

**For
Sale**

**3200 Hatch Rd
Cedar Park, TX 78613**



- Asking - \$2,750,000
- Building only Sale
- Building size- 11,156 sqft
- Lot size- 0.97 acres
- Year built- 1988
- Building renovated during 2018-2023
- Currently used as a Childcare Center
- 12 Classrooms, Commercial Kitchen, Office, large Foyer with high ceiling, Garden area, Storage & 2 Playground areas
- Located with 5 mins of the Lakeline Mall
- Easy accessibility from FM 620 & Hwy 183
- Average Household Income of \$157,000+ in the 3-mile radius

***Please do not disturb Operator/Tenant. Please contact Listing Agent for tours.**



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

www.preschoolexchange.com



Pictures

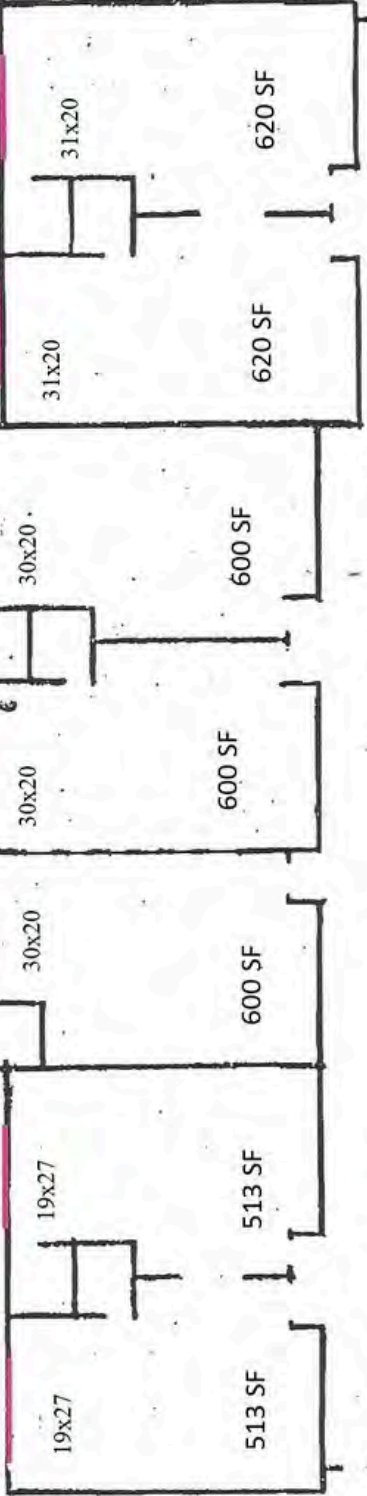


Floorplan

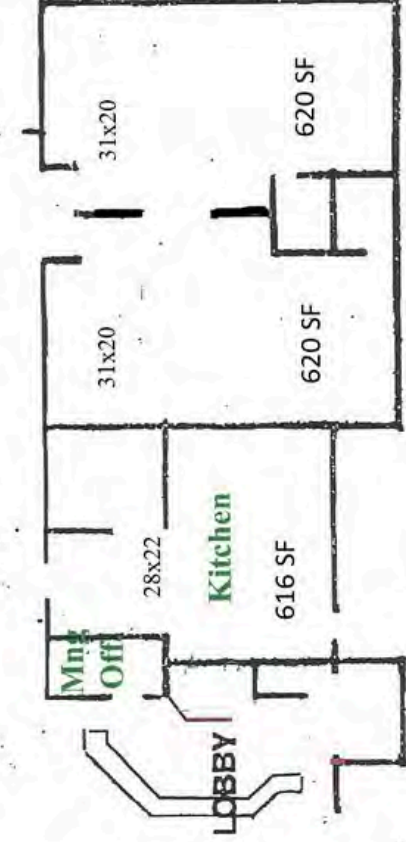
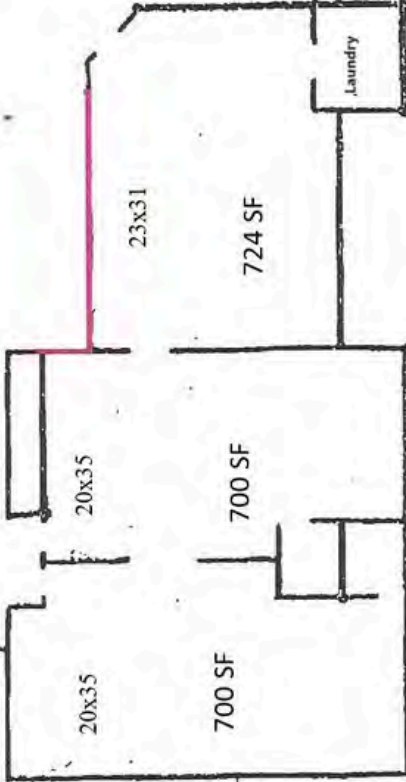
Please comply with your attention you will notified & instructions.

PLAY AREA

Young Child Play Area

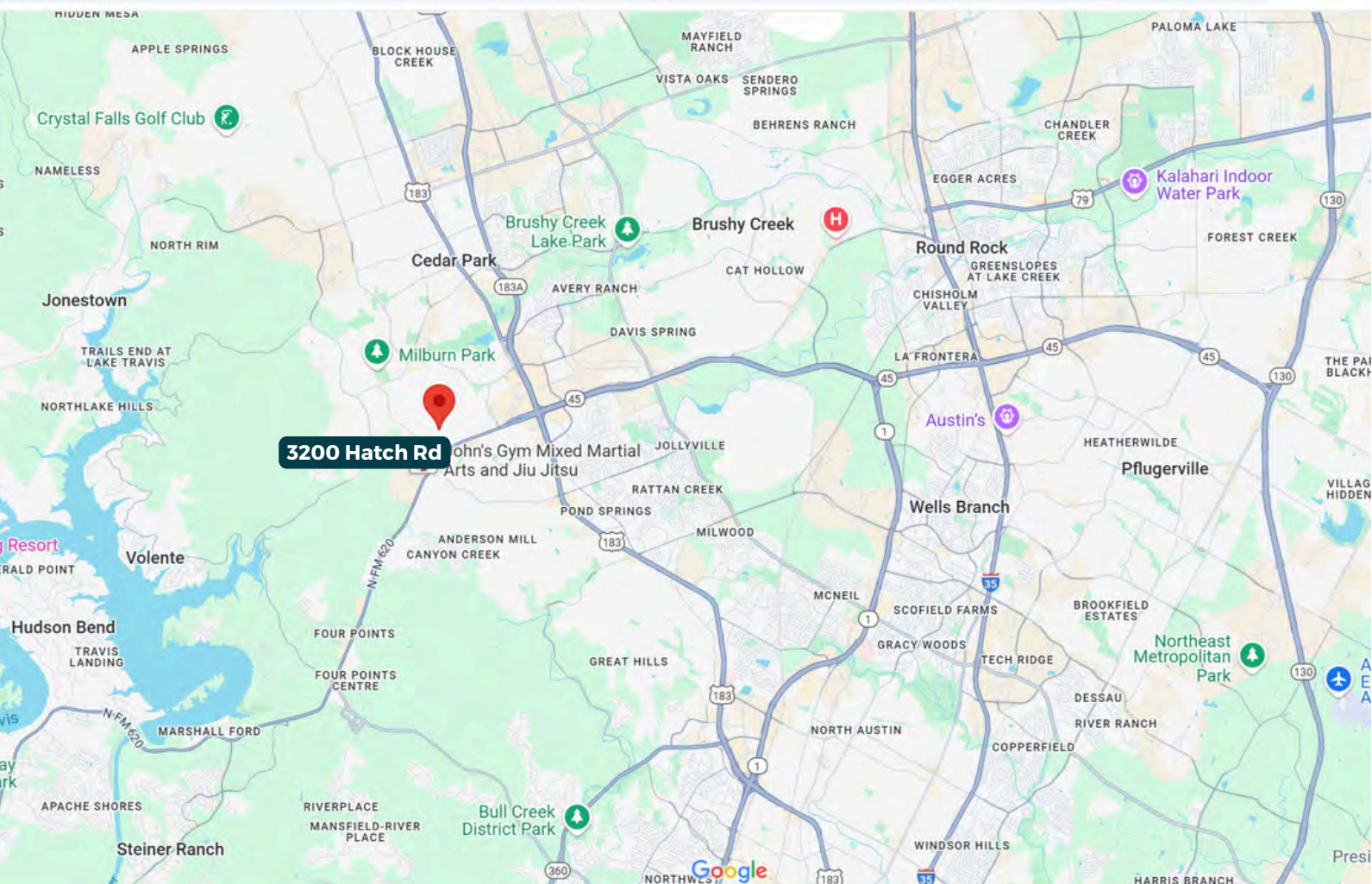
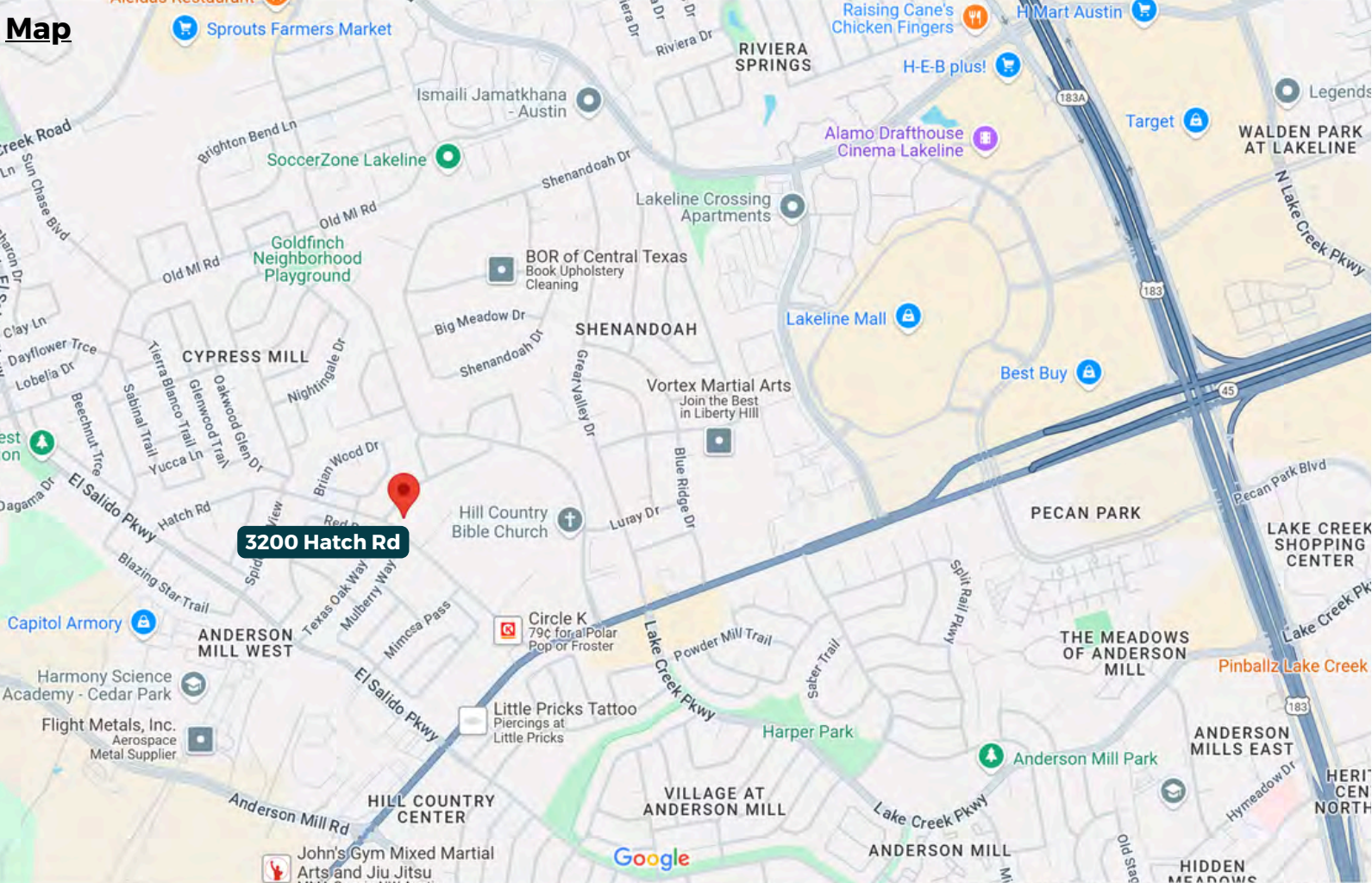


PLAY AREA
Older Child Play Area

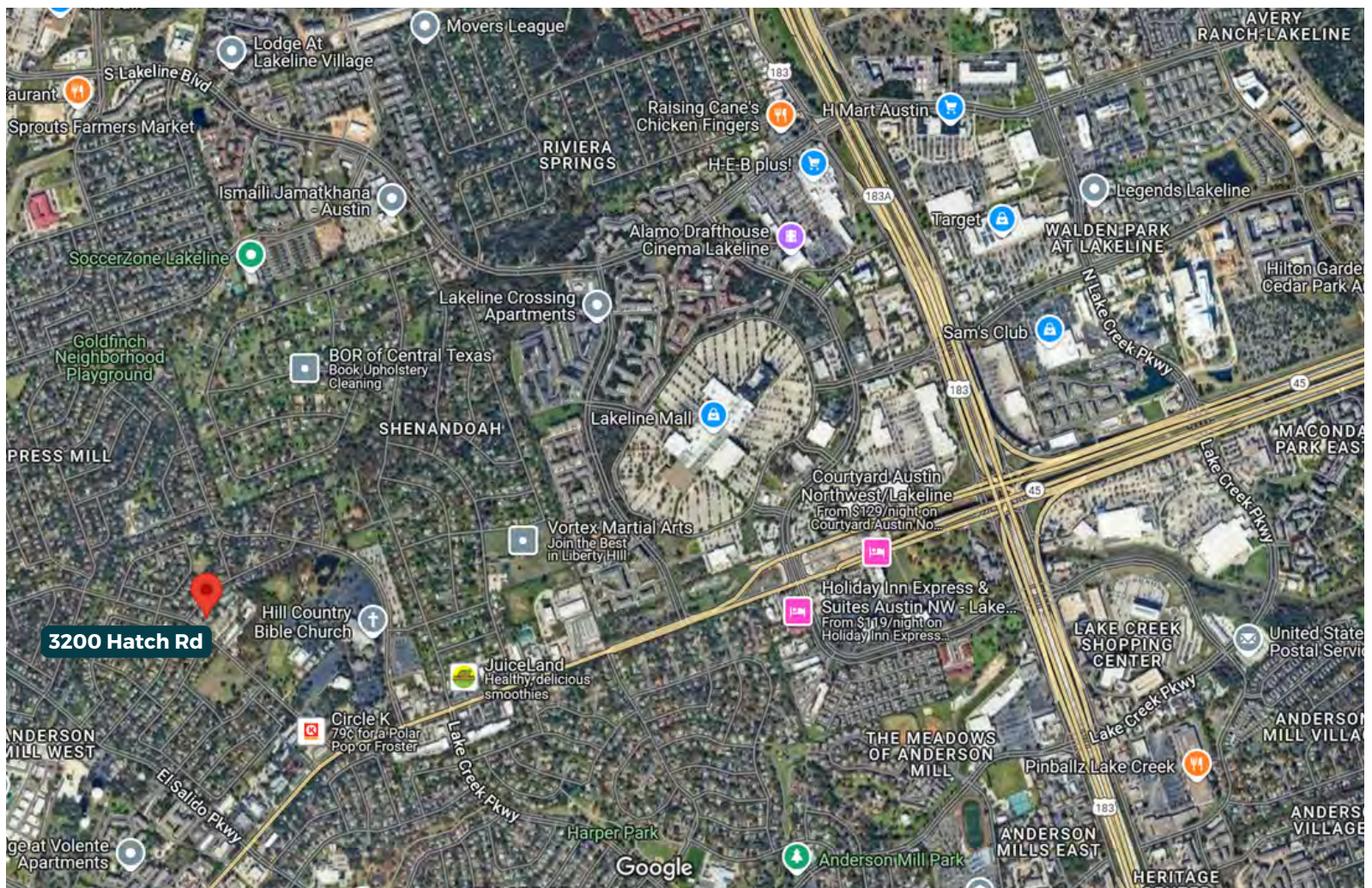


PARKING LOT

Map



Aerial View



Demographic and Income Profile

3200 Hatch Rd, Cedar Park, Texas, 78613 2
 3200 Hatch Rd, Cedar Park, Texas, 78613
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.46492
 Longitude: -97.82455

Summary	Census 2010	Census 2020	2024	2029
Population	11,346	13,355	13,664	14,127
Households	4,197	5,184	5,452	5,669
Families	3,008	3,346	3,295	3,352
Average Household Size	2.70	2.54	2.48	2.46
Owner Occupied Housing Units	3,104	2,975	2,986	3,095
Renter Occupied Housing Units	1,093	2,209	2,466	2,573
Median Age	36.7	37.9	38.4	40.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.67%	1.09%	0.38%
Households	0.78%	1.36%	0.64%
Families	0.34%	1.26%	0.56%
Owner HHs	0.72%	1.82%	0.97%
Median Household Income	1.17%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	271	5.0%	240	4.2%
\$15,000 - \$24,999	144	2.6%	106	1.9%
\$25,000 - \$34,999	193	3.5%	160	2.8%
\$35,000 - \$49,999	329	6.0%	284	5.0%
\$50,000 - \$74,999	1,052	19.3%	1,033	18.2%
\$75,000 - \$99,999	693	12.7%	759	13.4%
\$100,000 - \$149,999	1,130	20.7%	1,194	21.1%
\$150,000 - \$199,999	709	13.0%	862	15.2%
\$200,000+	931	17.1%	1,030	18.2%

Median Household Income	\$101,246	\$107,315
Average Household Income	\$133,960	\$146,421
Per Capita Income	\$55,839	\$61,514

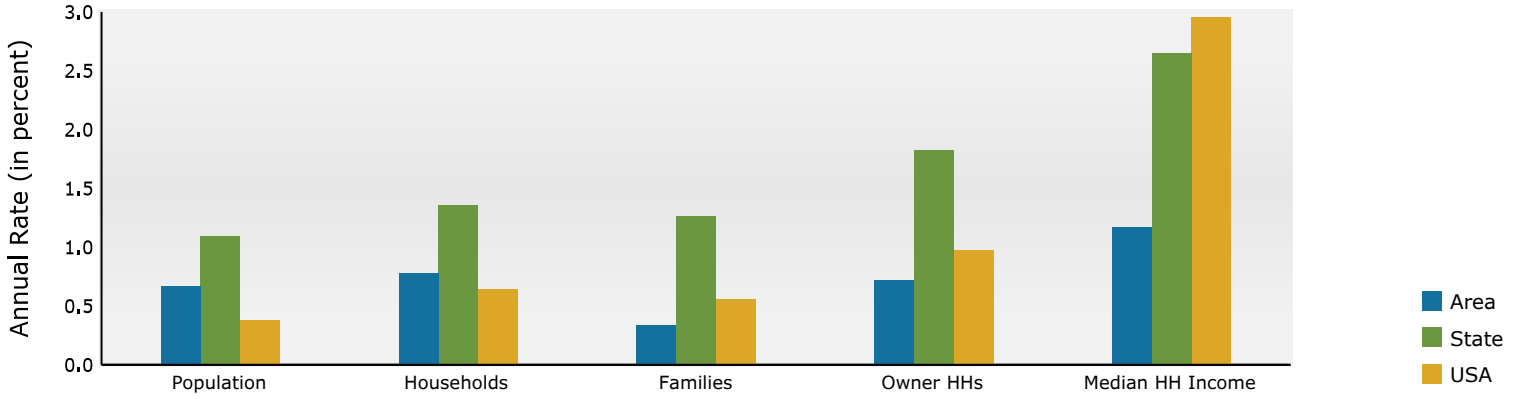
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	733	6.5%	717	5.4%	704	5.2%	695	4.9%
5 - 9	818	7.2%	749	5.6%	740	5.4%	712	5.0%
10 - 14	947	8.3%	848	6.3%	766	5.6%	791	5.6%
15 - 19	811	7.1%	904	6.8%	768	5.6%	725	5.1%
20 - 24	527	4.6%	855	6.4%	933	6.8%	766	5.4%
25 - 34	1,539	13.6%	1,978	14.8%	2,183	16.0%	2,260	16.0%
35 - 44	1,870	16.5%	2,048	15.3%	2,189	16.0%	2,243	15.9%
45 - 54	1,888	16.6%	1,817	13.6%	1,772	13.0%	1,930	13.7%
55 - 64	1,214	10.7%	1,599	12.0%	1,604	11.7%	1,632	11.6%
65 - 74	570	5.0%	1,065	8.0%	1,121	8.2%	1,291	9.1%
75 - 84	306	2.7%	532	4.0%	635	4.6%	789	5.6%
85+	124	1.1%	243	1.8%	248	1.8%	293	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,505	83.8%	9,034	67.6%	8,640	63.2%	8,472	60.0%
Black Alone	438	3.9%	572	4.3%	652	4.8%	705	5.0%
American Indian Alone	46	0.4%	69	0.5%	71	0.5%	73	0.5%
Asian Alone	674	5.9%	1,062	8.0%	1,470	10.8%	1,752	12.4%
Pacific Islander Alone	11	0.1%	14	0.1%	13	0.1%	14	0.1%
Some Other Race Alone	350	3.1%	635	4.8%	711	5.2%	788	5.6%
Two or More Races	322	2.8%	1,970	14.8%	2,106	15.4%	2,324	16.4%
Hispanic Origin (Any Race)	1,688	14.9%	2,601	19.5%	2,812	20.6%	3,136	22.2%

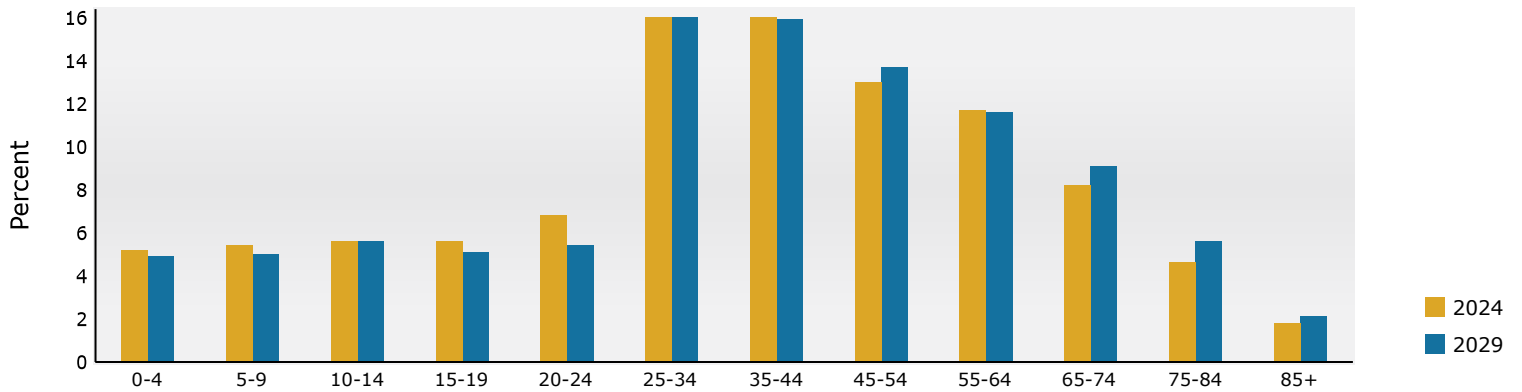
Data Note: Income is expressed in current dollars.

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

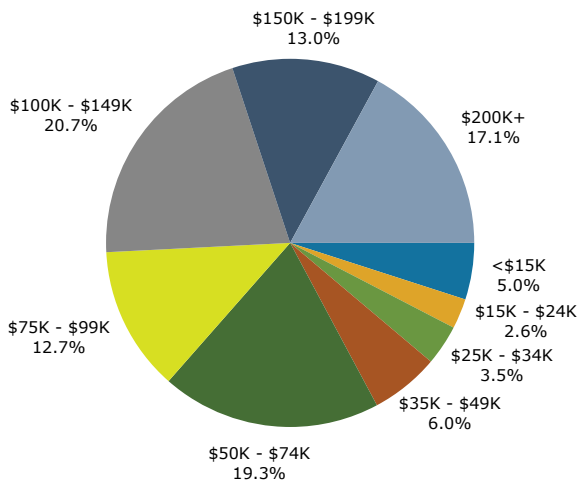
Trends 2024-2029



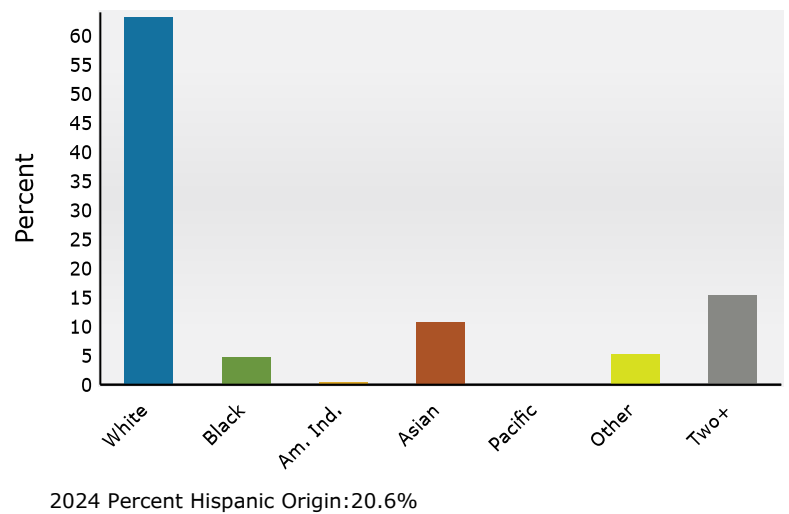
Population by Age



2024 Household Income



2024 Population by Race



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

Demographic and Income Profile

3200 Hatch Rd, Cedar Park, Texas, 78613 2
3200 Hatch Rd, Cedar Park, Texas, 78613
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.46492
Longitude: -97.82455

Summary	Census 2010	Census 2020	2024	2029
Population	69,930	89,611	91,836	97,393
Households	26,823	35,635	36,951	39,769
Families	18,665	23,233	22,868	24,027
Average Household Size	2.60	2.50	2.47	2.43
Owner Occupied Housing Units	17,078	19,303	19,674	20,289
Renter Occupied Housing Units	9,745	16,332	17,277	19,479
Median Age	34.8	36.6	37.3	38.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.18%	1.09%	0.38%
Households	1.48%	1.36%	0.64%
Families	0.99%	1.26%	0.56%
Owner HHs	0.62%	1.82%	0.97%
Median Household Income	1.97%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,412	3.8%	1,260	3.2%
\$15,000 - \$24,999	1,159	3.1%	871	2.2%
\$25,000 - \$34,999	1,324	3.6%	1,174	3.0%
\$35,000 - \$49,999	2,408	6.5%	2,164	5.4%
\$50,000 - \$74,999	5,594	15.1%	5,649	14.2%
\$75,000 - \$99,999	4,097	11.1%	4,508	11.3%
\$100,000 - \$149,999	6,302	17.1%	6,735	16.9%
\$150,000 - \$199,999	5,576	15.1%	6,749	17.0%
\$200,000+	9,079	24.6%	10,659	26.8%

Median Household Income	\$115,357	\$127,197
Average Household Income	\$157,539	\$173,278
Per Capita Income	\$63,035	\$70,307

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,158	7.4%	4,896	5.5%	4,916	5.4%	5,051	5.2%
5 - 9	5,579	8.0%	6,031	6.7%	5,698	6.2%	5,561	5.7%
10 - 14	5,594	8.0%	6,571	7.3%	6,226	6.8%	6,174	6.3%
15 - 19	4,789	6.8%	6,244	7.0%	5,879	6.4%	5,980	6.1%
20 - 24	3,800	5.4%	5,499	6.1%	5,826	6.3%	5,528	5.7%
25 - 34	10,256	14.7%	13,285	14.8%	14,012	15.3%	14,249	14.6%
35 - 44	12,089	17.3%	14,427	16.1%	15,128	16.5%	15,994	16.4%
45 - 54	10,958	15.7%	13,126	14.6%	13,656	14.9%	14,725	15.1%
55 - 64	6,640	9.5%	9,509	10.6%	9,539	10.4%	10,608	10.9%
65 - 74	3,241	4.6%	6,153	6.9%	6,366	6.9%	7,611	7.8%
75 - 84	1,346	1.9%	2,958	3.3%	3,573	3.9%	4,526	4.6%
85+	479	0.7%	910	1.0%	1,017	1.1%	1,386	1.4%

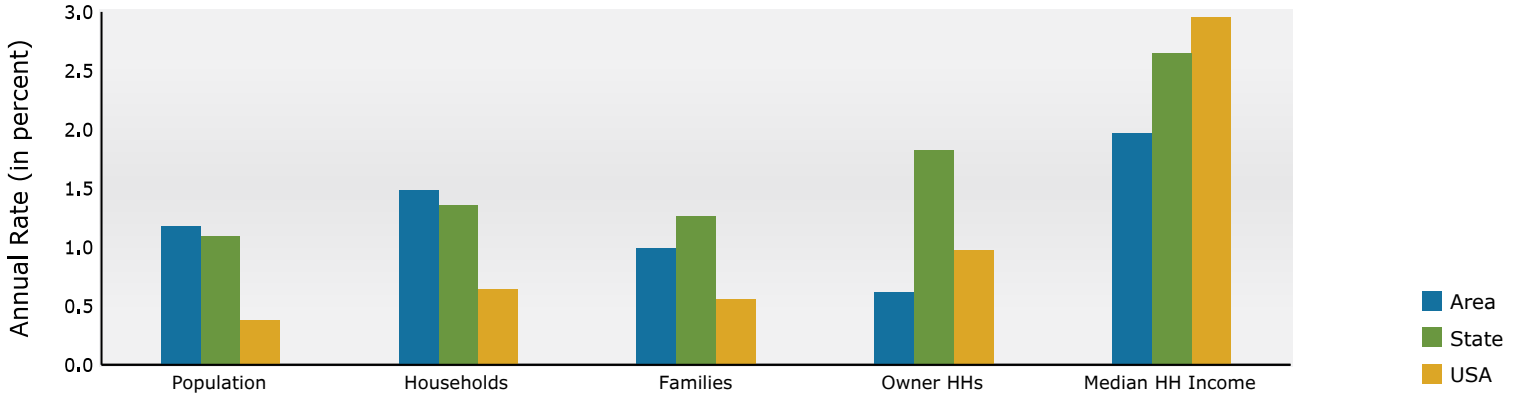
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	55,797	79.8%	56,221	62.7%	53,609	58.4%	53,431	54.9%
Black Alone	2,907	4.2%	4,474	5.0%	4,793	5.2%	5,298	5.4%
American Indian Alone	363	0.5%	467	0.5%	474	0.5%	504	0.5%
Asian Alone	5,978	8.5%	12,454	13.9%	16,195	17.6%	19,360	19.9%
Pacific Islander Alone	52	0.1%	69	0.1%	73	0.1%	80	0.1%
Some Other Race Alone	2,565	3.7%	4,027	4.5%	4,274	4.7%	4,824	5.0%
Two or More Races	2,267	3.2%	11,900	13.3%	12,418	13.5%	13,895	14.3%

Hispanic Origin (Any Race)	10,766	15.4%	15,971	17.8%	16,688	18.2%	18,941	19.4%
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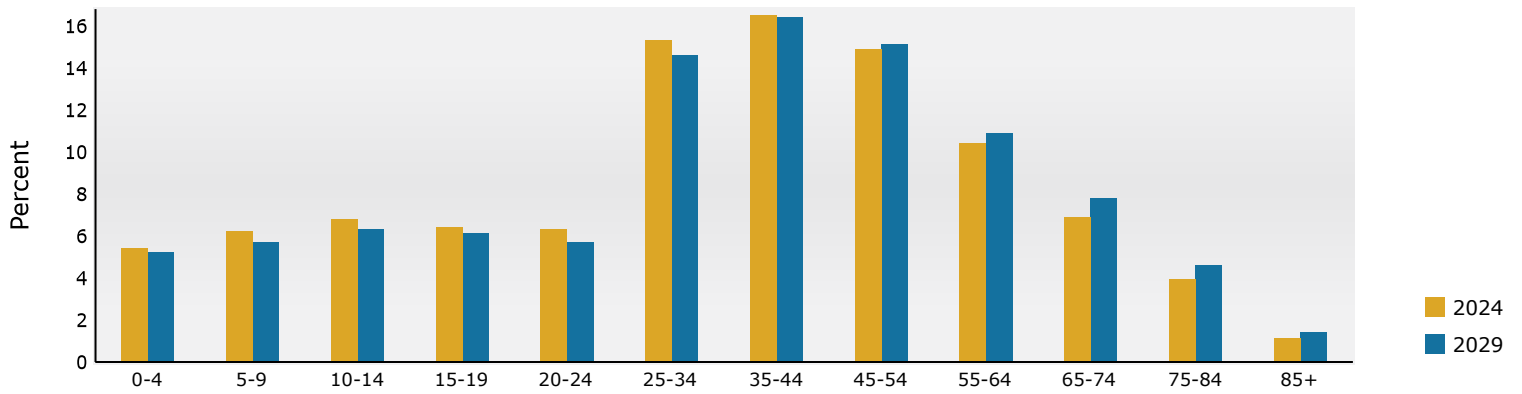
Data Note: Income is expressed in current dollars.

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

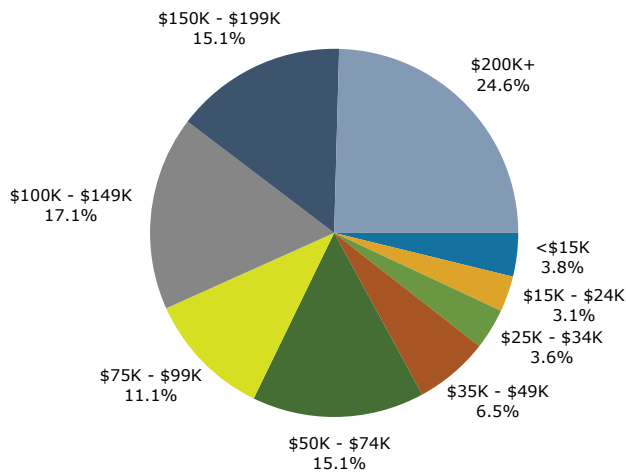
Trends 2024-2029



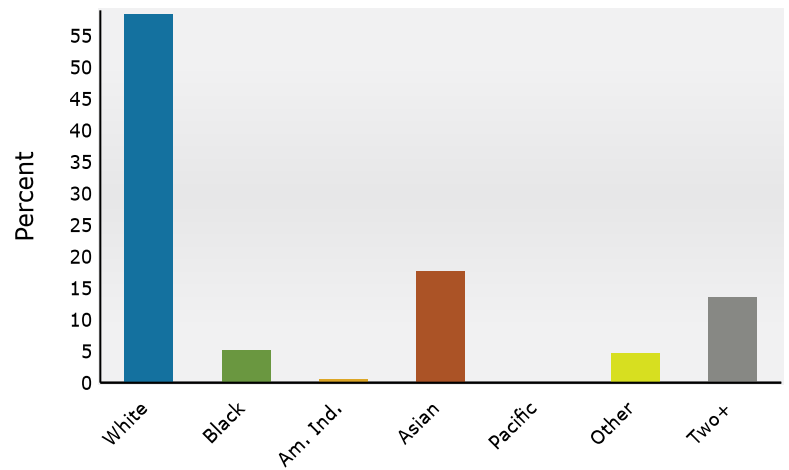
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 18.2%

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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 Ring: 5 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	149,932	191,209	195,313	205,606
Households	58,996	75,422	77,674	82,570
Families	38,929	48,730	47,870	49,964
Average Household Size	2.53	2.51	2.49	2.47
Owner Occupied Housing Units	35,430	39,442	40,359	41,869
Renter Occupied Housing Units	23,566	35,980	37,315	40,701
Median Age	34.5	36.2	37.0	38.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.03%	1.09%	0.38%
Households	1.23%	1.36%	0.64%
Families	0.86%	1.26%	0.56%
Owner HHs	0.74%	1.82%	0.97%
Median Household Income	1.93%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,682	3.5%	2,377	2.9%
\$15,000 - \$24,999	2,181	2.8%	1,635	2.0%
\$25,000 - \$34,999	2,603	3.4%	2,255	2.7%
\$35,000 - \$49,999	5,251	6.8%	4,615	5.6%
\$50,000 - \$74,999	12,350	15.9%	12,205	14.8%
\$75,000 - \$99,999	8,706	11.2%	9,324	11.3%
\$100,000 - \$149,999	14,178	18.3%	14,945	18.1%
\$150,000 - \$199,999	11,205	14.4%	13,622	16.5%
\$200,000+	18,518	23.8%	21,593	26.2%

Median Household Income	\$113,589	\$125,004
Average Household Income	\$157,088	\$173,253
Per Capita Income	\$62,584	\$69,676

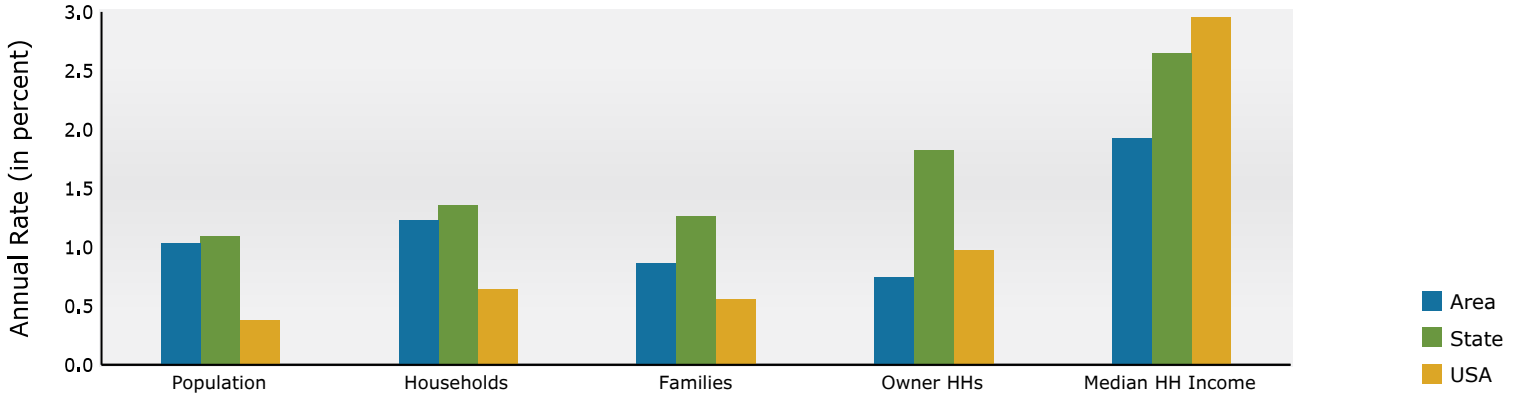
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,265	7.5%	10,925	5.7%	10,893	5.6%	10,999	5.3%
5 - 9	11,545	7.7%	13,222	6.9%	12,352	6.3%	12,012	5.8%
10 - 14	11,217	7.5%	13,936	7.3%	13,336	6.8%	13,251	6.4%
15 - 19	9,546	6.4%	12,562	6.6%	12,235	6.3%	12,703	6.2%
20 - 24	8,363	5.6%	11,157	5.8%	12,312	6.3%	12,208	5.9%
25 - 34	24,371	16.3%	29,842	15.6%	30,219	15.5%	29,643	14.4%
35 - 44	26,577	17.7%	32,025	16.7%	33,024	16.9%	34,060	16.6%
45 - 54	22,831	15.2%	27,153	14.2%	28,592	14.6%	31,197	15.2%
55 - 64	13,985	9.3%	19,987	10.5%	19,828	10.2%	21,972	10.7%
65 - 74	6,303	4.2%	12,800	6.7%	13,452	6.9%	15,779	7.7%
75 - 84	2,775	1.9%	5,731	3.0%	6,970	3.6%	9,050	4.4%
85+	1,155	0.8%	1,869	1.0%	2,099	1.1%	2,735	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	116,770	77.9%	114,797	60.0%	108,921	55.8%	107,664	52.4%
Black Alone	6,414	4.3%	9,795	5.1%	10,389	5.3%	11,234	5.5%
American Indian Alone	727	0.5%	1,036	0.5%	1,049	0.5%	1,098	0.5%
Asian Alone	15,137	10.1%	31,385	16.4%	39,533	20.2%	46,483	22.6%
Pacific Islander Alone	127	0.1%	136	0.1%	145	0.1%	156	0.1%
Some Other Race Alone	5,788	3.9%	8,971	4.7%	9,378	4.8%	10,360	5.0%
Two or More Races	4,969	3.3%	25,089	13.1%	25,898	13.3%	28,610	13.9%
Hispanic Origin (Any Race)	23,350	15.6%	34,076	17.8%	35,221	18.0%	39,334	19.1%

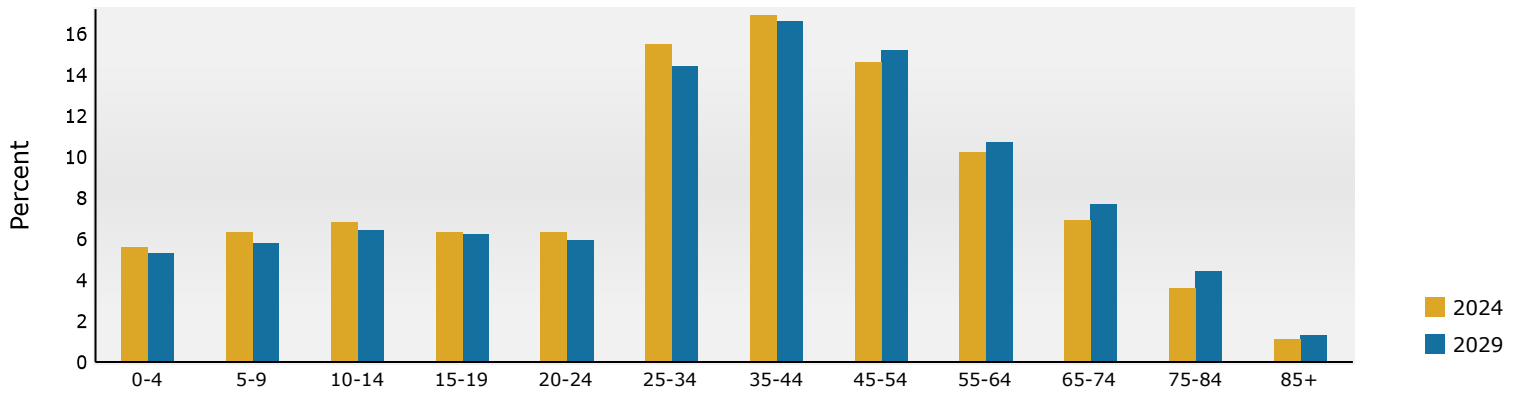
Data Note: Income is expressed in current dollars.

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

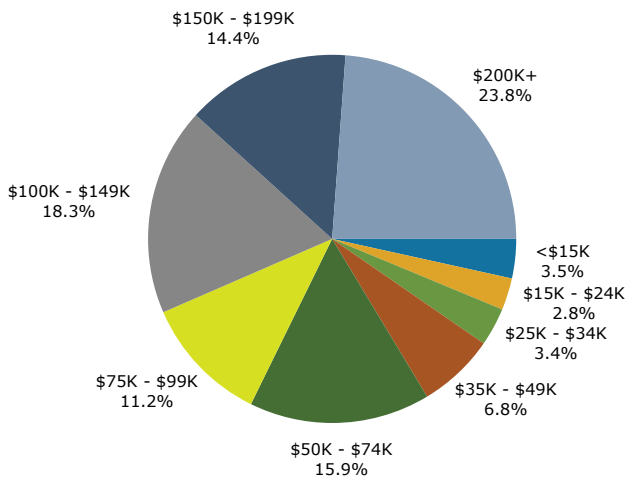
Trends 2024-2029



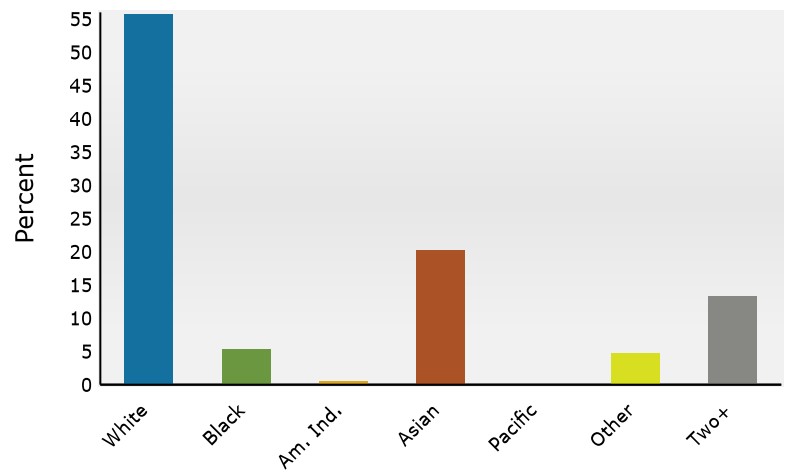
Population by Age



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.



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