

**For
Sale/Lease**

**6912 Ohio Dr
Plano, TX 75024**

**Move-in
Ready**



- **For Sale- \$1,950,000**
- **For Lease - \$23/sqft + \$5/sqft NNN approx.**
- **Building Size- 6,028 sqft**
- **Year Built- 1987**
- **Lot Size- 0.88 acres approx.**
- **Parking spots- 28**
- **5 classrooms, kitchen, office, multiple restrooms & outdoor playground area**
- **Previous licensed capacity- 99**
- **Freshly Painted Interior and Exterior**
- **Monthly Base Rent- \$11,554/m**
- **NNN- Property Taxes - \$1,408/m approx. + Insurance at actuals**
- **SF-7 Zoning with SUP**
- **Located in the heart of West Plano**
- **Within 2 miles of the Campus at Legacy Offices**
- **Avg. Income of \$170,000+ within the 3-mile radius**



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

www.preschoolexchange.com

Current Pictures



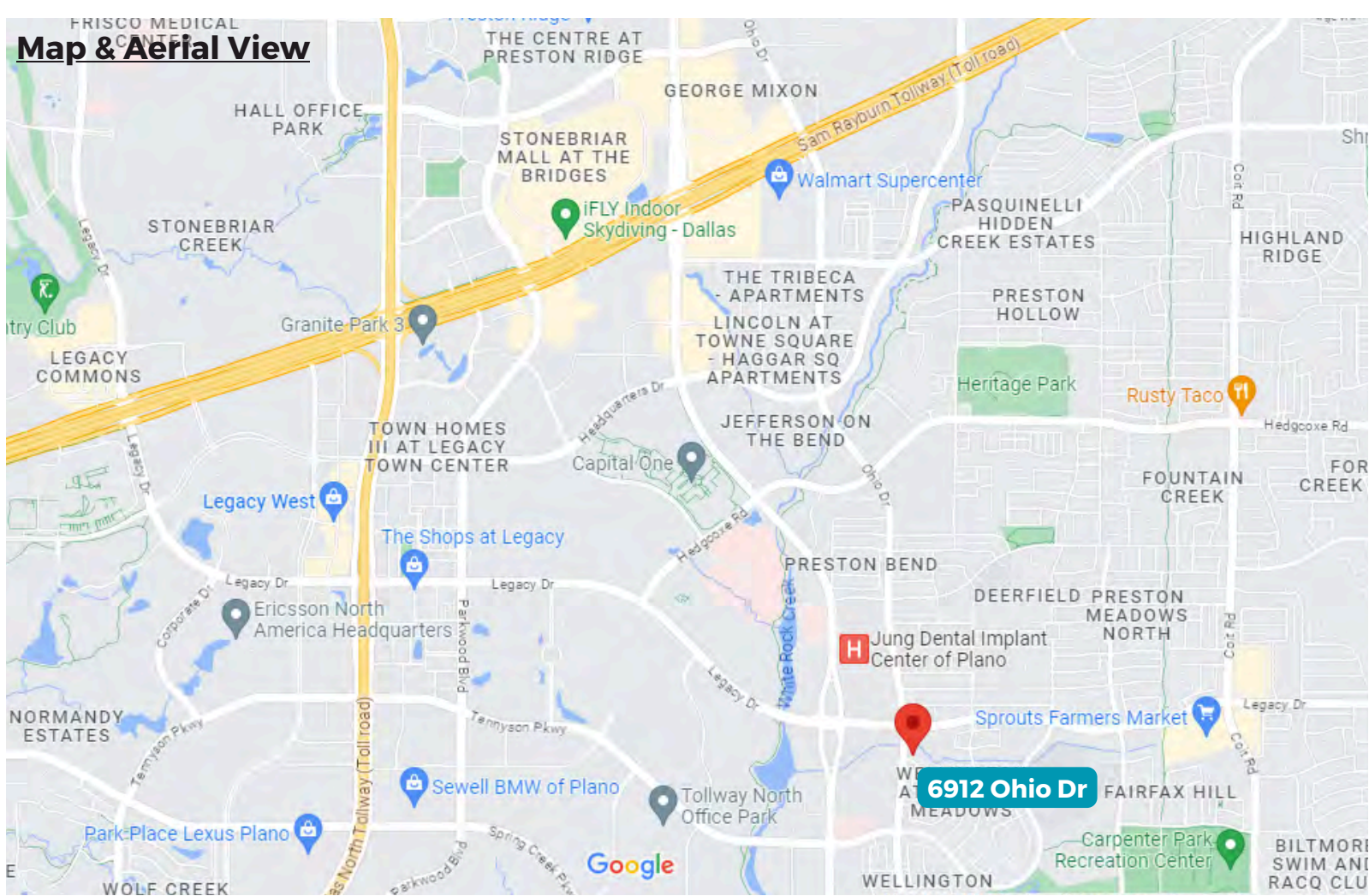
Current Pictures



Previous Pictures



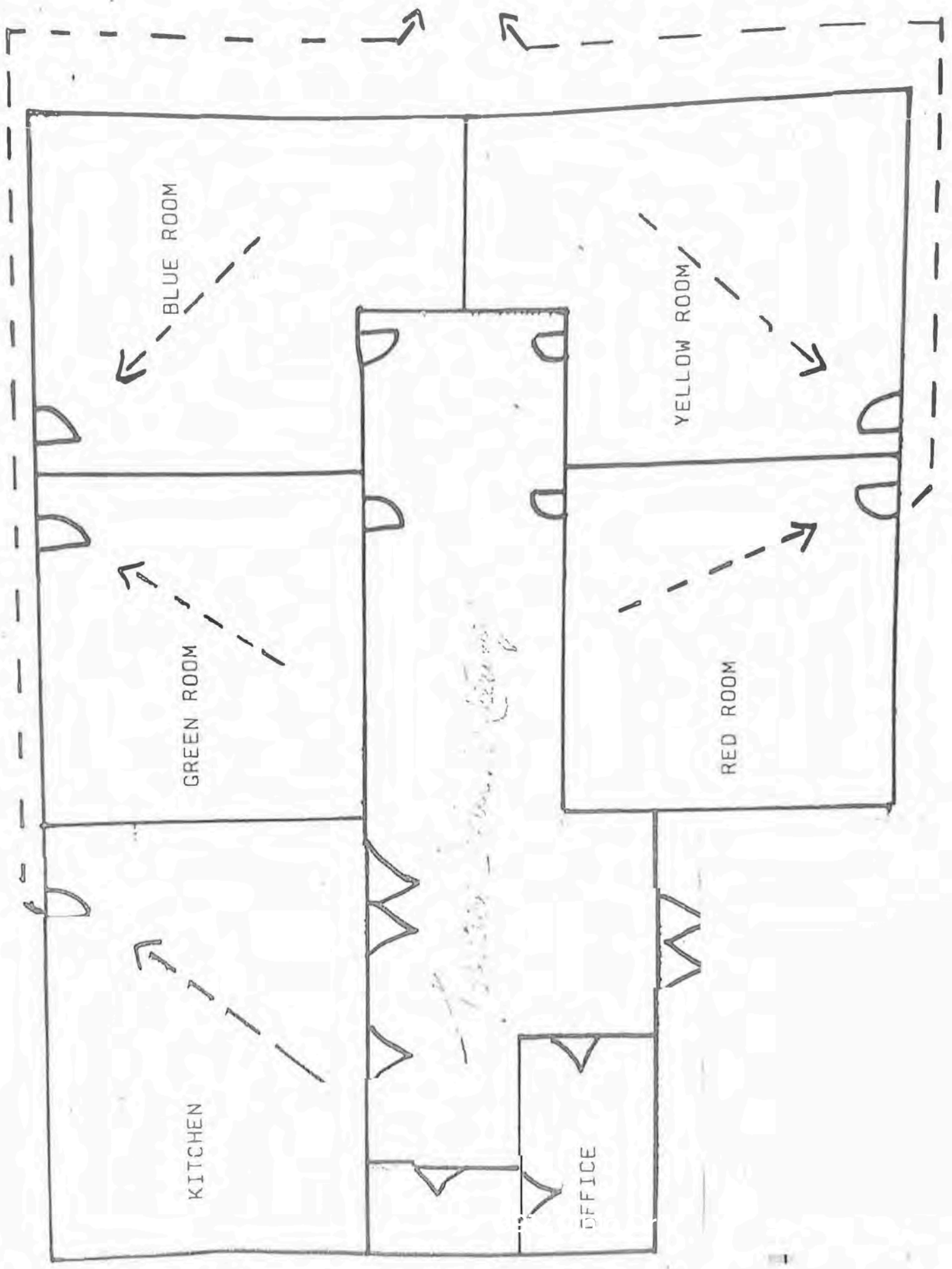
Map & Aerial View



Floorplan

STAND BY FENCE

Handwritten notes:
1. The Blue Room
2. The Yellow Room



Handwritten note:
Staircase - down to Cellar

Demographic and Income Profile

6912 Ohio Dr, Plano, Texas, 75024 2
6912 Ohio Dr, Plano, Texas, 75024
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.06927
Longitude: -96.79120

Summary	Census 2010	Census 2020	2024	2029
Population	12,768	14,087	14,168	14,037
Households	5,483	5,687	5,756	5,761
Families	3,397	3,833	3,728	3,652
Average Household Size	2.32	2.47	2.45	2.43
Owner Occupied Housing Units	2,445	2,349	2,417	2,465
Renter Occupied Housing Units	3,038	3,338	3,339	3,297
Median Age	36.1	37.8	39.4	41.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.19%	1.09%	0.38%
Households	0.02%	1.36%	0.64%
Families	-0.41%	1.26%	0.56%
Owner HHs	0.39%	1.82%	0.97%
Median Household Income	1.43%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	159	2.8%	136	2.4%
\$15,000 - \$24,999	89	1.5%	59	1.0%
\$25,000 - \$34,999	191	3.3%	153	2.7%
\$35,000 - \$49,999	190	3.3%	159	2.8%
\$50,000 - \$74,999	713	12.4%	630	10.9%
\$75,000 - \$99,999	1,107	19.2%	1,085	18.8%
\$100,000 - \$149,999	1,205	20.9%	1,229	21.3%
\$150,000 - \$199,999	803	14.0%	956	16.6%
\$200,000+	1,299	22.6%	1,353	23.5%

Median Household Income	\$113,238	\$121,593
Average Household Income	\$161,570	\$174,745
Per Capita Income	\$65,284	\$71,271

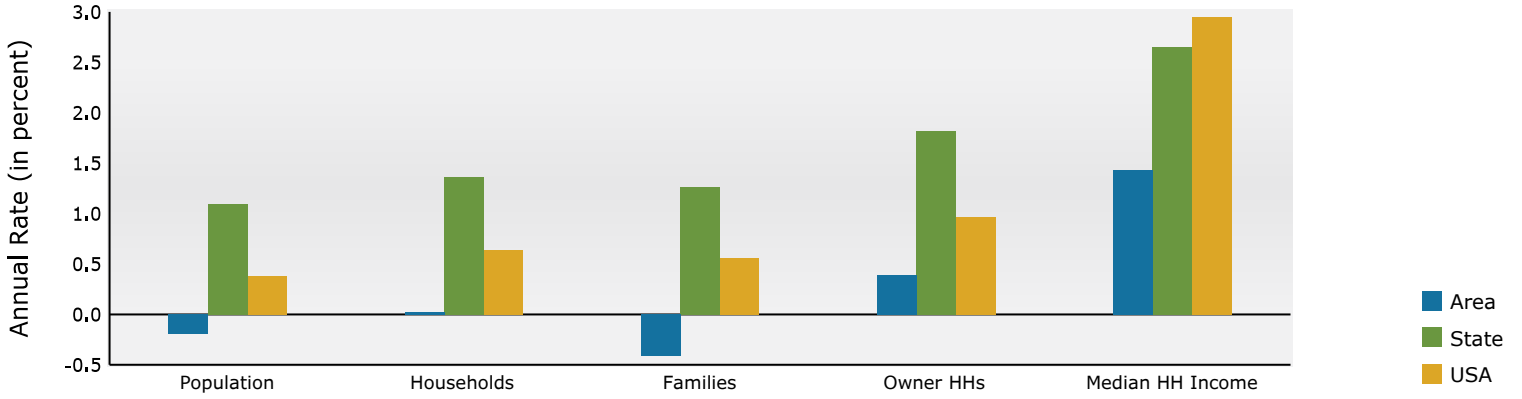
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	735	5.8%	770	5.5%	738	5.2%	702	5.0%
5 - 9	807	6.3%	983	7.0%	851	6.0%	730	5.2%
10 - 14	932	7.3%	884	6.3%	939	6.6%	834	5.9%
15 - 19	779	6.1%	877	6.2%	782	5.5%	833	5.9%
20 - 24	633	5.0%	748	5.3%	848	6.0%	742	5.3%
25 - 34	2,299	18.0%	2,074	14.7%	1,854	13.1%	1,858	13.2%
35 - 44	2,048	16.0%	2,299	16.3%	2,408	17.0%	2,179	15.5%
45 - 54	2,285	17.9%	1,918	13.6%	1,976	13.9%	2,008	14.3%
55 - 64	1,349	10.6%	1,762	12.5%	1,696	12.0%	1,613	11.5%
65 - 74	442	3.5%	1,022	7.3%	1,123	7.9%	1,292	9.2%
75 - 84	313	2.5%	452	3.2%	609	4.3%	837	6.0%
85+	149	1.2%	298	2.1%	342	2.4%	409	2.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,573	59.3%	5,823	41.3%	5,244	37.0%	4,651	33.1%
Black Alone	922	7.2%	1,043	7.4%	1,074	7.6%	1,041	7.4%
American Indian Alone	65	0.5%	96	0.7%	86	0.6%	76	0.5%
Asian Alone	3,656	28.6%	5,658	40.2%	6,291	44.4%	6,798	48.4%
Pacific Islander Alone	4	0.0%	8	0.1%	8	0.1%	6	0.0%
Some Other Race Alone	195	1.5%	311	2.2%	309	2.2%	312	2.2%
Two or More Races	354	2.8%	1,147	8.1%	1,157	8.2%	1,154	8.2%
Hispanic Origin (Any Race)	882	6.9%	1,140	8.1%	1,146	8.1%	1,155	8.2%

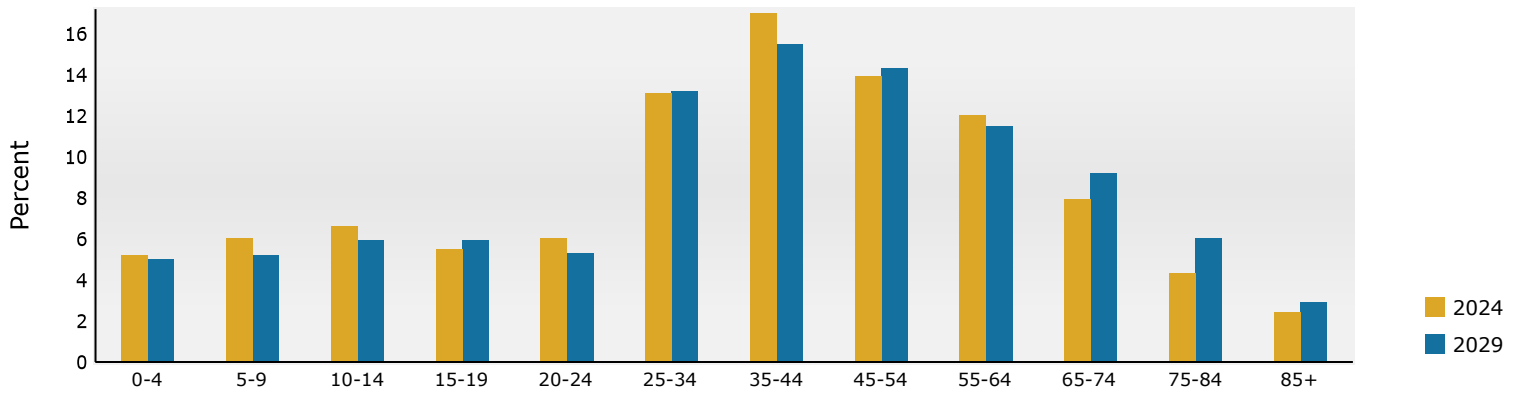
Data Note: Income is expressed in current dollars.

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

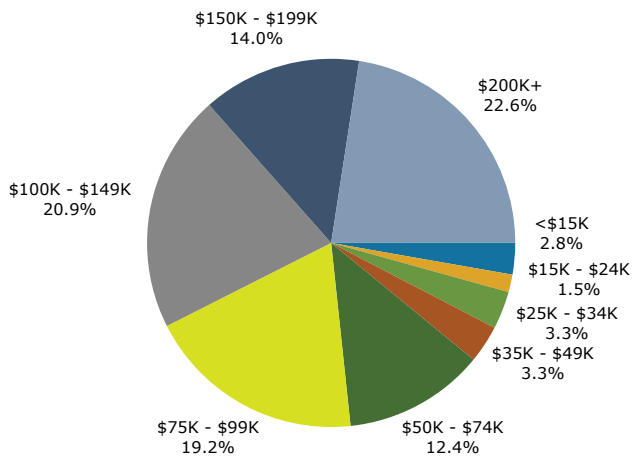
Trends 2024-2029



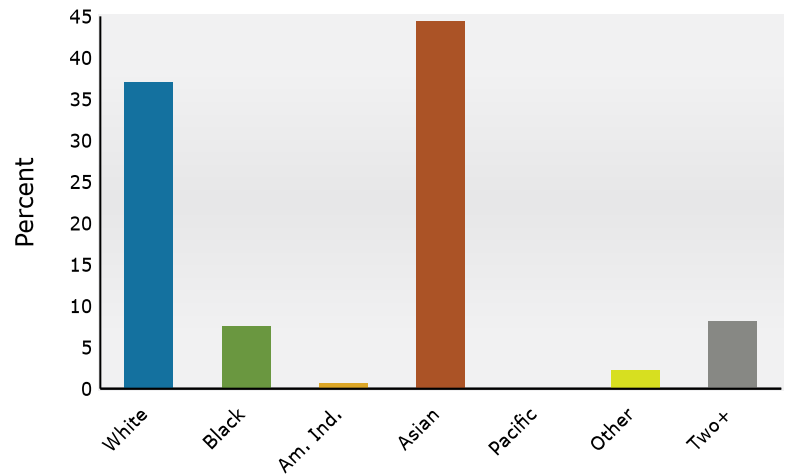
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.1%

Demographic and Income Profile

6912 Ohio Dr, Plano, Texas, 75024 2
6912 Ohio Dr, Plano, Texas, 75024
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.06927
Longitude: -96.79120

Summary	Census 2010	Census 2020	2024	2029
Population	105,354	119,187	123,678	123,414
Households	41,285	47,327	50,049	50,661
Families	28,568	32,435	32,559	32,054
Average Household Size	2.55	2.51	2.47	2.43
Owner Occupied Housing Units	25,394	24,796	25,671	26,024
Renter Occupied Housing Units	15,891	22,531	24,378	24,637
Median Age	37.5	38.7	39.5	40.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.04%	1.09%	0.38%
Households	0.24%	1.36%	0.64%
Families	-0.31%	1.26%	0.56%
Owner HHs	0.27%	1.82%	0.97%
Median Household Income	1.91%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,540	3.1%	1,324	2.6%
\$15,000 - \$24,999	599	1.2%	409	0.8%
\$25,000 - \$34,999	1,819	3.6%	1,491	2.9%
\$35,000 - \$49,999	2,590	5.2%	2,161	4.3%
\$50,000 - \$74,999	5,804	11.6%	5,234	10.3%
\$75,000 - \$99,999	6,866	13.7%	6,770	13.4%
\$100,000 - \$149,999	9,852	19.7%	9,867	19.5%
\$150,000 - \$199,999	7,316	14.6%	8,647	17.1%
\$200,000+	13,656	27.3%	14,752	29.1%

Median Household Income	\$124,558	\$136,916
Average Household Income	\$171,225	\$186,665
Per Capita Income	\$69,196	\$76,513

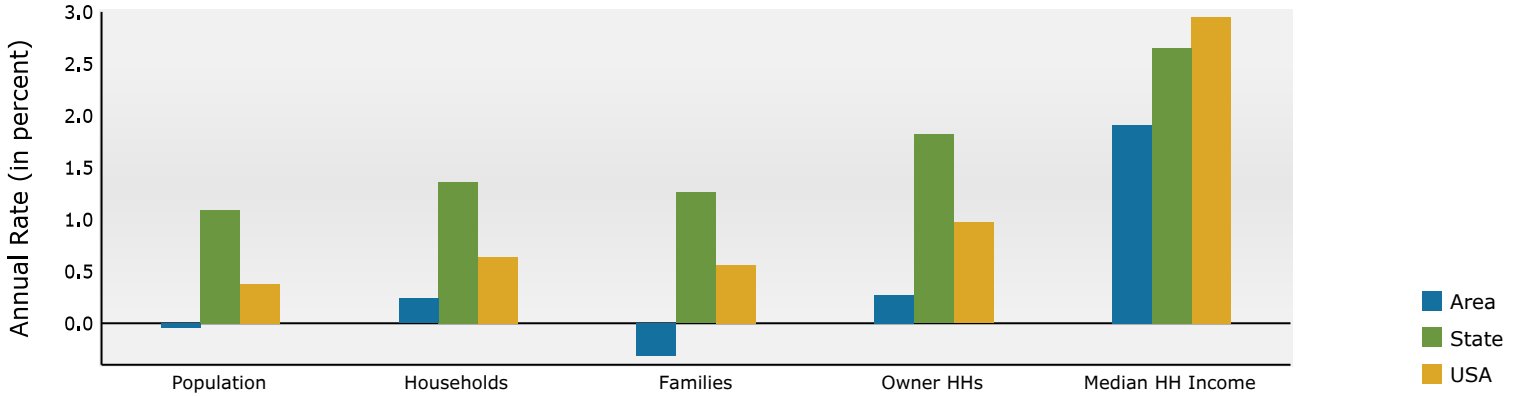
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,936	5.6%	5,791	4.9%	5,832	4.7%	5,635	4.6%
5 - 9	7,871	7.5%	7,599	6.4%	7,142	5.8%	6,362	5.2%
10 - 14	8,878	8.4%	8,151	6.8%	8,064	6.5%	7,484	6.1%
15 - 19	7,307	6.9%	7,944	6.7%	7,557	6.1%	7,419	6.0%
20 - 24	4,800	4.6%	7,184	6.0%	7,742	6.3%	7,125	5.8%
25 - 34	13,725	13.0%	16,197	13.6%	17,171	13.9%	17,533	14.2%
35 - 44	17,784	16.9%	17,707	14.9%	19,249	15.6%	18,580	15.1%
45 - 54	19,712	18.7%	17,831	15.0%	18,164	14.7%	18,141	14.7%
55 - 64	12,000	11.4%	16,001	13.4%	15,509	12.5%	14,886	12.1%
65 - 74	4,728	4.5%	9,669	8.1%	10,599	8.6%	11,767	9.5%
75 - 84	1,865	1.8%	3,784	3.2%	5,046	4.1%	6,496	5.3%
85+	748	0.7%	1,329	1.1%	1,604	1.3%	1,987	1.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	69,757	66.2%	58,359	49.0%	54,957	44.4%	49,870	40.4%
Black Alone	6,399	6.1%	8,542	7.2%	9,325	7.5%	9,267	7.5%
American Indian Alone	363	0.3%	538	0.5%	520	0.4%	487	0.4%
Asian Alone	24,071	22.8%	38,320	32.2%	44,651	36.1%	49,181	39.9%
Pacific Islander Alone	44	0.0%	67	0.1%	70	0.1%	71	0.1%
Some Other Race Alone	1,644	1.6%	3,083	2.6%	3,252	2.6%	3,366	2.7%
Two or More Races	3,075	2.9%	10,279	8.6%	10,903	8.8%	11,172	9.1%
Hispanic Origin (Any Race)	7,743	7.3%	10,640	8.9%	11,302	9.1%	11,752	9.5%

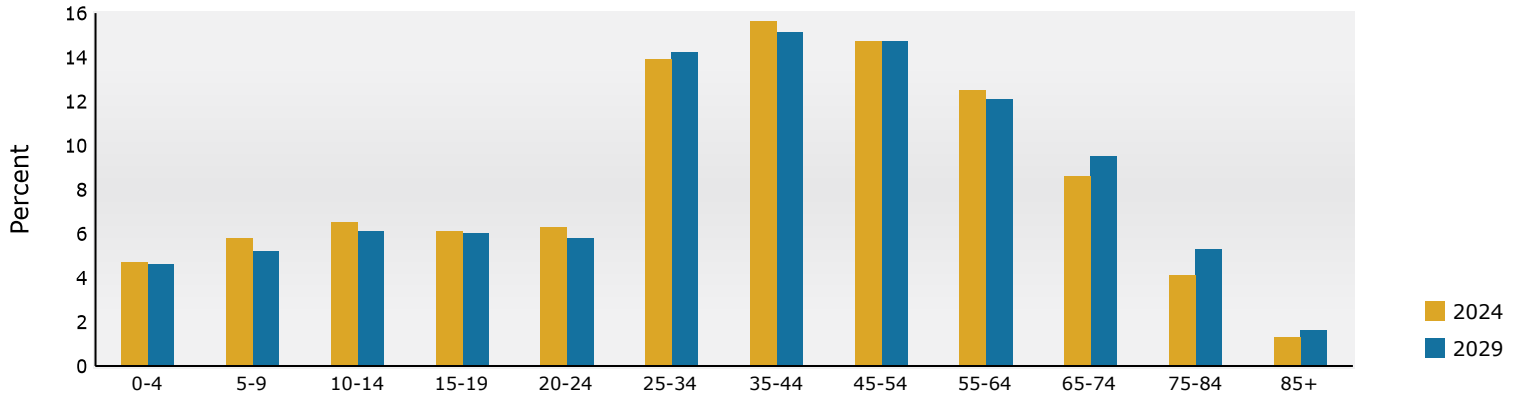
Data Note: Income is expressed in current dollars.

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

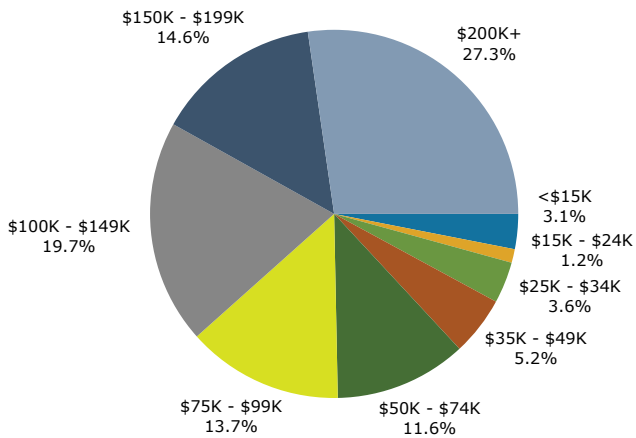
Trends 2024-2029



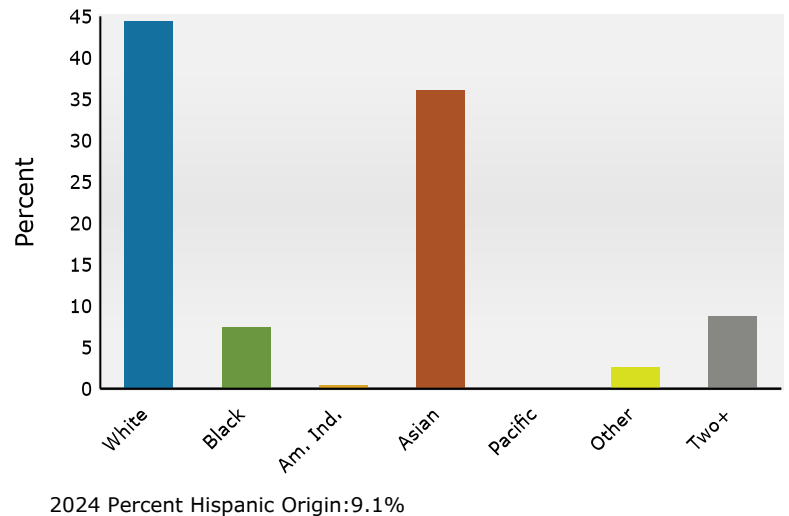
Population by Age



2024 Household Income



2024 Population by Race



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

Demographic and Income Profile

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6912 Ohio Dr, Plano, Texas, 75024
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.06927
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Summary	Census 2010	Census 2020	2024	2029
Population	283,981	330,468	340,346	343,411
Households	113,648	132,778	138,616	142,199
Families	76,054	88,115	87,464	87,177
Average Household Size	2.49	2.48	2.45	2.41
Owner Occupied Housing Units	68,768	69,685	71,953	73,060
Renter Occupied Housing Units	44,880	63,093	66,663	69,139
Median Age	36.6	38.2	38.9	40.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.18%	1.09%	0.38%
Households	0.51%	1.36%	0.64%
Families	-0.07%	1.26%	0.56%
Owner HHs	0.31%	1.82%	0.97%
Median Household Income	1.98%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,191	3.7%	4,454	3.1%
\$15,000 - \$24,999	2,826	2.0%	1,990	1.4%
\$25,000 - \$34,999	5,635	4.1%	4,682	3.3%
\$35,000 - \$49,999	7,905	5.7%	6,684	4.7%
\$50,000 - \$74,999	19,058	13.8%	17,833	12.5%
\$75,000 - \$99,999	18,653	13.5%	18,876	13.3%
\$100,000 - \$149,999	26,253	18.9%	26,673	18.8%
\$150,000 - \$199,999	19,808	14.3%	23,956	16.8%
\$200,000+	33,274	24.0%	37,040	26.0%

Median Household Income	\$114,618	\$126,394
Average Household Income	\$159,320	\$175,329
Per Capita Income	\$64,967	\$72,692

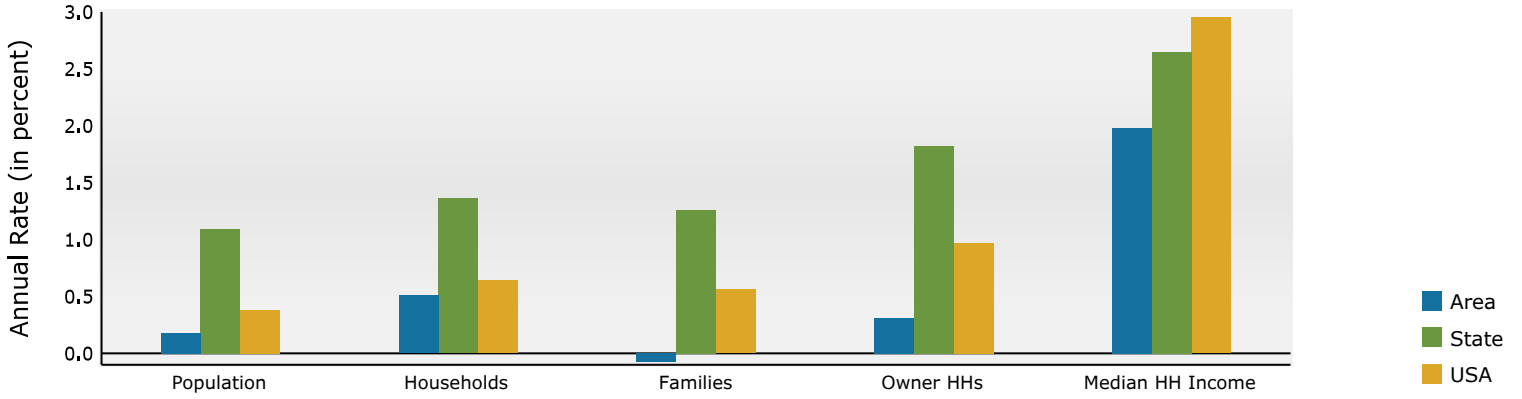
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,860	6.3%	16,705	5.1%	16,711	4.9%	16,324	4.8%
5 - 9	21,076	7.4%	19,983	6.0%	19,357	5.7%	17,930	5.2%
10 - 14	21,727	7.7%	22,216	6.7%	20,946	6.2%	20,438	6.0%
15 - 19	17,987	6.3%	21,993	6.7%	20,516	6.0%	19,715	5.7%
20 - 24	14,276	5.0%	20,698	6.3%	21,986	6.5%	20,058	5.8%
25 - 34	41,274	14.5%	47,913	14.5%	50,921	15.0%	50,992	14.8%
35 - 44	48,413	17.0%	48,532	14.7%	51,855	15.2%	52,494	15.3%
45 - 54	47,875	16.9%	48,946	14.8%	49,013	14.4%	48,882	14.2%
55 - 64	31,253	11.0%	41,607	12.6%	41,095	12.1%	40,500	11.8%
65 - 74	14,276	5.0%	26,202	7.9%	28,198	8.3%	31,503	9.2%
75 - 84	5,675	2.0%	11,890	3.6%	15,143	4.4%	18,838	5.5%
85+	2,288	0.8%	3,783	1.1%	4,605	1.4%	5,737	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	197,672	69.6%	170,955	51.7%	161,947	47.6%	150,147	43.7%
Black Alone	21,608	7.6%	31,036	9.4%	33,809	9.9%	34,239	10.0%
American Indian Alone	1,216	0.4%	1,743	0.5%	1,685	0.5%	1,642	0.5%
Asian Alone	46,676	16.4%	79,742	24.1%	93,111	27.4%	105,101	30.6%
Pacific Islander Alone	138	0.0%	189	0.1%	196	0.1%	201	0.1%
Some Other Race Alone	8,252	2.9%	13,763	4.2%	14,545	4.3%	15,380	4.5%
Two or More Races	8,419	3.0%	33,040	10.0%	35,052	10.3%	36,701	10.7%
Hispanic Origin (Any Race)	29,131	10.3%	41,104	12.4%	43,627	12.8%	46,176	13.4%

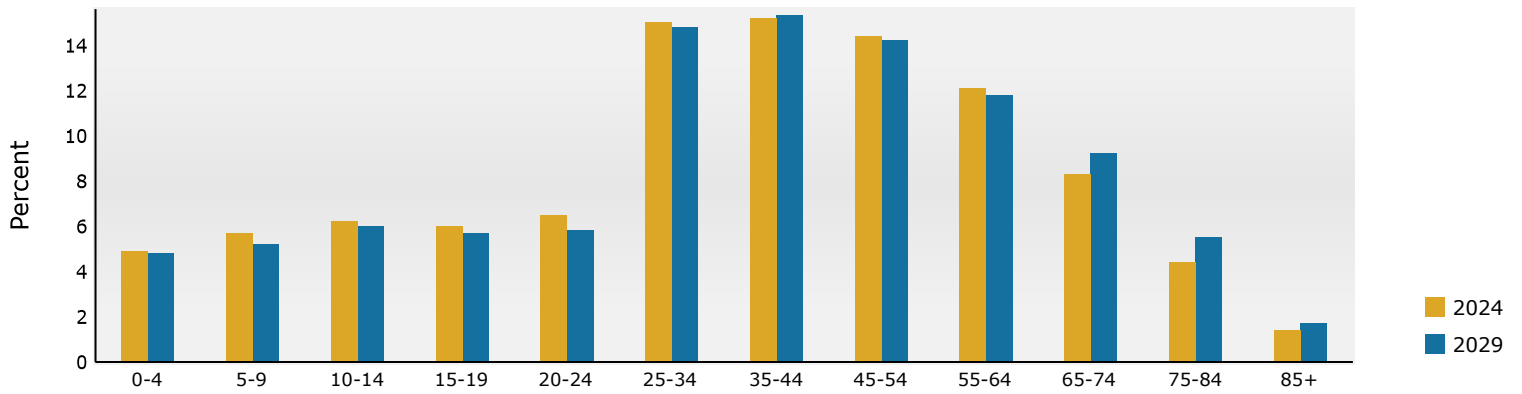
Data Note: Income is expressed in current dollars.

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

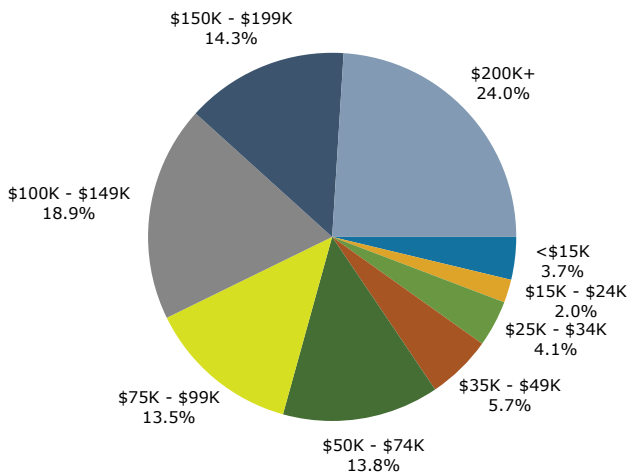
Trends 2024-2029



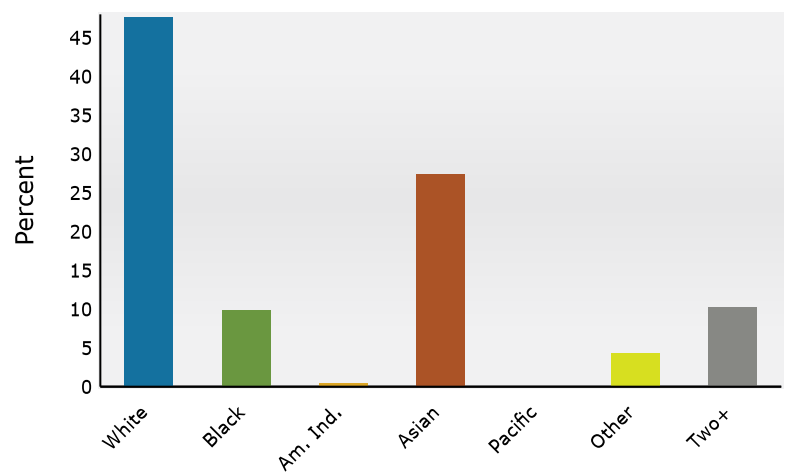
Population by Age



2024 Household Income



2024 Population by Race



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