

**601 Forest Vista Dr  
Flower Mound, TX 75028**



Price	\$17+ NNN	Property Address	601 Forest Vista Dr Flower Mound, TX 75028
Property Type	Child Care Center	Building Size	8,242 sq ft
Availability	Immediately	Lot Size	1.37 Acres
Lease Type	NNN	Year Built	2000
		County	Denton
		Parking	40



**Neal Agrawal – Crest Real Estate Advisors**

Cell- 972-804-0742, dfwneal@gmail.com

[www.preschoolexchange.com](http://www.preschoolexchange.com)

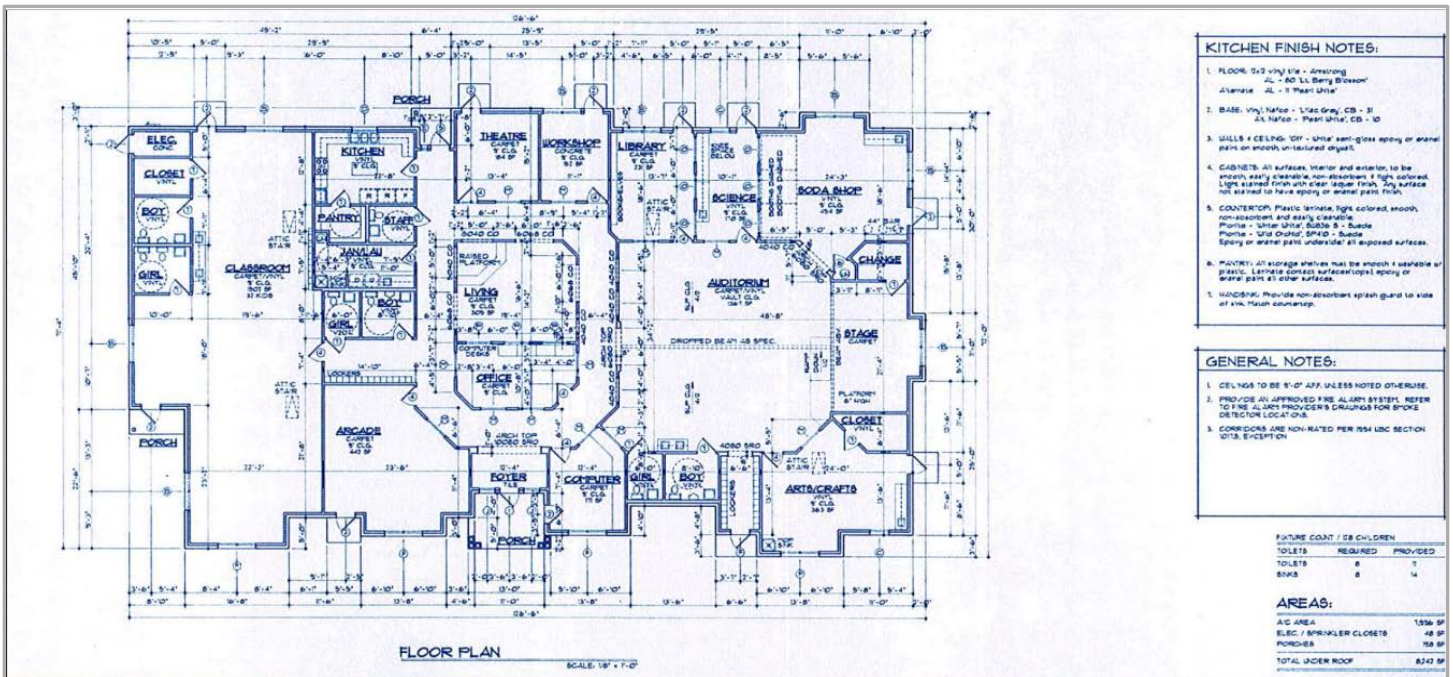
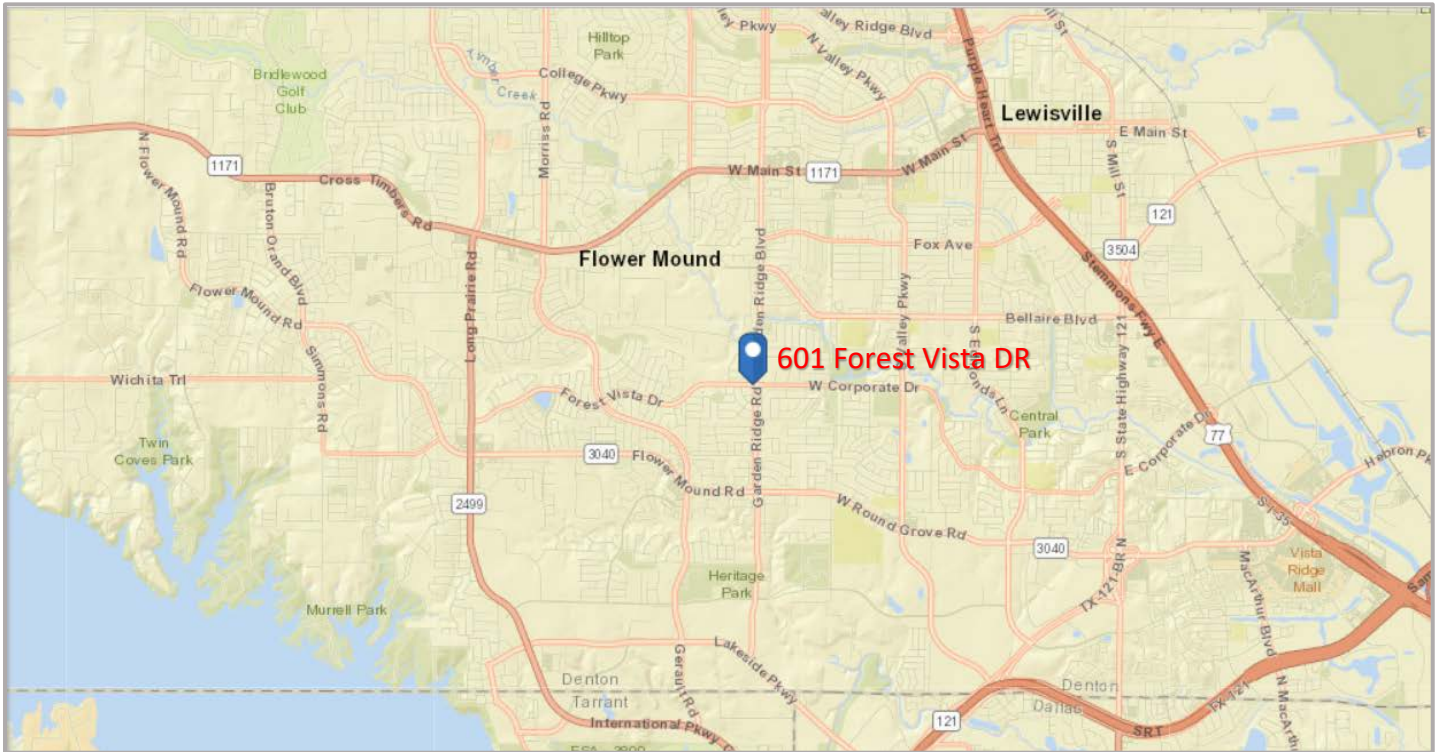
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# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

Summary	Census 2010	2018	2023
Population	14,229	14,849	15,824
Households	4,814	5,011	5,331
Families	3,925	4,035	4,269
Average Household Size	2.95	2.96	2.97
Owner Occupied Housing Units	4,363	4,464	4,795
Renter Occupied Housing Units	451	547	536
Median Age	35.6	37.4	38.6
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.28%	1.65%	0.83%
Households	1.25%	1.62%	0.79%
Families	1.13%	1.58%	0.71%
Owner HHs	1.44%	2.09%	1.16%
Median Household Income	0.52%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	83	1.7%	76	1.4%
\$15,000 - \$24,999	130	2.6%	122	2.3%
\$25,000 - \$34,999	138	2.8%	135	2.5%
\$35,000 - \$49,999	303	6.0%	297	5.6%
\$50,000 - \$74,999	682	13.6%	665	12.5%
\$75,000 - \$99,999	753	15.0%	772	14.5%
\$100,000 - \$149,999	1,580	31.5%	1,760	33.0%
\$150,000 - \$199,999	792	15.8%	854	16.0%
\$200,000+	550	11.0%	650	12.2%
Median Household Income	\$108,343		\$111,182	
Average Household Income	\$126,316		\$135,895	
Per Capita Income	\$42,699		\$45,867	

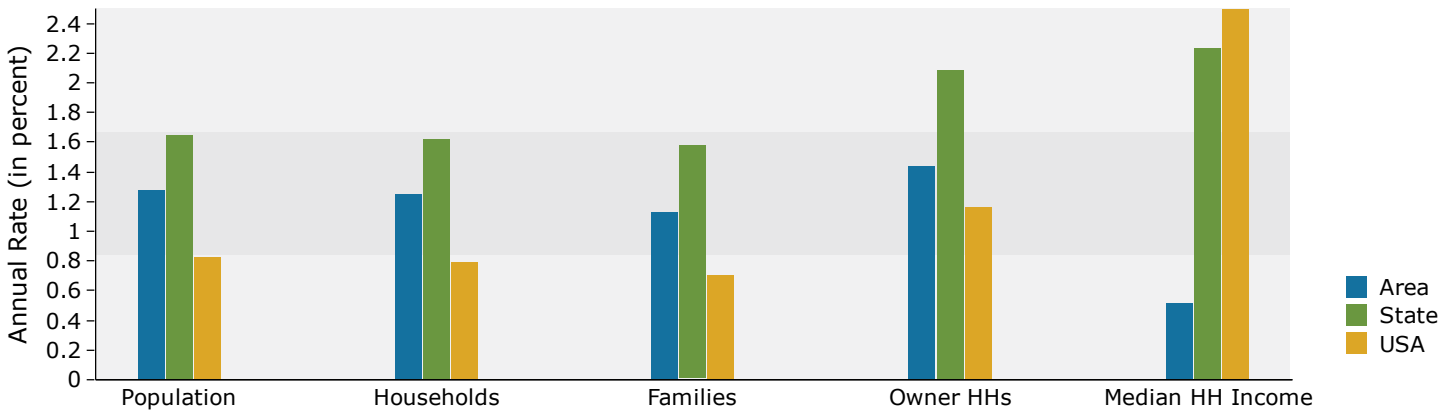
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,044	7.3%	936	6.3%	961	6.1%
5 - 9	1,206	8.5%	1,076	7.2%	1,049	6.6%
10 - 14	1,188	8.3%	1,195	8.0%	1,197	7.6%
15 - 19	1,107	7.8%	1,021	6.9%	1,105	7.0%
20 - 24	631	4.4%	783	5.3%	694	4.4%
25 - 34	1,788	12.6%	1,904	12.8%	2,067	13.1%
35 - 44	2,651	18.6%	2,200	14.8%	2,308	14.6%
45 - 54	2,664	18.7%	2,517	17.0%	2,401	15.2%
55 - 64	1,258	8.8%	2,027	13.7%	2,285	14.4%
65 - 74	453	3.2%	863	5.8%	1,257	7.9%
75 - 84	187	1.3%	255	1.7%	409	2.6%
85+	51	0.4%	72	0.5%	89	0.6%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,745	75.5%	10,408	70.1%	10,260	64.8%
Black Alone	1,005	7.1%	1,276	8.6%	1,576	10.0%
American Indian Alone	66	0.5%	64	0.4%	65	0.4%
Asian Alone	1,283	9.0%	1,779	12.0%	2,391	15.1%
Pacific Islander Alone	11	0.1%	12	0.1%	12	0.1%
Some Other Race Alone	717	5.0%	822	5.5%	937	5.9%
Two or More Races	402	2.8%	489	3.3%	584	3.7%
Hispanic Origin (Any Race)	2,102	14.8%	2,377	16.0%	2,680	16.9%

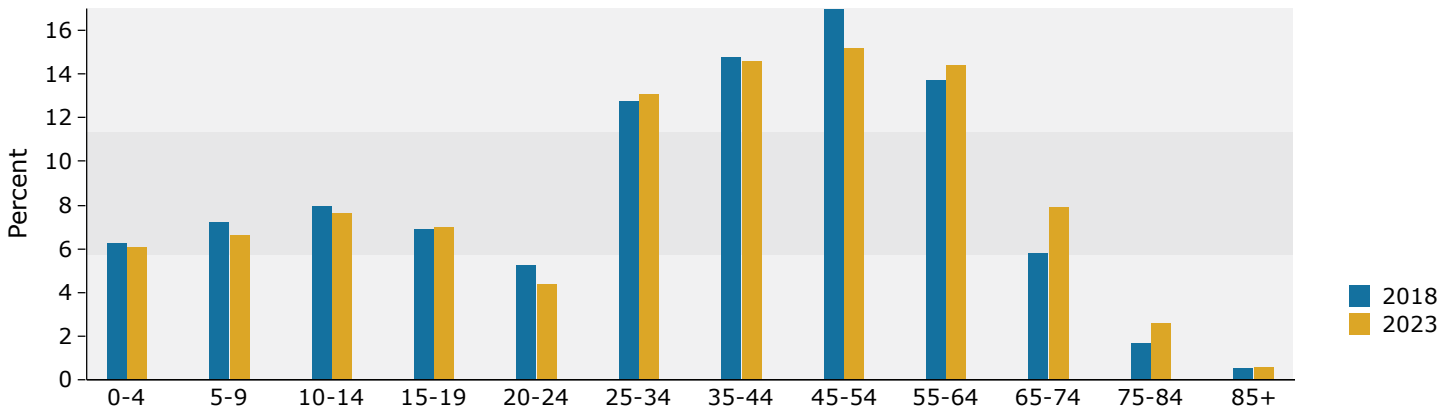
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

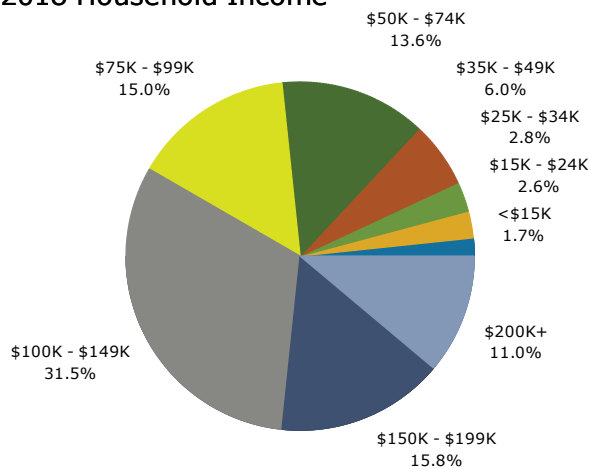
## Trends 2018-2023



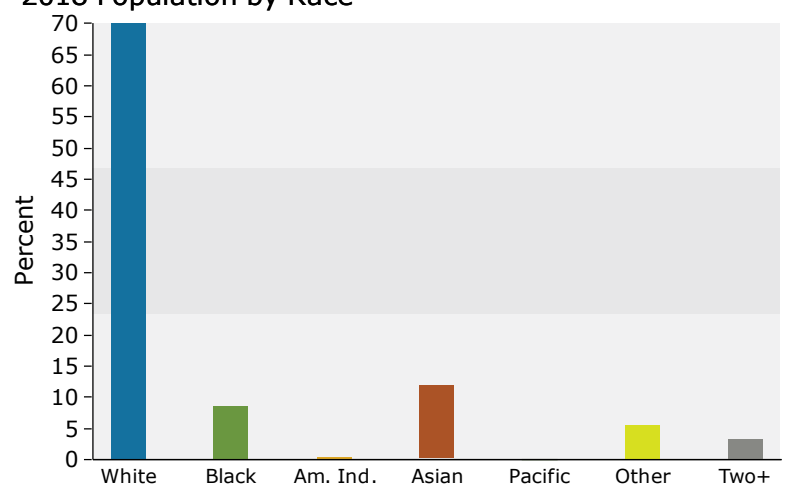
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 16.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

Summary	Census 2010	2018	2023
Population	106,126	122,726	134,944
Households	38,600	44,030	48,298
Families	27,432	30,908	33,662
Average Household Size	2.75	2.78	2.79
Owner Occupied Housing Units	24,523	26,205	28,905
Renter Occupied Housing Units	14,077	17,825	19,393
Median Age	33.5	34.9	35.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.92%	1.65%	0.83%
Households	1.87%	1.62%	0.79%
Families	1.72%	1.58%	0.71%
Owner HHs	1.98%	2.09%	1.16%
Median Household Income	1.32%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,945	4.4%	1,762	3.6%
\$15,000 - \$24,999	2,760	6.3%	2,547	5.3%
\$25,000 - \$34,999	3,118	7.1%	3,046	6.3%
\$35,000 - \$49,999	5,237	11.9%	5,482	11.4%
\$50,000 - \$74,999	8,059	18.3%	8,678	18.0%
\$75,000 - \$99,999	6,029	13.7%	6,708	13.9%
\$100,000 - \$149,999	8,886	20.2%	10,536	21.8%
\$150,000 - \$199,999	4,210	9.6%	4,815	10.0%
\$200,000+	3,786	8.6%	4,723	9.8%
Median Household Income	\$77,872		\$83,160	
Average Household Income	\$101,203		\$110,979	
Per Capita Income	\$36,415		\$39,851	

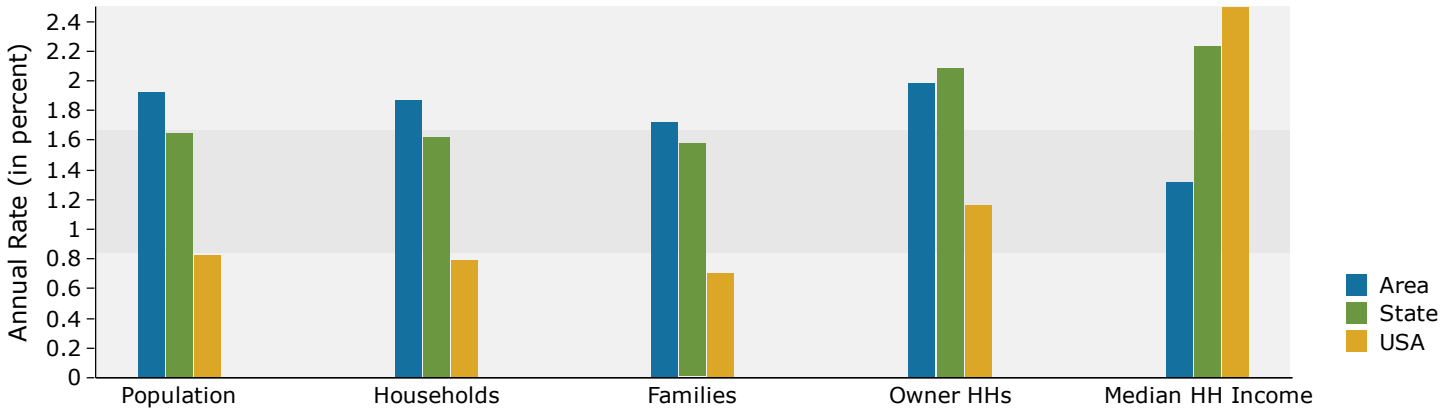
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,863	7.4%	8,056	6.6%	8,760	6.5%
5 - 9	8,616	8.1%	8,602	7.0%	8,887	6.6%
10 - 14	8,544	8.1%	9,183	7.5%	9,612	7.1%
15 - 19	7,827	7.4%	8,375	6.8%	9,127	6.8%
20 - 24	6,833	6.4%	8,420	6.9%	8,732	6.5%
25 - 34	15,741	14.8%	18,932	15.4%	20,797	15.4%
35 - 44	17,471	16.5%	17,730	14.4%	19,849	14.7%
45 - 54	17,145	16.2%	17,917	14.6%	18,043	13.4%
55 - 64	9,315	8.8%	14,295	11.6%	16,067	11.9%
65 - 74	4,087	3.9%	7,382	6.0%	9,800	7.3%
75 - 84	1,906	1.8%	2,767	2.3%	4,050	3.0%
85+	778	0.7%	1,066	0.9%	1,220	0.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,154	72.7%	83,071	67.7%	85,104	63.1%
Black Alone	8,309	7.8%	11,281	9.2%	14,162	10.5%
American Indian Alone	641	0.6%	683	0.6%	722	0.5%
Asian Alone	7,718	7.3%	11,899	9.7%	16,354	12.1%
Pacific Islander Alone	63	0.1%	81	0.1%	97	0.1%
Some Other Race Alone	9,277	8.7%	11,748	9.6%	13,658	10.1%
Two or More Races	2,964	2.8%	3,963	3.2%	4,848	3.6%
Hispanic Origin (Any Race)	23,639	22.3%	29,761	24.2%	34,377	25.5%

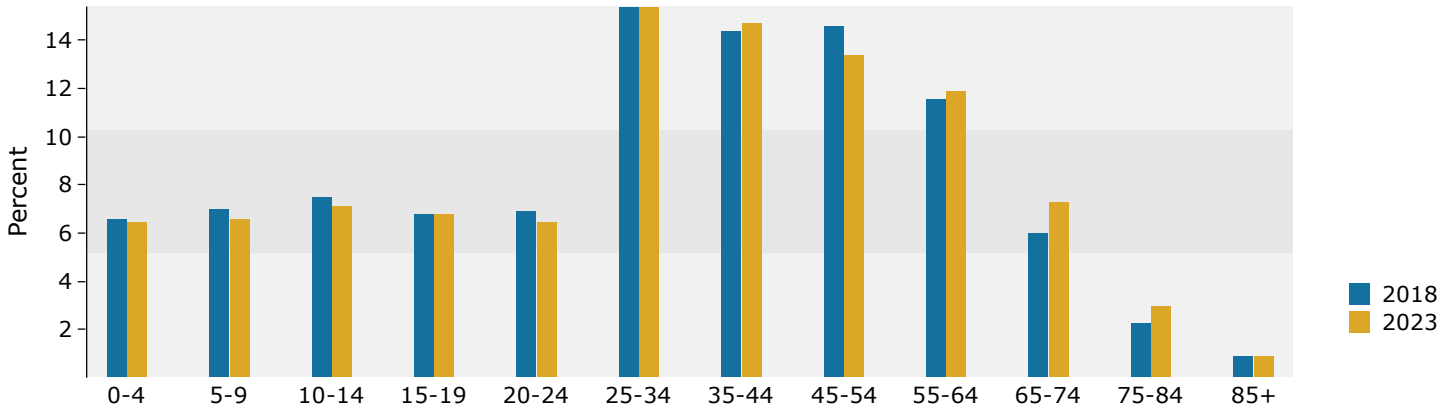
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

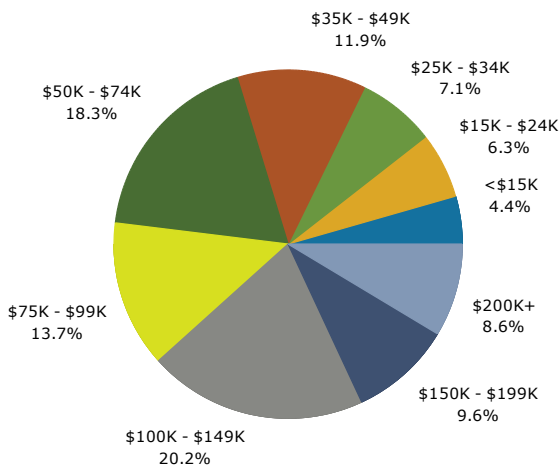
## Trends 2018-2023



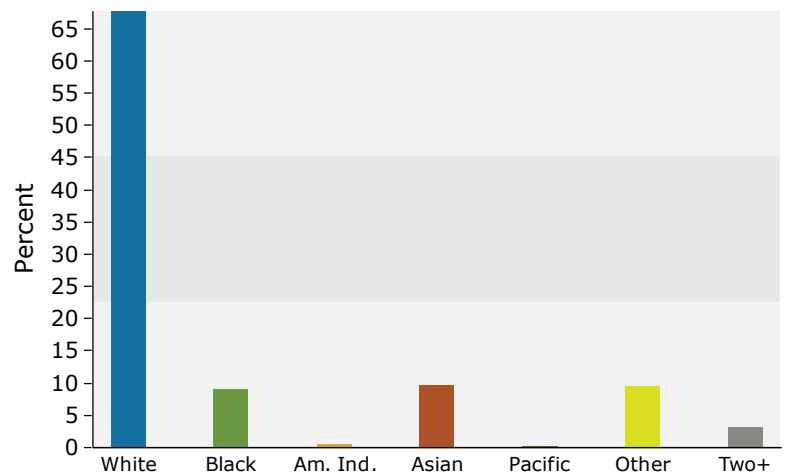
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 24.2%





# Demographic and Income Profile

601 Forest Vista Dr, Flower Mound, Texas, 75028  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.02070  
 Longitude: -97.03698

Summary	Census 2010	2018	2023
Population	188,862	217,179	238,626
Households	68,883	79,231	87,083
Families	49,387	55,518	60,456
Average Household Size	2.73	2.73	2.73
Owner Occupied Housing Units	44,100	47,125	51,871
Renter Occupied Housing Units	24,783	32,106	35,213
Median Age	34.1	35.4	36.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.90%	1.65%	0.83%
Households	1.91%	1.62%	0.79%
Families	1.72%	1.58%	0.71%
Owner HHs	1.94%	2.09%	1.16%
Median Household Income	1.37%	2.23%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	3,504	4.4%	3,135	3.6%
\$15,000 - \$24,999	4,463	5.6%	4,112	4.7%
\$25,000 - \$34,999	5,273	6.7%	5,138	5.9%
\$35,000 - \$49,999	8,445	10.7%	8,805	10.1%
\$50,000 - \$74,999	13,805	17.4%	14,982	17.2%
\$75,000 - \$99,999	10,192	12.9%	11,509	13.2%
\$100,000 - \$149,999	15,926	20.1%	18,896	21.7%
\$150,000 - \$199,999	8,228	10.4%	9,207	10.6%
\$200,000+	9,394	11.9%	11,300	13.0%
Median Household Income	\$83,505		\$89,393	
Average Household Income	\$111,854		\$121,655	
Per Capita Income	\$40,888		\$44,465	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,182	7.0%	13,447	6.2%	14,686	6.2%
5 - 9	15,553	8.2%	15,046	6.9%	15,437	6.5%
10 - 14	16,135	8.5%	16,621	7.7%	17,032	7.1%
15 - 19	13,834	7.3%	15,192	7.0%	16,130	6.8%
20 - 24	11,395	6.0%	14,896	6.9%	15,639	6.6%
25 - 34	26,579	14.1%	32,127	14.8%	35,772	15.0%
35 - 44	31,705	16.8%	31,486	14.5%	35,268	14.8%
45 - 54	32,058	17.0%	32,836	15.1%	32,963	13.8%
55 - 64	16,856	8.9%	26,139	12.0%	29,235	12.3%
65 - 74	7,086	3.8%	12,899	5.9%	17,425	7.3%
75 - 84	3,188	1.7%	4,710	2.2%	6,965	2.9%
85+	1,290	0.7%	1,779	0.8%	2,073	0.9%

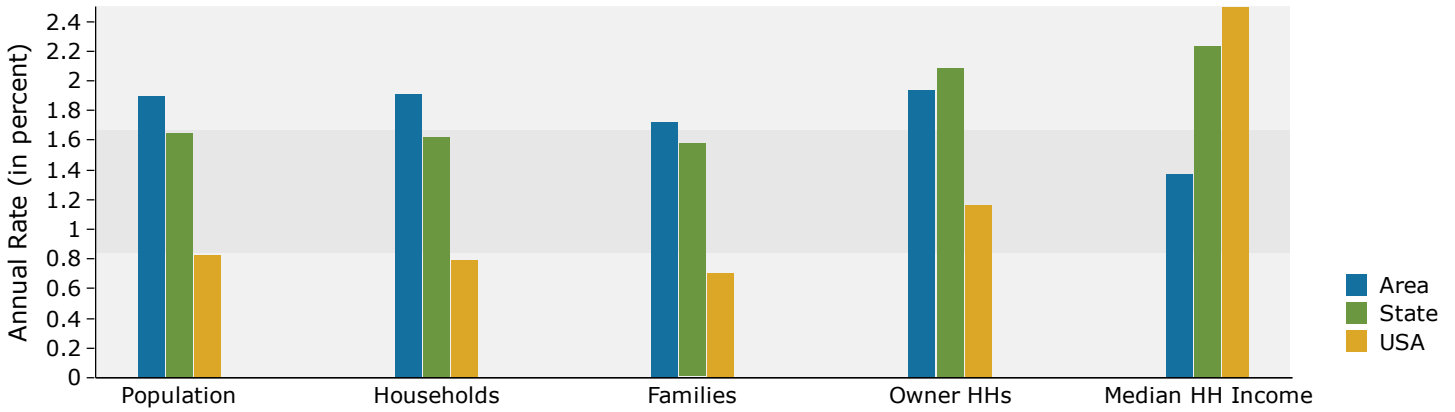
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	140,221	74.2%	149,582	68.9%	153,216	64.2%
Black Alone	13,579	7.2%	18,847	8.7%	23,770	10.0%
American Indian Alone	1,095	0.6%	1,181	0.5%	1,252	0.5%
Asian Alone	16,453	8.7%	24,734	11.4%	33,270	13.9%
Pacific Islander Alone	121	0.1%	156	0.1%	185	0.1%
Some Other Race Alone	12,242	6.5%	15,707	7.2%	18,374	7.7%
Two or More Races	5,151	2.7%	6,972	3.2%	8,559	3.6%
Hispanic Origin (Any Race)	34,877	18.5%	44,253	20.4%	51,468	21.6%

**Data Note:** Income is expressed in current dollars.

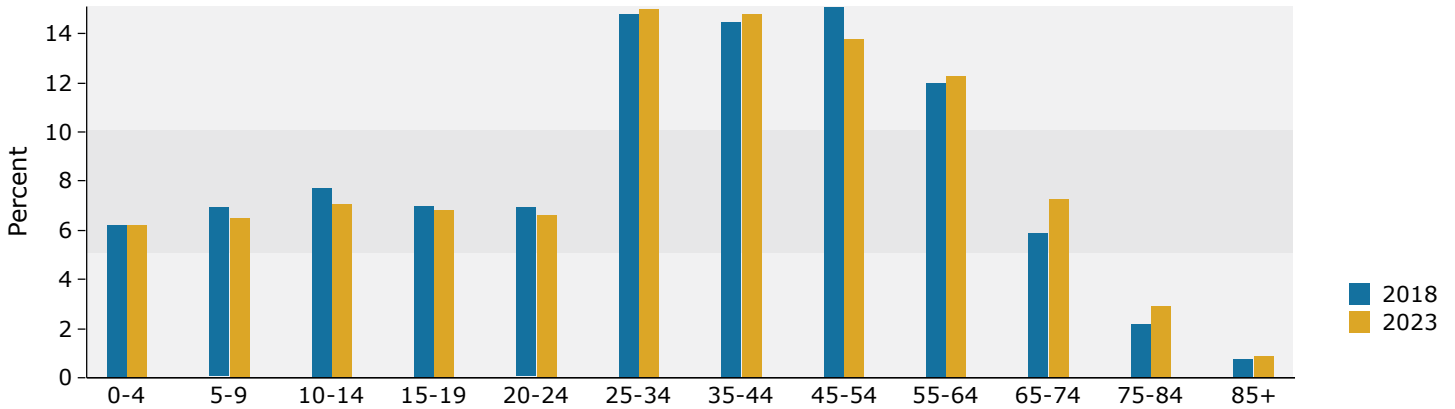
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



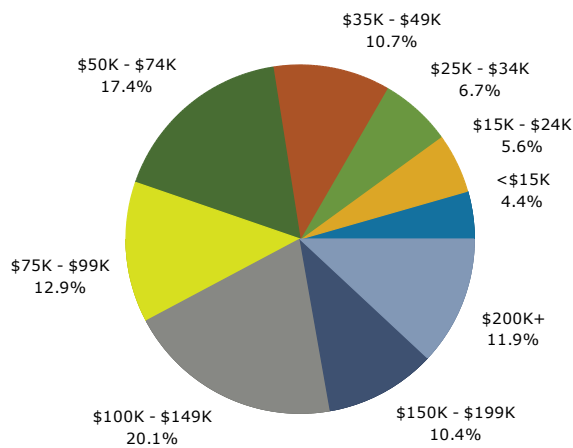
## Trends 2018-2023



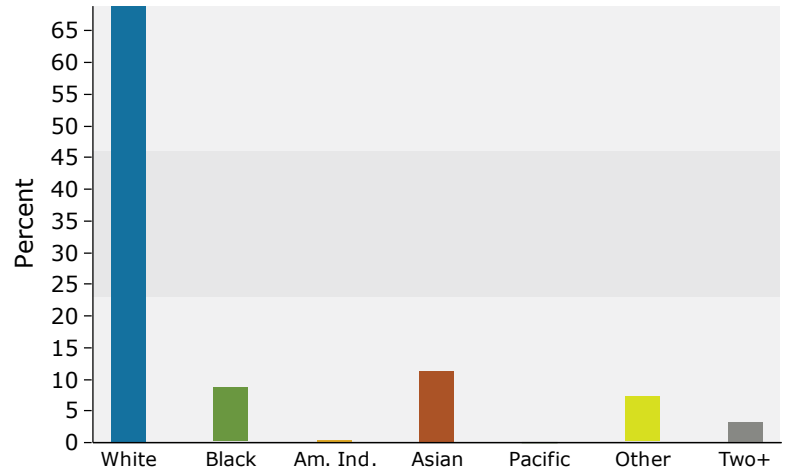
## Population by Age



## 2018 Household Income



## 2018 Population by Race



2018 Percent Hispanic Origin: 20.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



## 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.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date