

**For
Sale**

**6800 Glenview Dr
North Richland Hills, TX 76180**



- **Asking- \$529,000**
- **Building Size- 4,820 Sqft**
- **Year Built- 1975**
- **Lot Size- 0.8 Acres approx.**
- **Last Licensed Capacity- 119**
- **Currently Vacant**
- **5-6 Classrooms, 8 Restrooms**
- **25+ Total Parking Spots**
- **Located across the street from Alliene Mullendore Elementary**

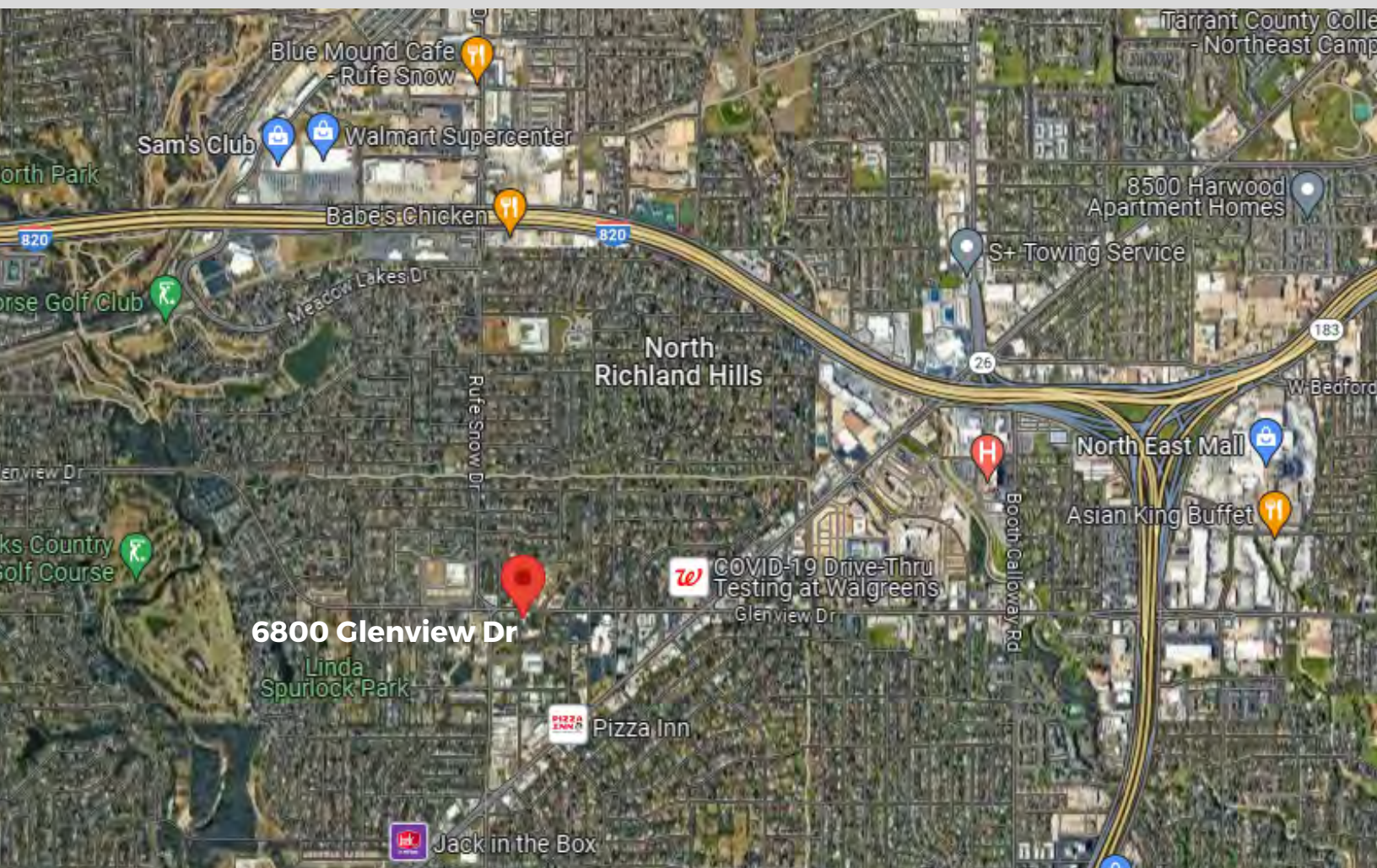
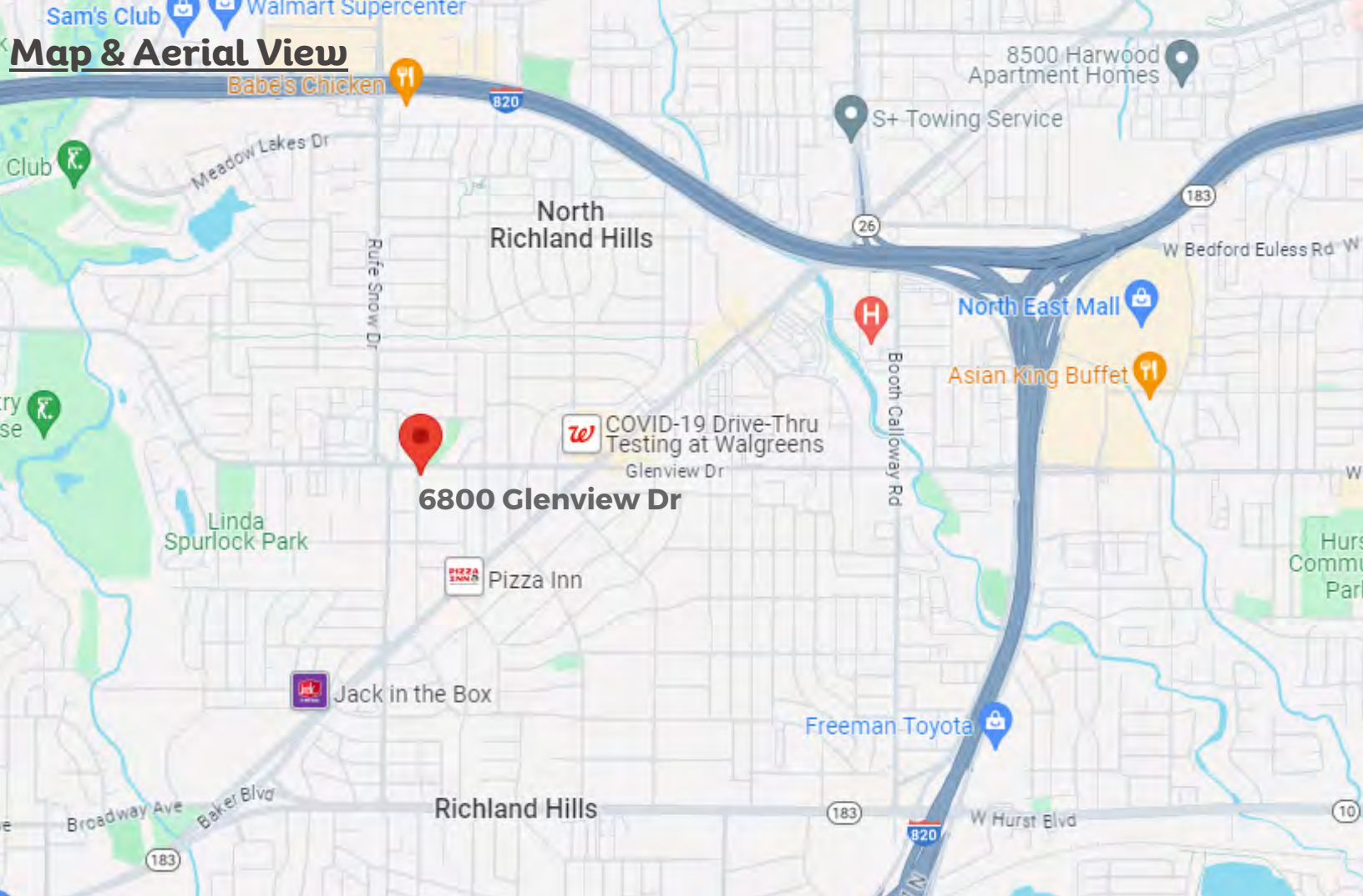


**Neal Agrawal
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Crest Real Estate Advisors**

www.preschoolexchange.com

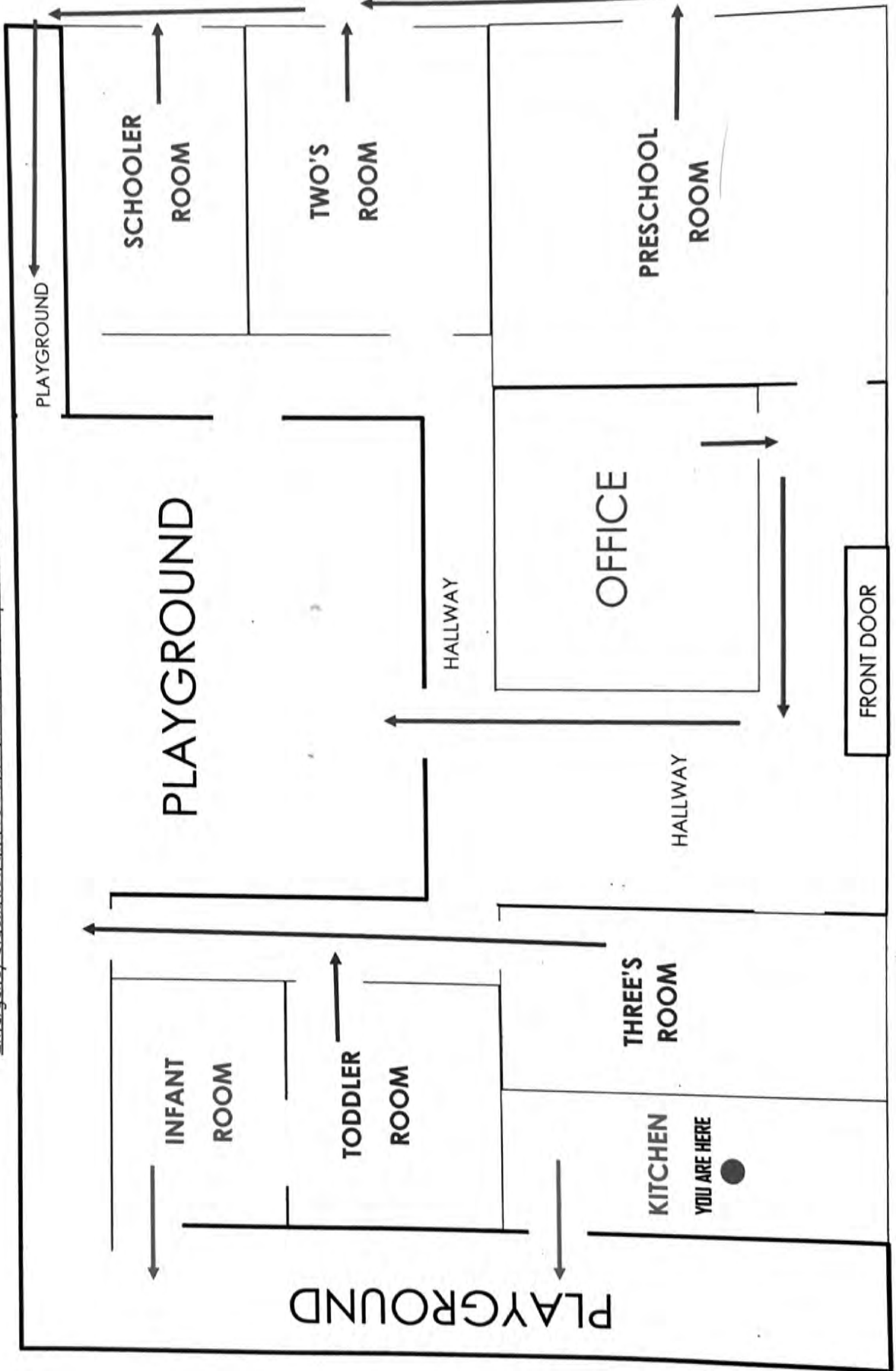
Pictures





Cambridge Christian Academy
6800 Glenview Dr.
North Richland Hills, TX. 76180
817-284-1161

Emergency evacuation and relocation is listed on the posted notice next to this floor plan.





Demographic and Income Profile

6800 Glenview Dr, North Richland Hills, Texas, 76180
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.82362
 Longitude: -97.23663

Summary	Census 2010	Census 2020	2023	2028
Population	88,958	96,543	97,718	98,446
Households	34,658	37,071	37,651	38,182
Families	22,800	24,297	23,697	23,837
Average Household Size	2.55	2.59	2.58	2.56
Owner Occupied Housing Units	19,857	19,736	21,298	21,789
Renter Occupied Housing Units	14,801	17,335	16,353	16,394
Median Age	35.3	36.0	37.1	37.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.15%	0.97%	0.30%
Households	0.28%	1.15%	0.49%
Families	0.12%	1.16%	0.44%
Owner HHs	0.46%	1.38%	0.66%
Median Household Income	2.15%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,281	6.1%	2,053	5.4%
\$15,000 - \$24,999	2,720	7.2%	2,252	5.9%
\$25,000 - \$34,999	3,507	9.3%	3,019	7.9%
\$35,000 - \$49,999	5,904	15.7%	5,398	14.1%
\$50,000 - \$74,999	7,779	20.7%	7,868	20.6%
\$75,000 - \$99,999	6,064	16.1%	6,551	17.2%
\$100,000 - \$149,999	5,536	14.7%	6,363	16.7%
\$150,000 - \$199,999	2,410	6.4%	3,072	8.0%
\$200,000+	1,450	3.9%	1,606	4.2%
Median Household Income	\$61,655		\$68,566	
Average Household Income	\$83,096		\$92,441	
Per Capita Income	\$32,099		\$35,949	

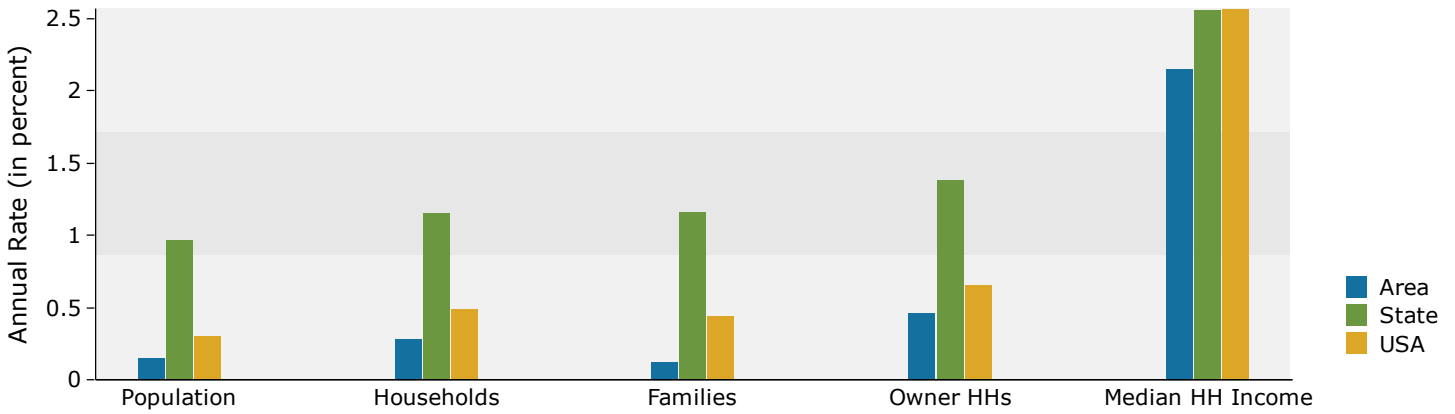
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,677	7.5%	6,074	6.3%	6,349	6.5%	6,571	6.7%
5 - 9	6,196	7.0%	6,341	6.6%	6,369	6.5%	6,259	6.4%
10 - 14	5,839	6.6%	6,513	6.7%	6,257	6.4%	6,285	6.4%
15 - 19	5,796	6.5%	6,392	6.6%	5,843	6.0%	5,838	5.9%
20 - 24	6,357	7.1%	6,634	6.9%	6,325	6.5%	6,858	7.0%
25 - 34	13,312	15.0%	15,010	15.5%	14,892	15.2%	14,074	14.3%
35 - 44	11,834	13.3%	12,696	13.2%	13,067	13.4%	13,599	13.8%
45 - 54	12,053	13.5%	11,197	11.6%	10,935	11.2%	10,961	11.1%
55 - 64	9,471	10.6%	11,500	11.9%	11,228	11.5%	10,326	10.5%
65 - 74	5,843	6.6%	7,989	8.3%	9,227	9.4%	9,384	9.5%
75 - 84	3,883	4.4%	4,348	4.5%	5,208	5.3%	6,037	6.1%
85+	1,696	1.9%	1,849	1.9%	2,016	2.1%	2,256	2.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,887	76.3%	55,608	57.6%	53,940	55.2%	49,976	50.8%
Black Alone	4,509	5.1%	8,148	8.4%	8,939	9.1%	10,438	10.6%
American Indian Alone	751	0.8%	1,053	1.1%	1,089	1.1%	1,185	1.2%
Asian Alone	4,068	4.6%	5,105	5.3%	5,668	5.8%	6,558	6.7%
Pacific Islander Alone	198	0.2%	399	0.4%	416	0.4%	448	0.5%
Some Other Race Alone	8,832	9.9%	12,092	12.5%	12,837	13.1%	14,118	14.3%
Two or More Races	2,713	3.0%	14,140	14.6%	14,830	15.2%	15,723	16.0%
Hispanic Origin (Any Race)	23,089	26.0%	29,920	31.0%	31,439	32.2%	33,303	33.8%

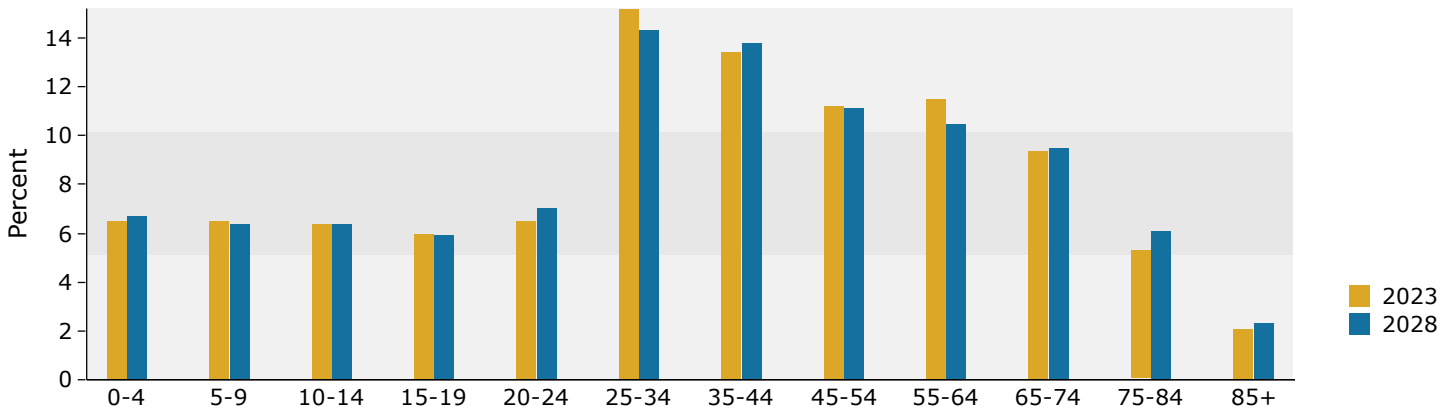
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

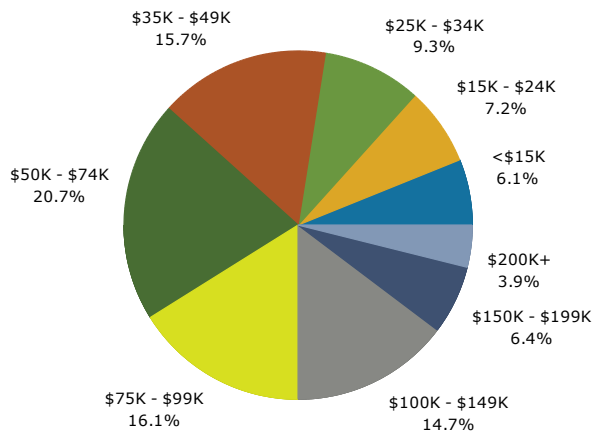
Trends 2023-2028



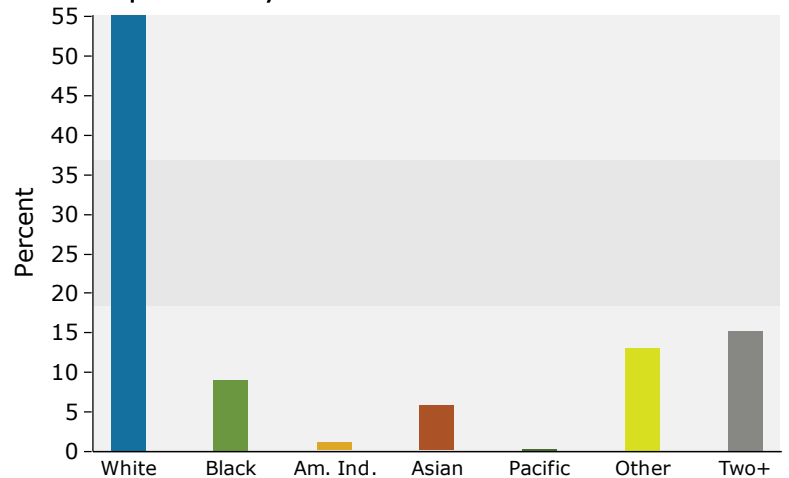
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 32.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



Demographic and Income Profile

6800 Glenview Dr, North Richland Hills, Texas, 76180
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.82362
 Longitude: -97.23663

Summary	Census 2010	Census 2020	2023	2028
Population	246,353	268,831	272,264	271,987
Households	92,436	100,295	102,164	102,780
Families	63,503	68,749	67,114	66,898
Average Household Size	2.65	2.67	2.66	2.64
Owner Occupied Housing Units	57,901	58,783	61,645	62,466
Renter Occupied Housing Units	34,537	41,512	40,519	40,313
Median Age	34.8	36.1	36.9	37.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.02%	0.97%	0.30%
Households	0.12%	1.15%	0.49%
Families	-0.06%	1.16%	0.44%
Owner HHs	0.26%	1.38%	0.66%
Median Household Income	2.28%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	6,363	6.2%	5,697	5.5%
\$15,000 - \$24,999	6,340	6.2%	5,201	5.1%
\$25,000 - \$34,999	8,891	8.7%	7,706	7.5%
\$35,000 - \$49,999	14,382	14.1%	13,085	12.7%
\$50,000 - \$74,999	19,388	19.0%	18,995	18.5%
\$75,000 - \$99,999	15,667	15.3%	16,429	16.0%
\$100,000 - \$149,999	17,674	17.3%	19,629	19.1%
\$150,000 - \$199,999	7,837	7.7%	9,782	9.5%
\$200,000+	5,617	5.5%	6,251	6.1%
Median Household Income	\$67,695		\$75,778	
Average Household Income	\$91,271		\$101,437	
Per Capita Income	\$34,325		\$38,414	

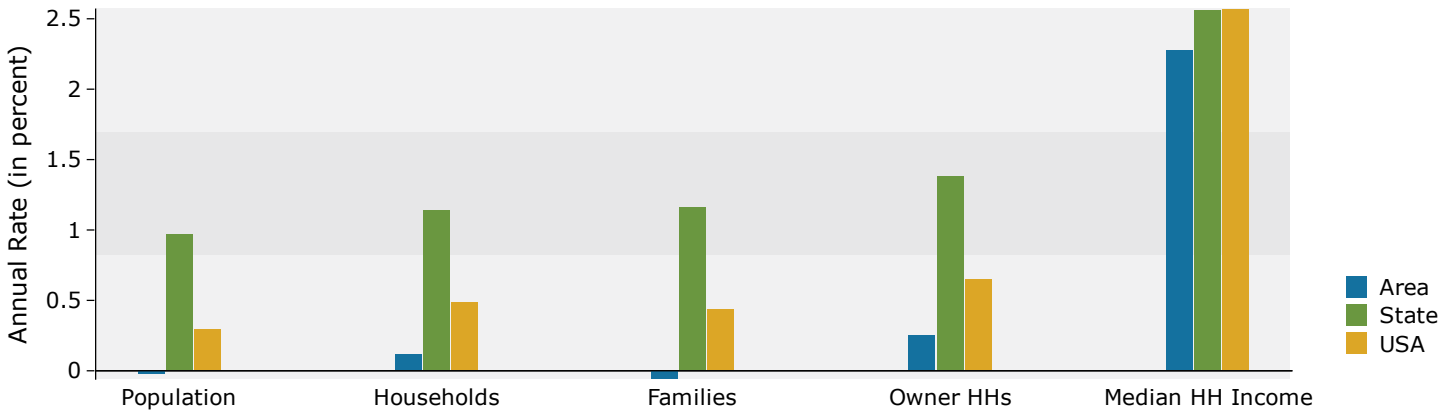
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,733	7.6%	17,043	6.3%	17,749	6.5%	18,123	6.7%
5 - 9	17,966	7.3%	17,903	6.7%	18,382	6.8%	17,759	6.5%
10 - 14	17,544	7.1%	18,921	7.0%	18,400	6.8%	18,129	6.7%
15 - 19	16,844	6.8%	18,338	6.8%	16,873	6.2%	16,723	6.1%
20 - 24	16,410	6.7%	17,887	6.7%	17,076	6.3%	17,657	6.5%
25 - 34	36,364	14.8%	39,981	14.9%	40,306	14.8%	38,554	14.2%
35 - 44	34,647	14.1%	35,658	13.3%	37,523	13.8%	38,442	14.1%
45 - 54	35,800	14.5%	33,196	12.3%	32,015	11.8%	31,578	11.6%
55 - 64	26,165	10.6%	33,362	12.4%	32,516	11.9%	29,259	10.8%
65 - 74	14,082	5.7%	22,141	8.2%	24,912	9.1%	25,825	9.5%
75 - 84	8,461	3.4%	10,483	3.9%	12,237	4.5%	15,034	5.5%
85+	3,336	1.4%	3,918	1.5%	4,275	1.6%	4,903	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	179,706	72.9%	148,769	55.3%	144,255	53.0%	132,684	48.8%
Black Alone	21,962	8.9%	31,835	11.8%	34,334	12.6%	38,387	14.1%
American Indian Alone	1,754	0.7%	2,582	1.0%	2,657	1.0%	2,847	1.0%
Asian Alone	12,357	5.0%	15,451	5.7%	17,370	6.4%	19,804	7.3%
Pacific Islander Alone	535	0.2%	947	0.4%	989	0.4%	1,068	0.4%
Some Other Race Alone	22,357	9.1%	30,474	11.3%	32,139	11.8%	34,790	12.8%
Two or More Races	7,681	3.1%	38,773	14.4%	40,521	14.9%	42,407	15.6%
Hispanic Origin (Any Race)	60,509	24.6%	77,923	29.0%	81,419	29.9%	84,867	31.2%

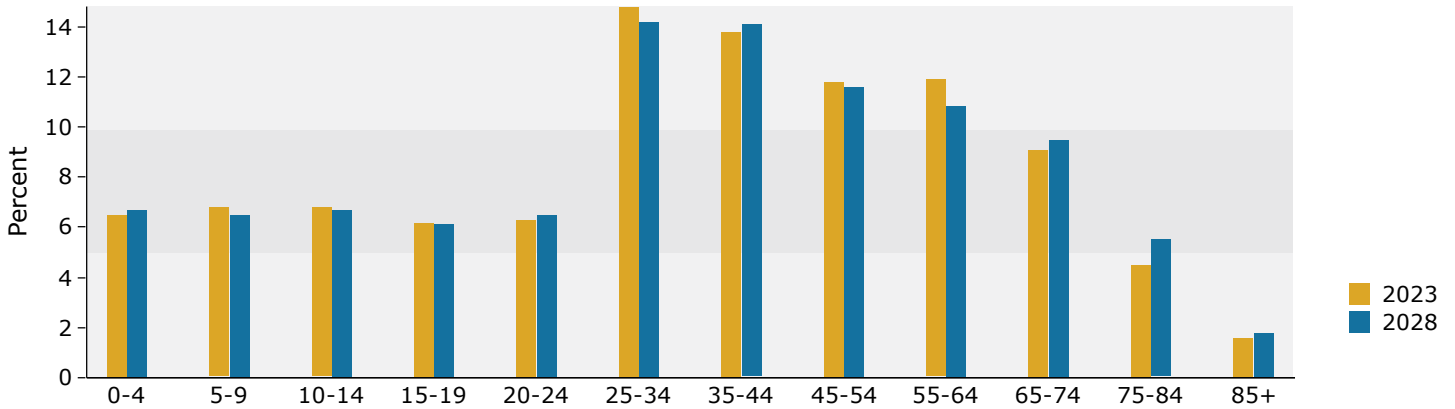
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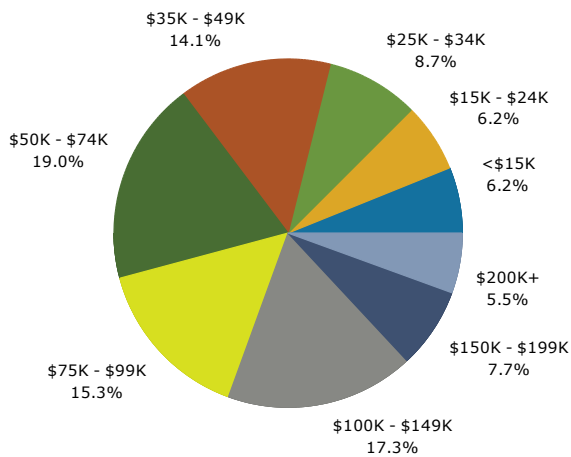
Trends 2023-2028



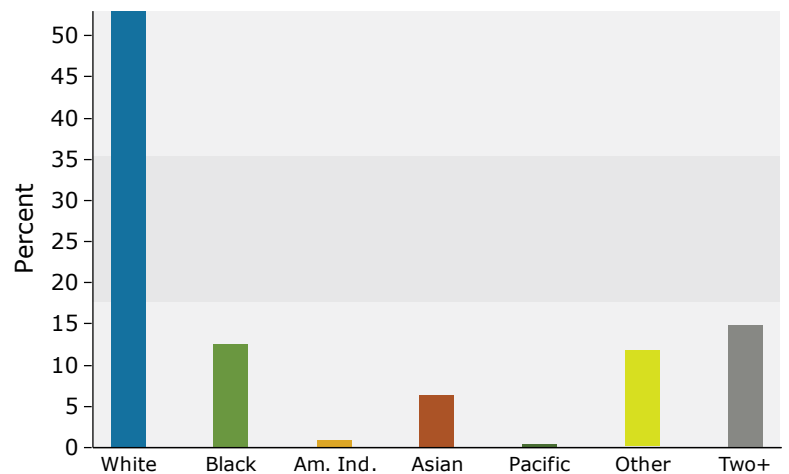
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 29.9%



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