FOR SALE

11955 Coit Rd Frisco, TX 75035



- Asking- \$4,450,000
- Building- 12,451 sqft
- Year built- 2015
- Lot size- 2 acres
- Licensed capacity- 243
- Parking spots- 59 approx.
- Inventory- Negotiable

- 10 Classrooms, Commercial Kitchen,
 Office & large Playground
- Very high Income demographics area
- Full frontage on Coit Rd in Frisco
- Lots of development & growing population in the area
- Highly desirable location



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















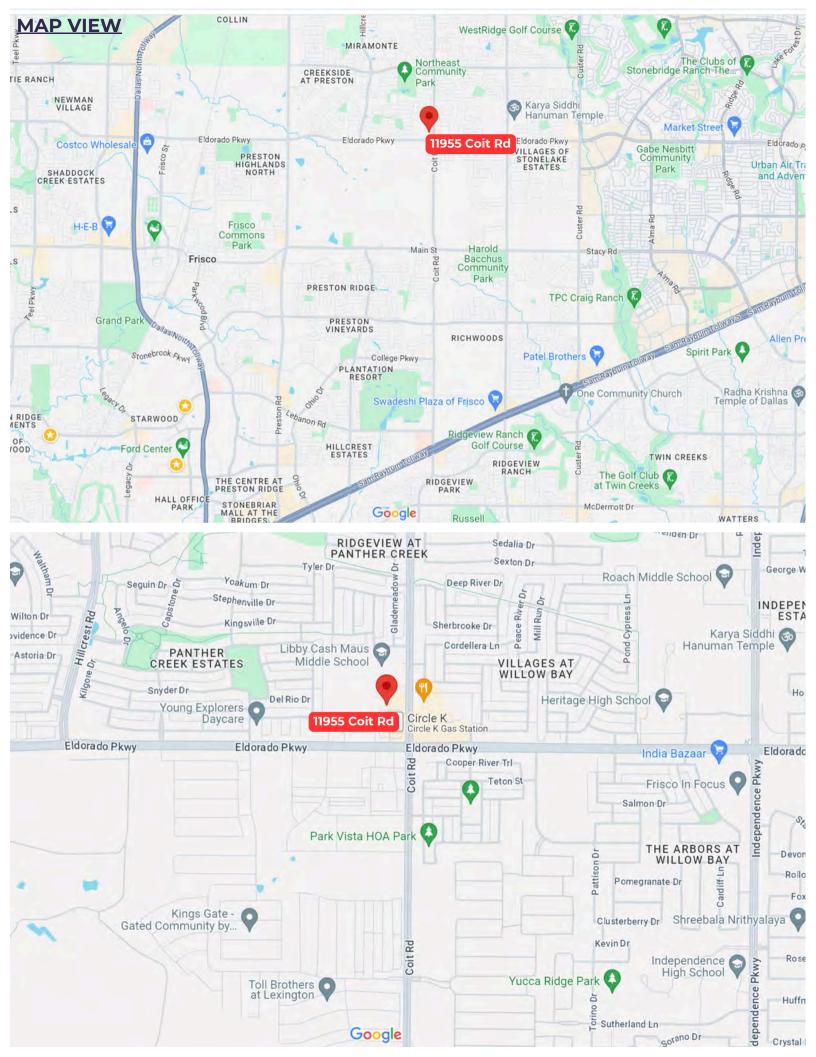














OPS Policy 3-7 (TX): Evacuation Map



11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035

Ring: 1 mile radius

Summary		Census 2	2010	Census 202		2024		20
Population			,865	13,98		16,780		19,2
Households		1	,717	3,73	5	4,449		5,1
Families			,524	3,49		4,152		4,7
Average Household Size			3.42	3.7	4	3.77		3
Owner Occupied Housing Units		1	,510	3,21	6	3,938		4,3
Renter Occupied Housing Units			207	51	9	511		
Median Age			30.7	34.	5	36.1		3
Trends: 2024-2029 Annual Rate			Area			State		Natio
Population			2.73%			1.09%		0.3
Households			2.78%			1.36%		0.6
Families			2.77%			1.26%		0.5
Owner HHs			2.11%			1.82%		0.9
Median Household Income			2.07%			2.65%		2.9
						2024		20
Households by Income				Nun	nber F	Percent	Number	Pero
<\$15,000					47	1.1%	48	0.
\$15,000 - \$24,999					11	0.2%	8	0.
\$25,000 - \$34,999					13	0.3%	9	0
\$35,000 - \$49,999					51	1.1%	40	0
\$50,000 - \$74,999					162	3.6%	118	2
\$75,000 - \$99,999					324	7.3%	242	4
\$100,000 - \$149,999						22.4%	966	18
\$150,000 - \$149,999						21.8%	1,171	22
\$200,000+						42.2%	2,500	49
\$200,000 +				Δ,	070	42.2 /0	2,300	73
Median Household Income				\$177,	790		\$196,998	
Average Household Income				\$220,	100		\$247,808	
Per Capita Income				\$59,	029		\$66,741	
	Ce	nsus 2010	Cer	1sus 2020		2024		20
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Perd
0 - 4	731	12.5%	896	6.4%	989	5.9%	1,086	5.
5 - 9	718	12.2%	1,583	11.3%	1,556	9.3%	1,554	8
10 - 14	568	9.7%	1,811	13.0%	1,962	11.7%	1,921	10
15 - 19	297	5.1%	1,319	9.4%	1,680	10.0%	1,720	9
20 - 24	131	2.2%	569	4.1%	931	5.5%	1,177	6
25 - 34	1,124	19.2%	873	6.2%	983	5.9%	1,688	8.
35 - 44	1,356	23.1%	3,298	23.6%	3,344	19.9%	3,137	16
45 - 54	527	9.0%	2,321	16.6%	3,313	19.7%	3,809	19.
55 - 64	267	4.6%	679	4.9%	1,101	6.6%	1,743	9
65 - 74	101	1.7%	429	3.1%	580	3.5%	832	4
75 - 84	36	0.6%	158	1.1%	268	1.6%	425	2.
85+	7	0.1%	47	0.3%	73	0.4%	113	0.
		nsus 2010		nsus 2020	, 5	2024	113	20
				Percent	Number	Percent	Number	Pero
Race and Ethnicity	Number	Percent	Number		Number	i ci cent		17.
	Number	Percent	Number 3.810		3 661	71 Q0/ ₂	כסכ כ	
White Alone	3,539	60.3%	3,810	27.2%	3,661	21.8%	3,392 1,807	
White Alone Black Alone	3,539 884	60.3% 15.1%	3,810 1,605	27.2% 11.5%	1,773	10.6%	1,807	9
Black Alone American Indian Alone	3,539 884 25	60.3% 15.1% 0.4%	3,810 1,605 79	27.2% 11.5% 0.6%	1,773 82	10.6% 0.5%	1,807 82	9 0
White Alone Black Alone American Indian Alone Asian Alone	3,539 884 25 1,005	60.3% 15.1% 0.4% 17.1%	3,810 1,605 79 6,957	27.2% 11.5% 0.6% 49.7%	1,773 82 9,636	10.6% 0.5% 57.4%	1,807 82 12,232	9 0 63
White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	3,539 884 25 1,005 6	60.3% 15.1% 0.4% 17.1% 0.1%	3,810 1,605 79 6,957 16	27.2% 11.5% 0.6% 49.7% 0.1%	1,773 82 9,636 16	10.6% 0.5% 57.4% 0.1%	1,807 82 12,232 16	9. 0. 63.
White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	3,539 884 25 1,005 6 182	60.3% 15.1% 0.4% 17.1% 0.1% 3.1%	3,810 1,605 79 6,957 16 359	27.2% 11.5% 0.6% 49.7% 0.1% 2.6%	1,773 82 9,636 16 375	10.6% 0.5% 57.4% 0.1% 2.2%	1,807 82 12,232 16 389	9. 0. 63. 0. 2.
White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	3,539 884 25 1,005 6	60.3% 15.1% 0.4% 17.1% 0.1%	3,810 1,605 79 6,957 16	27.2% 11.5% 0.6% 49.7% 0.1%	1,773 82 9,636 16	10.6% 0.5% 57.4% 0.1%	1,807 82 12,232 16	9. 0. 63. 0. 2.
White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	3,539 884 25 1,005 6 182	60.3% 15.1% 0.4% 17.1% 0.1% 3.1%	3,810 1,605 79 6,957 16 359	27.2% 11.5% 0.6% 49.7% 0.1% 2.6%	1,773 82 9,636 16 375	10.6% 0.5% 57.4% 0.1% 2.2%	1,807 82 12,232 16 389	9 0 63 0 2

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.

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Latitude: 33.17631

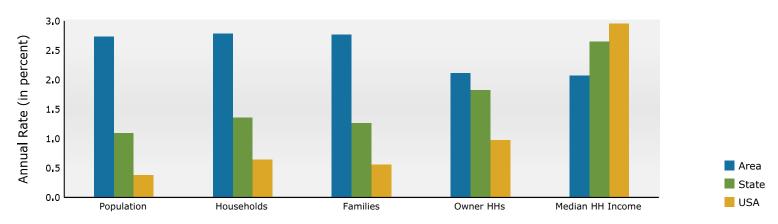
Longitude: -96.76887



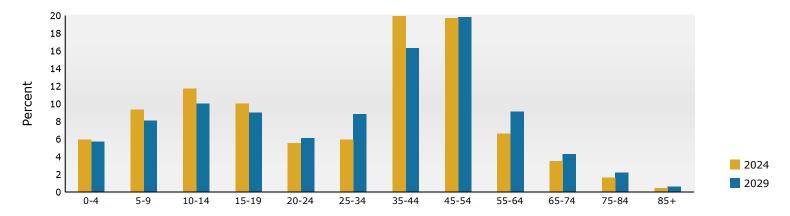
11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035 Ring: 1 mile radius

Prepared by Esri Latitude: 33.17631 Longitude: -96.76887

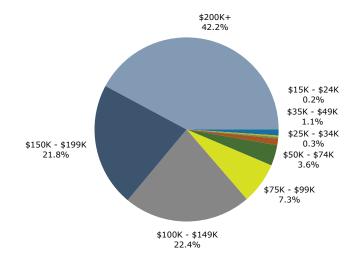
Trends 2024-2029



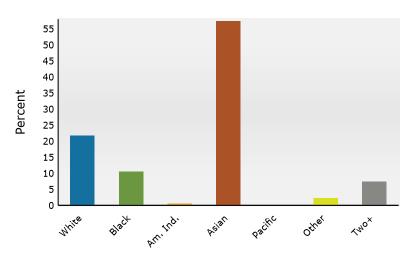
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 7.4%

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



11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035 Ring: 3 mile radius

Latitude: 33.17631

Prepared by Esri

August 27, 2024

Longitude: -96.76887

Summary		Census 2	010	Census 202	20	2024		2
Population		49	,889	98,68	35	114,104		123
Households		16	,344	30,79	91	35,505		38
Families		13,	,348	25,94	45	29,513		31
Average Household Size		:	3.04	3.2	20	3.21		
Owner Occupied Housing Units		13	,632	23,57	77	27,506		29
Renter Occupied Housing Units		2,	,712	7,2:	14	7,999		9
Median Age		:	32.6	35	.4	36.4		
Trends: 2024-2029 Annual Rat	e		Area			State		Nati
Population			1.53%			1.09%		0
Households			1.59%			1.36%		0
Families			1.48%			1.26%		0
Owner HHs			1.31%			1.82%		0
Median Household Income			1.69%			2.65%		2.
						2024		
Households by Income				Nu	mber	Percent	Number	Pe
<\$15,000					702	2.0%	594	
\$15,000 - \$24,999					278	0.8%	184	
\$25,000 - \$34,999					670	1.9%	513	
\$35,000 - \$49,999				1	.,019	2.9%	790	
\$50,000 - \$74,999					3,031	8.5%	2,512	
\$75,000 - \$99,999					, 2,750	7.7%	2,359	
\$100,000 - \$149,999					, ,448	21.0%	7,229	1
\$150,000 - \$199,999					,266	20.5%	8,943	2
\$200,000+					2,340	34.8%	15,301	3
					,		,	
Median Household Income				\$159	,550		\$173,474	
Average Household Income					, 3,583		\$218,015	
Per Capita Income					,067		\$67,809	
·	Cei	nsus 2010	Cer	nsus 2020	•	2024		2
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Pe
0 - 4	5,166	10.4%	6,777	6.9%	7,416	6.5%	7,667	
5 - 9	5,146	10.3%	9,554	9.7%	9,959	8.7%	9,614	-
10 - 14	4,451	8.9%	10,323	10.5%	11,418		11,205	
15 10								
15 - 19	2,882	5.8%	8,014		9,509	8.3%	9,716	
15 - 19 20 - 24	2,882 1,489		8,014 4,512	8.1%	9,509 5,974		9,716 6,888	
	1,489	5.8% 3.0% 16.6%	4,512		5,974	5.2%	6,888	!
20 - 24	1,489 8,263	3.0%		8.1% 4.6%		5.2% 9.0%		10
20 - 24 25 - 34 35 - 44	1,489 8,263 10,871	3.0% 16.6% 21.8%	4,512 9,468 19,692	8.1% 4.6% 9.6% 20.0%	5,974 10,282 21,623	5.2% 9.0% 19.0%	6,888 12,767 20,485	1
20 - 24 25 - 34	1,489 8,263 10,871 5,874	3.0% 16.6%	4,512 9,468 19,692 15,814	8.1% 4.6% 9.6%	5,974 10,282 21,623 19,659	5.2% 9.0% 19.0% 17.2%	6,888 12,767 20,485 21,511	10 10 10
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	1,489 8,263 10,871 5,874 3,244	3.0% 16.6% 21.8% 11.8% 6.5%	4,512 9,468 19,692 15,814 7,282	8.1% 4.6% 9.6% 20.0% 16.0% 7.4%	5,974 10,282 21,623 19,659 9,316	5.2% 9.0% 19.0% 17.2% 8.2%	6,888 12,767 20,485 21,511 12,005	1(1) 1(
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,489 8,263 10,871 5,874 3,244 1,716	3.0% 16.6% 21.8% 11.8% 6.5% 3.4%	4,512 9,468 19,692 15,814 7,282 4,663	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7%	5,974 10,282 21,623 19,659 9,316 5,322	5.2% 9.0% 19.0% 17.2% 8.2% 4.7%	6,888 12,767 20,485 21,511 12,005 6,563	10 10 11
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,489 8,263 10,871 5,874 3,244 1,716 584	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2%	4,512 9,468 19,692 15,814 7,282 4,663 2,107	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1%	5,974 10,282 21,623 19,659 9,316 5,322 2,927	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6%	6,888 12,767 20,485 21,511 12,005 6,563 3,718	10 10 11 9
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,489 8,263 10,871 5,874 3,244 1,716 584 204	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5%	5,974 10,282 21,623 19,659 9,316 5,322	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6%	6,888 12,767 20,485 21,511 12,005 6,563	10 10 11 9
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	1,489 8,263 10,871 5,874 3,244 1,716 584 204	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943	10 10 11 10 11 11 11 11 11 11 11 11 11 1
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% hsus 2010 Percent	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943	10 10 11 11 11 12 12 12 12 12 12 12 12 12 12
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number 36,388	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% nsus 2010 Percent 72.9%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent 44.3%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206	10 10 10 17 9 9 9 10 2 Per 33
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number 36,388 5,238	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% nsus 2010 Percent 72.9% 10.5%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698 10,939	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent 44.3% 11.1%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581 12,545	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2% 11.0%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206 12,984	10 10 11 11 12 12 13 14 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cel Number 36,388 5,238 225	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% Percent 72.9% 10.5% 0.5%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698 10,939 473	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% Percent 44.3% 11.1% 0.5%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581 12,545	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2% 11.0% 0.4%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206 12,984 486	10 10 11 10 11 10 10 10 10 10 10 10 10 1
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number 36,388 5,238 225 4,734	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% 15us 2010 Percent 72.9% 10.5% 0.5% 9.5%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698 10,939 473 30,648	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent 44.3% 11.1% 0.5% 31.1%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581 12,545 489 42,964	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2% 11.0% 0.4% 37.7%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206 12,984 486 52,908	10 10 11 11 11 11 11 11 11 11 11 11 11 1
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number 36,388 5,238 225 4,734 31	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% 1.2% 1.5% 0.5% 0.5% 0.5% 0.5% 0.1%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698 10,939 473 30,648 74	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent 44.3% 11.1% 0.5% 31.1% 0.1%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581 12,545 489 42,964	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2% 11.0% 0.4% 37.7%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206 12,984 486 52,908 77	10 16 17 9 18 10 10 10 41
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,489 8,263 10,871 5,874 3,244 1,716 584 204 Cer Number 36,388 5,238 225 4,734	3.0% 16.6% 21.8% 11.8% 6.5% 3.4% 1.2% 0.4% 15us 2010 Percent 72.9% 10.5% 0.5% 9.5%	4,512 9,468 19,692 15,814 7,282 4,663 2,107 481 Cer Number 43,698 10,939 473 30,648	8.1% 4.6% 9.6% 20.0% 16.0% 7.4% 4.7% 2.1% 0.5% nsus 2020 Percent 44.3% 11.1% 0.5% 31.1%	5,974 10,282 21,623 19,659 9,316 5,322 2,927 699 Number 43,581 12,545 489 42,964	5.2% 9.0% 19.0% 17.2% 8.2% 4.7% 2.6% 0.6% 2024 Percent 38.2% 11.0% 0.4% 37.7% 0.1% 3.0%	6,888 12,767 20,485 21,511 12,005 6,563 3,718 943 Number 41,206 12,984 486 52,908	10 10 11 () () () () () () () () () () () () ()

Data Note: Income is expressed in current dollars.

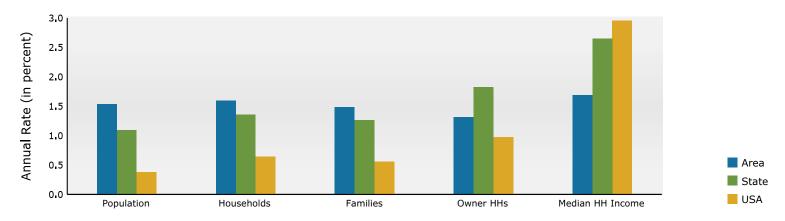
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



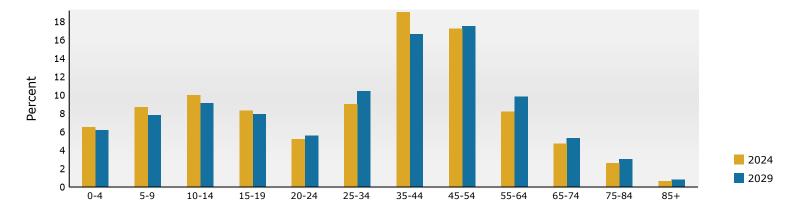
11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035 Ring: 3 mile radius

Prepared by Esri Latitude: 33.17631 Longitude: -96.76887

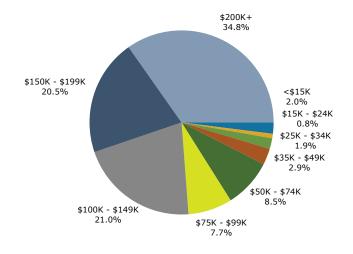
Trends 2024-2029



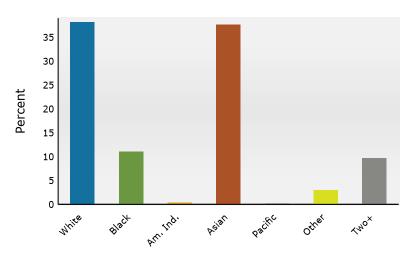
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:10.4%

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

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August 27, 2024



11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035 Ring: 5 mile radius

Latitude: 33.17631 Longitude: -96.76887

Prepared by Esri

Summary		Census 20		Census 202		2024		
Population		145,1	67	244,13		274,377		2
Households		50,1	41	83,12	29	93,728		1
Families		38,7	08	64,4	42	70,557		
Average Household Size		2.	89	2.9	93	2.92		
Owner Occupied Housing Units		37,1	04	54,40	63	60,521		
Renter Occupied Housing Units		13,0		28,60		33,207		
Median Age			3.2	35		36.5		
Trends: 2024-2029 Annual Rate			Area		-	State		Na
Population			1.64%			1.09%		
Households			1.84%			1.36%		
Families			1.54%			1.26%		
Owner HHs			1.10%			1.82%		
Median Household Income			1.87%			2.65%		
						2024		
Households by Income					mber	Percent	Number	
<\$15,000					2,683	2.9%	2,359	
\$15,000 - \$24,999					l,516	1.6%	1,106	
\$25,000 - \$34,999					2,619	2.8%	2,162	
\$35,000 - \$49,999					1,055	4.3%	3,451	
\$50,000 - \$74,999				10),237	10.9%	9,793	
\$75,000 - \$99,999				9	9,241	9.9%	9,226	
\$100,000 - \$149,999				17	7,996	19.2%	18,658	
\$150,000 - \$199,999				16	5,375	17.5%	20,553	
\$200,000+				29	9,007	30.9%	35,361	
Median Household Income				\$144	1,259		\$158,267	
Average Household Income					9,467		\$199,681	
Per Capita Income					, 1,408		\$69,060	
	Ce	nsus 2010	Cer	sus 2020	,	2024	, ,	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	
0 - 4	13,367	9.2%	15,020	6.2%	16,378		17,188	
5 - 9	15,083	10.4%	20,969	8.6%	21,287		20,906	
10 - 14	13,152	9.1%	23,527	9.6%	24,412		24,189	
15 - 19	8,809	6.1%	20,138	8.2%	21,861		22,032	
20 - 24	5,323	3.7%	13,264	5.4%	16,733		17,817	
25 - 34								
25 - 34 35 - 44	21,539	14.8%	26,024	10.7%	30,476		36,550	
	31,130	21.4%	43,531	17.8%	47,363		47,461	
45 - 54	18,708	12.9%	39,909	16.3%	45,864		48,913	
	10,213	7.0%	21,184	8.7%	25,273		30,885	
55 - 64			12021	5.3%	14,478	5.3%	18,251	
65 - 74	5,301	3.7%	12,824					
65 - 74 75 - 84	1,935	1.3%	6,153	2.5%	8,073	2.9%	10,384	
65 - 74	1,935 608	1.3% 0.4%	6,153 1,593	2.5% 0.7%		2.9% 0.8%	10,384 2,981	
65 - 74 75 - 84	1,935 608	1.3%	6,153 1,593	2.5%	8,073	2.9%		
65 - 74 75 - 84	1,935 608	1.3% 0.4%	6,153 1,593	2.5% 0.7%	8,073	2.9% 0.8% 2024		i
65 - 74 75 - 84 85+	1,935 608 Ce	1.3% 0.4% nsus 2010	6,153 1,593 Cer	2.5% 0.7% nsus 2020	8,073 2,180	2.9% 0.8% 2024 Percent	2,981	ı
65 - 74 75 - 84 85+ Race and Ethnicity	1,935 608 Ce Number	1.3% 0.4% nsus 2010 Percent	6,153 1,593 Cer Number	2.5% 0.7% nsus 2020 Percent	8,073 2,180 Number	2.9% 0.8% 2024 Percent 45.7%	2,981 Number	ı
65 - 74 75 - 84 85+ Race and Ethnicity White Alone	1,935 608 Ce Number 109,448	1.3% 0.4% nsus 2010 Percent 75.4%	6,153 1,593 Cer Number 124,597 26,024	2.5% 0.7% nsus 2020 Percent 51.0% 10.7%	8,073 2,180 Number 125,420 30,516	2.9% 0.8% 2024 Percent 45.7% 11.1%	2,981 Number 124,049 32,734	I
65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	1,935 608 Ce Number 109,448 12,776 765	1.3% 0.4% nsus 2010 Percent 75.4% 8.8% 0.5%	6,153 1,593 Cer Number 124,597 26,024 1,263	2.5% 0.7% nsus 2020 Percent 51.0% 10.7% 0.5%	8,073 2,180 Number 125,420 30,516 1,314	2.9% 0.8% 2024 Percent 45.7% 11.1% 0.5%	2,981 Number 124,049 32,734 1,366	ı
65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,935 608 Ce Number 109,448 12,776 765 12,726	1.3% 0.4% nsus 2010 Percent 75.4% 8.8% 0.5% 8.8%	6,153 1,593 Cer Number 124,597 26,024 1,263 58,371	2.5% 0.7% nsus 2020 Percent 51.0% 10.7% 0.5% 23.9%	8,073 2,180 Number 125,420 30,516 1,314 78,842	2.9% 0.8% 2024 Percent 45.7% 11.1% 0.5% 28.7%	2,981 Number 124,049 32,734 1,366 96,867	ı
65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,935 608 Ce Number 109,448 12,776 765 12,726 83	1.3% 0.4% nsus 2010 Percent 75.4% 8.8% 0.5% 8.8% 0.1%	6,153 1,593 Cer Number 124,597 26,024 1,263 58,371 184	2.5% 0.7% nsus 2020 Percent 51.0% 10.7% 0.5% 23.9% 0.1%	8,073 2,180 Number 125,420 30,516 1,314 78,842 205	2.9% 0.8% 2024 Percent 45.7% 11.1% 0.5% 28.7% 0.1%	2,981 Number 124,049 32,734 1,366 96,867 227	ı
65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	1,935 608 Ce Number 109,448 12,776 765 12,726 83 4,879	1.3% 0.4% nsus 2010 Percent 75.4% 8.8% 0.5% 8.8% 0.1% 3.4%	6,153 1,593 Cer Number 124,597 26,024 1,263 58,371 184 8,634	2.5% 0.7% nsus 2020 Percent 51.0% 10.7% 0.5% 23.9% 0.1% 3.5%	8,073 2,180 Number 125,420 30,516 1,314 78,842 205 9,647	2.9% 0.8% 2024 Percent 45.7% 11.1% 0.5% 28.7% 0.1% 3.5%	2,981 Number 124,049 32,734 1,366 96,867 227 10,805	1
65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,935 608 Ce Number 109,448 12,776 765 12,726 83	1.3% 0.4% nsus 2010 Percent 75.4% 8.8% 0.5% 8.8% 0.1%	6,153 1,593 Cer Number 124,597 26,024 1,263 58,371 184	2.5% 0.7% nsus 2020 Percent 51.0% 10.7% 0.5% 23.9% 0.1%	8,073 2,180 Number 125,420 30,516 1,314 78,842 205	2.9% 0.8% 2024 Percent 45.7% 11.1% 0.5% 28.7% 0.1% 3.5%	2,981 Number 124,049 32,734 1,366 96,867 227	

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.

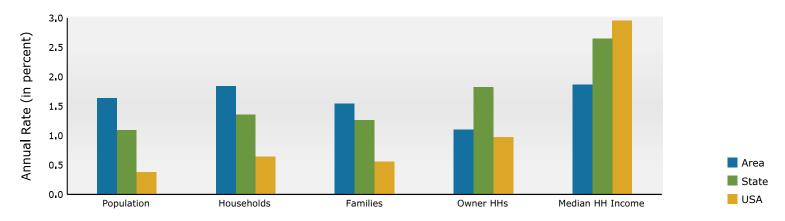
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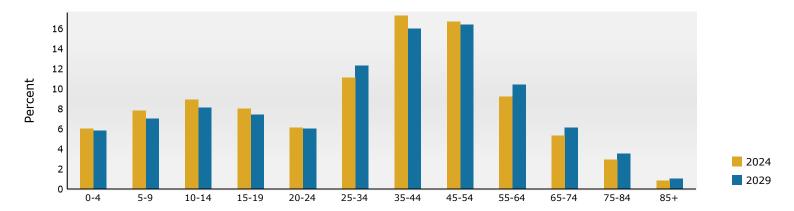
11955 Coit Rd, Frisco, Texas, 75035 2 11955 Coit Rd, Frisco, Texas, 75035 Ring: 5 mile radius

Prepared by Esri Latitude: 33.17631 Longitude: -96.76887

Trends 2024-2029

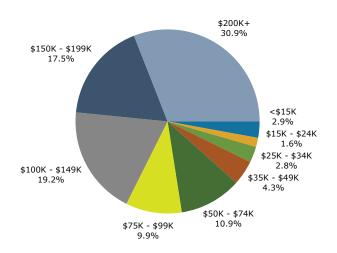


Population by Age

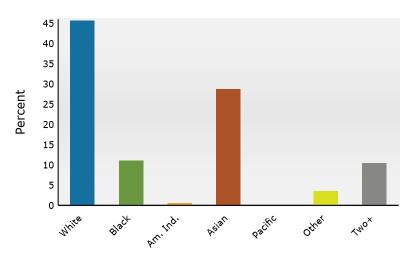


2024 Household Income

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2024 Population by Race



2024 Percent Hispanic Origin:11.9%

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

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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.

Crest Real Estate Advisors LLC	eal Estate Advisors LLC 9006236		(972)804-0742
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
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