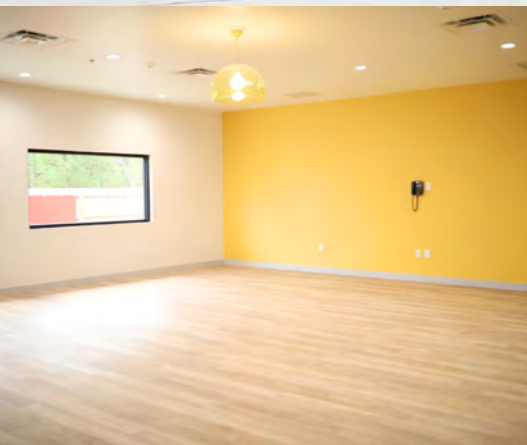


For Sale

Brazos Learning Montessori School

2007 FM 2004
RICHWOOD, TX 77531



- **Building size- 15,186 sqft**
- **Year built- 2021**
- **Lot size- 3.14 acres approx.**
- **Parking spots- 44**
- **Vacant lot adjacent to building is part of the property**
- **8 Classrooms, Commercial Kitchen, 3 Offices, Reception area, Library, Laundry room & Playground area**
- **Current licensed capacity- 272**
- **Avg. Household Income of \$128,000+ within the 3-mile radius**



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

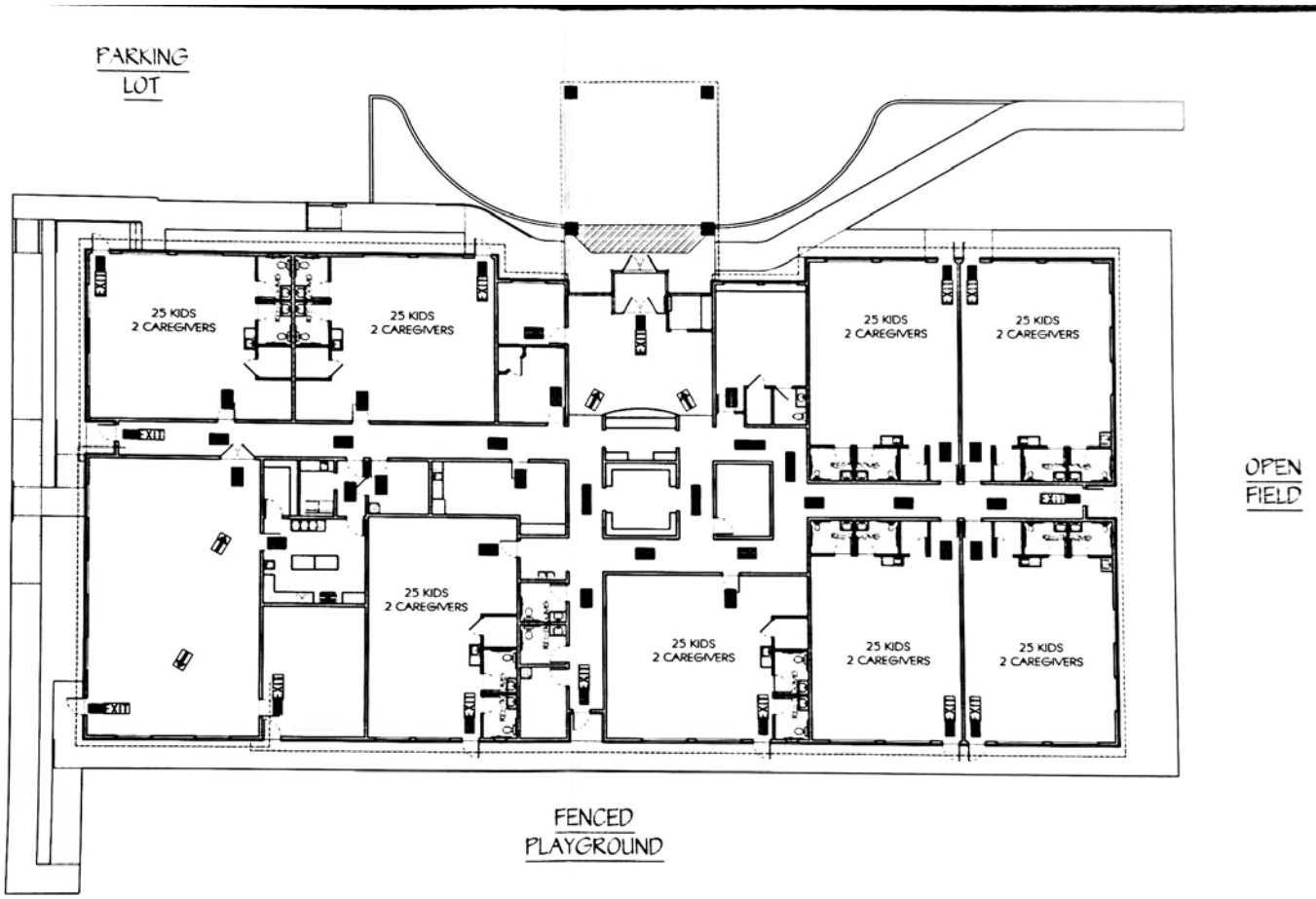
www.preschoolexchange.com

Pictures



Map & Aerial View





EVACUATION FLOOR PLAN

EXIT EXIT

Demographic and Income Profile

2007 FM-2004, Richwood, Texas, 77531 2
 2007 FM-2004, Clute, Texas, 77531
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 29.07291
 Longitude: -95.41202

Summary	Census 2010	Census 2020	2024	2029
Population	2,553	3,130	3,355	3,565
Households	869	1,134	1,239	1,330
Families	671	797	848	905
Average Household Size	2.93	2.76	2.71	2.68
Owner Occupied Housing Units	684	782	798	885
Renter Occupied Housing Units	185	352	441	444
Median Age	35.1	34.7	35.8	37.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.22%	1.09%	0.38%
Households	1.43%	1.36%	0.64%
Families	1.31%	1.26%	0.56%
Owner HHs	2.09%	1.82%	0.97%
Median Household Income	3.79%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	56	4.5%	48	3.6%
\$15,000 - \$24,999	25	2.0%	17	1.3%
\$25,000 - \$34,999	87	7.0%	68	5.1%
\$35,000 - \$49,999	103	8.3%	87	6.5%
\$50,000 - \$74,999	277	22.4%	265	19.9%
\$75,000 - \$99,999	156	12.6%	163	12.3%
\$100,000 - \$149,999	236	19.0%	269	20.2%
\$150,000 - \$199,999	142	11.5%	209	15.7%
\$200,000+	157	12.7%	205	15.4%

Median Household Income	\$84,800	\$102,124
Average Household Income	\$118,076	\$137,664
Per Capita Income	\$45,097	\$52,855

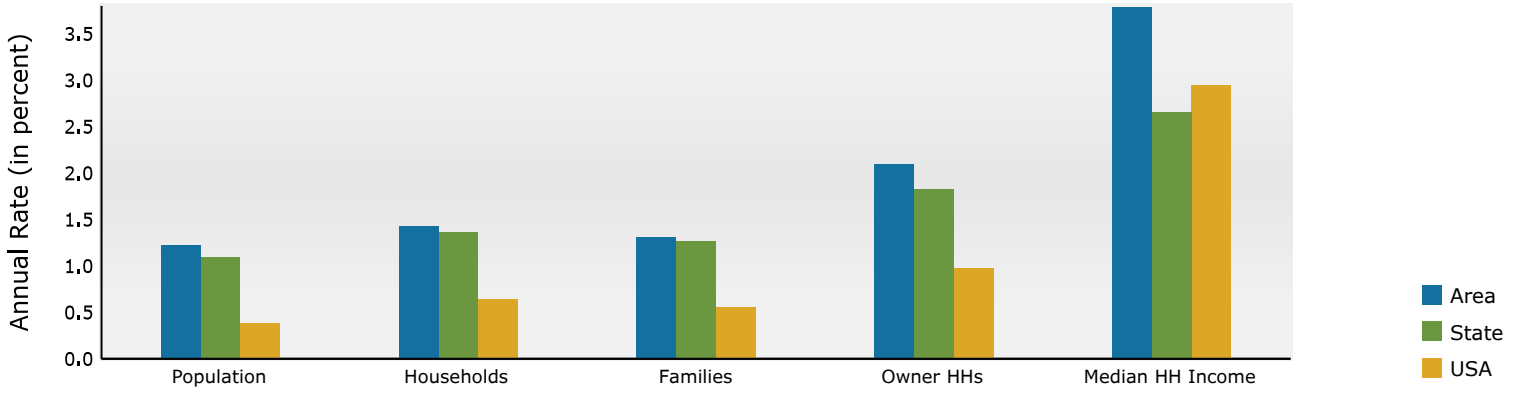
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	193	7.6%	212	6.8%	221	6.6%	231	6.5%
5 - 9	206	8.1%	232	7.4%	236	7.0%	228	6.4%
10 - 14	179	7.0%	212	6.8%	239	7.1%	242	6.8%
15 - 19	178	7.0%	214	6.8%	210	6.3%	224	6.3%
20 - 24	155	6.1%	211	6.7%	214	6.4%	201	5.6%
25 - 34	363	14.2%	500	16.0%	520	15.5%	502	14.1%
35 - 44	327	12.8%	423	13.5%	470	14.0%	552	15.5%
45 - 54	401	15.7%	344	11.0%	380	11.3%	436	12.2%
55 - 64	297	11.6%	397	12.7%	377	11.2%	364	10.2%
65 - 74	168	6.6%	241	7.7%	308	9.2%	362	10.2%
75 - 84	71	2.8%	120	3.8%	146	4.4%	175	4.9%
85+	15	0.6%	25	0.8%	35	1.0%	48	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,997	78.2%	1,883	60.2%	1,940	57.8%	1,976	55.4%
Black Alone	152	6.0%	185	5.9%	207	6.2%	227	6.4%
American Indian Alone	14	0.5%	40	1.3%	46	1.4%	48	1.3%
Asian Alone	47	1.8%	85	2.7%	100	3.0%	120	3.4%
Pacific Islander Alone	0	0.0%	2	0.1%	3	0.1%	4	0.1%
Some Other Race Alone	281	11.0%	430	13.7%	485	14.5%	544	15.3%
Two or More Races	63	2.5%	505	16.1%	574	17.1%	646	18.1%
Hispanic Origin (Any Race)	814	31.9%	1,162	37.1%	1,315	39.2%	1,481	41.5%

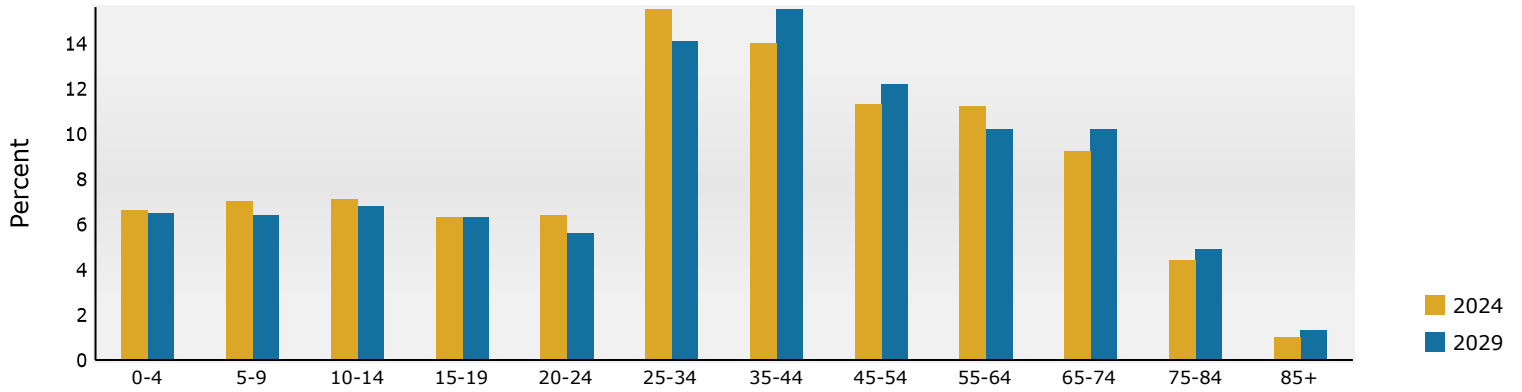
Data Note: Income is expressed in current dollars.

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

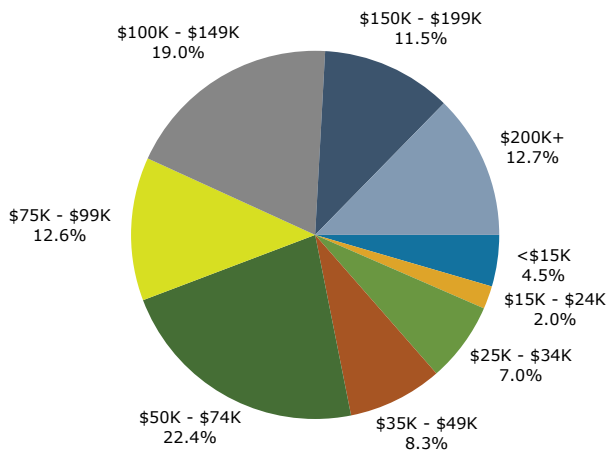
Trends 2024-2029



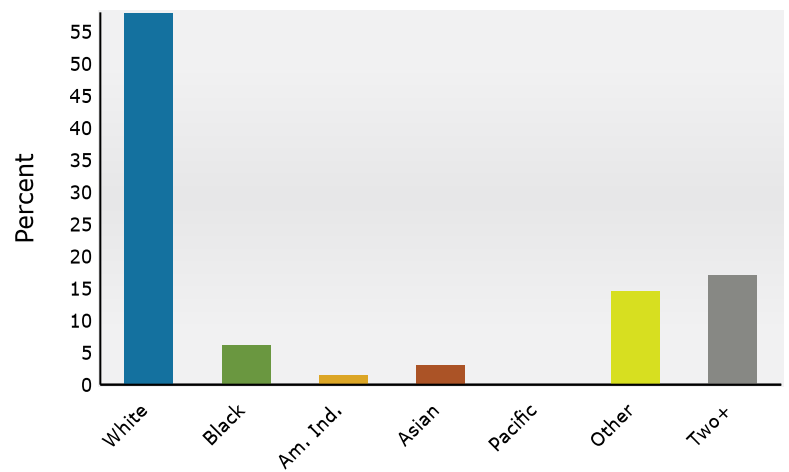
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 39.2%

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

Demographic and Income Profile

2007 FM-2004, Richwood, Texas, 77531 2
 2007 FM-2004, Clute, Texas, 77531
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.07291
 Longitude: -95.41202

Summary	Census 2010	Census 2020	2024	2029
Population	22,802	24,925	26,014	26,768
Households	8,448	9,232	9,729	10,106
Families	6,383	6,710	6,869	7,079
Average Household Size	2.69	2.69	2.67	2.64
Owner Occupied Housing Units	6,177	6,551	6,887	7,351
Renter Occupied Housing Units	2,271	2,681	2,842	2,754
Median Age	36.3	35.9	36.5	37.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.57%	1.09%	0.38%
Households	0.76%	1.36%	0.64%
Families	0.60%	1.26%	0.56%
Owner HHs	1.31%	1.82%	0.97%
Median Household Income	2.41%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	441	4.5%	372	3.7%
\$15,000 - \$24,999	417	4.3%	300	3.0%
\$25,000 - \$34,999	504	5.2%	414	4.1%
\$35,000 - \$49,999	665	6.8%	562	5.6%
\$50,000 - \$74,999	1,598	16.4%	1,488	14.7%
\$75,000 - \$99,999	1,358	14.0%	1,363	13.5%
\$100,000 - \$149,999	1,946	20.0%	2,077	20.6%
\$150,000 - \$199,999	1,229	12.6%	1,629	16.1%
\$200,000+	1,571	16.1%	1,899	18.8%

Median Household Income	\$97,220	\$109,525
Average Household Income	\$128,999	\$147,365
Per Capita Income	\$48,210	\$55,582

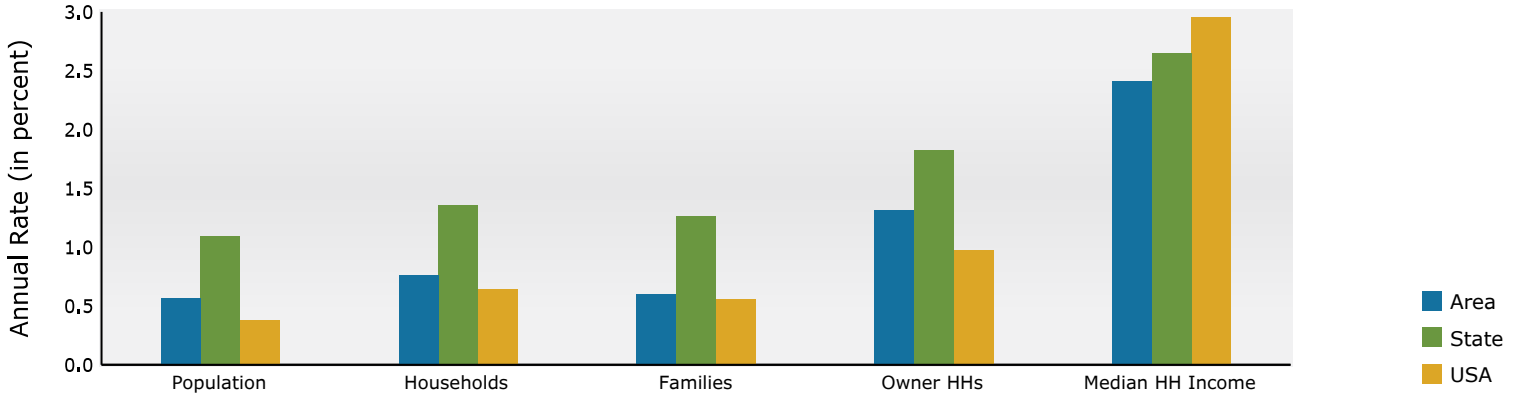
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,577	6.9%	1,627	6.5%	1,701	6.5%	1,737	6.5%
5 - 9	1,673	7.3%	1,860	7.5%	1,801	6.9%	1,718	6.4%
10 - 14	1,746	7.7%	1,762	7.1%	1,876	7.2%	1,822	6.8%
15 - 19	1,810	7.9%	1,729	6.9%	1,666	6.4%	1,735	6.5%
20 - 24	1,354	5.9%	1,567	6.3%	1,669	6.4%	1,552	5.8%
25 - 34	2,879	12.6%	3,592	14.4%	3,736	14.4%	3,731	13.9%
35 - 44	2,848	12.5%	3,163	12.7%	3,579	13.8%	3,867	14.4%
45 - 54	3,736	16.4%	2,802	11.2%	2,861	11.0%	3,135	11.7%
55 - 64	2,666	11.7%	3,315	13.3%	3,003	11.5%	2,783	10.4%
65 - 74	1,430	6.3%	2,140	8.6%	2,523	9.7%	2,757	10.3%
75 - 84	821	3.6%	1,061	4.3%	1,236	4.8%	1,485	5.5%
85+	261	1.1%	308	1.2%	364	1.4%	448	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	18,865	82.7%	16,023	64.3%	16,144	62.1%	16,025	59.9%
Black Alone	1,218	5.3%	1,433	5.7%	1,581	6.1%	1,681	6.3%
American Indian Alone	123	0.5%	219	0.9%	245	0.9%	251	0.9%
Asian Alone	387	1.7%	497	2.0%	569	2.2%	662	2.5%
Pacific Islander Alone	5	0.0%	11	0.0%	15	0.1%	17	0.1%
Some Other Race Alone	1,653	7.2%	2,946	11.8%	3,258	12.5%	3,542	13.2%
Two or More Races	550	2.4%	3,795	15.2%	4,202	16.2%	4,592	17.2%
Hispanic Origin (Any Race)	5,973	26.2%	8,246	33.1%	9,137	35.1%	9,979	37.3%

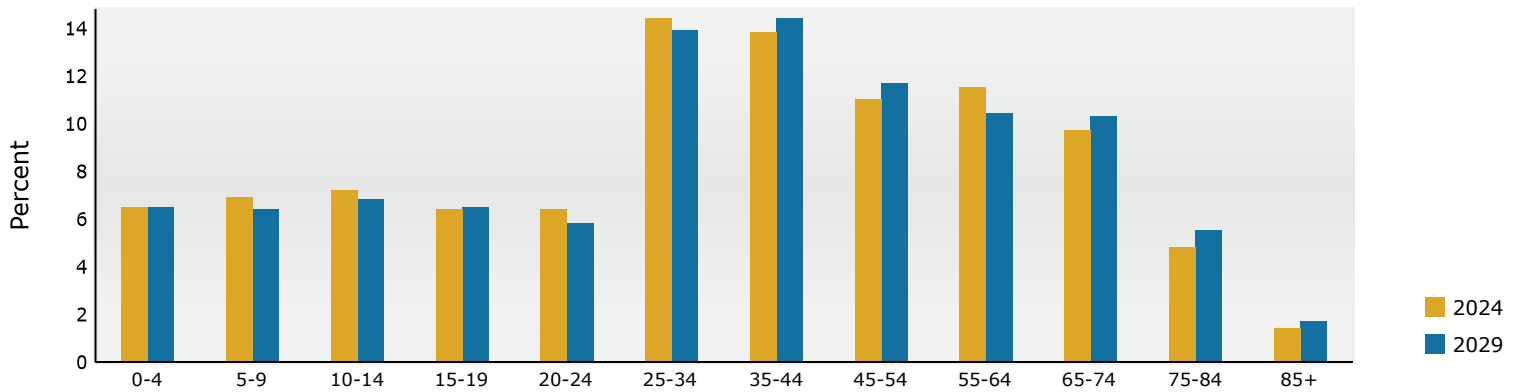
Data Note: Income is expressed in current dollars.

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

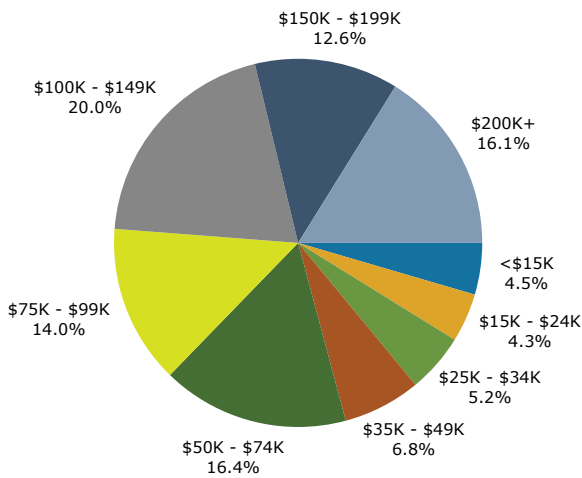
Trends 2024-2029



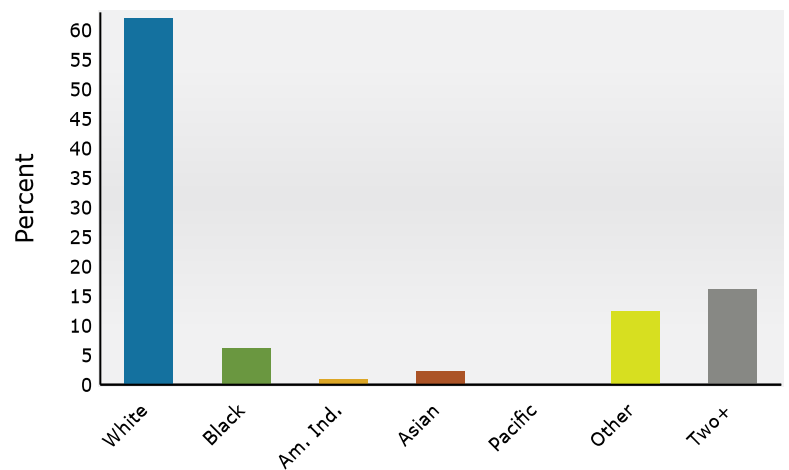
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 35.1%

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

Demographic and Income Profile

2007 FM-2004, Richwood, Texas, 77531 2
 2007 FM-2004, Clute, Texas, 77531
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.07291
 Longitude: -95.41202

Summary	Census 2010	Census 2020	2024	2029
Population	49,316	51,742	53,048	53,894
Households	17,964	19,161	19,810	20,305
Families	12,989	13,371	13,398	13,614
Average Household Size	2.67	2.64	2.62	2.60
Owner Occupied Housing Units	11,875	12,256	12,830	13,603
Renter Occupied Housing Units	6,089	6,905	6,980	6,703
Median Age	35.3	36.3	36.8	37.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.32%	1.09%	0.38%
Households	0.49%	1.36%	0.64%
Families	0.32%	1.26%	0.56%
Owner HHs	1.18%	1.82%	0.97%
Median Household Income	2.66%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	957	4.8%	807	4.0%
\$15,000 - \$24,999	927	4.7%	676	3.3%
\$25,000 - \$34,999	1,150	5.8%	931	4.6%
\$35,000 - \$49,999	1,923	9.7%	1,643	8.1%
\$50,000 - \$74,999	3,579	18.1%	3,422	16.9%
\$75,000 - \$99,999	2,766	14.0%	2,889	14.2%
\$100,000 - \$149,999	3,901	19.7%	4,227	20.8%
\$150,000 - \$199,999	2,082	10.5%	2,718	13.4%
\$200,000+	2,524	12.7%	2,992	14.7%

Median Household Income	\$85,605	\$97,611
Average Household Income	\$116,004	\$131,965
Per Capita Income	\$43,343	\$49,740

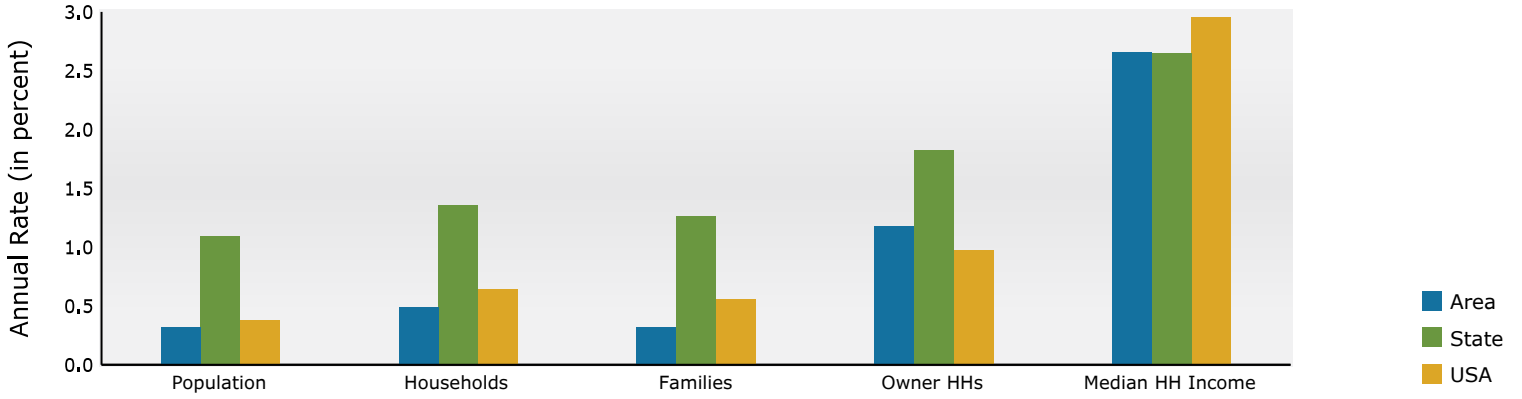
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,597	7.3%	3,253	6.3%	3,340	6.3%	3,357	6.2%
5 - 9	3,641	7.4%	3,592	6.9%	3,426	6.5%	3,258	6.0%
10 - 14	3,717	7.5%	3,638	7.0%	3,641	6.9%	3,459	6.4%
15 - 19	3,731	7.6%	3,576	6.9%	3,490	6.6%	3,445	6.4%
20 - 24	3,106	6.3%	3,402	6.6%	3,548	6.7%	3,334	6.2%
25 - 34	6,644	13.5%	7,443	14.4%	7,745	14.6%	7,789	14.5%
35 - 44	6,508	13.2%	6,705	13.0%	7,314	13.8%	7,717	14.3%
45 - 54	7,630	15.5%	6,137	11.9%	6,080	11.5%	6,364	11.8%
55 - 64	5,457	11.1%	6,705	13.0%	6,163	11.6%	5,771	10.7%
65 - 74	2,905	5.9%	4,406	8.5%	4,993	9.4%	5,373	10.0%
75 - 84	1,729	3.5%	2,106	4.1%	2,446	4.6%	3,006	5.6%
85+	651	1.3%	778	1.5%	861	1.6%	1,021	1.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	38,901	78.9%	31,168	60.2%	30,824	58.1%	30,175	56.0%
Black Alone	3,568	7.2%	3,673	7.1%	3,960	7.5%	4,129	7.7%
American Indian Alone	305	0.6%	489	0.9%	536	1.0%	545	1.0%
Asian Alone	1,009	2.0%	1,186	2.3%	1,313	2.5%	1,490	2.8%
Pacific Islander Alone	12	0.0%	25	0.0%	30	0.1%	33	0.1%
Some Other Race Alone	4,296	8.7%	7,085	13.7%	7,613	14.4%	8,110	15.0%
Two or More Races	1,224	2.5%	8,116	15.7%	8,772	16.5%	9,412	17.5%
Hispanic Origin (Any Race)	15,251	30.9%	18,936	36.6%	20,425	38.5%	21,870	40.6%

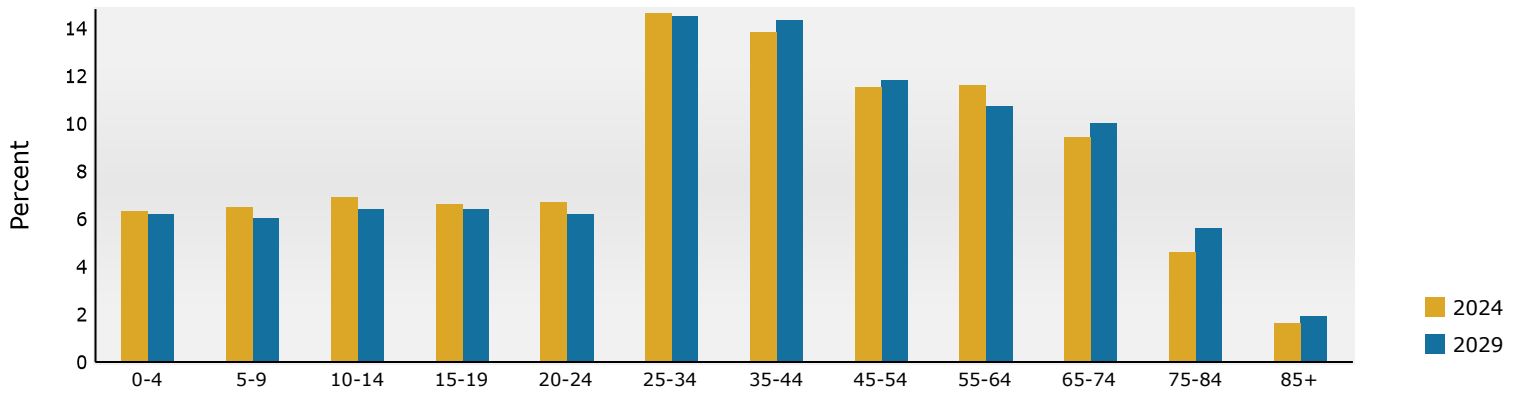
Data Note: Income is expressed in current dollars.

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

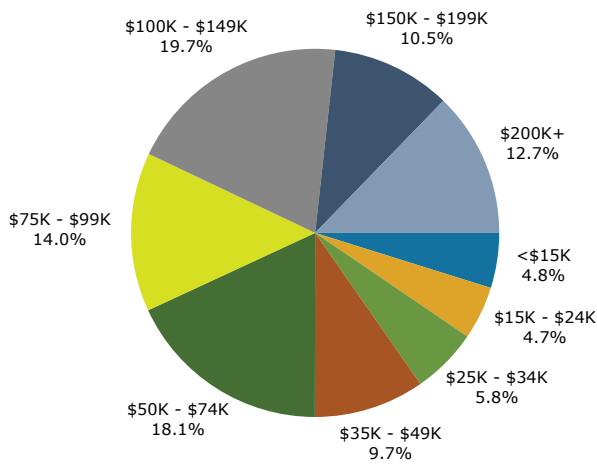
Trends 2024-2029



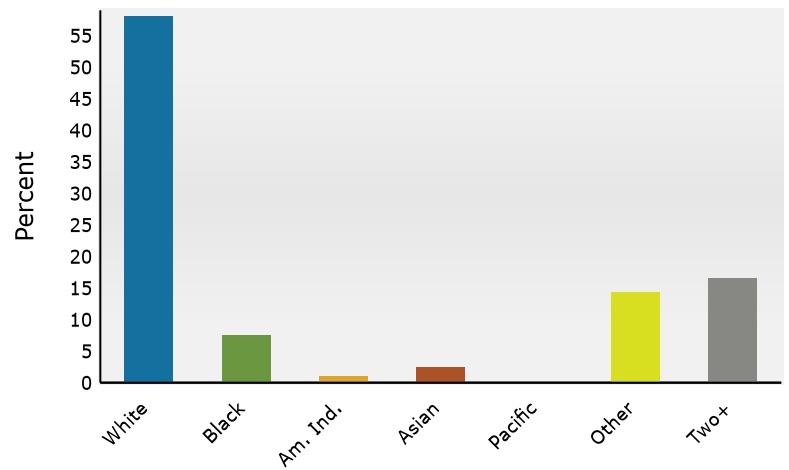
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 38.5%

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