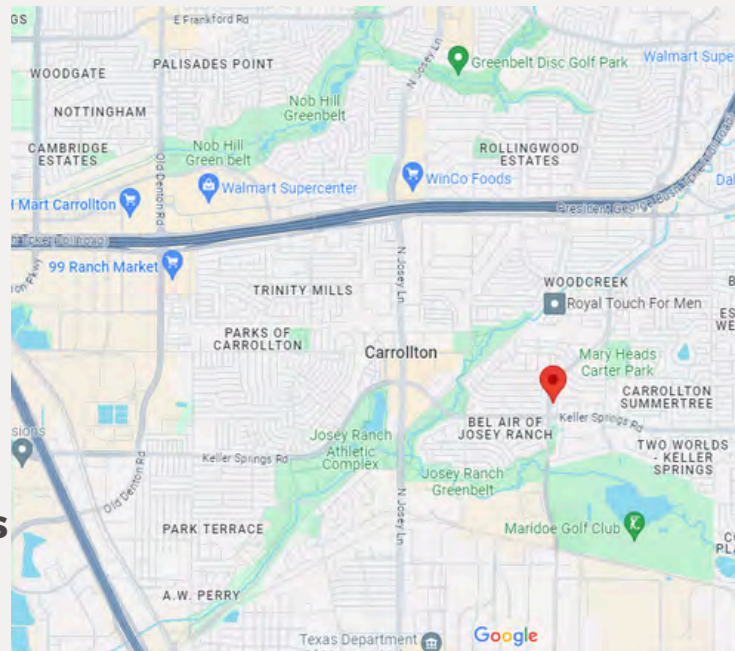


**For
Sale/Lease**

**2210 Kelly Blvd
Carrollton, TX 75006**



- **Asking- \$1,500,000 (Sale)**
- **Asking - \$9,500/m + NNN (Lease)**
- **Building size- 9,288 sqft**
- **Lot size- 0.71 acres approx.**
- **Year built- 1983**
- **7 Large Classrooms, Office, Kitchen, Playground**
- **Previous licensed capacity- 153**
- **Surrounded by Residential developments**
- **NNN includes Property taxes of \$800/m approx. + Insurance at actuals**



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

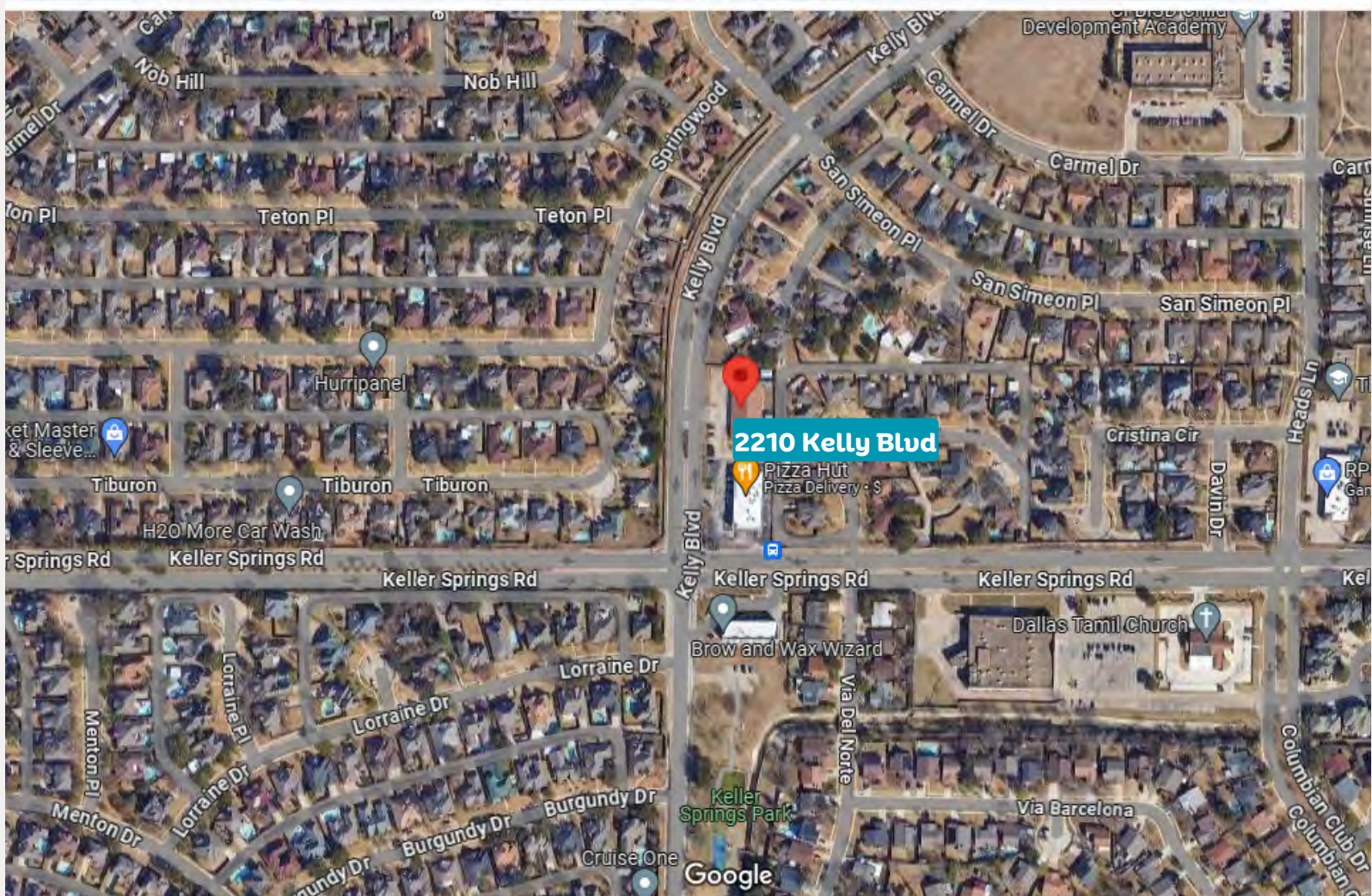
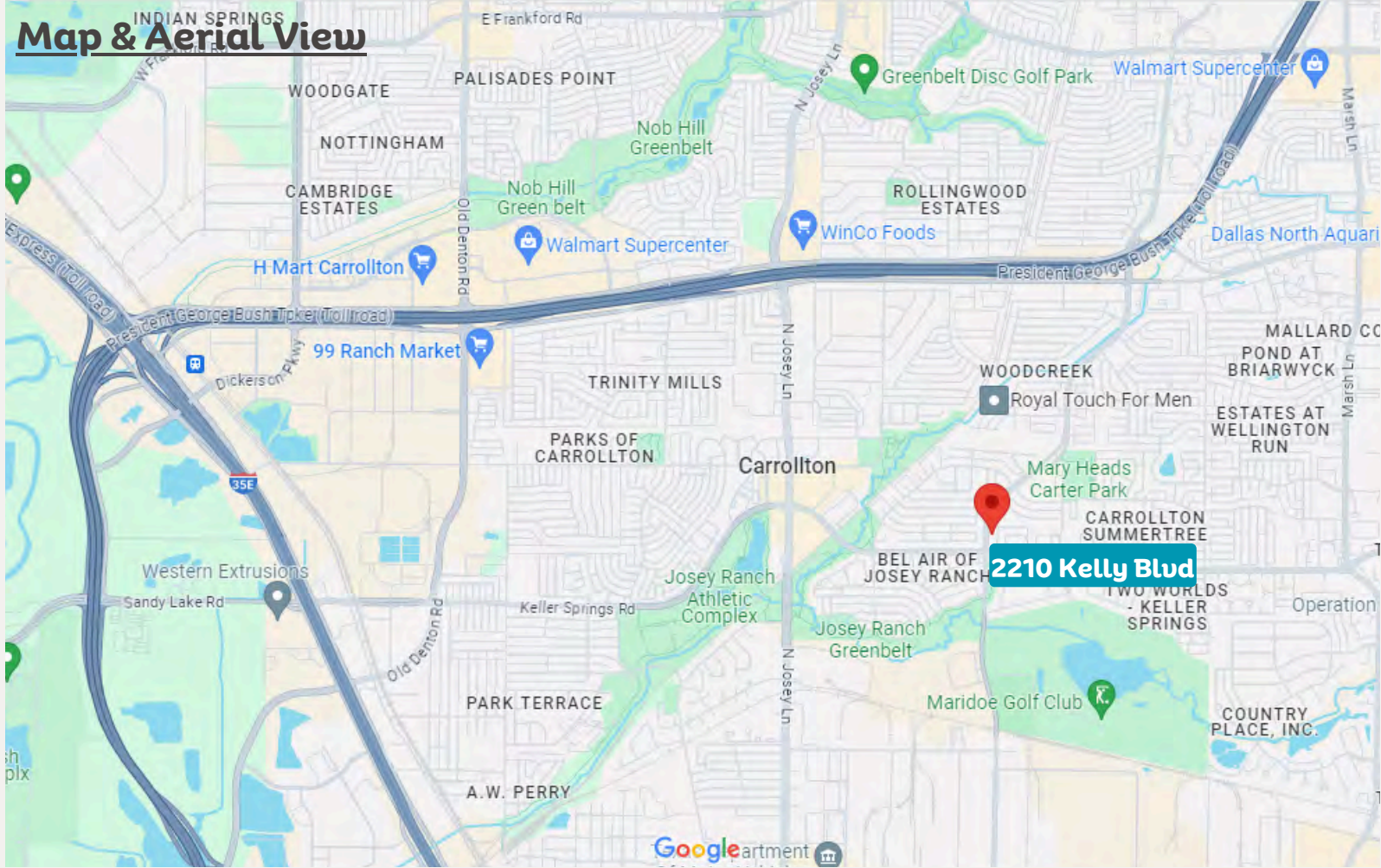
www.preschoolexchange.com

Pictures

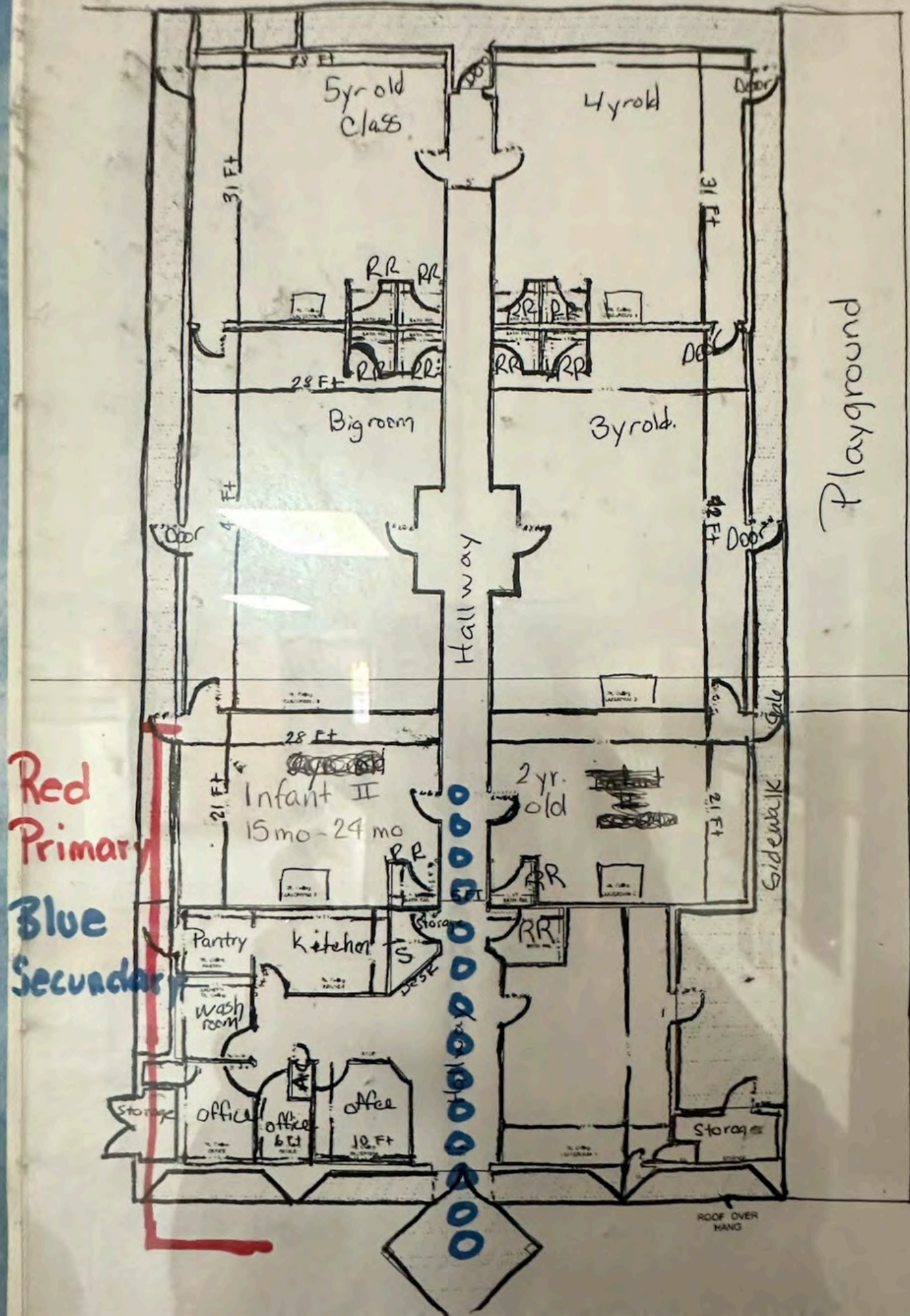




Map & Aerial View



Floorplan



Red
Primary
Blue
Secundary

Playground

ROOF OVER HANG



Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.97216
 Longitude: -96.87733

Summary	Census 2010	Census 2020	2023	2028
Population	11,406	11,671	11,338	11,032
Households	4,502	4,589	4,472	4,362
Families	3,188	3,189	3,157	3,105
Average Household Size	2.52	2.54	2.53	2.52
Owner Occupied Housing Units	3,312	3,264	3,086	3,051
Renter Occupied Housing Units	1,187	1,325	1,386	1,312
Median Age	39.1	40.1	41.6	42.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.55%	0.97%	0.30%
Households	-0.50%	1.15%	0.49%
Families	-0.33%	1.16%	0.44%
Owner HHs	-0.23%	1.38%	0.66%
Median Household Income	2.31%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	272	6.1%	228	5.2%
\$15,000 - \$24,999	200	4.5%	147	3.4%
\$25,000 - \$34,999	231	5.2%	196	4.5%
\$35,000 - \$49,999	478	10.7%	396	9.1%
\$50,000 - \$74,999	589	13.2%	517	11.9%
\$75,000 - \$99,999	750	16.8%	711	16.3%
\$100,000 - \$149,999	866	19.4%	898	20.6%
\$150,000 - \$199,999	368	8.2%	438	10.0%
\$200,000+	717	16.0%	832	19.1%

Median Household Income	\$88,658	\$99,372
Average Household Income	\$126,245	\$144,344
Per Capita Income	\$48,718	\$55,833

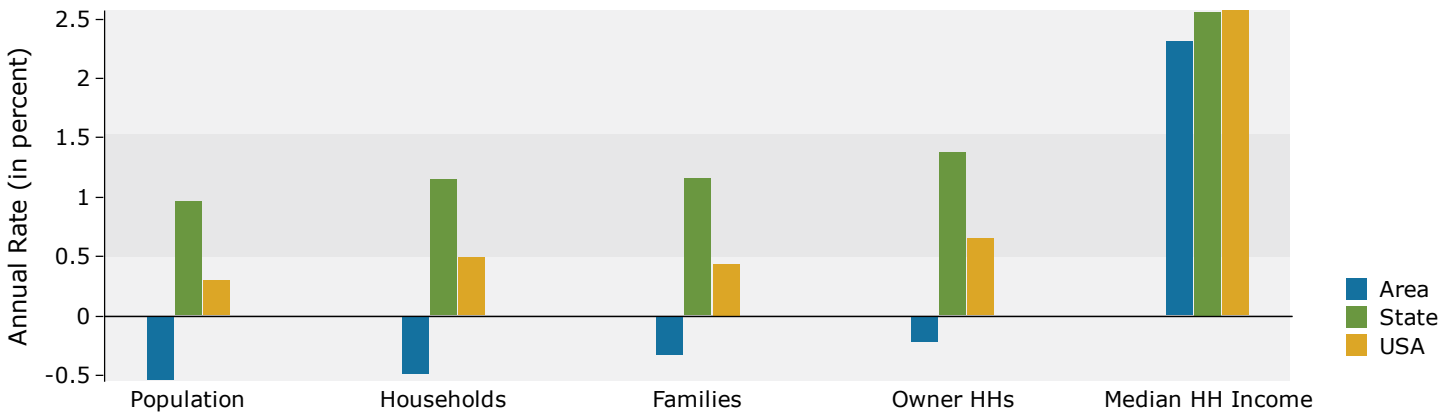
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	677	5.9%	642	5.5%	564	5.0%	554	5.0%
5 - 9	737	6.5%	687	5.9%	631	5.6%	593	5.4%
10 - 14	747	6.5%	627	5.4%	677	6.0%	649	5.9%
15 - 19	771	6.8%	654	5.6%	637	5.6%	606	5.5%
20 - 24	598	5.2%	700	6.0%	530	4.7%	545	4.9%
25 - 34	1,549	13.6%	1,684	14.4%	1,484	13.1%	1,294	11.7%
35 - 44	1,638	14.4%	1,504	12.9%	1,686	14.9%	1,696	15.4%
45 - 54	1,848	16.2%	1,474	12.6%	1,429	12.6%	1,401	12.7%
55 - 64	1,629	14.3%	1,743	14.9%	1,579	13.9%	1,390	12.6%
65 - 74	817	7.2%	1,220	10.5%	1,401	12.4%	1,350	12.2%
75 - 84	307	2.7%	591	5.1%	596	5.3%	783	7.1%
85+	87	0.8%	142	1.2%	123	1.1%	172	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,828	68.6%	5,563	47.7%	5,108	45.1%	4,533	41.1%
Black Alone	1,000	8.8%	990	8.5%	1,029	9.1%	1,074	9.7%
American Indian Alone	52	0.5%	106	0.9%	107	0.9%	115	1.0%
Asian Alone	1,055	9.2%	1,193	10.2%	1,242	11.0%	1,384	12.5%
Pacific Islander Alone	1	0.0%	9	0.1%	9	0.1%	10	0.1%
Some Other Race Alone	1,178	10.3%	1,583	13.6%	1,607	14.2%	1,657	15.0%
Two or More Races	292	2.6%	2,227	19.1%	2,236	19.7%	2,260	20.5%
Hispanic Origin (Any Race)	3,238	28.4%	4,159	35.6%	4,193	37.0%	4,236	38.4%

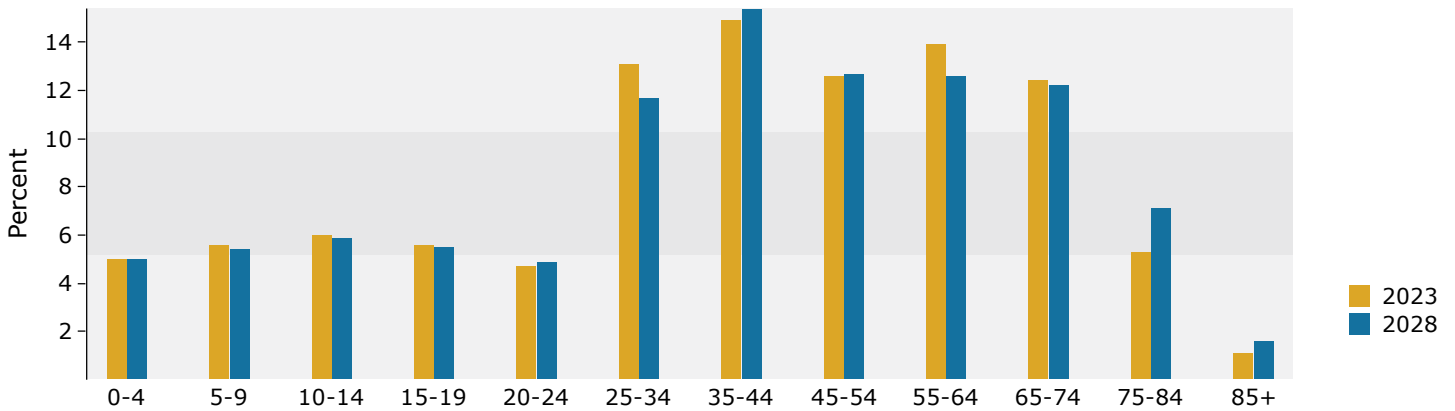
Data Note: Income is expressed in current dollars.

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

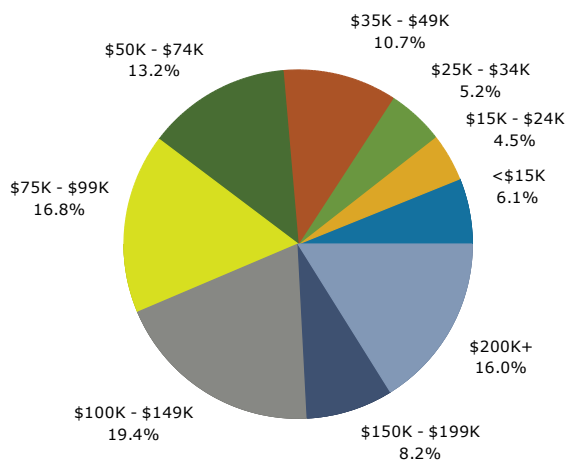
Trends 2023-2028



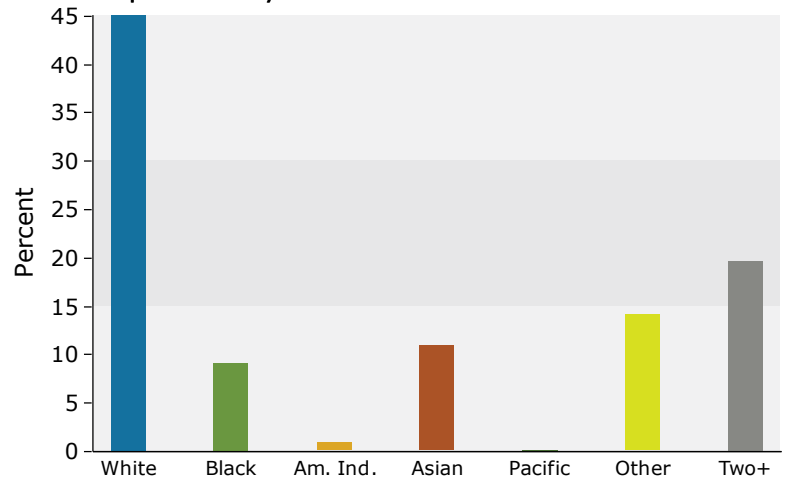
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 37.0%

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



Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.97216
 Longitude: -96.87733

Summary	Census 2010	Census 2020	2023	2028
Population	129,896	137,030	136,794	138,908
Households	52,596	57,008	57,359	58,719
Families	31,380	33,235	32,690	33,576
Average Household Size	2.47	2.40	2.38	2.36
Owner Occupied Housing Units	24,581	24,409	24,669	24,918
Renter Occupied Housing Units	28,018	32,599	32,690	33,801
Median Age	33.6	35.5	36.0	36.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.31%	0.97%	0.30%
Households	0.47%	1.15%	0.49%
Families	0.54%	1.16%	0.44%
Owner HHs	0.20%	1.38%	0.66%
Median Household Income	2.21%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,603	6.3%	3,176	5.4%
\$15,000 - \$24,999	3,086	5.4%	2,500	4.3%
\$25,000 - \$34,999	3,874	6.8%	3,339	5.7%
\$35,000 - \$49,999	8,072	14.1%	7,359	12.5%
\$50,000 - \$74,999	11,601	20.2%	11,452	19.5%
\$75,000 - \$99,999	8,020	14.0%	8,429	14.4%
\$100,000 - \$149,999	10,273	17.9%	11,673	19.9%
\$150,000 - \$199,999	4,130	7.2%	5,303	9.0%
\$200,000+	4,700	8.2%	5,489	9.3%
Median Household Income	\$70,383		\$78,529	
Average Household Income	\$99,927		\$112,330	
Per Capita Income	\$41,823		\$47,398	

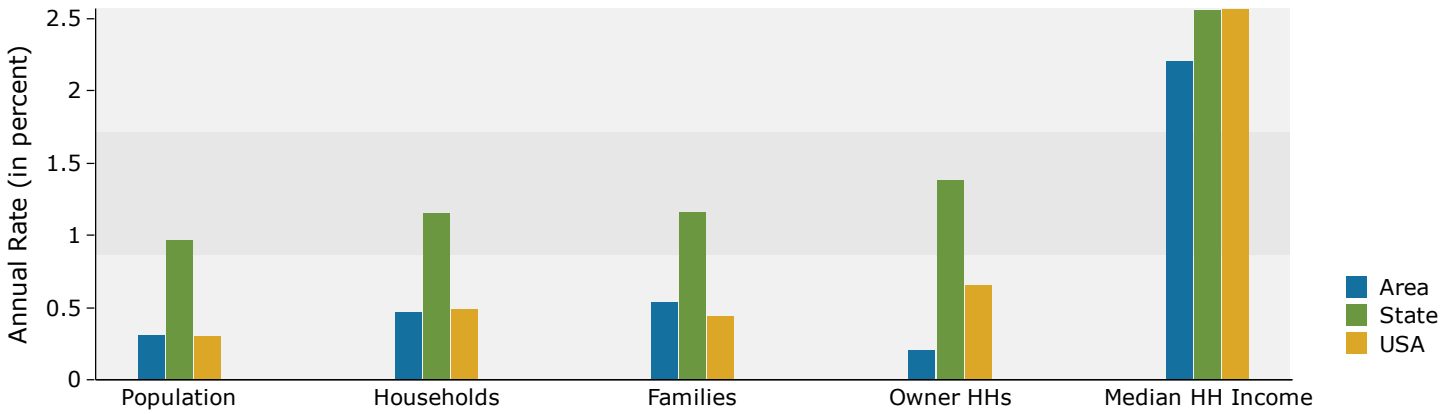
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,331	7.2%	7,610	5.6%	8,146	6.0%	8,370	6.0%
5 - 9	8,695	6.7%	7,492	5.5%	8,142	6.0%	7,853	5.7%
10 - 14	8,330	6.4%	7,978	5.8%	8,036	5.9%	7,899	5.7%
15 - 19	8,296	6.4%	8,132	5.9%	7,864	5.7%	7,617	5.5%
20 - 24	9,691	7.5%	9,925	7.2%	9,951	7.3%	10,541	7.6%
25 - 34	23,815	18.3%	26,274	19.2%	24,097	17.6%	23,420	16.9%
35 - 44	19,059	14.7%	19,506	14.2%	20,637	15.1%	20,942	15.1%
45 - 54	18,823	14.5%	16,796	12.3%	16,253	11.9%	16,805	12.1%
55 - 64	13,462	10.4%	16,643	12.1%	15,689	11.5%	14,784	10.6%
65 - 74	6,581	5.1%	10,542	7.7%	11,624	8.5%	12,355	8.9%
75 - 84	2,945	2.3%	4,772	3.5%	5,041	3.7%	6,611	4.8%
85+	868	0.7%	1,362	1.0%	1,314	1.0%	1,708	1.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	81,522	62.8%	56,197	41.0%	54,427	39.8%	51,965	37.4%
Black Alone	14,824	11.4%	19,537	14.3%	19,453	14.2%	20,106	14.5%
American Indian Alone	919	0.7%	1,676	1.2%	1,732	1.3%	1,870	1.3%
Asian Alone	10,307	7.9%	12,214	8.9%	12,479	9.1%	14,417	10.4%
Pacific Islander Alone	48	0.0%	91	0.1%	90	0.1%	96	0.1%
Some Other Race Alone	18,024	13.9%	21,764	15.9%	22,590	16.5%	23,685	17.1%
Two or More Races	4,251	3.3%	25,551	18.6%	26,024	19.0%	26,769	19.3%
Hispanic Origin (Any Race)	48,422	37.3%	53,915	39.3%	55,522	40.6%	57,277	41.2%

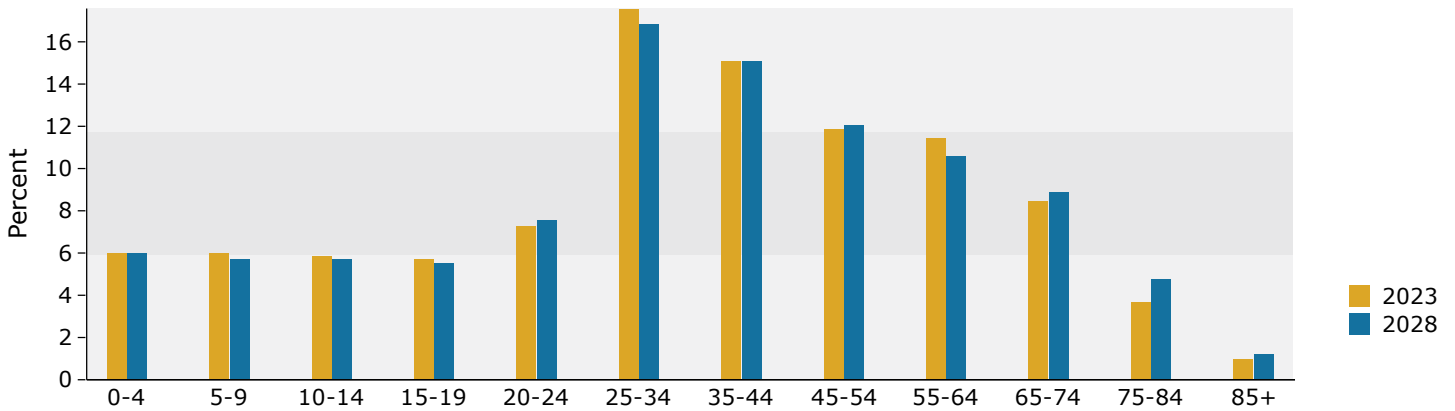
Data Note: Income is expressed in current dollars.

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

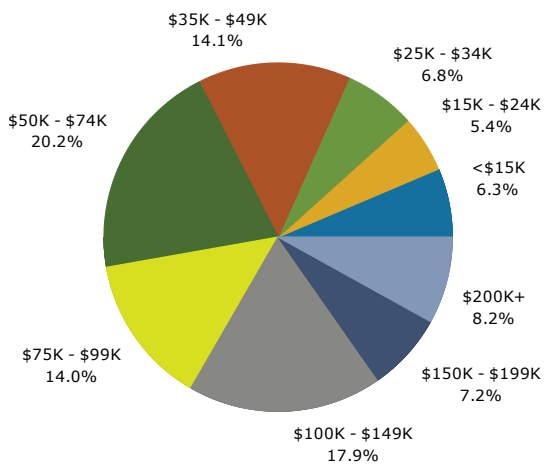
Trends 2023-2028



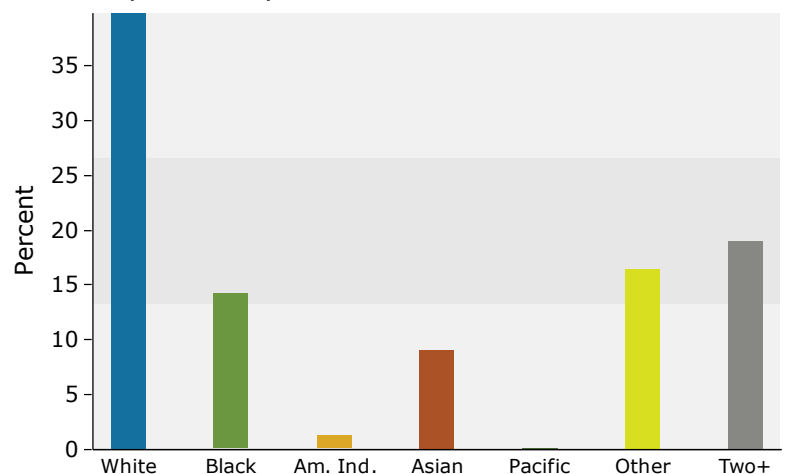
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 40.6%

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



Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.97216
 Longitude: -96.87733

Summary	Census 2010	Census 2020	2023	2028
Population	301,761	334,337	341,708	347,684
Households	129,395	145,474	149,839	153,750
Families	73,341	82,466	80,643	82,767
Average Household Size	2.33	2.29	2.27	2.25
Owner Occupied Housing Units	58,033	60,051	62,034	62,914
Renter Occupied Housing Units	71,365	85,423	87,805	90,836
Median Age	34.2	36.1	36.9	37.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.35%	0.97%	0.30%
Households	0.52%	1.15%	0.49%
Families	0.52%	1.16%	0.44%
Owner HHs	0.28%	1.38%	0.66%
Median Household Income	1.94%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	8,714	5.8%	7,781	5.1%
\$15,000 - \$24,999	7,242	4.8%	5,835	3.8%
\$25,000 - \$34,999	9,162	6.1%	7,891	5.1%
\$35,000 - \$49,999	18,285	12.2%	16,677	10.8%
\$50,000 - \$74,999	29,760	19.9%	29,240	19.0%
\$75,000 - \$99,999	20,333	13.6%	21,272	13.8%
\$100,000 - \$149,999	25,545	17.0%	28,575	18.6%
\$150,000 - \$199,999	12,640	8.4%	16,082	10.5%
\$200,000+	18,158	12.1%	20,398	13.3%
Median Household Income	\$76,640		\$84,386	
Average Household Income	\$115,692		\$128,518	
Per Capita Income	\$50,673		\$56,755	

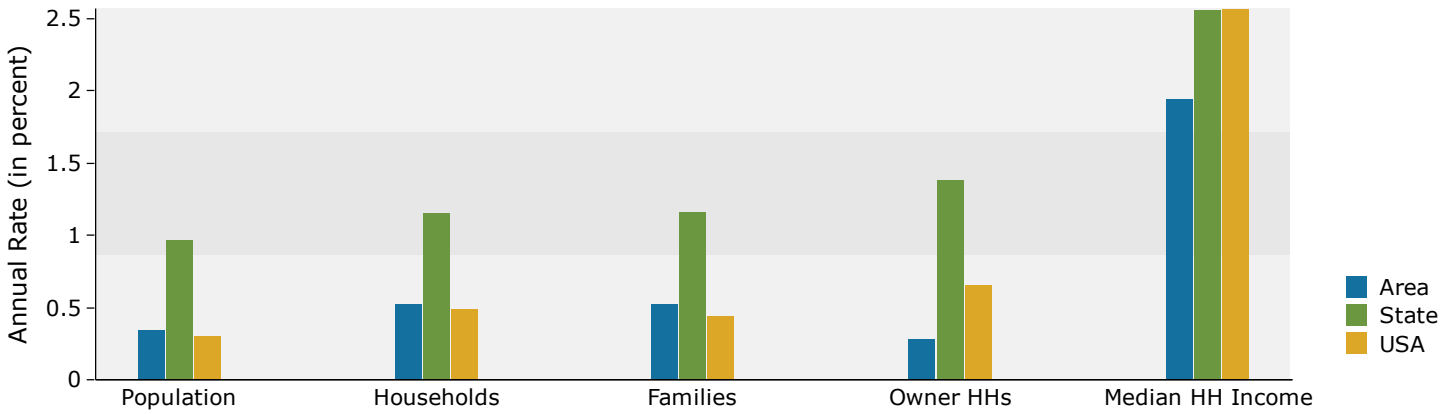
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,763	6.9%	18,437	5.5%	19,283	5.6%	19,952	5.7%
5 - 9	19,088	6.3%	18,013	5.4%	19,484	5.7%	18,773	5.4%
10 - 14	18,230	6.0%	18,732	5.6%	19,639	5.7%	18,794	5.4%
15 - 19	17,832	5.9%	18,721	5.6%	18,767	5.5%	18,182	5.2%
20 - 24	21,677	7.2%	23,096	6.9%	23,861	7.0%	25,572	7.4%
25 - 34	57,432	19.0%	64,228	19.2%	59,554	17.4%	59,495	17.1%
35 - 44	45,176	15.0%	48,616	14.5%	52,537	15.4%	52,449	15.1%
45 - 54	44,540	14.8%	42,398	12.7%	41,981	12.3%	43,089	12.4%
55 - 64	31,222	10.3%	40,735	12.2%	40,382	11.8%	37,850	10.9%
65 - 74	15,313	5.1%	25,565	7.6%	29,274	8.6%	31,728	9.1%
75 - 84	7,683	2.5%	11,660	3.5%	12,968	3.8%	16,885	4.9%
85+	2,805	0.9%	4,135	1.2%	3,979	1.2%	4,915	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	193,368	64.1%	149,284	44.7%	148,099	43.3%	141,959	40.8%
Black Alone	35,311	11.7%	48,462	14.5%	50,117	14.7%	52,011	15.0%
American Indian Alone	1,780	0.6%	3,123	0.9%	3,251	1.0%	3,504	1.0%
Asian Alone	28,304	9.4%	40,040	12.0%	42,286	12.4%	47,608	13.7%
Pacific Islander Alone	121	0.0%	240	0.1%	243	0.1%	256	0.1%
Some Other Race Alone	33,668	11.2%	41,805	12.5%	44,033	12.9%	46,467	13.4%
Two or More Races	9,210	3.1%	51,383	15.4%	53,678	15.7%	55,879	16.1%
Hispanic Origin (Any Race)	89,669	29.7%	102,038	30.5%	107,045	31.3%	111,318	32.0%

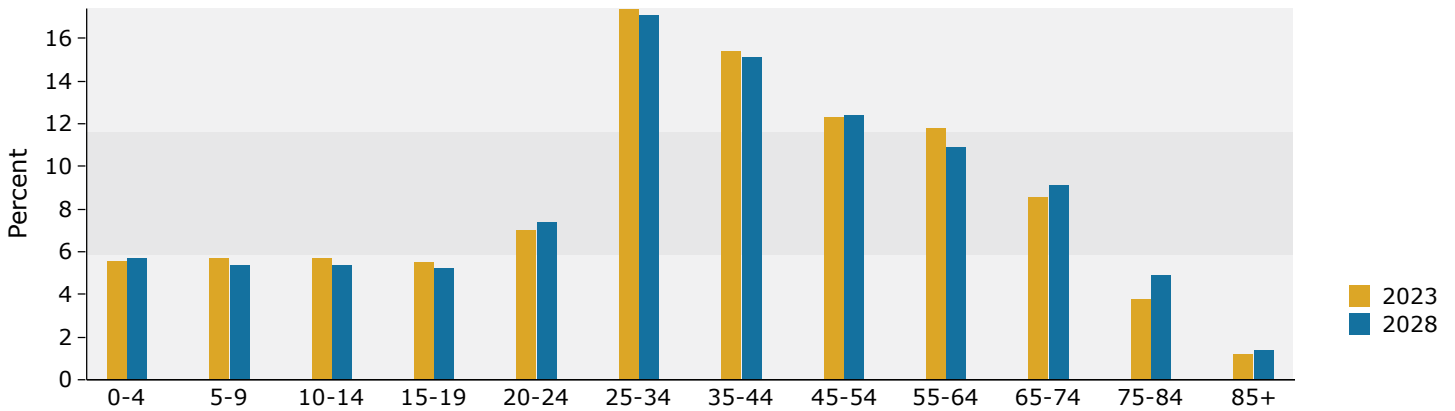
Data Note: Income is expressed in current dollars.

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

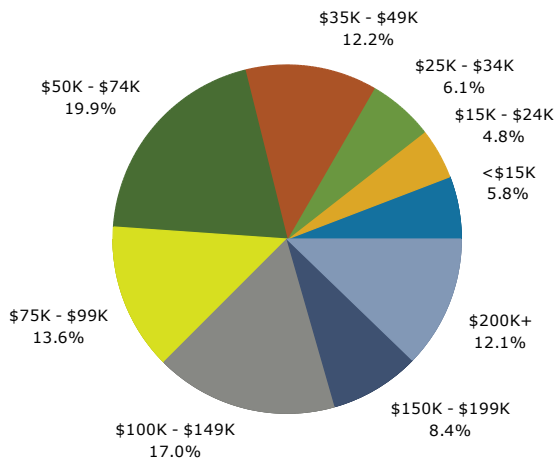
Trends 2023-2028



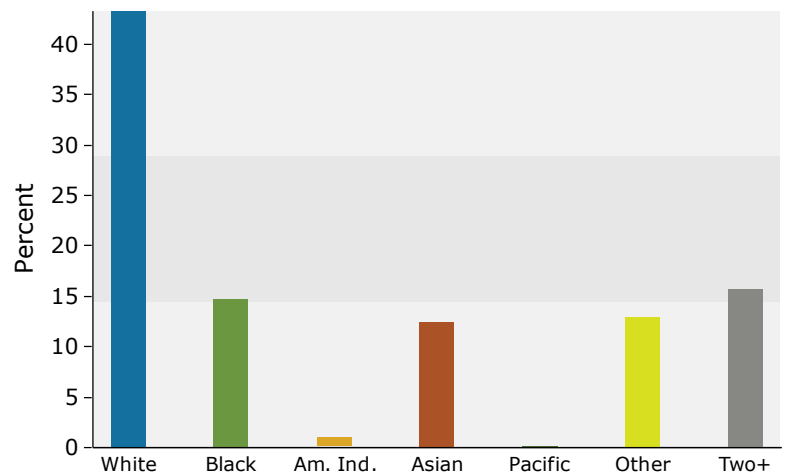
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 31.3%

Source: Esri forecasts for 2023 and 2028. 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.

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