

**FOR
SALE/LEASE**

**6808 Chapman Rd
North Richland Hills, TX 76182**



- For Sale- \$950,000
- For Lease- \$10,000/m
- Building size- 4,392 sqft
- Year built- 1975
- Lot- 0.46 acres approx.
- Previous licensed capacity- 115
- 6 Classrooms, 9 Restrooms, Office, Kitchen & outdoor playground area
- Parking spots- 11+
- C-1 Commercial zoning
- Building use- Childcare/ General Retail/ Office/ Medical



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

www.preschoolexchange.com

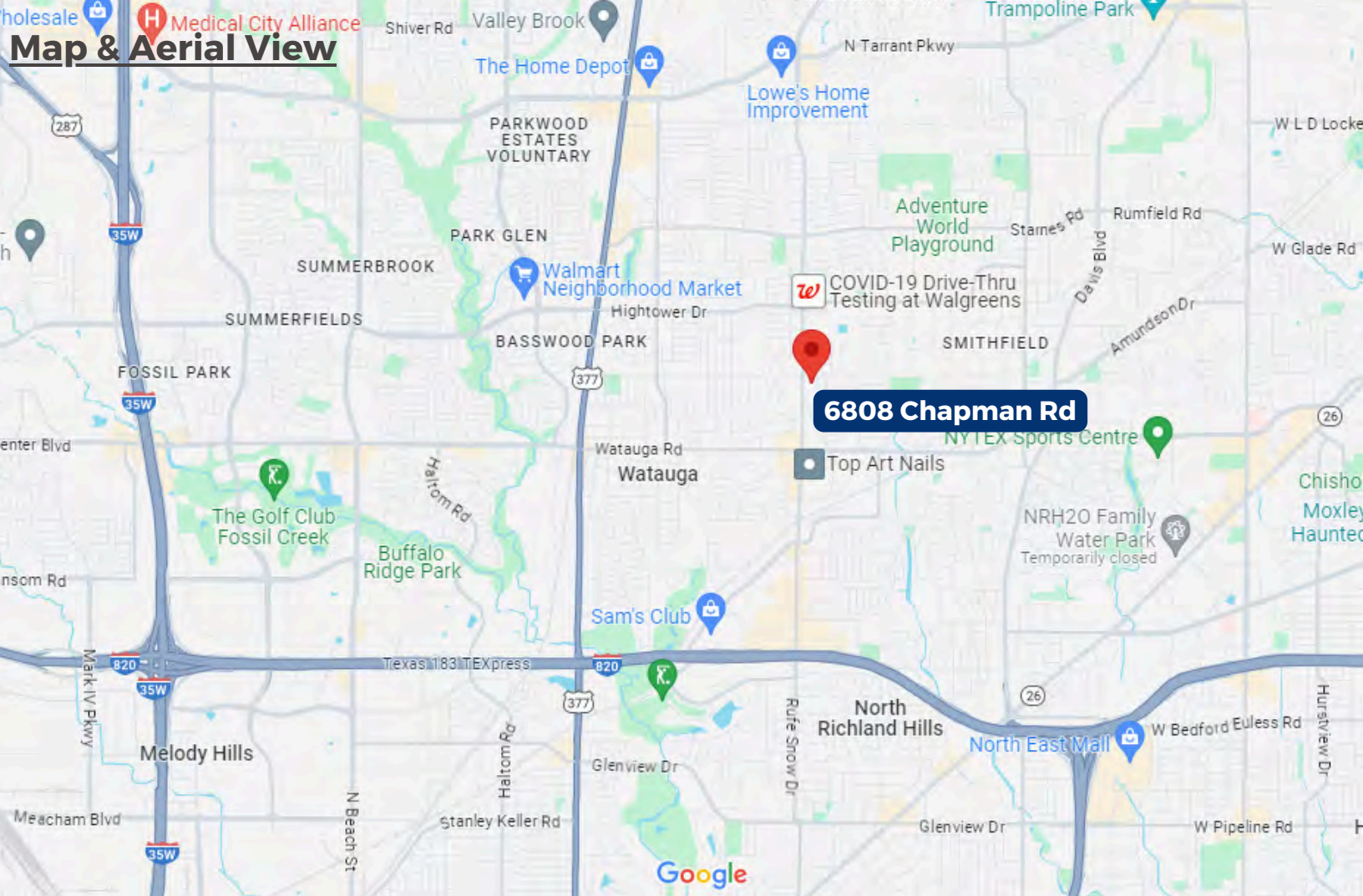
Pictures



Pictures

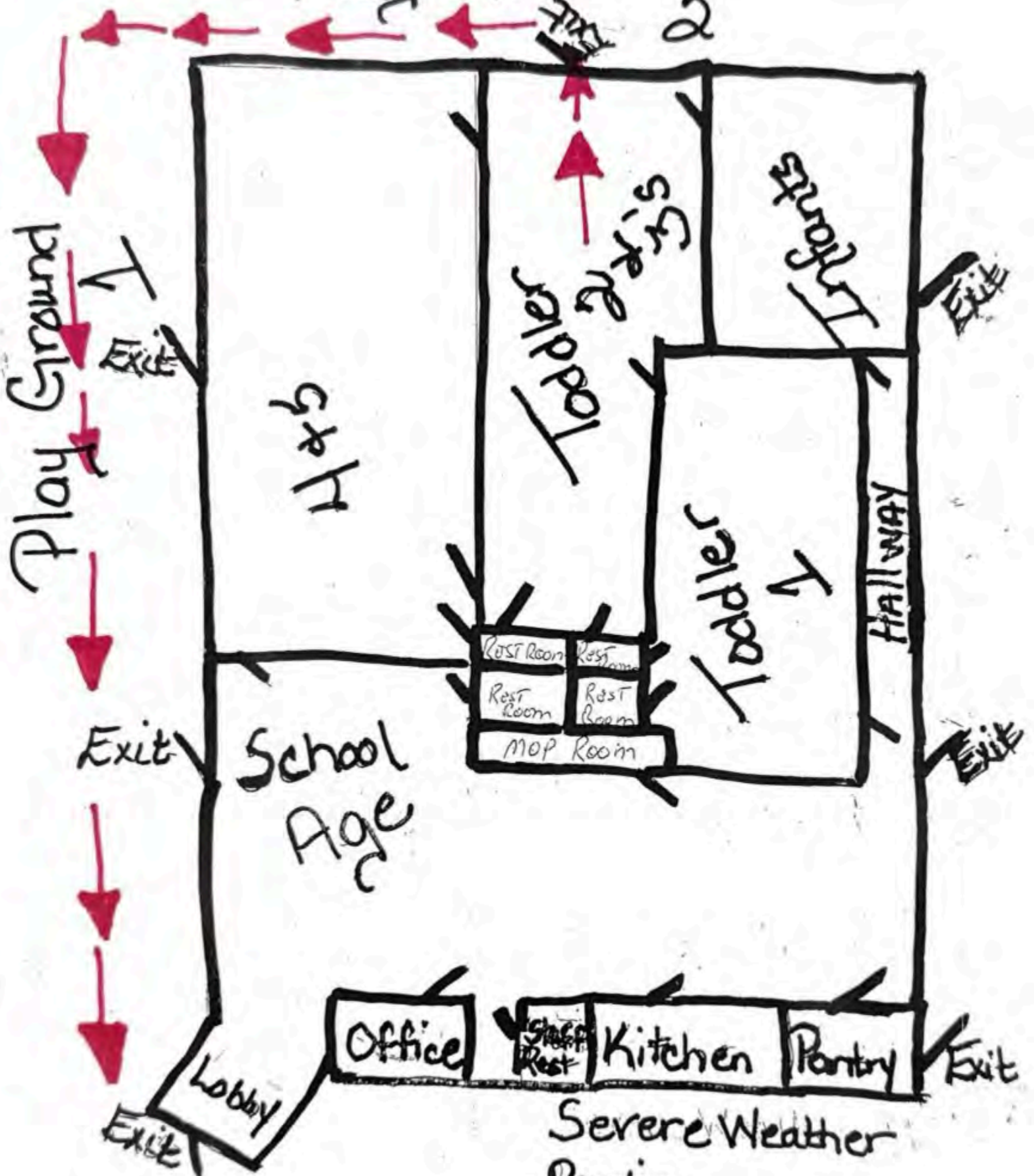


Map & Aerial View



Floorplan

Play Ground



Severe Weather
Parking
Evacuation

Demographic and Income Profile

6808 Chapman Rd, North Richland Hills, Texas, 76182 2
6808 Chapman Rd, North Richland Hills, Texas, 76182
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.86758
Longitude: -97.23688

Summary	Census 2010	Census 2020	2024	2029
Population	14,960	15,943	15,670	15,353
Households	5,322	5,815	5,746	5,672
Families	3,957	4,294	4,117	4,022
Average Household Size	2.79	2.74	2.73	2.71
Owner Occupied Housing Units	3,849	4,108	4,122	4,190
Renter Occupied Housing Units	1,472	1,707	1,624	1,482
Median Age	34.7	37.2	37.8	38.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.41%	1.09%	0.38%
Households	-0.26%	1.36%	0.64%
Families	-0.47%	1.26%	0.56%
Owner HHs	0.33%	1.82%	0.97%
Median Household Income	2.03%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	328	5.7%	272	4.8%
\$15,000 - \$24,999	189	3.3%	135	2.4%
\$25,000 - \$34,999	229	4.0%	182	3.2%
\$35,000 - \$49,999	619	10.8%	496	8.7%
\$50,000 - \$74,999	1,203	20.9%	1,086	19.1%
\$75,000 - \$99,999	1,038	18.1%	1,030	18.2%
\$100,000 - \$149,999	1,353	23.5%	1,468	25.9%
\$150,000 - \$199,999	392	6.8%	526	9.3%
\$200,000+	394	6.9%	476	8.4%

Median Household Income	\$80,702	\$89,234
Average Household Income	\$99,429	\$113,329
Per Capita Income	\$36,737	\$42,233

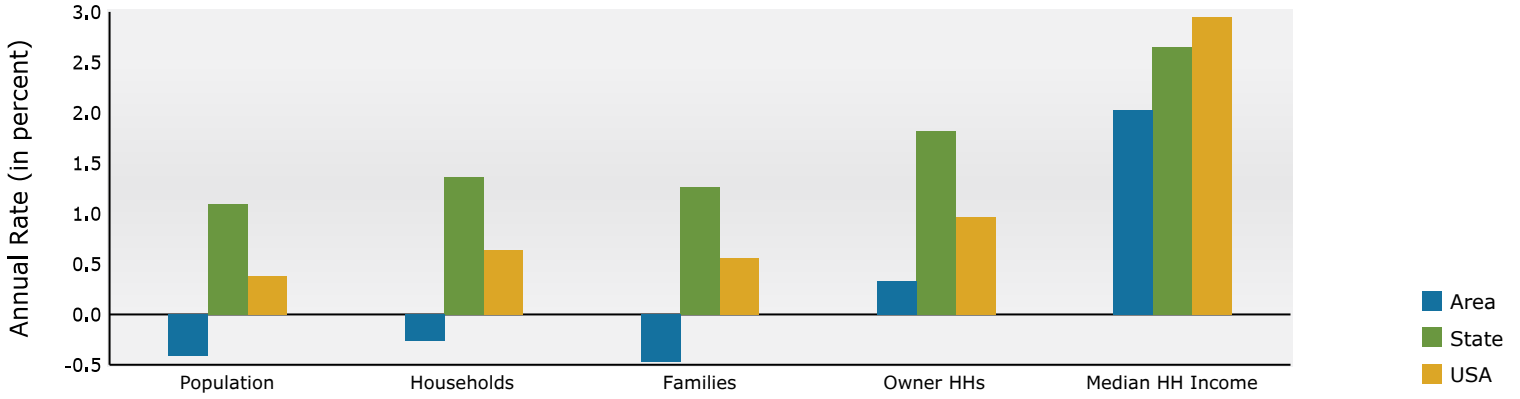
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,048	7.0%	1,033	6.5%	1,001	6.4%	951	6.2%
5 - 9	1,128	7.5%	1,074	6.7%	1,058	6.8%	966	6.3%
10 - 14	1,166	7.8%	1,049	6.6%	1,029	6.6%	1,021	6.7%
15 - 19	1,085	7.3%	1,036	6.5%	945	6.0%	917	6.0%
20 - 24	887	5.9%	888	5.6%	964	6.2%	856	5.6%
25 - 34	2,224	14.9%	2,346	14.7%	2,171	13.9%	2,057	13.4%
35 - 44	2,157	14.4%	2,234	14.0%	2,383	15.2%	2,318	15.1%
45 - 54	2,284	15.3%	2,025	12.7%	1,890	12.1%	1,935	12.6%
55 - 64	1,767	11.8%	2,129	13.4%	1,886	12.0%	1,696	11.0%
65 - 74	804	5.4%	1,443	9.1%	1,503	9.6%	1,576	10.3%
75 - 84	312	2.1%	584	3.7%	704	4.5%	863	5.6%
85+	99	0.7%	103	0.6%	136	0.9%	197	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,375	82.7%	10,498	65.8%	9,816	62.6%	9,107	59.3%
Black Alone	720	4.8%	917	5.8%	983	6.3%	1,006	6.6%
American Indian Alone	131	0.9%	142	0.9%	151	1.0%	152	1.0%
Asian Alone	523	3.5%	800	5.0%	853	5.4%	906	5.9%
Pacific Islander Alone	20	0.1%	39	0.2%	44	0.3%	49	0.3%
Some Other Race Alone	770	5.1%	1,246	7.8%	1,369	8.7%	1,515	9.9%
Two or More Races	421	2.8%	2,301	14.4%	2,454	15.7%	2,619	17.1%
Hispanic Origin (Any Race)	2,810	18.8%	3,719	23.3%	4,060	25.9%	4,454	29.0%

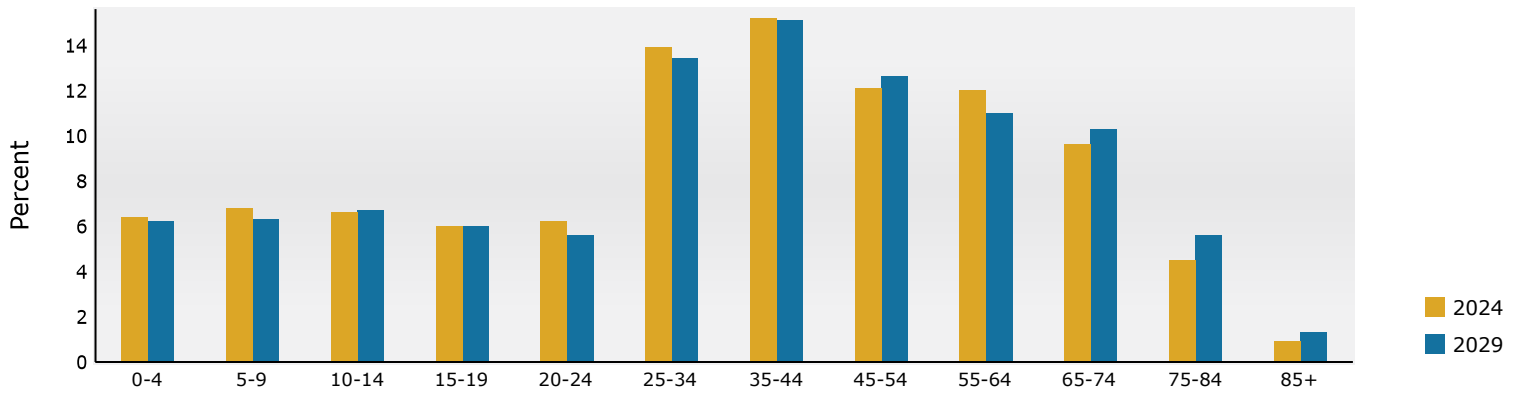
Data Note: Income is expressed in current dollars.

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

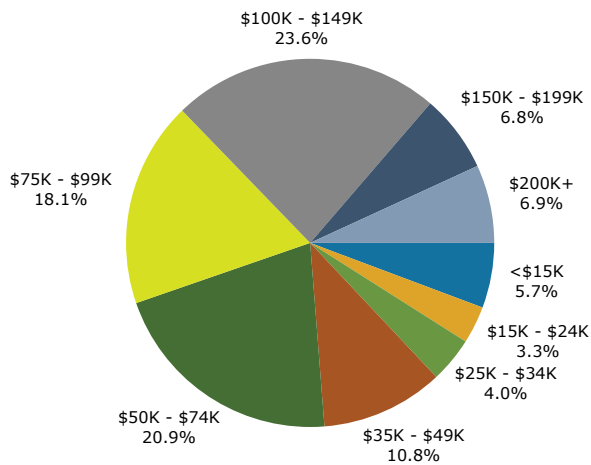
Trends 2024-2029



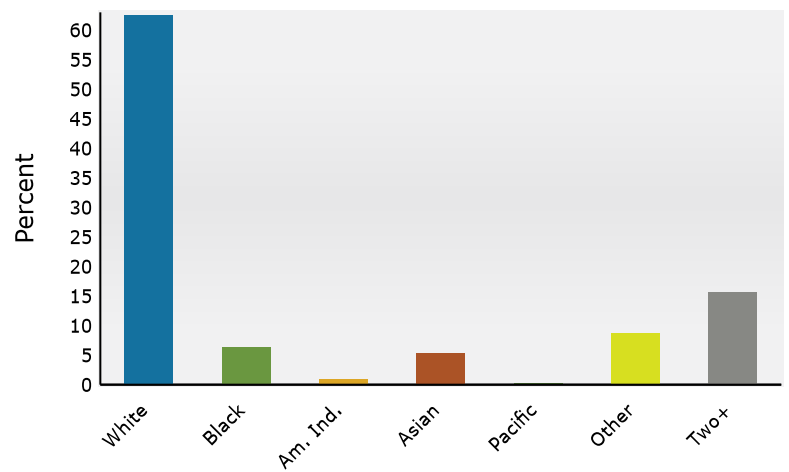
Population by Age



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

6808 Chapman Rd, North Richland Hills, Texas, 76182 2
 6808 Chapman Rd, North Richland Hills, Texas, 76182
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.86758
 Longitude: -97.23688

Summary	Census 2010	Census 2020	2024	2029
Population	118,998	128,281	129,789	129,587
Households	43,323	47,205	48,314	48,741
Families	32,001	34,412	34,138	34,059
Average Household Size	2.74	2.71	2.68	2.65
Owner Occupied Housing Units	30,761	31,232	32,076	33,128
Renter Occupied Housing Units	12,562	15,973	16,238	15,614
Median Age	35.5	37.5	38.1	39.1

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.03%	1.09%	0.38%
Households	0.18%	1.36%	0.64%
Families	-0.05%	1.26%	0.56%
Owner HHs	0.65%	1.82%	0.97%
Median Household Income	2.56%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,010	4.2%	1,740	3.6%
\$15,000 - \$24,999	2,069	4.3%	1,531	3.1%
\$25,000 - \$34,999	2,601	5.4%	2,229	4.6%
\$35,000 - \$49,999	4,639	9.6%	3,953	8.1%
\$50,000 - \$74,999	8,045	16.7%	7,326	15.0%
\$75,000 - \$99,999	7,049	14.6%	6,754	13.9%
\$100,000 - \$149,999	10,186	21.1%	10,543	21.6%
\$150,000 - \$199,999	6,082	12.6%	7,964	16.3%
\$200,000+	5,632	11.7%	6,701	13.7%

Median Household Income	\$90,384	\$102,561
Average Household Income	\$117,377	\$133,651
Per Capita Income	\$43,709	\$50,294

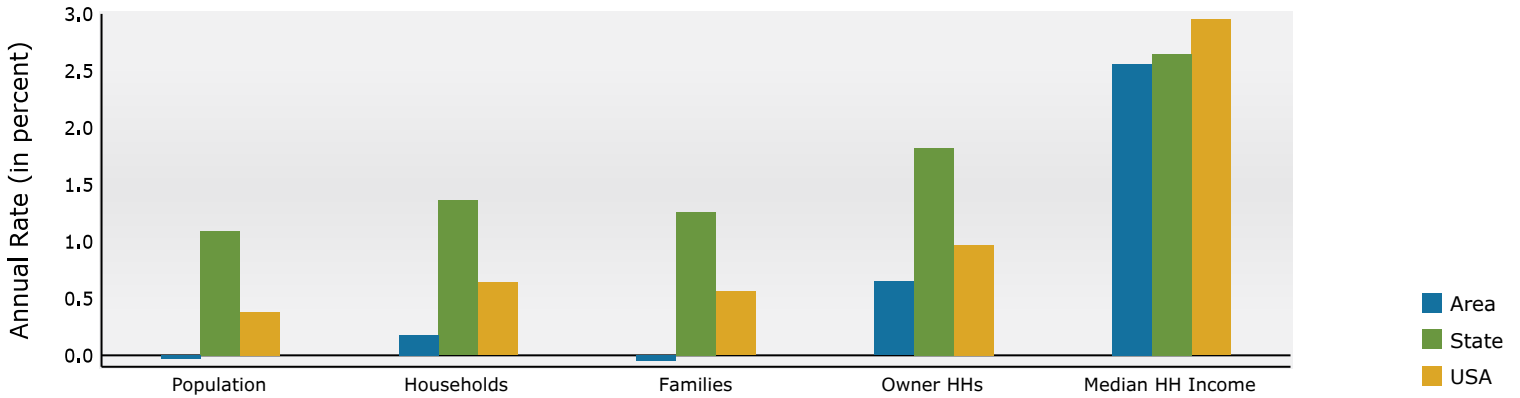
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,277	7.0%	7,552	5.9%	7,591	5.8%	7,474	5.8%
5 - 9	9,002	7.6%	8,456	6.6%	8,086	6.2%	7,481	5.8%
10 - 14	9,488	8.0%	9,080	7.1%	8,463	6.5%	7,880	6.1%
15 - 19	8,830	7.4%	9,166	7.1%	8,503	6.6%	7,730	6.0%
20 - 24	7,090	6.0%	7,891	6.2%	8,634	6.7%	7,870	6.1%
25 - 34	15,977	13.4%	17,565	13.7%	17,933	13.8%	18,753	14.5%
35 - 44	17,765	14.9%	16,898	13.2%	18,084	13.9%	18,202	14.0%
45 - 54	18,992	16.0%	16,739	13.0%	16,121	12.4%	15,919	12.3%
55 - 64	12,978	10.9%	17,267	13.5%	16,381	12.6%	15,134	11.7%
65 - 74	6,184	5.2%	11,054	8.6%	12,204	9.4%	13,568	10.5%
75 - 84	3,198	2.7%	4,900	3.8%	5,902	4.5%	7,350	5.7%
85+	1,219	1.0%	1,715	1.3%	1,887	1.5%	2,226	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	95,339	80.1%	82,493	64.3%	79,546	61.3%	75,505	58.3%
Black Alone	6,514	5.5%	9,942	7.8%	10,947	8.4%	11,337	8.7%
American Indian Alone	785	0.7%	1,059	0.8%	1,153	0.9%	1,186	0.9%
Asian Alone	6,211	5.2%	8,366	6.5%	9,022	7.0%	9,643	7.4%
Pacific Islander Alone	205	0.2%	351	0.3%	406	0.3%	444	0.3%
Some Other Race Alone	6,538	5.5%	9,434	7.4%	10,564	8.1%	11,823	9.1%
Two or More Races	3,407	2.9%	16,636	13.0%	18,149	14.0%	19,650	15.2%
Hispanic Origin (Any Race)	20,644	17.3%	27,357	21.3%	30,534	23.5%	33,985	26.2%

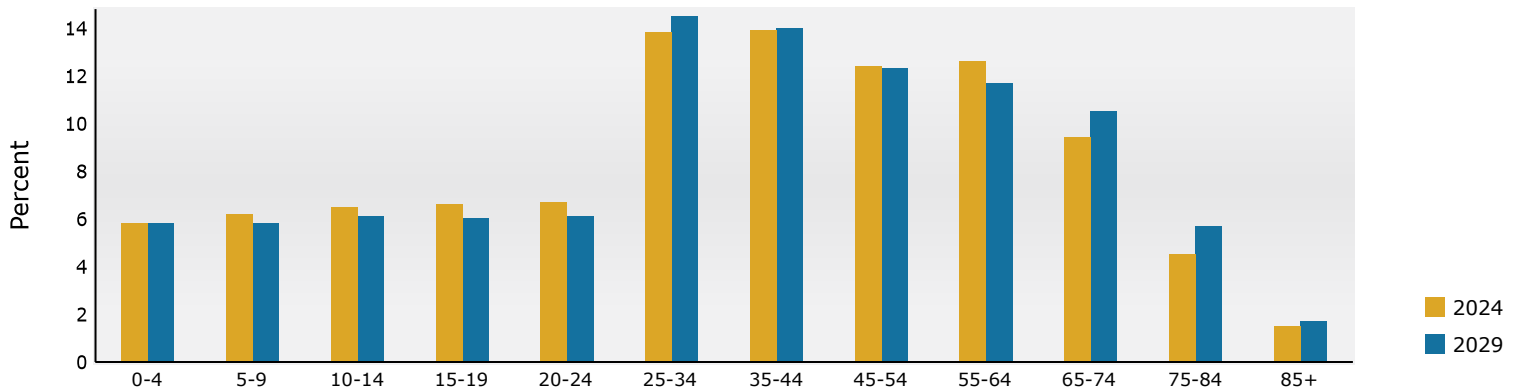
Data Note: Income is expressed in current dollars.

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

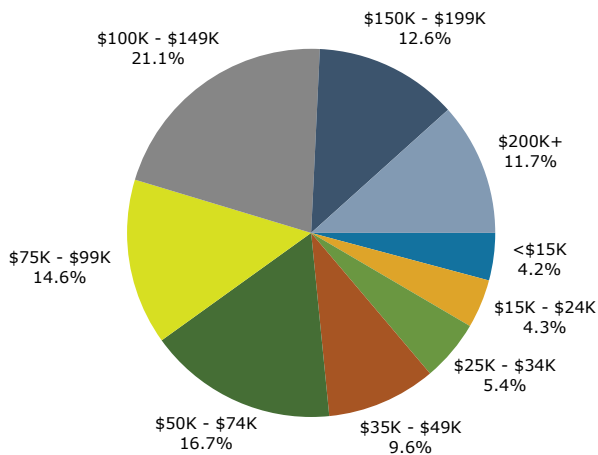
Trends 2024-2029



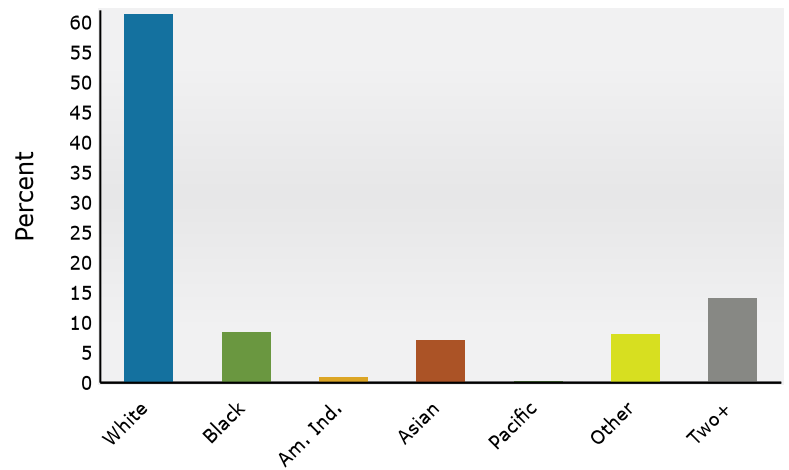
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 23.5%

Demographic and Income Profile

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 Ring: 5 mile radius

Prepared by Esri
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Summary	Census 2010	Census 2020	2024	2029
Population	272,992	304,717	306,964	305,982
Households	100,436	111,852	114,045	114,938
Families	73,141	80,999	79,916	79,594
Average Household Size	2.71	2.71	2.68	2.65
Owner Occupied Housing Units	70,004	72,709	73,944	75,670
Renter Occupied Housing Units	30,432	39,143	40,101	39,269
Median Age	35.6	37.6	38.2	39.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.06%	1.09%	0.38%
Households	0.16%	1.36%	0.64%
Families	-0.08%	1.26%	0.56%
Owner HHs	0.46%	1.82%	0.97%
Median Household Income	2.30%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,900	4.3%	4,255	3.7%
\$15,000 - \$24,999	4,601	4.0%	3,407	3.0%
\$25,000 - \$34,999	6,389	5.6%	5,404	4.7%
\$35,000 - \$49,999	10,657	9.3%	9,232	8.0%
\$50,000 - \$74,999	18,590	16.3%	17,274	15.0%
\$75,000 - \$99,999	15,749	13.8%	15,322	13.3%
\$100,000 - \$149,999	22,902	20.1%	23,427	20.4%
\$150,000 - \$199,999	14,445	12.7%	18,299	15.9%
\$200,000+	15,800	13.9%	18,307	15.9%
Median Household Income	\$92,506		\$103,651	
Average Household Income	\$124,087		\$139,996	
Per Capita Income	\$46,110		\$52,594	

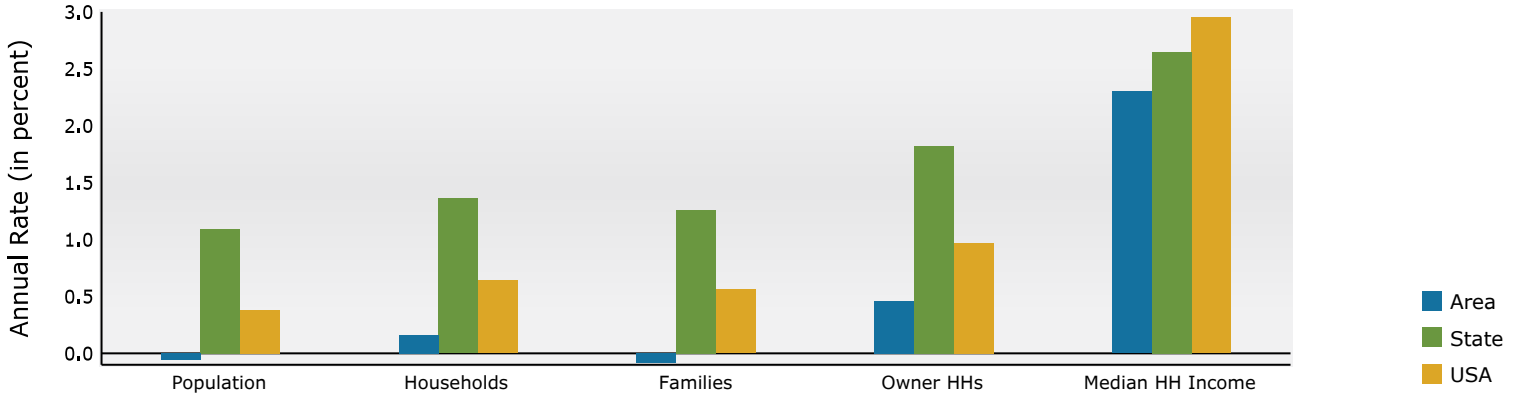
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,751	7.2%	17,769	5.8%	17,717	5.8%	17,430	5.7%
5 - 9	21,089	7.7%	20,386	6.7%	19,134	6.2%	17,616	5.8%
10 - 14	21,351	7.8%	22,462	7.4%	20,534	6.7%	18,798	6.1%
15 - 19	19,141	7.0%	21,830	7.2%	20,607	6.7%	18,593	6.1%
20 - 24	15,611	5.7%	18,791	6.2%	20,250	6.6%	18,867	6.2%
25 - 34	37,254	13.6%	40,173	13.2%	41,509	13.5%	43,772	14.3%
35 - 44	41,521	15.2%	40,667	13.3%	42,447	13.8%	42,025	13.7%
45 - 54	41,865	15.3%	40,604	13.3%	39,421	12.8%	38,415	12.6%
55 - 64	28,870	10.6%	39,258	12.9%	37,734	12.3%	35,852	11.7%
65 - 74	14,920	5.5%	25,868	8.5%	27,993	9.1%	31,047	10.1%
75 - 84	8,410	3.1%	12,424	4.1%	14,709	4.8%	17,806	5.8%
85+	3,209	1.2%	4,485	1.5%	4,909	1.6%	5,761	1.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	217,502	79.7%	193,165	63.4%	185,148	60.3%	175,234	57.3%
Black Alone	14,820	5.4%	24,460	8.0%	26,874	8.8%	27,874	9.1%
American Indian Alone	1,771	0.6%	2,490	0.8%	2,699	0.9%	2,772	0.9%
Asian Alone	14,746	5.4%	21,148	6.9%	22,791	7.4%	24,365	8.0%
Pacific Islander Alone	485	0.2%	834	0.3%	947	0.3%	1,030	0.3%
Some Other Race Alone	15,691	5.7%	22,768	7.5%	25,290	8.2%	28,101	9.2%
Two or More Races	7,976	2.9%	39,852	13.1%	43,214	14.1%	46,605	15.2%
Hispanic Origin (Any Race)	48,165	17.6%	66,287	21.8%	73,373	23.9%	81,139	26.5%

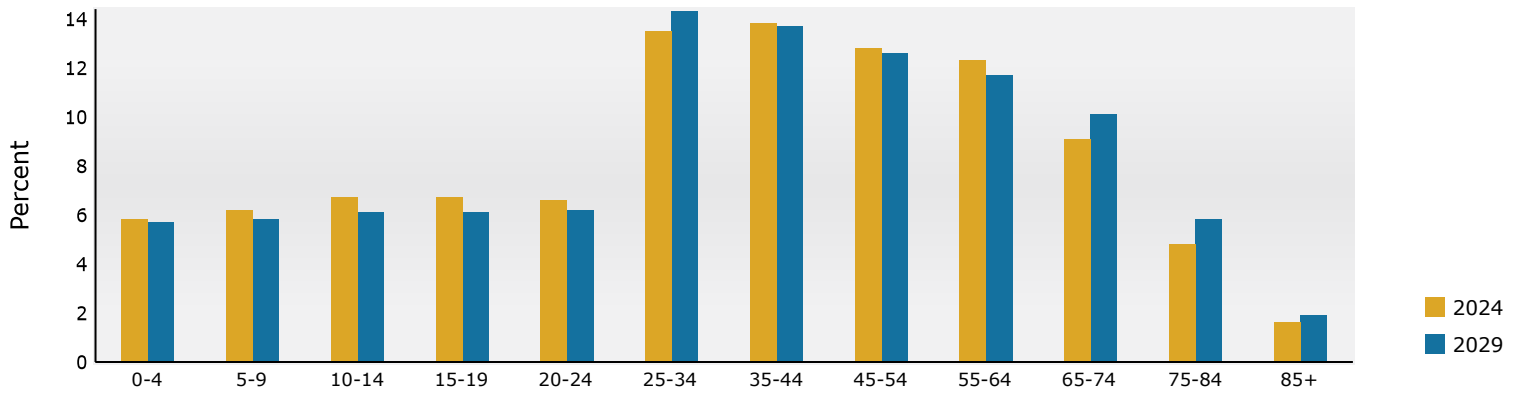
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Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

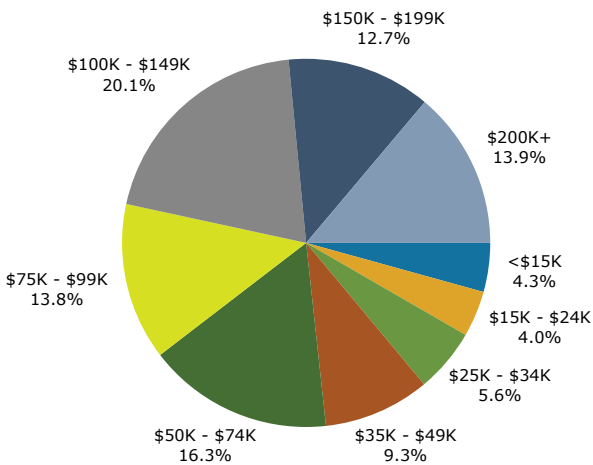
Trends 2024-2029



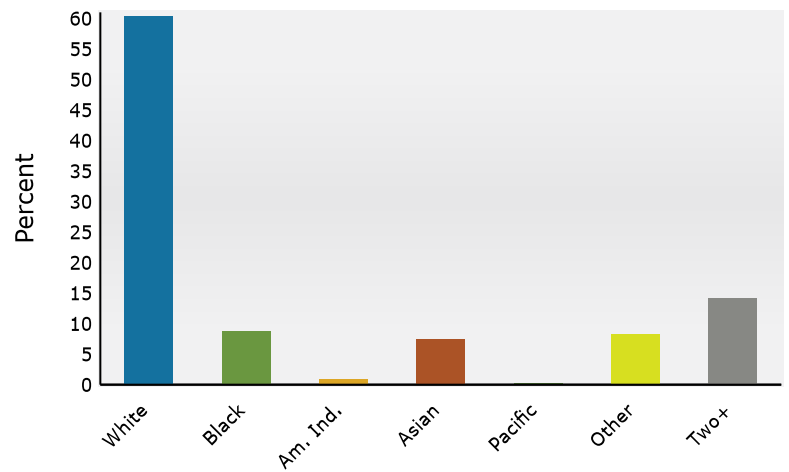
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 23.9%

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.

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