Oh2BKids Learning Center

Asking	$1,052,000
Cap Rate	6.5%

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

Preschool Exchange

PROPERTY OVERVIEW

PROPERTY SUMMARY

- **Address- 3101 10th St**
                 Wichita Falls, TX 76301
- **Building Size- 24,204 sqft**
- **Leased space- 10,900 sqft**
- **Available/vacant space- 13,000+ sqft**
- **Building current use- Childcare**
- **Zoning- MFR (Multifamily Residential)**
- **Lot- 1.67 acres**
- **Year Built- 1969**
- **County- Wichita**
- **Tenant- Oh2BKids Learning Center**
- **Lease- May 2016- Jan 2027**

Preschool Exchange

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

LEASE SUMMARY

LEASE DETAILS

Tenant	**Oh2BKids Learning Center**
Lease Term	**May 2016- Jan 2027**
Leased Space	**10,900 sqft**
Base Rent	**$68,400/ year**
Lease Type	**NNN**
Lease Guarantee	**Tenants personal guarantee**
Landlord Responsibilities	**Roof, Foundation, Electrical & Plumbing electrical & plumbing systems serving the Premises (up to Lessee's connection point)**
Tenant Responsibilities	**Insurance, Taxes, Electrical, Plumbing, Pipes, Ventilating, HVAC, & mechanical installations inlcuding Sprinklers, Windows and Doors.**

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

Preschool Exchange
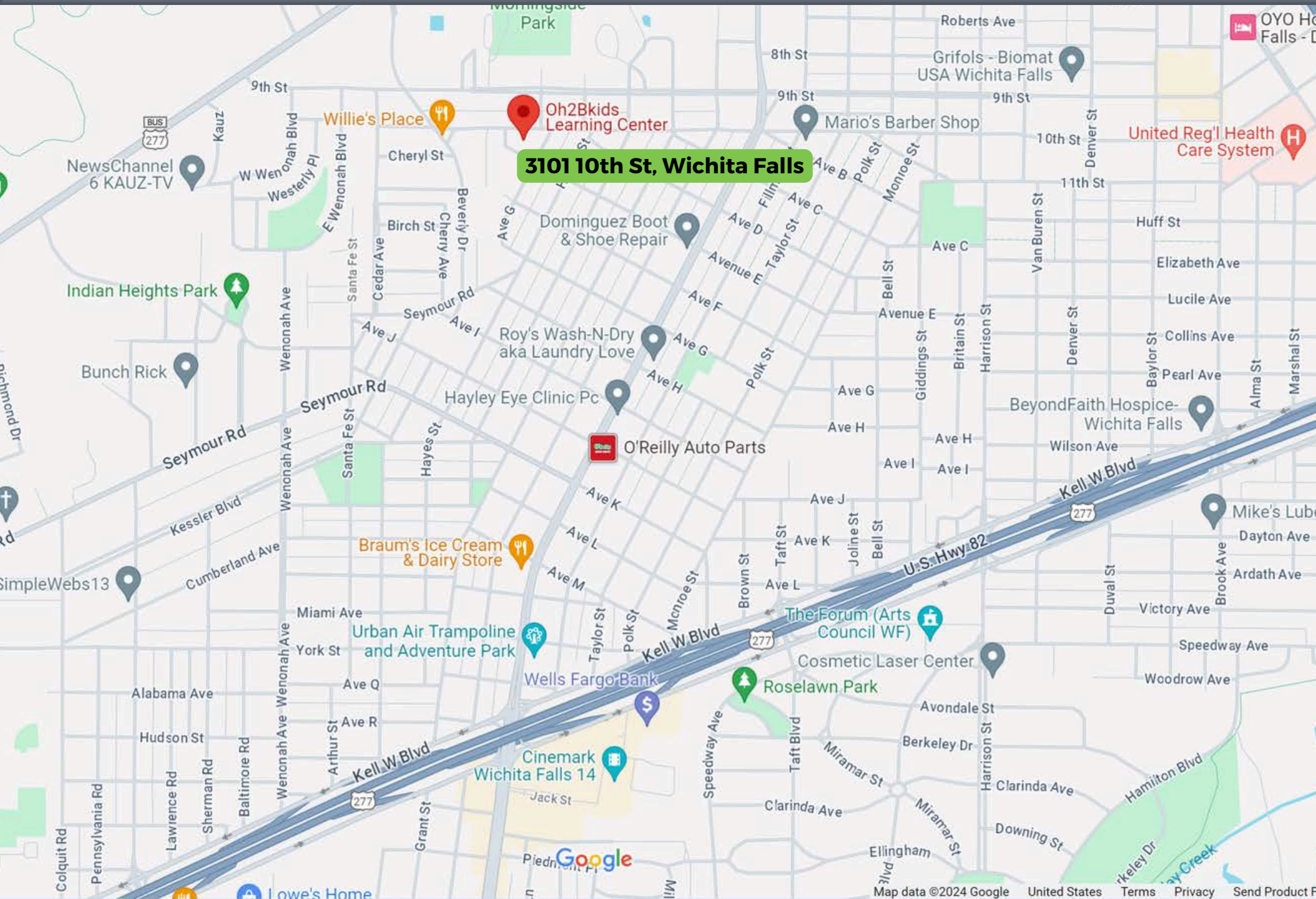
WICHITA FALLS

The City of Wichita Falls, Texas is comfortably nestled in the North-East corner of the Panhandle/Plains area of North Texas. This is a family-oriented city conveniently located within two hours of two metropolitan areas with populations exceeding one million citizens: Dallas-Fort Worth and Oklahoma City. Wichita Falls has a population of approximately 104,553 and is the county seat of Wichita County.

- **Economy:** Historically, Wichita Falls has been a center for ranching, agriculture, and oil. Today, its economy includes healthcare, education, manufacturing, and retail.
- **Sheppard Air Force Base:** This base plays a significant role in the local economy and community, as it is one of the largest training bases for the United States Air Force.
- **Attractions:** The city is known for attractions like the River Bend Nature Center, the Wichita Falls Museum of Art at MSU Texas, and the Wichita Falls Railroad Museum. Nearby, Lake Wichita offers recreational opportunities.
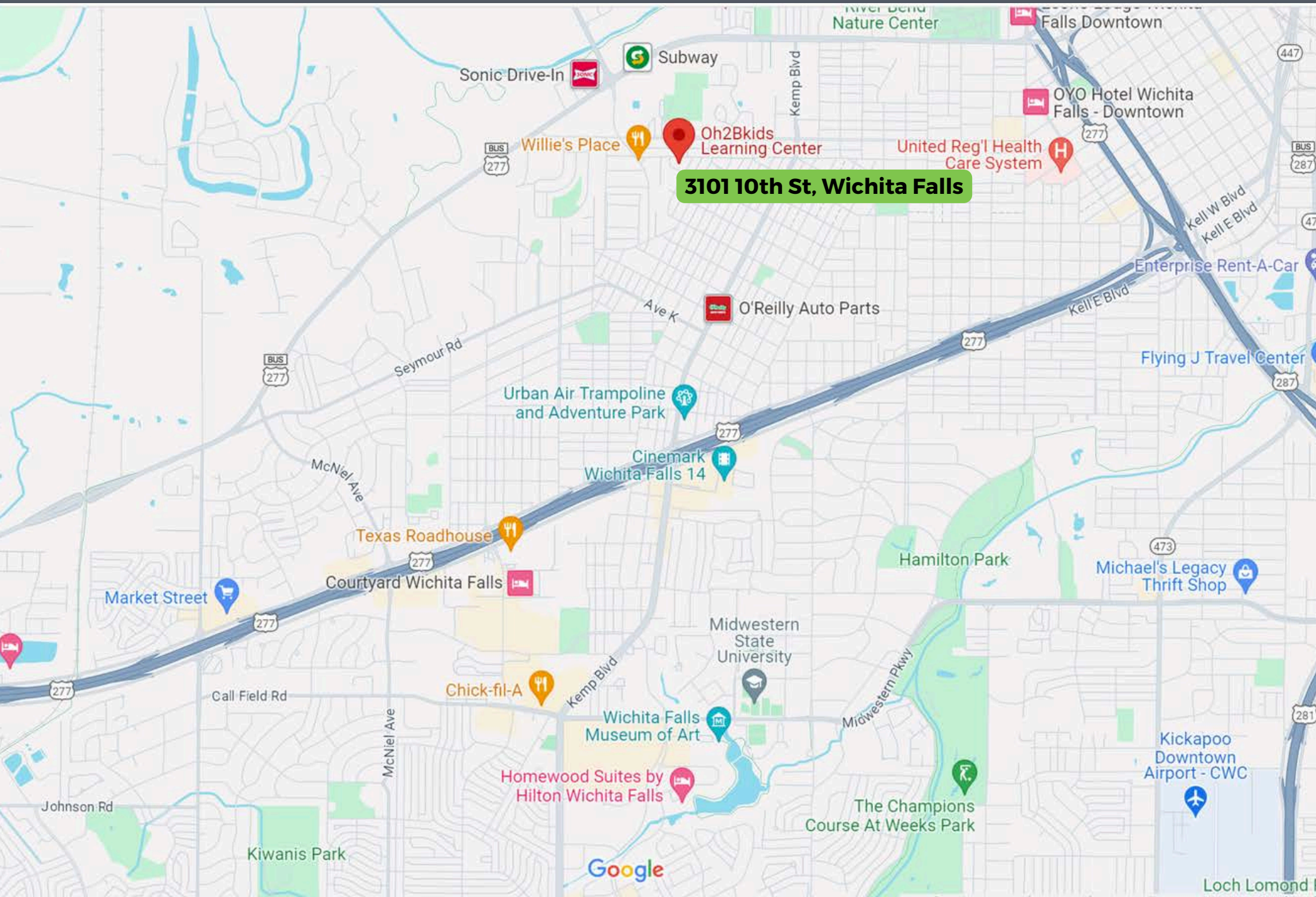
LOCATION MAP

3101 10th St, Wichita Falls

LOCATION MAP

Oh2Bkids Learning Center

3101 10th St, Wichita Falls

AERIAL VIEW

3101 10th St, Wichita Falls

AERIAL VIEW

3101 10th St, Wichita Falls

DEMOGRAPHIC REPORT

Demographic and Income Profile

Summary	Census 2010	Census 2020	2023	2028
Population	9,586	8,929	8,772	8,575
Households	3,910	3,684	3,644	3,588
Families	2,288	2,116	2,008	1,979
Average Household Size	2.41	2.38	2.36	2.34
Owner Occupied Housing Units	2,059	1,909	1,901	1,881
Renter Occupied Housing Units	1,851	1,775	1,743	1,707
Median Age	34.7	36.7	35.7	36.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.45%	0.97%	0.30%
Households	-0.31%	1.15%	0.49%
Families	-0.29%	1.16%	0.44%
Owner HHs	-0.21%	1.38%	0.66%
Median Household Income	2.21%	2.56%	2.57%

Households by Income		2023		2028
	Number	Percent	Number	Percent
<$15,000	390	10.7%	359	10.0%
$15,000 - $24,999	658	18.1%	557	15.5%
$25,000 - $34,999	446	12.2%	401	11.2%
$35,000 - $49,999	593	16.3%	567	15.8%
$50,000 - $74,999	704	19.3%	725	20.2%
$75,000 - $99,999	279	7.7%	301	8.4%
$100,000 - $149,999	307	8.4%	345	9.6%
$150,000 - $199,999	115	3.2%	156	4.3%
$200,000+	152	4.2%	176	4.9%
Median Household Income		$42,027		$46,888
Average Household Income		$66,740		$75,962
Per Capita Income		$27,844		$31,918

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	723	7.5%	539	6.0%	578	6.6%	574	6.7%
5 - 9	659	6.9%	561	6.3%	578	6.6%	558	6.5%
10 - 14	641	6.7%	596	6.7%	555	6.3%	558	6.5%
15 - 19	670	7.0%	651	7.3%	591	6.7%	579	6.8%
20 - 24	780	8.1%	693	7.8%	620	7.1%	605	7.1%
25 - 34	1,355	14.1%	1,242	13.9%	1,379	15.7%	1,202	14.0%
35 - 44	1,161	12.1%	1,053	11.8%	1,087	12.4%	1,164	13.6%
45 - 54	1,383	14.4%	1,058	11.8%	953	10.9%	932	10.9%
55 - 64	1,074	11.2%	1,253	14.0%	1,058	12.1%	923	10.8%
65 - 74	602	6.3%	823	9.2%	839	9.6%	871	10.2%
75 - 84	389	4.1%	344	3.9%	398	4.5%	457	5.3%
85+	150	1.6%	118	1.3%	138	1.6%	150	1.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,282	76.0%	5,319	59.6%	5,074	57.8%	4,700	54.8%
Black Alone	620	6.5%	674	7.5%	702	8.0%	753	8.8%
American Indian Alone	135	1.4%	149	1.7%	150	1.7%	149	1.7%
Asian Alone	124	1.3%	113	1.3%	122	1.4%	136	1.6%
Pacific Islander Alone	9	0.1%	6	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	1,081	11.3%	1,334	14.9%	1,365	15.6%	1,431	16.7%
Two or More Races	335	3.5%	1,332	14.9%	1,353	15.4%	1,400	16.3%
Hispanic Origin (Any Race)	2,856	29.8%	3,030	33.9%	3,070	35.0%	3,128	36.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

Trends 2023-2028

Population by Age

2023 Household Income

2023 Population by Race

2023 Percent Hispanic Origin: 35.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.
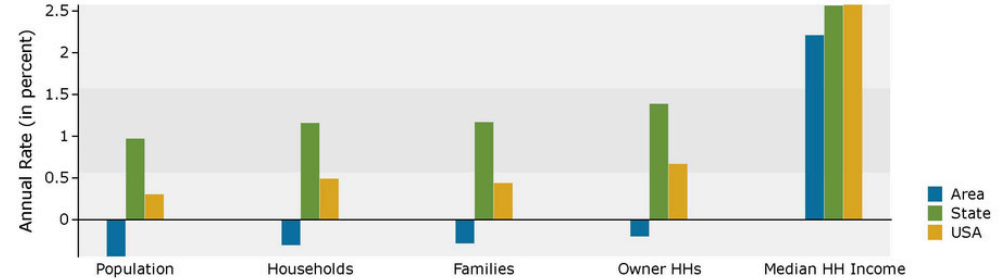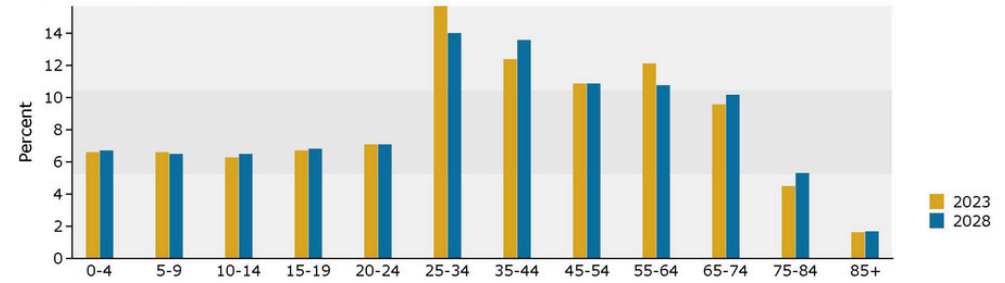
DEMOGRAPHIC REPORT

esri Demographic and Income Profile

3101 10th St, Wichita Falls, Texas, 76309
Ring: 3 mile radius

Prepared by Esri
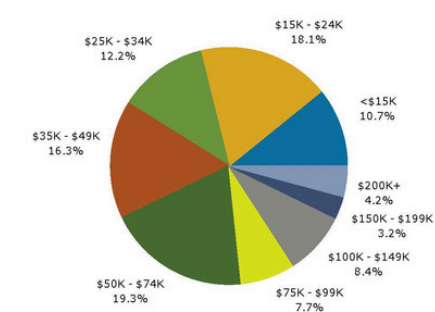Latitude: 33.90243
Longitude: -98.52770

Summary	Census 2010	Census 2020	2023	2028
Population	52,114	50,149	50,052	49,755
Households	21,338	20,373	20,499	20,539
Families	12,342	11,767	11,366	11,391
Average Household Size	2.36	2.34	2.32	2.30
Owner Occupied Housing Units	11,855	11,208	11,372	11,509
Renter Occupied Housing Units	9,483	9,165	9,127	9,030
Median Age	35.2	37.0	36.5	37.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.12%	0.97%	0.30%
Households	0.04%	1.15%	0.49%
Families	0.04%	1.16%	0.44%
Owner HHs	0.24%	1.38%	0.66%
Median Household Income	2.07%	2.56%	2.57%

Households by Income	2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000	2,526	12.3%	2,357	11.5%
$15,000 - $24,999	2,875	14.0%	2,445	11.9%
$25,000 - $34,999	1,964	9.6%	1,774	8.6%
$35,000 - $49,999	3,224	15.7%	3,018	14.7%
$50,000 - $74,999	3,780	18.4%	3,849	18.7%
$75,000 - $99,999	1,869	9.1%	2,030	9.9%
$100,000 - $149,999	2,282	11.1%	2,615	12.7%
$150,000 - $199,999	888	4.3%	1,183	5.8%
$200,000+	1,090	5.3%	1,267	6.2%
Median Household Income	$47,909		$53,068	
Average Household Income	$75,079		$85,415	
Per Capita Income	$30,917		$35,431	

Population by Age	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	3,562	6.8%	2,877	5.7%	2,962	5.9%	2,999	6.0%
5 - 9	3,316	6.4%	3,001	6.0%	2,966	5.9%	2,907	5.8%
10 - 14	3,240	6.2%	3,139	6.3%	2,949	5.9%	2,940	5.9%
15 - 19	3,860	7.4%	3,777	7.5%	3,713	7.4%	3,668	7.4%
20 - 24	4,987	9.6%	4,402	8.8%	4,153	8.3%	4,092	8.2%
25 - 34	6,984	13.4%	6,714	13.4%	7,354	14.7%	6,617	13.3%
35 - 44	5,557	10.7%	5,676	11.3%	5,739	11.5%	6,292	12.6%
45 - 54	7,061	13.5%	5,241	10.5%	4,918	9.8%	4,964	10.0%
55 - 64	5,931	11.4%	6,599	13.2%	5,966	11.9%	5,097	10.2%
65 - 74	3,555	6.8%	4,993	10.0%	5,078	10.1%	5,340	10.7%
75 - 84	2,766	5.3%	2,521	5.0%	2,947	5.9%	3,396	6.8%
85+	1,294	2.5%	1,210	2.4%	1,307	2.6%	1,445	2.9%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
White Alone	38,588	74.0%	31,173	62.2%	30,206	60.3%	28,557	57.4%
Black Alone	5,604	10.8%	5,531	11.0%	5,892	11.8%	6,373	12.8%
American Indian Alone	611	1.2%	658	1.3%	668	1.3%	685	1.4%
Asian Alone	1,100	2.1%	1,044	2.1%	1,156	2.3%	1,309	2.6%
Pacific Islander Alone	44	0.1%	51	0.1%	53	0.1%	55	0.1%
Some Other Race Alone	4,611	8.8%	5,564	11.1%	5,746	11.5%	6,102	12.3%
Two or More Races	1,557	3.0%	6,128	12.2%	6,331	12.6%	6,674	13.4%
Hispanic Origin (Any Race)	11,768	22.6%	13,148	26.2%	13,471	26.9%	13,917	28.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

esri Demographic and Income Profile

3101 10th St, Wichita Falls, Texas, 76309
Ring: 3 mile radius

Prepared by Esri
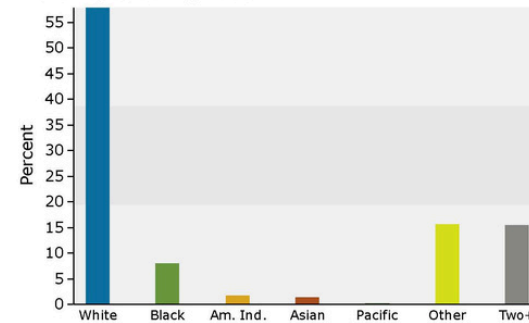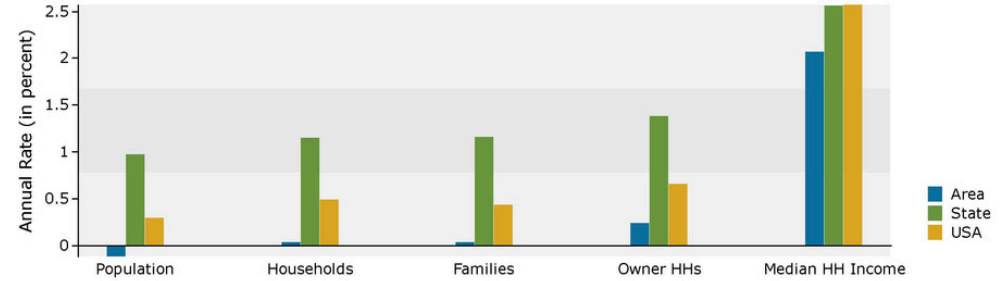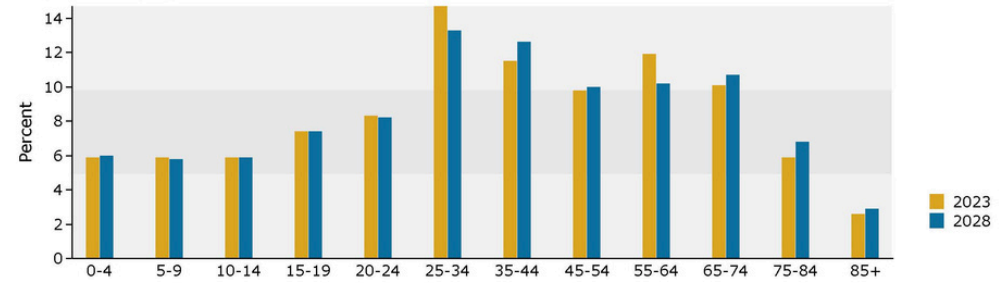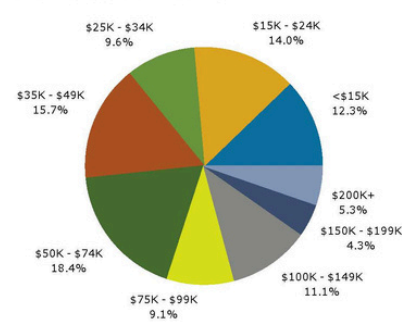Latitude: 33.90243
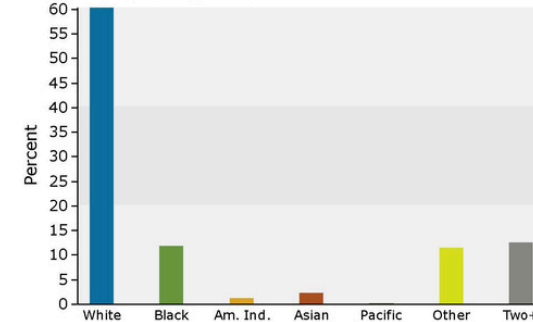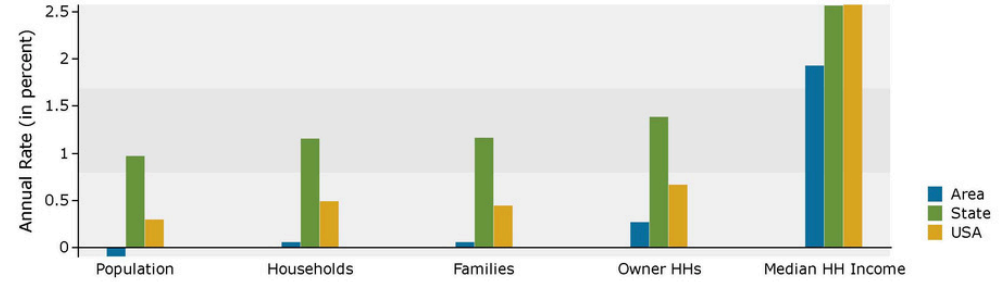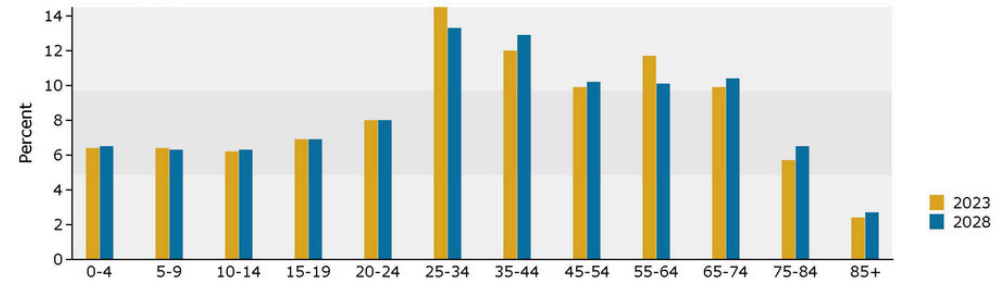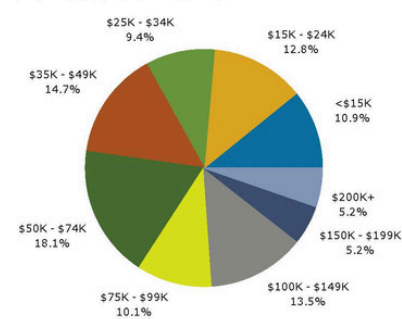Longitude: -98.52770

Trends 2023-2028

Population by Age

2023 Household Income

2023 Population by Race

2023 Percent Hispanic Origin: 26.9%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC REPORT

Demographic and Income Profile

3101 10th St, Wichita Falls, Texas, 76309
Ring: 5 mile radius

Summary	Census 2010	Census 2020	2023	2028
Population	91,824	90,816	91,076	90,620
Households	36,916	36,616	36,842	36,957
Families	22,741	22,253	21,858	21,923
Average Household Size	2.39	2.37	2.36	2.34
Owner Occupied Housing Units	21,378	20,757	21,485	21,777
Renter Occupied Housing Units	15,538	15,859	15,357	15,181
Median Age	34.5	36.3	36.2	37.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.10%	0.97%	0.30%
Households	0.06%	1.15%	0.49%
Families	0.06%	1.16%	0.44%
Owner HHs	0.27%	1.38%	0.66%
Median Household Income	1.93%	2.56%	2.57%

Households by Income	2023 Number	2023 Percent	2028 Number	2028 Percent
<$15,000	3,998	10.9%	3,720	10.1%
$15,000 - $24,999	4,723	12.8%	3,988	10.8%
$25,000 - $34,999	3,474	9.4%	3,136	8.5%
$35,000 - $49,999	5,401	14.7%	5,075	13.7%
$50,000 - $74,999	6,664	18.1%	6,686	18.1%
$75,000 - $99,999	3,737	10.1%	4,001	10.8%
$100,000 - $149,999	4,978	13.5%	5,658	15.3%
$150,000 - $199,999	1,934	5.2%	2,461	6.7%
$200,000+	1,933	5.2%	2,232	6.0%
Median Household Income	$52,134		$57,372	
Average Household Income	$78,899		$89,132	
Per Capita Income	$32,062		$36,486	

Population by Age	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
0 - 4	6,716	7.3%	5,592	6.2%	5,822	6.4%	5,872	6.5%
5 - 9	6,064	6.6%	5,802	6.4%	5,823	6.4%	5,688	6.3%
10 - 14	5,903	6.4%	5,940	6.5%	5,634	6.2%	5,688	6.3%
15 - 19	6,601	7.2%	6,695	7.4%	6,286	6.9%	6,294	6.9%
20 - 24	8,566	9.3%	7,623	8.4%	7,331	8.0%	7,237	8.0%
25 - 34	12,643	13.8%	12,301	13.5%	13,245	14.5%	12,062	13.3%
35 - 44	10,148	11.1%	10,685	11.8%	10,922	12.0%	11,696	12.9%
45 - 54	12,386	13.5%	9,345	10.3%	9,061	9.9%	9,247	10.2%
55 - 64	10,158	11.1%	11,686	12.9%	10,639	11.7%	9,114	10.1%
65 - 74	6,210	6.8%	8,701	9.6%	9,000	9.9%	9,406	10.4%
75 - 84	4,527	4.9%	4,437	4.9%	5,170	5.7%	5,914	6.5%
85+	1,900	2.1%	2,009	2.2%	2,144	2.4%	2,405	2.7%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	Census 2020 Number	Census 2020 Percent	2023 Number	2023 Percent	2028 Number	2028 Percent
White Alone	69,040	75.2%	57,968	63.8%	56,471	62.0%	53,562	59.1%
Black Alone	10,421	11.3%	10,552	11.6%	11,278	12.4%	12,159	13.4%
American Indian Alone	973	1.1%	1,078	1.2%	1,095	1.2%	1,119	1.2%
Asian Alone	2,086	2.3%	2,176	2.4%	2,412	2.6%	2,747	3.0%
Pacific Islander Alone	79	0.1%	104	0.1%	106	0.1%	115	0.1%
Some Other Race Alone	6,384	7.0%	8,127	8.9%	8,451	9.3%	8,984	9.9%
Two or More Races	2,841	3.1%	10,811	11.9%	11,262	12.4%	11,933	13.2%
Hispanic Origin (Any Race)	17,417	19.0%	20,645	22.7%	21,304	23.4%	22,027	24.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 26, 2024

Demographic and Income Profile

3101 10th St, Wichita Falls, Texas, 76309
Ring: 5 mile radius

Trends 2023-2028

Population by Age

2023 Household Income

2023 Population by Race
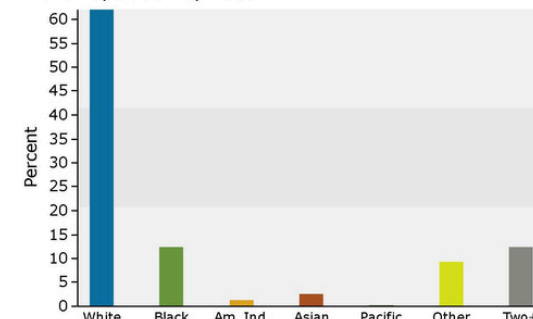
2023 Percent Hispanic Origin: 23.4%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 26, 2024

11/2/2015

Information About Brokerage Services

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

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.

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.

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.

	License No.	Email	Phone
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 1-0 Date

www.preschoolexchange.com