

For Lease

504 Ranch Trl Irving, TX 75063



- Asking - \$20/sqft (\$13,670/m) + NNN
- Building size- 8,202 sqft
- Lot size- 1.34 acres
- Year built- 1994
- Last licensed capacity- 148
- Parking- 32 approx.
- 7-9 Classrooms, 2 Offices, Kitchen, Large Playground
- Avg. income of \$149,000+ in the 3-mile radius
- Surrounded by Homes & Apartments
- NNN are \$4,026/m (\$5.89 sqft/y) approx. and include:
 - Property Taxes- \$25,984.23/yr (2024)
 - Valley Ranch HOA- \$2,126.60/yr (2024)
 - Insurance- \$13,000/yr (2024)
 - Landscaping- \$7,200/yr (2025)



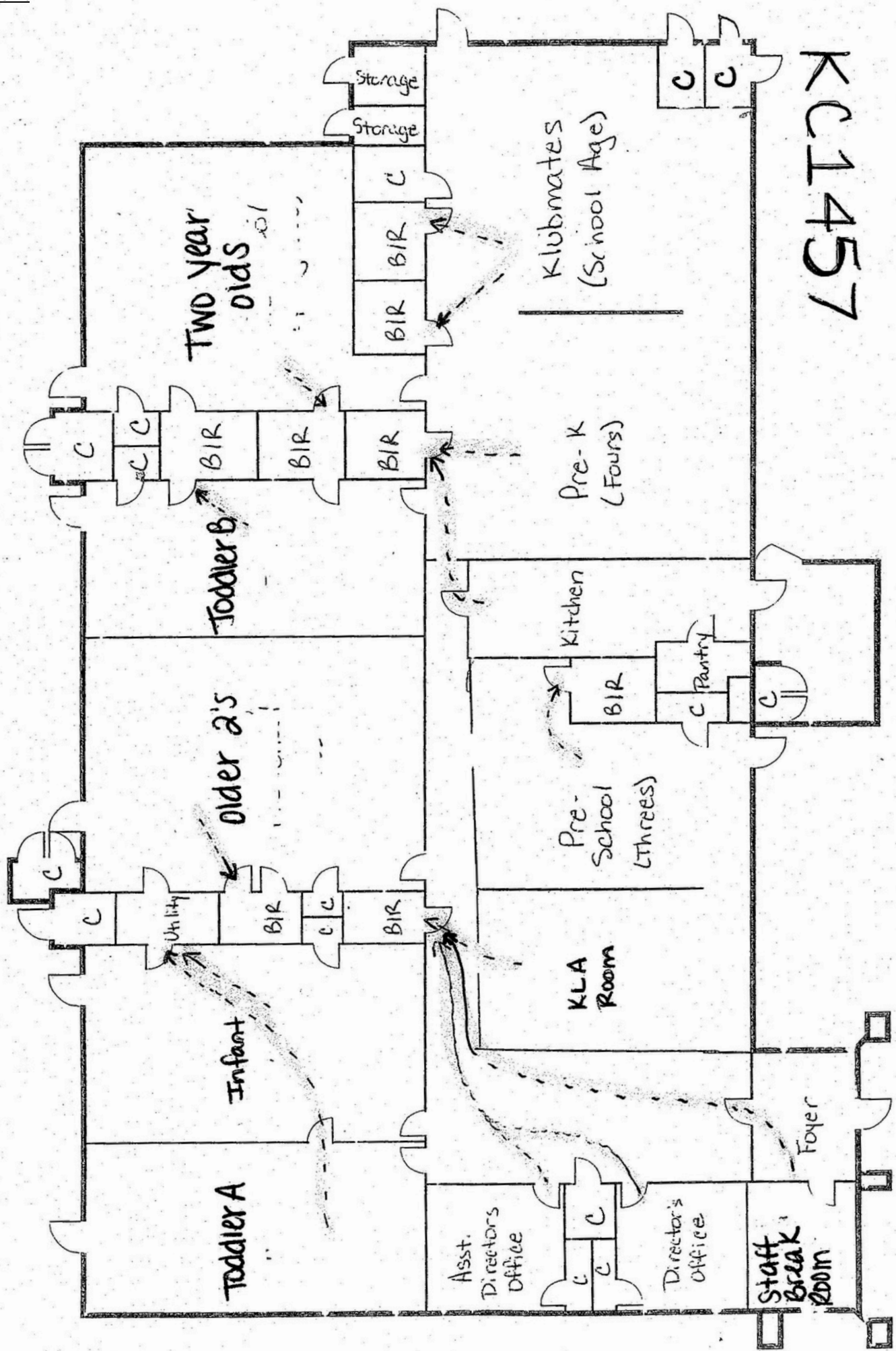
Neal Agrawal
972-804-0742
dfwneal@gmail.com
Crest Real Estate Advisors
www.preschoolexchange.com

Pictures(Previous Tenant)



Disaster Plan

KC1457



Toddler A

Infant

Older 2's

Toddler B

TWO year olds

KLA Room

Pre-School (Threes)

Kitchen

Pre-K (Fours)

Klubmates (School Age)

Asst. Director's Office

Director's Office

Staff Break Room

Foyer

Storage

Storage

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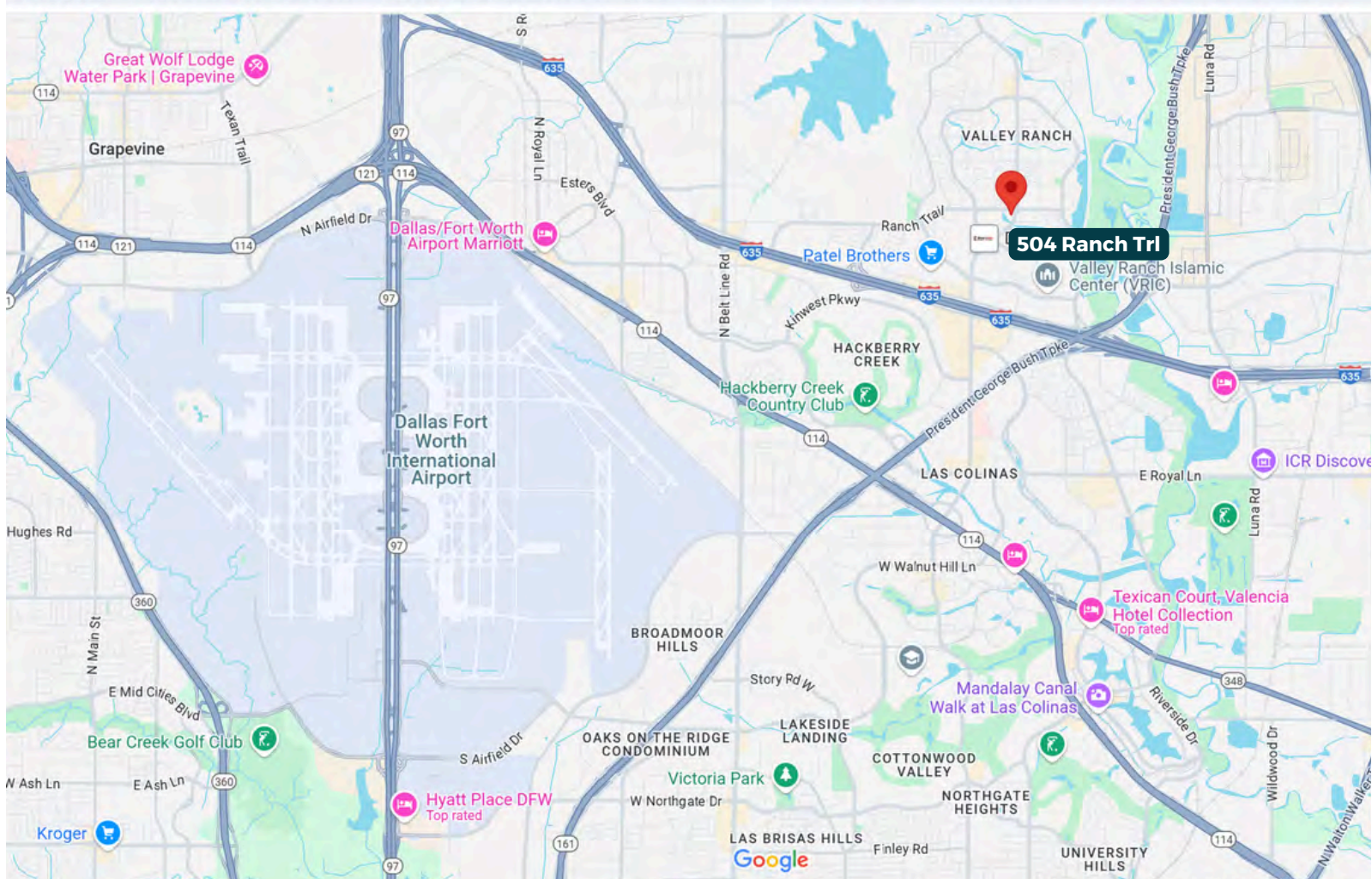
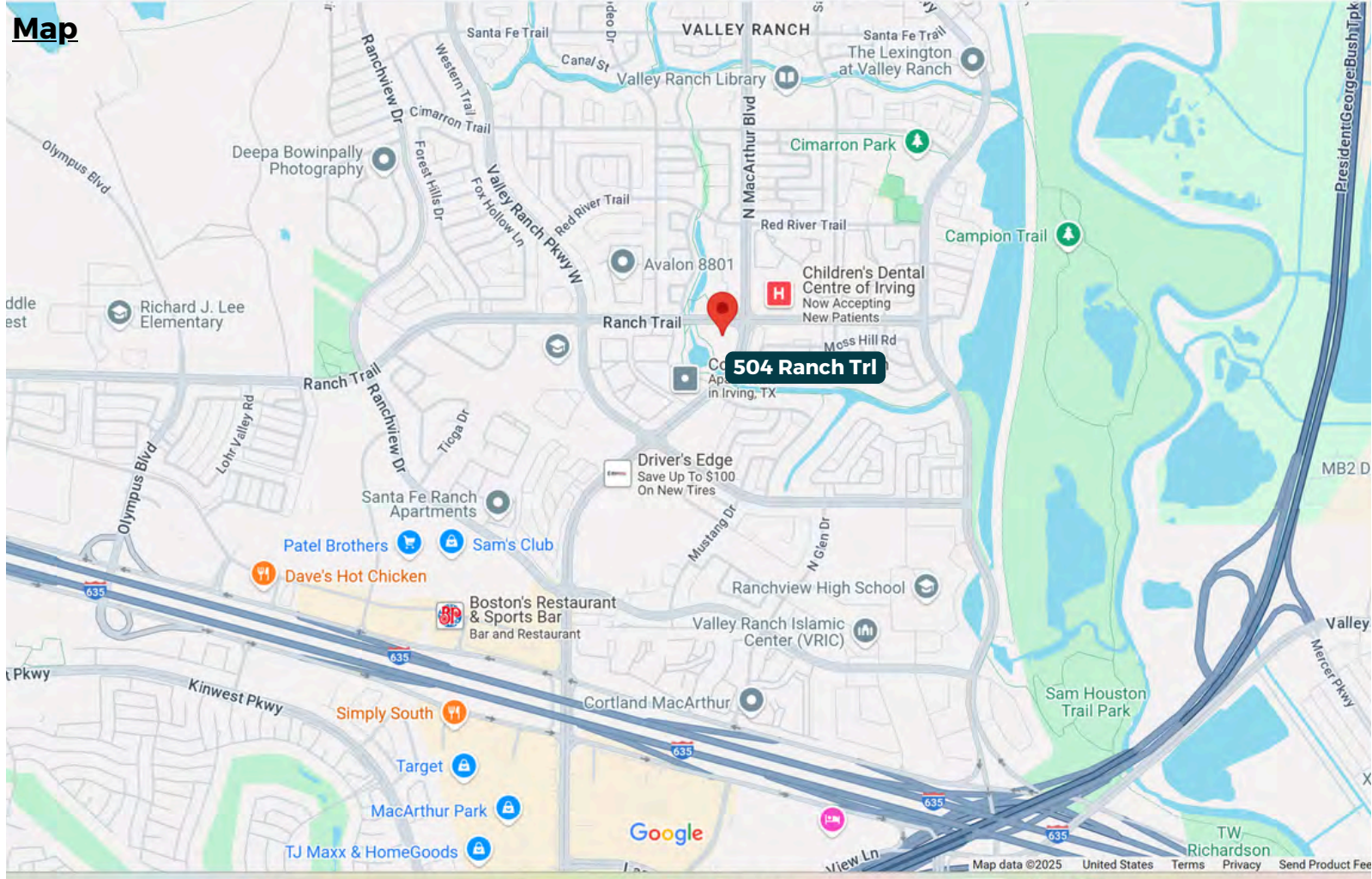
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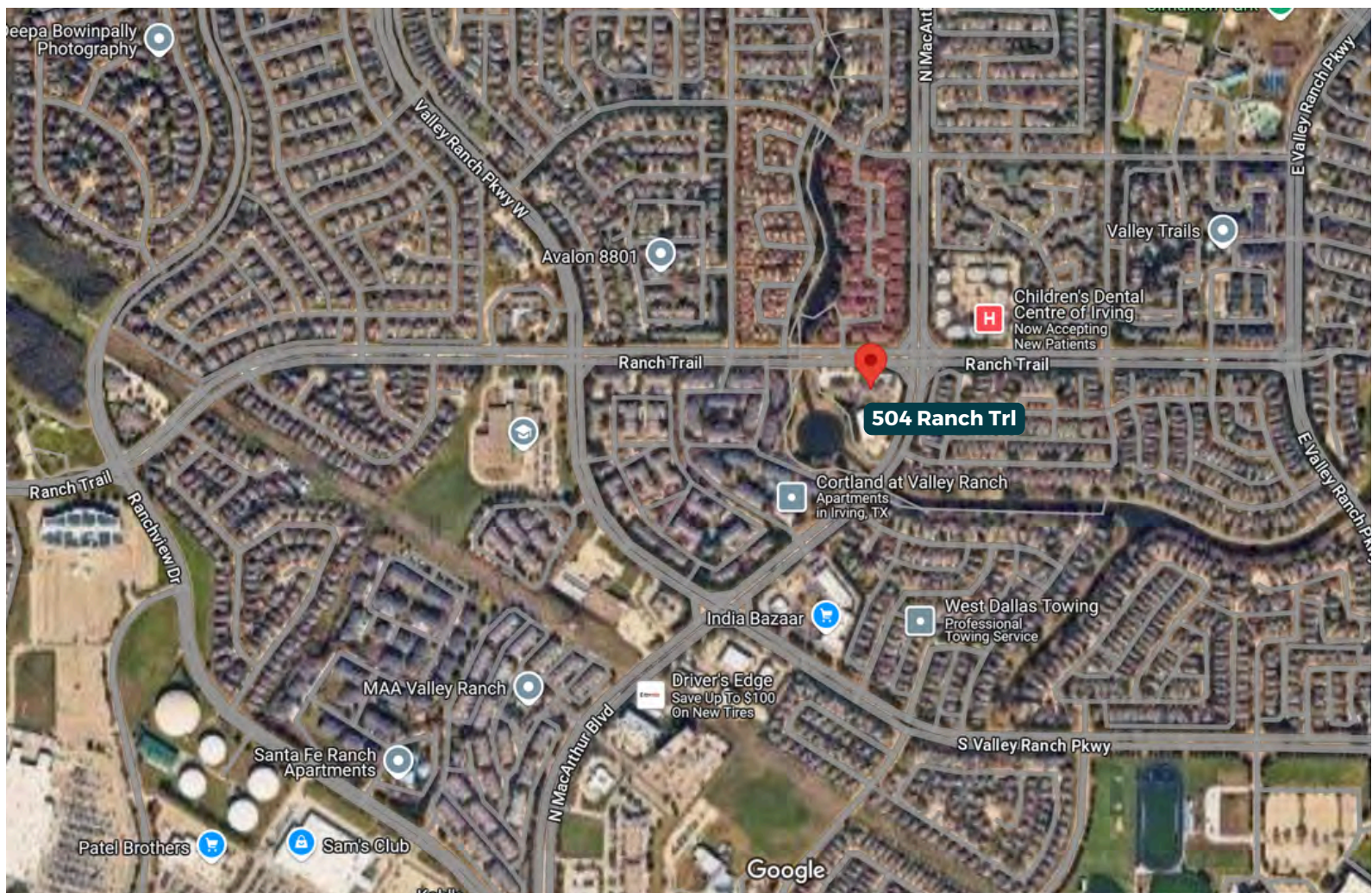
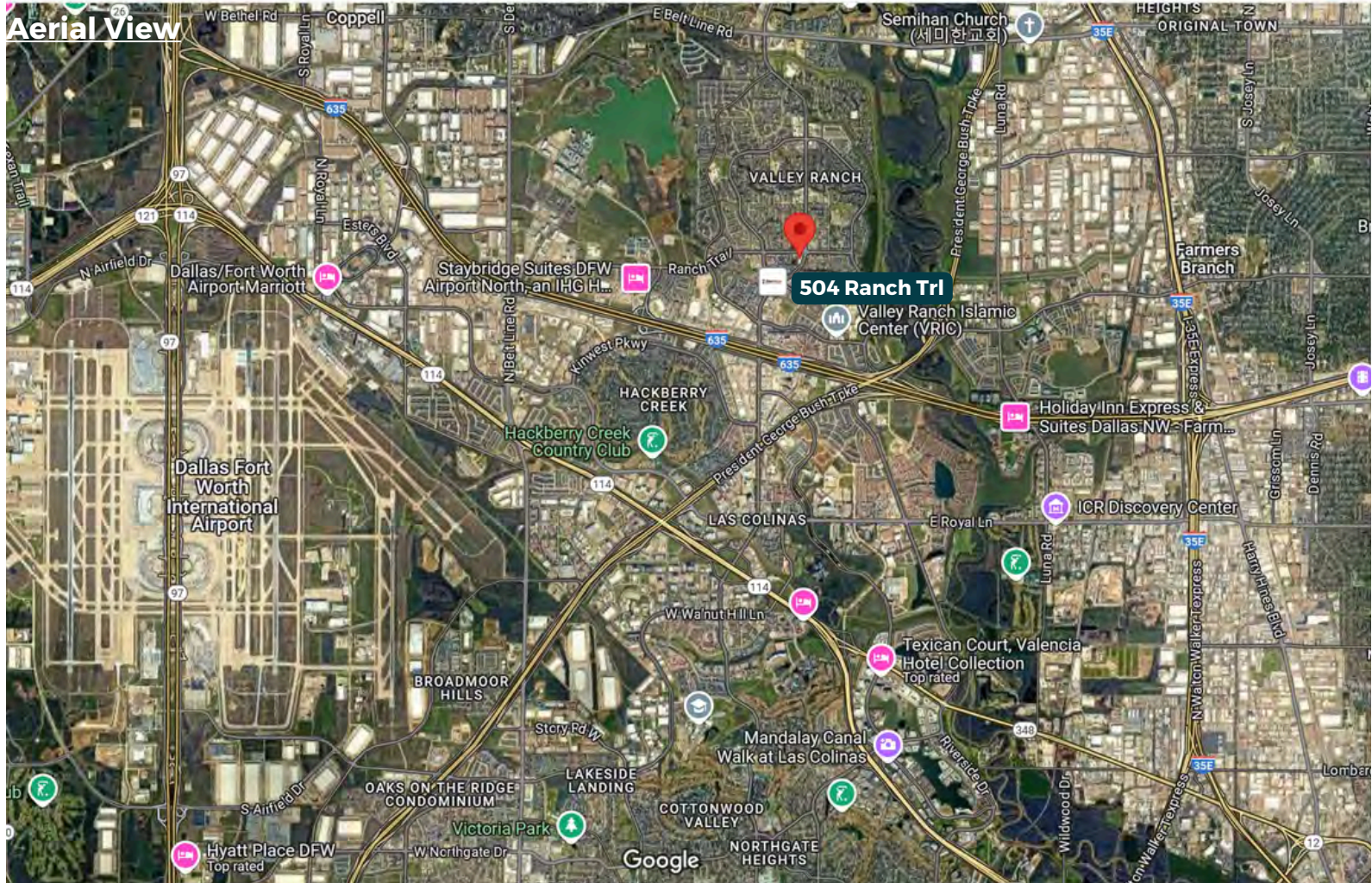
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Map



Aerial View



Demographic and Income Profile

504 Ranch Trl, Irving, Texas, 75063
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.92672
Longitude: -96.95299

Summary	Census 2010	Census 2020	2024	2029
Population	18,527	21,719	21,660	21,635
Households	8,673	8,960	8,858	8,851
Families	4,647	5,599	5,368	5,377
Average Household Size	2.14	2.42	2.44	2.44
Owner Occupied Housing Units	3,134	3,156	3,203	3,355
Renter Occupied Housing Units	5,538	5,804	5,655	5,496
Median Age	32.4	33.6	35.0	37.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.02%	1.09%	0.38%
Households	-0.02%	1.36%	0.64%
Families	0.03%	1.26%	0.56%
Owner HHs	0.93%	1.82%	0.97%
Median Household Income	1.86%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	500	5.6%	436	4.9%
\$15,000 - \$24,999	366	4.1%	274	3.1%
\$25,000 - \$34,999	423	4.8%	361	4.1%
\$35,000 - \$49,999	756	8.5%	594	6.7%
\$50,000 - \$74,999	870	9.8%	734	8.3%
\$75,000 - \$99,999	1,244	14.0%	1,207	13.6%
\$100,000 - \$149,999	2,056	23.2%	2,111	23.9%
\$150,000 - \$199,999	1,203	13.6%	1,393	15.7%
\$200,000+	1,440	16.3%	1,741	19.7%

Median Household Income	\$104,258	\$114,313
Average Household Income	\$131,336	\$150,312
Per Capita Income	\$53,258	\$61,029

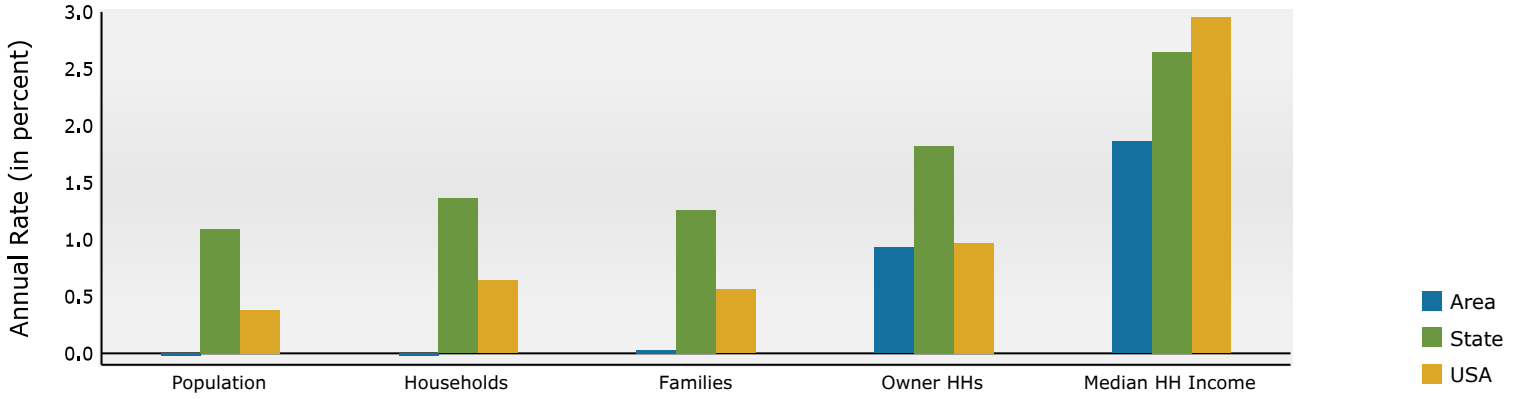
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,650	8.9%	1,720	7.9%	1,615	7.5%	1,471	6.8%
5 - 9	1,215	6.6%	1,618	7.4%	1,661	7.7%	1,551	7.2%
10 - 14	864	4.7%	1,325	6.1%	1,433	6.6%	1,612	7.5%
15 - 19	673	3.6%	1,049	4.8%	1,099	5.1%	1,322	6.1%
20 - 24	1,086	5.9%	1,100	5.1%	1,184	5.5%	1,204	5.6%
25 - 34	5,125	27.7%	4,777	22.0%	3,849	17.8%	2,685	12.4%
35 - 44	3,603	19.4%	4,186	19.3%	4,489	20.7%	4,488	20.7%
45 - 54	2,123	11.5%	2,642	12.2%	2,916	13.5%	3,415	15.8%
55 - 64	1,323	7.1%	1,869	8.6%	1,784	8.2%	1,883	8.7%
65 - 74	513	2.8%	955	4.4%	1,085	5.0%	1,295	6.0%
75 - 84	236	1.3%	355	1.6%	422	1.9%	563	2.6%
85+	116	0.6%	125	0.6%	123	0.6%	145	0.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,942	42.9%	4,962	22.8%	4,562	21.1%	4,167	19.3%
Black Alone	2,889	15.6%	2,866	13.2%	2,871	13.3%	2,838	13.1%
American Indian Alone	78	0.4%	88	0.4%	87	0.4%	88	0.4%
Asian Alone	6,412	34.6%	11,549	53.2%	11,778	54.4%	12,029	55.6%
Pacific Islander Alone	11	0.1%	12	0.1%	12	0.1%	12	0.1%
Some Other Race Alone	585	3.2%	772	3.6%	821	3.8%	889	4.1%
Two or More Races	611	3.3%	1,469	6.8%	1,529	7.1%	1,611	7.4%
Hispanic Origin (Any Race)	2,021	10.9%	2,049	9.4%	2,196	10.1%	2,394	11.1%

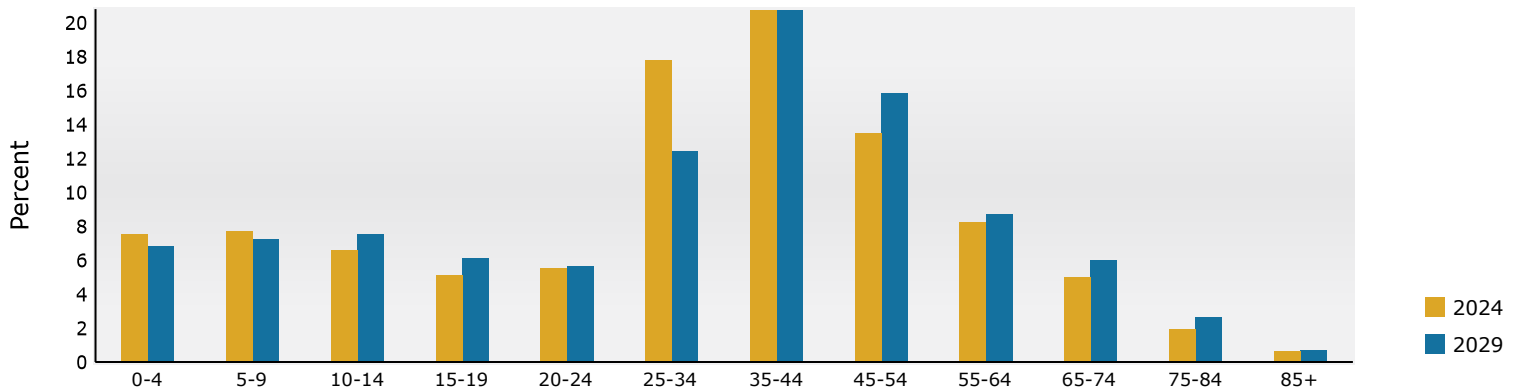
Data Note: Income is expressed in current dollars.

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

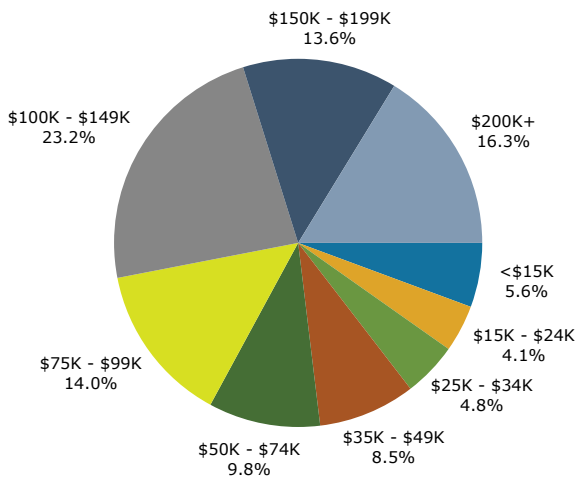
Trends 2024-2029



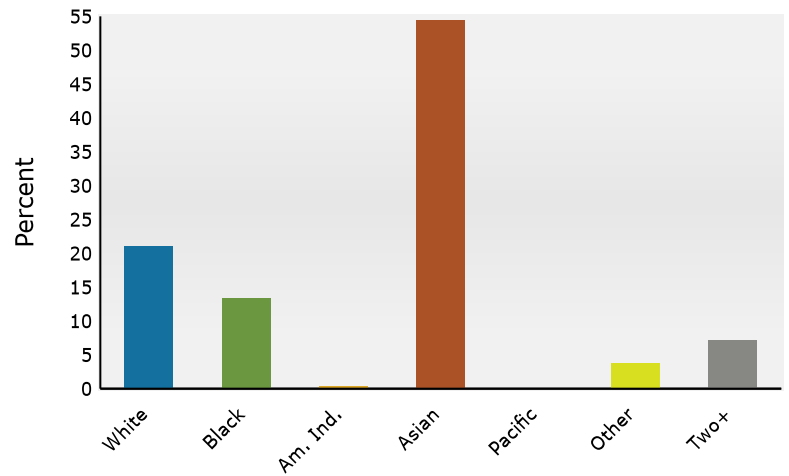
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 10.1%

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

Demographic and Income Profile

504 Ranch Trl, Irving, Texas, 75063
Ring: 3 mile radius

Prepared by Esri
Latitude: 32.92672
Longitude: -96.95299

Summary	Census 2010	Census 2020	2024	2029
Population	54,874	77,319	87,014	91,520
Households	24,917	32,132	36,278	38,390
Families	13,845	19,963	21,329	22,388
Average Household Size	2.20	2.40	2.40	2.38
Owner Occupied Housing Units	8,979	10,970	12,149	12,694
Renter Occupied Housing Units	15,938	21,162	24,129	25,697
Median Age	32.8	33.9	34.7	36.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.01%	1.09%	0.38%
Households	1.14%	1.36%	0.64%
Families	0.97%	1.26%	0.56%
Owner HHs	0.88%	1.82%	0.97%
Median Household Income	1.85%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,535	4.2%	1,391	3.6%
\$15,000 - \$24,999	1,174	3.2%	909	2.4%
\$25,000 - \$34,999	1,515	4.2%	1,314	3.4%
\$35,000 - \$49,999	2,229	6.1%	1,889	4.9%
\$50,000 - \$74,999	4,321	11.9%	4,123	10.7%
\$75,000 - \$99,999	5,447	15.0%	5,642	14.7%
\$100,000 - \$149,999	7,679	21.2%	8,058	21.0%
\$150,000 - \$199,999	4,589	12.6%	5,642	14.7%
\$200,000+	7,790	21.5%	9,422	24.5%

Median Household Income	\$108,813	\$119,260
Average Household Income	\$149,225	\$167,488
Per Capita Income	\$62,312	\$70,344

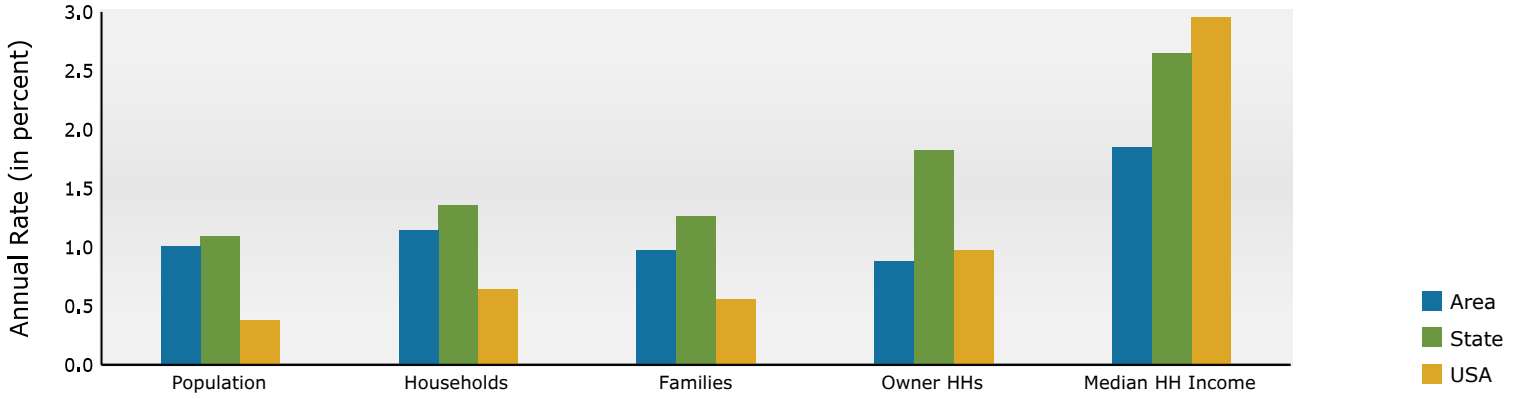
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,533	8.3%	5,714	7.4%	5,949	6.8%	5,741	6.3%
5 - 9	3,570	6.5%	5,599	7.2%	5,895	6.8%	5,693	6.2%
10 - 14	2,889	5.3%	4,775	6.2%	5,473	6.3%	6,016	6.6%
15 - 19	2,332	4.2%	3,490	4.5%	4,280	4.9%	5,324	5.8%
20 - 24	3,413	6.2%	4,050	5.2%	5,298	6.1%	6,113	6.7%
25 - 34	13,668	24.9%	16,977	22.0%	17,259	19.8%	14,303	15.6%
35 - 44	10,144	18.5%	15,083	19.5%	17,476	20.1%	17,982	19.6%
45 - 54	7,286	13.3%	9,337	12.1%	11,328	13.0%	13,723	15.0%
55 - 64	4,391	8.0%	6,823	8.8%	7,118	8.2%	7,849	8.6%
65 - 74	1,646	3.0%	3,593	4.6%	4,502	5.2%	5,442	5.9%
75 - 84	692	1.3%	1,369	1.8%	1,847	2.1%	2,586	2.8%
85+	311	0.6%	509	0.7%	589	0.7%	749	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,348	49.8%	21,448	27.7%	22,761	26.2%	22,164	24.2%
Black Alone	6,877	12.5%	8,825	11.4%	10,440	12.0%	11,024	12.0%
American Indian Alone	235	0.4%	345	0.4%	406	0.5%	433	0.5%
Asian Alone	16,779	30.6%	37,367	48.3%	41,547	47.7%	44,199	48.3%
Pacific Islander Alone	36	0.1%	49	0.1%	59	0.1%	65	0.1%
Some Other Race Alone	1,939	3.5%	2,961	3.8%	4,012	4.6%	4,785	5.2%
Two or More Races	1,659	3.0%	6,325	8.2%	7,787	8.9%	8,849	9.7%
Hispanic Origin (Any Race)	6,818	12.4%	8,758	11.3%	11,577	13.3%	13,750	15.0%

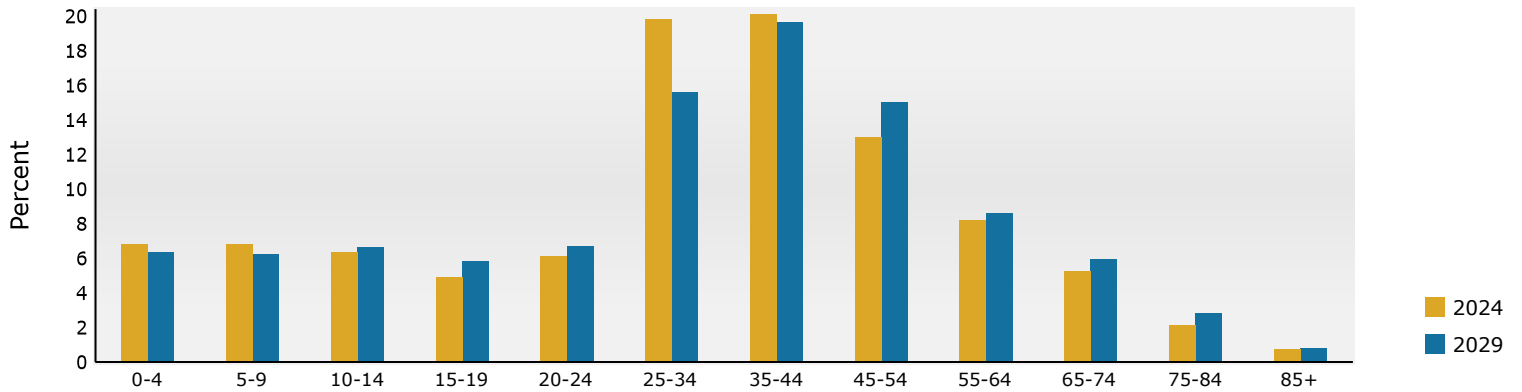
Data Note: Income is expressed in current dollars.

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

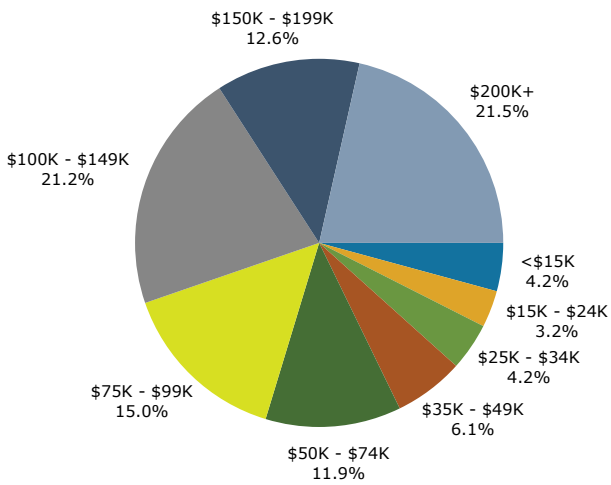
Trends 2024-2029



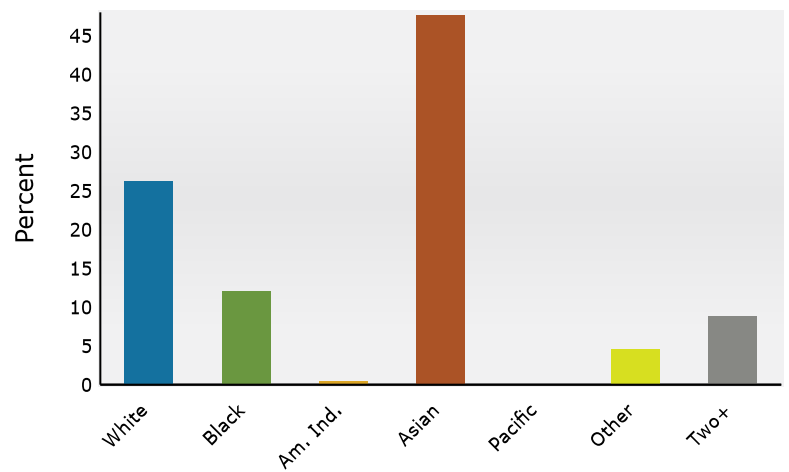
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 13.3%

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

Demographic and Income Profile

504 Ranch Trl, Irving, Texas, 75063
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.92672
Longitude: -96.95299

Summary	Census 2010	Census 2020	2024	2029
Population	165,347	206,836	217,441	222,049
Households	64,794	81,269	86,769	89,623
Families	40,874	51,931	52,901	54,359
Average Household Size	2.55	2.53	2.50	2.47
Owner Occupied Housing Units	29,102	33,054	34,500	35,610
Renter Occupied Housing Units	35,692	48,215	52,269	54,013
Median Age	32.7	34.3	35.0	36.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.42%	1.09%	0.38%
Households	0.65%	1.36%	0.64%
Families	0.55%	1.26%	0.56%
Owner HHs	0.64%	1.82%	0.97%
Median Household Income	2.04%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	3,537	4.1%	3,080	3.4%
\$15,000 - \$24,999	2,835	3.3%	2,116	2.4%
\$25,000 - \$34,999	4,286	4.9%	3,577	4.0%
\$35,000 - \$49,999	6,705	7.7%	5,649	6.3%
\$50,000 - \$74,999	12,322	14.2%	11,480	12.8%
\$75,000 - \$99,999	12,009	13.8%	12,022	13.4%
\$100,000 - \$149,999	17,707	20.4%	18,374	20.5%
\$150,000 - \$199,999	10,746	12.4%	13,272	14.8%
\$200,000+	16,615	19.2%	20,045	22.4%

Median Household Income	\$103,148	\$114,102
Average Household Income	\$140,534	\$159,595
Per Capita Income	\$55,945	\$64,219

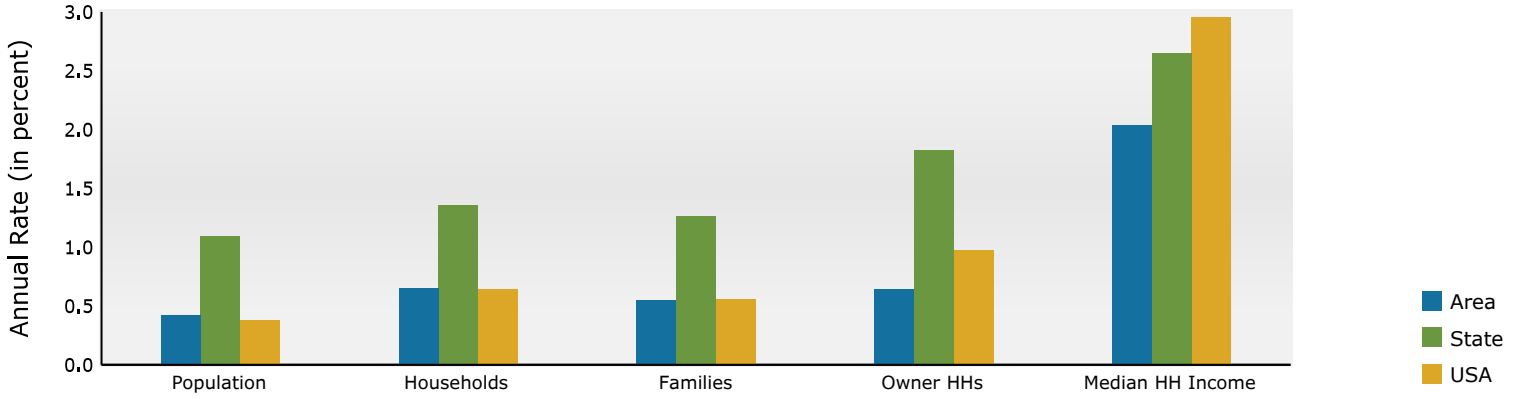
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,011	7.9%	13,403	6.5%	13,488	6.2%	13,097	5.9%
5 - 9	11,990	7.3%	13,728	6.6%	13,615	6.3%	13,038	5.9%
10 - 14	11,217	6.8%	13,491	6.5%	13,211	6.1%	13,429	6.0%
15 - 19	10,279	6.2%	12,123	5.9%	12,263	5.6%	12,632	5.7%
20 - 24	10,984	6.6%	13,207	6.4%	14,593	6.7%	14,714	6.6%
25 - 34	32,794	19.8%	40,456	19.6%	41,473	19.1%	36,989	16.7%
35 - 44	27,005	16.3%	34,770	16.8%	38,204	17.6%	39,893	18.0%
45 - 54	23,687	14.3%	26,113	12.6%	28,136	12.9%	30,386	13.7%
55 - 64	14,114	8.5%	21,569	10.4%	21,240	9.8%	21,654	9.8%
65 - 74	6,112	3.7%	11,348	5.5%	13,469	6.2%	16,143	7.3%
75 - 84	3,091	1.9%	4,790	2.3%	5,761	2.6%	7,696	3.5%
85+	1,062	0.6%	1,839	0.9%	1,988	0.9%	2,377	1.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	96,665	58.5%	70,623	34.1%	69,373	31.9%	66,086	29.8%
Black Alone	15,232	9.2%	21,553	10.4%	23,668	10.9%	24,179	10.9%
American Indian Alone	961	0.6%	1,814	0.9%	1,918	0.9%	1,953	0.9%
Asian Alone	31,711	19.2%	62,589	30.3%	67,944	31.2%	71,476	32.2%
Pacific Islander Alone	123	0.1%	150	0.1%	171	0.1%	179	0.1%
Some Other Race Alone	15,669	9.5%	21,614	10.4%	23,457	10.8%	25,145	11.3%
Two or More Races	4,986	3.0%	28,493	13.8%	30,910	14.2%	33,032	14.9%
Hispanic Origin (Any Race)	49,361	29.9%	56,000	27.1%	60,778	28.0%	65,357	29.4%

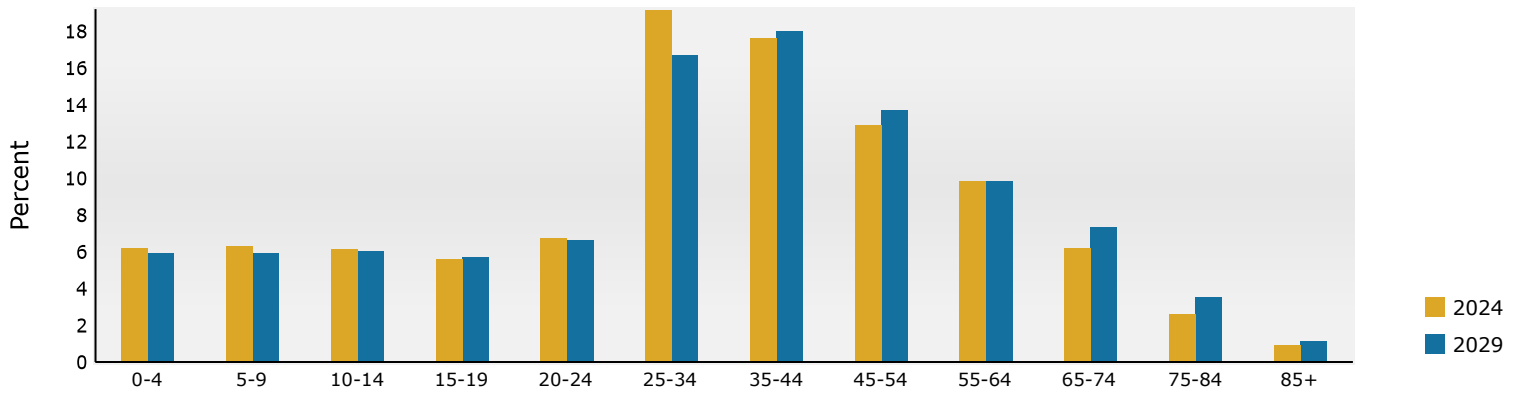
Data Note: Income is expressed in current dollars.

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

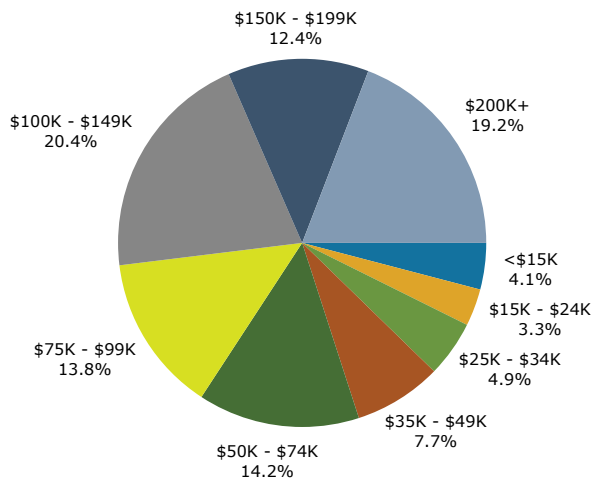
Trends 2024-2029



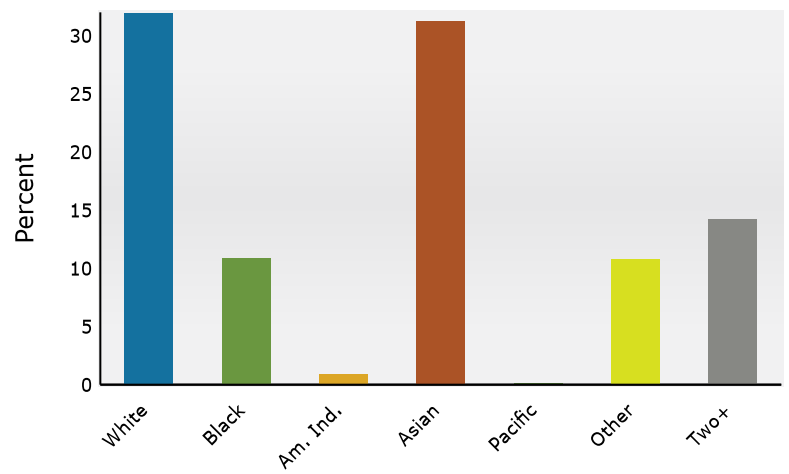
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 28.0%

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