

**1104 N Elm St.
Denton, TX 76201**



Property Highlights

**1104 N Elm St
Denton, TX 76201**

Asking Price- \$415,000
Building Size- 2400 sq ft approx..
Lot Size- 0.175 Acres

County- Denton
Occupancy- Currently occupied
Availability- 30 days' notice

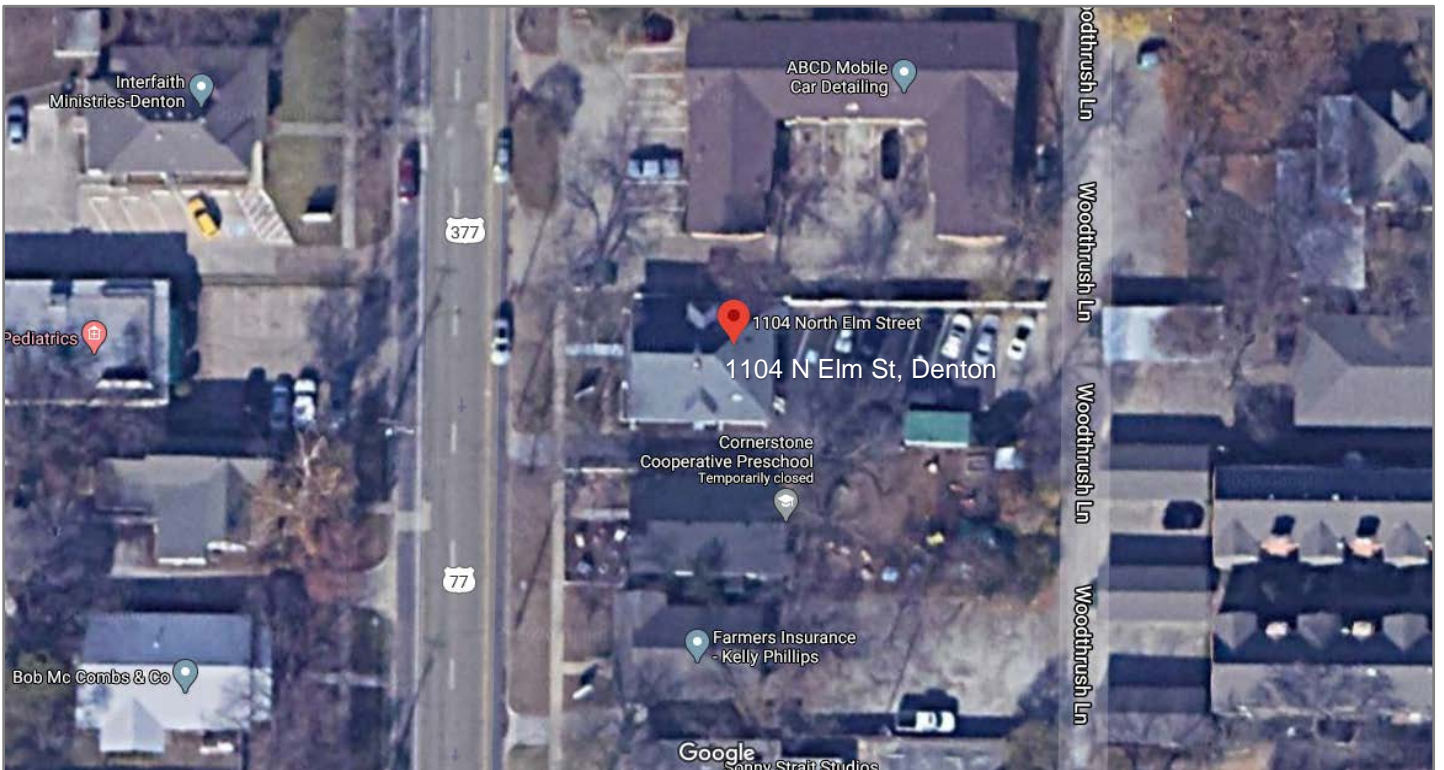
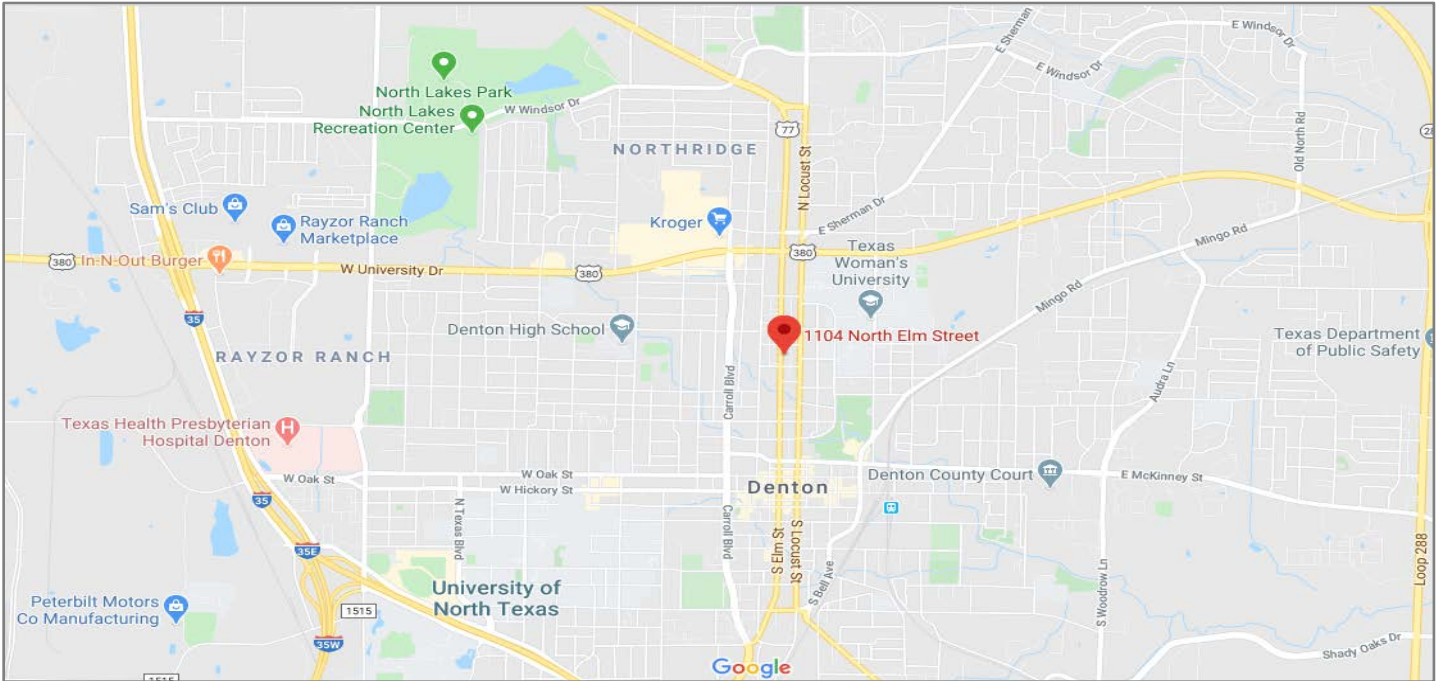


Neal Agrawal – Crest Real Estate Advisors
Cell- 972-804-0742, dfwneal@gmail.com
www.preschoolexchange.com

Pictures

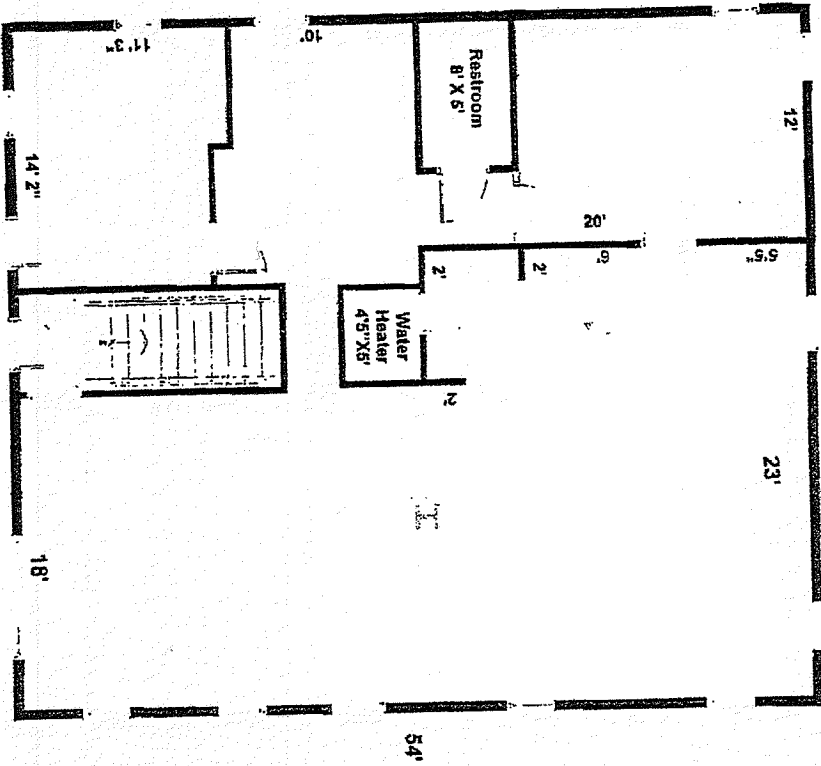


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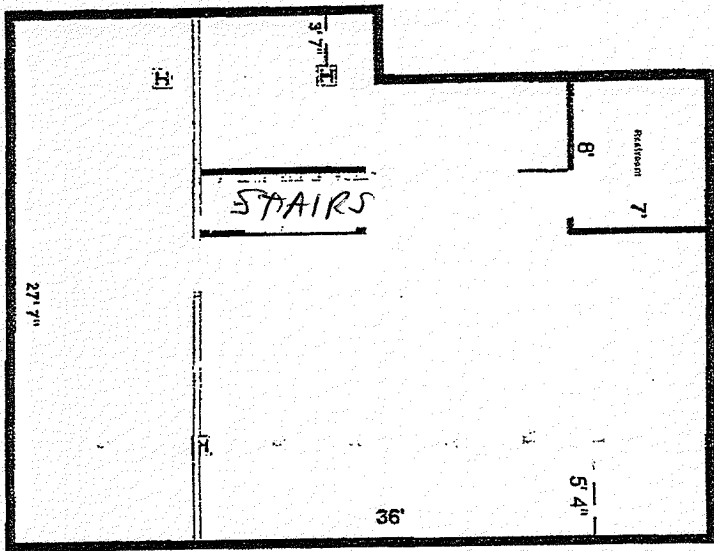
Rear



Down Stairs

Front

Rear



Up Stairs

Front

1104 N Elm
+/- 2,334 SF



Demographic and Income Profile

1104 N Elm St, Denton, Texas, 76201
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.22383
 Longitude: -97.13356

Summary	Census 2010	2019	2024
Population	12,989	14,375	15,134
Households	5,619	6,184	6,564
Families	1,781	1,844	1,907
Average Household Size	1.98	1.96	1.97
Owner Occupied Housing Units	1,134	1,155	1,215
Renter Occupied Housing Units	4,485	5,028	5,349
Median Age	25.0	25.7	26.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.03%	1.59%	0.77%
Households	1.20%	1.55%	0.75%
Families	0.67%	1.53%	0.68%
Owner HHs	1.02%	1.63%	0.92%
Median Household Income	2.62%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,711	27.7%	1,565	23.8%
\$15,000 - \$24,999	867	14.0%	865	13.2%
\$25,000 - \$34,999	702	11.4%	724	11.0%
\$35,000 - \$49,999	1,057	17.1%	1,197	18.2%
\$50,000 - \$74,999	865	14.0%	1,055	16.1%
\$75,000 - \$99,999	384	6.2%	465	7.1%
\$100,000 - \$149,999	346	5.6%	420	6.4%
\$150,000 - \$199,999	128	2.1%	162	2.5%
\$200,000+	123	2.0%	110	1.7%
Median Household Income	\$31,741		\$36,118	
Average Household Income	\$46,713		\$51,241	
Per Capita Income	\$20,455		\$22,549	

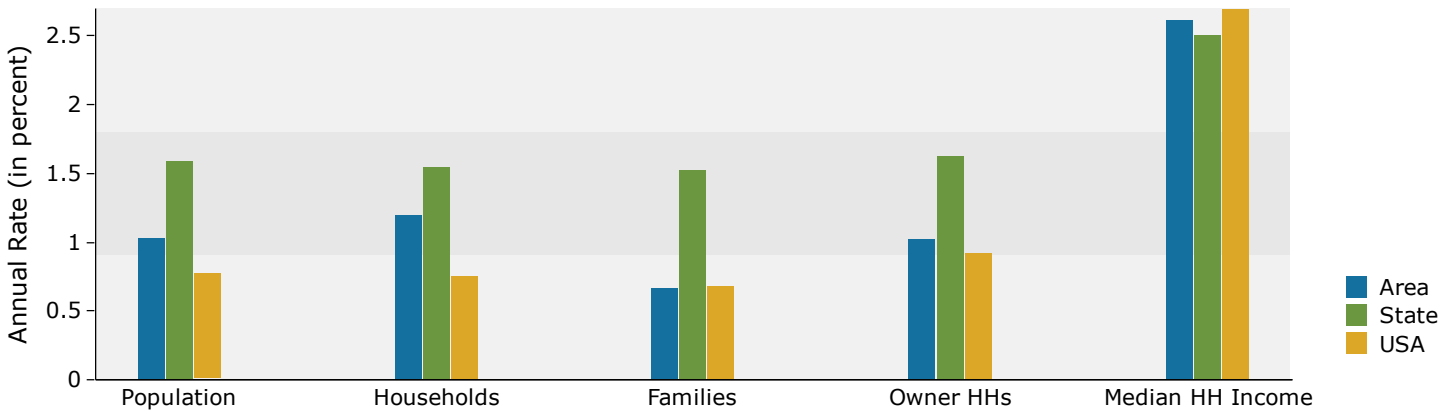
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	504	3.9%	487	3.4%	521	3.4%
5 - 9	409	3.1%	397	2.8%	416	2.7%
10 - 14	329	2.5%	342	2.4%	365	2.4%
15 - 19	1,275	9.8%	1,365	9.5%	1,395	9.2%
20 - 24	3,989	30.7%	4,306	30.0%	4,457	29.4%
25 - 34	2,701	20.8%	3,150	21.9%	3,186	21.1%
35 - 44	1,100	8.5%	1,177	8.2%	1,365	9.0%
45 - 54	1,002	7.7%	1,017	7.1%	1,065	7.0%
55 - 64	769	5.9%	933	6.5%	959	6.3%
65 - 74	415	3.2%	616	4.3%	726	4.8%
75 - 84	301	2.3%	354	2.5%	432	2.9%
85+	197	1.5%	231	1.6%	248	1.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,320	71.7%	9,489	66.0%	9,511	62.8%
Black Alone	1,316	10.1%	1,828	12.7%	2,202	14.6%
American Indian Alone	113	0.9%	121	0.8%	126	0.8%
Asian Alone	669	5.2%	1,001	7.0%	1,150	7.6%
Pacific Islander Alone	43	0.3%	54	0.4%	56	0.4%
Some Other Race Alone	1,103	8.5%	1,335	9.3%	1,488	9.8%
Two or More Races	426	3.3%	546	3.8%	601	4.0%
Hispanic Origin (Any Race)	2,763	21.3%	3,317	23.1%	3,663	24.2%

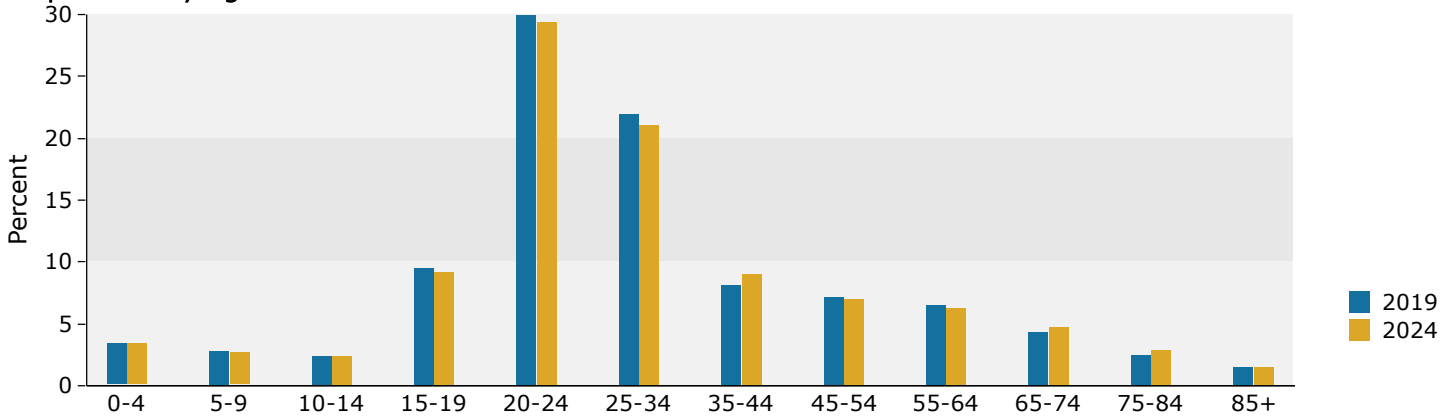
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

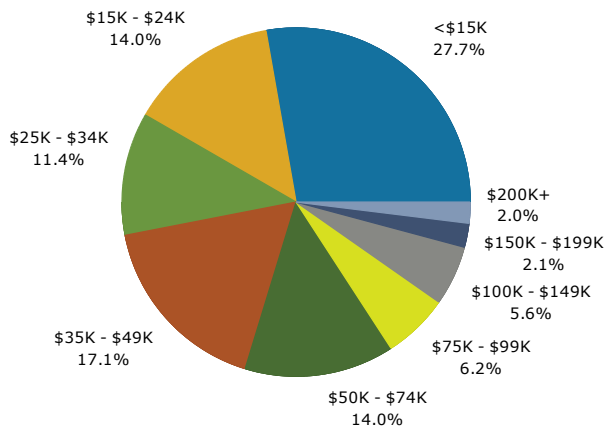
Trends 2019-2024



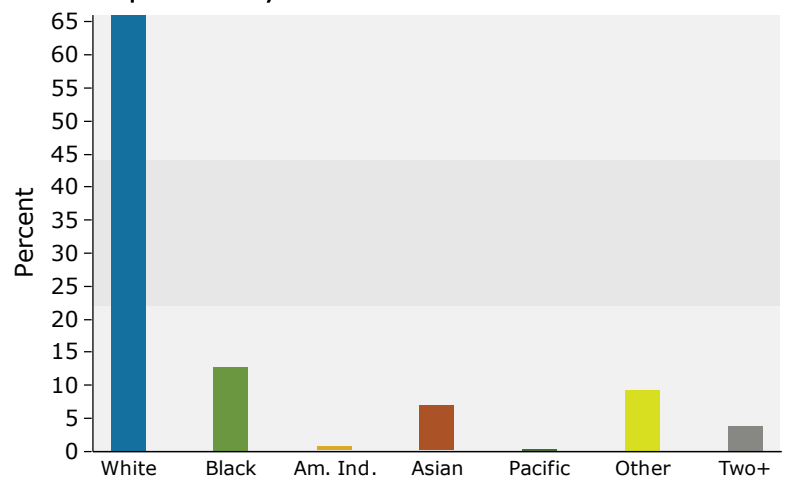
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 23.1%



Demographic and Income Profile

1104 N Elm St, Denton, Texas, 76201
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.22383
 Longitude: -97.13356

Summary	Census 2010	2019	2024
Population	75,309	87,820	96,131
Households	29,316	33,956	37,351
Families	13,280	14,795	16,115
Average Household Size	2.28	2.30	2.32
Owner Occupied Housing Units	10,026	11,162	12,239
Renter Occupied Housing Units	19,290	22,794	25,112
Median Age	25.4	27.0	27.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.82%	1.59%	0.77%
Households	1.92%	1.55%	0.75%
Families	1.72%	1.53%	0.68%
Owner HHs	1.86%	1.63%	0.92%
Median Household Income	2.56%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	6,448	19.0%	5,871	15.7%
\$15,000 - \$24,999	3,761	11.1%	3,706	9.9%
\$25,000 - \$34,999	3,732	11.0%	3,819	10.2%
\$35,000 - \$49,999	5,463	16.1%	5,958	16.0%
\$50,000 - \$74,999	5,918	17.4%	6,984	18.7%
\$75,000 - \$99,999	3,829	11.3%	4,725	12.7%
\$100,000 - \$149,999	2,913	8.6%	3,892	10.4%
\$150,000 - \$199,999	1,134	3.3%	1,541	4.1%
\$200,000+	758	2.2%	856	2.3%
Median Household Income	\$42,077		\$47,746	
Average Household Income	\$58,118		\$65,433	
Per Capita Income	\$23,119		\$26,010	

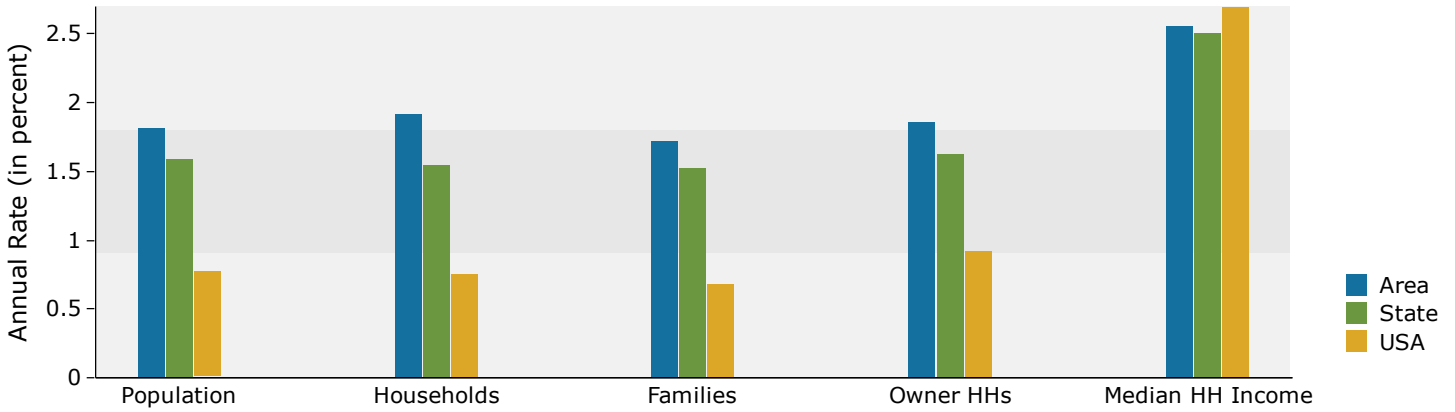
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,046	5.4%	4,340	4.9%	4,881	5.1%
5 - 9	3,432	4.6%	3,903	4.4%	4,271	4.4%
10 - 14	3,076	4.1%	3,598	4.1%	4,030	4.2%
15 - 19	8,397	11.2%	9,119	10.4%	9,716	10.1%
20 - 24	18,023	23.9%	18,904	21.5%	20,219	21.0%
25 - 34	12,916	17.2%	17,061	19.4%	16,897	17.6%
35 - 44	7,197	9.6%	8,604	9.8%	11,119	11.6%
45 - 54	6,910	9.2%	6,956	7.9%	7,563	7.9%
55 - 64	5,318	7.1%	6,720	7.7%	6,956	7.2%
65 - 74	3,096	4.1%	4,832	5.5%	5,780	6.0%
75 - 84	1,959	2.6%	2,514	2.9%	3,246	3.4%
85+	939	1.2%	1,268	1.4%	1,450	1.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,080	71.8%	57,664	65.7%	59,920	62.3%
Black Alone	8,673	11.5%	12,625	14.4%	15,840	16.5%
American Indian Alone	587	0.8%	655	0.7%	699	0.7%
Asian Alone	3,376	4.5%	5,348	6.1%	6,274	6.5%
Pacific Islander Alone	80	0.1%	108	0.1%	113	0.1%
Some Other Race Alone	5,955	7.9%	7,955	9.1%	9,305	9.7%
Two or More Races	2,558	3.4%	3,466	3.9%	3,979	4.1%
Hispanic Origin (Any Race)	16,624	22.1%	21,703	24.7%	25,079	26.1%

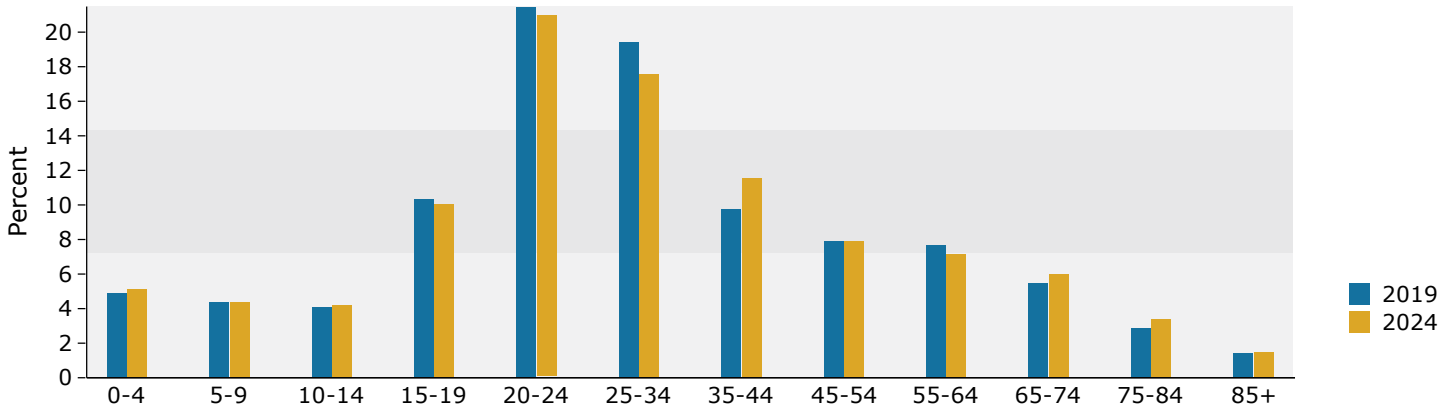
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

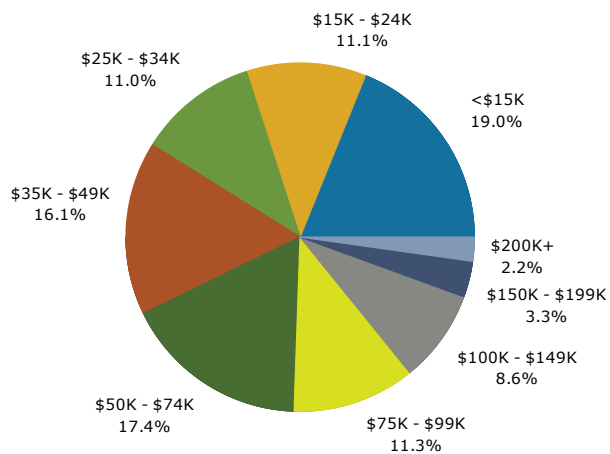
Trends 2019-2024



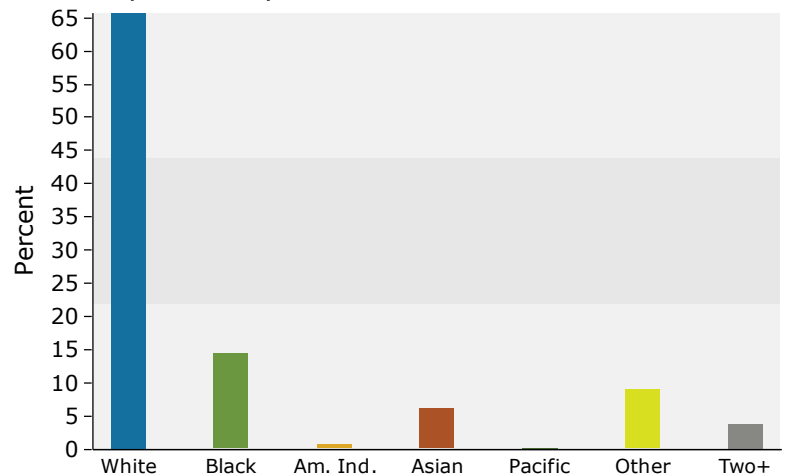
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 24.7%



Demographic and Income Profile

1104 N Elm St, Denton, Texas, 76201
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.22383
 Longitude: -97.13356

Summary	Census 2010	2019	2024
Population	103,784	125,300	139,618
Households	39,258	46,955	52,421
Families	20,395	23,843	26,492
Average Household Size	2.42	2.45	2.47
Owner Occupied Housing Units	16,871	20,015	22,662
Renter Occupied Housing Units	22,387	26,940	29,759
Median Age	26.9	28.7	29.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.19%	1.59%	0.77%
Households	2.23%	1.55%	0.75%
Families	2.13%	1.53%	0.68%
Owner HHs	2.52%	1.63%	0.92%
Median Household Income	2.19%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	7,193	15.3%	6,561	12.5%
\$15,000 - \$24,999	4,355	9.3%	4,274	8.2%
\$25,000 - \$34,999	4,678	10.0%	4,749	9.1%
\$35,000 - \$49,999	6,962	14.8%	7,502	14.3%
\$50,000 - \$74,999	7,971	17.0%	9,258	17.7%
\$75,000 - \$99,999	5,998	12.8%	7,198	13.7%
\$100,000 - \$149,999	5,669	12.1%	7,469	14.2%
\$150,000 - \$199,999	2,164	4.6%	3,005	5.7%
\$200,000+	1,965	4.2%	2,405	4.6%
Median Household Income	\$50,612		\$56,399	
Average Household Income	\$70,513		\$79,345	
Per Capita Income	\$26,803		\$30,102	

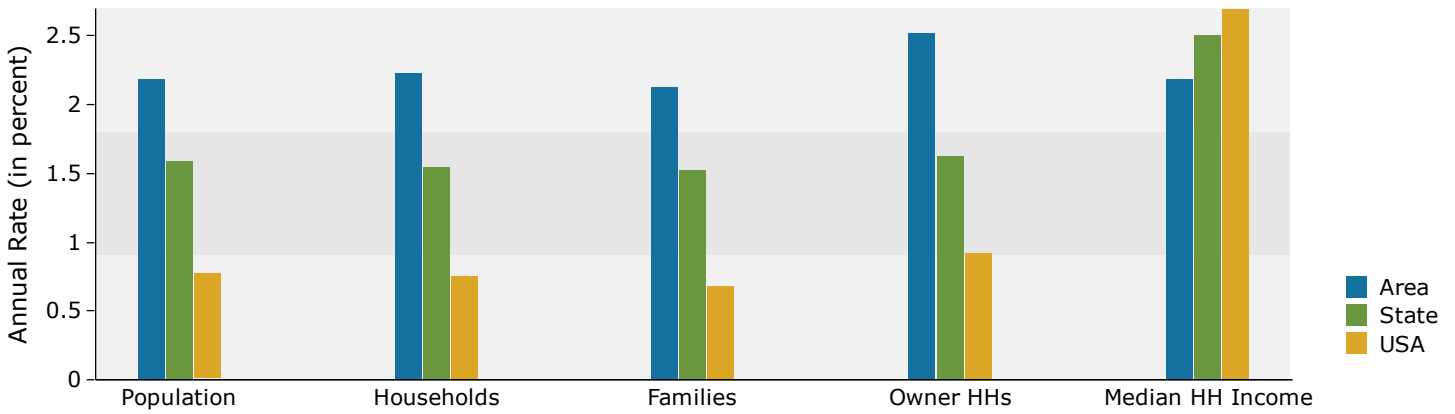
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,266	6.0%	6,943	5.5%	7,893	5.7%
5 - 9	5,752	5.5%	6,720	5.4%	7,452	5.3%
10 - 14	5,174	5.0%	6,365	5.1%	7,231	5.2%
15 - 19	10,334	10.0%	11,506	9.2%	12,545	9.0%
20 - 24	20,534	19.8%	21,733	17.3%	23,361	16.7%
25 - 34	16,922	16.3%	22,525	18.0%	22,747	16.3%
35 - 44	11,410	11.0%	13,964	11.1%	17,844	12.8%
45 - 54	10,694	10.3%	11,642	9.3%	12,779	9.2%
55 - 64	8,147	7.9%	10,863	8.7%	11,516	8.2%
65 - 74	4,665	4.5%	7,672	6.1%	9,341	6.7%
75 - 84	2,676	2.6%	3,673	2.9%	4,932	3.5%
85+	1,209	1.2%	1,695	1.4%	1,978	1.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76,483	73.7%	85,360	68.1%	90,744	65.0%
Black Alone	10,642	10.3%	15,876	12.7%	20,236	14.5%
American Indian Alone	863	0.8%	991	0.8%	1,100	0.8%
Asian Alone	4,231	4.1%	7,006	5.6%	8,393	6.0%
Pacific Islander Alone	112	0.1%	159	0.1%	175	0.1%
Some Other Race Alone	8,138	7.8%	11,251	9.0%	13,519	9.7%
Two or More Races	3,316	3.2%	4,655	3.7%	5,451	3.9%
Hispanic Origin (Any Race)	23,004	22.2%	31,048	24.8%	36,804	26.4%

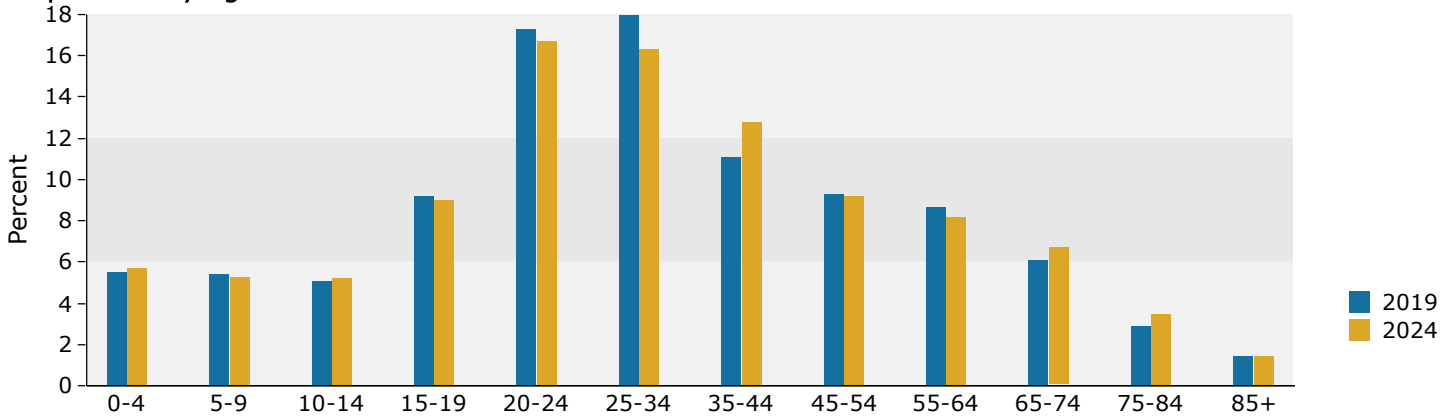
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

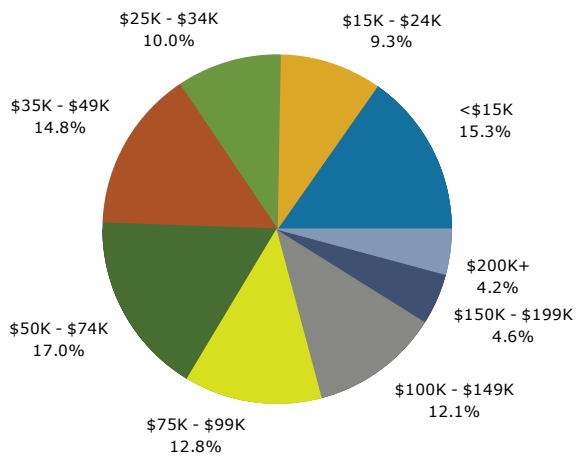
Trends 2019-2024



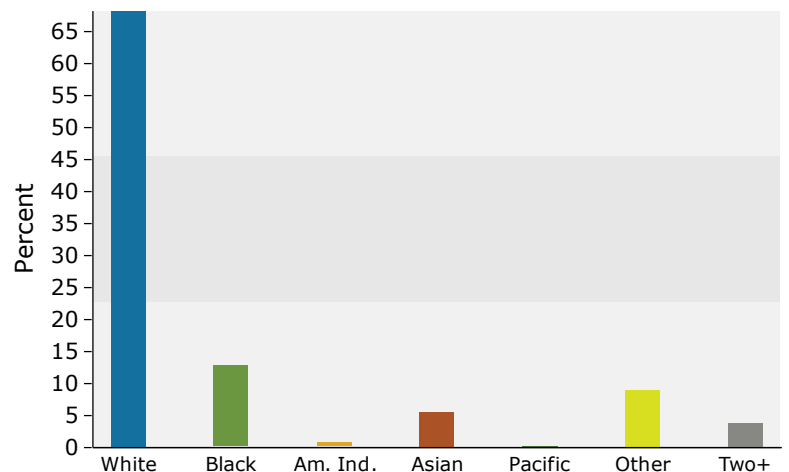
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 24.8%



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