

# 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](http://www.preschoolexchange.com)

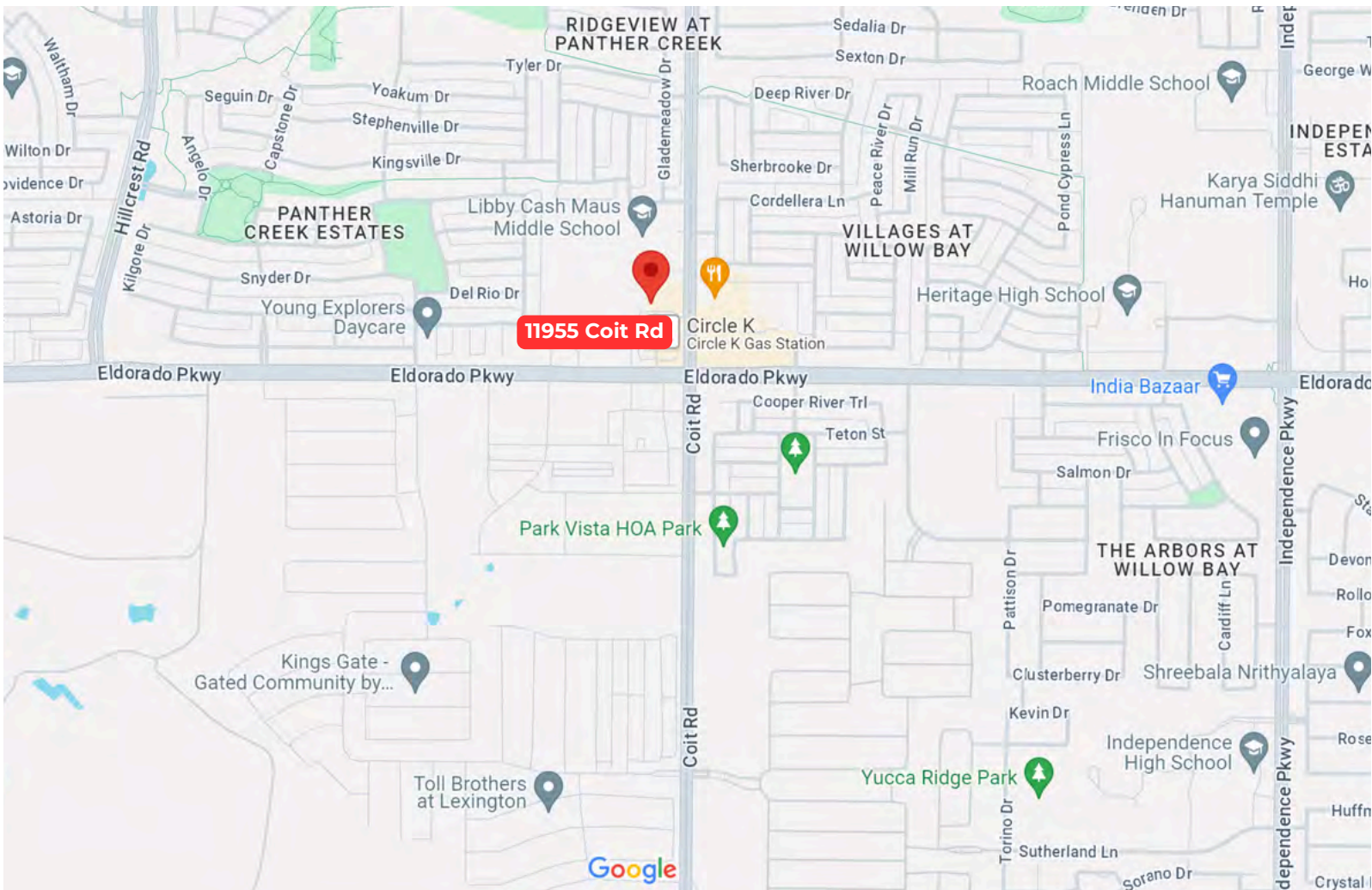
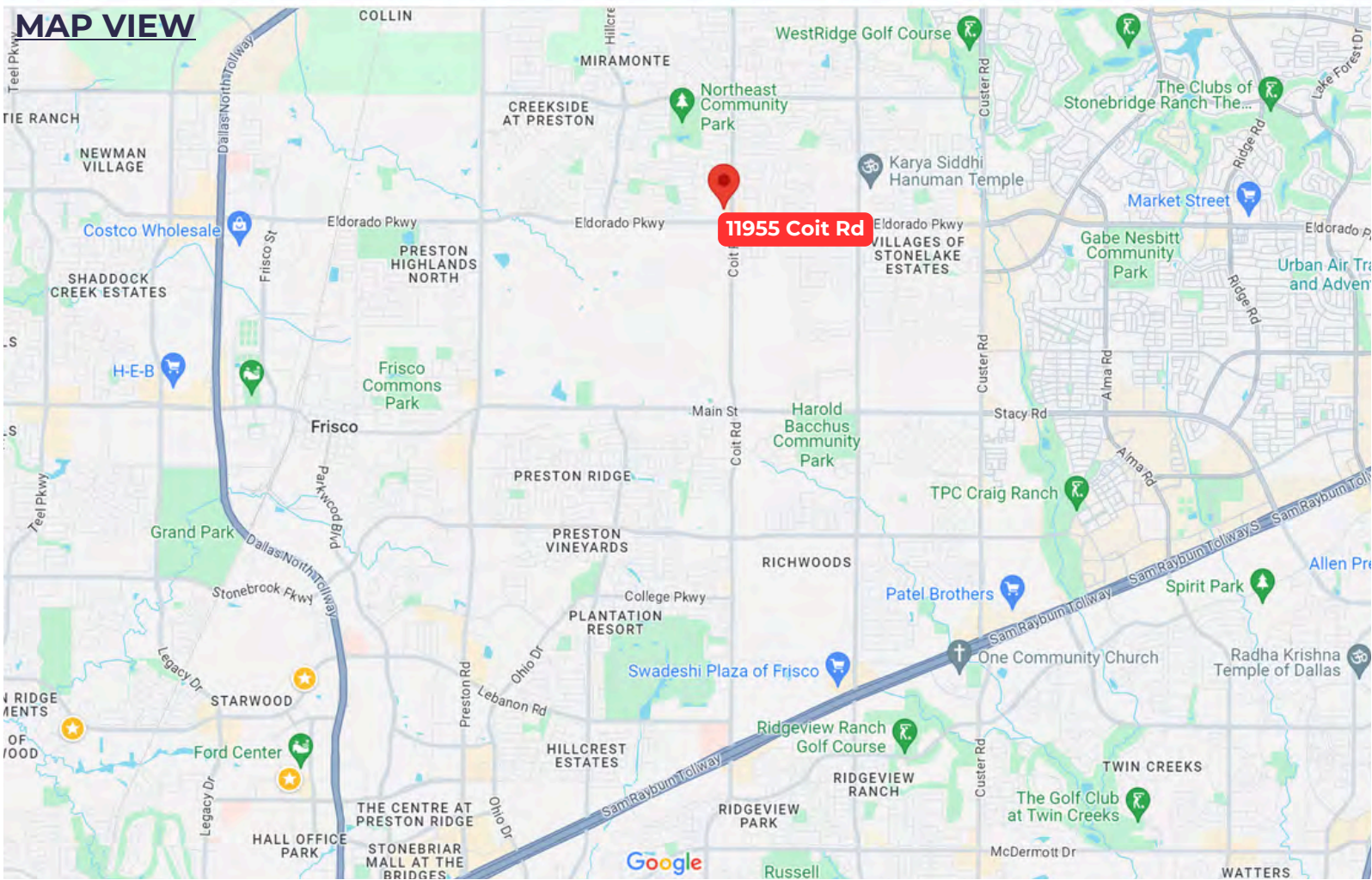
# PICTURES



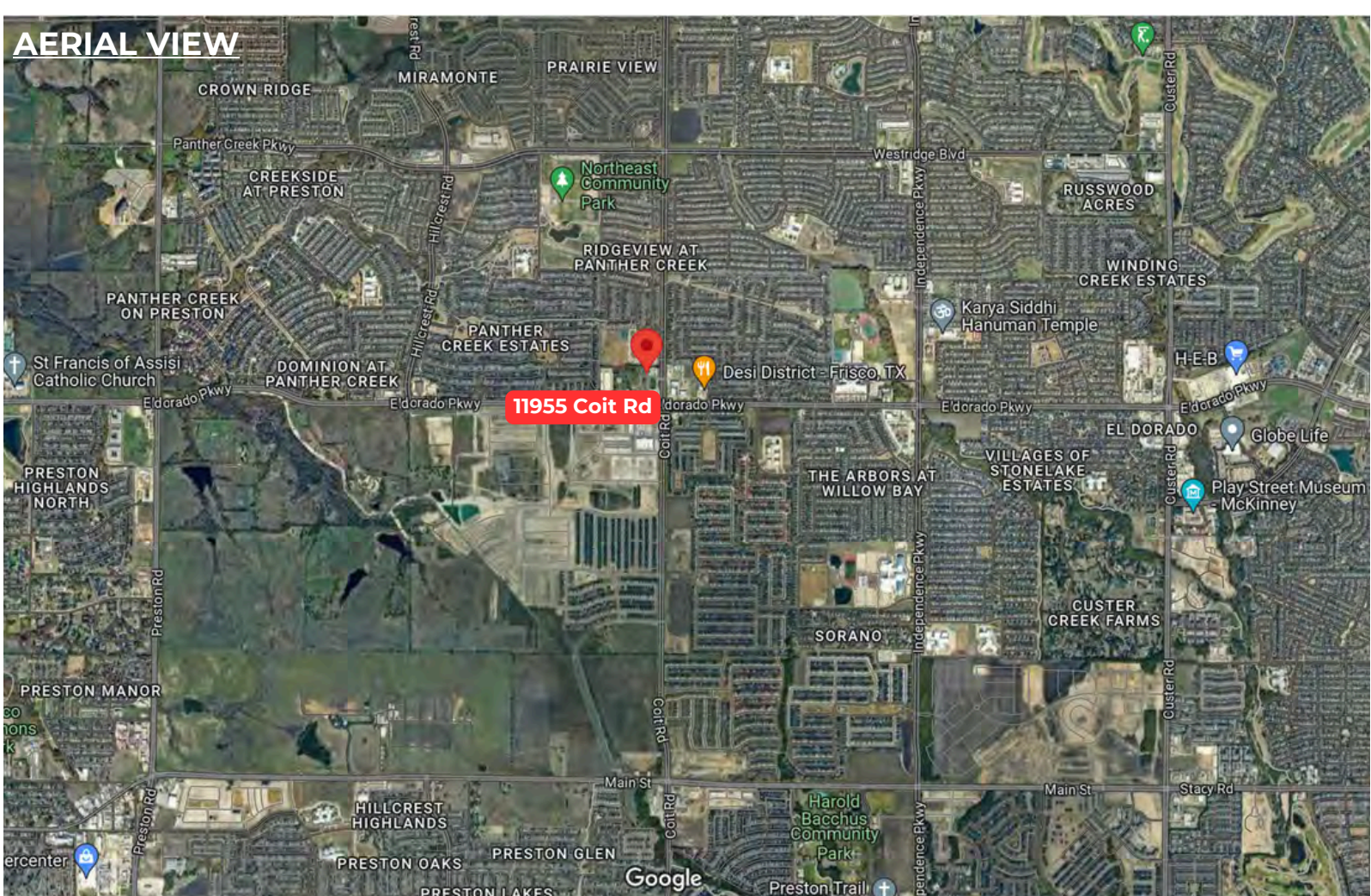
PICTURES



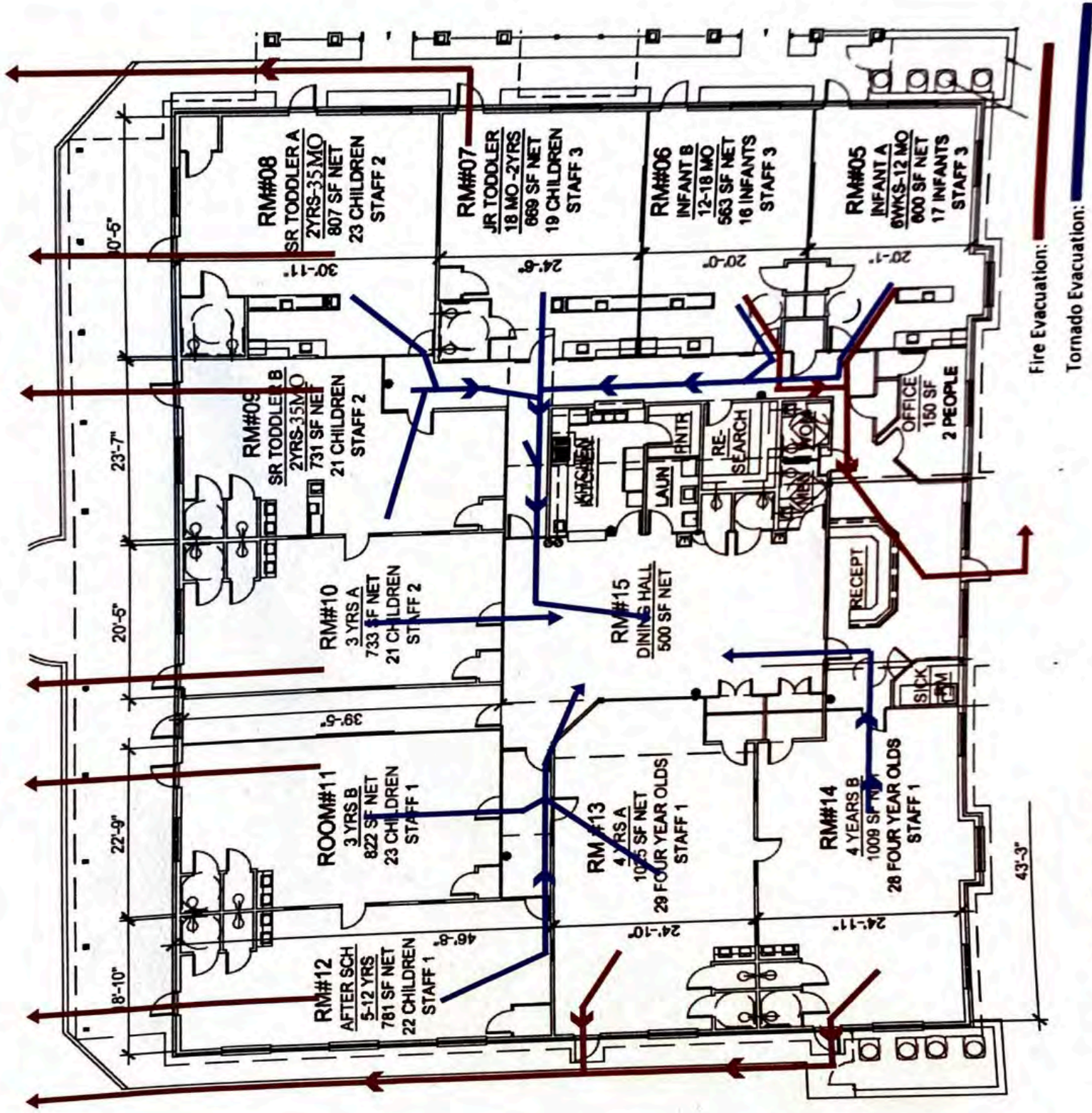
# MAP VIEW



# AERIAL VIEW



# FLOOR PLAN



OPS Policy 3-7 (TX): Evacuation Map

# Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2024	2029
Population	5,865	13,984	16,780	19,203
Households	1,717	3,735	4,449	5,103
Families	1,524	3,498	4,152	4,759
Average Household Size	3.42	3.74	3.77	3.76
Owner Occupied Housing Units	1,510	3,216	3,938	4,372
Renter Occupied Housing Units	207	519	511	731
Median Age	30.7	34.5	36.1	36.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.73%	1.09%	0.38%
Households	2.78%	1.36%	0.64%
Families	2.77%	1.26%	0.56%
Owner HHs	2.11%	1.82%	0.97%
Median Household Income	2.07%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	47	1.1%	48	0.9%
\$15,000 - \$24,999	11	0.2%	8	0.2%
\$25,000 - \$34,999	13	0.3%	9	0.2%
\$35,000 - \$49,999	51	1.1%	40	0.8%
\$50,000 - \$74,999	162	3.6%	118	2.3%
\$75,000 - \$99,999	324	7.3%	242	4.7%
\$100,000 - \$149,999	996	22.4%	966	18.9%
\$150,000 - \$199,999	969	21.8%	1,171	22.9%
\$200,000+	1,876	42.2%	2,500	49.0%

Median Household Income	\$177,790	\$196,998
Average Household Income	\$220,100	\$247,808
Per Capita Income	\$59,029	\$66,741

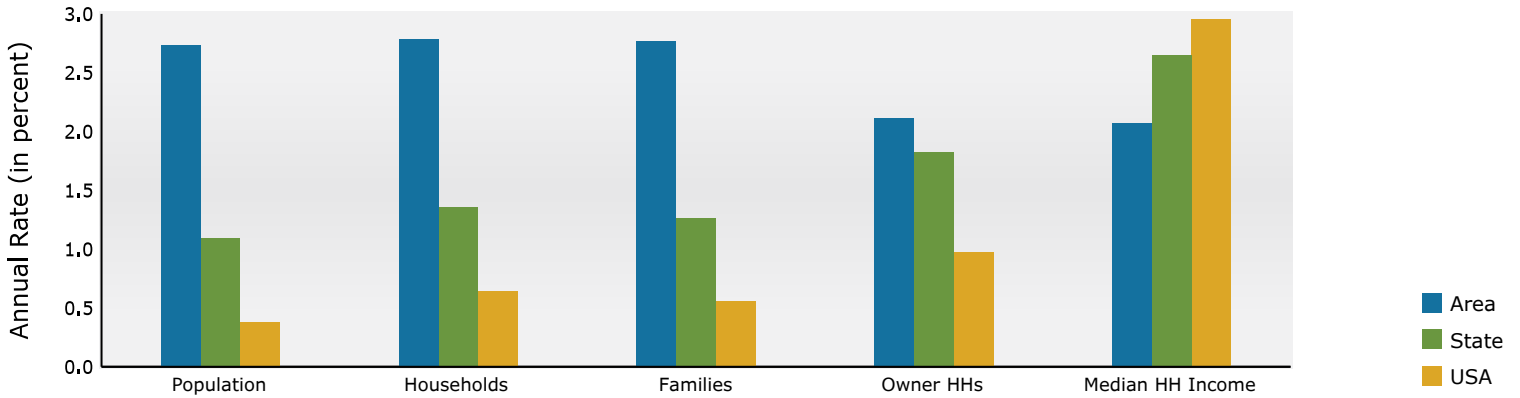
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	731	12.5%	896	6.4%	989	5.9%	1,086	5.7%
5 - 9	718	12.2%	1,583	11.3%	1,556	9.3%	1,554	8.1%
10 - 14	568	9.7%	1,811	13.0%	1,962	11.7%	1,921	10.0%
15 - 19	297	5.1%	1,319	9.4%	1,680	10.0%	1,720	9.0%
20 - 24	131	2.2%	569	4.1%	931	5.5%	1,177	6.1%
25 - 34	1,124	19.2%	873	6.2%	983	5.9%	1,688	8.8%
35 - 44	1,356	23.1%	3,298	23.6%	3,344	19.9%	3,137	16.3%
45 - 54	527	9.0%	2,321	16.6%	3,313	19.7%	3,809	19.8%
55 - 64	267	4.6%	679	4.9%	1,101	6.6%	1,743	9.1%
65 - 74	101	1.7%	429	3.1%	580	3.5%	832	4.3%
75 - 84	36	0.6%	158	1.1%	268	1.6%	425	2.2%
85+	7	0.1%	47	0.3%	73	0.4%	113	0.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,539	60.3%	3,810	27.2%	3,661	21.8%	3,392	17.7%
Black Alone	884	15.1%	1,605	11.5%	1,773	10.6%	1,807	9.4%
American Indian Alone	25	0.4%	79	0.6%	82	0.5%	82	0.4%
Asian Alone	1,005	17.1%	6,957	49.7%	9,636	57.4%	12,232	63.7%
Pacific Islander Alone	6	0.1%	16	0.1%	16	0.1%	16	0.1%
Some Other Race Alone	182	3.1%	359	2.6%	375	2.2%	389	2.0%
Two or More Races	224	3.8%	1,157	8.3%	1,237	7.4%	1,285	6.7%
Hispanic Origin (Any Race)	817	13.9%	1,180	8.4%	1,234	7.4%	1,278	6.7%

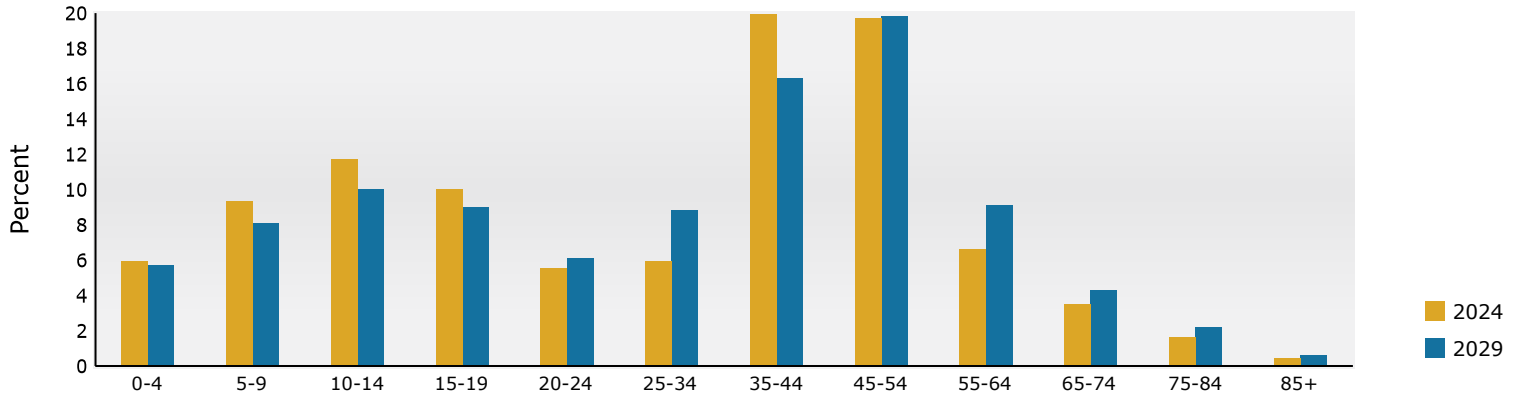
**Data Note:** Income is expressed in current dollars.

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

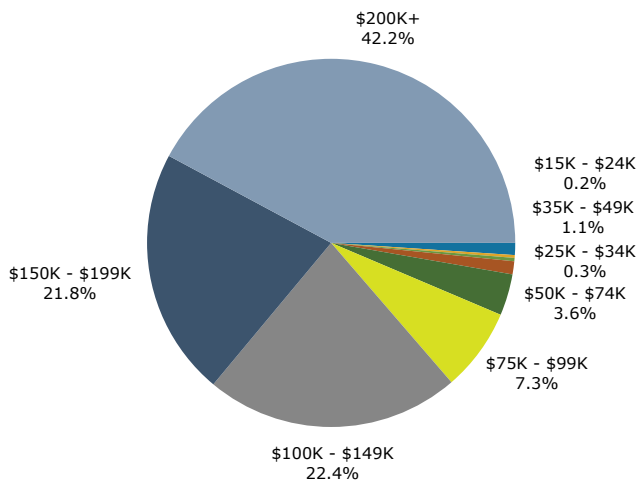
## Trends 2024-2029



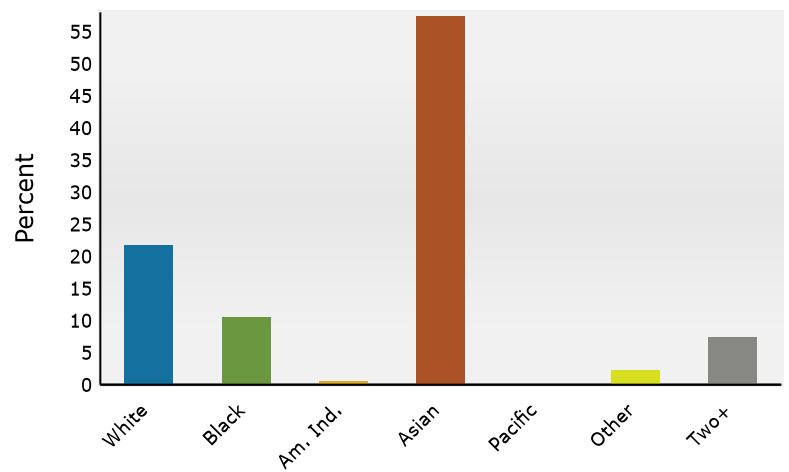
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 7.4%

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



# Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2024	2029
Population	49,889	98,685	114,104	123,084
Households	16,344	30,791	35,505	38,425
Families	13,348	25,945	29,513	31,760
Average Household Size	3.04	3.20	3.21	3.20
Owner Occupied Housing Units	13,632	23,577	27,506	29,350
Renter Occupied Housing Units	2,712	7,214	7,999	9,074
Median Age	32.6	35.4	36.4	37.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.53%	1.09%	0.38%
Households	1.59%	1.36%	0.64%
Families	1.48%	1.26%	0.56%
Owner HHs	1.31%	1.82%	0.97%
Median Household Income	1.69%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	702	2.0%	594	1.5%
\$15,000 - \$24,999	278	0.8%	184	0.5%
\$25,000 - \$34,999	670	1.9%	513	1.3%
\$35,000 - \$49,999	1,019	2.9%	790	2.1%
\$50,000 - \$74,999	3,031	8.5%	2,512	6.5%
\$75,000 - \$99,999	2,750	7.7%	2,359	6.1%
\$100,000 - \$149,999	7,448	21.0%	7,229	18.8%
\$150,000 - \$199,999	7,266	20.5%	8,943	23.3%
\$200,000+	12,340	34.8%	15,301	39.8%

Median Household Income	\$159,550	\$173,474
Average Household Income	\$193,583	\$218,015
Per Capita Income	\$60,067	\$67,809

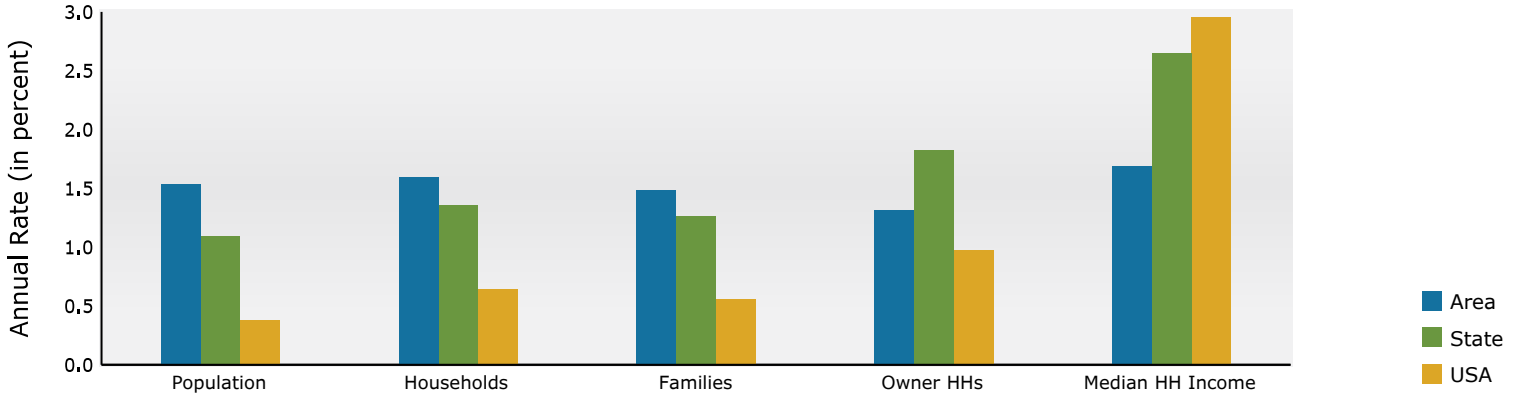
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,166	10.4%	6,777	6.9%	7,416	6.5%	7,667	6.2%
5 - 9	5,146	10.3%	9,554	9.7%	9,959	8.7%	9,614	7.8%
10 - 14	4,451	8.9%	10,323	10.5%	11,418	10.0%	11,205	9.1%
15 - 19	2,882	5.8%	8,014	8.1%	9,509	8.3%	9,716	7.9%
20 - 24	1,489	3.0%	4,512	4.6%	5,974	5.2%	6,888	5.6%
25 - 34	8,263	16.6%	9,468	9.6%	10,282	9.0%	12,767	10.4%
35 - 44	10,871	21.8%	19,692	20.0%	21,623	19.0%	20,485	16.6%
45 - 54	5,874	11.8%	15,814	16.0%	19,659	17.2%	21,511	17.5%
55 - 64	3,244	6.5%	7,282	7.4%	9,316	8.2%	12,005	9.8%
65 - 74	1,716	3.4%	4,663	4.7%	5,322	4.7%	6,563	5.3%
75 - 84	584	1.2%	2,107	2.1%	2,927	2.6%	3,718	3.0%
85+	204	0.4%	481	0.5%	699	0.6%	943	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,388	72.9%	43,698	44.3%	43,581	38.2%	41,206	33.5%
Black Alone	5,238	10.5%	10,939	11.1%	12,545	11.0%	12,984	10.5%
American Indian Alone	225	0.5%	473	0.5%	489	0.4%	486	0.4%
Asian Alone	4,734	9.5%	30,648	31.1%	42,964	37.7%	52,908	43.0%
Pacific Islander Alone	31	0.1%	74	0.1%	77	0.1%	77	0.1%
Some Other Race Alone	1,594	3.2%	3,044	3.1%	3,390	3.0%	3,634	3.0%
Two or More Races	1,679	3.4%	9,807	9.9%	11,058	9.7%	11,788	9.6%
Hispanic Origin (Any Race)	6,350	12.7%	10,682	10.8%	11,923	10.4%	12,804	10.4%

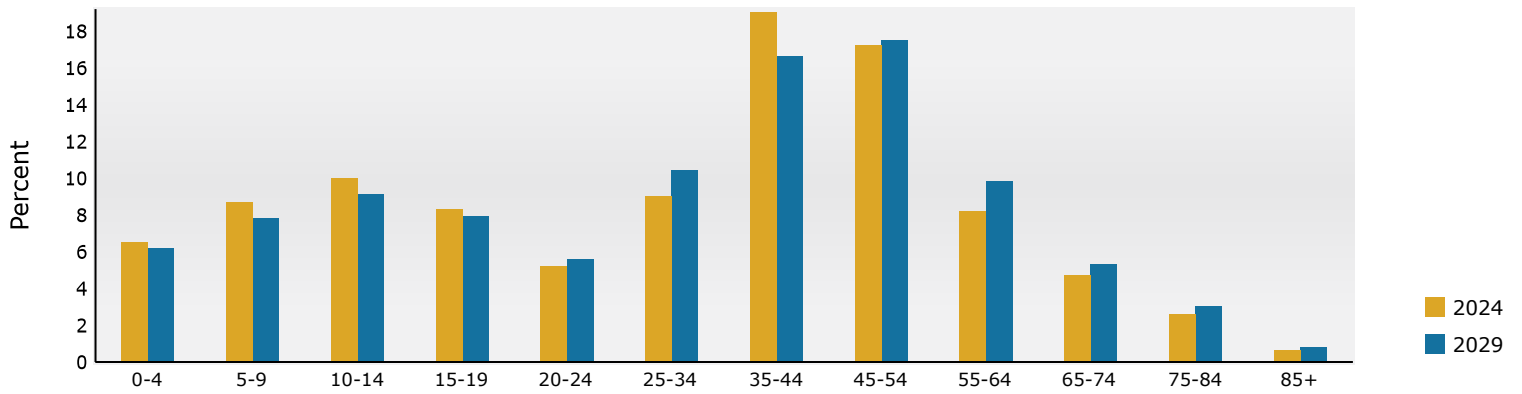
**Data Note:** Income is expressed in current dollars.

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

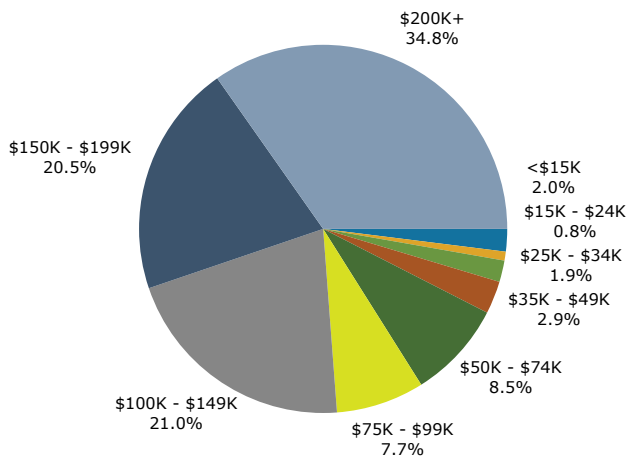
## Trends 2024-2029



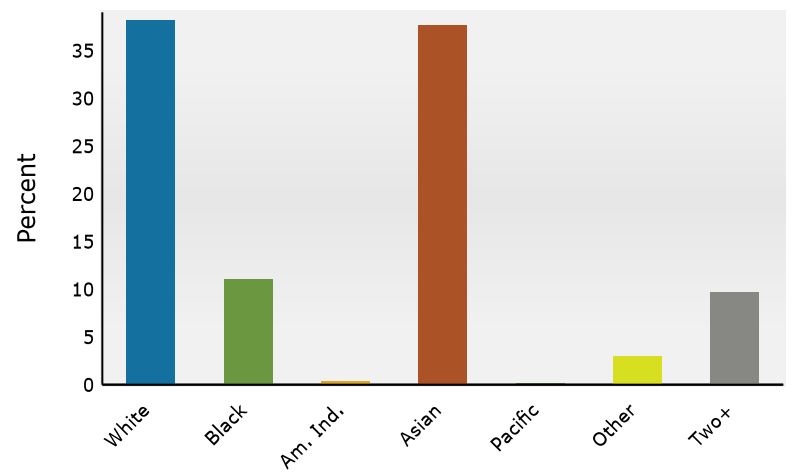
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 10.4%

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

# Demographic and Income Profile

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

Summary	Census 2010	Census 2020	2024	2029
Population	145,167	244,136	274,377	297,556
Households	50,141	83,129	93,728	102,670
Families	38,708	64,442	70,557	76,173
Average Household Size	2.89	2.93	2.92	2.89
Owner Occupied Housing Units	37,104	54,463	60,521	63,922
Renter Occupied Housing Units	13,038	28,666	33,207	38,747
Median Age	33.2	35.8	36.5	37.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.64%	1.09%	0.38%
Households	1.84%	1.36%	0.64%
Families	1.54%	1.26%	0.56%
Owner HHs	1.10%	1.82%	0.97%
Median Household Income	1.87%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,683	2.9%	2,359	2.3%
\$15,000 - \$24,999	1,516	1.6%	1,106	1.1%
\$25,000 - \$34,999	2,619	2.8%	2,162	2.1%
\$35,000 - \$49,999	4,055	4.3%	3,451	3.4%
\$50,000 - \$74,999	10,237	10.9%	9,793	9.5%
\$75,000 - \$99,999	9,241	9.9%	9,226	9.0%
\$100,000 - \$149,999	17,996	19.2%	18,658	18.2%
\$150,000 - \$199,999	16,375	17.5%	20,553	20.0%
\$200,000+	29,007	30.9%	35,361	34.4%

Median Household Income	\$144,259	\$158,267
Average Household Income	\$179,467	\$199,681
Per Capita Income	\$61,408	\$69,060

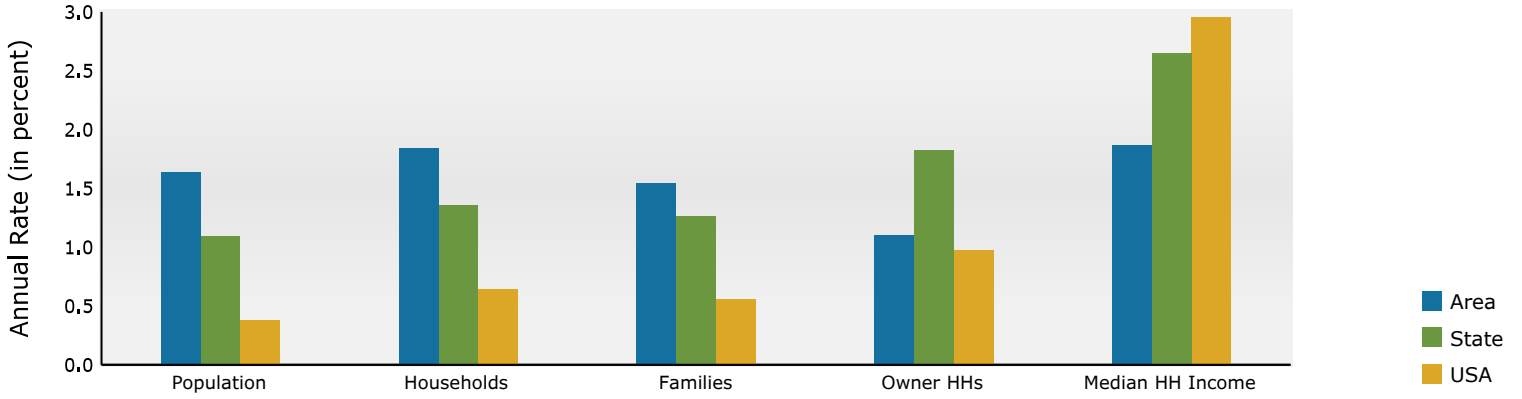
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,367	9.2%	15,020	6.2%	16,378	6.0%	17,188	5.8%
5 - 9	15,083	10.4%	20,969	8.6%	21,287	7.8%	20,906	7.0%
10 - 14	13,152	9.1%	23,527	9.6%	24,412	8.9%	24,189	8.1%
15 - 19	8,809	6.1%	20,138	8.2%	21,861	8.0%	22,032	7.4%
20 - 24	5,323	3.7%	13,264	5.4%	16,733	6.1%	17,817	6.0%
25 - 34	21,539	14.8%	26,024	10.7%	30,476	11.1%	36,550	12.3%
35 - 44	31,130	21.4%	43,531	17.8%	47,363	17.3%	47,461	16.0%
45 - 54	18,708	12.9%	39,909	16.3%	45,864	16.7%	48,913	16.4%
55 - 64	10,213	7.0%	21,184	8.7%	25,273	9.2%	30,885	10.4%
65 - 74	5,301	3.7%	12,824	5.3%	14,478	5.3%	18,251	6.1%
75 - 84	1,935	1.3%	6,153	2.5%	8,073	2.9%	10,384	3.5%
85+	608	0.4%	1,593	0.7%	2,180	0.8%	2,981	1.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	109,448	75.4%	124,597	51.0%	125,420	45.7%	124,049	41.7%
Black Alone	12,776	8.8%	26,024	10.7%	30,516	11.1%	32,734	11.0%
American Indian Alone	765	0.5%	1,263	0.5%	1,314	0.5%	1,366	0.5%
Asian Alone	12,726	8.8%	58,371	23.9%	78,842	28.7%	96,867	32.6%
Pacific Islander Alone	83	0.1%	184	0.1%	205	0.1%	227	0.1%
Some Other Race Alone	4,879	3.4%	8,634	3.5%	9,647	3.5%	10,805	3.6%
Two or More Races	4,490	3.1%	25,062	10.3%	28,433	10.4%	31,509	10.6%
Hispanic Origin (Any Race)	17,914	12.3%	28,829	11.8%	32,540	11.9%	36,524	12.3%

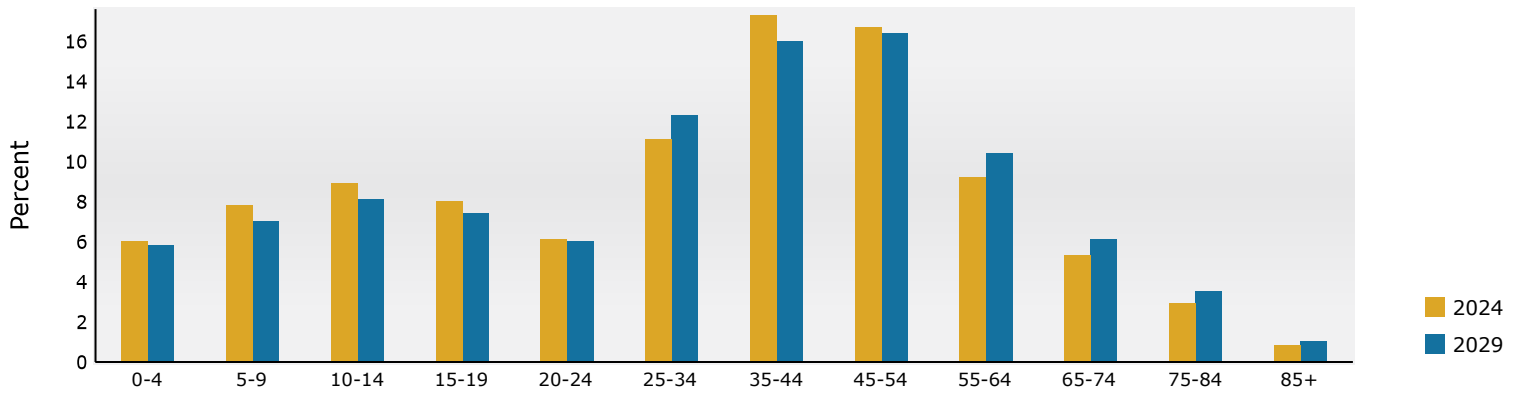
**Data Note:** Income is expressed in current dollars.

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

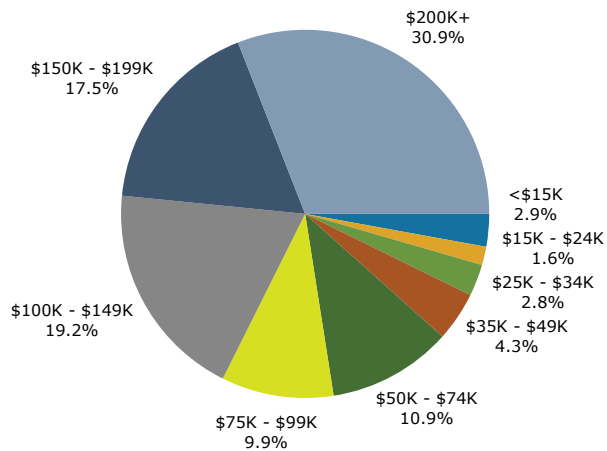
## Trends 2024-2029



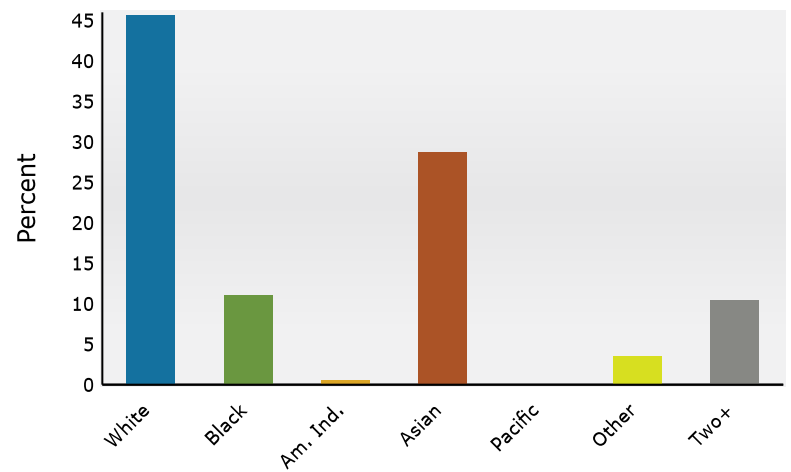
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 11.9%

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 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.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date