

**For
Sale**

**4909 Branch Hollow Dr
The Colony, TX 75056**



- **Asking- \$1,350,000**
- **Building size- 4,860 sqft**
- **Year built- 1995**
- **Lot size- 0.52 acres approx.**
- **Previous licensed capacity- 100+**
- **Currently Vacant**
- **Building completely updated in 2018 & 2024**
- **5 Classrooms, Kitchen, 2 Offices, Cafeteria/Flex space & Playground**
- **10 Parking spots**
- **Located in a very fast-growing area**



Neal Agrawal
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dfwneal@gmail.com
Crest Real Estate Advisors

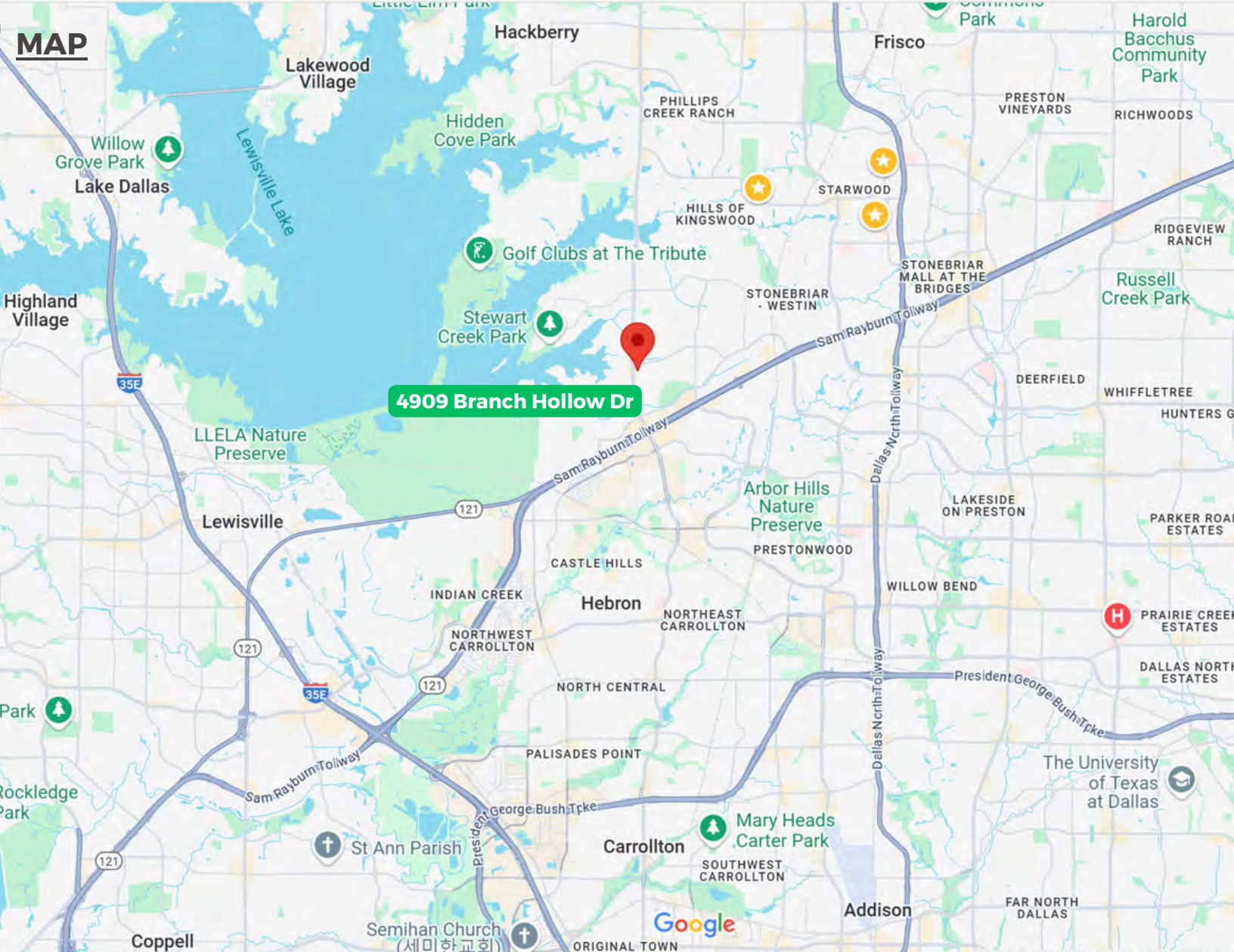
WWW.PRESCHOOLEXCHANGE.COM

PICTURES

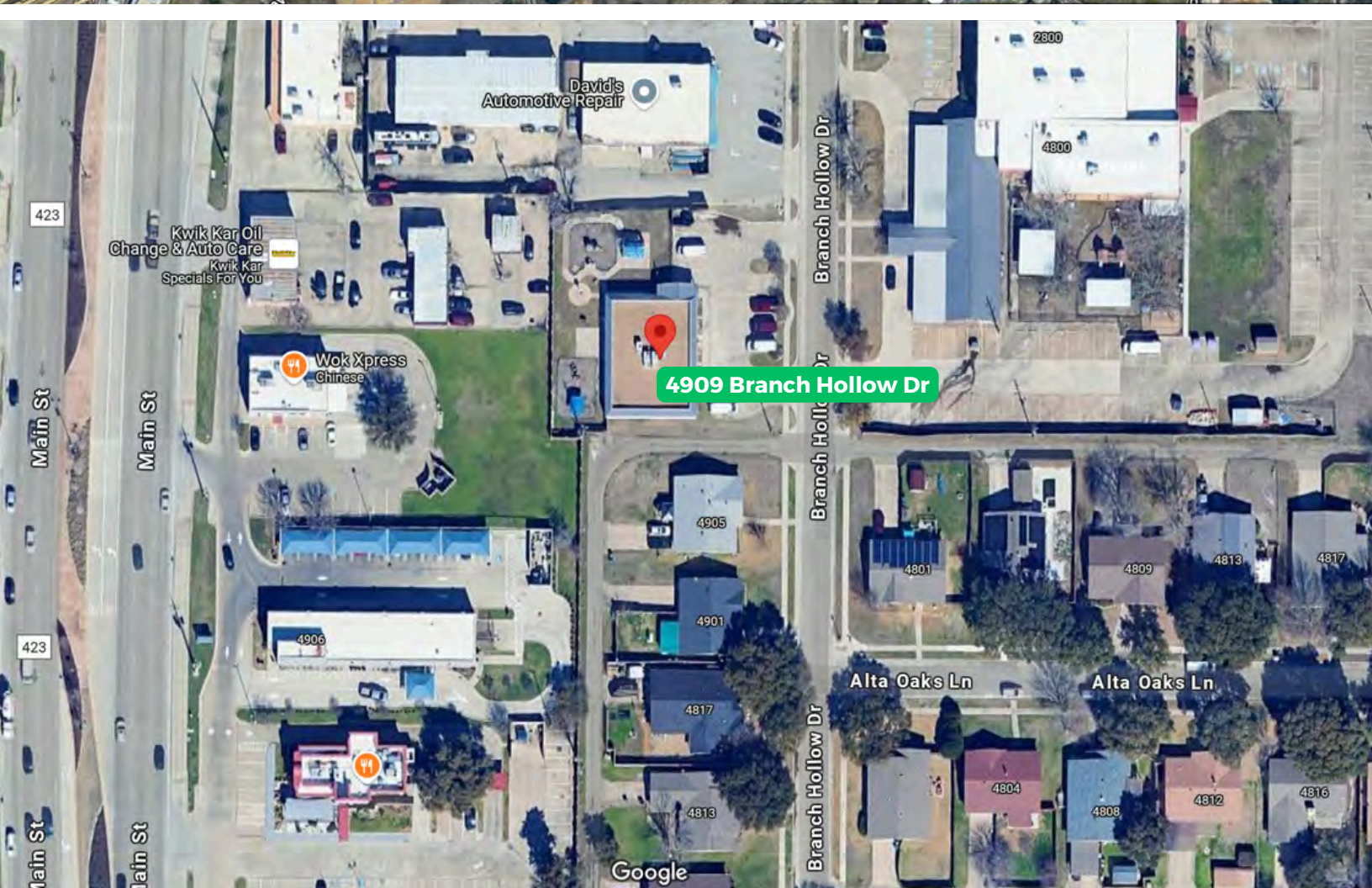
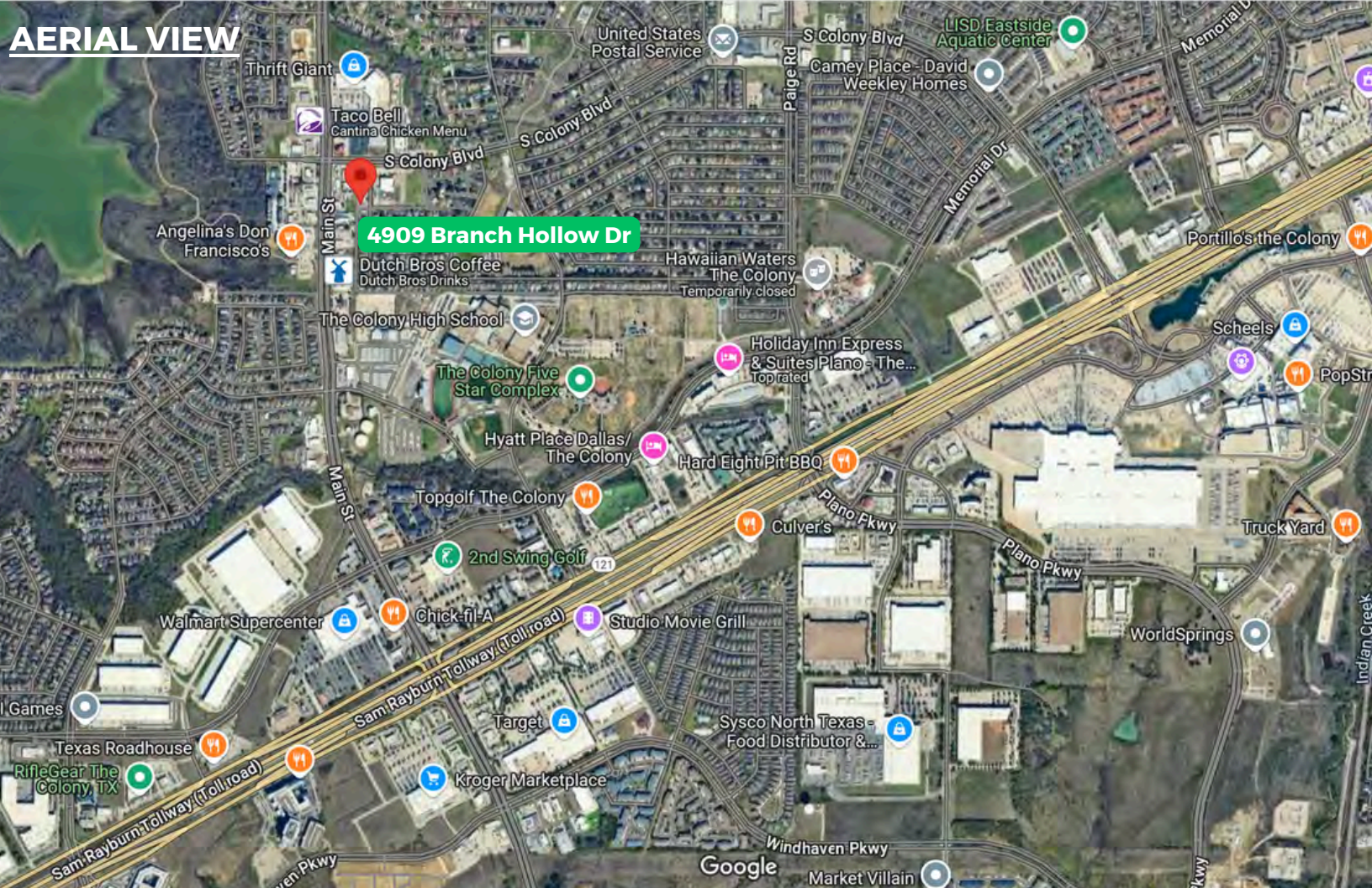


PICTURES





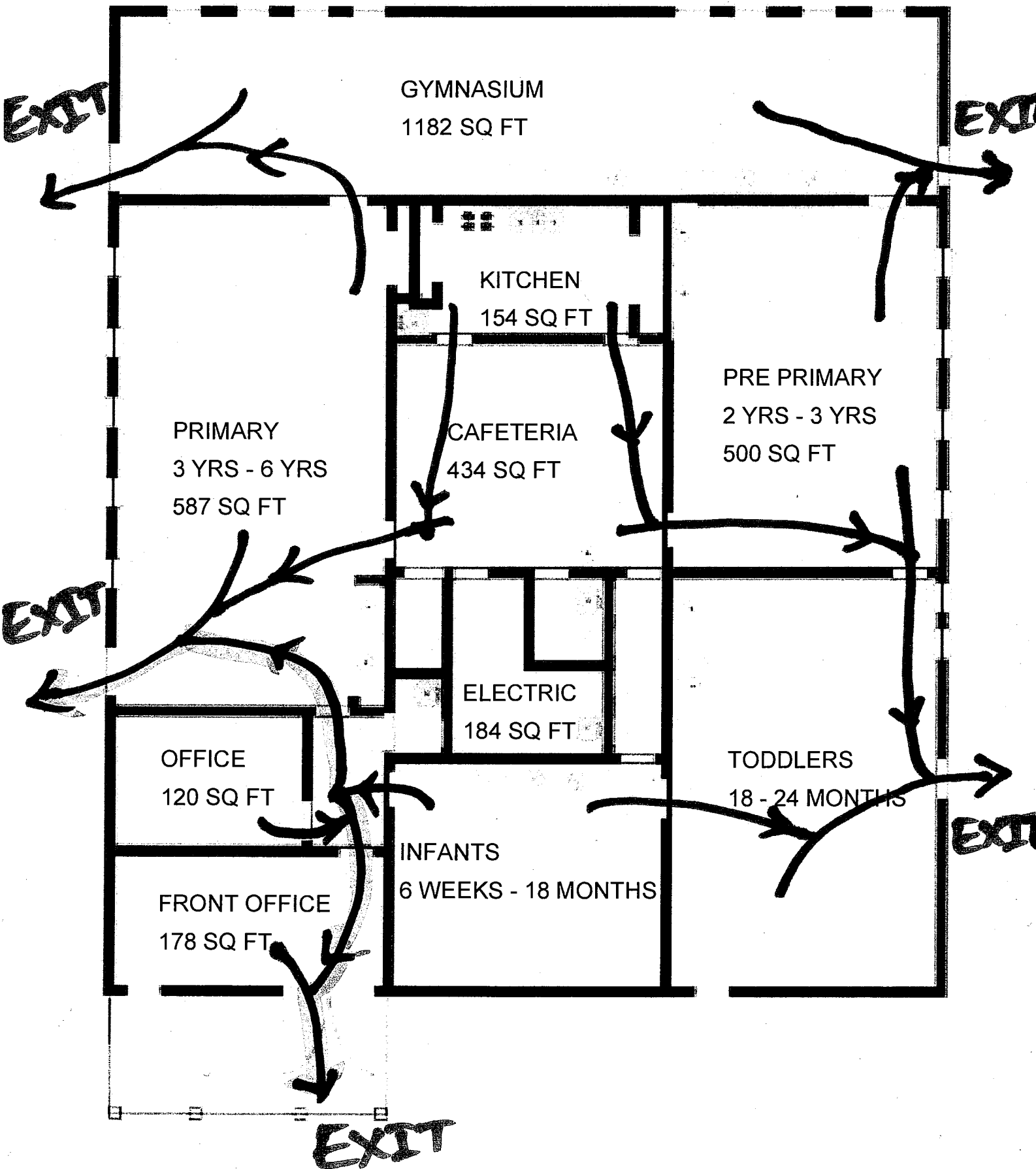
- Located in the the very fast Growing city of The Colony.
- Minutes away from the newest development of the Grandscape and Nebraska Furniture Mart.
- Closest attractions include Hawaiian Falls, Top Golf, World Springs, Andretti's & Cosm.
- Lots of Restaurants within minutes with many more opening.
- Growing Residential & Commercial developments.
- About 6 miles from the Stonebriar Mall, Frisco.
- Very easy access from Hwy 121.



List of Upgrades – 4909 Branch Hollow Dr, The Colony, TX

1. All the plumbing pipes in restrooms and other rooms are replaced with new pipes and properly graded as per the code. So, all new plumbing except the kitchen area.
2. All the countertops, sinks, and faucets are new.
3. Underneath each sink, we have added a brand new water-mixer (siphon) valve that was needed as per the city/business requirements. All new supply valves, tubes and the drain pipes, p-traps under all the sinks.
4. All the existing piping in the attic that was copper is now converted to pex piping with the jacket insulation.
5. Electrical Romex wiring replaced in sections with ground addition, all the switches are new and tamper proof as per the code requirements.
6. All plugs and wall plates are new as well.
7. All the 4 exterior doors are newly installed with the emergency push bar exit mechanism that is a requirement from the fire department.
8. All new exit door signs and additionally added the exterior egress lighting on all doors for emergency exit purpose.
9. All ballasts and led drivers are replaced with new ones for the exterior lighting.
10. All the toilets and sink areas are now equipped with the 4 feet high FRP panel walls to prevent the water damage and are easy to maintain. Code requirement as well.
11. All new insulation in exterior walls, new sheetrock work all over the property with new baseboards and trim throughout the building.
12. New cabinets/mirrors/faucets/drain lines in the restrooms.

EXIT PLAN



Demographic and Income Profile

4909 Branch Hollow Dr, The Colony, Texas, 75056 5
 4909 Branch Hollow Dr, The Colony, Texas, 75056
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.07941
 Longitude: -96.89160

Summary	Census 2010	Census 2020	2024	2029
Population	9,168	8,844	8,631	8,383
Households	3,098	3,216	3,211	3,191
Families	2,508	2,386	2,296	2,246
Average Household Size	2.96	2.75	2.69	2.63
Owner Occupied Housing Units	2,400	2,300	2,347	2,382
Renter Occupied Housing Units	697	916	864	809
Median Age	34.6	37.7	38.7	40.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.58%	1.09%	0.38%
Households	-0.12%	1.36%	0.64%
Families	-0.44%	1.26%	0.56%
Owner HHs	0.30%	1.82%	0.97%
Median Household Income	2.18%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	90	2.8%	67	2.1%
\$15,000 - \$24,999	36	1.1%	24	0.8%
\$25,000 - \$34,999	41	1.3%	30	0.9%
\$35,000 - \$49,999	184	5.7%	136	4.3%
\$50,000 - \$74,999	497	15.5%	396	12.4%
\$75,000 - \$99,999	437	13.6%	391	12.3%
\$100,000 - \$149,999	869	27.1%	873	27.4%
\$150,000 - \$199,999	502	15.6%	637	20.0%
\$200,000+	557	17.3%	640	20.1%

Median Household Income	\$113,140	\$126,039
Average Household Income	\$142,236	\$160,947
Per Capita Income	\$51,612	\$59,722

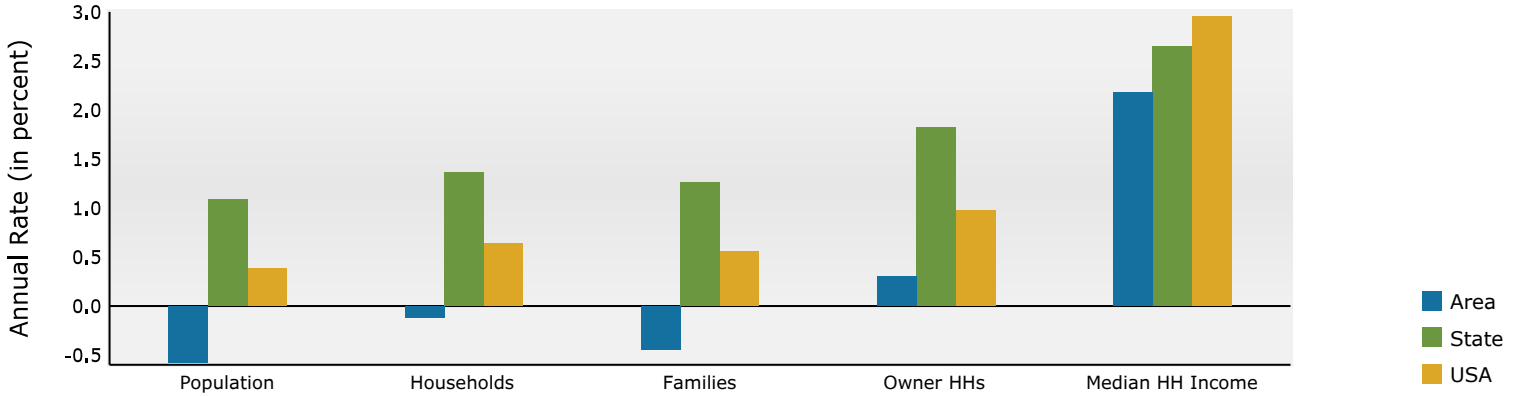
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	668	7.3%	489	5.5%	462	5.4%	435	5.2%
5 - 9	696	7.6%	503	5.7%	520	6.0%	458	5.5%
10 - 14	748	8.2%	562	6.4%	504	5.8%	501	6.0%
15 - 19	709	7.7%	641	7.2%	509	5.9%	424	5.1%
20 - 24	528	5.8%	552	6.2%	523	6.1%	404	4.8%
25 - 34	1,292	14.1%	1,327	15.0%	1,281	14.8%	1,204	14.4%
35 - 44	1,451	15.8%	1,250	14.1%	1,321	15.3%	1,393	16.6%
45 - 54	1,545	16.9%	1,226	13.9%	1,184	13.7%	1,105	13.2%
55 - 64	1,005	11.0%	1,221	13.8%	1,086	12.6%	1,011	12.1%
65 - 74	363	4.0%	770	8.7%	823	9.5%	904	10.8%
75 - 84	126	1.4%	254	2.9%	363	4.2%	460	5.5%
85+	36	0.4%	48	0.5%	55	0.6%	85	1.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,989	76.2%	5,081	57.5%	4,656	53.9%	4,278	51.0%
Black Alone	682	7.4%	861	9.7%	912	10.6%	911	10.9%
American Indian Alone	64	0.7%	100	1.1%	100	1.2%	98	1.2%
Asian Alone	584	6.4%	567	6.4%	657	7.6%	719	8.6%
Pacific Islander Alone	10	0.1%	15	0.2%	14	0.2%	14	0.2%
Some Other Race Alone	553	6.0%	876	9.9%	918	10.6%	957	11.4%
Two or More Races	286	3.1%	1,343	15.2%	1,374	15.9%	1,407	16.8%
Hispanic Origin (Any Race)	2,128	23.2%	2,320	26.2%	2,403	27.8%	2,488	29.7%

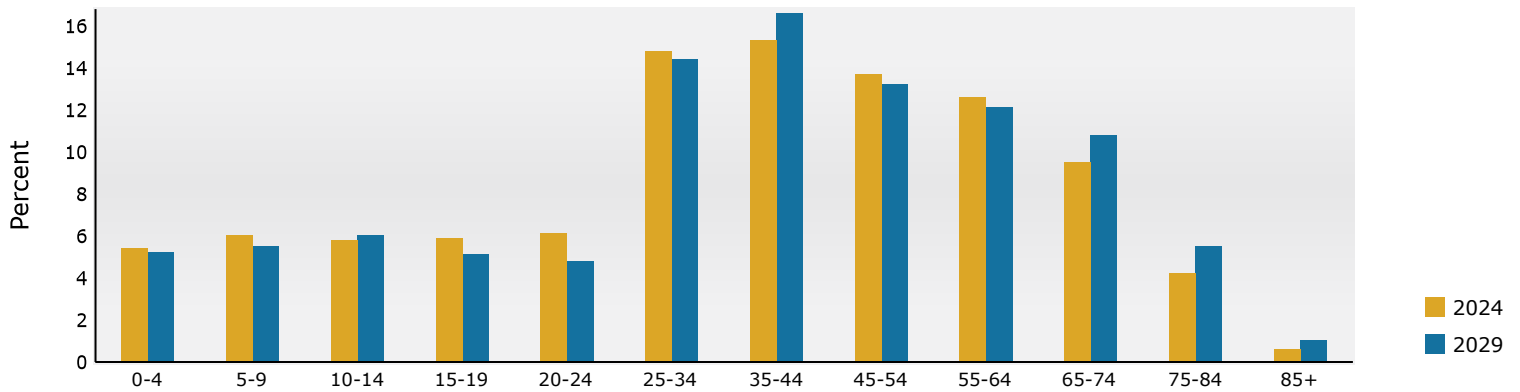
Data Note: Income is expressed in current dollars.

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

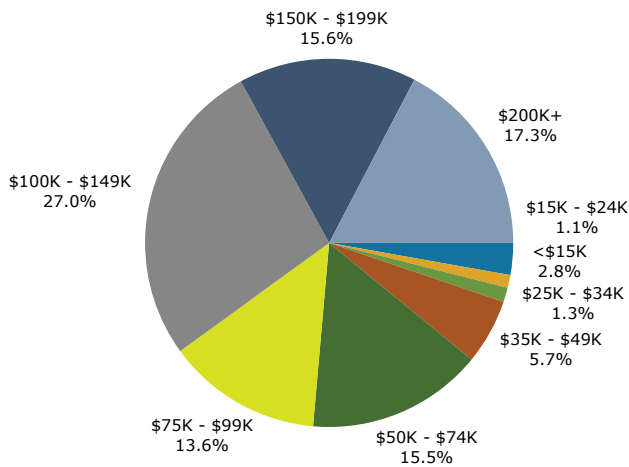
Trends 2024-2029



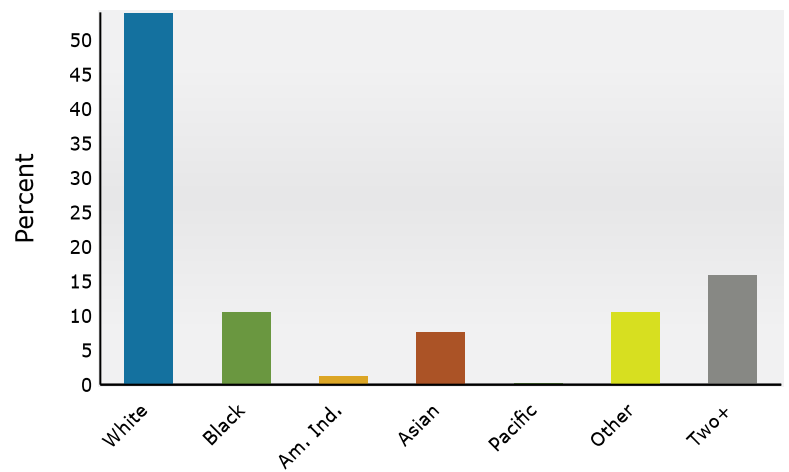
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 27.8%

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

Demographic and Income Profile

4909 Branch Hollow Dr, The Colony, Texas, 75056 5
 4909 Branch Hollow Dr, The Colony, Texas, 75056
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.07941
 Longitude: -96.89160

Summary	Census 2010	Census 2020	2024	2029
Population	49,719	74,906	82,320	85,765
Households	18,401	29,543	33,042	35,420
Families	13,196	20,015	21,384	22,216
Average Household Size	2.70	2.54	2.49	2.42
Owner Occupied Housing Units	12,175	17,108	18,851	19,502
Renter Occupied Housing Units	6,226	12,435	14,191	15,919
Median Age	33.6	36.0	36.8	38.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.82%	1.09%	0.38%
Households	1.40%	1.36%	0.64%
Families	0.77%	1.26%	0.56%
Owner HHs	0.68%	1.82%	0.97%
Median Household Income	2.73%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,369	4.1%	1,163	3.3%
\$15,000 - \$24,999	495	1.5%	351	1.0%
\$25,000 - \$34,999	832	2.5%	674	1.9%
\$35,000 - \$49,999	2,028	6.1%	1,641	4.6%
\$50,000 - \$74,999	4,349	13.2%	3,998	11.3%
\$75,000 - \$99,999	3,881	11.7%	3,828	10.8%
\$100,000 - \$149,999	6,888	20.8%	7,325	20.7%
\$150,000 - \$199,999	5,137	15.5%	6,838	19.3%
\$200,000+	8,062	24.4%	9,601	27.1%

Median Household Income	\$120,772	\$138,203
Average Household Income	\$161,575	\$180,539
Per Capita Income	\$64,203	\$73,841

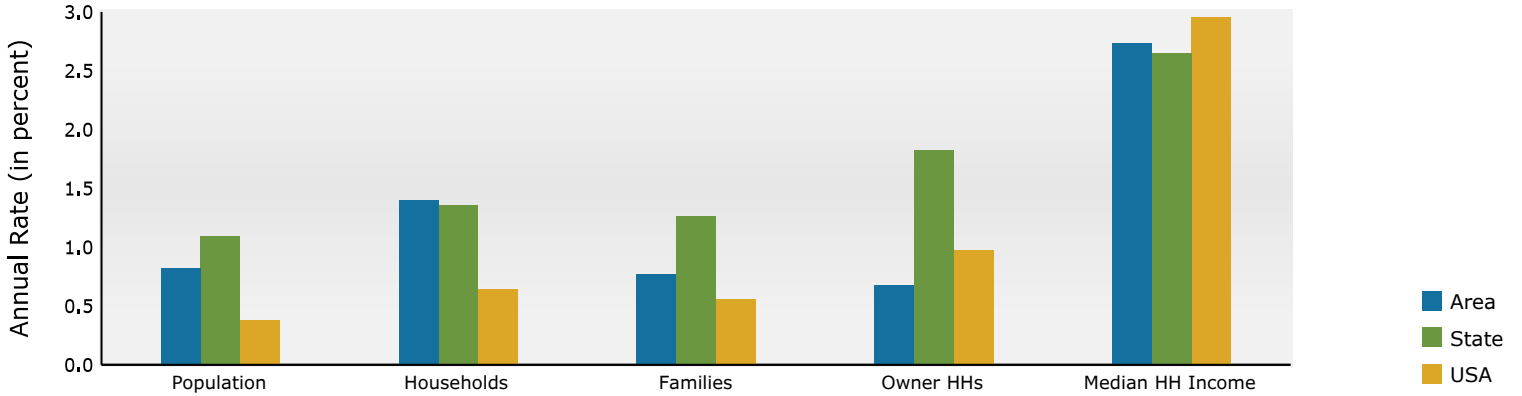
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,875	7.8%	4,596	6.1%	4,926	6.0%	4,888	5.7%
5 - 9	3,914	7.9%	4,666	6.2%	5,381	6.5%	5,167	6.0%
10 - 14	3,731	7.5%	4,756	6.3%	5,148	6.3%	5,569	6.5%
15 - 19	3,199	6.4%	4,534	6.1%	4,592	5.6%	4,712	5.5%
20 - 24	3,039	6.1%	4,653	6.2%	4,816	5.9%	4,625	5.4%
25 - 34	8,296	16.7%	13,033	17.4%	13,663	16.6%	12,918	15.1%
35 - 44	8,721	17.5%	12,116	16.2%	14,161	17.2%	14,697	17.1%
45 - 54	7,725	15.5%	10,944	14.6%	11,889	14.4%	12,508	14.6%
55 - 64	4,602	9.3%	8,783	11.7%	9,212	11.2%	9,984	11.6%
65 - 74	1,812	3.6%	4,722	6.3%	5,656	6.9%	6,875	8.0%
75 - 84	651	1.3%	1,690	2.3%	2,347	2.9%	3,115	3.6%
85+	154	0.3%	413	0.6%	529	0.6%	707	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	36,453	73.3%	38,631	51.6%	37,863	46.0%	36,152	42.2%
Black Alone	3,976	8.0%	7,956	10.6%	9,418	11.4%	9,886	11.5%
American Indian Alone	348	0.7%	544	0.7%	566	0.7%	573	0.7%
Asian Alone	4,716	9.5%	13,874	18.5%	19,198	23.3%	22,790	26.6%
Pacific Islander Alone	42	0.1%	61	0.1%	65	0.1%	66	0.1%
Some Other Race Alone	2,541	5.1%	4,684	6.3%	5,162	6.3%	5,529	6.4%
Two or More Races	1,644	3.3%	9,157	12.2%	10,048	12.2%	10,770	12.6%
Hispanic Origin (Any Race)	9,032	18.2%	13,476	18.0%	14,839	18.0%	15,945	18.6%

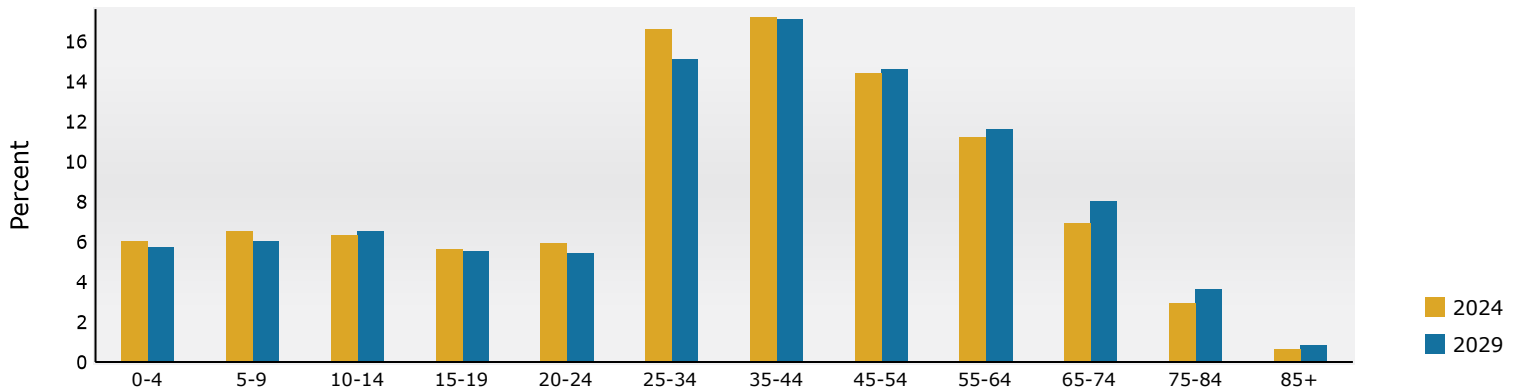
Data Note: Income is expressed in current dollars.

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

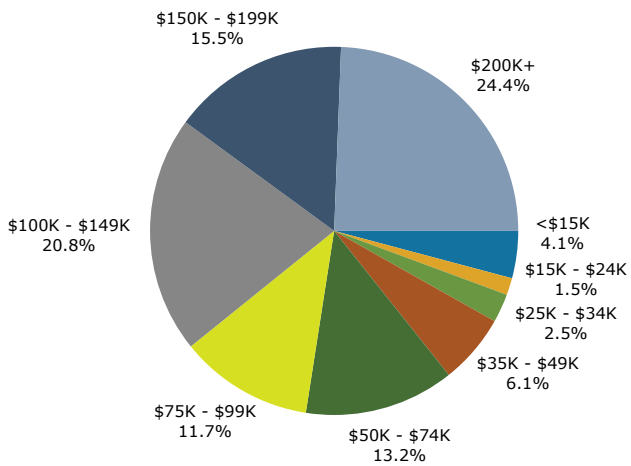
Trends 2024-2029



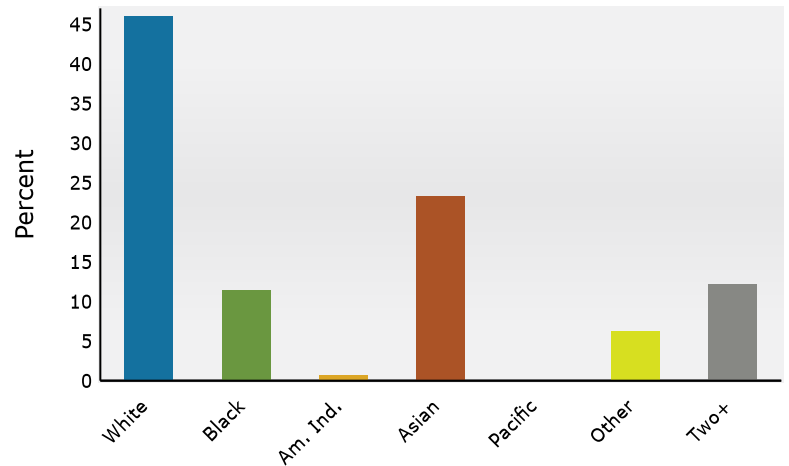
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 18.0%

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

Demographic and Income Profile

4909 Branch Hollow Dr, The Colony, Texas, 75056 5
 4909 Branch Hollow Dr, The Colony, Texas, 75056
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.07941
 Longitude: -96.89160

Summary	Census 2010	Census 2020	2024	2029
Population	137,813	204,231	220,540	226,322
Households	51,816	80,249	88,517	92,871
Families	36,546	53,854	56,224	57,349
Average Household Size	2.65	2.54	2.48	2.43
Owner Occupied Housing Units	34,638	47,219	50,556	51,762
Renter Occupied Housing Units	17,178	33,030	37,961	41,108
Median Age	35.5	37.5	38.1	39.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.52%	1.09%	0.38%
Households	0.96%	1.36%	0.64%
Families	0.40%	1.26%	0.56%
Owner HHs	0.47%	1.82%	0.97%
Median Household Income	2.24%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,760	4.2%	3,180	3.4%
\$15,000 - \$24,999	1,399	1.6%	1,088	1.2%
\$25,000 - \$34,999	2,713	3.1%	2,332	2.5%
\$35,000 - \$49,999	5,133	5.8%	4,357	4.7%
\$50,000 - \$74,999	11,406	12.9%	10,582	11.4%
\$75,000 - \$99,999	11,113	12.6%	11,293	12.2%
\$100,000 - \$149,999	16,983	19.2%	17,628	19.0%
\$150,000 - \$199,999	13,030	14.7%	16,339	17.6%
\$200,000+	22,970	26.0%	26,065	28.1%

Median Household Income	\$120,791	\$134,935
Average Household Income	\$165,007	\$181,529
Per Capita Income	\$66,687	\$74,997

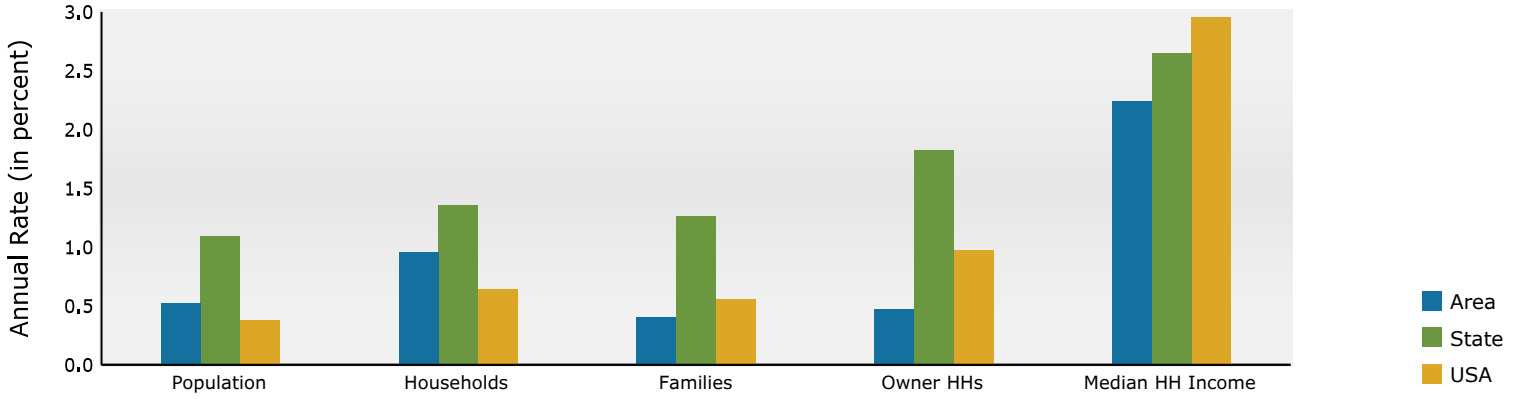
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,969	7.2%	10,986	5.4%	11,635	5.3%	11,590	5.1%
5 - 9	11,007	8.0%	12,867	6.3%	13,635	6.2%	12,903	5.7%
10 - 14	10,714	7.8%	14,141	6.9%	14,088	6.4%	14,191	6.3%
15 - 19	8,887	6.4%	13,159	6.4%	13,084	5.9%	12,713	5.6%
20 - 24	6,934	5.0%	11,993	5.9%	13,227	6.0%	12,878	5.7%
25 - 34	20,265	14.7%	30,880	15.1%	33,622	15.2%	33,126	14.6%
35 - 44	24,415	17.7%	31,657	15.5%	35,950	16.3%	37,096	16.4%
45 - 54	22,825	16.6%	30,490	14.9%	31,868	14.4%	32,577	14.4%
55 - 64	13,756	10.0%	24,805	12.1%	25,460	11.5%	26,088	11.5%
65 - 74	6,000	4.4%	14,986	7.3%	17,401	7.9%	20,007	8.8%
75 - 84	2,287	1.7%	6,479	3.2%	8,405	3.8%	10,489	4.6%
85+	754	0.5%	1,789	0.9%	2,165	1.0%	2,664	1.2%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	99,289	72.0%	107,632	52.7%	105,915	48.0%	100,026	44.2%
Black Alone	10,506	7.6%	19,453	9.5%	22,533	10.2%	23,323	10.3%
American Indian Alone	728	0.5%	1,256	0.6%	1,318	0.6%	1,344	0.6%
Asian Alone	17,074	12.4%	42,312	20.7%	53,138	24.1%	60,299	26.6%
Pacific Islander Alone	82	0.1%	125	0.1%	134	0.1%	135	0.1%
Some Other Race Alone	5,979	4.3%	10,512	5.1%	12,062	5.5%	13,773	6.1%
Two or More Races	4,155	3.0%	22,942	11.2%	25,441	11.5%	27,421	12.1%
Hispanic Origin (Any Race)	19,891	14.4%	31,266	15.3%	35,315	16.0%	39,243	17.3%

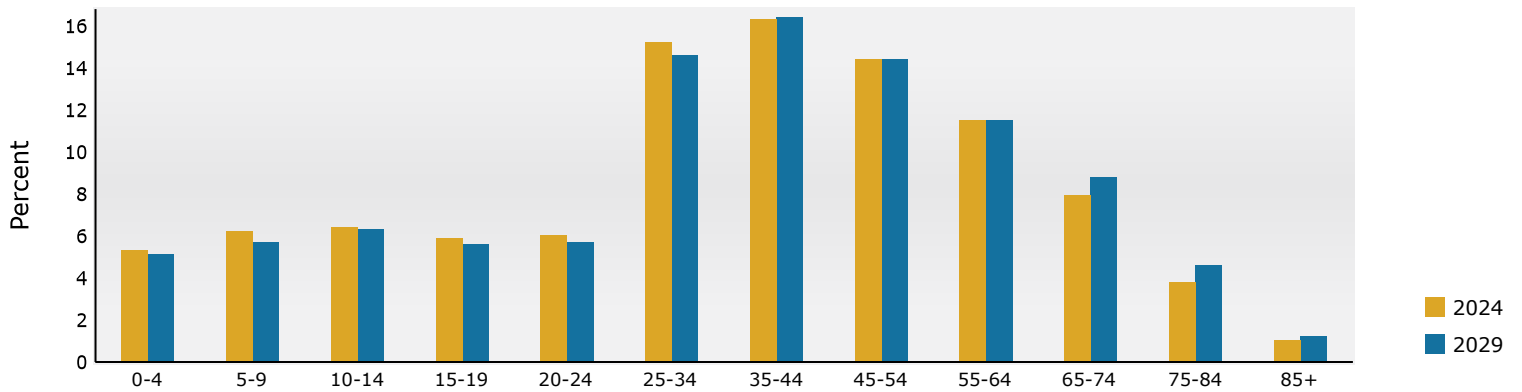
Data Note: Income is expressed in current dollars.

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

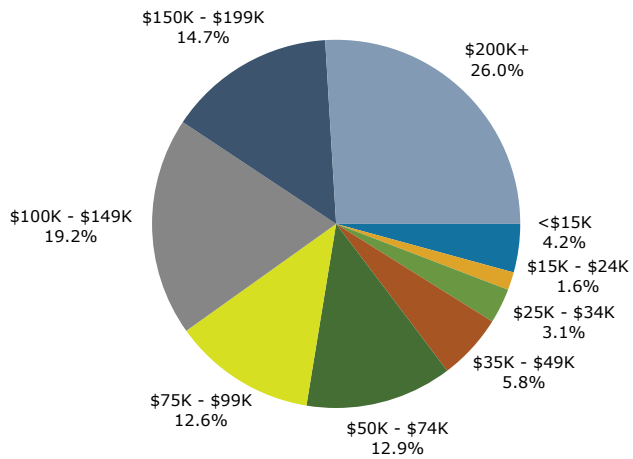
Trends 2024-2029



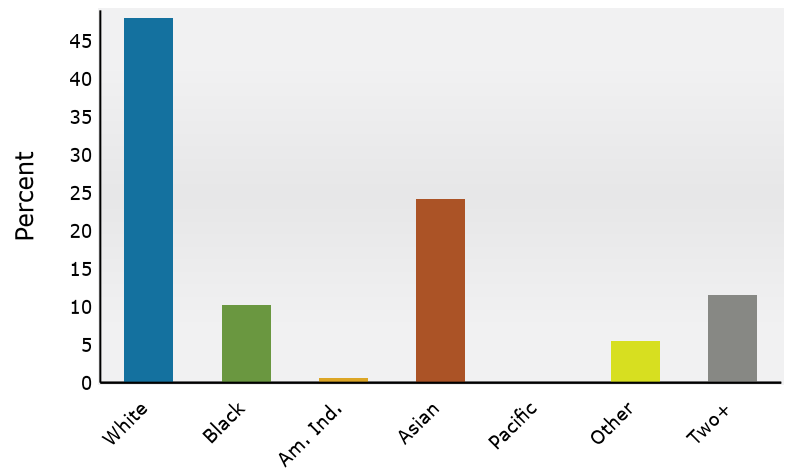
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 16.0%

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.

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