

**For  
Sale**

**6800 Glenview Dr  
North Richland Hills, TX 76180**



- **Asking- \$575,000**
- **Building size- 4,820 sqft**
- **Year built- 1975**
- **Lot size- 0.8 acres approx.**
- **Last licensed capacity- 119**
- **Currently vacant**
- **5-6 Classrooms, 8 Restrooms**
- **25+ total Parking spots**
- **Located across the street from Alliene Mullendore Elementary**



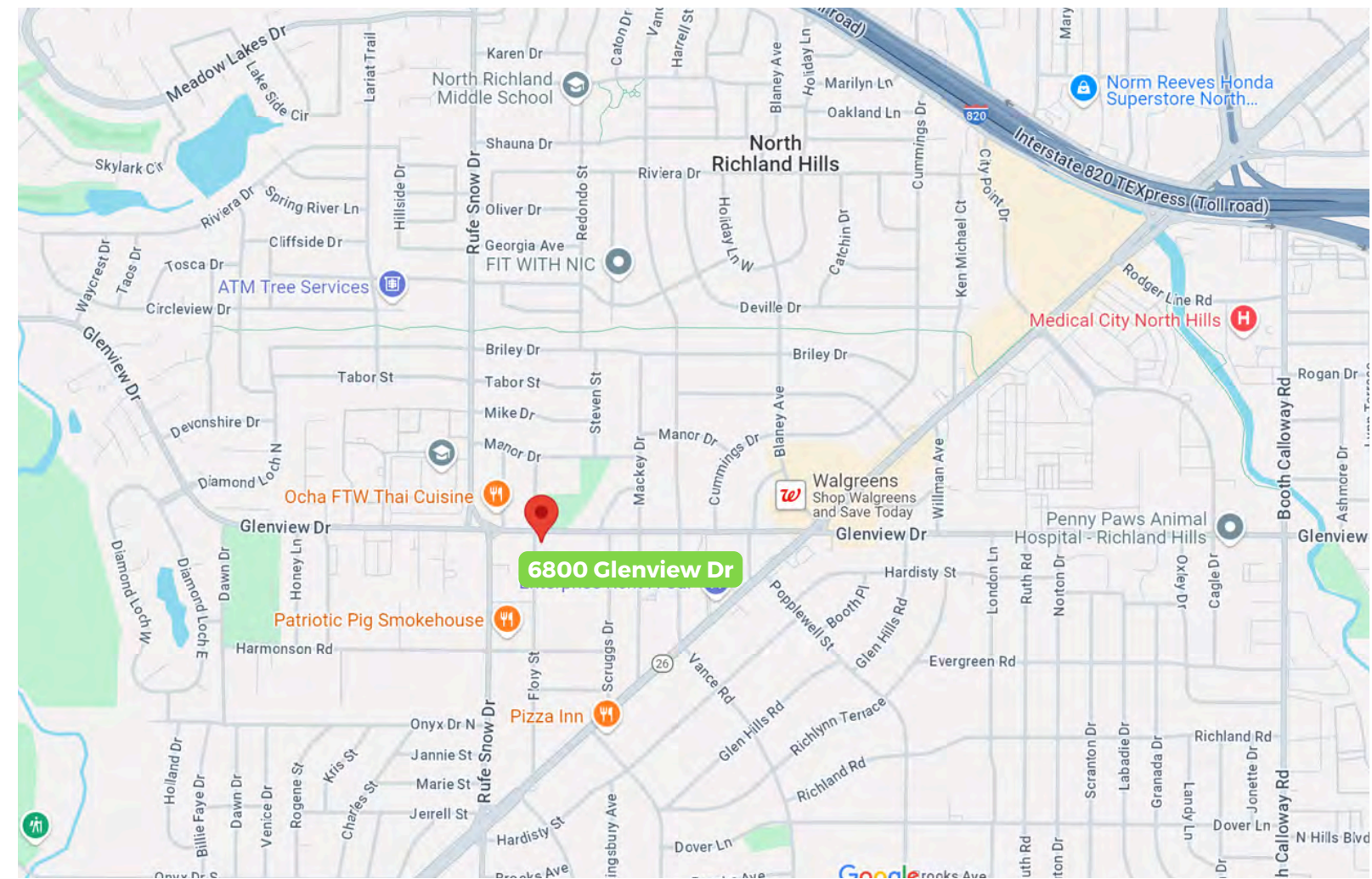
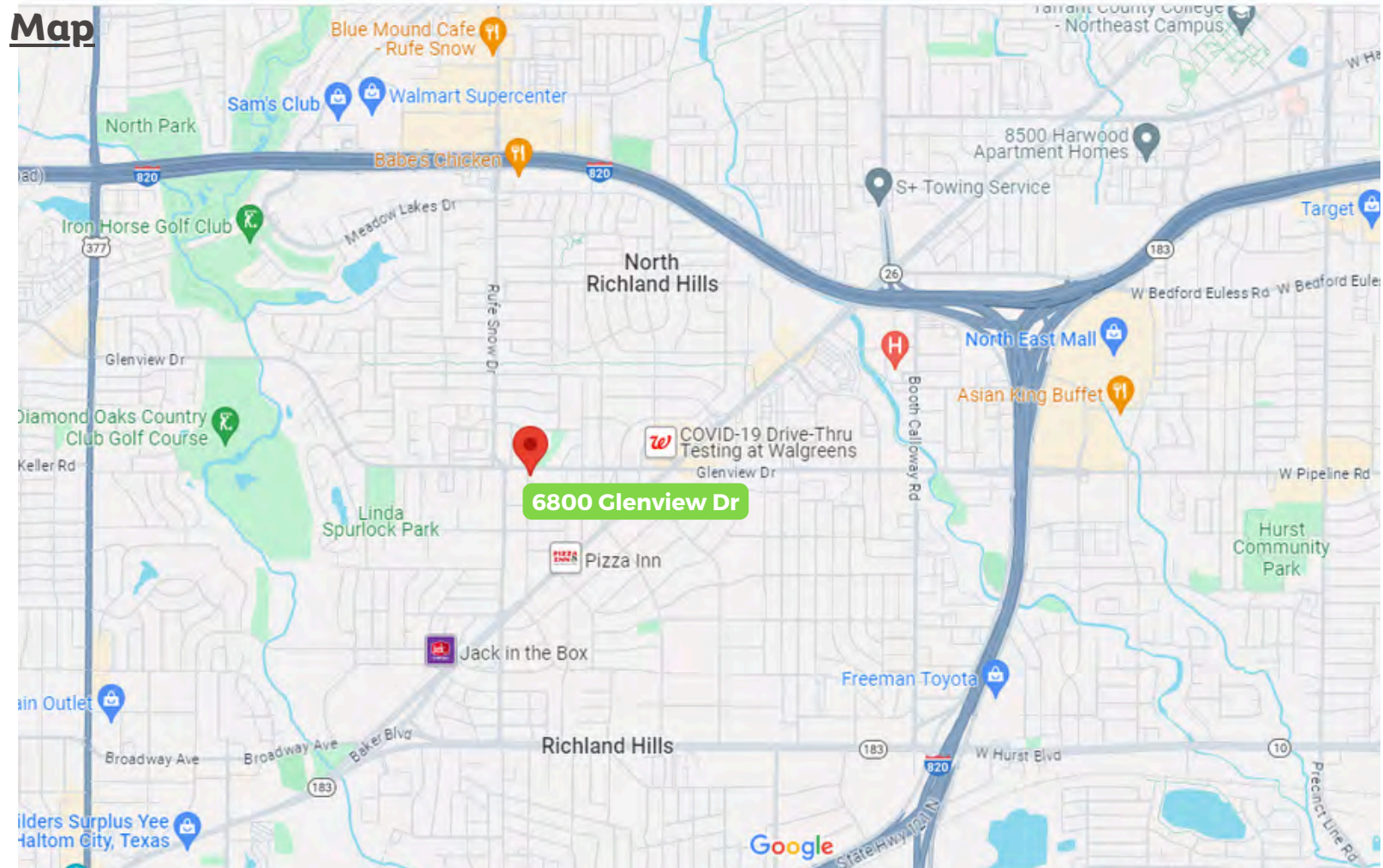
**Neal Agrawal  
Cell- 972-804-0742  
dfwneal@gmail.com  
Crest Real Estate Advisors**

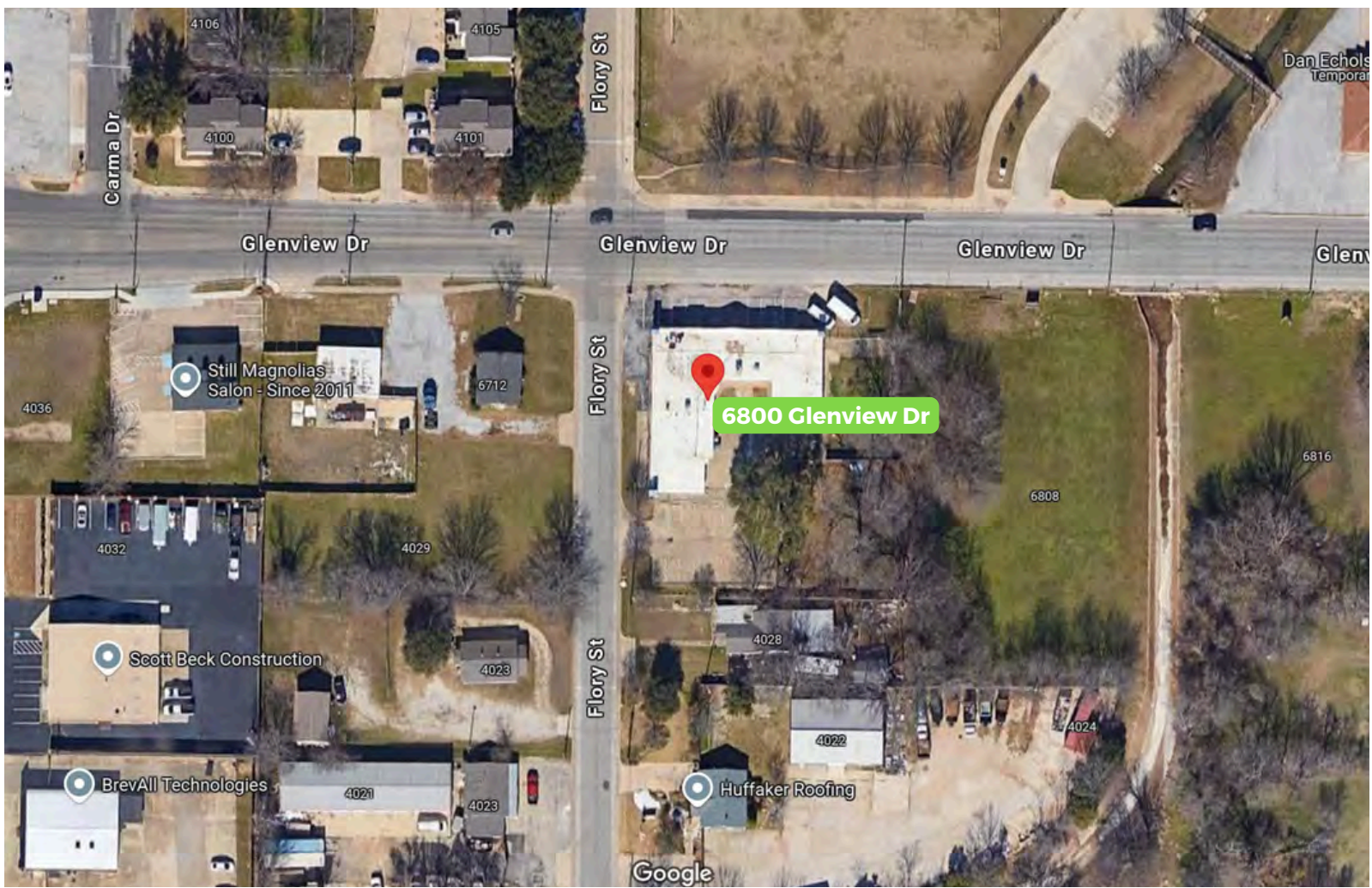
**[www.preschoolexchange.com](http://www.preschoolexchange.com)**

# Pictures



# Map

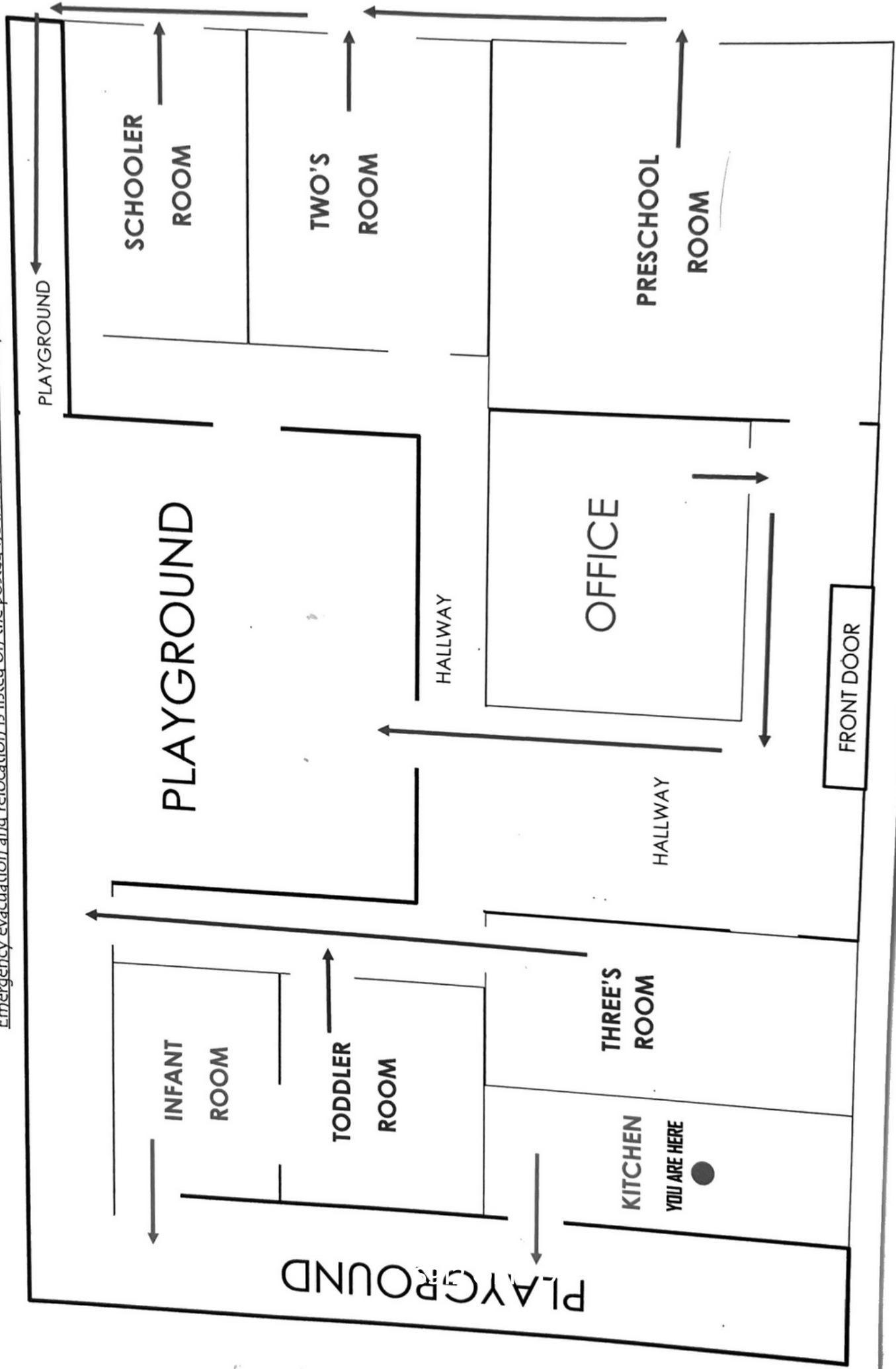




# Floorplan

Cambridge Christian Academy  
6800 Gienview Dr.  
North Richland Hills, TX. 76180  
817-284-1161

Emergency evacuation and relocation is listed on the posted notice next to this floor plan.



# Demographic and Income Profile

6800 Glenview Dr, North Richland Hills, Texas, 76180 2  
 6800 Glenview Dr, North Richland Hills, Texas, 76180  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 32.82362  
 Longitude: -97.23663

Summary	Census 2010	Census 2020	2024	2029
Population	10,449	11,270	11,389	11,429
Households	4,189	4,317	4,362	4,394
Families	2,760	2,955	2,898	2,901
Average Household Size	2.49	2.61	2.61	2.60
Owner Occupied Housing Units	2,724	2,696	2,785	2,901
Renter Occupied Housing Units	1,465	1,621	1,577	1,494
Median Age	41.4	39.9	40.0	41.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.07%	1.09%	0.38%
Households	0.15%	1.36%	0.64%
Families	0.02%	1.26%	0.56%
Owner HHs	0.82%	1.82%	0.97%
Median Household Income	2.85%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	280	6.4%	247	5.6%
\$15,000 - \$24,999	380	8.7%	312	7.1%
\$25,000 - \$34,999	216	5.0%	190	4.3%
\$35,000 - \$49,999	464	10.6%	359	8.2%
\$50,000 - \$74,999	674	15.5%	597	13.6%
\$75,000 - \$99,999	670	15.4%	667	15.2%
\$100,000 - \$149,999	737	16.9%	829	18.9%
\$150,000 - \$199,999	476	10.9%	646	14.7%
\$200,000+	465	10.7%	547	12.4%

Median Household Income	\$79,891	\$91,965
Average Household Income	\$108,409	\$125,012
Per Capita Income	\$42,308	\$48,930

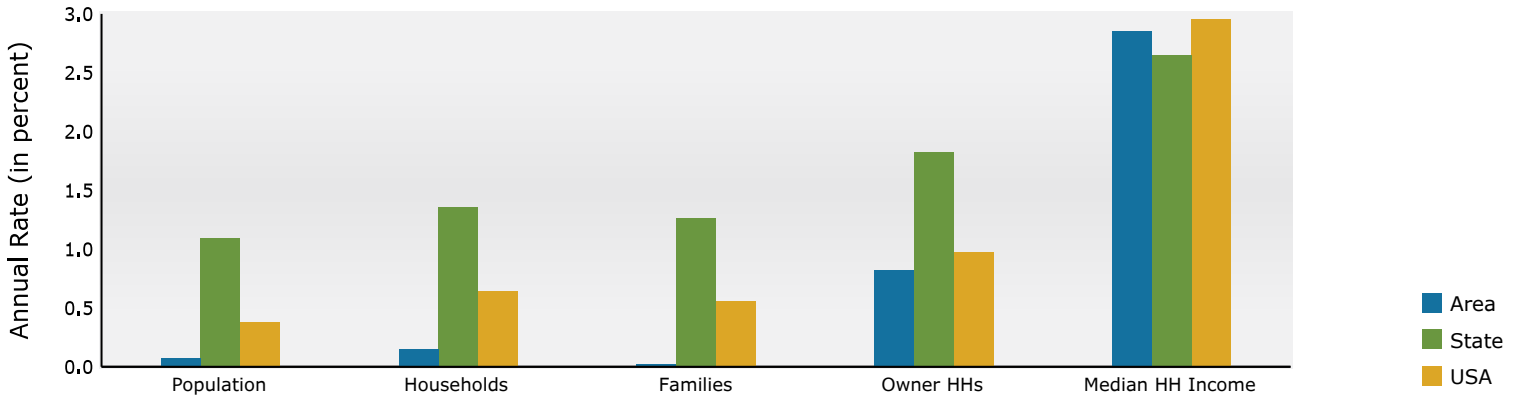
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	627	6.0%	608	5.4%	622	5.5%	629	5.5%
5 - 9	638	6.1%	727	6.5%	659	5.8%	621	5.4%
10 - 14	657	6.3%	724	6.4%	730	6.4%	659	5.8%
15 - 19	637	6.1%	675	6.0%	684	6.0%	683	6.0%
20 - 24	581	5.6%	644	5.7%	686	6.0%	662	5.8%
25 - 34	1,290	12.3%	1,518	13.5%	1,525	13.4%	1,502	13.1%
35 - 44	1,271	12.2%	1,398	12.4%	1,528	13.4%	1,584	13.9%
45 - 54	1,533	14.7%	1,320	11.7%	1,281	11.2%	1,355	11.9%
55 - 64	1,391	13.3%	1,534	13.6%	1,438	12.6%	1,272	11.1%
65 - 74	845	8.1%	1,170	10.4%	1,229	10.8%	1,317	11.5%
75 - 84	662	6.3%	620	5.5%	698	6.1%	832	7.3%
85+	318	3.0%	331	2.9%	310	2.7%	313	2.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,585	82.2%	7,494	66.5%	7,233	63.5%	6,910	60.5%
Black Alone	376	3.6%	599	5.3%	652	5.7%	678	5.9%
American Indian Alone	92	0.9%	155	1.4%	172	1.5%	181	1.6%
Asian Alone	235	2.2%	458	4.1%	491	4.3%	526	4.6%
Pacific Islander Alone	27	0.3%	25	0.2%	28	0.2%	29	0.3%
Some Other Race Alone	783	7.5%	931	8.3%	1,050	9.2%	1,187	10.4%
Two or More Races	351	3.4%	1,608	14.3%	1,762	15.5%	1,919	16.8%
Hispanic Origin (Any Race)	1,882	18.0%	2,621	23.3%	2,949	25.9%	3,310	29.0%

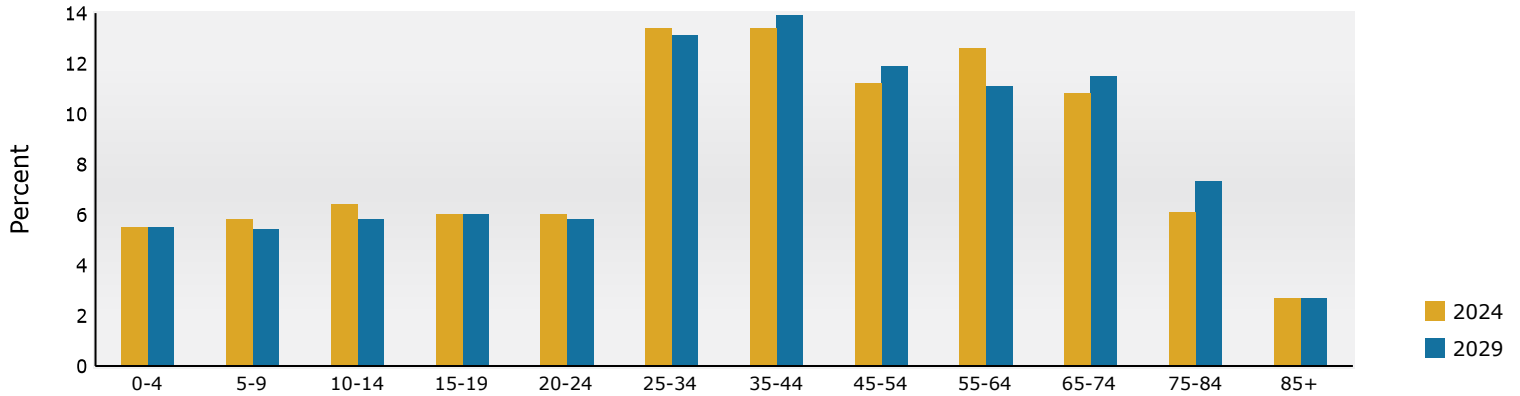
**Data Note:** Income is expressed in current dollars.

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

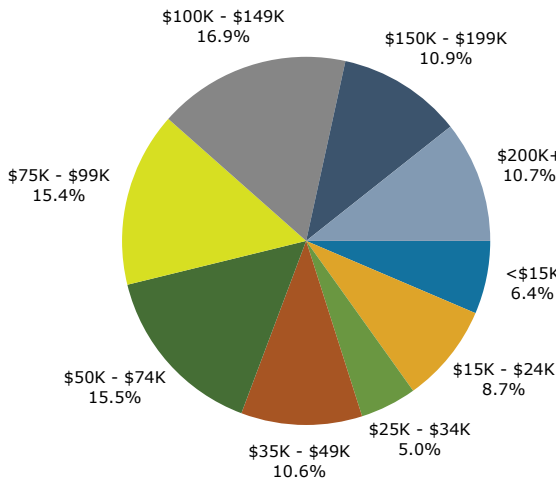
## Trends 2024-2029



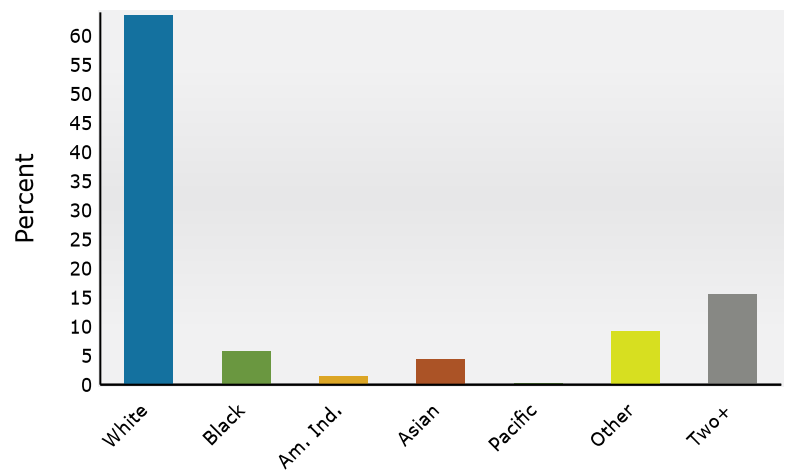
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 25.9%

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

# Demographic and Income Profile

6800 Glenview Dr, North Richland Hills, Texas, 76180 2  
 6800 Glenview Dr, North Richland Hills, Texas, 76180  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 32.82362  
 Longitude: -97.23663

Summary	Census 2010	Census 2020	2024	2029
Population	89,217	96,833	98,795	99,432
Households	34,734	37,163	38,173	38,750
Families	22,798	24,328	24,098	24,167
Average Household Size	2.56	2.59	2.57	2.55
Owner Occupied Housing Units	19,721	19,603	20,331	21,215
Renter Occupied Housing Units	15,014	17,560	17,842	17,535
Median Age	35.2	35.9	36.5	37.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.13%	1.09%	0.38%
Households	0.30%	1.36%	0.64%
Families	0.06%	1.26%	0.56%
Owner HHs	0.85%	1.82%	0.97%
Median Household Income	2.72%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,181	5.7%	1,916	4.9%
\$15,000 - \$24,999	2,425	6.4%	1,832	4.7%
\$25,000 - \$34,999	3,170	8.3%	2,718	7.0%
\$35,000 - \$49,999	5,340	14.0%	4,737	12.2%
\$50,000 - \$74,999	7,963	20.9%	7,757	20.0%
\$75,000 - \$99,999	5,550	14.5%	5,828	15.0%
\$100,000 - \$149,999	6,307	16.5%	7,077	18.3%
\$150,000 - \$199,999	3,183	8.3%	4,394	11.3%
\$200,000+	2,055	5.4%	2,492	6.4%

Median Household Income	\$66,728	\$76,324
Average Household Income	\$89,108	\$101,993
Per Capita Income	\$34,582	\$39,935

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,707	7.5%	6,107	6.3%	6,170	6.2%	6,087	6.1%
5 - 9	6,206	7.0%	6,349	6.6%	6,153	6.2%	5,861	5.9%
10 - 14	5,847	6.6%	6,521	6.7%	6,176	6.3%	5,898	5.9%
15 - 19	5,807	6.5%	6,396	6.6%	6,242	6.3%	5,927	6.0%
20 - 24	6,434	7.2%	6,709	6.9%	7,062	7.1%	6,654	6.7%
25 - 34	13,418	15.0%	15,136	15.6%	15,409	15.6%	15,115	15.2%
35 - 44	11,880	13.3%	12,732	13.1%	13,828	14.0%	14,400	14.5%
45 - 54	12,082	13.5%	11,237	11.6%	11,404	11.5%	11,841	11.9%
55 - 64	9,465	10.6%	11,512	11.9%	11,111	11.2%	10,409	10.5%
65 - 74	5,818	6.5%	7,971	8.2%	8,567	8.7%	9,535	9.6%
75 - 84	3,861	4.3%	4,324	4.5%	4,717	4.8%	5,545	5.6%
85+	1,690	1.9%	1,838	1.9%	1,956	2.0%	2,160	2.2%

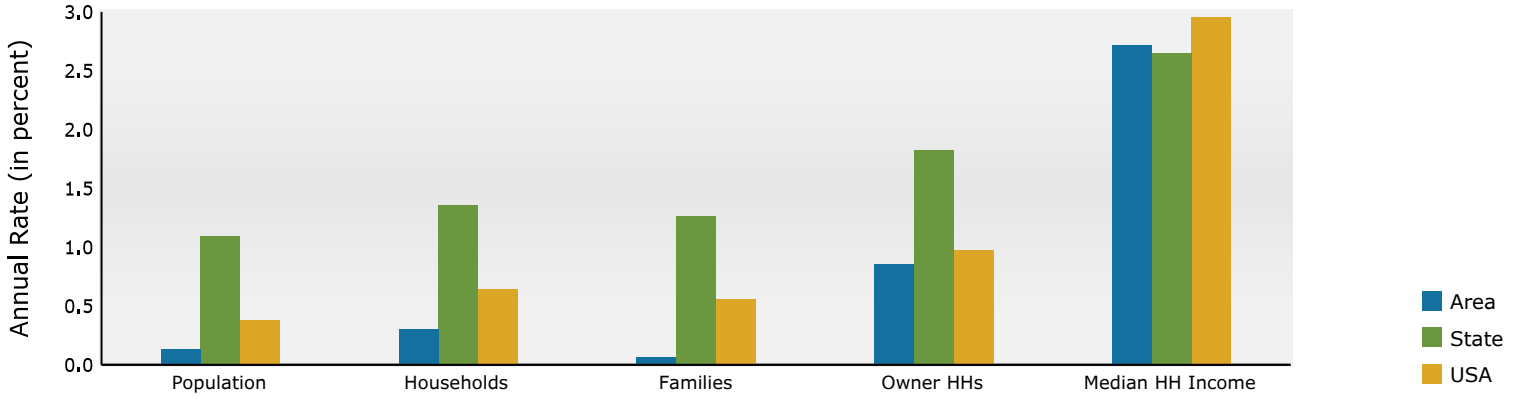
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,957	76.2%	55,636	57.5%	53,654	54.3%	50,921	51.2%
Black Alone	4,601	5.2%	8,285	8.6%	9,192	9.3%	9,580	9.6%
American Indian Alone	750	0.8%	1,055	1.1%	1,156	1.2%	1,187	1.2%
Asian Alone	4,125	4.6%	5,171	5.3%	5,567	5.6%	5,919	6.0%
Pacific Islander Alone	200	0.2%	398	0.4%	451	0.5%	487	0.5%
Some Other Race Alone	8,851	9.9%	12,119	12.5%	13,397	13.6%	14,777	14.9%
Two or More Races	2,732	3.1%	14,168	14.6%	15,377	15.6%	16,561	16.7%
Hispanic Origin (Any Race)	23,148	25.9%	30,003	31.0%	33,043	33.4%	36,254	36.5%

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

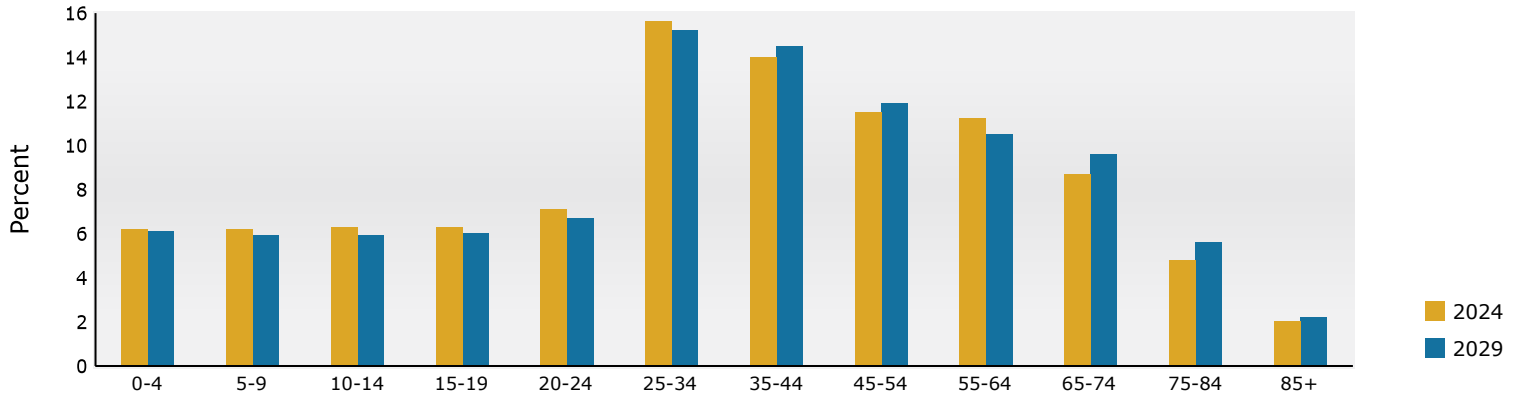
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



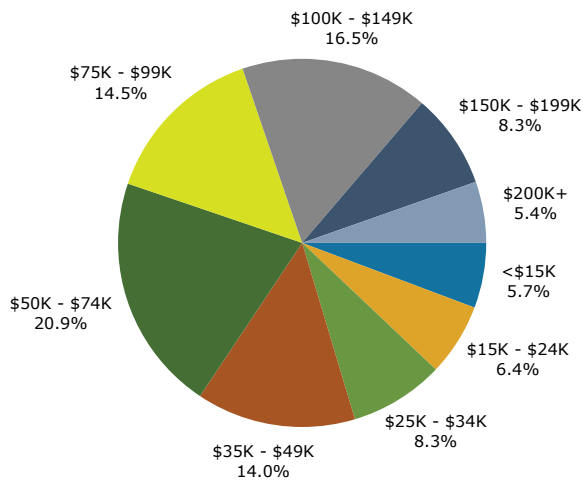
## Trends 2024-2029



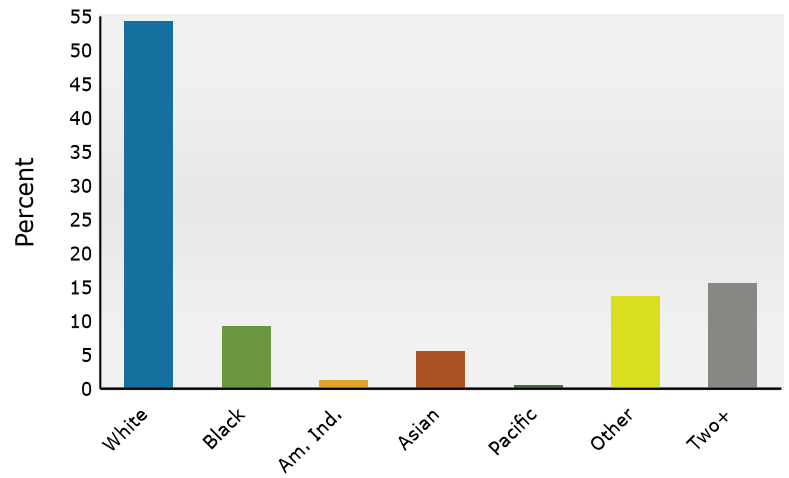
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 33.4%

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

# Demographic and Income Profile

6800 Glenview Dr, North Richland Hills, Texas, 76180 2  
 6800 Glenview Dr, North Richland Hills, Texas, 76180  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 32.82362  
 Longitude: -97.23663

Summary	Census 2010	Census 2020	2024	2029
Population	247,331	270,199	273,310	272,677
Households	92,787	100,752	102,882	103,714
Families	63,781	69,120	68,110	67,809
Average Household Size	2.65	2.67	2.65	2.62
Owner Occupied Housing Units	58,162	59,147	60,838	62,832
Renter Occupied Housing Units	34,624	41,605	42,044	40,883
Median Age	34.8	36.1	36.9	38.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.05%	1.09%	0.38%
Households	0.16%	1.36%	0.64%
Families	-0.09%	1.26%	0.56%
Owner HHs	0.65%	1.82%	0.97%
Median Household Income	2.27%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,972	5.8%	5,217	5.0%
\$15,000 - \$24,999	5,449	5.3%	4,029	3.9%
\$25,000 - \$34,999	7,826	7.6%	6,698	6.5%
\$35,000 - \$49,999	12,649	12.3%	11,084	10.7%
\$50,000 - \$74,999	19,580	19.0%	18,673	18.0%
\$75,000 - \$99,999	14,410	14.0%	14,600	14.1%
\$100,000 - \$149,999	18,798	18.3%	20,045	19.3%
\$150,000 - \$199,999	10,550	10.3%	14,082	13.6%
\$200,000+	7,643	7.4%	9,282	9.0%

Median Household Income	\$74,931	\$83,828
Average Household Income	\$98,559	\$112,838
Per Capita Income	\$37,150	\$42,979

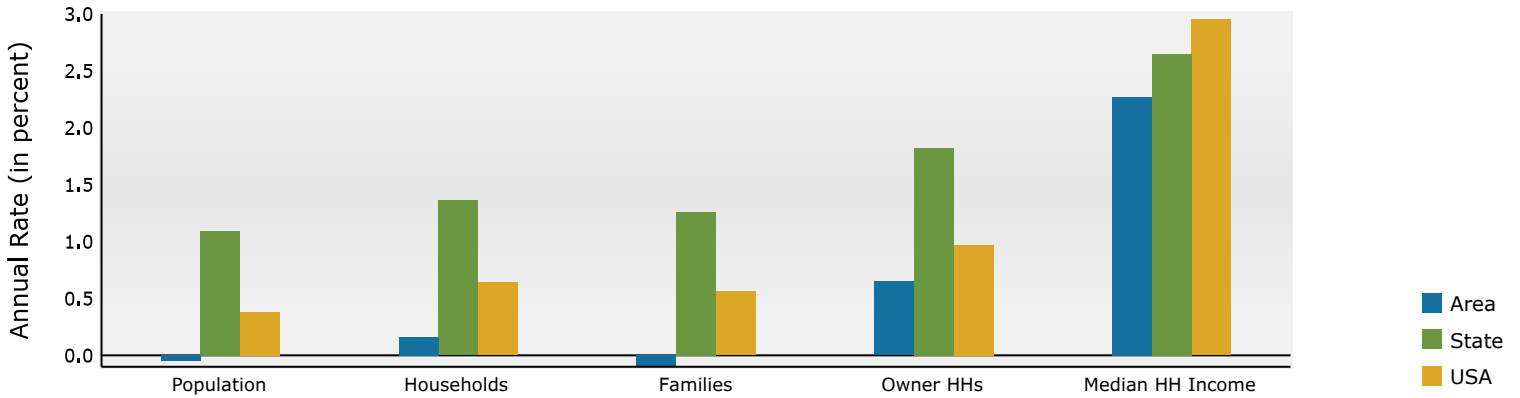
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,807	7.6%	17,130	6.3%	17,127	6.3%	16,743	6.1%
5 - 9	18,053	7.3%	17,998	6.7%	17,262	6.3%	16,214	5.9%
10 - 14	17,621	7.1%	19,024	7.0%	17,630	6.5%	16,548	6.1%
15 - 19	16,925	6.8%	18,455	6.8%	17,852	6.5%	16,490	6.0%
20 - 24	16,462	6.7%	17,963	6.6%	18,831	6.9%	17,985	6.6%
25 - 34	36,497	14.8%	40,162	14.9%	40,570	14.8%	40,313	14.8%
35 - 44	34,840	14.1%	35,850	13.3%	38,344	14.0%	38,995	14.3%
45 - 54	35,941	14.5%	33,406	12.4%	32,808	12.0%	32,782	12.0%
55 - 64	26,255	10.6%	33,535	12.4%	32,328	11.8%	30,078	11.0%
65 - 74	14,116	5.7%	22,234	8.2%	24,114	8.8%	26,771	9.8%
75 - 84	8,474	3.4%	10,517	3.9%	12,227	4.5%	14,989	5.5%
85+	3,339	1.4%	3,924	1.5%	4,218	1.5%	4,770	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	180,370	72.9%	149,443	55.3%	143,024	52.3%	134,742	49.4%
Black Alone	22,094	8.9%	32,016	11.8%	34,423	12.6%	35,310	12.9%
American Indian Alone	1,760	0.7%	2,590	1.0%	2,782	1.0%	2,833	1.0%
Asian Alone	12,484	5.0%	15,703	5.8%	16,969	6.2%	17,890	6.6%
Pacific Islander Alone	538	0.2%	949	0.4%	1,076	0.4%	1,163	0.4%
Some Other Race Alone	22,379	9.0%	30,562	11.3%	33,278	12.2%	36,267	13.3%
Two or More Races	7,705	3.1%	38,935	14.4%	41,759	15.3%	44,472	16.3%
Hispanic Origin (Any Race)	60,622	24.5%	78,183	28.9%	84,896	31.1%	92,027	33.7%

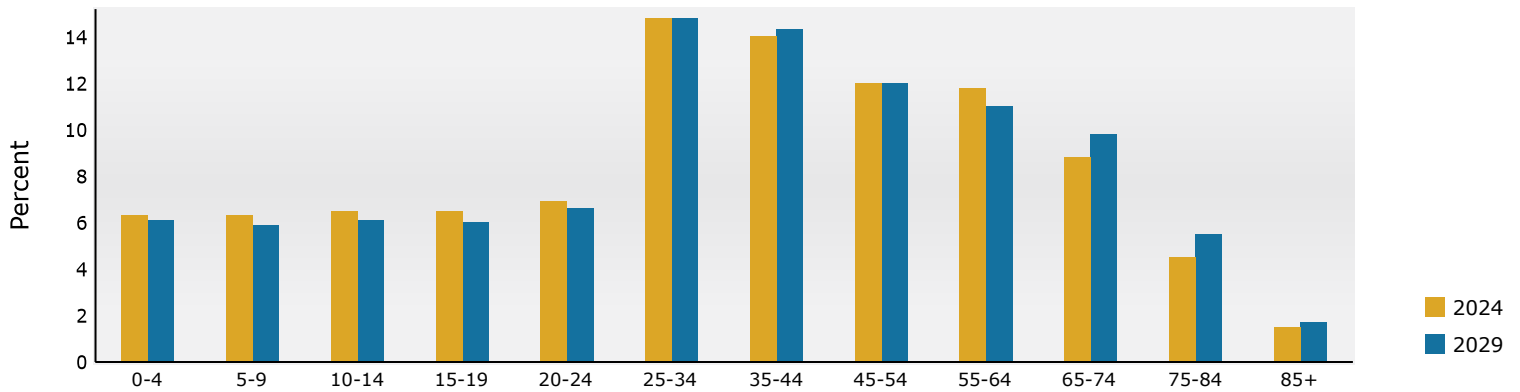
**Data Note:** Income is expressed in current dollars.

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

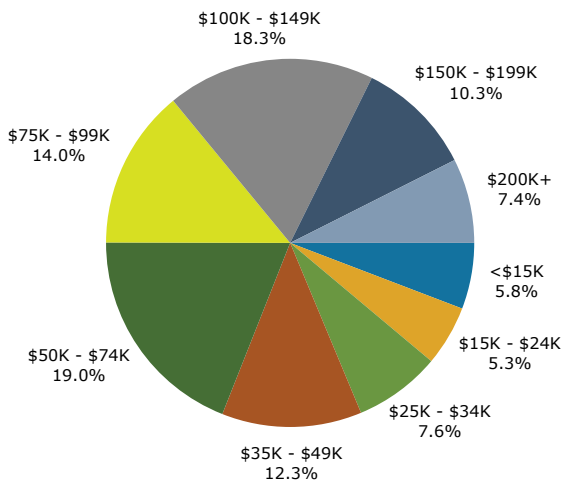
## Trends 2024-2029



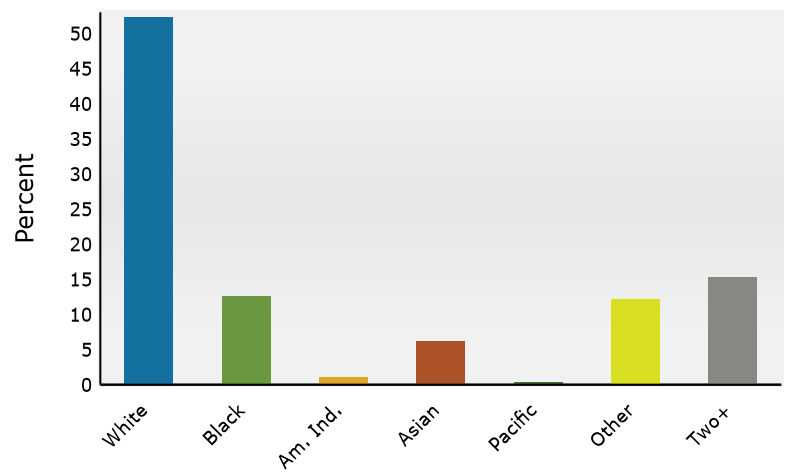
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 31.1%



## 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