



2ND GEN MONTESSORI SCHOOL

📍 **13405 MAIN ST, FRISCO, TX 75035**

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QUICK FACTS

 10,966 SF
TOTAL SIZE

 2.14 AC
LOT SIZE

 2015
YEAR BUILT

HIGHLIGHTS

- Cap Rate - 7.31%
- NOI - \$328,980
- Montessori/School Investment Opportunity
- New 5-Year Lease (Little Explorer's Nest Montessori) w/ Two (2) 5-Year Renewal Options
- Located at the Booming Intersection of Main St & Coit Rd
- Close Proximity to the \$1 Billion Brink Ranch Development
- High-End Demographics w/ Strong Premium Education Demand
- 45 parking spaces (4.1 / 1,000 SF)

AREA TENANTS



TRAFFIC COUNTS



Main St
Coit Rd

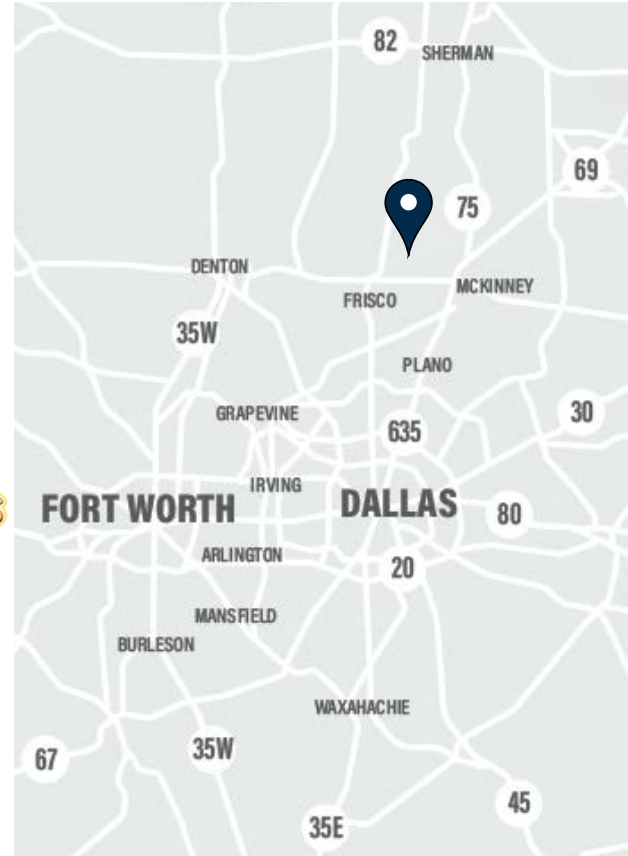
33,149 VPD ('24)

28,788 VPD ('24)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,491	130,760	341,682
Average HH Inc	\$209,872	\$159,502	\$151,124
Households	3,426	42,524	119,425

**2024 CoStar Estimates*



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Little Explorer's Nest
Montessori School



Little Explorer's Nest is a premium, American Montessori Society (AMS)-aligned early childhood school located at 13405 Main St in Frisco, one of the city's fastest-growing corridors. The school serves children from 6 weeks to 12 years old, offering Nido, Toddler, Children's House, and Lower Elementary Montessori programs, a full-day schooling program, an after-school program, and summer camp. Operating hours run 7:00 AM – 6:00 PM for full-day schooling, 3:00 PM – 6:00 PM for after-school care.



Whole-Child Development

We nurture academic, physical, emotional, social, and creative growth in equal measure



Intentional Nourishment

Organic, nutritious meals and snacks fuel growing minds and bodies



Academic Excellence

AMS Montessori principles deliver rigorous, self-paced, joyful learning



Mindful Living

Yoga, meditation, and emotional intelligence are woven into every school day



Creative Expression

Drama, music, public speaking, and the arts are core — not optional



Community & Character

Personality development, empathy, and leadership are taught from day one

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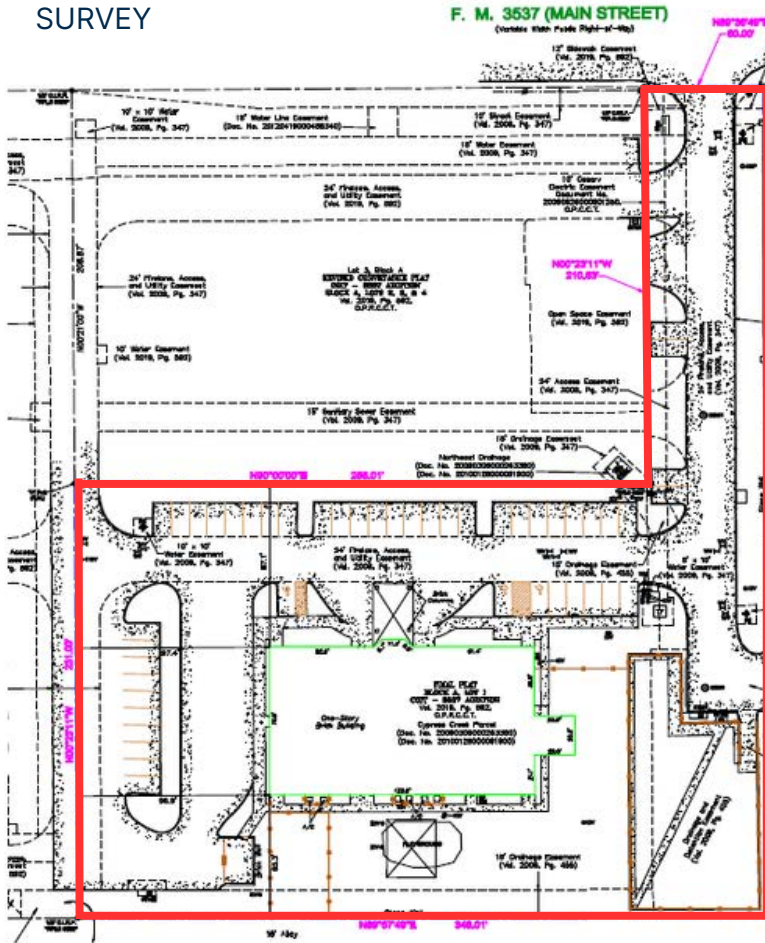
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F. M. 3537 (MAIN STREET)



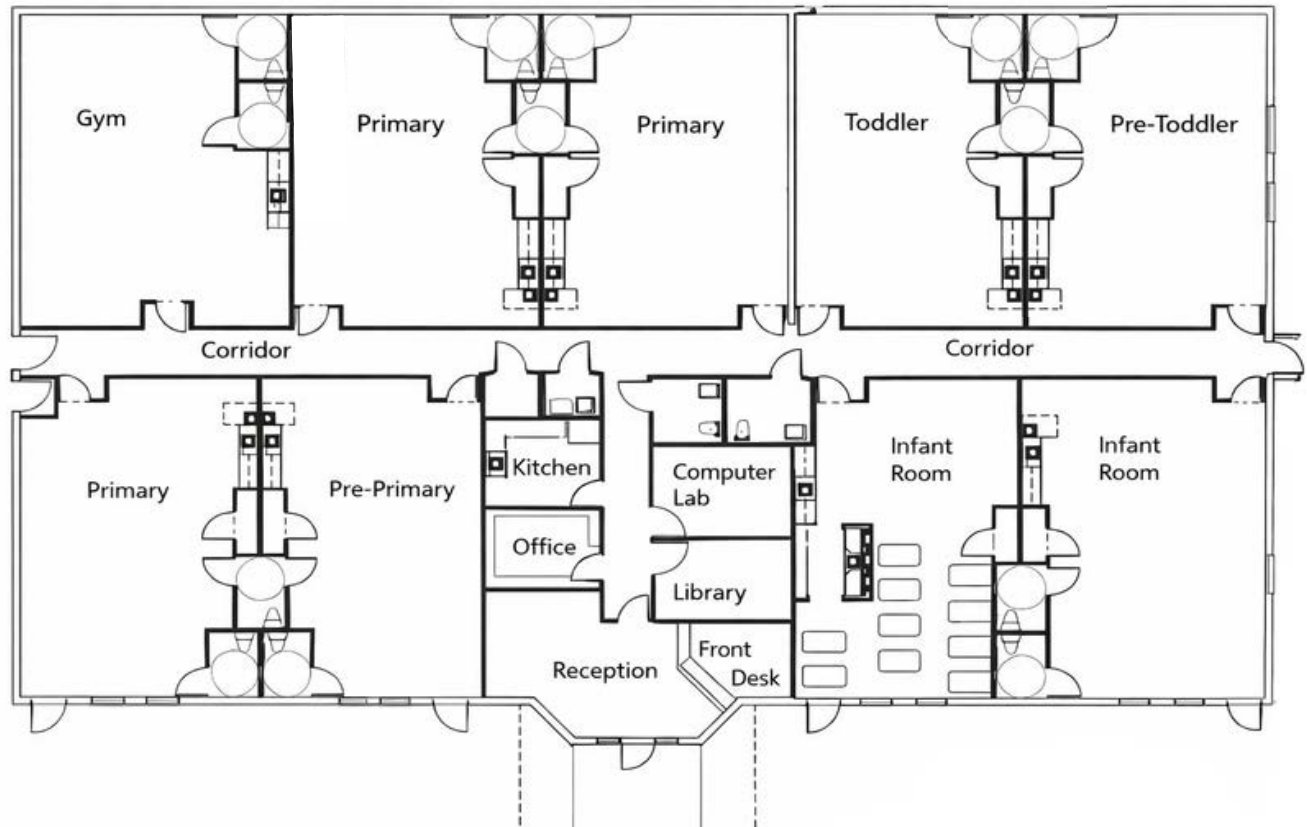
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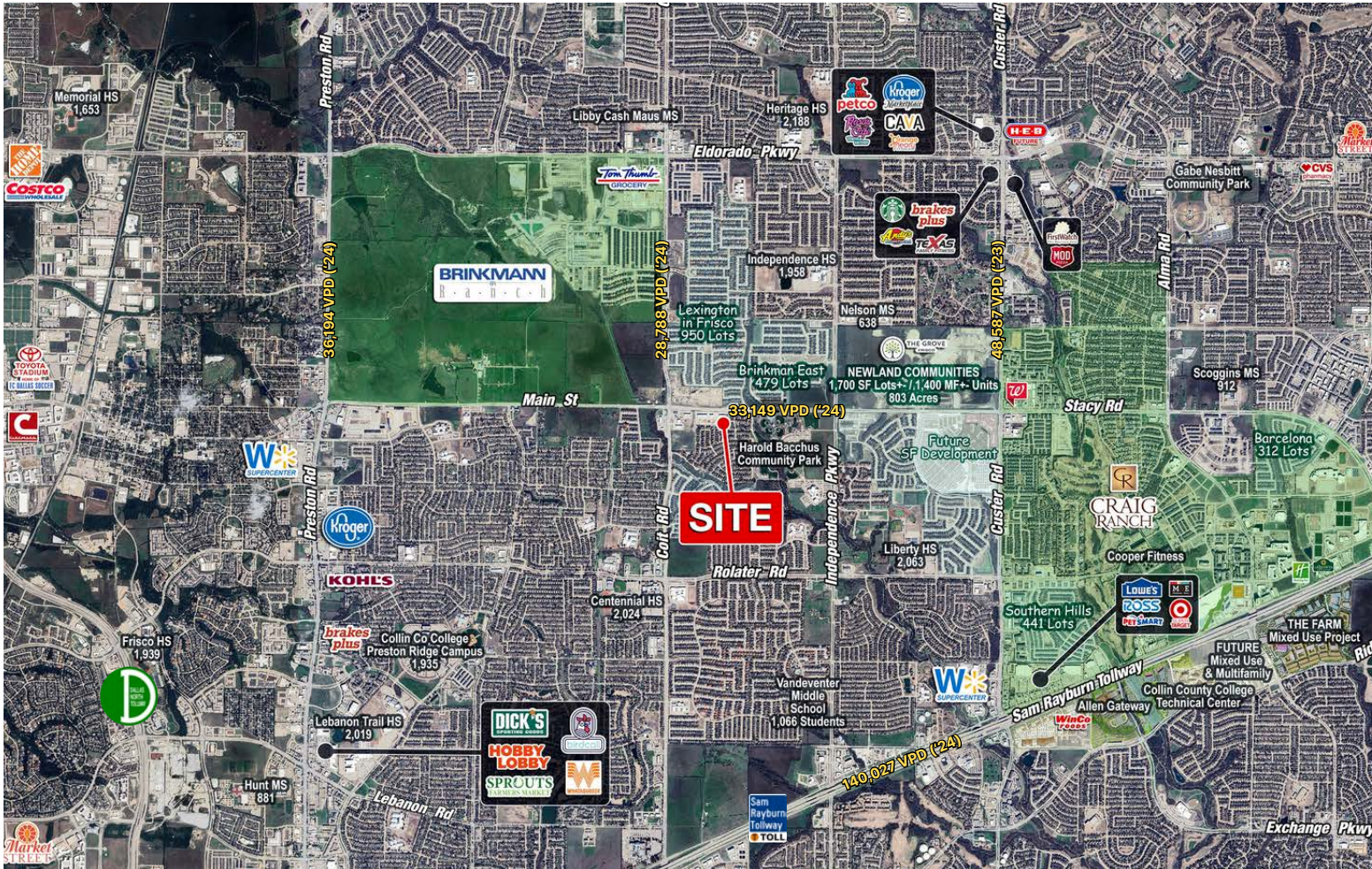
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FLOOR PLAN



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

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Designated Broker of Firm License No. Email Phone

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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

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