

Imagine Early Education & Childcare

8525 Rasor Blvd, Plano, TX 75024



Asking	\$2,785,000
Cap Rate	6.25%



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Crest Real Estate Advisors
www.preschoolexchange.com

INVESTMENT OVERVIEW

Investment Summary

- Imagine Early Education & Childcare is a High-end Childcare Provider with multiple locations in Texas, Oklahoma and Colorado
- 15yr NNN lease with attractive lease rates
- Property is located next to the Medical Office Complex and within 3 miles of 2 Large Shopping Centers and the Stonebriar Mall
- Hard corner of Rasor Blvd & McDermott Rd with good visibility and frontage
- Easy access from major Highways, specially Hwy 121 and the busy Preston Rd
- Plano is home to multiple Employers including some very large Companies like Toyota, PepsiCo and JPMorgan Chase
- The average Household Income in the 1-mile radius is above \$160,000



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PROPERTY OVERVIEW

Property Summary

- Address- 8525 Rasor Blvd
Plano, TX 75024
- Tenant- Imagine Early Education & Childcare
- Building use- Childcare
- Building size- 6,452 sqft
- Lot- 0.92 acres approx.
- Year built- 2013
- County- Collin
- Lease- 15 yrs
- Cap Rate- 6.25%
- Lease Type- NNN



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LEASE SUMMARY



Lease Details

Tenant	Imagine Early Education & Childcare
Lease Term	15 yrs.
Beginning Base Rent	\$174,204/yr. approx.
Ending Base rent	\$229,858/yr. approx.
Lease Type	NNN
Lease Start	Sep 2024
Rent Bumps	2% yearly
Lease Renewal	Two 5 yr options at Market Rent
Lease Guarantee	Corporate guarantee
Right of First Refusal	Yes, Tenant
Right of First Offer	Yes, Tenant
Landlord Responsibilities	Roof, Foundation, Exterior walls, Plumbing and Utility lines till the point of connection to the Building, Parking lot, Side walk
Tenant Responsibilities	Taxes, Insurance, Landscaping, HVAC, Utilities, Sprinklers, Plumbing and Utility lines in the Building

PICTURES



PICTURES

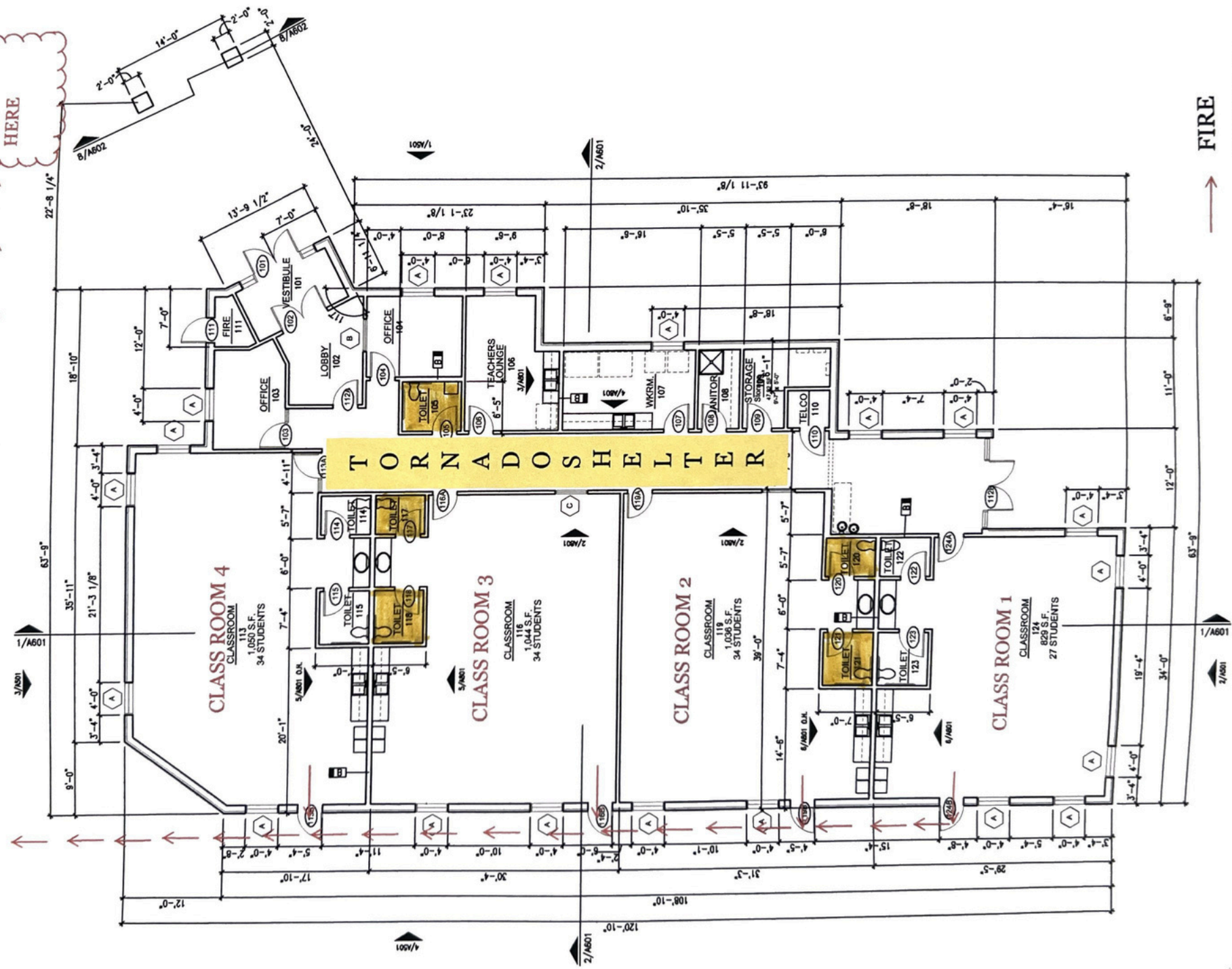


FLOORPLAN

LAKE'S LITTLE SCHOLARS MONTESSORI
8525 RASOR BLVD, PLANO, TEXAS - 75025

EMERGENCY PREPAREDNESS PLAN

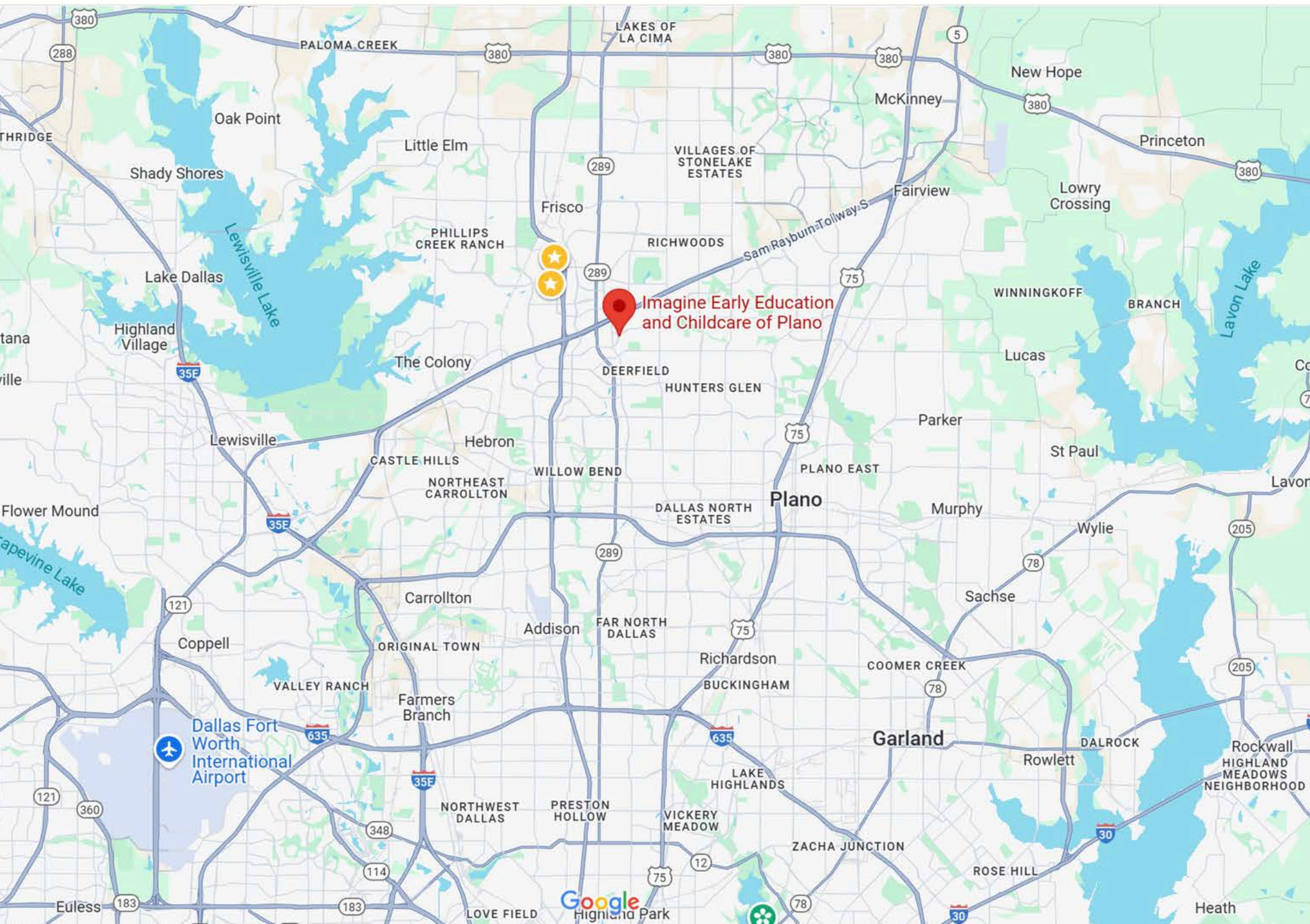
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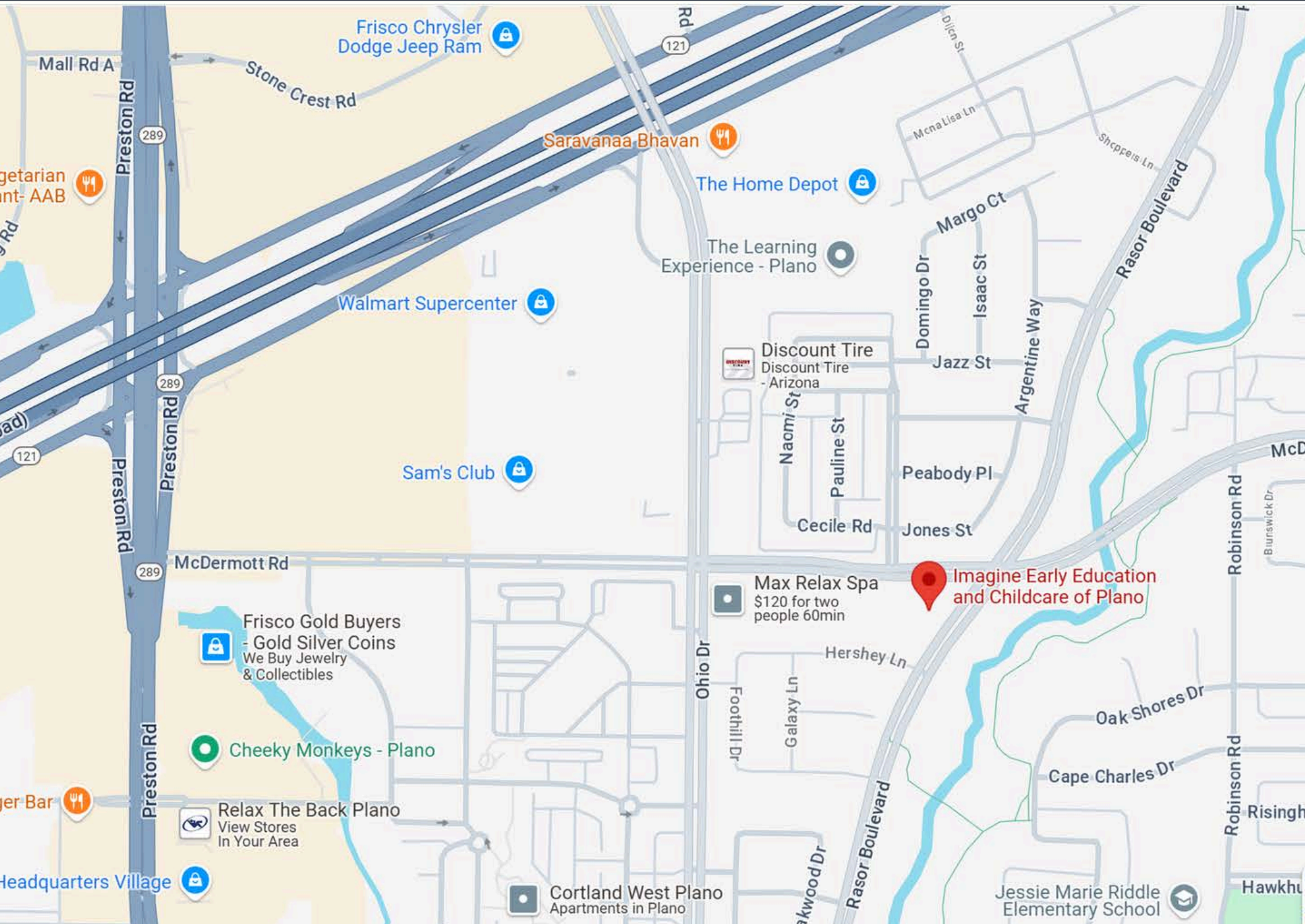
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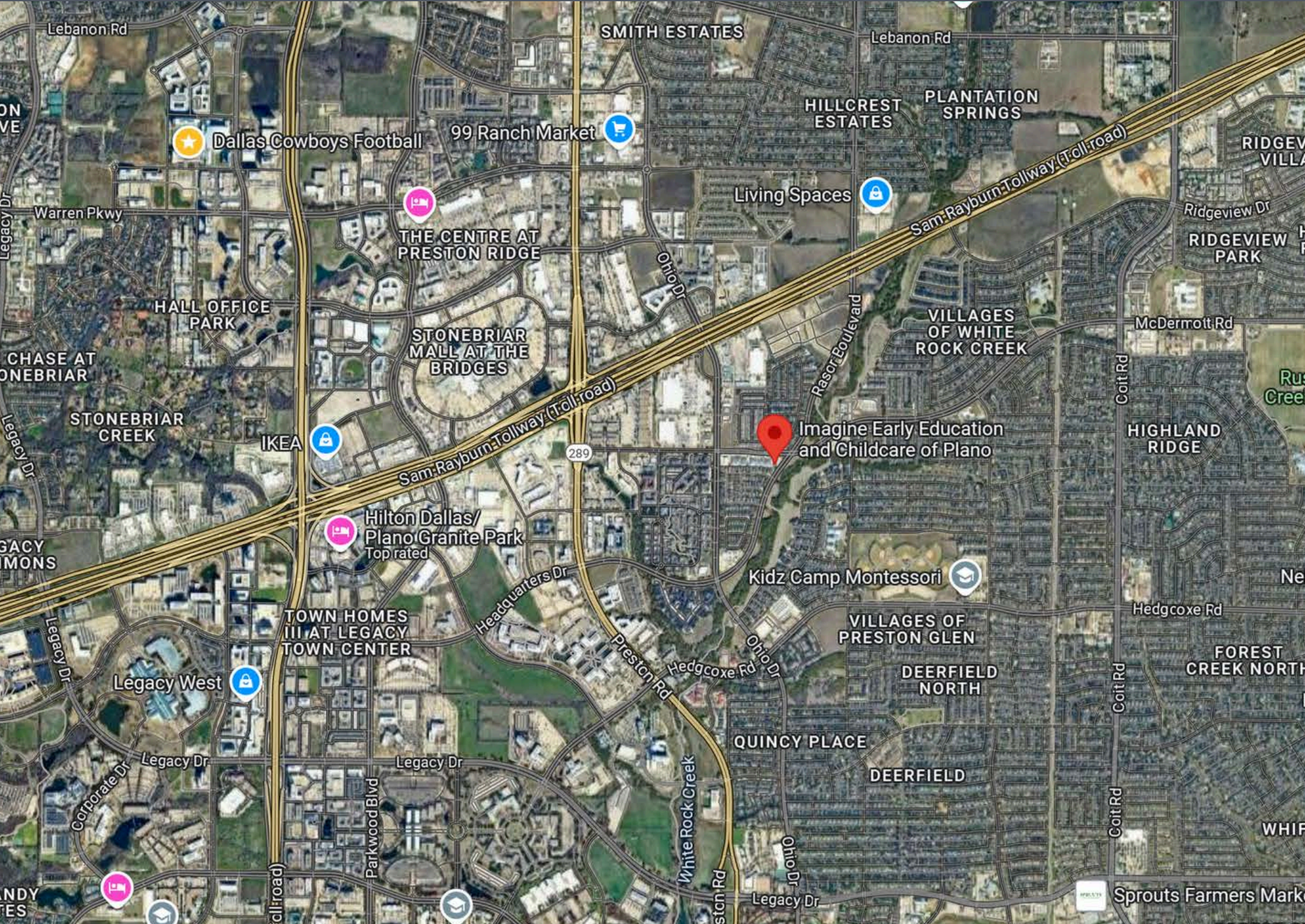
LOCATION MAP



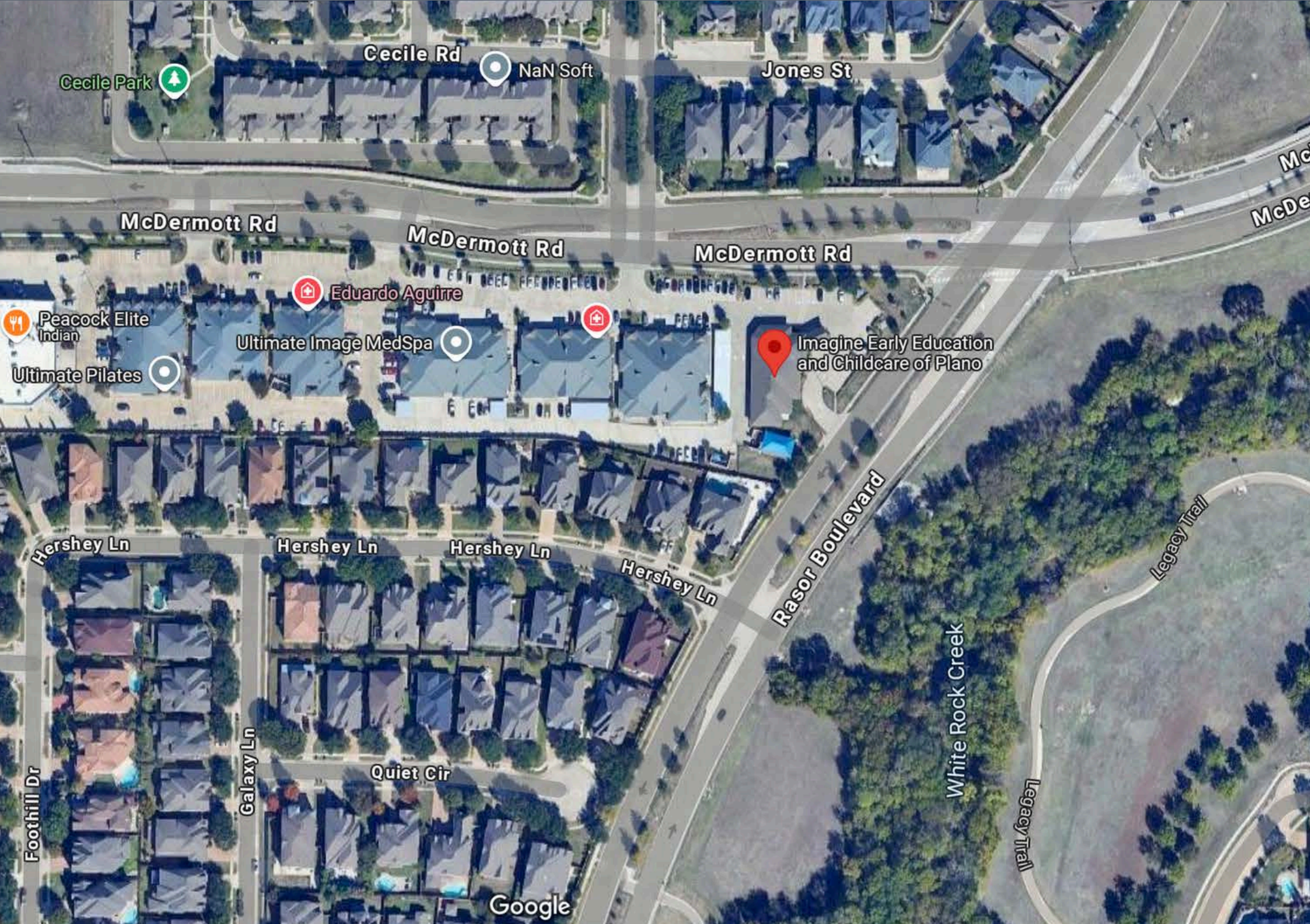
LOCATION MAP



AERIAL VIEW



AERIAL VIEW



Cecile Park

Cecile Rd

NaN Soft

Jones St

McDermott Rd

McDermott Rd

McDermott Rd

Eduardo Aguirre

Peacock Elite Indian

Ultimate Image MedSpa

Imagine Early Education and Childcare of Plano

Ultimate Pilates

Hershey Ln

Hershey Ln

Hershey Ln

Hershey Ln

Rasor Boulevard

Legacy Trail

Foothill Dr

Galaxy Ln

Quiet Cir

White Rock Creek

Legacy Trail

Google

TENANT HIGHLIGHTS

Imagine Early Education & Childcare



Imagine Early Education & Childcare is an upcoming High-end Childcare and early education provider with multiple locations across Texas, Oklahoma and Colorado.

“At Imagine Early Education & Childcare, we are passionate about giving children the best possible start in life. We believe that children learn best in a quality environment that is happy, nurturing, engaging and safe. Our philosophy has been derived from early childhood education principles which promote quality programs. All educators are encouraged to actively promote and incorporate our center philosophy into the educational programs, curriculum decisions, educator practices and classroom environment.”

PLANO HIGHLIGHTS

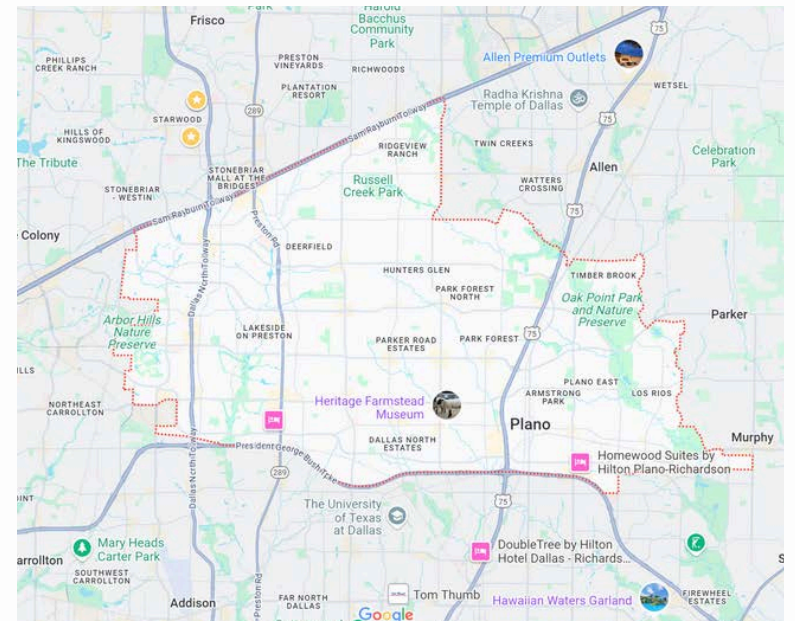
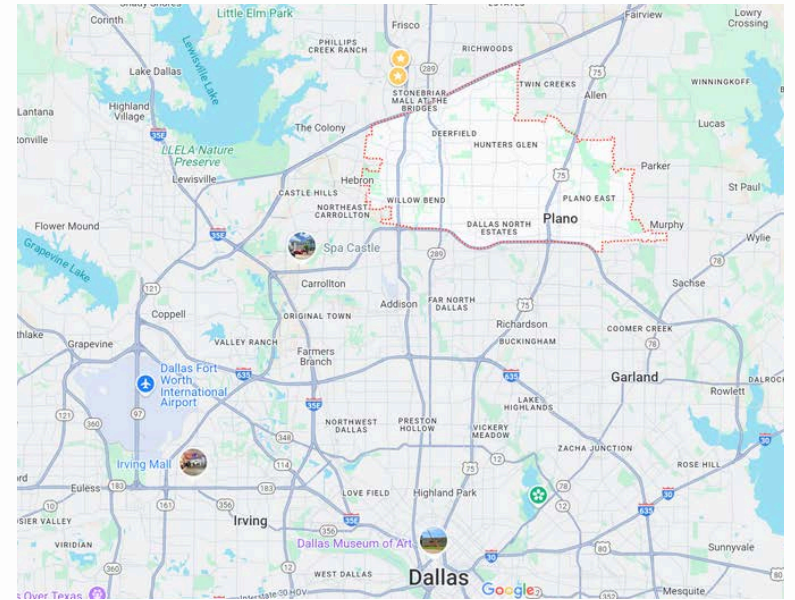
About Plano

Plano is located in Collin and Denton Counties, approximately 20 miles north of Downtown Dallas. It is the 9th largest city in Texas and the fourth largest city in the Dallas-Fort Worth (DFW) region with over 290,000 residents. The city is a hub for many corporate headquarters, including three Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 210,000 jobs. Quality medical care facilities, superior educational opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's citizens. Plano is home to over 14,000 businesses and 72 Forbes Global 2000 companies, which includes many globally recognized brands.



Plano

City of Excellence



PLANO HIGHLIGHTS

Plano major Employers

JPMorgan Chase

Capital One Finance

Toyota Motor North America

Bank of America

PepsiCo

AT&T Foundry and Services

Ericsson

Medical City Plano

Liberty Mutual Insurance Company

USAA

NTT DATA

JCPenney

Fannie Mae

Samsung Electronics America

Texas Health Plano

AT&T Plano Campus

Children's Medical Center Plano

FedEx Office

Fisher Investments

TATA Consultancy Services

Tech Mahindra Americas

Palo Alto Networks

Abbott

Integer Holdings

Transamerica Casualty Insurance

Tyler Technologies

Pizza Hut, U.S.

Raising Cane's Chicken Fingers

Creston Electronics

Cognizant Technology Solutions

Baylor Scott & White The Heart Hospital – Plano

U.S. Renal Care

Baylor Scott & White Medical Center – Plano

PennyMac Financial Services

Alkami Technology

Trellix

Hilti North America

DEMOGRAPHICS REPORT



Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2
8525 Rasor Blvd, Plano, Texas, 75024
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.09367
Longitude: -96.79318

Summary	Census 2010	Census 2020	2024	2029
Population	11,441	15,572	18,104	18,345
Households	4,662	5,889	7,119	7,267
Families	2,900	4,176	4,760	4,745
Average Household Size	2.45	2.64	2.54	2.52
Owner Occupied Housing Units	2,379	2,402	2,742	2,815
Renter Occupied Housing Units	2,282	3,487	4,377	4,452
Median Age	33.0	34.5	35.7	37.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.26%	1.09%	0.38%
Households	0.41%	1.36%	0.64%
Families	-0.06%	1.26%	0.56%
Owner HHS	0.53%	1.82%	0.97%
Median Household Income	1.25%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	149	2.1%	128	1.8%
\$15,000 - \$24,999	89	1.3%	59	0.8%
\$25,000 - \$34,999	188	2.6%	149	2.1%
\$35,000 - \$49,999	312	4.4%	261	3.6%
\$50,000 - \$74,999	780	11.0%	691	9.5%
\$75,000 - \$99,999	958	13.5%	933	12.8%
\$100,000 - \$149,999	1,917	26.9%	1,996	27.5%
\$150,000 - \$199,999	1,039	14.6%	1,222	16.8%
\$200,000+	1,688	23.7%	1,827	25.1%

Median Household Income	\$122,440	\$130,260
Average Household Income	\$161,383	\$175,143
Per Capita Income	\$62,369	\$68,157

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,002	8.8%	1,113	7.1%	1,217	6.7%	1,160	6.3%
5 - 9	1,033	9.0%	1,317	8.5%	1,385	7.6%	1,268	6.9%
10 - 14	800	7.0%	1,175	7.5%	1,413	7.8%	1,411	7.7%
15 - 19	501	4.4%	985	6.3%	1,115	6.2%	1,313	7.2%
20 - 24	592	5.2%	748	4.8%	1,033	5.7%	1,029	5.6%
25 - 34	2,245	19.6%	2,618	16.8%	2,639	14.6%	2,230	12.2%
35 - 44	2,528	22.1%	3,002	19.3%	3,693	20.4%	3,482	19.0%
45 - 54	1,587	13.9%	2,178	14.0%	2,730	15.1%	3,142	17.1%
55 - 64	719	6.3%	1,269	8.1%	1,512	8.4%	1,674	9.1%
65 - 74	282	2.5%	711	4.6%	811	4.5%	978	5.3%
75 - 84	127	1.1%	330	2.1%	406	2.2%	497	2.7%
85+	26	0.2%	125	0.8%	153	0.8%	162	0.9%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,242	54.6%	4,677	30.0%	4,733	26.1%	4,154	22.6%
Black Alone	930	8.1%	1,063	6.8%	1,310	7.2%	1,265	6.9%
American Indian Alone	36	0.3%	54	0.3%	55	0.3%	50	0.3%
Asian Alone	3,641	31.8%	8,490	54.5%	10,506	58.0%	11,386	62.1%
Pacific Islander Alone	7	0.1%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	168	1.5%	258	1.7%	322	1.8%	327	1.8%
Two or More Races	417	3.6%	1,025	6.6%	1,174	6.5%	1,160	6.3%
Hispanic Origin (Any Race)	925	8.1%	957	6.1%	1,119	6.2%	1,128	6.1%

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.

February 05, 2025

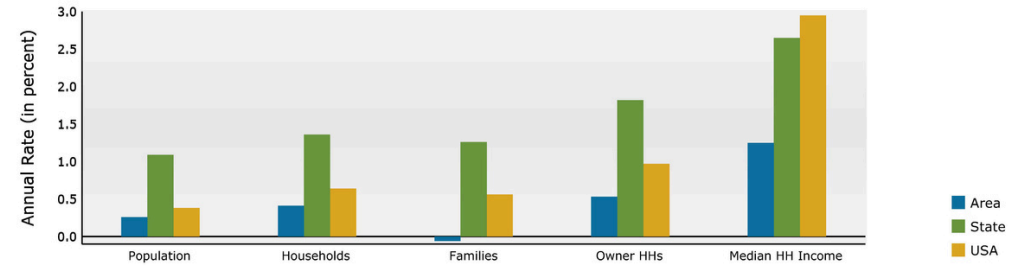


Demographic and Income Profile

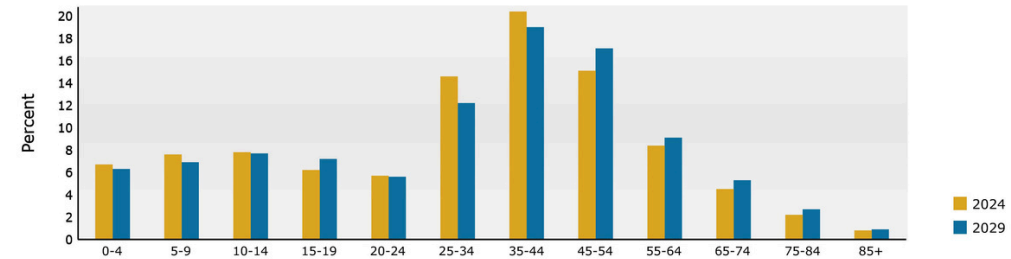
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Ring: 1 mile radius

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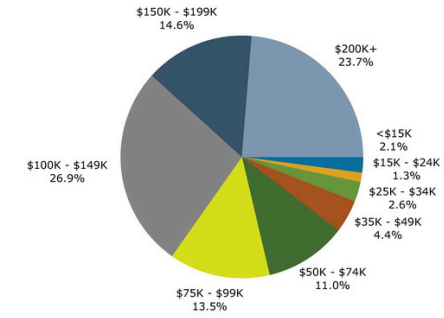
Trends 2024-2029



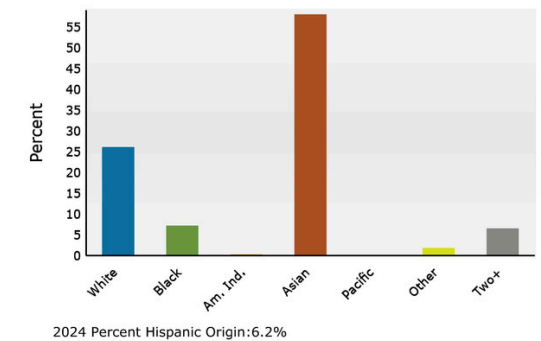
Population by Age



2024 Household Income



2024 Population by Race



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

February 05, 2025

DEMOGRAPHICS REPORT



Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2
8525 Rasor Blvd, Plano, Texas, 75024
Ring: 3 mile radius

Prepared by Esri
Latitude: 33.09367
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Summary	Census 2010	Census 2020	2024	2029
Population	95,537	116,551	123,183	125,382
Households	37,605	46,446	50,421	52,207
Families	25,290	30,963	31,610	31,623
Average Household Size	2.54	2.50	2.43	2.39
Owner Occupied Housing Units	22,414	21,944	22,884	23,284
Renter Occupied Housing Units	15,190	24,502	27,537	28,924
Median Age	35.8	37.2	37.8	38.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.35%	1.09%	0.38%
Households	0.70%	1.36%	0.64%
Families	0.01%	1.26%	0.56%
Owner HHs	0.35%	1.82%	0.97%
Median Household Income	1.68%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,510	3.0%	1,320	2.5%
\$15,000 - \$24,999	870	1.7%	606	1.2%
\$25,000 - \$34,999	1,986	3.9%	1,636	3.1%
\$35,000 - \$49,999	2,448	4.9%	2,081	4.0%
\$50,000 - \$74,999	6,246	12.4%	5,882	11.3%
\$75,000 - \$99,999	7,620	15.1%	7,909	15.2%
\$100,000 - \$149,999	9,640	19.1%	9,971	19.1%
\$150,000 - \$199,999	7,615	15.1%	9,074	17.4%
\$200,000+	12,478	24.8%	13,722	26.3%

Median Household Income	\$118,635	\$128,942
Average Household Income	\$162,251	\$176,584
Per Capita Income	\$66,183	\$73,272

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,017	6.3%	5,762	4.9%	5,955	4.8%	5,901	4.7%
5 - 9	7,844	8.2%	7,580	6.5%	7,180	5.8%	6,658	5.3%
10 - 14	8,201	8.6%	8,552	7.3%	8,156	6.6%	7,588	6.1%
15 - 19	6,174	6.5%	8,206	7.0%	7,799	6.3%	7,467	6.0%
20 - 24	4,403	4.6%	7,371	6.3%	8,375	6.8%	7,940	6.3%
25 - 34	13,776	14.4%	16,745	14.4%	18,662	15.1%	19,531	15.6%
35 - 44	18,469	19.3%	18,523	15.9%	20,107	16.3%	20,125	16.1%
45 - 54	16,507	17.3%	18,490	15.9%	18,909	15.4%	18,693	14.9%
55 - 64	8,719	9.1%	13,642	11.7%	14,378	11.7%	14,755	11.8%
65 - 74	3,497	3.7%	7,349	6.3%	8,199	6.7%	9,830	7.8%
75 - 84	1,437	1.5%	3,168	2.7%	4,052	3.3%	5,202	4.1%
85+	494	0.5%	1,164	1.0%	1,411	1.1%	1,692	1.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	61,871	64.8%	52,267	44.8%	49,982	40.6%	46,035	36.7%
Black Alone	6,394	6.7%	9,276	8.0%	10,456	8.5%	10,666	8.5%
American Indian Alone	400	0.4%	611	0.5%	598	0.5%	572	0.5%
Asian Alone	22,313	23.4%	40,502	34.8%	47,140	38.3%	52,347	41.7%
Pacific Islander Alone	42	0.0%	73	0.1%	77	0.1%	79	0.1%
Some Other Race Alone	1,681	1.8%	3,561	3.1%	3,853	3.1%	4,140	3.3%
Two or More Races	2,837	3.0%	10,261	8.8%	11,078	9.0%	11,544	9.2%
Hispanic Origin (Any Race)	7,982	8.4%	11,213	9.6%	12,175	9.9%	12,938	10.3%

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.

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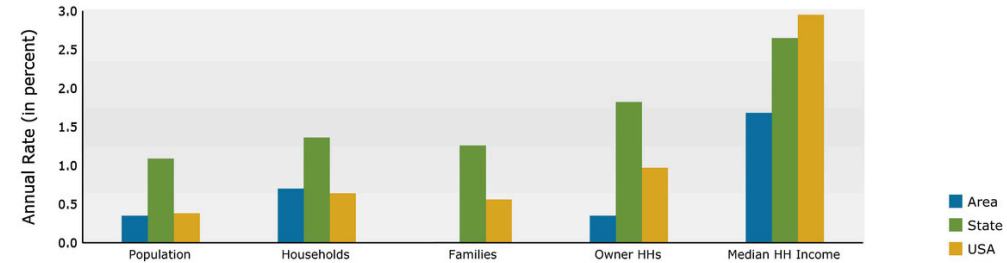


Demographic and Income Profile

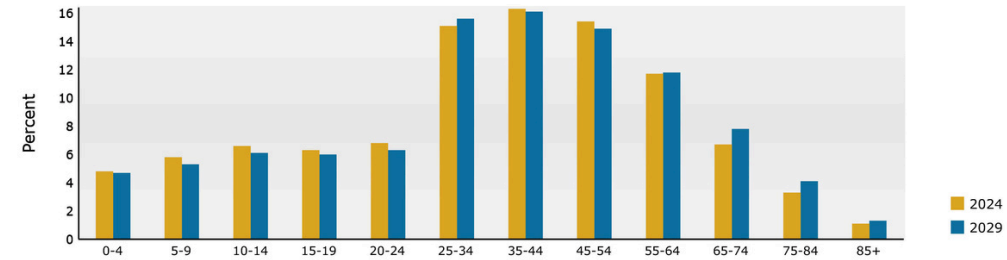
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8525 Rasor Blvd, Plano, Texas, 75024
Ring: 3 mile radius

Prepared by Esri
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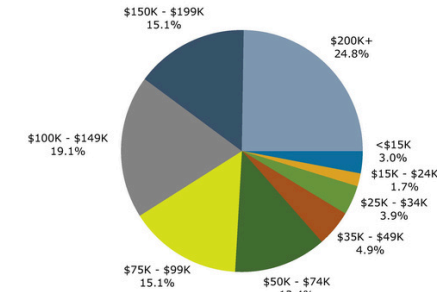
Trends 2024-2029



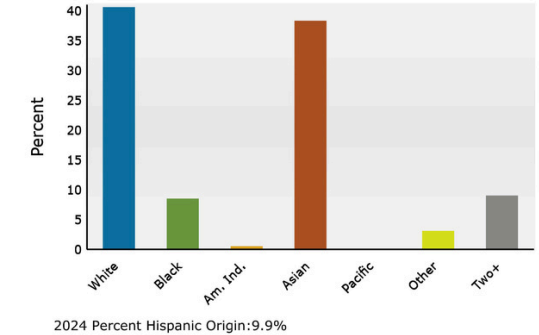
Population by Age



2024 Household Income



2024 Population by Race



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

February 05, 2025

DEMOGRAPHICS REPORT



Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2
8525 Rasor Blvd, Plano, Texas, 75024
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.09367
Longitude: -96.79318

Summary	Census 2010	Census 2020	2024	2029
Population	253,990	305,351	326,963	336,533
Households	96,356	116,431	126,479	132,343
Families	68,561	82,244	85,494	87,206
Average Household Size	2.63	2.62	2.58	2.54
Owner Occupied Housing Units	63,404	66,513	70,908	72,953
Renter Occupied Housing Units	32,952	49,918	55,571	59,390
Median Age	36.3	38.1	38.7	39.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.58%	1.09%	0.38%
Households	0.91%	1.36%	0.64%
Families	0.40%	1.26%	0.56%
Owner HHs	0.57%	1.82%	0.97%
Median Household Income	2.25%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	4,185	3.3%	3,632	2.7%
\$15,000 - \$24,999	2,352	1.9%	1,677	1.3%
\$25,000 - \$34,999	4,313	3.4%	3,526	2.7%
\$35,000 - \$49,999	6,319	5.0%	5,287	4.0%
\$50,000 - \$74,999	15,457	12.2%	14,624	11.1%
\$75,000 - \$99,999	15,616	12.3%	15,859	12.0%
\$100,000 - \$149,999	24,504	19.4%	25,012	18.9%
\$150,000 - \$199,999	18,924	15.0%	22,896	17.3%
\$200,000+	34,800	27.5%	39,821	30.1%
Median Household Income	\$125,808		\$140,603	
Average Household Income	\$170,192		\$187,558	
Per Capita Income	\$65,812		\$73,673	

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,937	6.7%	15,626	5.1%	16,377	5.0%	16,382	4.9%
5 - 9	20,808	8.2%	20,120	6.6%	20,202	6.2%	19,011	5.6%
10 - 14	21,080	8.3%	22,923	7.5%	22,758	7.0%	22,156	6.6%
15 - 19	16,695	6.6%	22,185	7.3%	21,758	6.7%	21,068	6.3%
20 - 24	11,464	4.5%	18,330	6.0%	20,677	6.3%	19,458	5.8%
25 - 34	34,104	13.4%	39,269	12.9%	43,764	13.4%	46,438	13.8%
35 - 44	46,010	18.1%	46,373	15.2%	51,250	15.7%	51,950	15.4%
45 - 54	43,263	17.0%	47,897	15.7%	50,218	15.4%	50,723	15.1%
55 - 64	26,327	10.4%	37,462	12.3%	38,555	11.8%	39,652	11.8%
65 - 74	11,374	4.5%	22,460	7.4%	24,989	7.6%	28,814	8.6%
75 - 84	4,275	1.7%	9,708	3.2%	12,680	3.9%	16,130	4.8%
85+	1,654	0.7%	2,998	1.0%	3,736	1.1%	4,751	1.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	177,861	70.0%	154,917	50.7%	149,906	45.8%	140,222	41.7%
Black Alone	17,160	6.8%	25,089	8.2%	28,446	8.7%	29,350	8.7%
American Indian Alone	1,188	0.5%	1,595	0.5%	1,587	0.5%	1,566	0.5%
Asian Alone	42,904	16.9%	82,126	26.9%	101,851	31.2%	117,352	34.9%
Pacific Islander Alone	122	0.0%	179	0.1%	189	0.1%	199	0.1%
Some Other Race Alone	7,121	2.8%	11,549	3.8%	12,460	3.8%	13,378	4.0%
Two or More Races	7,633	3.0%	29,896	9.8%	32,523	9.9%	34,467	10.2%
Hispanic Origin (Any Race)	26,392	10.4%	35,780	11.7%	38,912	11.9%	41,798	12.4%

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.

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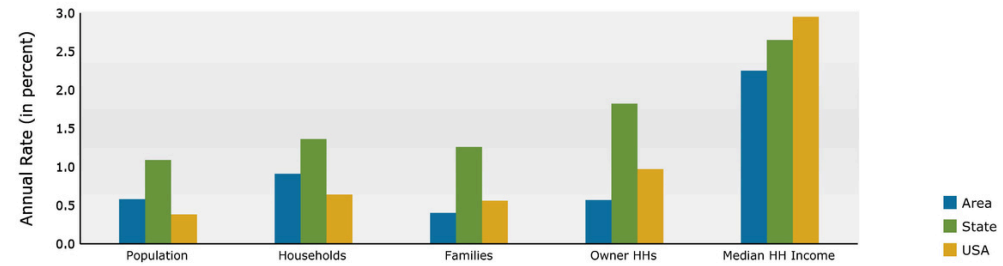


Demographic and Income Profile

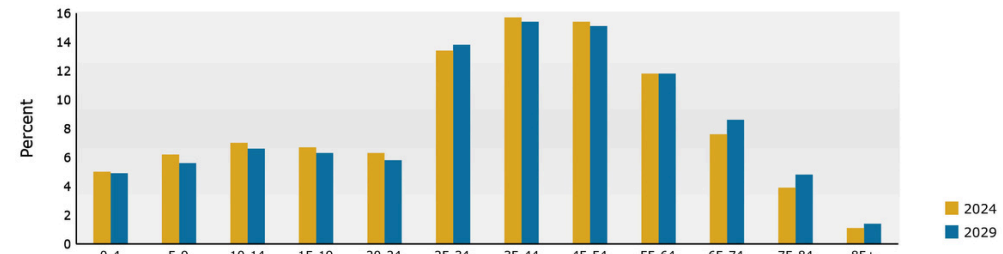
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Latitude: 33.09367
Longitude: -96.79318

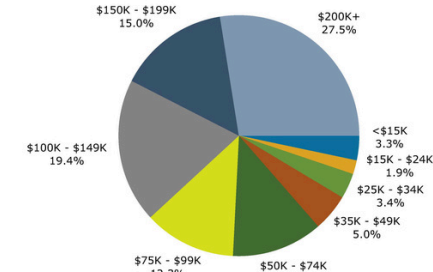
Trends 2024-2029



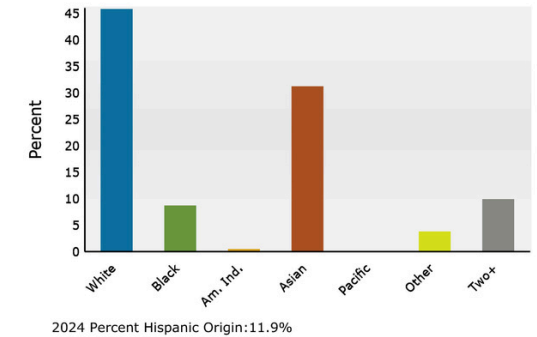
Population by Age



2024 Household Income



2024 Population by Race



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

February 05, 2025

INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



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
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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