

# For Lease

6912 Ohio Dr  
Plano, TX 75024

Move-in  
Ready



- Asking - \$26/Sqft + \$5/Sqft NNN approx.
- Building Size- 6,028 Sqft
- Year Built- 1987
- Lot Size- 0.88 Acres approx.
- Parking Spots- 28
- 5 classrooms, kitchen, office, multiple restrooms & outdoor playground area
- Previous licensed capacity- 99
- Freshly Painted Interior and Exterior
- Base Rent- \$13,061/m
- Property Taxes - \$1,380/m approx.
- Insurance at actuals
- SF-7 Zoning with SUP
- Located in the heart of West Plano
- Within 2 miles of the Legacy Campus Offices
- Avg. Income of \$160,000+ within the 3-mile radius



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

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

**Current Pictures**



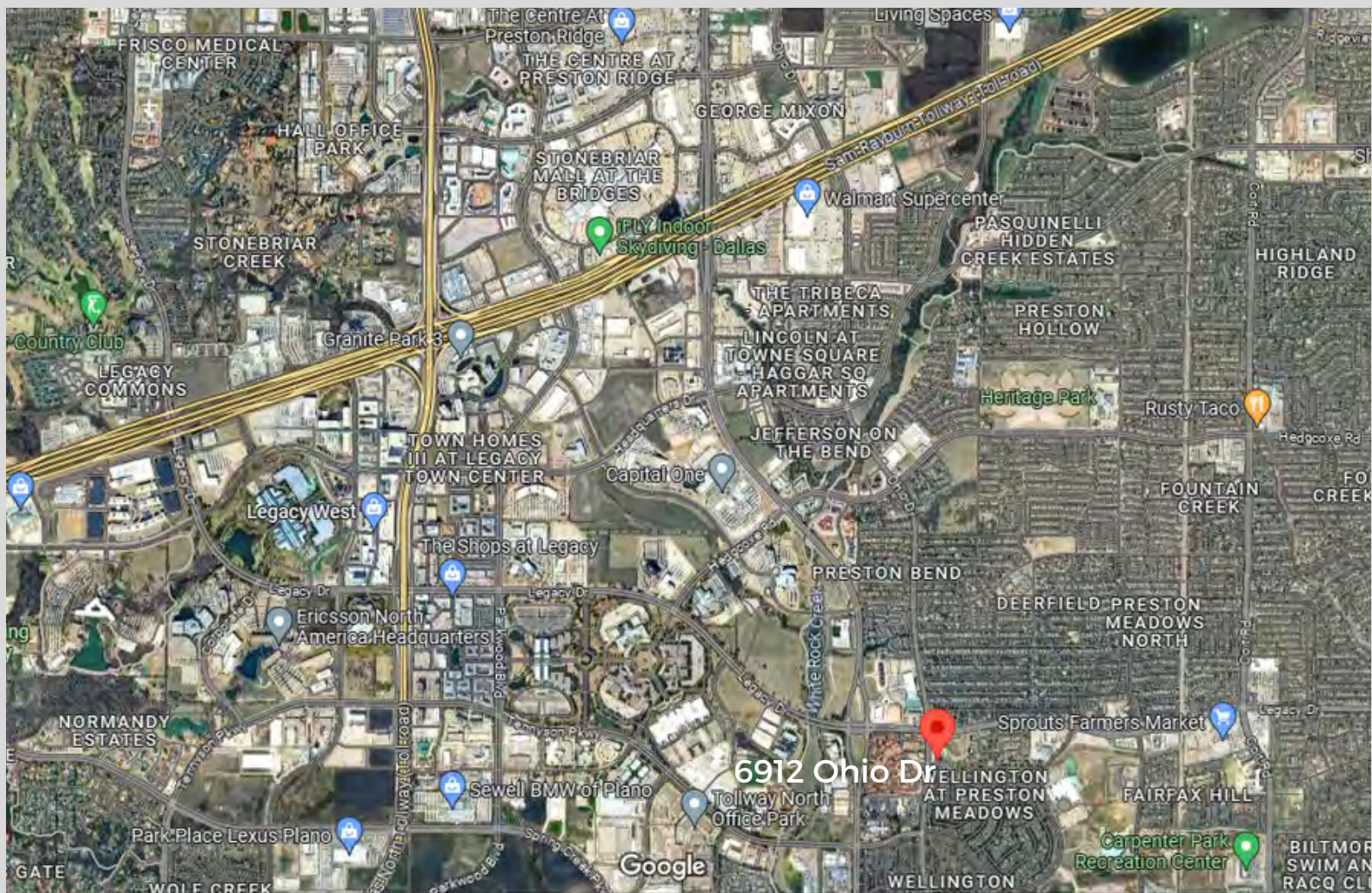
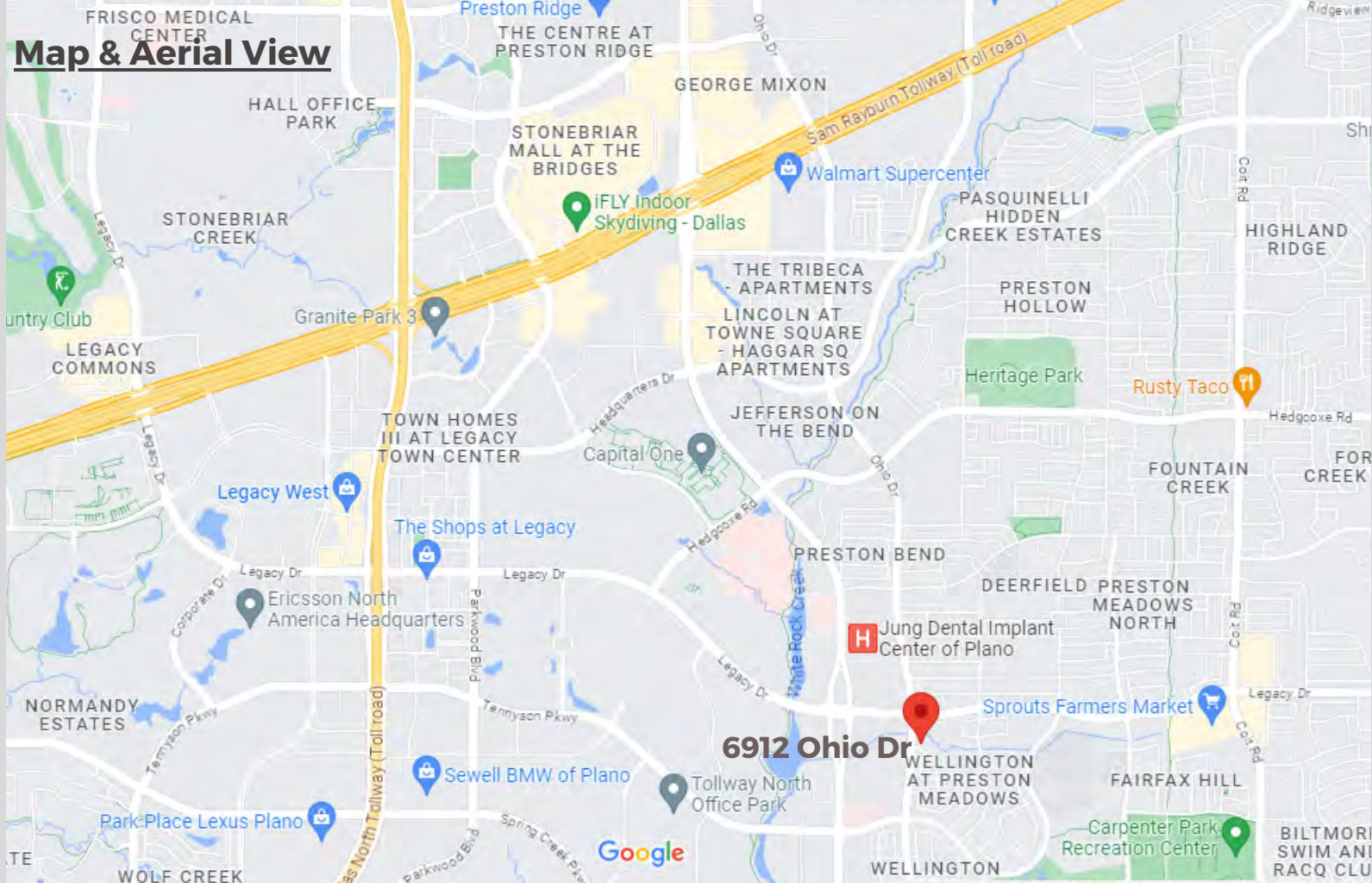
**Current Pictures**



# Previous Pictures



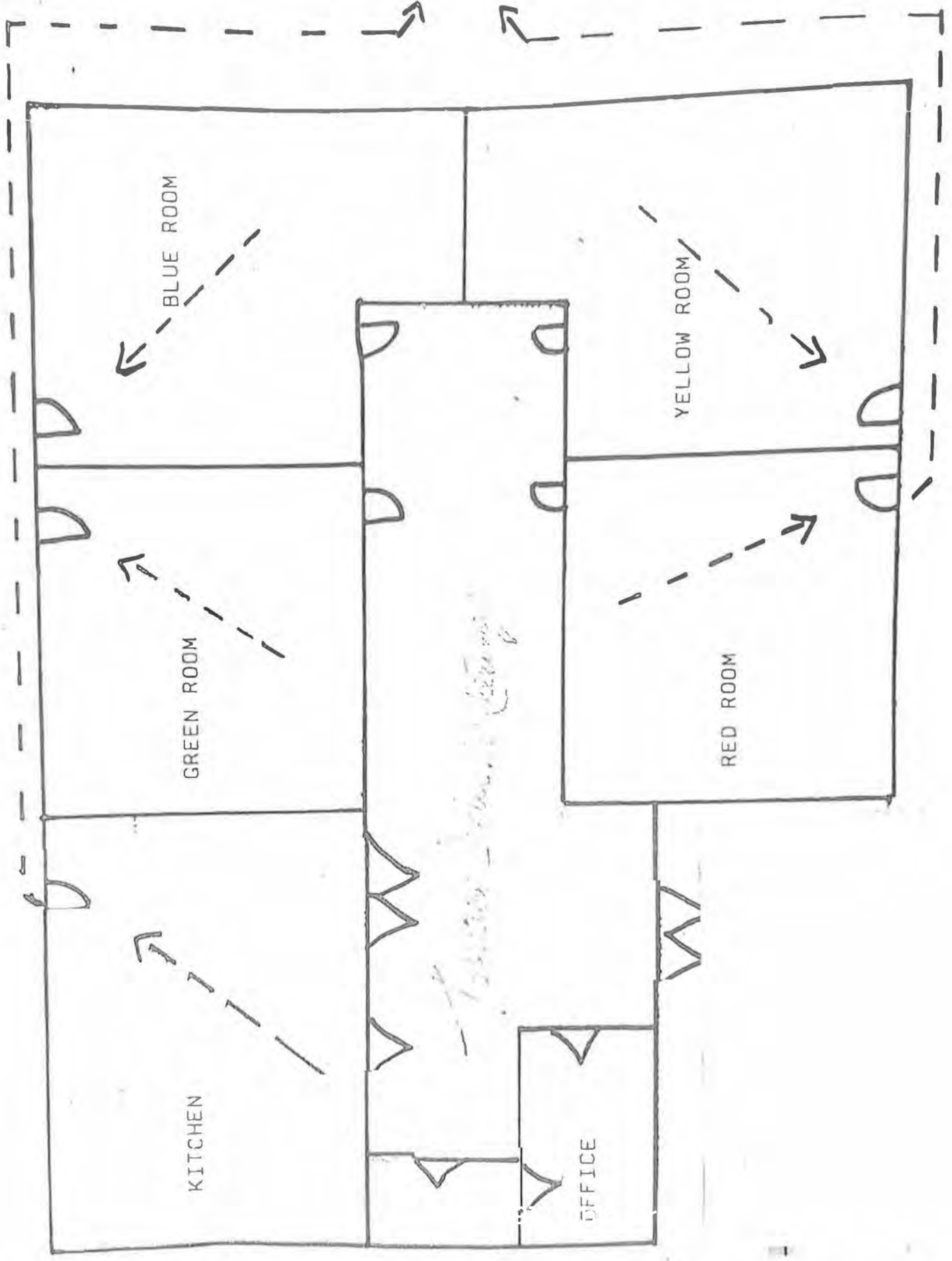
# Map & Aerial View



**Floorplan**

STAND BY FENCE

*Handwritten notes:*  
1. The Blue Room  
2. The Yellow Room



**PROPERTY DESCRIPTION**

Being Lot 1, in Block A of La Petite Addition to Wellington at Preston Meadows and Linton Drive R. O. M. Dedication, an addition to the City of Plano, Collin County, Texas, according to the Map or Plat thereof recorded in/under Volume G, Page 50, Map/Plat Records, Collin County, Texas.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my supervision of the above described tract of land.

On this date the easements, rights-of-way or other locatable matters of record of which the underdraged has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to be within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has no other flood hazard information shown thereon. It is noted that the FEMA Flood Hazard statement that the property does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Stewart National Title and Stewart Title Company only and this survey is made pursuant to that one certain title commitment under the ST number 01885935, provided by the title company named hereon.

**NOTES**

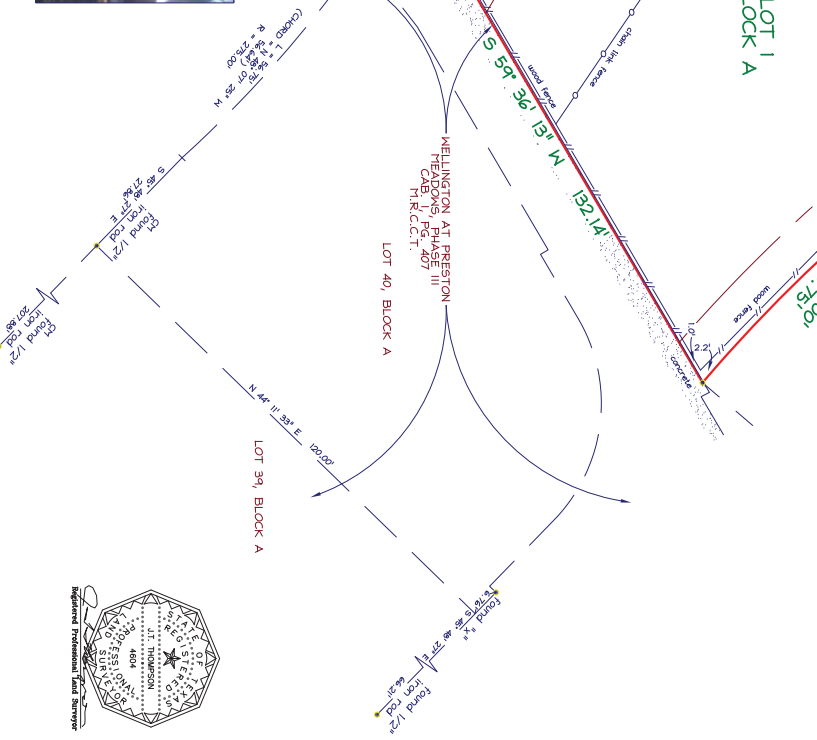
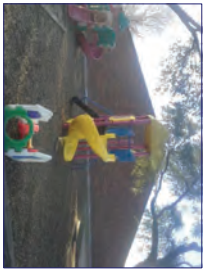
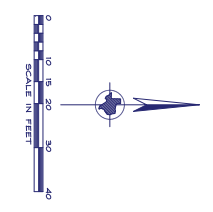
CM = CONTROLLING MONUMENT.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
 (100)-EASEMENT, VOL. 2132, PG. 876, R.P.R.C.C.T.  
 (100)-EASEMENT, VOL. 2232, PG. 876, R.P.R.C.C.T.  
 (100)-ADJEMENT, VOL. 2059, PG. 419, R.P.R.C.C.T.

BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED ABOVE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL PARENT PLATS, EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT PRIOR TO SAID PLATS, IF NOT EXTINGUISHED BY SAID PLATS OR OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND HAS BEEN PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS THAT EXIST.



**BOUNDARY SURVEY  
 6912 OHIO DRIVE  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS**

**Precise Land Surveying, Inc.**  
 4625 EASTOVER DRIVE \* MESQUITE, TEXAS 75149  
 (972) 681-7072 FAX (972) 279-1508  
 Firm Registration Number: 10145100

SURVEYOR	JIT
DATE	03/14/14
BOOK	
MAP	
EXERCISE	
FIELD DATE	03/13/14
DRAWING DATE	03/13/14
PROJECT NO.	134-1103191914-0220
SCALE	1" = 20'
SHEET	1 OF 1
SHEETS	



REVISIONS	



# Demographic and Income Profile

6912 Ohio Dr, Plano, Texas, 75024  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 33.06927  
 Longitude: -96.79120

Summary	Census 2010	Census 2020	2023	2028
Population	105,306	119,121	122,854	123,921
Households	41,254	47,294	49,423	50,500
Families	28,551	-	31,243	31,537
Average Household Size	2.55	2.51	2.48	2.45
Owner Occupied Housing Units	25,363	-	25,200	25,550
Renter Occupied Housing Units	15,892	-	24,223	24,950
Median Age	37.5	-	39.2	39.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.17%	0.97%	0.30%
Households	0.43%	1.15%	0.49%
Families	0.19%	1.16%	0.44%
Owner HHs	0.28%	1.38%	0.66%
Median Household Income	1.41%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,860	3.8%	1,623	3.2%
\$15,000 - \$24,999	1,022	2.1%	817	1.6%
\$25,000 - \$34,999	1,632	3.3%	1,355	2.7%
\$35,000 - \$49,999	3,675	7.4%	3,189	6.3%
\$50,000 - \$74,999	6,405	13.0%	6,003	11.9%
\$75,000 - \$99,999	6,530	13.2%	6,641	13.2%
\$100,000 - \$149,999	9,874	20.0%	10,407	20.6%
\$150,000 - \$199,999	6,640	13.4%	7,966	15.8%
\$200,000+	11,769	23.8%	12,484	24.7%

Median Household Income	\$113,629	\$121,890
Average Household Income	\$162,261	\$175,055
Per Capita Income	\$65,222	\$71,236

Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,933	5.6%	5,815	4.7%	6,007	4.8%
5 - 9	7,872	7.5%	6,984	5.7%	6,655	5.4%
10 - 14	8,882	8.4%	8,183	6.7%	7,322	5.9%
15 - 19	7,314	6.9%	7,922	6.4%	6,887	5.6%
20 - 24	4,797	4.6%	7,188	5.9%	7,037	5.7%
25 - 34	13,702	13.0%	17,552	14.3%	18,774	15.1%
35 - 44	17,772	16.9%	18,502	15.1%	19,035	15.4%
45 - 54	19,725	18.7%	18,394	15.0%	17,359	14.0%
55 - 64	11,987	11.4%	16,875	13.7%	15,940	12.9%
65 - 74	4,715	4.5%	10,482	8.5%	11,918	9.6%
75 - 84	1,860	1.8%	3,815	3.1%	5,524	4.5%
85+	748	0.7%	1,141	0.9%	1,463	1.2%

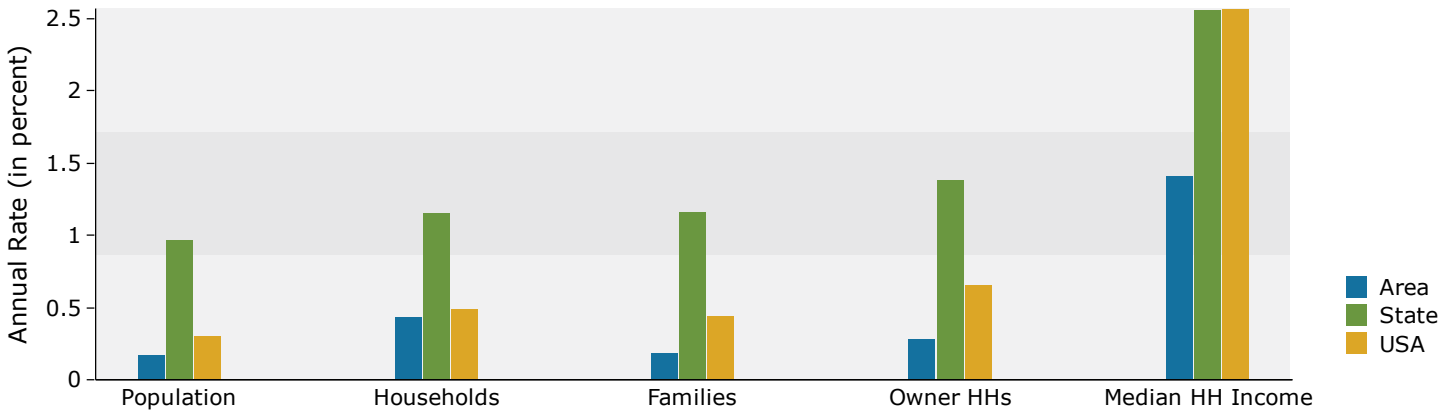
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	69,694	66.2%	58,286	48.9%	59,512	48.4%	57,779	46.6%
Black Alone	6,394	6.1%	8,532	7.2%	8,607	7.0%	8,499	6.9%
American Indian Alone	362	0.3%	537	0.5%	557	0.5%	574	0.5%
Asian Alone	24,101	22.9%	38,367	32.2%	39,297	32.0%	41,058	33.1%
Pacific Islander Alone	44	0.0%	67	0.1%	68	0.1%	69	0.1%
Some Other Race Alone	1,638	1.6%	3,074	2.6%	3,406	2.8%	3,662	3.0%
Two or More Races	3,073	2.9%	10,258	8.6%	11,407	9.3%	12,281	9.9%
Hispanic Origin (Any Race)	7,722	7.3%	10,610	8.9%	11,650	9.5%	12,244	9.9%

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

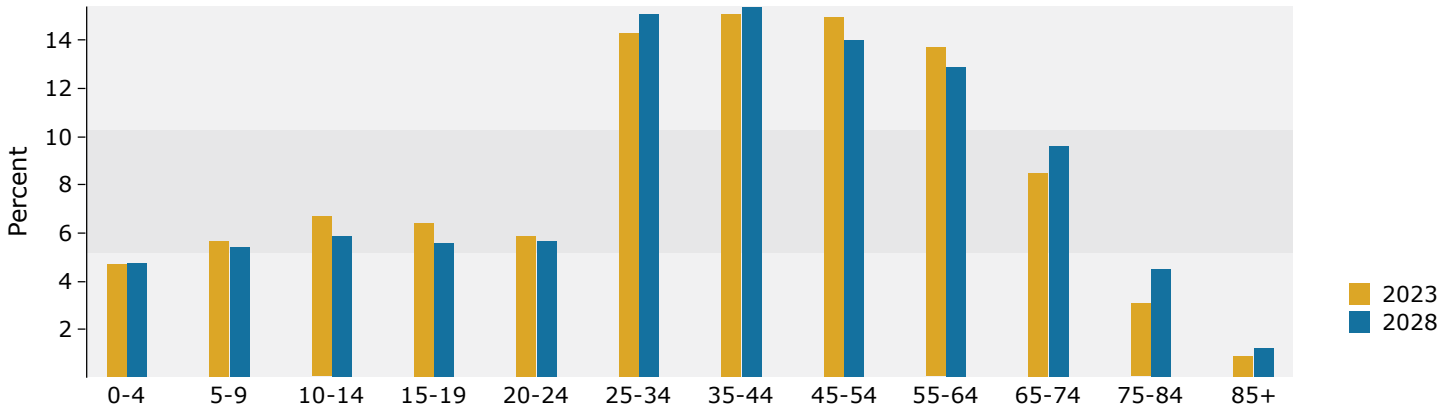
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



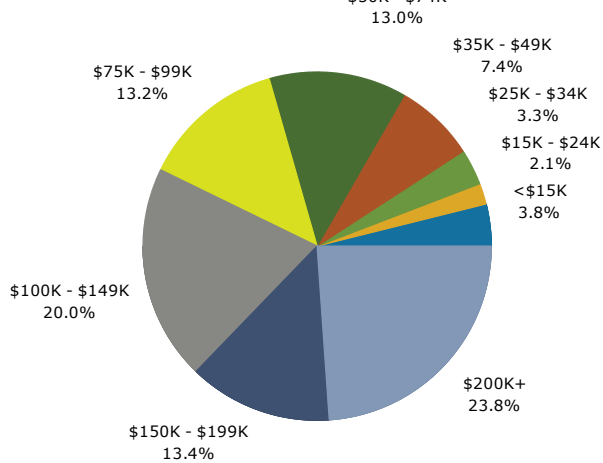
## Trends 2023-2028



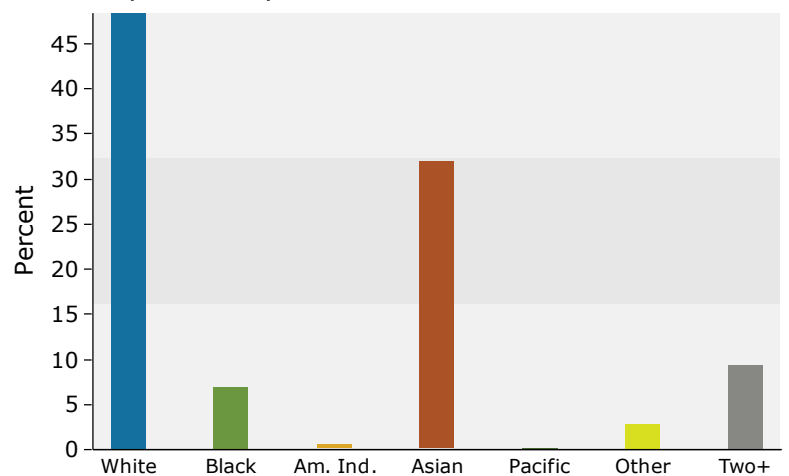
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 9.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Profile

6912 Ohio Dr, Plano, Texas, 75024  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 33.06927  
 Longitude: -96.79120

Summary	Census 2010	Census 2020	2023	2028
Population	283,514	330,086	338,379	343,415
Households	113,384	132,545	137,242	140,907
Families	75,895	-	85,215	86,617
Average Household Size	2.50	2.48	2.46	2.43
Owner Occupied Housing Units	68,680	-	71,065	72,389
Renter Occupied Housing Units	44,707	-	66,177	68,518
Median Age	36.6	-	38.6	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.30%	0.97%	0.30%
Households	0.53%	1.15%	0.49%
Families	0.33%	1.16%	0.44%
Owner HHs	0.37%	1.38%	0.66%
Median Household Income	1.55%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	6,052	4.4%	5,306	3.8%
\$15,000 - \$24,999	4,328	3.2%	3,501	2.5%
\$25,000 - \$34,999	5,107	3.7%	4,345	3.1%
\$35,000 - \$49,999	11,221	8.2%	9,937	7.1%
\$50,000 - \$74,999	20,794	15.2%	19,786	14.0%
\$75,000 - \$99,999	17,264	12.6%	17,659	12.5%
\$100,000 - \$149,999	25,898	18.9%	27,561	19.6%
\$150,000 - \$199,999	17,891	13.0%	21,711	15.4%
\$200,000+	28,668	20.9%	31,083	22.1%

Median Household Income	\$105,127	\$113,548
Average Household Income	\$151,292	\$164,839
Per Capita Income	\$61,482	\$67,787

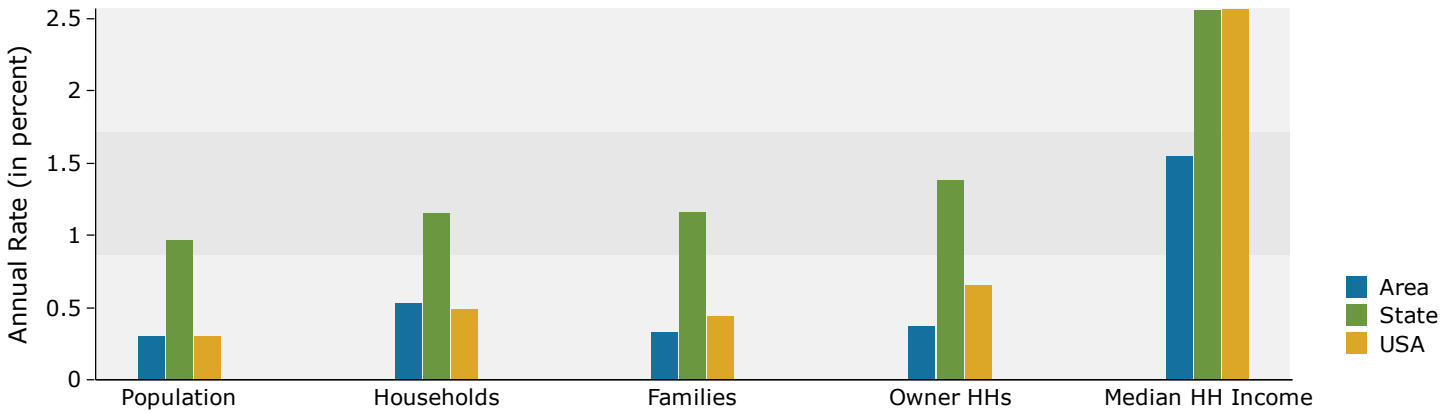
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,798	6.3%	17,804	5.3%	18,614	5.4%
5 - 9	21,027	7.4%	20,314	6.0%	19,746	5.7%
10 - 14	21,701	7.7%	22,491	6.6%	20,865	6.1%
15 - 19	17,973	6.3%	20,830	6.2%	18,880	5.5%
20 - 24	14,255	5.0%	19,983	5.9%	20,366	5.9%
25 - 34	41,190	14.5%	48,737	14.4%	52,610	15.3%
35 - 44	48,281	17.0%	52,827	15.6%	53,201	15.5%
45 - 54	47,815	16.9%	47,871	14.1%	46,622	13.6%
55 - 64	31,236	11.0%	42,404	12.5%	40,141	11.7%
65 - 74	14,270	5.0%	28,918	8.5%	30,906	9.0%
75 - 84	5,678	2.0%	12,462	3.7%	16,665	4.9%
85+	2,291	0.8%	3,738	1.1%	4,798	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	197,392	69.6%	170,833	51.8%	173,458	51.3%	169,257	49.3%
Black Alone	21,549	7.6%	30,959	9.4%	30,724	9.1%	30,732	8.9%
American Indian Alone	1,219	0.4%	1,747	0.5%	1,815	0.5%	1,959	0.6%
Asian Alone	46,553	16.4%	79,513	24.1%	81,042	23.9%	86,440	25.2%
Pacific Islander Alone	137	0.0%	188	0.1%	193	0.1%	198	0.1%
Some Other Race Alone	8,263	2.9%	13,816	4.2%	15,076	4.5%	16,200	4.7%
Two or More Races	8,400	3.0%	33,029	10.0%	36,072	10.7%	38,628	11.2%
Hispanic Origin (Any Race)	29,201	10.3%	41,196	12.5%	44,722	13.2%	46,898	13.7%

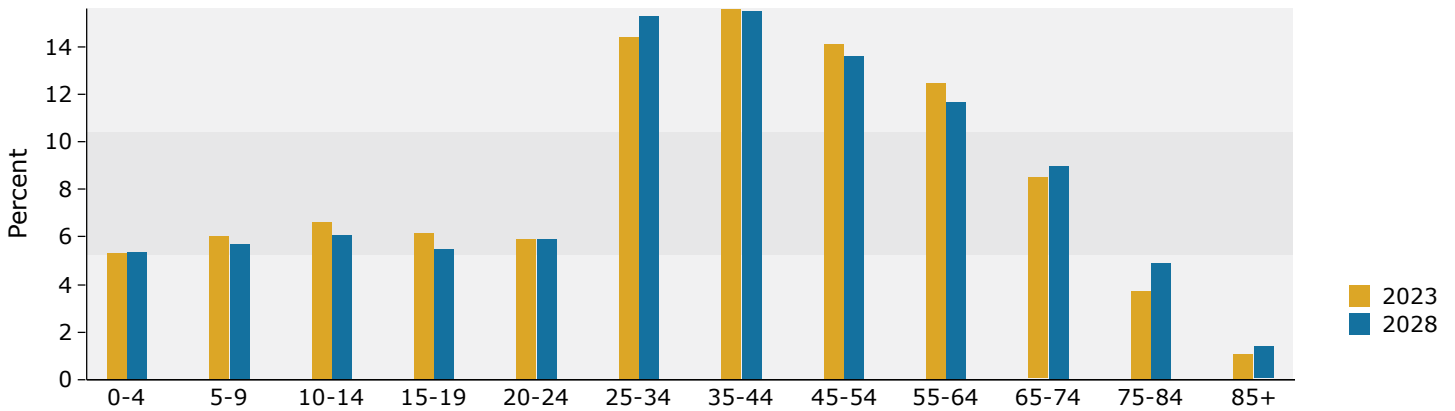
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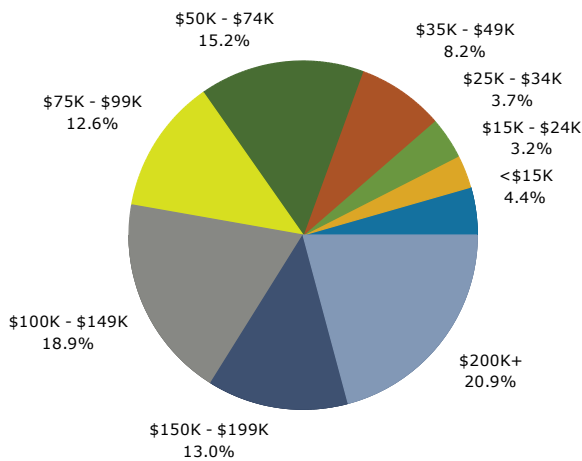
## Trends 2023-2028



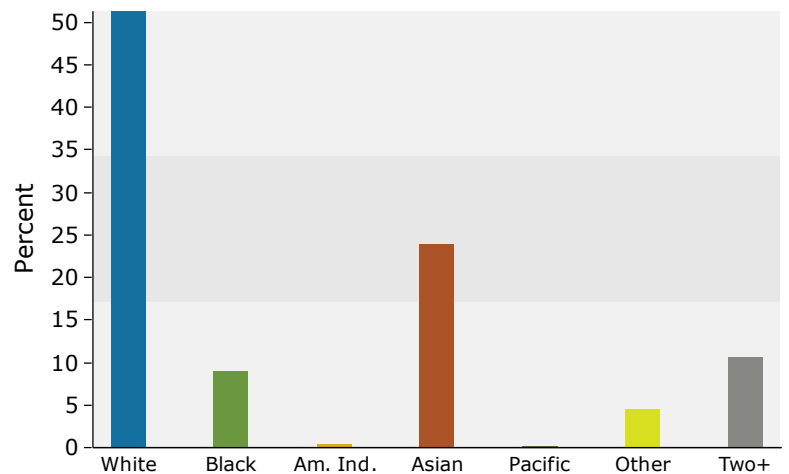
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 13.2%



## 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