

**FOR
SALE/LEASE**

**208 S ALLEN HEIGHTS DR
ALLEN, TX 75002**



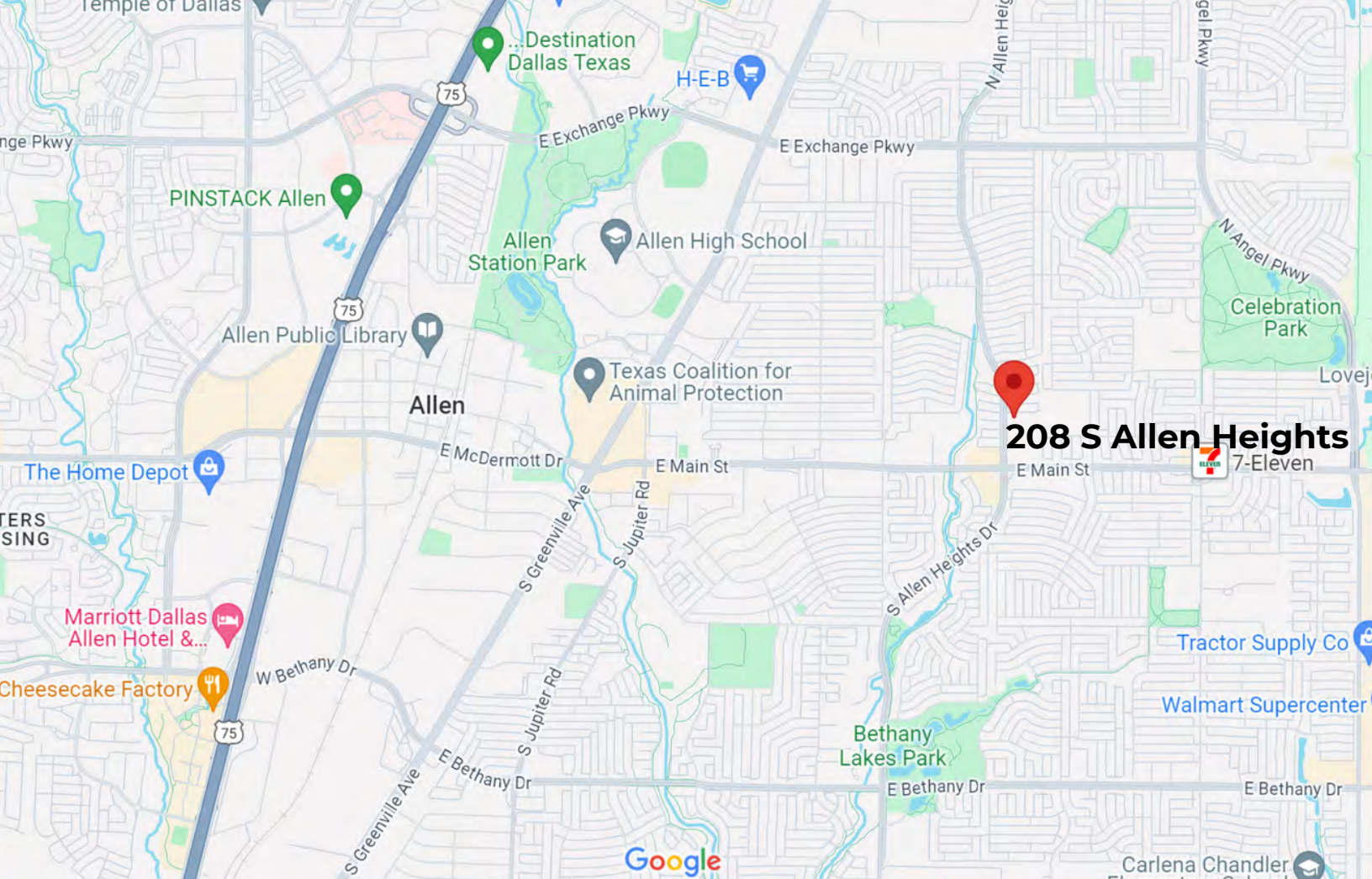
- For Sale- \$1,350,000
- For Lease- \$22/sqft + \$4/sqft NNN
- Building size- 6,075 sqft
- Lot- 0.52 acres
- Built- 1986
- Monthly Base Rent- \$11,138 approx.
- Monthly NNN- \$2,025 approx.
(Property Taxes & Insurance)
- Currently Vacant
- Licensed capacity- 160
- Avg. Household Income of \$125,000+ within the 1-mile radius
- 7 Classrooms, Restrooms, Kitchen & Office
- Large Playground area
- 16 Parking spots



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







Room # 1

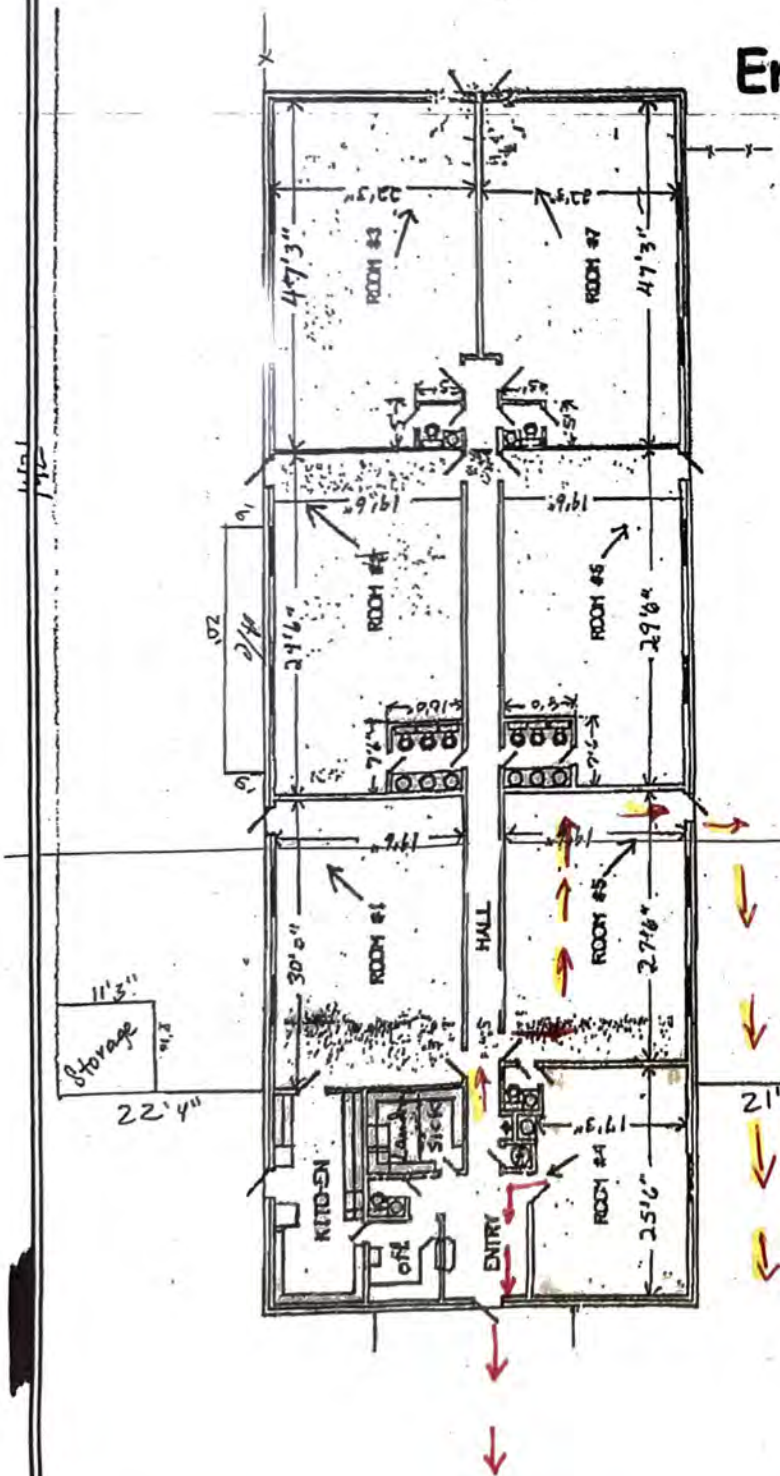
Evacuation Map Allen Campus

Emergency Relocation:

Small Miracles™ Academy
East Plano Campus
2700 S. Rigsbee Dr.
Plano, TX 75074
972.424.6879

Fire Department
214.509.4400

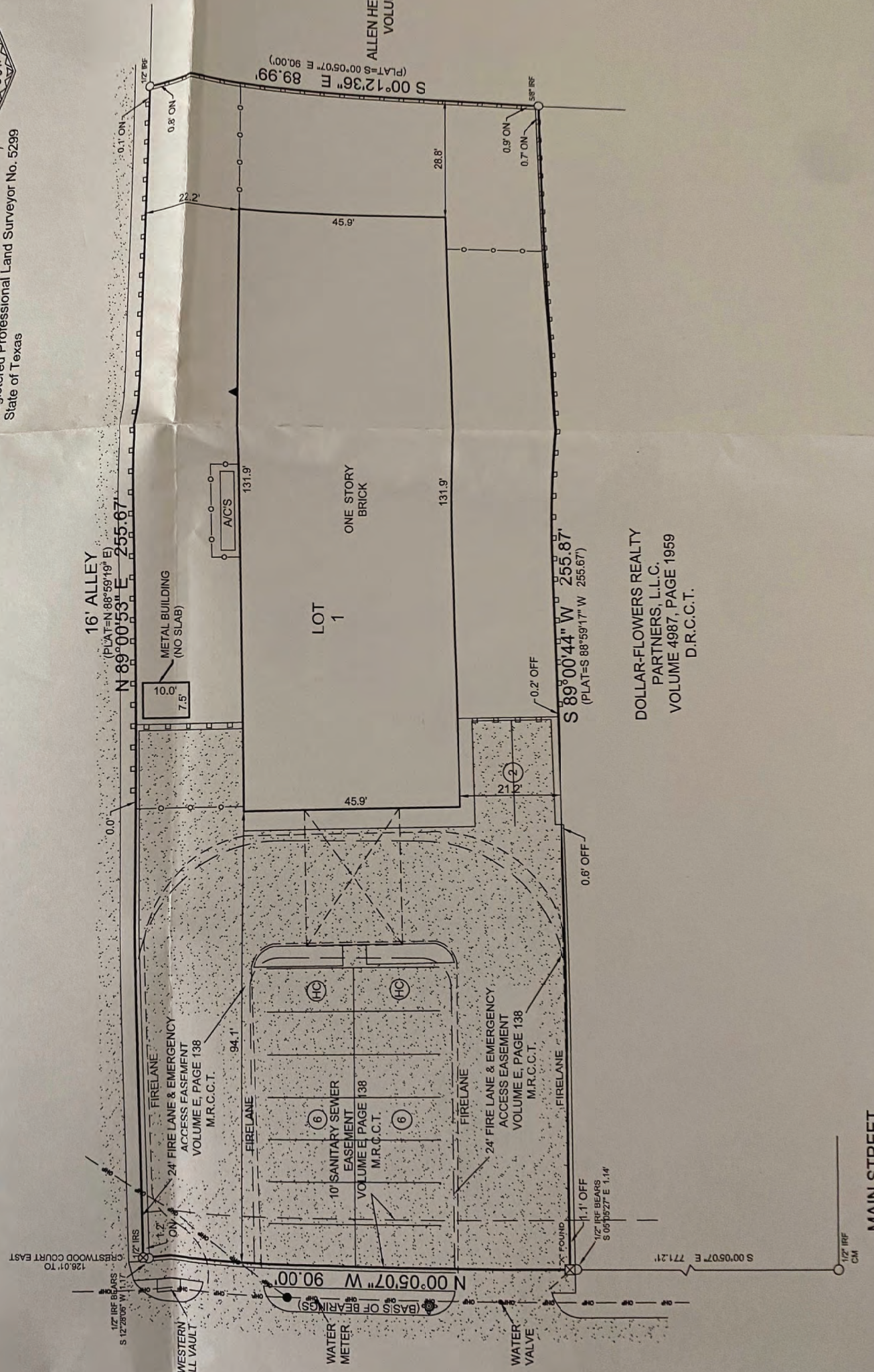
Emergency
911



...gress to and egress from the subject property is which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson
Registered Professional Land Surveyor No. 5299
State of Texas



ALLEN HEIGHTS
VOLUME 49
D.R.

DOLLAR-FLOWERS REALTY
PARTNERS, L.L.C.
VOLUME 4987, PAGE 1959
D.R.C.C.T.

MAIN STREET



Demographic and Income Profile

208 S Allen Heights Dr, Allen, Texas, 75002
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.10266
 Longitude: -96.63889

Summary	Census 2010	Census 2020	2023	2028
Population	17,929	18,071	18,242	18,375
Households	5,933	6,018	6,131	6,252
Families	4,906	4,966	4,933	4,997
Average Household Size	3.02	3.00	2.97	2.94
Owner Occupied Housing Units	5,183	4,855	4,709	4,855
Renter Occupied Housing Units	750	1,163	1,422	1,397
Median Age	35.5	38.6	37.2	37.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.15%	0.97%	0.30%
Households	0.39%	1.15%	0.49%
Families	0.26%	1.16%	0.44%
Owner HHs	0.61%	1.38%	0.66%
Median Household Income	1.28%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	159	2.6%	135	2.2%
\$15,000 - \$24,999	190	3.1%	152	2.4%
\$25,000 - \$34,999	215	3.5%	178	2.8%
\$35,000 - \$49,999	519	8.5%	434	6.9%
\$50,000 - \$74,999	985	16.1%	886	14.2%
\$75,000 - \$99,999	843	13.7%	833	13.3%
\$100,000 - \$149,999	1,659	27.1%	1,775	28.4%
\$150,000 - \$199,999	854	13.9%	1,072	17.1%
\$200,000+	706	11.5%	787	12.6%

Median Household Income	\$102,782	\$109,536
Average Household Income	\$125,382	\$138,680
Per Capita Income	\$42,473	\$47,552

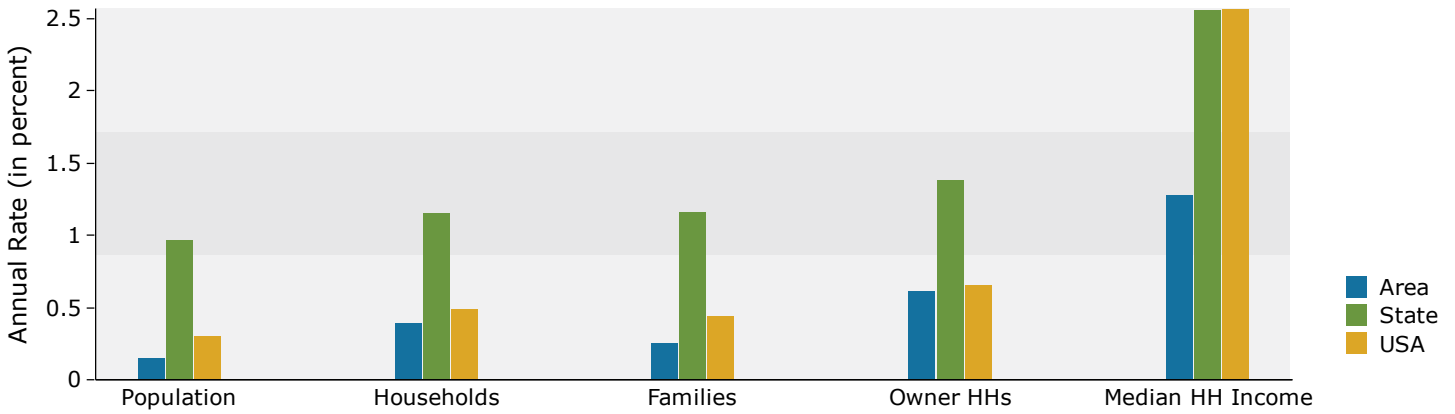
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,258	7.0%	918	5.1%	1,094	6.0%	1,116	6.1%
5 - 9	1,508	8.4%	1,207	6.7%	1,283	7.0%	1,226	6.7%
10 - 14	1,716	9.6%	1,478	8.2%	1,393	7.6%	1,336	7.3%
15 - 19	1,453	8.1%	1,579	8.7%	1,232	6.8%	1,160	6.3%
20 - 24	739	4.1%	1,069	5.9%	993	5.4%	778	4.2%
25 - 34	2,135	11.9%	1,935	10.7%	2,503	13.7%	2,747	14.9%
35 - 44	3,241	18.1%	2,484	13.7%	2,742	15.0%	2,813	15.3%
45 - 54	3,050	17.0%	2,836	15.7%	2,617	14.3%	2,392	13.0%
55 - 64	1,771	9.9%	2,466	13.6%	2,345	12.9%	2,255	12.3%
65 - 74	705	3.9%	1,437	8.0%	1,443	7.9%	1,674	9.1%
75 - 84	276	1.5%	540	3.0%	496	2.7%	734	4.0%
85+	77	0.4%	123	0.7%	101	0.6%	145	0.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,980	78.0%	11,158	61.7%	11,167	61.2%	10,970	59.7%
Black Alone	1,388	7.7%	1,774	9.8%	1,715	9.4%	1,688	9.2%
American Indian Alone	130	0.7%	149	0.8%	155	0.8%	161	0.9%
Asian Alone	1,276	7.1%	1,864	10.3%	1,828	10.0%	1,905	10.4%
Pacific Islander Alone	11	0.1%	16	0.1%	17	0.1%	18	0.1%
Some Other Race Alone	675	3.8%	962	5.3%	1,041	5.7%	1,132	6.2%
Two or More Races	469	2.6%	2,148	11.9%	2,320	12.7%	2,502	13.6%
Hispanic Origin (Any Race)	2,321	12.9%	2,884	16.0%	3,089	16.9%	3,266	17.8%

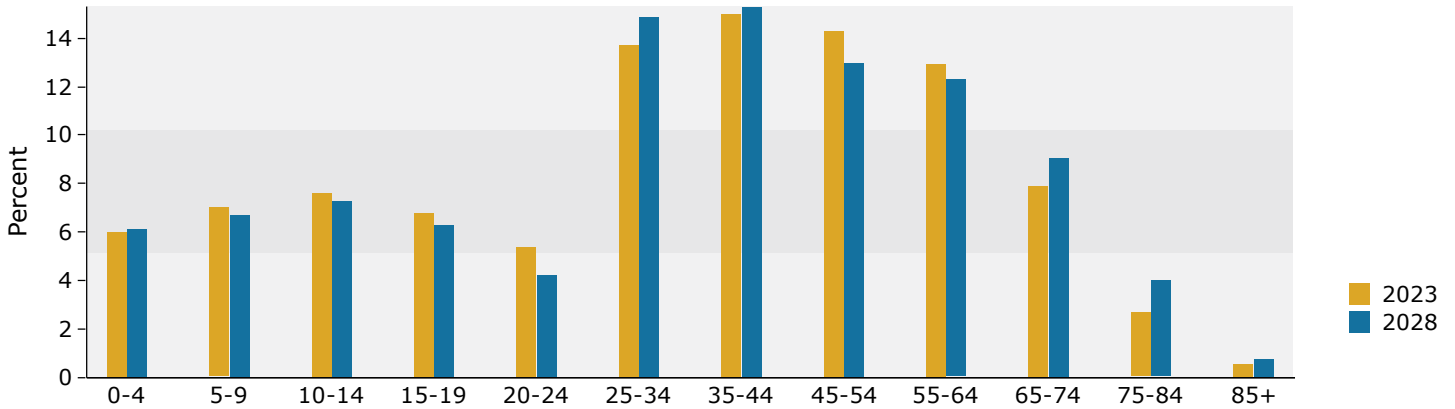
Data Note: Income is expressed in current dollars.

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

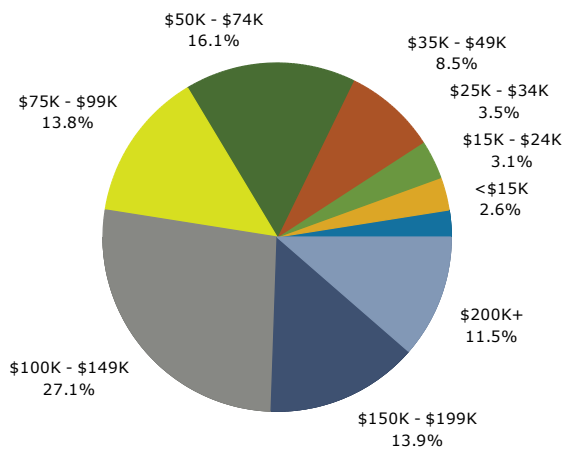
Trends 2023-2028



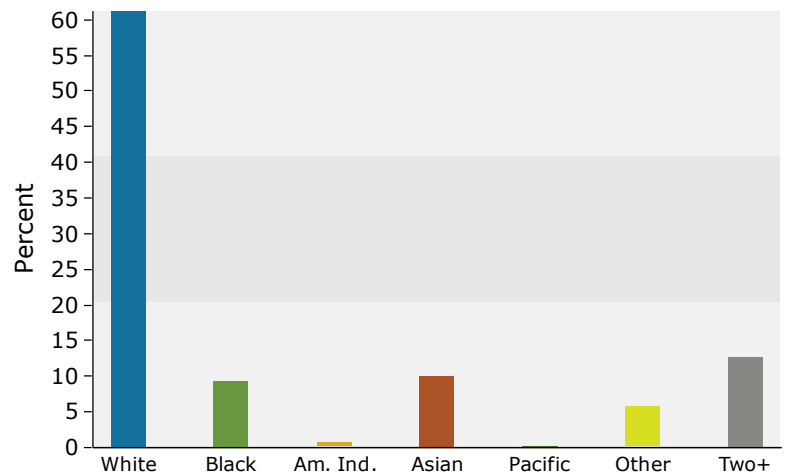
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.9%

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



Demographic and Income Profile

208 S Allen Heights Dr, Allen, Texas, 75002
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.10266
 Longitude: -96.63889

Summary	Census 2010	Census 2020	2023	2028
Population	67,586	82,653	88,136	90,160
Households	22,763	28,568	31,001	32,138
Families	18,266	22,190	23,977	24,647
Average Household Size	2.96	2.88	2.83	2.80
Owner Occupied Housing Units	17,763	19,592	20,805	21,372
Renter Occupied Housing Units	5,000	8,976	10,196	10,766
Median Age	34.6	37.9	35.7	35.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.46%	0.97%	0.30%
Households	0.72%	1.15%	0.49%
Families	0.55%	1.16%	0.44%
Owner HHs	0.54%	1.38%	0.66%
Median Household Income	1.60%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	926	3.0%	838	2.6%
\$15,000 - \$24,999	1,030	3.3%	853	2.7%
\$25,000 - \$34,999	1,216	3.9%	1,058	3.3%
\$35,000 - \$49,999	2,245	7.2%	2,006	6.2%
\$50,000 - \$74,999	5,217	16.8%	4,839	15.1%
\$75,000 - \$99,999	3,966	12.8%	3,907	12.2%
\$100,000 - \$149,999	6,649	21.4%	7,179	22.3%
\$150,000 - \$199,999	3,588	11.6%	4,382	13.6%
\$200,000+	6,164	19.9%	7,076	22.0%

Median Household Income	\$104,503	\$113,153
Average Household Income	\$144,063	\$159,497
Per Capita Income	\$50,351	\$56,459

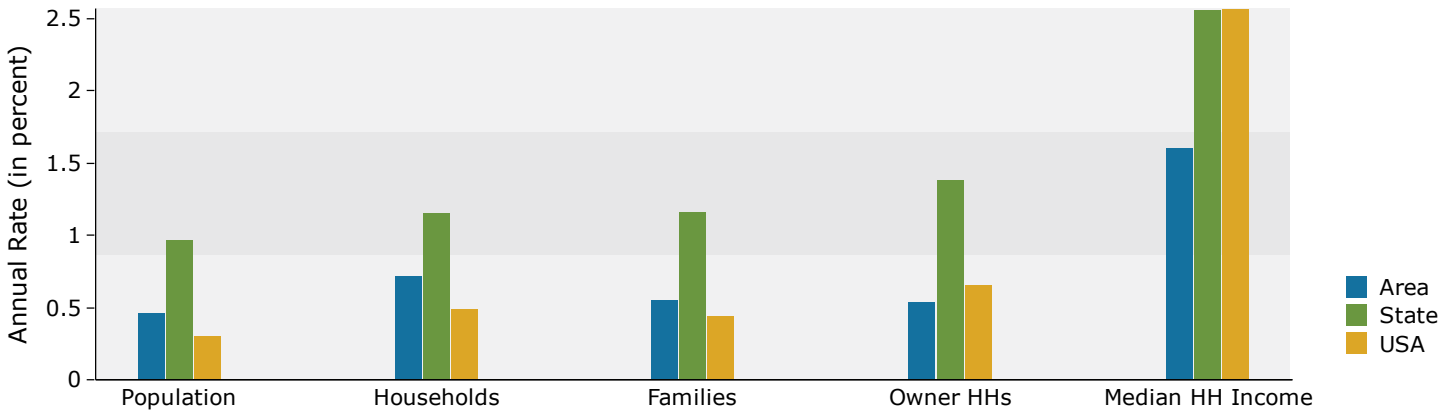
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,286	7.8%	4,517	5.5%	5,875	6.7%	6,203	6.9%
5 - 9	6,168	9.1%	5,819	7.0%	6,696	7.6%	6,641	7.4%
10 - 14	6,253	9.3%	7,027	8.5%	7,305	8.3%	6,886	7.6%
15 - 19	5,062	7.5%	7,009	8.5%	6,111	6.9%	6,001	6.7%
20 - 24	2,925	4.3%	4,812	5.8%	5,170	5.9%	4,743	5.3%
25 - 34	8,495	12.6%	8,833	10.7%	11,932	13.5%	13,562	15.0%
35 - 44	12,531	18.5%	11,807	14.3%	13,609	15.4%	13,727	15.2%
45 - 54	10,793	16.0%	13,165	15.9%	12,428	14.1%	11,854	13.1%
55 - 64	5,948	8.8%	10,013	12.1%	9,895	11.2%	9,707	10.8%
65 - 74	2,646	3.9%	5,838	7.1%	6,079	6.9%	6,751	7.5%
75 - 84	1,090	1.6%	2,795	3.4%	2,392	2.7%	3,255	3.6%
85+	390	0.6%	1,018	1.2%	642	0.7%	829	0.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	49,416	73.1%	46,704	56.5%	48,945	55.5%	48,355	53.6%
Black Alone	6,279	9.3%	8,953	10.8%	9,207	10.4%	9,175	10.2%
American Indian Alone	419	0.6%	496	0.6%	540	0.6%	556	0.6%
Asian Alone	6,987	10.3%	13,589	16.4%	14,815	16.8%	16,117	17.9%
Pacific Islander Alone	35	0.1%	53	0.1%	58	0.1%	63	0.1%
Some Other Race Alone	2,514	3.7%	3,710	4.5%	4,167	4.7%	4,543	5.0%
Two or More Races	1,934	2.9%	9,148	11.1%	10,404	11.8%	11,350	12.6%
Hispanic Origin (Any Race)	8,430	12.5%	11,565	14.0%	12,986	14.7%	13,826	15.3%

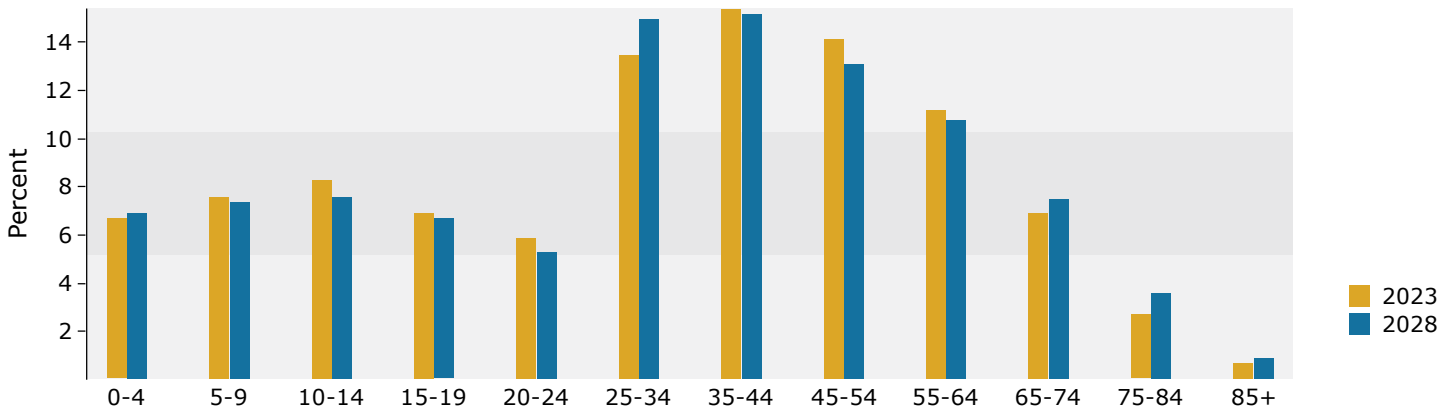
Data Note: Income is expressed in current dollars.

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

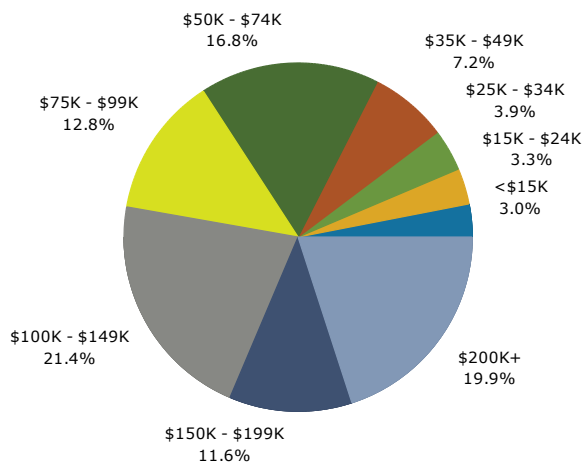
Trends 2023-2028



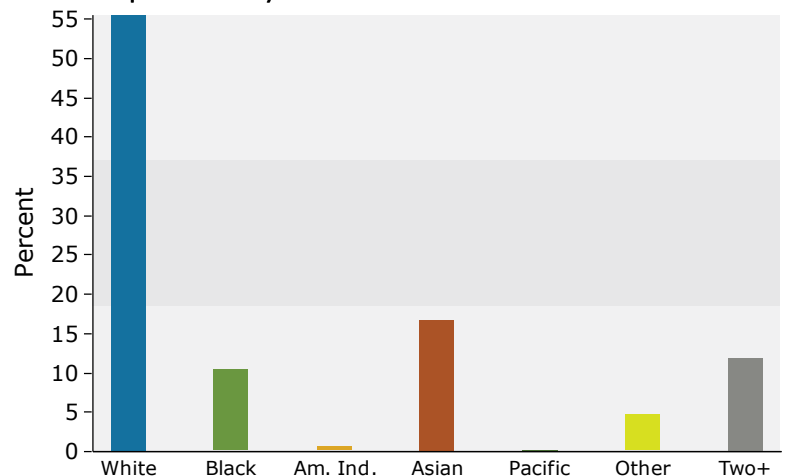
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 14.7%

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



Demographic and Income Profile

208 S Allen Heights Dr, Allen, Texas, 75002
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.10266
 Longitude: -96.63889

Summary	Census 2010	Census 2020	2023	2028
Population	143,107	186,778	200,185	207,436
Households	50,140	66,641	72,338	75,686
Families	38,578	49,927	52,849	54,848
Average Household Size	2.85	2.79	2.76	2.73
Owner Occupied Housing Units	36,560	42,557	46,212	47,227
Renter Occupied Housing Units	13,578	24,084	26,126	28,460
Median Age	35.4	37.5	36.5	36.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.71%	0.97%	0.30%
Households	0.91%	1.15%	0.49%
Families	0.75%	1.16%	0.44%
Owner HHs	0.44%	1.38%	0.66%
Median Household Income	2.01%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,188	4.4%	2,894	3.8%
\$15,000 - \$24,999	3,071	4.2%	2,593	3.4%
\$25,000 - \$34,999	2,930	4.1%	2,478	3.3%
\$35,000 - \$49,999	5,241	7.2%	4,632	6.1%
\$50,000 - \$74,999	11,516	15.9%	10,830	14.3%
\$75,000 - \$99,999	8,613	11.9%	8,686	11.5%
\$100,000 - \$149,999	13,405	18.5%	14,640	19.3%
\$150,000 - \$199,999	8,904	12.3%	11,098	14.7%
\$200,000+	15,470	21.4%	17,834	23.6%

Median Household Income	\$104,112	\$114,982
Average Household Income	\$146,671	\$162,923
Per Capita Income	\$53,096	\$59,580

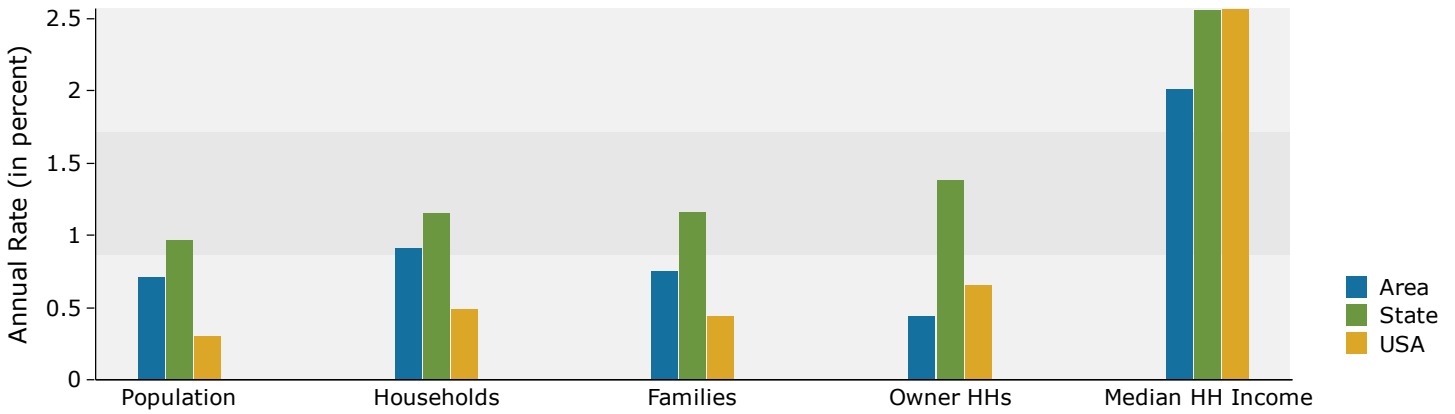
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,970	7.7%	10,489	5.6%	13,261	6.6%	14,162	6.8%
5 - 9	12,665	8.9%	13,022	7.0%	14,979	7.5%	15,076	7.3%
10 - 14	12,508	8.7%	15,270	8.2%	16,087	8.0%	15,548	7.5%
15 - 19	10,092	7.1%	14,920	8.0%	13,577	6.8%	13,420	6.5%
20 - 24	6,577	4.6%	11,391	6.1%	11,068	5.5%	10,713	5.2%
25 - 34	17,847	12.5%	21,842	11.7%	26,799	13.4%	29,457	14.2%
35 - 44	25,476	17.8%	26,747	14.3%	30,632	15.3%	31,892	15.4%
45 - 54	22,801	15.9%	28,713	15.4%	27,375	13.7%	26,874	13.0%
55 - 64	13,405	9.4%	22,161	11.9%	22,862	11.4%	22,243	10.7%
65 - 74	6,958	4.9%	13,369	7.2%	15,314	7.6%	16,795	8.1%
75 - 84	2,849	2.0%	6,803	3.6%	6,523	3.3%	8,929	4.3%
85+	959	0.7%	2,052	1.1%	1,710	0.9%	2,327	1.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	103,658	72.4%	101,842	54.5%	107,484	53.7%	107,075	51.6%
Black Alone	12,520	8.7%	20,619	11.0%	21,543	10.8%	21,803	10.5%
American Indian Alone	828	0.6%	1,077	0.6%	1,185	0.6%	1,237	0.6%
Asian Alone	16,399	11.5%	34,861	18.7%	37,427	18.7%	41,551	20.0%
Pacific Islander Alone	79	0.1%	125	0.1%	140	0.1%	152	0.1%
Some Other Race Alone	5,378	3.8%	8,283	4.4%	9,469	4.7%	10,352	5.0%
Two or More Races	4,245	3.0%	19,971	10.7%	22,937	11.5%	25,266	12.2%
Hispanic Origin (Any Race)	17,217	12.0%	25,294	13.5%	28,839	14.4%	30,925	14.9%

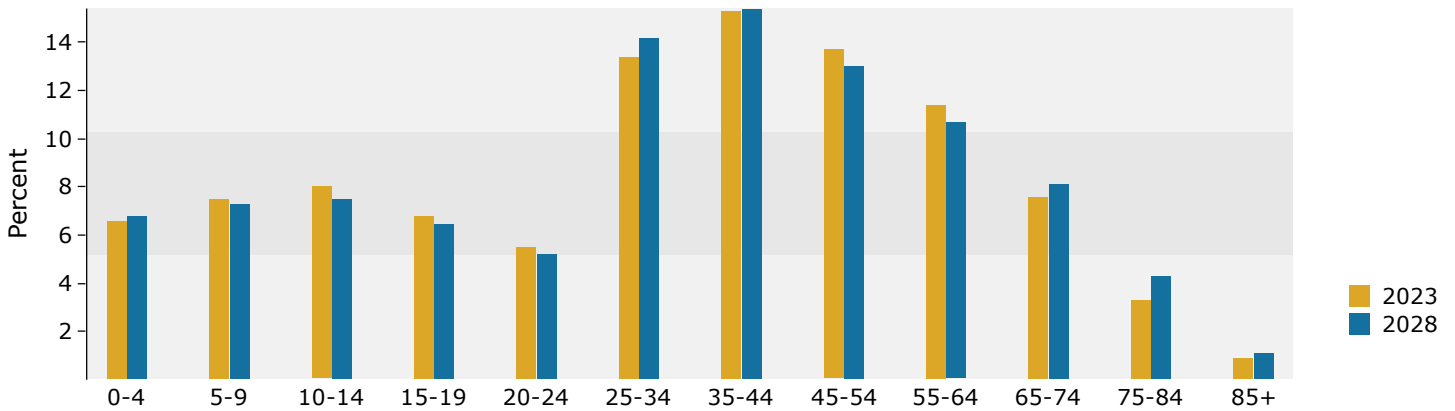
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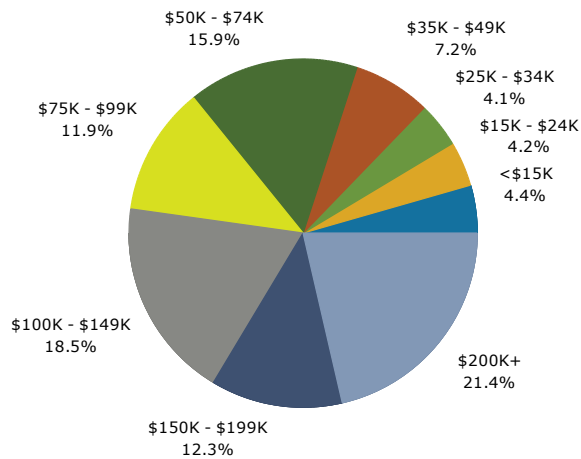
Trends 2023-2028



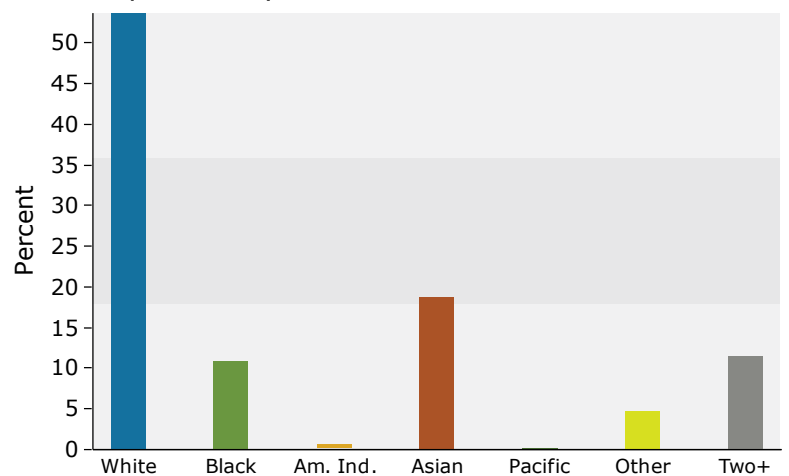
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 14.4%

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



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