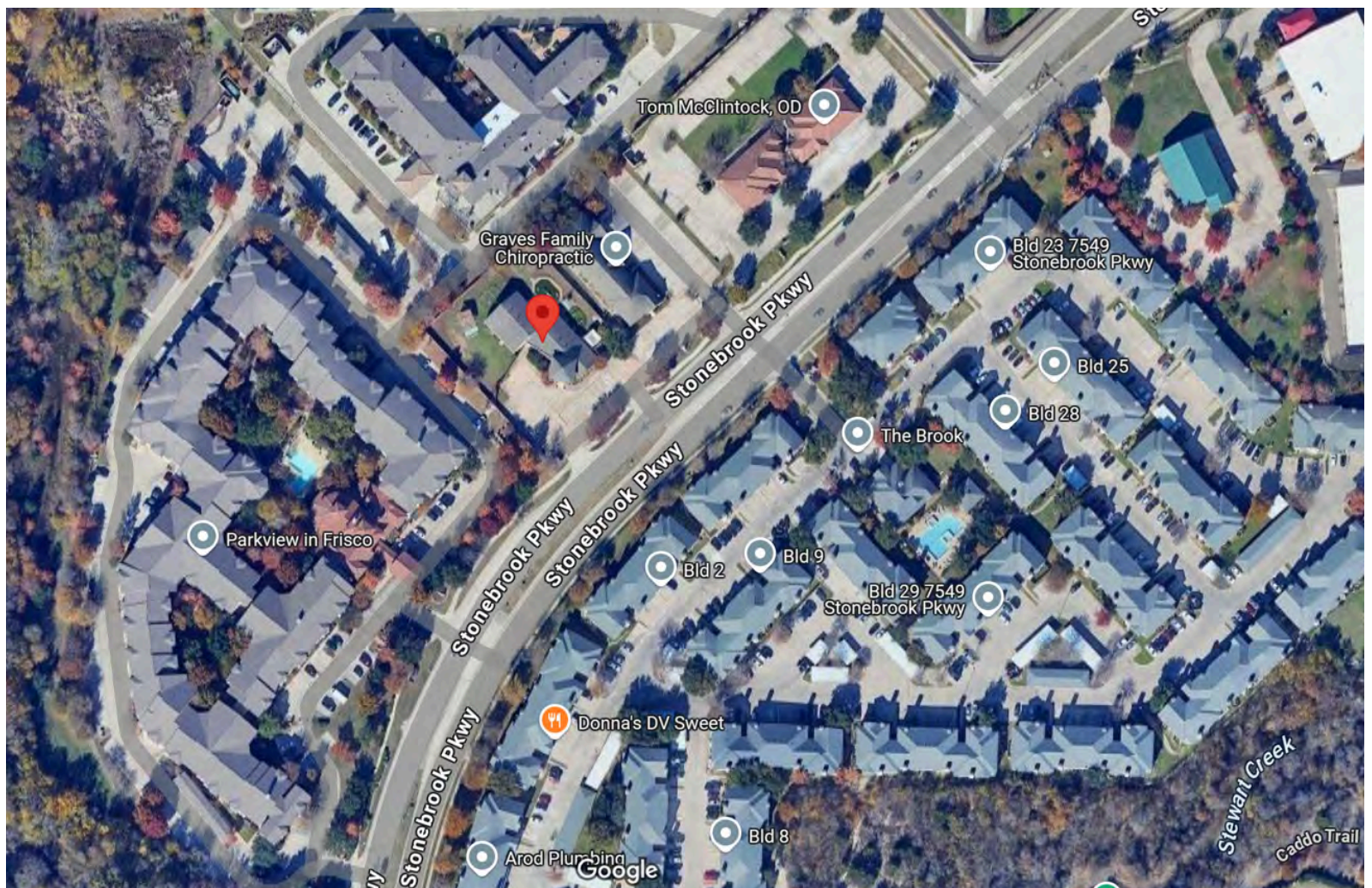
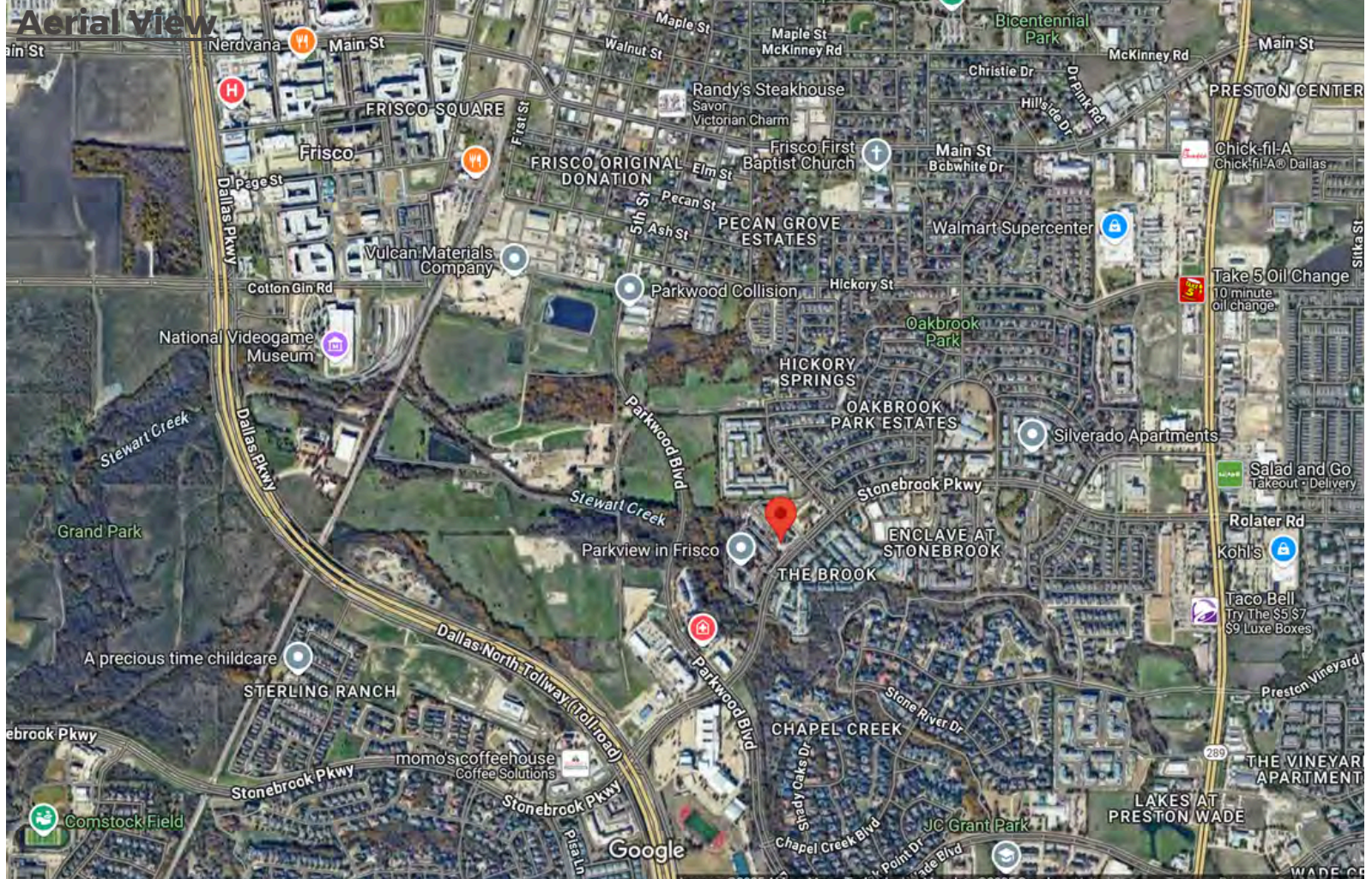


Pictures

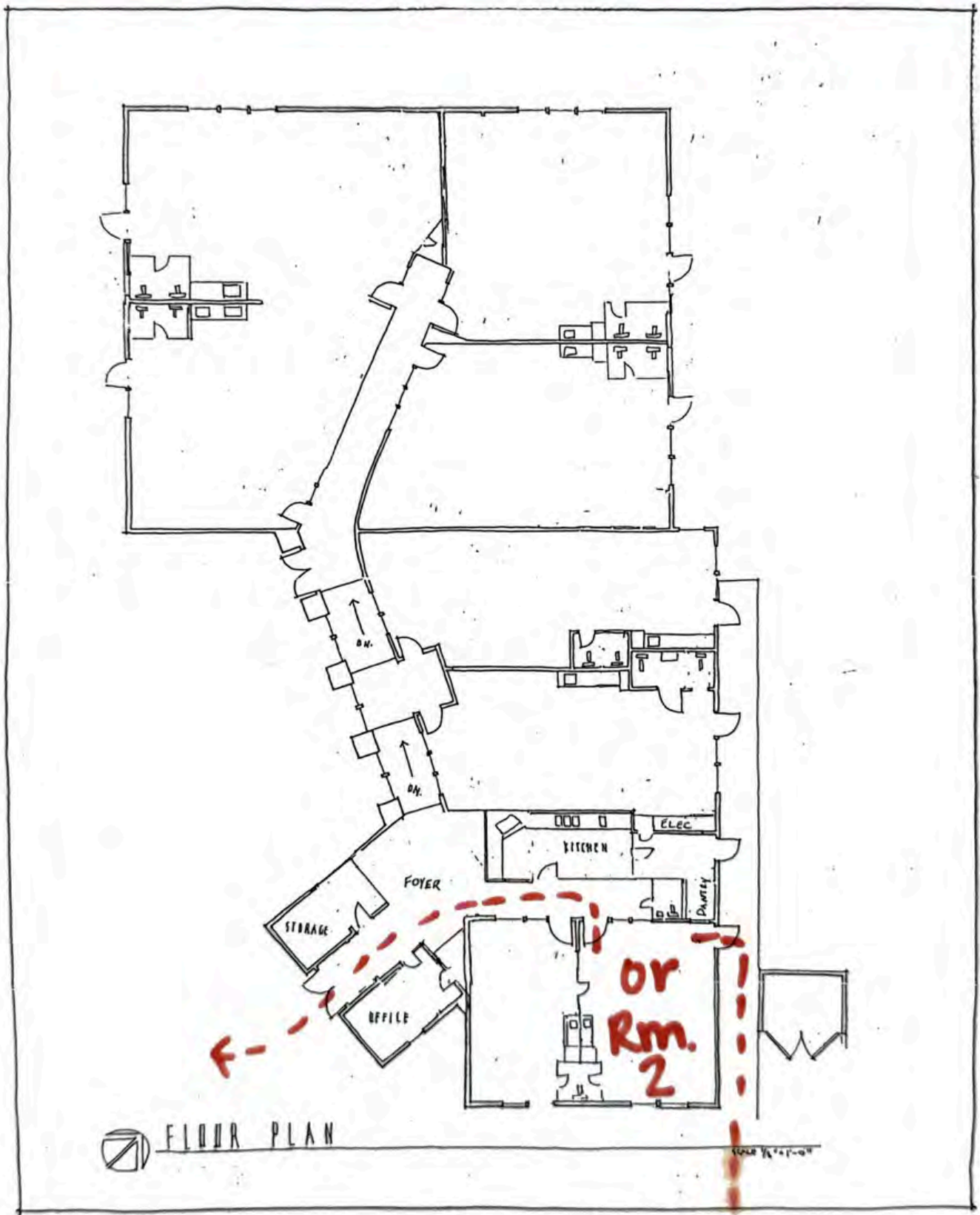


Map View



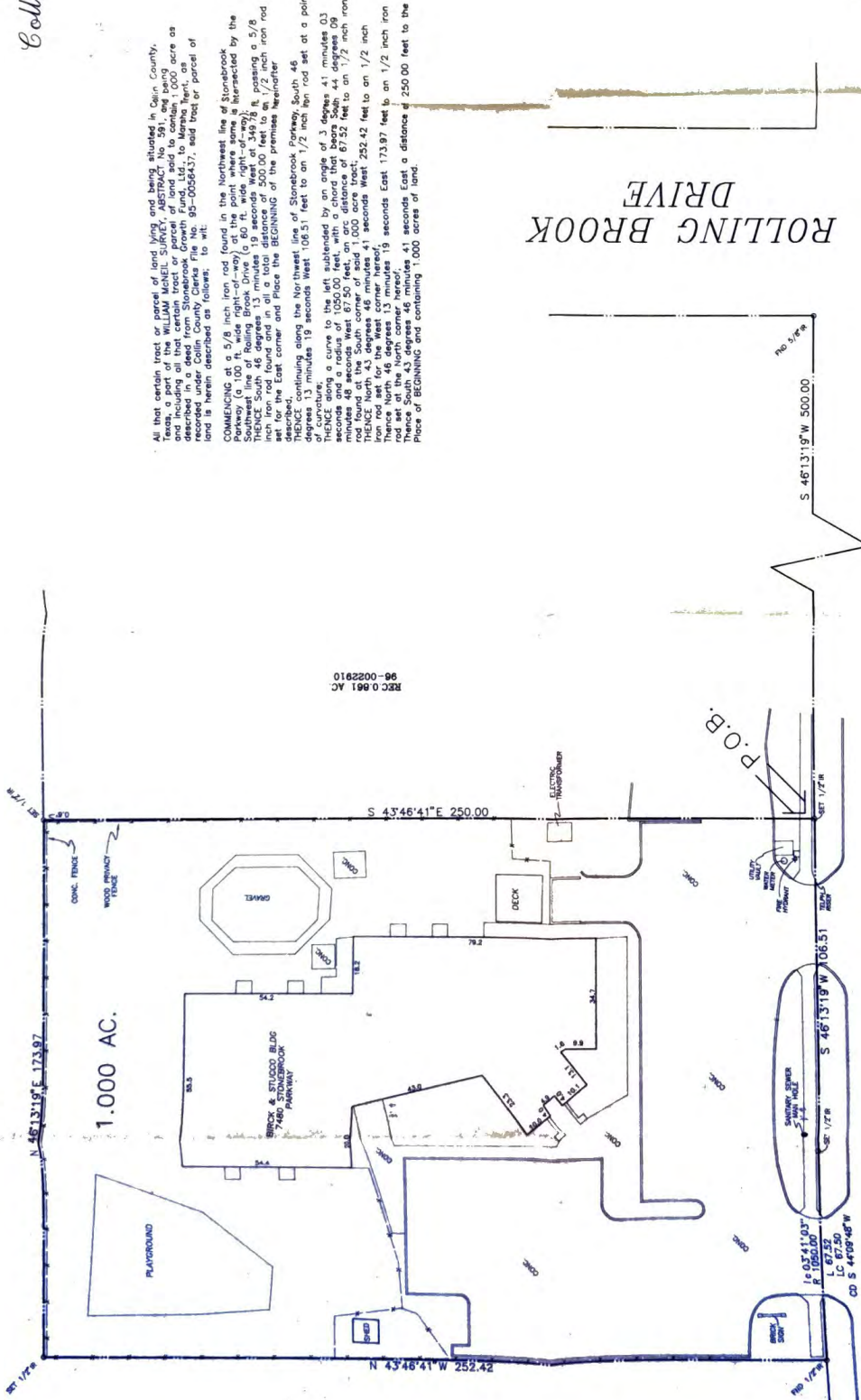


Fire Evaluation Plan



SURVEY

City of Frisco
Collin County, Texas



All that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the WILLIAM McNEIL SURVEY, ABSTRACT No. 591, and being and including all that certain tract or parcel of land containing 1.000 acre as shown on the plat of the WILLIAM McNEIL SURVEY, ABSTRACT No. 591, and as recorded under Collin County Clerk's File No. 95-0056437, said tract or parcel of land is herein described as follows, to wit:

COMMENCING at a 5/8 inch iron rod found in the Northwest line of Stonebrook Parkway (a 100 ft. wide right-of-way) at the point where same is intersected by the Southwest line of Rolling Brook Drive, 19 seconds West of 349.78 ft. passing a 5/8 inch iron rod found and in all a total distance of 500.00 feet to an 1/2 inch iron rod set for the East corner and Place the BEGINNING of the premises hereinafter

THENCE continuing along the Northwest line of Stonebrook Parkway, South 46 degrees 13 minutes 19 seconds West 106.51 feet to an 1/2 inch iron rod set at a point

THENCE curving a curve to the left subtended by an angle of 3 degrees 41 minutes 03 seconds and a radius of 1050.00 feet, with a chord that bears South 44 degrees 09 minutes 48 seconds West 87.50 feet to the corner of said 1.000 acre tract.

THENCE North 43 degrees 46 minutes 41 seconds West 252.42 feet to an 1/2 inch iron rod set for the West corner hereof; 19 seconds East 173.97 feet to an 1/2 inch iron rod set at the North corner hereof;

Thence South 43 degrees 46 minutes 41 seconds East a distance of 250.00 feet to the Place of BEGINNING and containing 1.000 acres of land.

WILLIAM McNEIL
SURVEY A-591

STONEBROOK PARKWAY

SURVEYOR'S CERTIFICATE: I have conducted an accurate and true and correct survey of the premises depicted hereon and that the results of said survey as shown are true and correct to the best of my knowledge, skill and ability, and that the location of the permanent improvements are as shown, and that the same are all visible and apparent easements and also easements of record of which there ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS AND NO APPARENT OVERLAPS OR CONFLICTS

DATE: JANUARY 21, 1999

FLOOD INFORMATION: The property shown hereon is not situated in a FEMA Map No. 480800270 G, dated 1/19/96

- NOTES:
- 1) The property shown hereon is subject to a Storm Water Easement recorded under Collin County Clerk's File No. 95-0056440. This is a non-exclusive storm water easement for the purpose of collecting, conveying, storing, treating, and disposing of storm water.
 - 2) The property shown hereon is subject to an easement for sewer line recorded under Collin County Clerk's File No. 95-0056438. An instrument which actually creates and describes the easement has not been recorded.
 - 3) The property shown hereon is subject to the proposed Public Access and Fire Lane Easement set out in an Agreement recorded under Collin County Clerk's File No. 95-0056438. An instrument which actually creates and describes the easement does not create any easement which encumbers the subject property shown hereon.

JAMES E. SMITH II
Registered Professional Surveyor
No. 3700



SURVEY	
1.000 AC. TRACT	
WILLIAM McNEIL SURV. A-591	
CITY OF FRISCO, COLLIN CO. TEXAS	
SCALE: 1"=20'	DATE: 1/21/99
SHEET No.	W.O. 3871-99
J. E. Smith, * Land Surveyor	
Registered Professional Land Surveyor	
5389 Highway 377 South (940) 365-9989 ADELBY, TEXAS 76027 (972) 377-2071	

This survey was performed in connection with the transaction described in C.F. No. DQ38-6413 of National Land Title Co of D.C.

Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.13831
Longitude: -96.81964

Summary	Census 2010	Census 2020	2024	2029
Population	8,781	11,459	11,551	11,664
Households	3,346	4,787	4,943	5,058
Families	2,219	2,931	2,887	2,876
Average Household Size	2.62	2.38	2.32	2.29
Owner Occupied Housing Units	1,566	1,592	1,667	1,725
Renter Occupied Housing Units	1,780	3,195	3,276	3,333
Median Age	32.0	34.5	34.5	36.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.19%	1.09%	0.38%
Households	0.46%	1.36%	0.64%
Families	-0.08%	1.26%	0.56%
Owner HHs	0.69%	1.82%	0.97%
Median Household Income	2.25%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	279	5.6%	237	4.7%
\$15,000 - \$24,999	167	3.4%	125	2.5%
\$25,000 - \$34,999	402	8.1%	320	6.3%
\$35,000 - \$49,999	546	11.0%	456	9.0%
\$50,000 - \$74,999	893	18.1%	891	17.6%
\$75,000 - \$99,999	689	13.9%	758	15.0%
\$100,000 - \$149,999	966	19.5%	1,085	21.5%
\$150,000 - \$199,999	353	7.1%	486	9.6%
\$200,000+	647	13.1%	700	13.8%

Median Household Income	\$80,339	\$89,809
Average Household Income	\$114,900	\$127,543
Per Capita Income	\$48,284	\$54,469

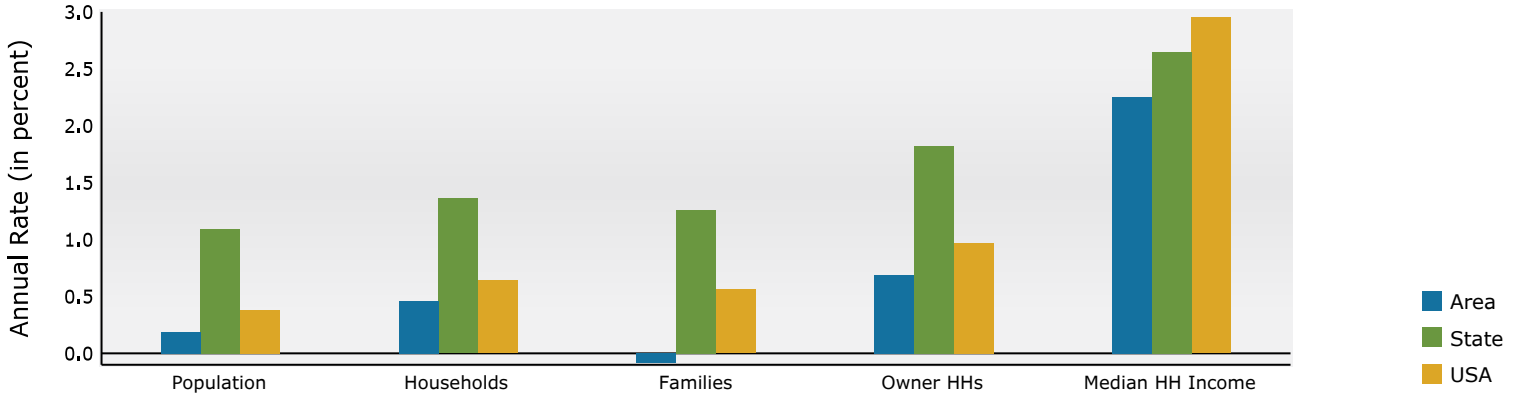
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	711	8.1%	597	5.2%	614	5.3%	605	5.2%
5 - 9	770	8.8%	718	6.3%	581	5.0%	572	4.9%
10 - 14	676	7.7%	831	7.3%	659	5.7%	571	4.9%
15 - 19	586	6.7%	892	7.8%	743	6.4%	650	5.6%
20 - 24	601	6.8%	877	7.7%	1,034	9.0%	889	7.6%
25 - 34	1,477	16.8%	1,906	16.6%	2,246	19.4%	2,223	19.1%
35 - 44	1,482	16.9%	1,604	14.0%	1,581	13.7%	1,841	15.8%
45 - 54	1,173	13.4%	1,581	13.8%	1,538	13.3%	1,396	12.0%
55 - 64	709	8.1%	1,185	10.3%	1,260	10.9%	1,327	11.4%
65 - 74	353	4.0%	666	5.8%	706	6.1%	848	7.3%
75 - 84	178	2.0%	400	3.5%	381	3.3%	489	4.2%
85+	66	0.8%	203	1.8%	208	1.8%	252	2.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,128	69.8%	5,620	49.0%	5,273	45.6%	4,936	42.3%
Black Alone	739	8.4%	1,417	12.4%	1,533	13.3%	1,568	13.4%
American Indian Alone	82	0.9%	116	1.0%	110	1.0%	108	0.9%
Asian Alone	344	3.9%	1,132	9.9%	1,354	11.7%	1,579	13.5%
Pacific Islander Alone	2	0.0%	9	0.1%	8	0.1%	8	0.1%
Some Other Race Alone	1,210	13.8%	1,482	12.9%	1,520	13.2%	1,618	13.9%
Two or More Races	276	3.1%	1,683	14.7%	1,753	15.2%	1,846	15.8%
Hispanic Origin (Any Race)	2,660	30.3%	3,213	28.0%	3,305	28.6%	3,509	30.1%

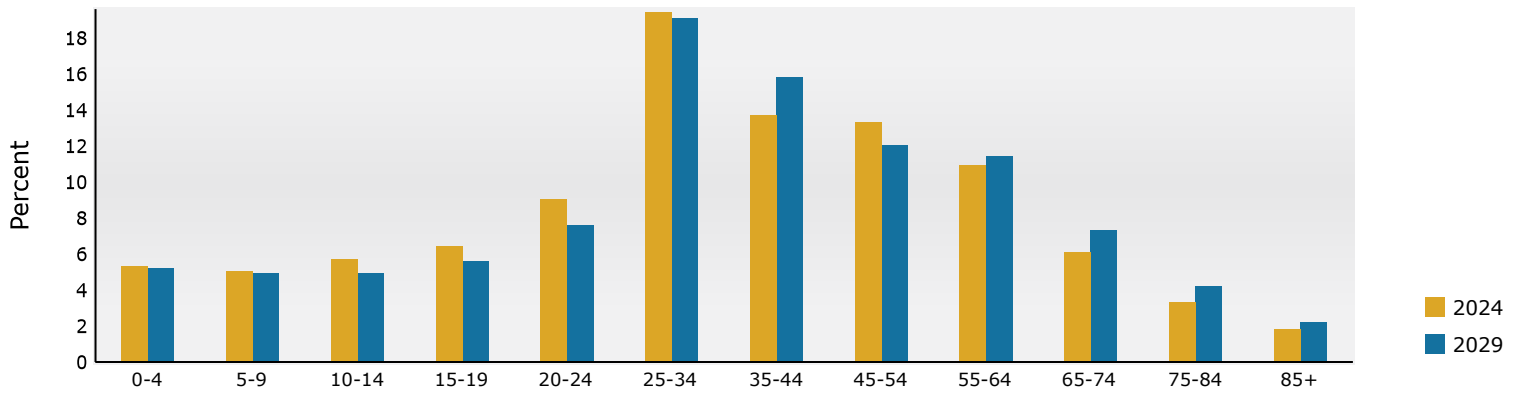
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

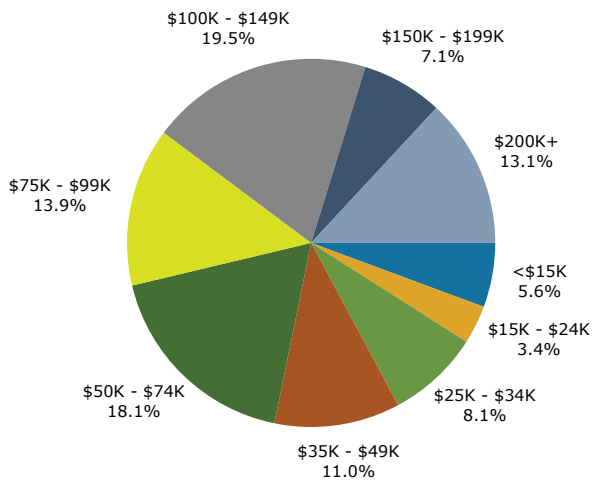
Trends 2024-2029



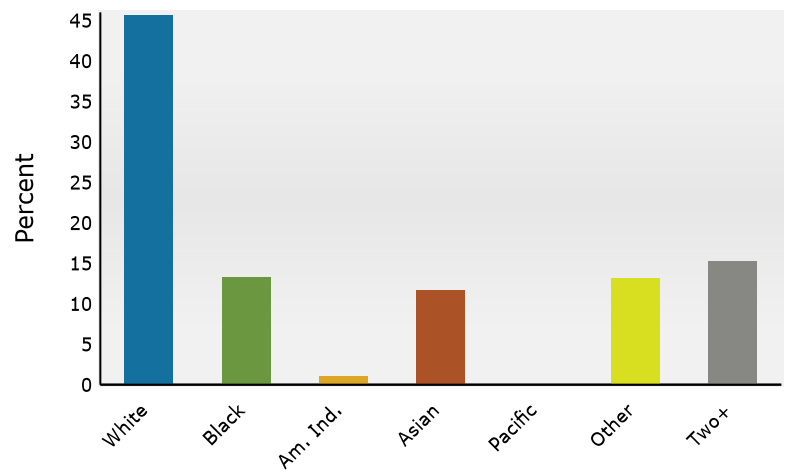
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.13831
Longitude: -96.81964

Summary	Census 2010	Census 2020	2024	2029
Population	65,145	89,706	99,917	105,990
Households	23,613	35,060	40,383	44,056
Families	17,296	23,444	25,353	26,757
Average Household Size	2.76	2.55	2.46	2.40
Owner Occupied Housing Units	16,215	17,632	19,182	19,795
Renter Occupied Housing Units	7,399	17,428	21,201	24,261
Median Age	33.9	36.0	36.3	37.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.19%	1.09%	0.38%
Households	1.76%	1.36%	0.64%
Families	1.08%	1.26%	0.56%
Owner HHs	0.63%	1.82%	0.97%
Median Household Income	1.38%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,384	3.4%	1,236	2.8%
\$15,000 - \$24,999	1,147	2.8%	867	2.0%
\$25,000 - \$34,999	1,379	3.4%	1,161	2.6%
\$35,000 - \$49,999	2,363	5.9%	2,081	4.7%
\$50,000 - \$74,999	5,360	13.3%	5,628	12.8%
\$75,000 - \$99,999	5,094	12.6%	5,795	13.2%
\$100,000 - \$149,999	8,187	20.3%	8,907	20.2%
\$150,000 - \$199,999	5,666	14.0%	7,074	16.1%
\$200,000+	9,803	24.3%	11,307	25.7%

Median Household Income	\$116,318	\$124,575
Average Household Income	\$158,291	\$171,883
Per Capita Income	\$63,573	\$70,981

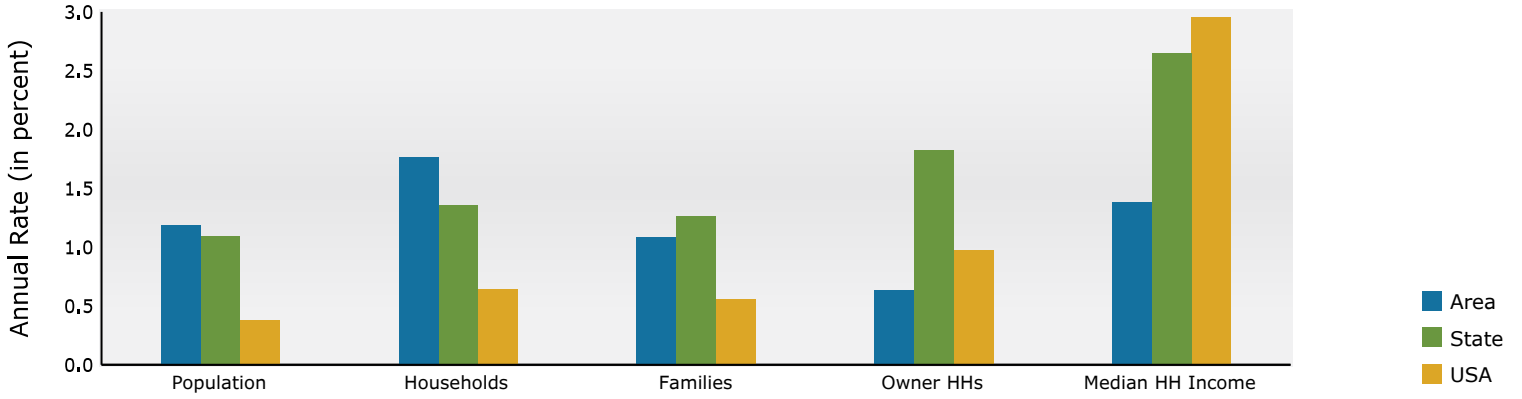
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,498	8.4%	4,677	5.2%	5,158	5.2%	5,310	5.0%
5 - 9	6,435	9.9%	6,051	6.7%	6,047	6.1%	5,876	5.5%
10 - 14	5,656	8.7%	7,275	8.1%	6,891	6.9%	6,673	6.3%
15 - 19	3,960	6.1%	7,238	8.1%	6,924	6.9%	6,544	6.2%
20 - 24	2,711	4.2%	5,979	6.7%	7,453	7.5%	7,136	6.7%
25 - 34	9,521	14.6%	12,241	13.6%	15,506	15.5%	17,326	16.3%
35 - 44	14,000	21.5%	14,203	15.8%	15,599	15.6%	16,752	15.8%
45 - 54	9,207	14.1%	15,317	17.1%	16,032	16.0%	15,880	15.0%
55 - 64	4,747	7.3%	8,806	9.8%	10,738	10.7%	12,210	11.5%
65 - 74	2,264	3.5%	4,657	5.2%	5,531	5.5%	7,156	6.8%
75 - 84	854	1.3%	2,432	2.7%	2,980	3.0%	3,771	3.6%
85+	291	0.4%	831	0.9%	1,059	1.1%	1,355	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	49,437	75.9%	49,948	55.7%	51,377	51.4%	50,569	47.7%
Black Alone	4,883	7.5%	8,722	9.7%	10,724	10.7%	11,732	11.1%
American Indian Alone	366	0.6%	571	0.6%	600	0.6%	617	0.6%
Asian Alone	5,566	8.5%	15,362	17.1%	19,869	19.9%	23,759	22.4%
Pacific Islander Alone	25	0.0%	71	0.1%	82	0.1%	92	0.1%
Some Other Race Alone	2,855	4.4%	4,795	5.3%	5,409	5.4%	6,083	5.7%
Two or More Races	2,013	3.1%	10,238	11.4%	11,856	11.9%	13,138	12.4%
Hispanic Origin (Any Race)	9,169	14.1%	13,345	14.9%	15,382	15.4%	17,316	16.3%

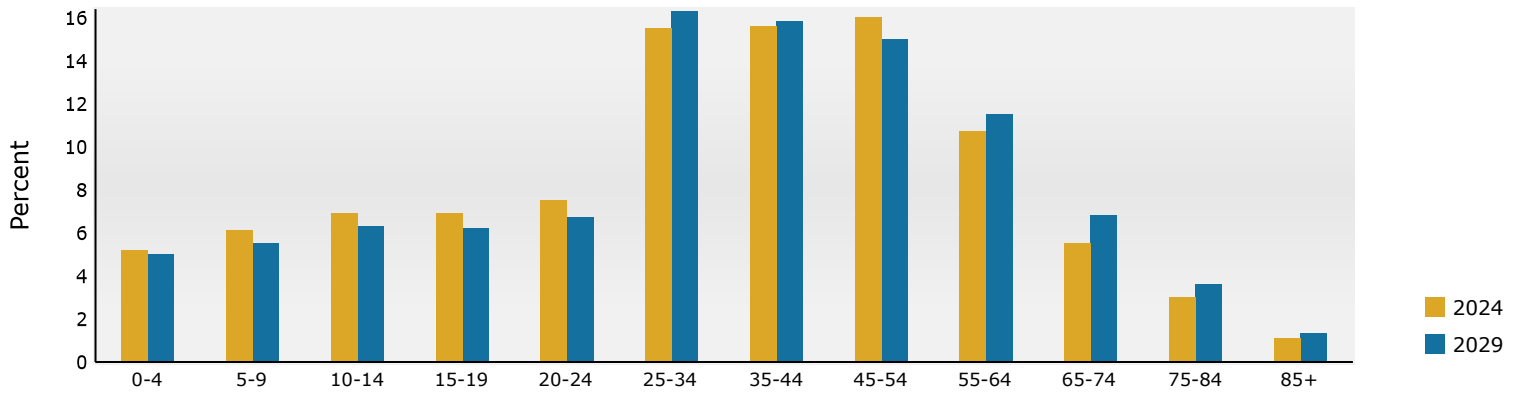
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

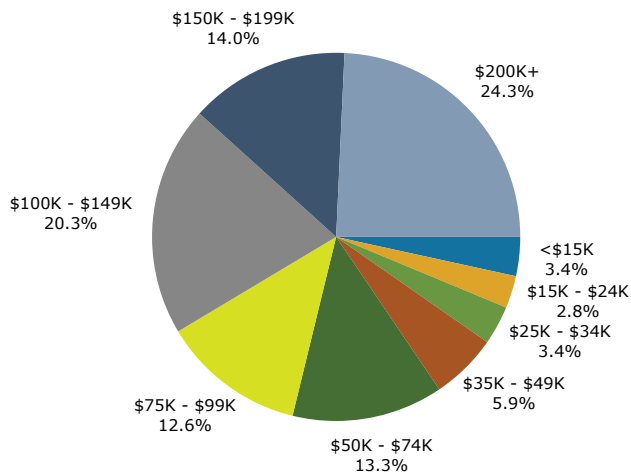
Trends 2024-2029



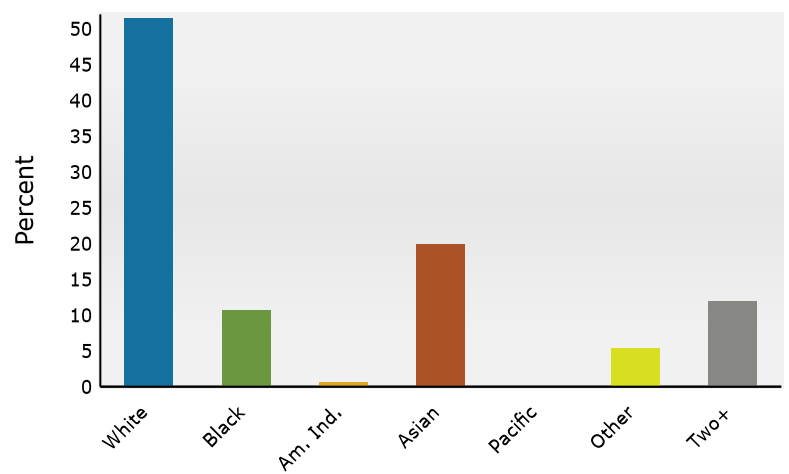
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 15.4%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.13831
Longitude: -96.81964

Summary	Census 2010	Census 2020	2024	2029
Population	176,462	266,641	296,377	312,148
Households	62,421	93,853	106,194	113,748
Families	46,465	69,632	75,753	79,643
Average Household Size	2.82	2.83	2.78	2.74
Owner Occupied Housing Units	44,128	57,239	63,353	66,155
Renter Occupied Housing Units	18,293	36,614	42,841	47,593
Median Age	33.7	36.3	37.0	38.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.04%	1.09%	0.38%
Households	1.38%	1.36%	0.64%
Families	1.01%	1.26%	0.56%
Owner HHs	0.87%	1.82%	0.97%
Median Household Income	1.97%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,106	2.9%	2,718	2.4%
\$15,000 - \$24,999	2,077	2.0%	1,519	1.3%
\$25,000 - \$34,999	3,069	2.9%	2,513	2.2%
\$35,000 - \$49,999	4,715	4.4%	3,990	3.5%
\$50,000 - \$74,999	11,002	10.4%	10,648	9.4%
\$75,000 - \$99,999	11,781	11.1%	12,171	10.7%
\$100,000 - \$149,999	20,504	19.3%	21,117	18.6%
\$150,000 - \$199,999	17,138	16.1%	20,729	18.2%
\$200,000+	32,795	30.9%	38,335	33.7%
Median Household Income	\$139,533		\$153,827	
Average Household Income	\$179,219		\$197,143	
Per Capita Income	\$64,251		\$71,877	

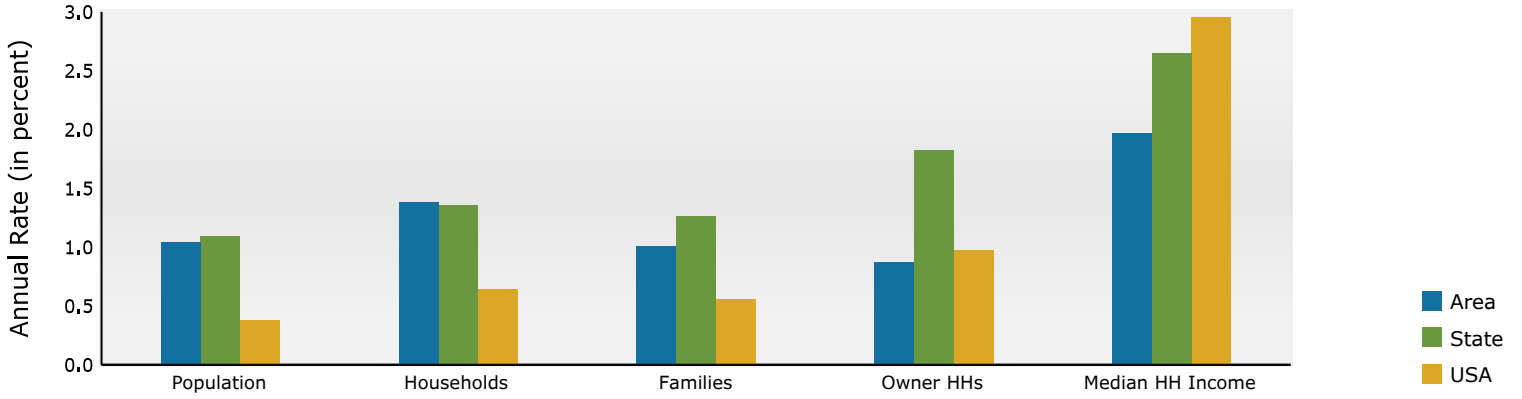
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,641	8.9%	14,867	5.6%	16,049	5.4%	16,345	5.2%
5 - 9	17,797	10.1%	21,298	8.0%	21,566	7.3%	20,627	6.6%
10 - 14	15,319	8.7%	25,021	9.4%	25,455	8.6%	24,613	7.9%
15 - 19	10,304	5.8%	21,896	8.2%	23,117	7.8%	22,700	7.3%
20 - 24	6,951	3.9%	14,744	5.5%	18,043	6.1%	18,587	6.0%
25 - 34	26,211	14.9%	30,041	11.3%	34,898	11.8%	38,814	12.4%
35 - 44	37,951	21.5%	46,817	17.6%	51,448	17.4%	51,853	16.6%
45 - 54	24,634	14.0%	45,097	16.9%	50,412	17.0%	52,689	16.9%
55 - 64	12,886	7.3%	24,313	9.1%	28,060	9.5%	32,033	10.3%
65 - 74	6,011	3.4%	14,006	5.3%	16,404	5.5%	20,040	6.4%
75 - 84	2,132	1.2%	6,613	2.5%	8,510	2.9%	10,777	3.5%
85+	628	0.4%	1,926	0.7%	2,416	0.8%	3,070	1.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	125,347	71.0%	127,790	47.9%	126,962	42.8%	121,021	38.8%
Black Alone	14,309	8.1%	24,214	9.1%	28,311	9.6%	29,759	9.5%
American Indian Alone	905	0.5%	1,409	0.5%	1,446	0.5%	1,438	0.5%
Asian Alone	24,293	13.8%	75,670	28.4%	97,787	33.0%	114,881	36.8%
Pacific Islander Alone	83	0.0%	173	0.1%	187	0.1%	200	0.1%
Some Other Race Alone	5,874	3.3%	10,381	3.9%	11,508	3.9%	12,540	4.0%
Two or More Races	5,651	3.2%	27,004	10.1%	30,176	10.2%	32,308	10.4%
Hispanic Origin (Any Race)	21,755	12.3%	32,526	12.2%	36,340	12.3%	39,488	12.7%

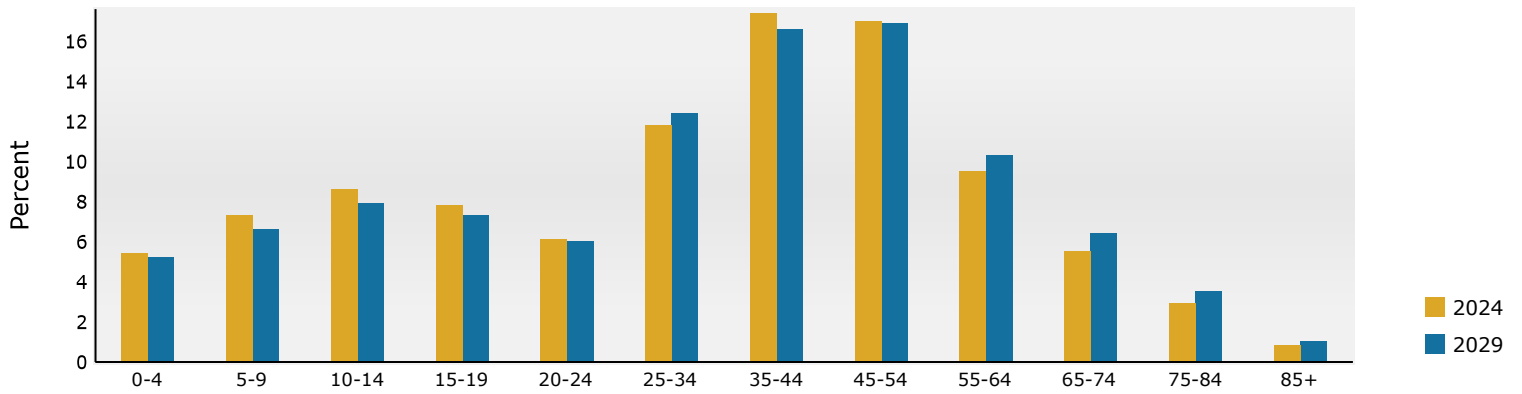
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

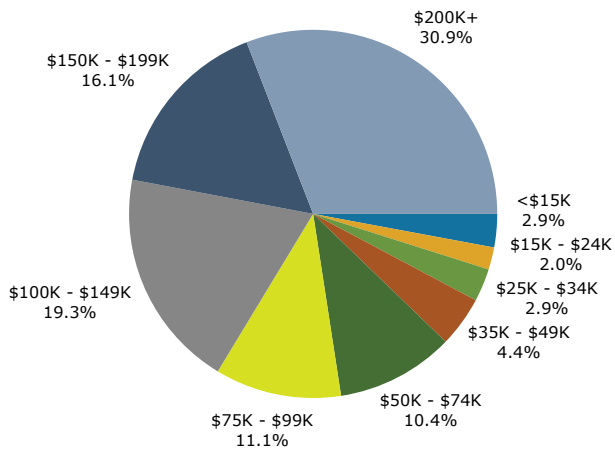
Trends 2024-2029



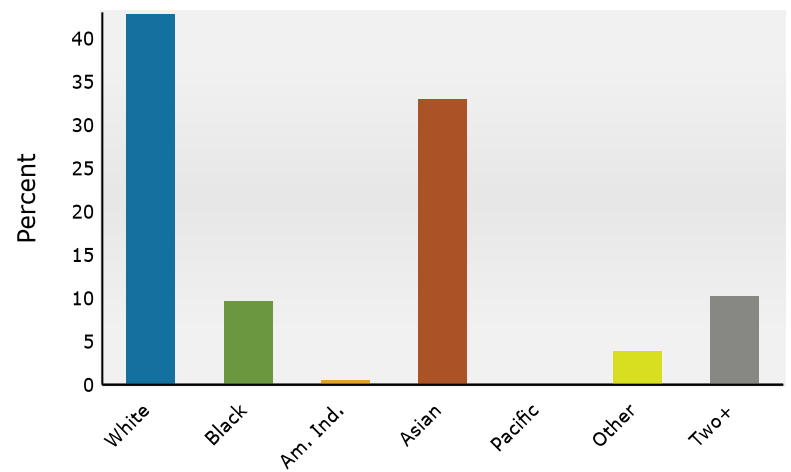
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 12.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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

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