

**FOR
SALE**

**7480 STONEBROOK PKWY
FRISCO, TX 75034**



- Asking- \$2,400,000
- Building size- 7,073 sqft
- Lot size- 1 acre
- Year built- 1995
- Currently vacant
- Fully furnished Turnkey Building
- FF & E included with sale
- 7/8 Classrooms, Kitchen, Office, Storage & Playground
- Full frontage on Stonebrook Pkwy
- Located close to Dallas North Tollway & Preston Rd
- Avg. Household Income of \$150,000+ within the 3-mile radius



**Neal Agrawal
972-804-0742**

dfwneal@gmail.com

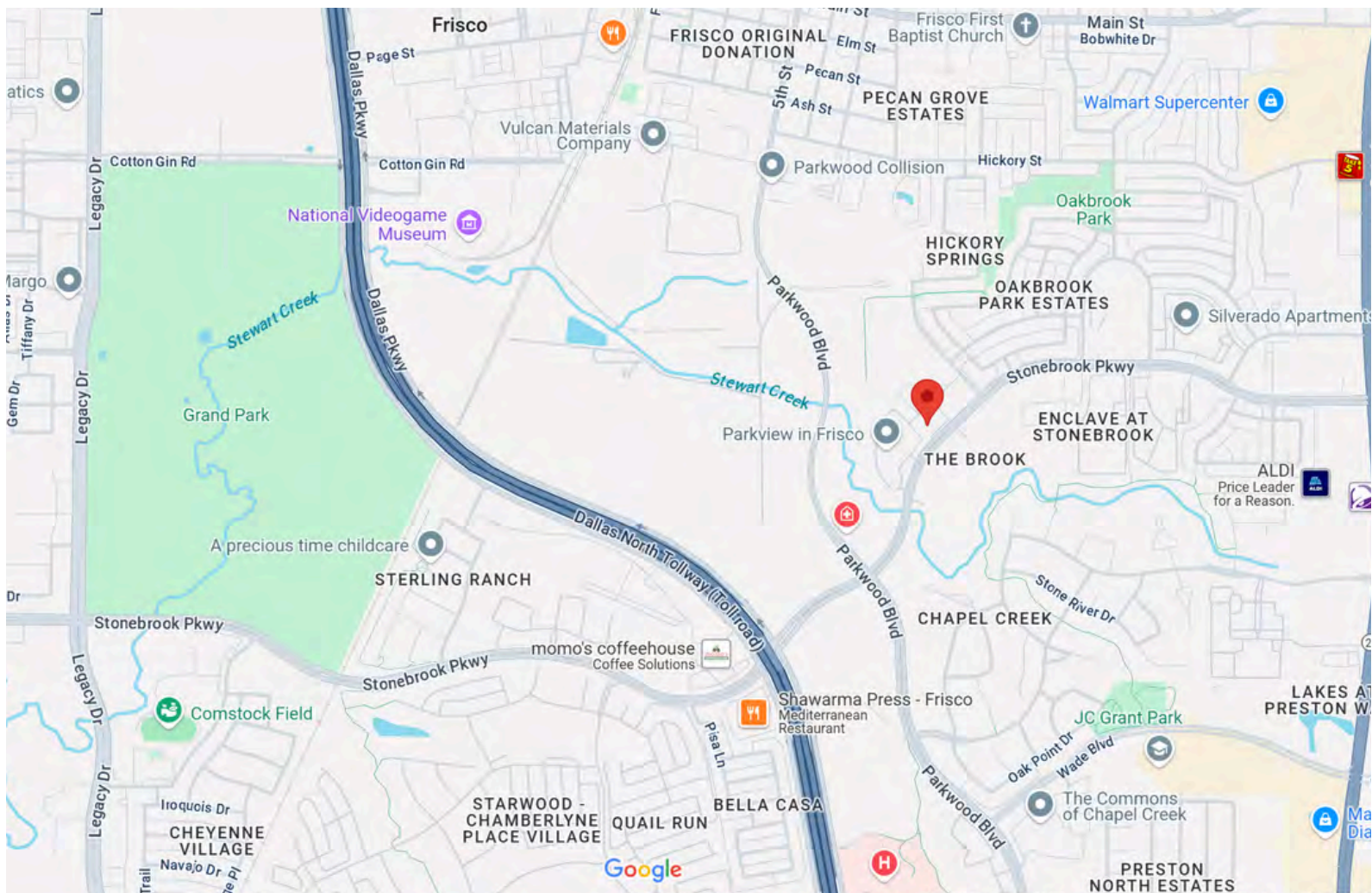
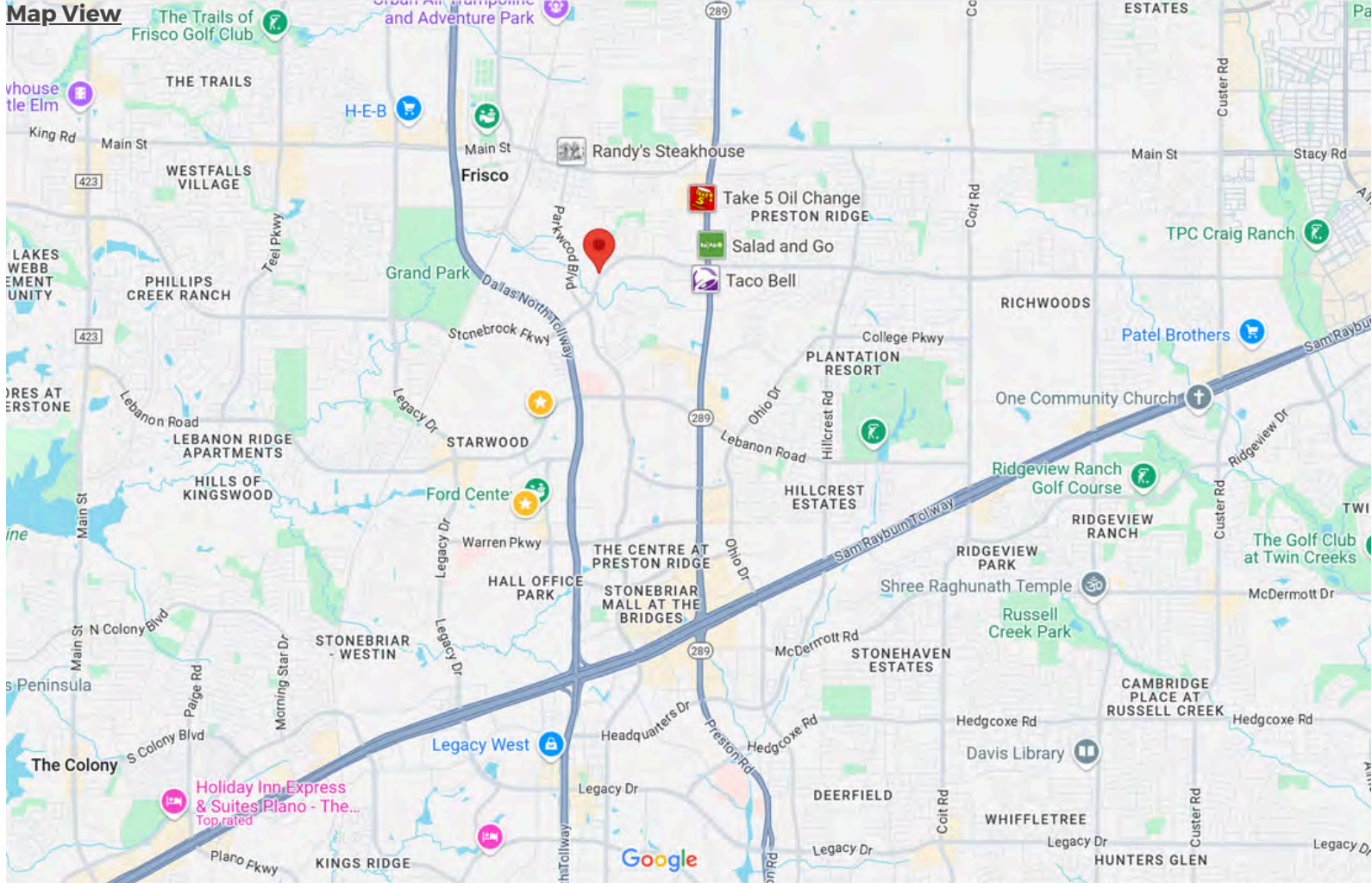
Crest Real Estate Advisors

www.preschoolexchange.com

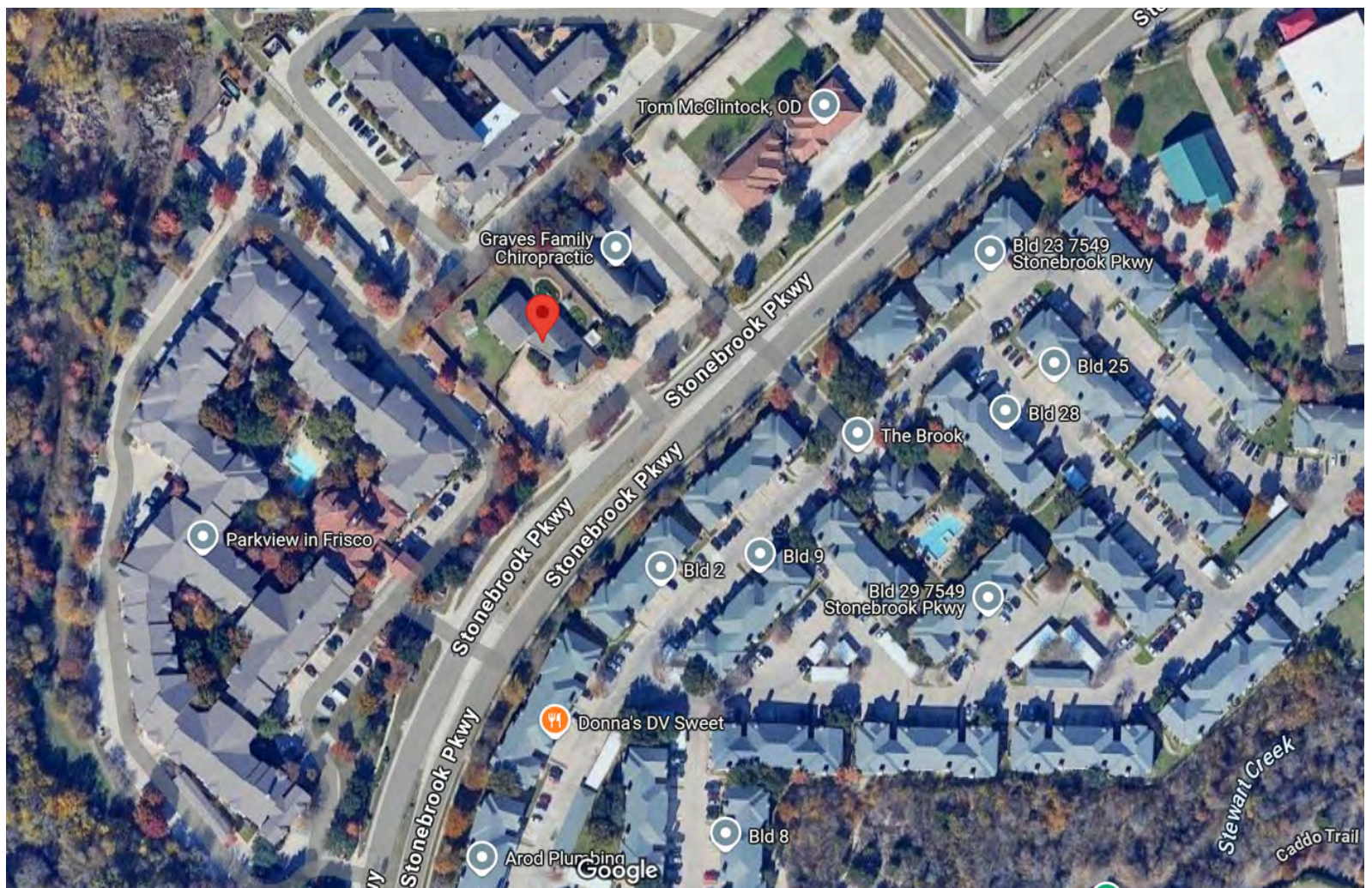
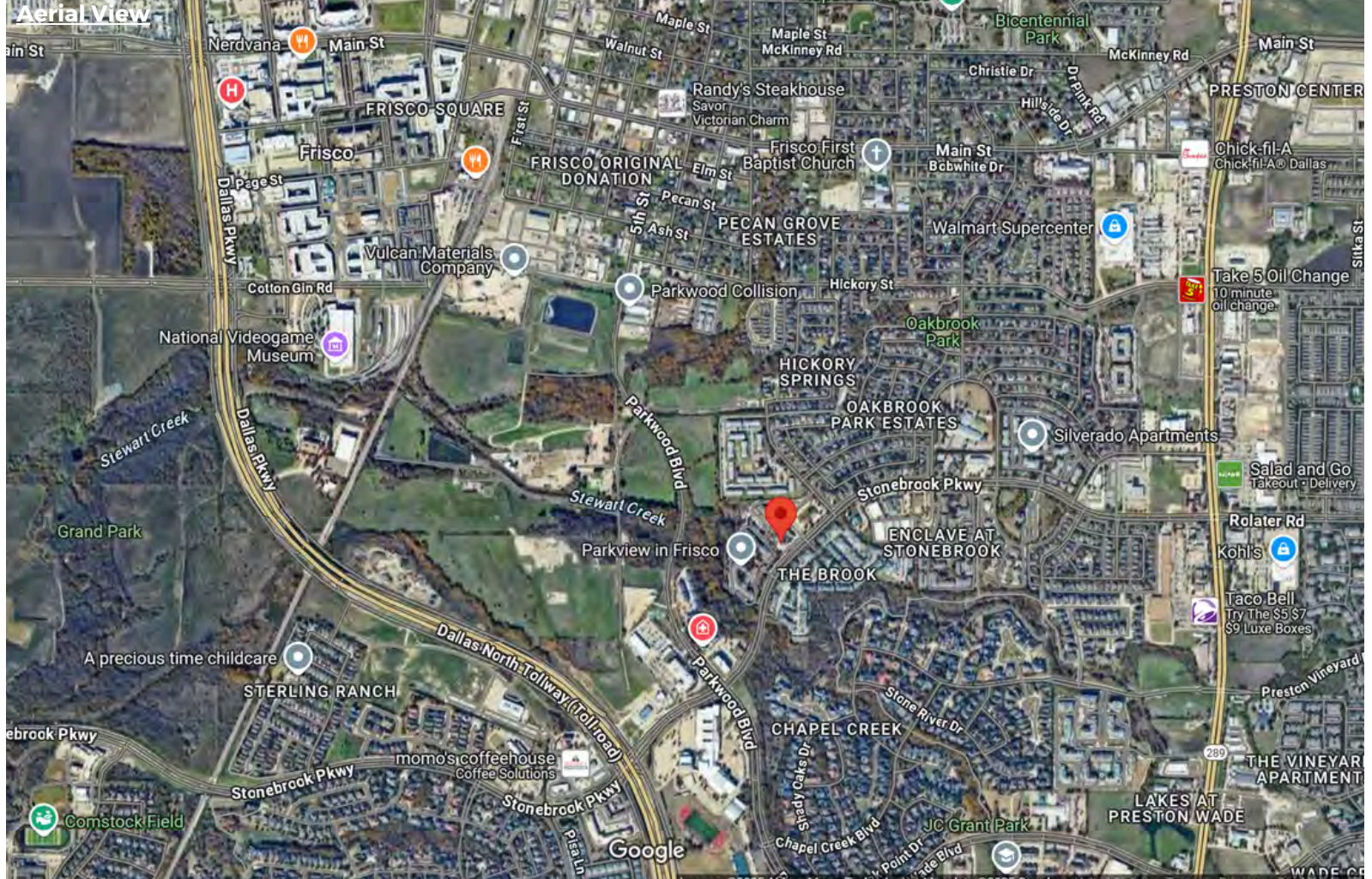
Pictures



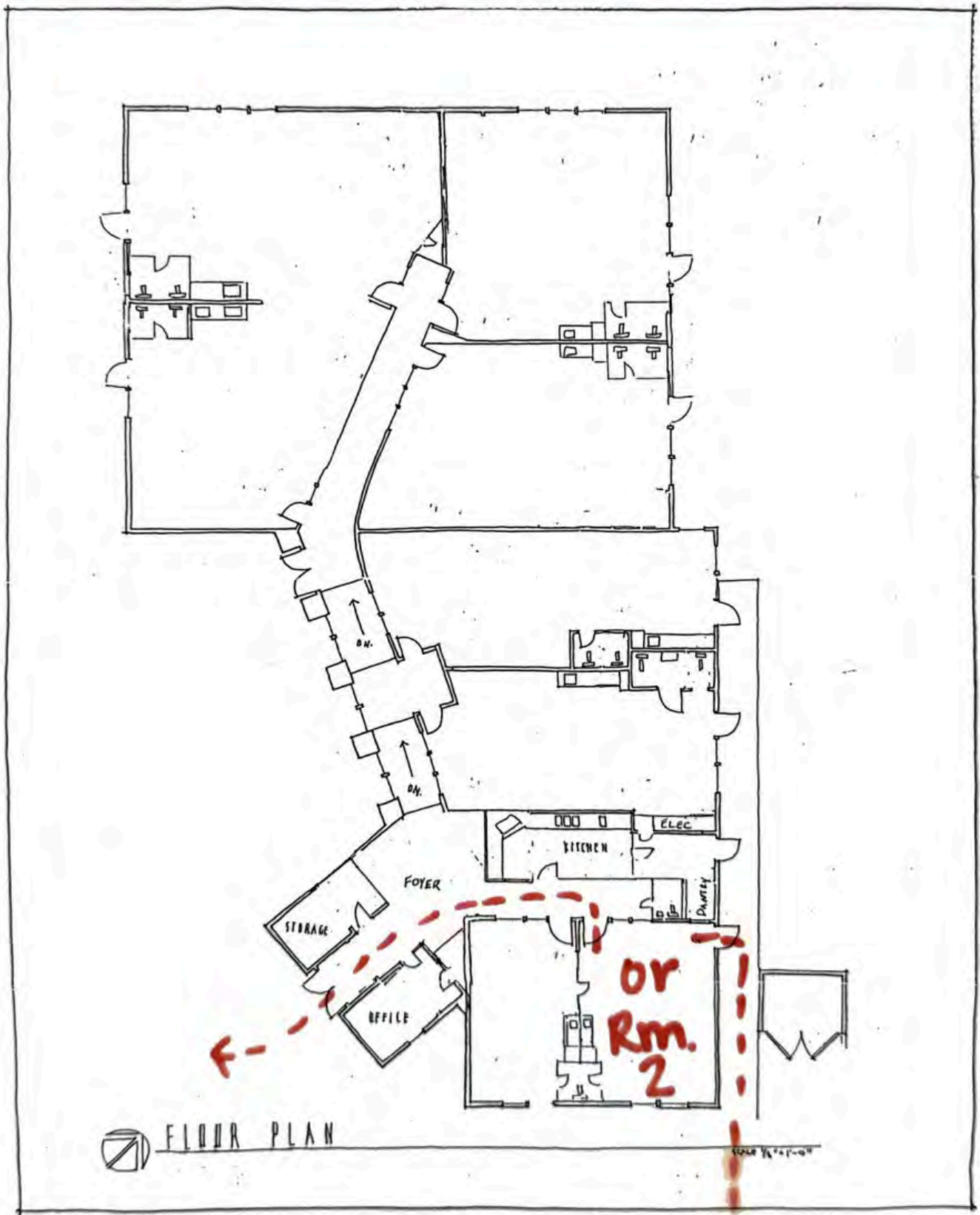




Aerial View



Fire Evaluation Plan



Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034 2

7480 Stonebrook Pkwy, Frisco, Texas, 75034

Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	11,459	11,221	11,541
Total Households	4,787	4,899	5,128
Family Households	2,931	2,845	2,910
Average Household Size	2.38	2.28	2.24
Owner Occupied Housing Units	1,592	1,652	1,805
Renter Occupied Housing Units	3,195	3,247	3,322
Median Age	34.5	35.6	37.4

Trends 2025 - 2030	Area	State	National
Population	0.6%	1.1%	0.4%
Households	0.9%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	1.8%	1.8%	0.0%
Median Household Income	1.9%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	597	5.2%	567	5.0%	571	5.0%
5-9	718	6.3%	575	5.1%	556	4.8%
10-14	831	7.3%	681	6.1%	598	5.2%
15-19	892	7.8%	795	7.1%	714	6.2%
20-24	877	7.7%	992	8.8%	1,007	8.7%
25-29	996	8.7%	954	8.5%	1,026	8.9%
30-34	910	7.9%	954	8.5%	869	7.5%
35-39	792	6.9%	837	7.5%	897	7.8%
40-44	812	7.1%	741	6.6%	868	7.5%
45-49	827	7.2%	759	6.8%	774	6.7%
50-54	754	6.6%	784	7.0%	716	6.2%
55-59	690	6.0%	658	5.9%	738	6.4%
60-64	495	4.3%	587	5.2%	580	5.0%
65-69	379	3.3%	425	3.8%	506	4.4%
70-74	287	2.5%	317	2.8%	353	3.1%
75-79	226	2.0%	241	2.1%	289	2.5%
80-84	174	1.5%	156	1.4%	217	1.9%
Age 85+	203	1.8%	198	1.8%	261	2.3%

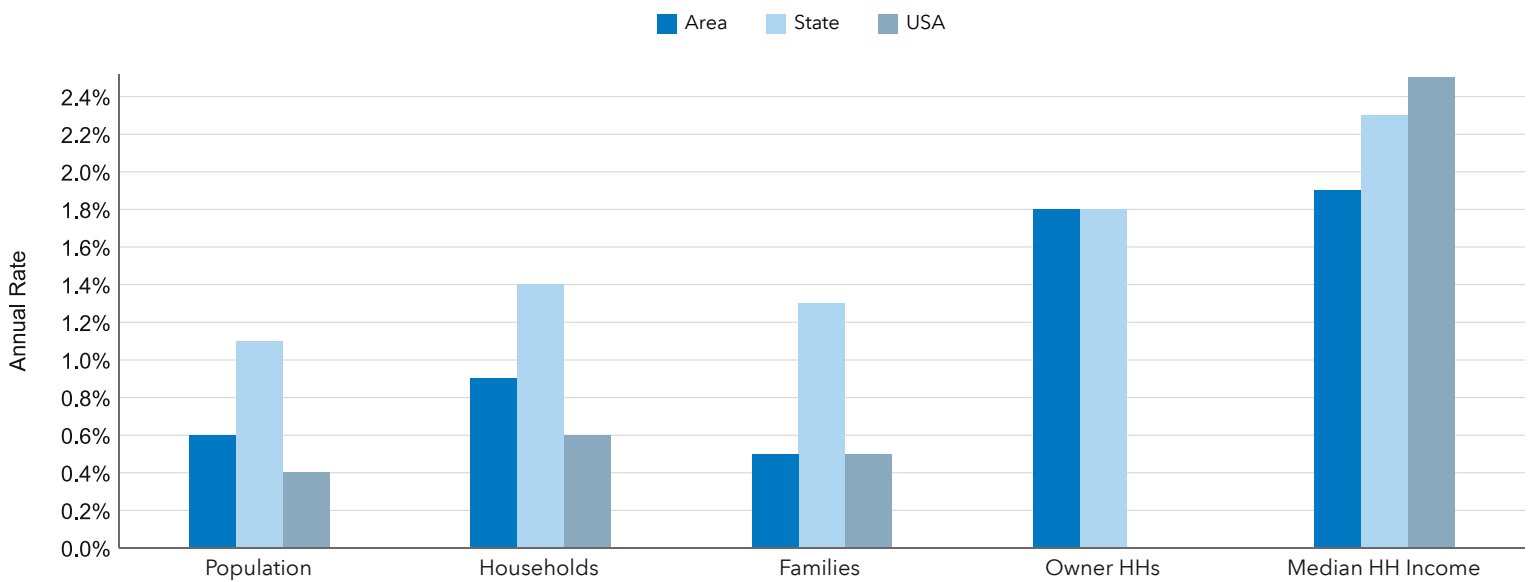
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	157	3.2%	138	2.7%
\$10,000-14,999	40	0.8%	35	0.7%
\$15,000-19,999	138	2.8%	118	2.3%
\$20,000-24,999	51	1.0%	44	0.9%
\$25,000-29,999	207	4.2%	169	3.3%
\$30,000-34,999	134	2.7%	122	2.4%
\$35,000-39,999	121	2.5%	109	2.1%
\$40,000-44,999	224	4.6%	207	4.0%
\$45,000-49,999	193	3.9%	175	3.4%
\$50,000-59,999	471	9.6%	463	9.0%
\$60,000-74,999	432	8.8%	450	8.8%
\$75000-99999	718	14.7%	752	14.7%
\$100,000-124,999	557	11.4%	633	12.3%
\$125,000-149,999	442	9.0%	494	9.6%
\$150000-199999	315	6.4%	376	7.3%
\$200,000-249,999	236	4.8%	287	5.6%
\$250,000-299,999	130	2.6%	166	3.2%
\$300,000-399,999	142	2.9%	185	3.6%
\$400,000-499,999	53	1.1%	46	0.9%
\$500,000+	136	2.8%	156	3.0%
Median Household Income	\$83,070	-	\$91,160	-
Average Household Income	\$118,111	-	\$127,313	-
Per Capita Income	\$50,716	-	\$55,741	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,620	49.0%	5,004	44.6%	4,764	41.3%
Black Alone	1,417	12.4%	1,531	13.6%	1,590	13.8%
American Indian	116	1.0%	102	0.9%	103	0.9%
Asian Alone	1,132	9.9%	1,441	12.8%	1,701	14.7%
Pacific Islander	9	0.1%	8	0.1%	8	0.1%
Some Other Race	1,482	12.9%	1,437	12.8%	1,556	13.5%
Two or More Races	1,683	14.7%	1,697	15.1%	1,819	15.8%
Hispanic (Any Race)	3,213	28.0%	3,136	27.9%	3,387	29.3%

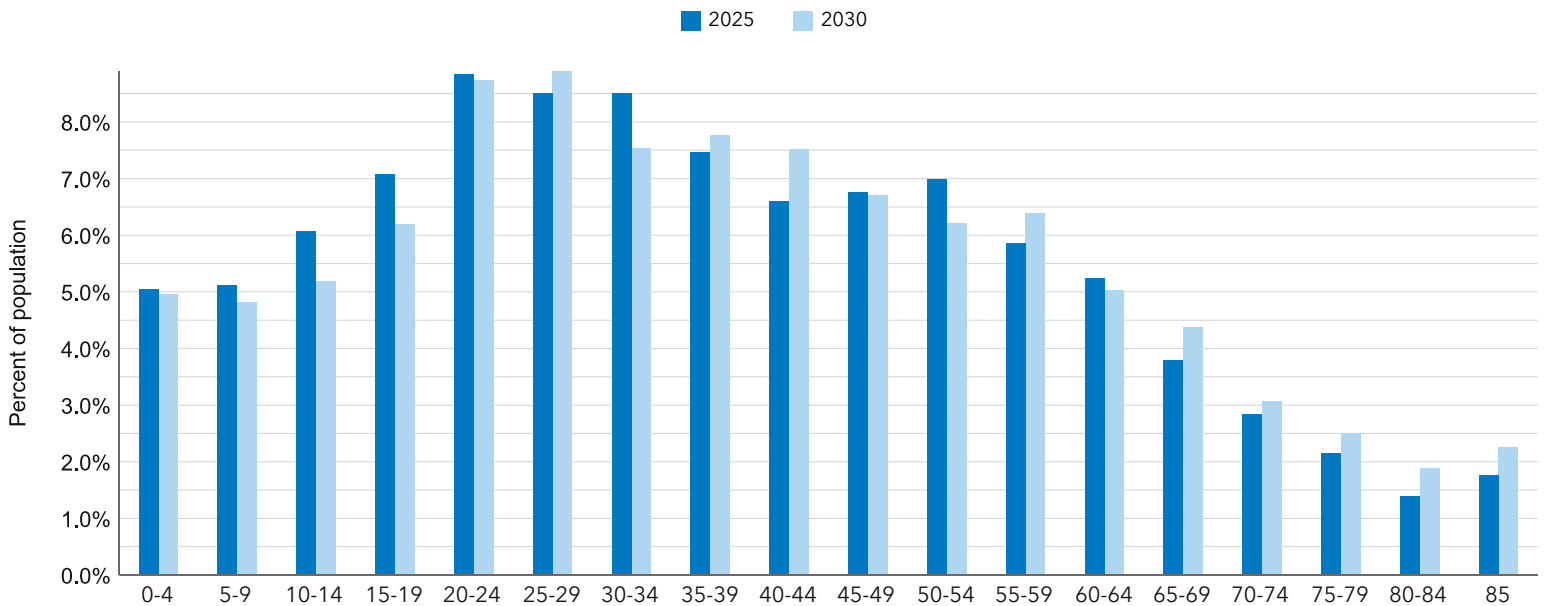
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



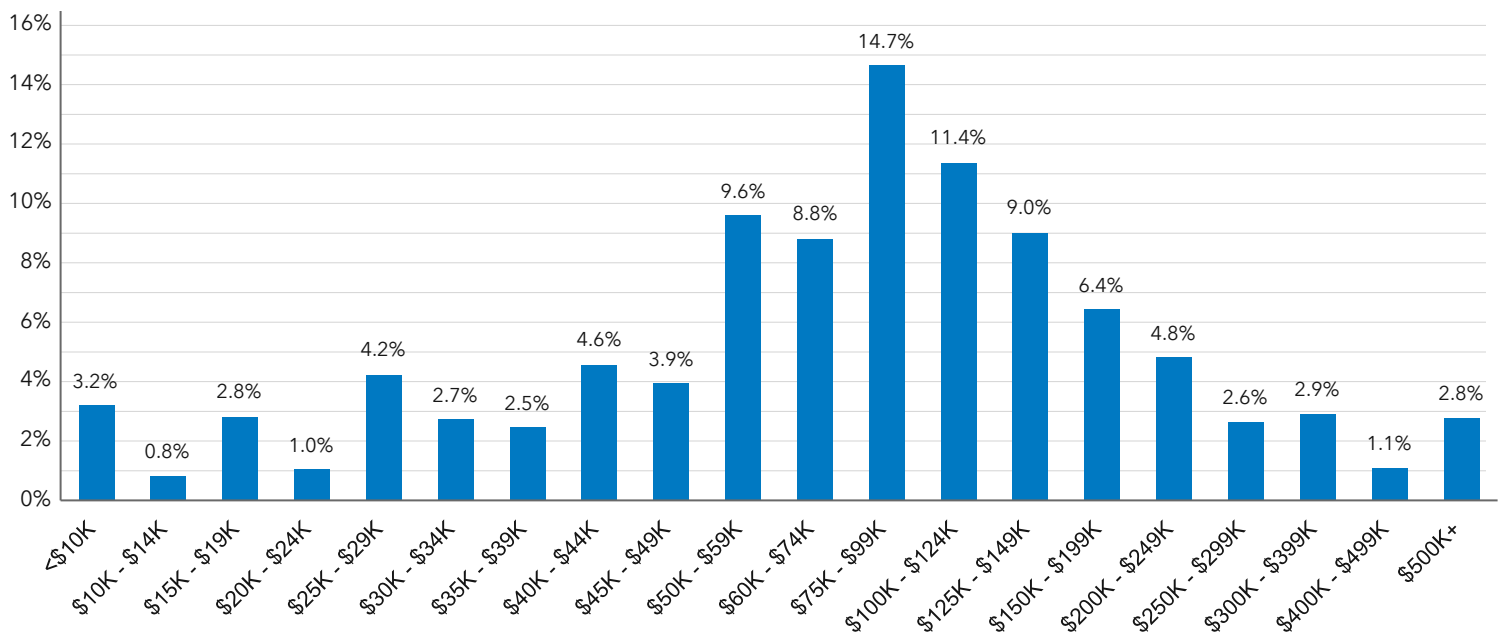
Population by Age



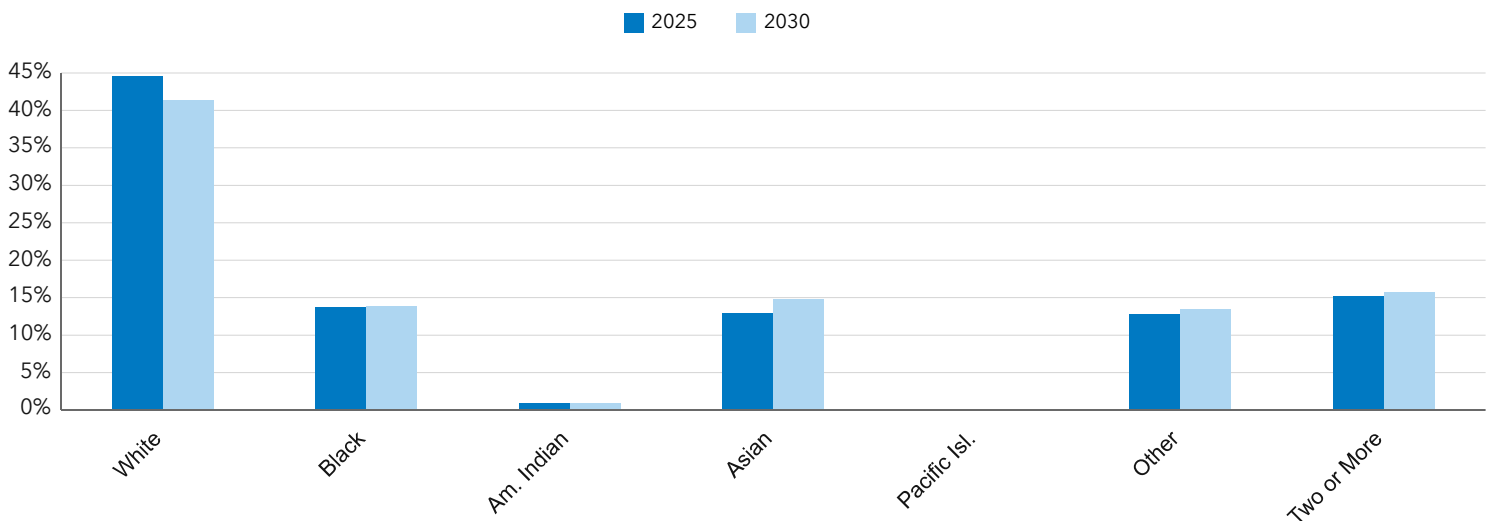
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034 2

7480 Stonebrook Pkwy, Frisco, Texas, 75034

Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	89,665	99,666	108,775
Total Households	35,050	41,203	46,420
Family Households	23,435	25,690	28,189
Average Household Size	2.55	2.41	2.33
Owner Occupied Housing Units	17,621	19,375	21,048
Renter Occupied Housing Units	17,429	21,828	25,373
Median Age	36.0	36.8	37.7

Trends 2025 - 2030	Area	State	National
Population	1.8%	1.1%	0.4%
Households	2.4%	1.4%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	1.7%	1.8%	0.0%
Median Household Income	1.2%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,674	5.2%	4,975	5.0%	5,382	5.0%
5-9	6,047	6.7%	5,564	5.6%	5,540	5.1%
10-14	7,269	8.1%	6,521	6.5%	6,182	5.7%
15-19	7,235	8.1%	7,050	7.1%	6,674	6.1%
20-24	5,978	6.7%	7,752	7.8%	8,112	7.5%
25-29	6,073	6.8%	8,191	8.2%	9,610	8.8%
30-34	6,165	6.9%	7,251	7.3%	8,719	8.0%
35-39	6,785	7.6%	6,865	6.9%	7,649	7.0%
40-44	7,408	8.3%	7,389	7.4%	7,504	6.9%
45-49	8,214	9.2%	7,587	7.6%	7,898	7.3%
50-54	7,097	7.9%	8,374	8.4%	7,880	7.2%
55-59	5,266	5.9%	6,882	6.9%	7,968	7.3%
60-64	3,536	3.9%	5,081	5.1%	6,227	5.7%
65-69	2,533	2.8%	3,443	3.5%	4,674	4.3%
70-74	2,122	2.4%	2,467	2.5%	3,239	3.0%
75-79	1,506	1.7%	1,948	1.9%	2,330	2.1%
80-84	925	1.0%	1,261	1.3%	1,713	1.6%
Age 85+	831	0.9%	1,067	1.1%	1,473	1.4%

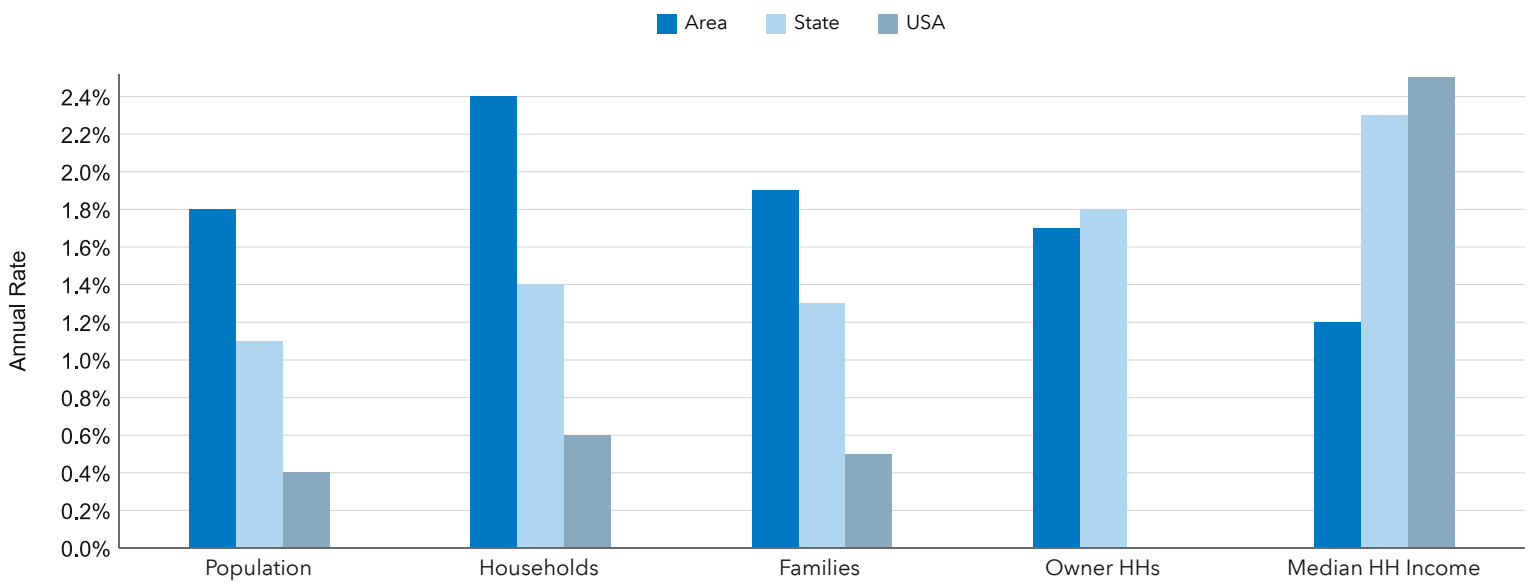
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,007	2.4%	964	2.1%
\$10,000-14,999	349	0.8%	314	0.7%
\$15,000-19,999	736	1.8%	639	1.4%
\$20,000-24,999	469	1.1%	446	1.0%
\$25,000-29,999	542	1.3%	451	1.0%
\$30,000-34,999	631	1.5%	575	1.2%
\$35,000-39,999	537	1.3%	532	1.1%
\$40,000-44,999	913	2.2%	888	1.9%
\$45,000-49,999	1,028	2.5%	998	2.1%
\$50,000-59,999	2,038	5.0%	2,146	4.6%
\$60,000-74,999	3,394	8.2%	3,728	8.0%
\$75000-99999	5,028	12.2%	5,691	12.3%
\$100,000-124,999	4,340	10.5%	4,921	10.6%
\$125,000-149,999	3,797	9.2%	4,294	9.3%
\$150000-199999	5,304	12.9%	6,103	13.2%
\$200,000-249,999	3,724	9.0%	4,708	10.1%
\$250,000-299,999	2,009	4.9%	2,657	5.7%
\$300,000-399,999	2,358	5.7%	3,060	6.6%
\$400,000-499,999	714	1.7%	629	1.4%
\$500,000+	2,286	5.5%	2,677	5.8%
Median Household Income	\$122,153	-	\$129,591	-
Average Household Income	\$165,997	-	\$174,685	-
Per Capita Income	\$68,231	-	\$74,101	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	49,929	55.7%	49,778	49.9%	50,294	46.2%
Black Alone	8,718	9.7%	10,976	11.0%	12,327	11.3%
American Indian	571	0.6%	565	0.6%	586	0.5%
Asian Alone	15,347	17.1%	21,354	21.4%	26,286	24.2%
Pacific Islander	71	0.1%	86	0.1%	98	0.1%
Some Other Race	4,795	5.3%	5,211	5.2%	5,938	5.5%
Two or More Races	10,234	11.4%	11,697	11.7%	13,246	12.2%
Hispanic (Any Race)	13,342	14.9%	14,888	14.9%	17,050	15.7%

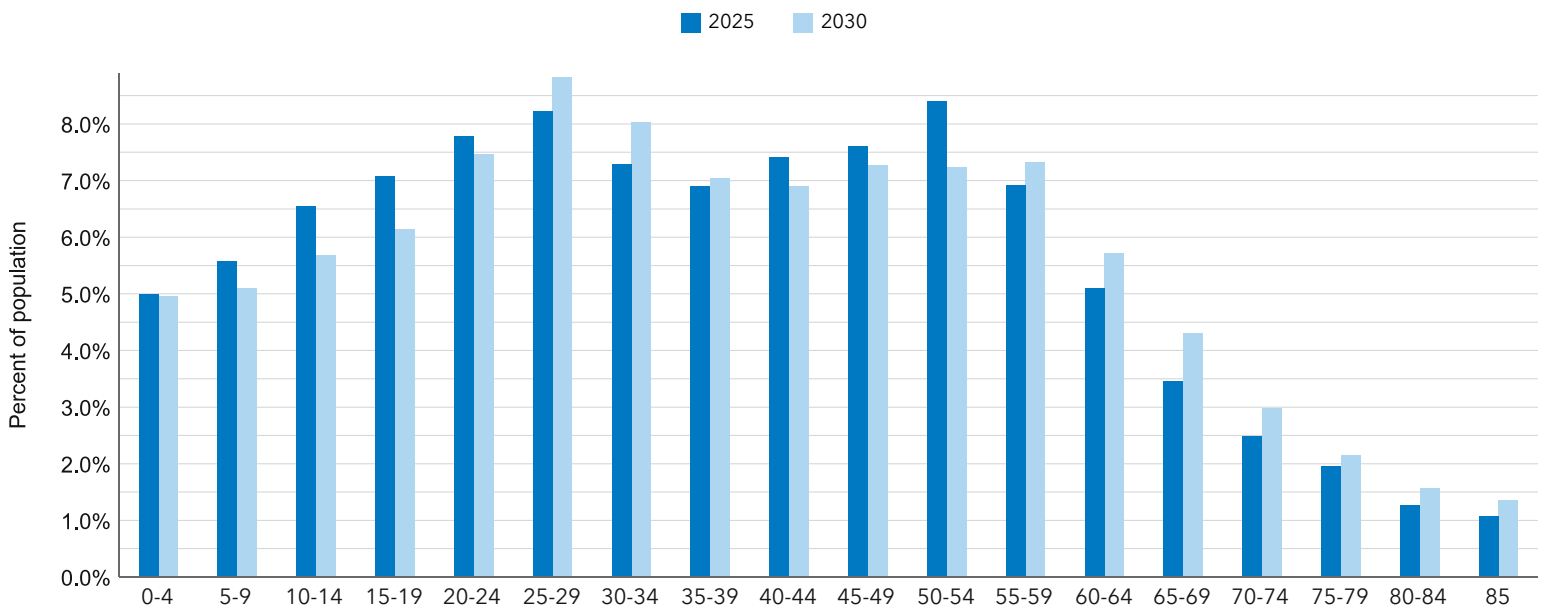
Key Indicators for 2025



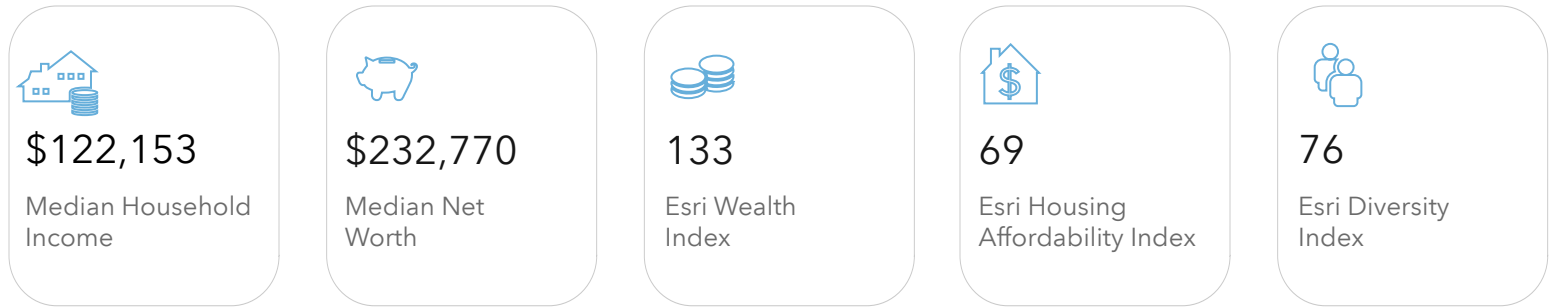
Trends: 2025 - 2030 Annual Rate



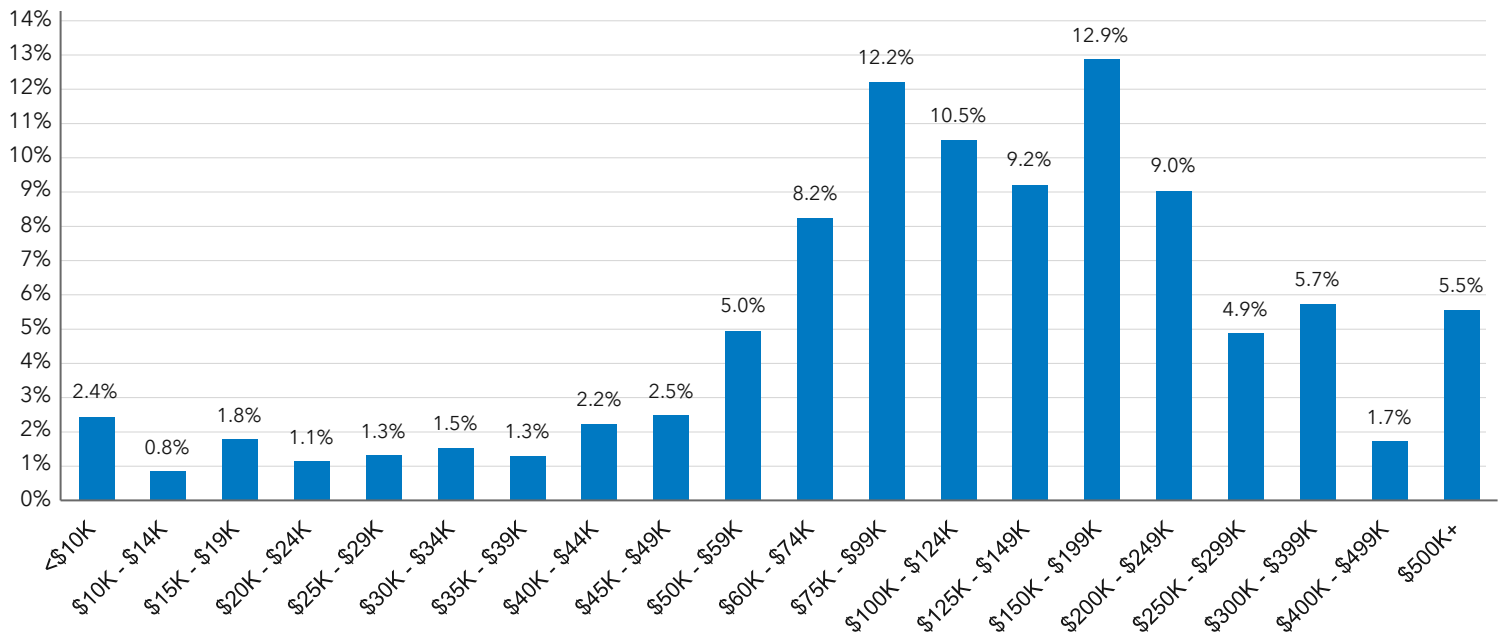
Population by Age



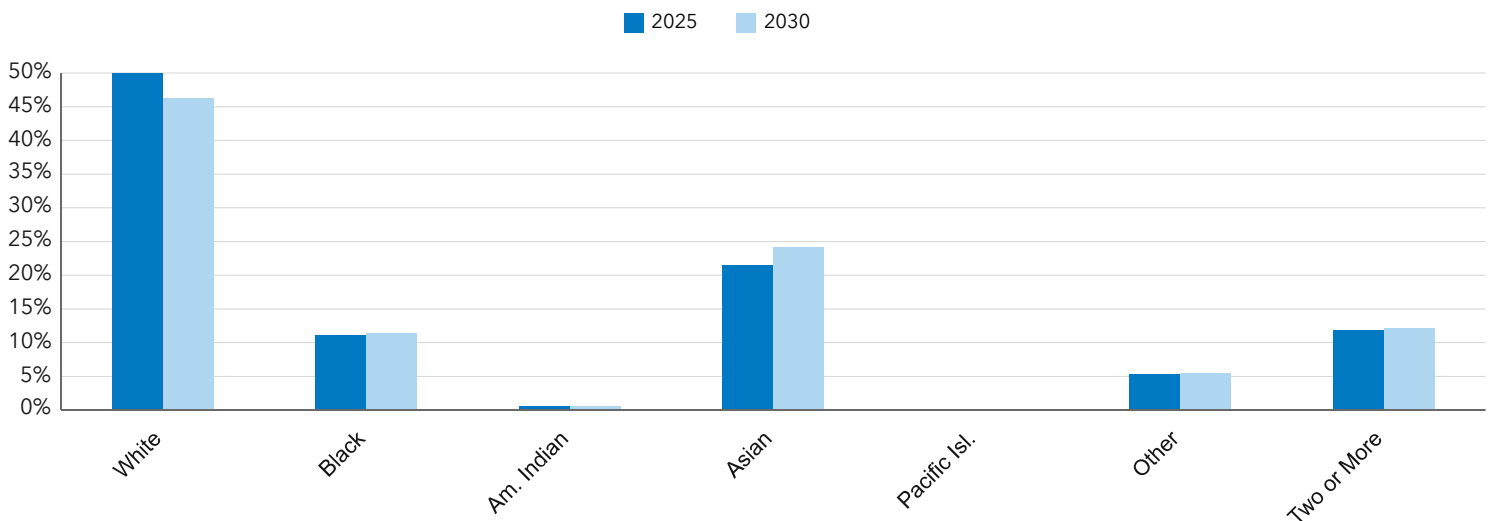
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

7480 Stonebrook Pkwy, Frisco, Texas, 75034 2

7480 Stonebrook Pkwy, Frisco, Texas, 75034

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	266,879	297,463	318,872
Total Households	93,967	108,444	118,998
Family Households	69,729	77,218	83,212
Average Household Size	2.83	2.74	2.67
Owner Occupied Housing Units	57,273	64,273	69,305
Renter Occupied Housing Units	36,694	44,171	49,693
Median Age	36.3	37.3	37.8

Trends 2025 - 2030	Area	State	National
Population	1.4%	1.1%	0.4%
Households	1.9%	1.4%	0.6%
Family Population	1.5%	1.3%	0.5%
Owner Occupied Housing Units	1.5%	1.8%	0.0%
Median Household Income	1.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	14,874	5.6%	15,664	5.3%	16,529	5.2%
5-9	21,313	8.0%	18,832	6.3%	18,252	5.7%
10-14	25,049	9.4%	23,453	7.9%	21,016	6.6%
15-19	21,910	8.2%	23,402	7.9%	22,172	7.0%
20-24	14,754	5.5%	20,127	6.8%	21,846	6.8%
25-29	13,811	5.2%	20,594	6.9%	25,395	8.0%
30-34	16,244	6.1%	17,772	6.0%	22,837	7.2%
35-39	21,657	8.1%	19,513	6.6%	20,059	6.3%
40-44	25,215	9.4%	24,172	8.1%	21,705	6.8%
45-49	25,390	9.5%	25,783	8.7%	25,306	7.9%
50-54	19,740	7.4%	25,604	8.6%	25,838	8.1%
55-59	14,442	5.4%	19,263	6.5%	23,618	7.4%
60-64	9,908	3.7%	14,061	4.7%	17,091	5.4%
65-69	7,588	2.8%	9,728	3.3%	12,617	4.0%
70-74	6,435	2.4%	7,634	2.6%	9,375	2.9%
75-79	4,269	1.6%	5,872	2.0%	6,861	2.1%
80-84	2,350	0.9%	3,505	1.2%	4,857	1.5%
Age 85+	1,928	0.7%	2,485	0.8%	3,500	1.1%

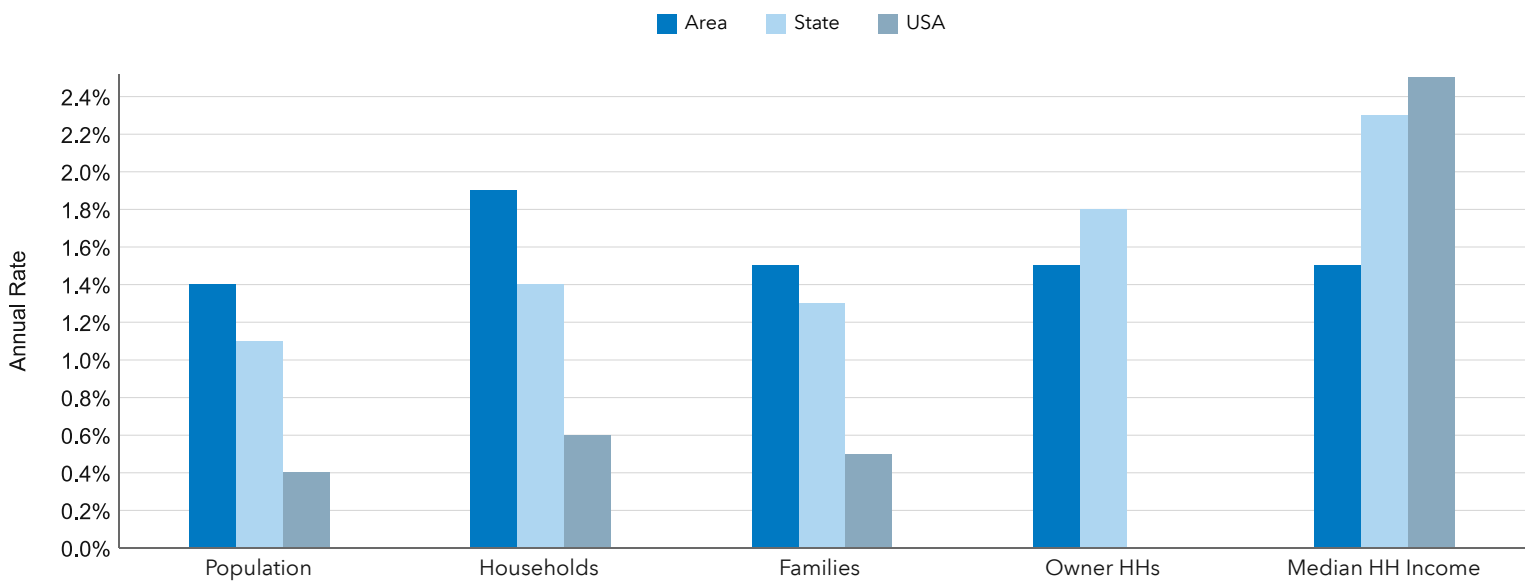
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,228	2.0%	2,060	1.7%
\$10,000-14,999	740	0.7%	657	0.6%
\$15,000-19,999	1,109	1.0%	945	0.8%
\$20,000-24,999	1,177	1.1%	1,035	0.9%
\$25,000-29,999	1,181	1.1%	968	0.8%
\$30,000-34,999	1,504	1.4%	1,288	1.1%
\$35,000-39,999	1,291	1.2%	1,191	1.0%
\$40,000-44,999	1,750	1.6%	1,651	1.4%
\$45,000-49,999	1,954	1.8%	1,826	1.5%
\$50,000-59,999	4,203	3.9%	4,138	3.5%
\$60,000-74,999	6,613	6.1%	6,956	5.8%
\$75000-99999	11,772	10.9%	12,383	10.4%
\$100,000-124,999	11,049	10.2%	11,766	9.9%
\$125,000-149,999	9,047	8.3%	9,749	8.2%
\$150000-199999	15,345	14.2%	16,709	14.0%
\$200,000-249,999	12,982	12.0%	16,039	13.5%
\$250,000-299,999	6,961	6.4%	8,958	7.5%
\$300,000-399,999	7,915	7.3%	10,257	8.6%
\$400,000-499,999	2,171	2.0%	1,869	1.6%
\$500,000+	7,445	6.9%	8,545	7.2%
Median Household Income	\$145,544	-	\$156,692	-
Average Household Income	\$189,645	-	\$200,888	-
Per Capita Income	\$69,146	-	\$74,974	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	127,830	47.9%	122,188	41.1%	119,036	37.3%
Black Alone	24,204	9.1%	28,555	9.6%	30,648	9.6%
American Indian	1,409	0.5%	1,359	0.5%	1,368	0.4%
Asian Alone	75,883	28.4%	104,537	35.1%	123,096	38.6%
Pacific Islander	173	0.1%	192	0.1%	209	0.1%
Some Other Race	10,377	3.9%	11,067	3.7%	12,209	3.8%
Two or More Races	27,002	10.1%	29,564	9.9%	32,308	10.1%
Hispanic (Any Race)	32,515	12.2%	34,966	11.8%	38,686	12.1%

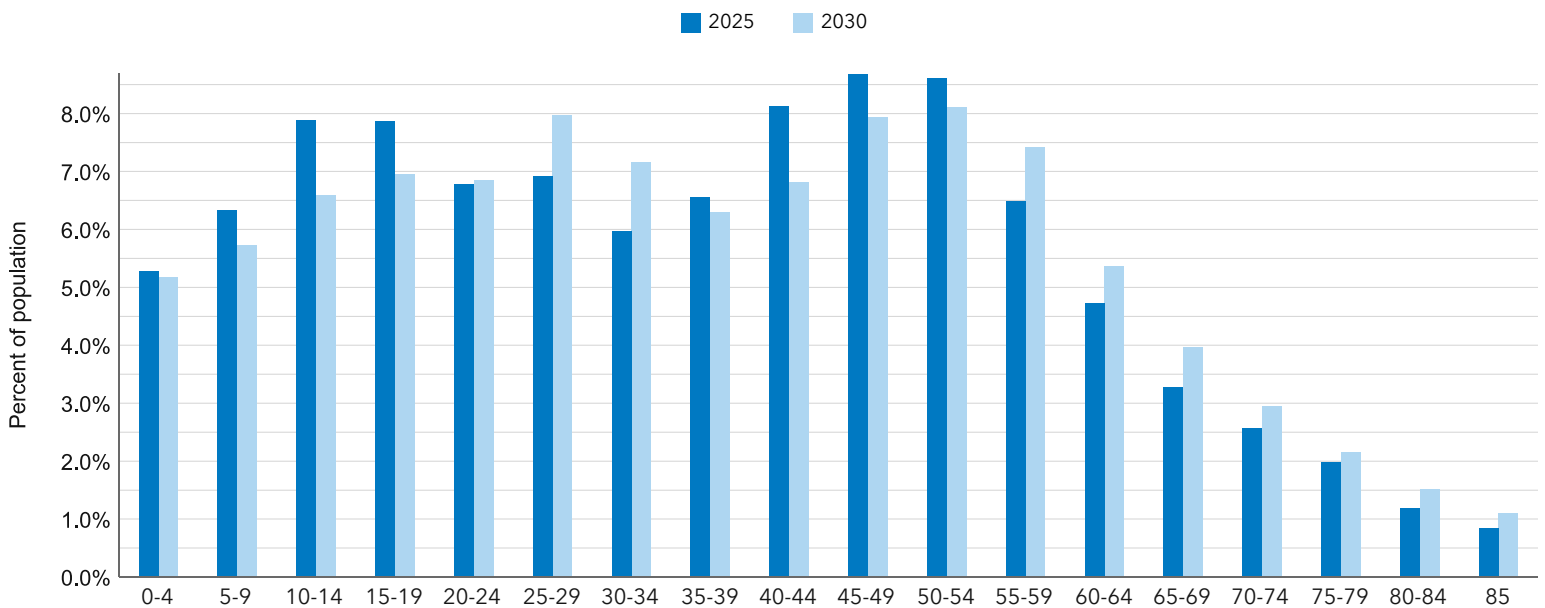
Key Indicators for 2025



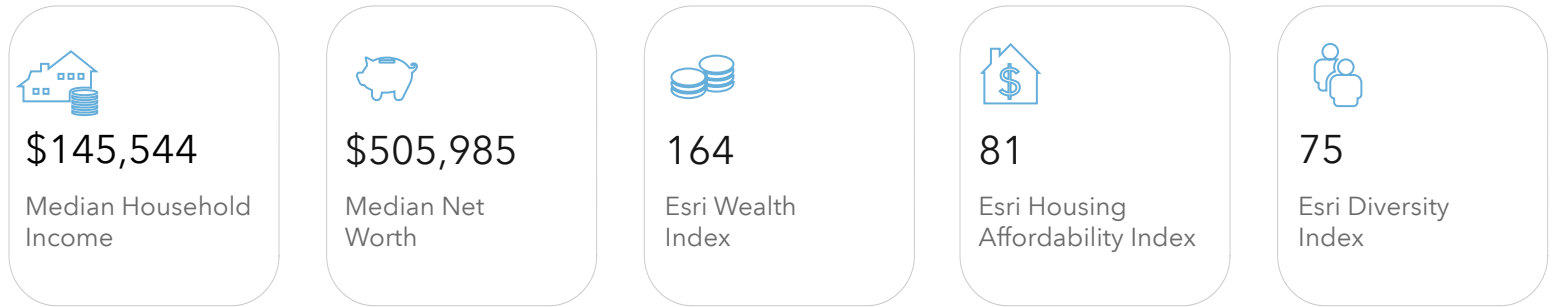
Trends: 2025 - 2030 Annual Rate



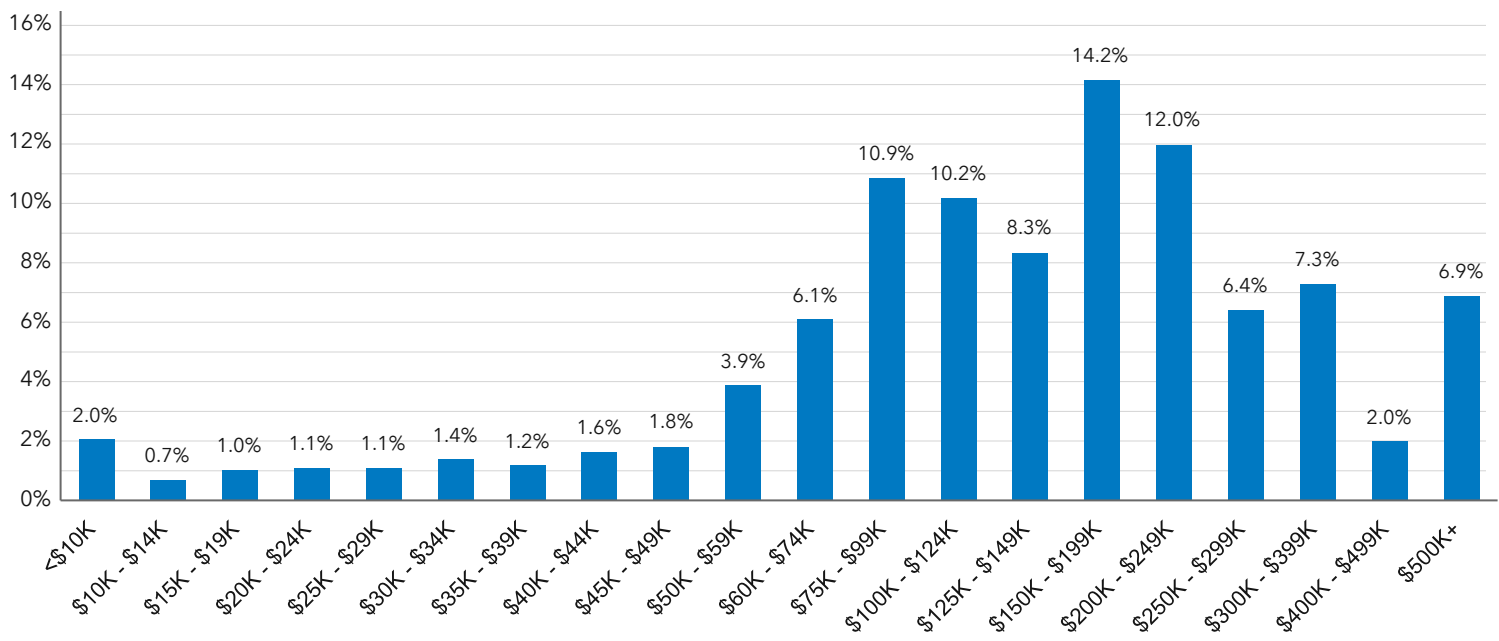
Population by Age



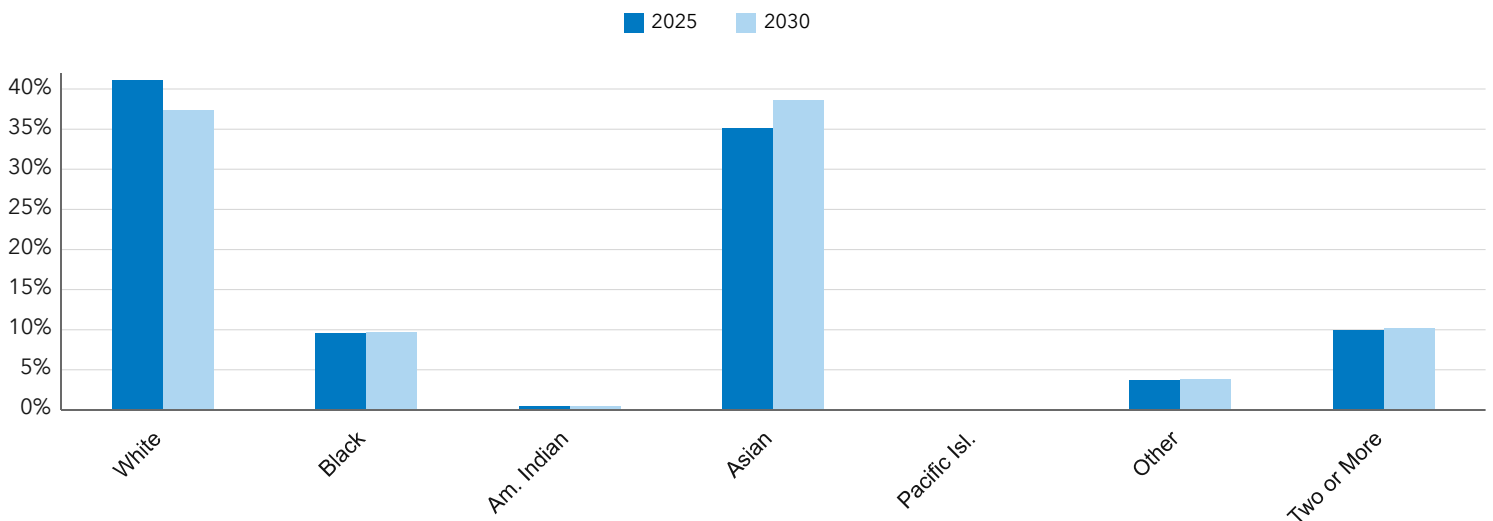
Key Indicators for 2025



Households by Income for 2025



Population by Race





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Crest Real Estate Advisors LLC</u>	<u>9006236</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date