

**FOR LEASE**

**11718 METRIC BLVD (BLDG#A)  
AUSTIN, TX 78758**



**CHILDCARE BUILDING**

- Asking- \$20/sqft + NNN
- Building size- 13,815 sqft
- 2-story Building
- 3-Building Campus
- 5.03 acre lot total
- Year Built- 2001
- 10 Classrooms, 3+ Offices, Reception area, Indoor Playground, multiple Restrooms, Kitchen & outdoor Playground
- Monthly Base Rent- \$23,025 approx.
- Monthly NNN- \$4,600 approx. (Property Taxes) + Insurance at actuals



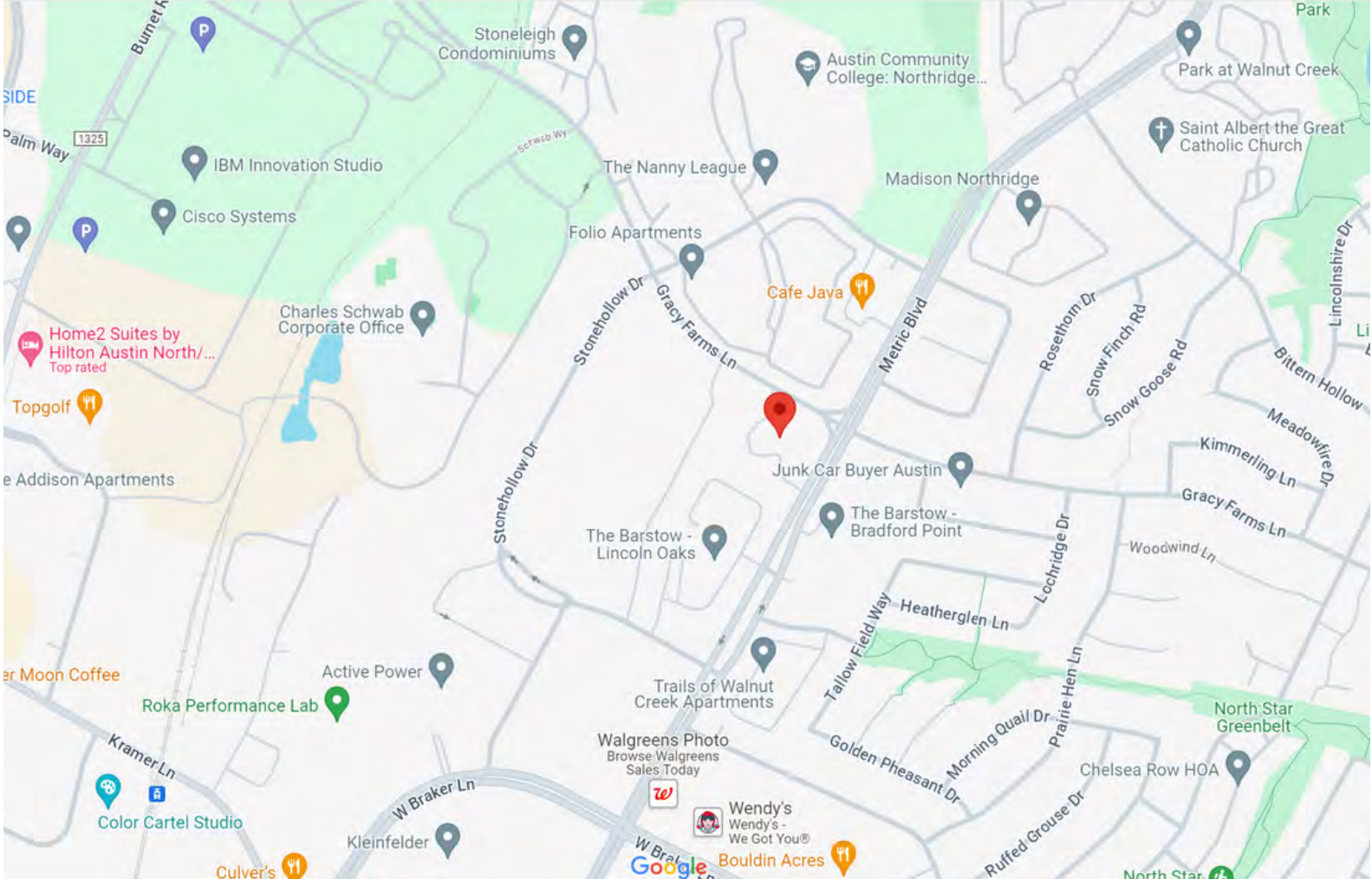
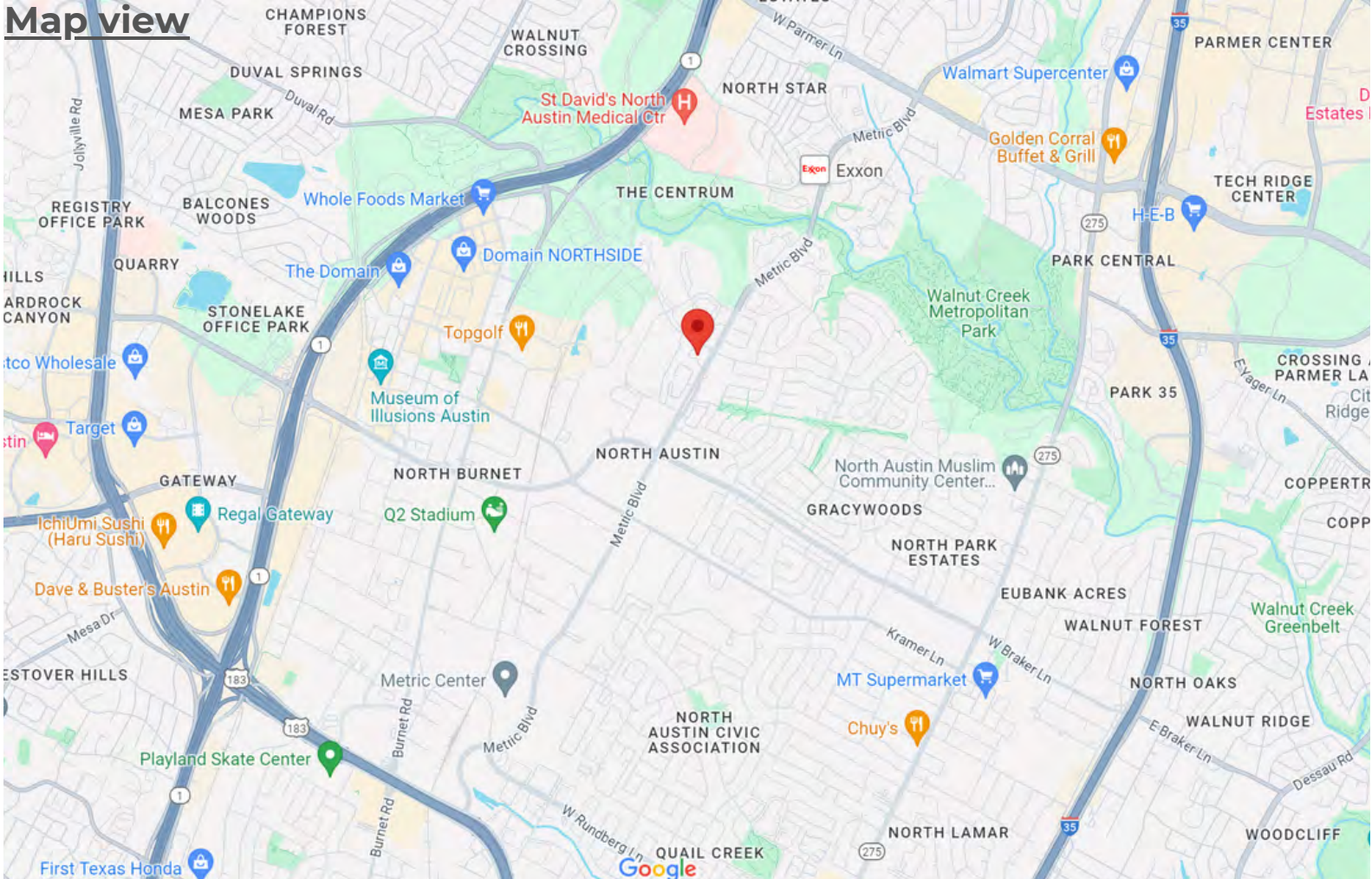
**Neal Agrawal**  
**972-804-0742**  
**dfwneal@gmail.com**  
**Crest Real Estate Advisors**  
**[www.preschoolexchange.com](http://www.preschoolexchange.com)**

# Pictures

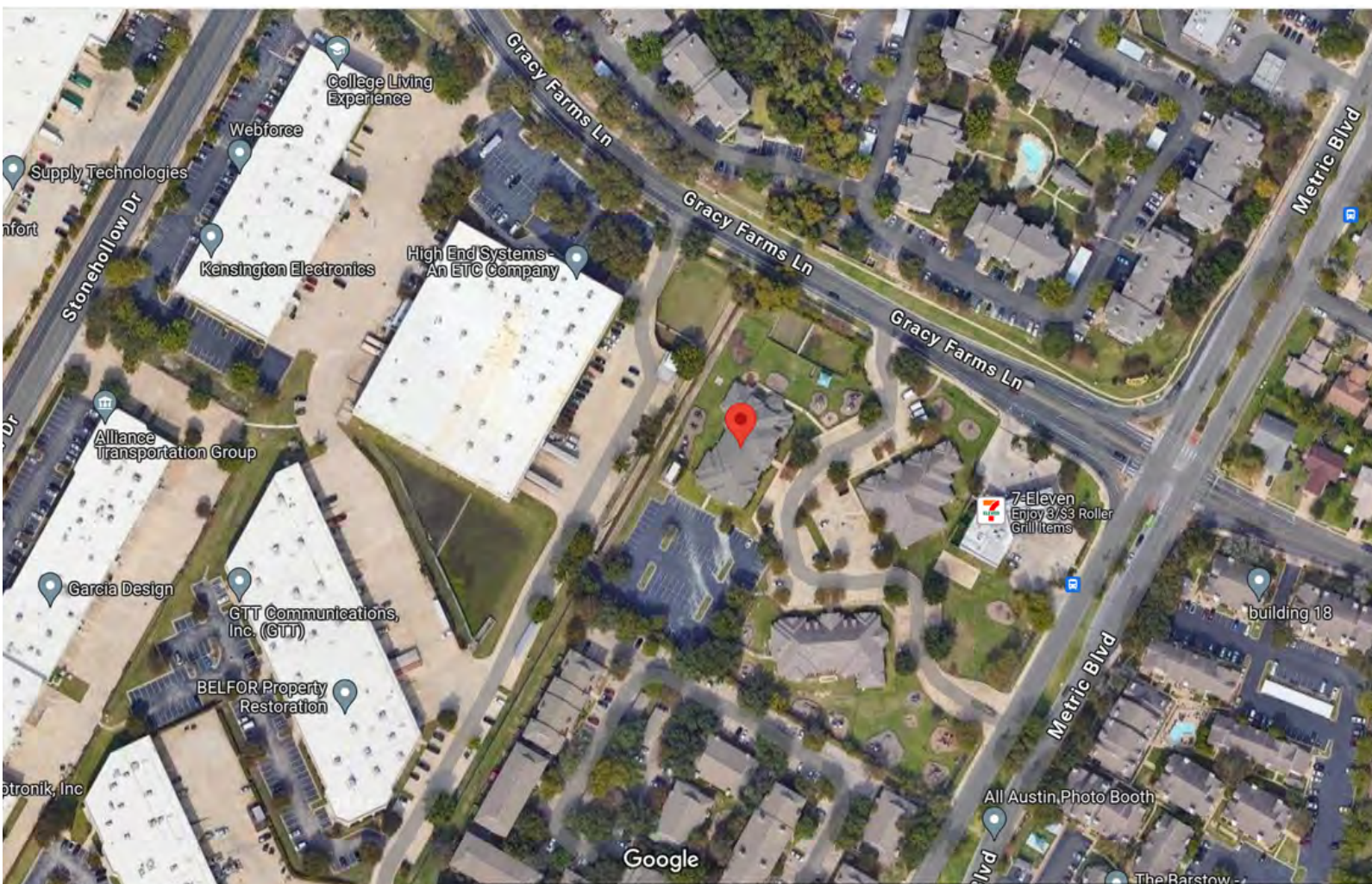
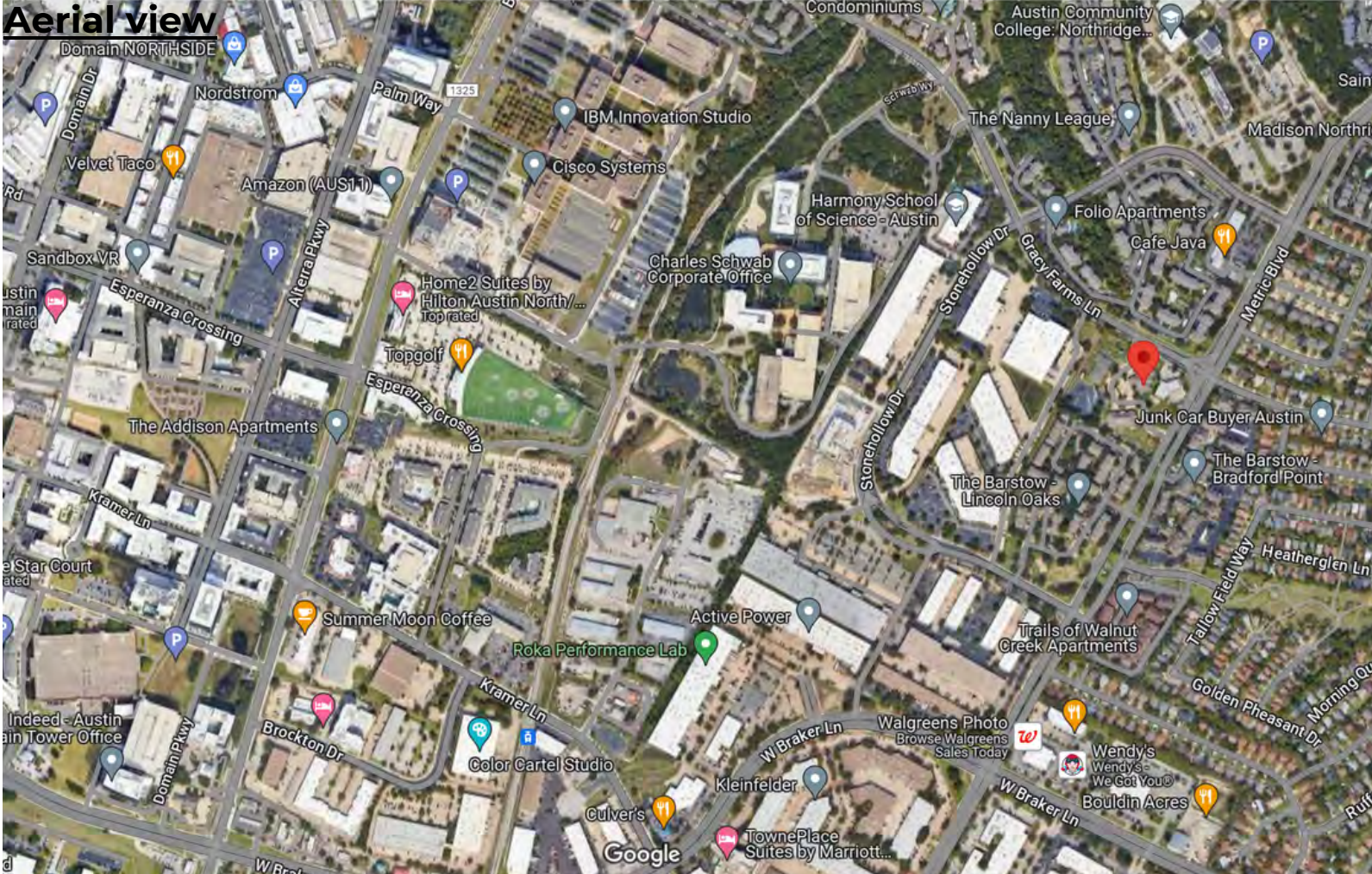




# Map view



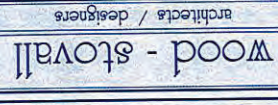
# Aerial view



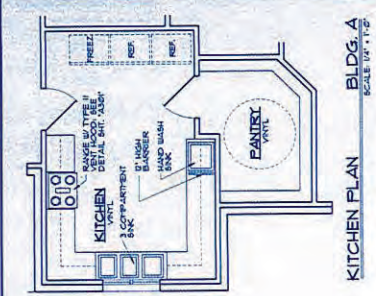
REVISED BY	DATE

METRIC & GRACY FARMS  
The Children's Courtyard

WOOD - stovall  
architects / designers



DATE	07/10/20
DRAWN	DR
DATE	07/10/20
PROJECT	WOOD - stovall
PROJECT NO.	101
DATE	07/10/20
PROJECT	WOOD - stovall
PROJECT NO.	101
DATE	07/10/20
PROJECT	WOOD - stovall
PROJECT NO.	101



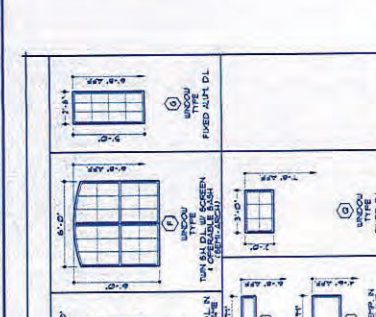
**KITCHEN FINISH NOTES:**

- FLOOR: 6-05 1/2" tile, 1/4" grout, 1/2" underlayment
- BASE: 1/2" x 1/2" x 1/2" Berry Blossom
- WALLS: 1/2" x 1/2" x 1/2" Berry Blossom
- CEILING: 1/2" x 1/2" x 1/2" Berry Blossom
- COUNTERTOP: 1/2" x 1/2" x 1/2" Berry Blossom
- HARDWARE: 1/2" x 1/2" x 1/2" Berry Blossom
- PAINT: 1/2" x 1/2" x 1/2" Berry Blossom

**GENERAL NOTES:**

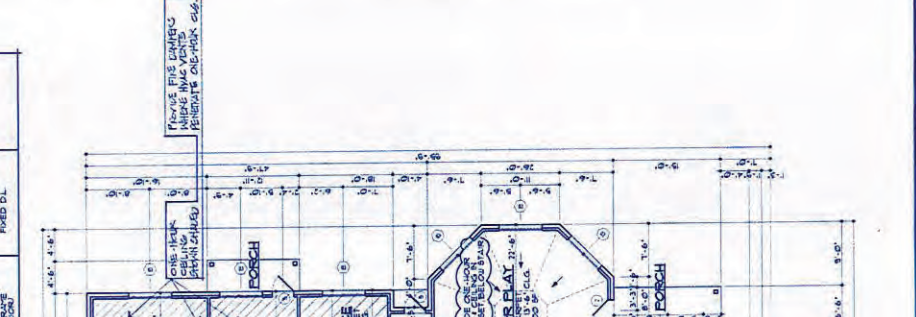
- CEILING: 1/2" x 1/2" x 1/2" Berry Blossom
- WALLS: 1/2" x 1/2" x 1/2" Berry Blossom
- FLOOR: 1/2" x 1/2" x 1/2" Berry Blossom
- COUNTERTOP: 1/2" x 1/2" x 1/2" Berry Blossom
- HARDWARE: 1/2" x 1/2" x 1/2" Berry Blossom
- PAINT: 1/2" x 1/2" x 1/2" Berry Blossom

TOILET	1	24
BATH	1	24
STAIR	1	24
MECHANICAL	1	24
ELECTRICAL	1	24
PLUMBING	1	24



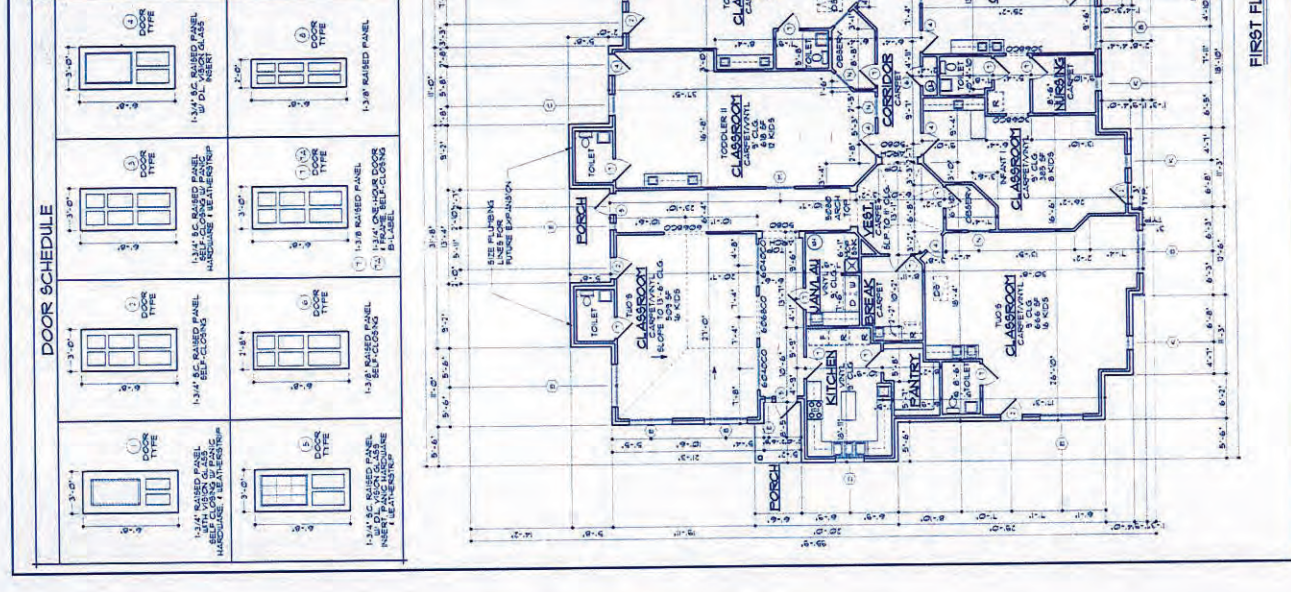
**DOOR SCHEDULE**

1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM



**WINDOW SCHEDULE**

1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM
1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM	1-04 RAISED PANEL 1/2" x 1/2" x 1/2" BERRY BLOSSOM



**FIRST FLOOR PLAN** BLDG. A SCALE 1/8" = 1'-0"



# Demographic and Income Profile

11718 Metric Blvd, Austin, Texas, 78758  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.39806  
 Longitude: -97.70580

Summary	Census 2010	Census 2020	2023	2028
Population	13,820	15,199	15,623	17,216
Households	6,618	7,662	8,010	8,928
Families	2,812	3,037	2,945	3,269
Average Household Size	2.06	1.94	1.91	1.89
Owner Occupied Housing Units	1,718	1,727	1,967	1,978
Renter Occupied Housing Units	4,900	5,935	6,043	6,951
Median Age	30.2	32.1	33.7	33.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.96%	0.97%	0.30%
Households	2.19%	1.15%	0.49%
Families	2.11%	1.16%	0.44%
Owner HHs	0.11%	1.38%	0.66%
Median Household Income	1.82%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	749	9.4%	761	8.5%
\$15,000 - \$24,999	424	5.3%	403	4.5%
\$25,000 - \$34,999	513	6.4%	481	5.4%
\$35,000 - \$49,999	892	11.1%	905	10.1%
\$50,000 - \$74,999	1,828	22.8%	1,971	22.1%
\$75,000 - \$99,999	1,128	14.1%	1,183	13.3%
\$100,000 - \$149,999	1,424	17.8%	1,709	19.1%
\$150,000 - \$199,999	695	8.7%	1,059	11.9%
\$200,000+	357	4.5%	458	5.1%

Median Household Income	\$67,574	\$73,968
Average Household Income	\$89,513	\$100,534
Per Capita Income	\$46,463	\$53,020

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	942	6.8%	787	5.2%	871	5.6%	1,023	5.9%
5 - 9	699	5.1%	579	3.8%	775	5.0%	834	4.8%
10 - 14	470	3.4%	450	3.0%	640	4.1%	751	4.4%
15 - 19	678	4.9%	536	3.5%	716	4.6%	771	4.5%
20 - 24	1,709	12.4%	1,424	9.4%	1,313	8.4%	1,915	11.1%
25 - 34	4,027	29.1%	5,111	33.6%	3,977	25.5%	3,731	21.7%
35 - 44	1,956	14.2%	2,462	16.2%	2,890	18.5%	3,058	17.8%
45 - 54	1,496	10.8%	1,377	9.1%	1,604	10.3%	1,977	11.5%
55 - 64	1,155	8.4%	1,251	8.2%	1,333	8.5%	1,281	7.4%
65 - 74	395	2.9%	804	5.3%	927	5.9%	1,100	6.4%
75 - 84	176	1.3%	287	1.9%	394	2.5%	559	3.2%
85+	114	0.8%	132	0.9%	183	1.2%	215	1.2%

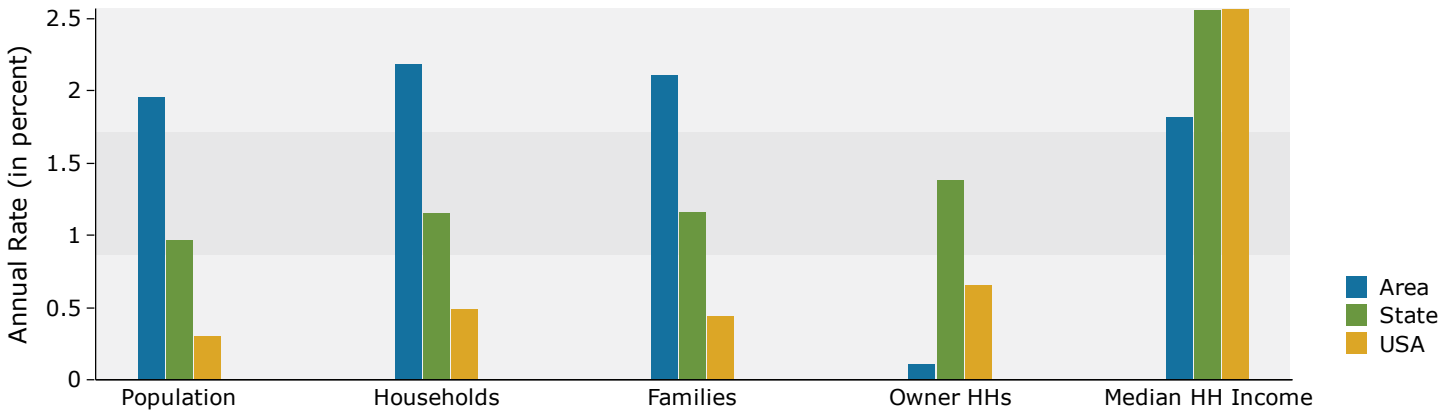
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,523	61.7%	7,803	51.3%	7,742	49.6%	7,894	45.9%
Black Alone	1,749	12.7%	1,413	9.3%	1,507	9.6%	1,716	10.0%
American Indian Alone	127	0.9%	155	1.0%	161	1.0%	185	1.1%
Asian Alone	1,437	10.4%	1,650	10.9%	1,860	11.9%	2,278	13.2%
Pacific Islander Alone	11	0.1%	13	0.1%	14	0.1%	16	0.1%
Some Other Race Alone	1,399	10.1%	1,798	11.8%	1,853	11.9%	2,225	12.9%
Two or More Races	574	4.2%	2,366	15.6%	2,486	15.9%	2,901	16.9%

Hispanic Origin (Any Race)	4,087	29.6%	4,743	31.2%	4,910	31.4%	5,665	32.9%
----------------------------	-------	-------	-------	-------	-------	-------	-------	-------

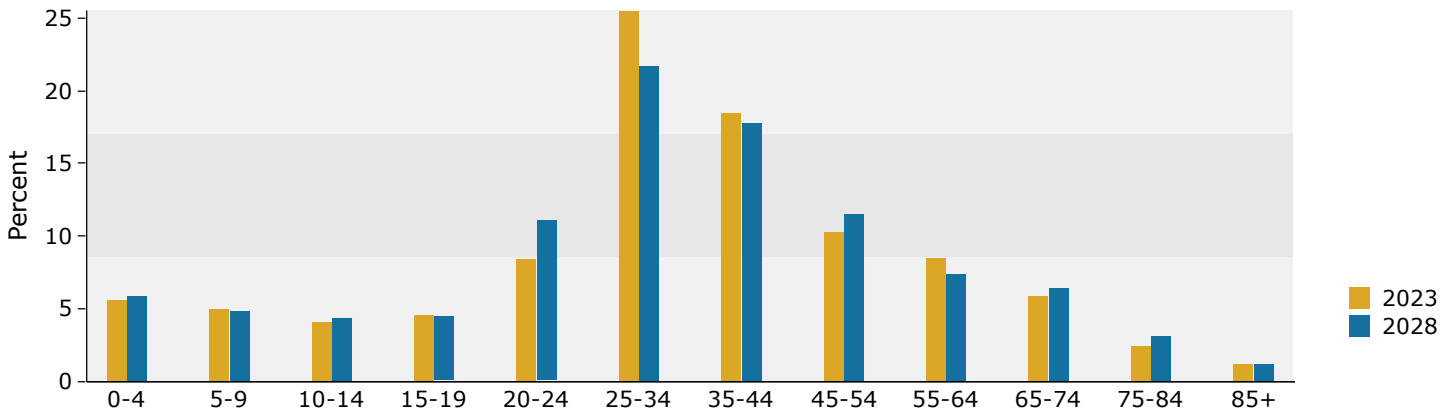
**Data Note:** Income is expressed in current dollars.

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

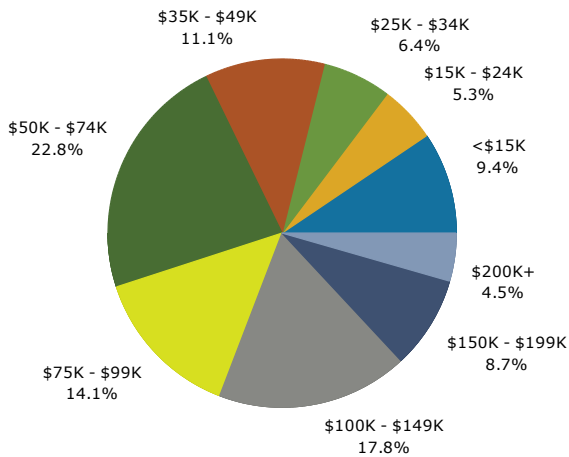
## Trends 2023-2028



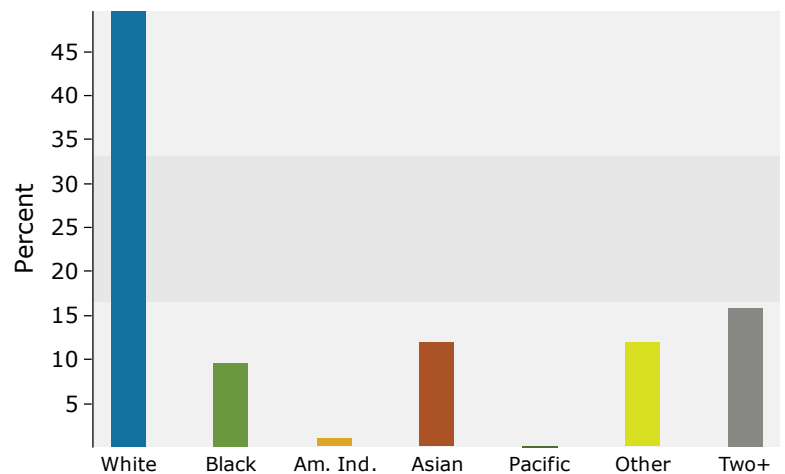
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 31.4%

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





# Demographic and Income Profile

11718 Metric Blvd, Austin, Texas, 78758  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.39806  
 Longitude: -97.70580

Summary	Census 2010	Census 2020	2023	2028
Population	114,364	125,704	127,087	133,728
Households	49,538	57,284	59,167	63,567
Families	25,468	27,591	26,840	28,597
Average Household Size	2.30	2.16	2.12	2.08
Owner Occupied Housing Units	18,030	17,958	20,004	20,283
Renter Occupied Housing Units	31,503	39,326	39,163	43,284
Median Age	31.5	33.5	34.2	34.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.02%	0.97%	0.30%
Households	1.44%	1.15%	0.49%
Families	1.28%	1.16%	0.44%
Owner HHs	0.28%	1.38%	0.66%
Median Household Income	2.30%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,537	7.7%	4,300	6.8%
\$15,000 - \$24,999	3,430	5.8%	2,990	4.7%
\$25,000 - \$34,999	4,272	7.2%	3,911	6.2%
\$35,000 - \$49,999	7,688	13.0%	7,404	11.6%
\$50,000 - \$74,999	11,427	19.3%	11,684	18.4%
\$75,000 - \$99,999	8,449	14.3%	9,144	14.4%
\$100,000 - \$149,999	9,843	16.6%	11,529	18.1%
\$150,000 - \$199,999	4,890	8.3%	6,806	10.7%
\$200,000+	4,632	7.8%	5,799	9.1%
Median Household Income	\$69,742		\$78,150	
Average Household Income	\$98,464		\$111,454	
Per Capita Income	\$45,588		\$52,691	

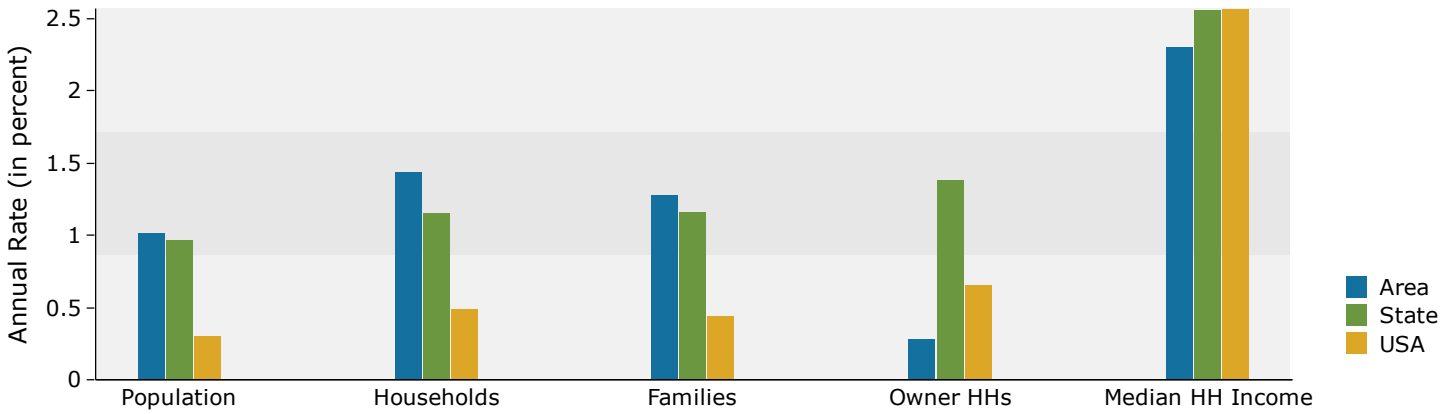
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,239	8.1%	7,448	5.9%	8,333	6.6%	9,051	6.8%
5 - 9	7,250	6.3%	6,766	5.4%	7,865	6.2%	7,945	5.9%
10 - 14	5,705	5.0%	6,056	4.8%	7,233	5.7%	7,189	5.4%
15 - 19	6,055	5.3%	5,903	4.7%	6,891	5.4%	7,161	5.4%
20 - 24	10,640	9.3%	9,674	7.7%	9,709	7.6%	11,830	8.8%
25 - 34	26,983	23.6%	31,400	25.0%	25,686	20.2%	25,730	19.2%
35 - 44	16,948	14.8%	20,410	16.2%	21,433	16.9%	21,596	16.1%
45 - 54	13,796	12.1%	13,853	11.0%	13,981	11.0%	15,805	11.8%
55 - 64	9,884	8.6%	11,899	9.5%	11,947	9.4%	11,434	8.6%
65 - 74	4,404	3.9%	7,611	6.1%	8,542	6.7%	9,211	6.9%
75 - 84	2,413	2.1%	3,208	2.6%	3,851	3.0%	4,928	3.7%
85+	1,049	0.9%	1,478	1.2%	1,616	1.3%	1,849	1.4%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	71,952	62.9%	60,070	47.8%	59,102	46.5%	58,416	43.7%
Black Alone	11,423	10.0%	11,116	8.8%	11,574	9.1%	13,026	9.7%
American Indian Alone	994	0.9%	1,538	1.2%	1,550	1.2%	1,668	1.2%
Asian Alone	8,641	7.6%	10,345	8.2%	11,616	9.1%	13,895	10.4%
Pacific Islander Alone	79	0.1%	99	0.1%	102	0.1%	109	0.1%
Some Other Race Alone	17,293	15.1%	20,529	16.3%	20,635	16.2%	22,196	16.6%
Two or More Races	3,982	3.5%	22,007	17.5%	22,507	17.7%	24,418	18.3%
Hispanic Origin (Any Race)	44,570	39.0%	49,116	39.1%	49,481	38.9%	52,243	39.1%

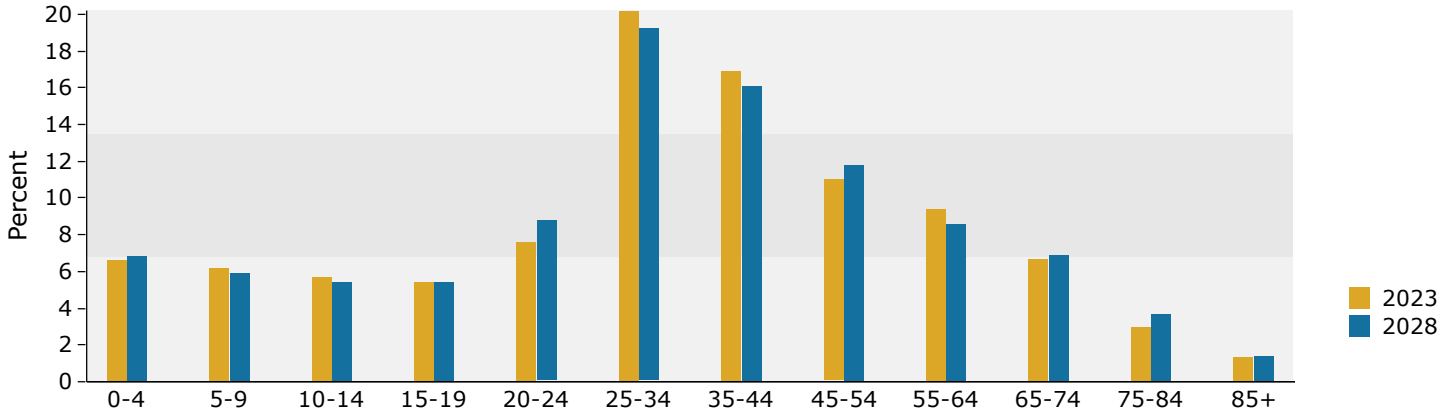
**Data Note:** Income is expressed in current dollars.

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

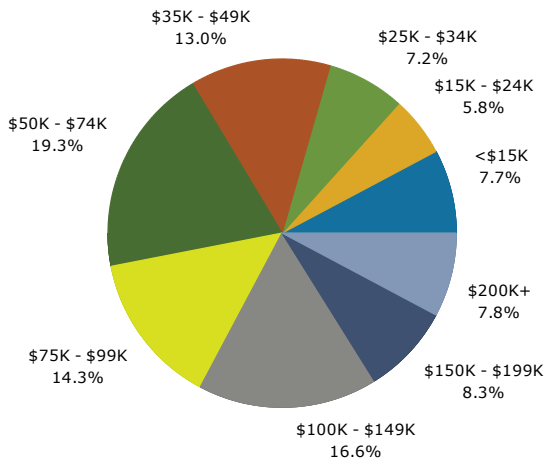
## Trends 2023-2028



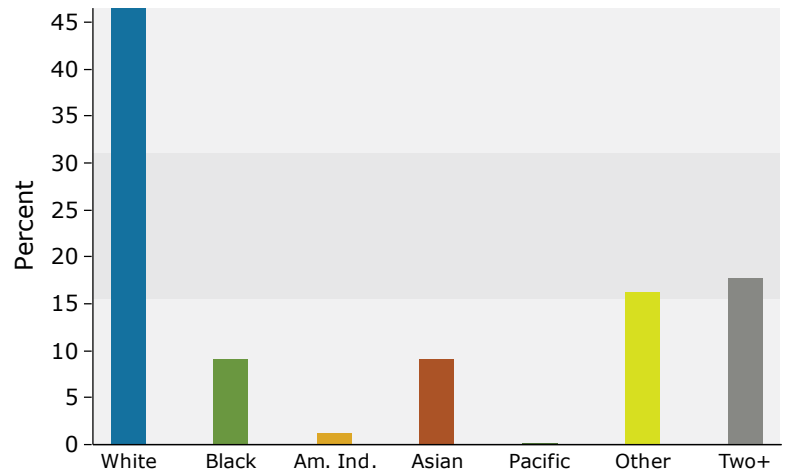
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 38.9%

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



# Demographic and Income Profile

11718 Metric Blvd, Austin, Texas, 78758  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.39806  
 Longitude: -97.70580

Summary	Census 2010	Census 2020	2023	2028
Population	269,293	315,006	325,408	340,848
Households	114,426	136,173	142,254	150,899
Families	61,069	70,812	69,811	73,914
Average Household Size	2.34	2.29	2.27	2.24
Owner Occupied Housing Units	48,133	50,014	55,788	56,512
Renter Occupied Housing Units	66,294	86,159	86,466	94,387
Median Age	32.0	33.6	34.4	34.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.93%	0.97%	0.30%
Households	1.19%	1.15%	0.49%
Families	1.15%	1.16%	0.44%
Owner HHs	0.26%	1.38%	0.66%
Median Household Income	2.02%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	10,321	7.3%	9,549	6.3%
\$15,000 - \$24,999	8,444	5.9%	7,184	4.8%
\$25,000 - \$34,999	9,386	6.6%	8,358	5.5%
\$35,000 - \$49,999	17,545	12.3%	16,622	11.0%
\$50,000 - \$74,999	25,275	17.8%	25,364	16.8%
\$75,000 - \$99,999	20,269	14.2%	21,571	14.3%
\$100,000 - \$149,999	24,605	17.3%	28,646	19.0%
\$150,000 - \$199,999	12,782	9.0%	17,205	11.4%
\$200,000+	13,627	9.6%	16,399	10.9%
Median Household Income	\$75,141		\$83,033	
Average Household Income	\$106,067		\$119,343	
Per Capita Income	\$46,499		\$53,017	

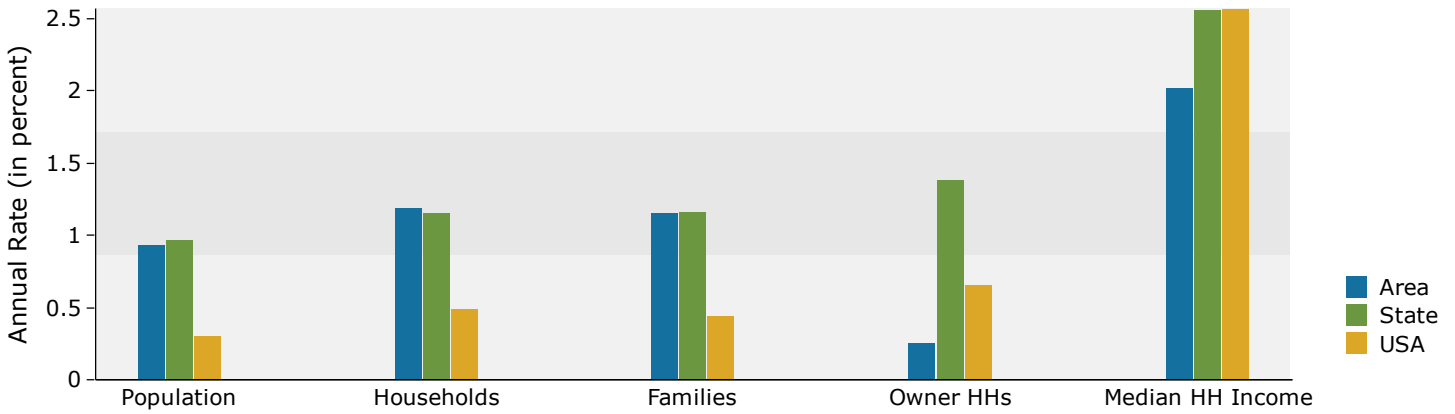
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,379	7.9%	19,549	6.2%	21,502	6.6%	23,484	6.9%
5 - 9	17,879	6.6%	18,581	5.9%	20,777	6.4%	21,317	6.3%
10 - 14	14,640	5.4%	17,515	5.6%	19,764	6.1%	19,929	5.8%
15 - 19	14,427	5.4%	15,887	5.0%	18,401	5.7%	18,950	5.6%
20 - 24	23,338	8.7%	22,886	7.3%	24,269	7.5%	28,340	8.3%
25 - 34	59,297	22.0%	72,862	23.1%	61,679	19.0%	63,163	18.5%
35 - 44	41,483	15.4%	51,444	16.3%	54,134	16.6%	54,627	16.0%
45 - 54	33,717	12.5%	36,292	11.5%	37,507	11.5%	40,689	11.9%
55 - 64	23,508	8.7%	29,905	9.5%	31,487	9.7%	30,051	8.8%
65 - 74	10,627	3.9%	18,789	6.0%	22,094	6.8%	23,637	6.9%
75 - 84	6,227	2.3%	7,898	2.5%	9,885	3.0%	12,210	3.6%
85+	2,771	1.0%	3,398	1.1%	3,909	1.2%	4,451	1.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	174,570	64.8%	150,084	47.6%	149,319	45.9%	146,131	42.9%
Black Alone	25,593	9.5%	29,582	9.4%	31,696	9.7%	34,826	10.2%
American Indian Alone	2,306	0.9%	3,569	1.1%	3,733	1.1%	4,101	1.2%
Asian Alone	23,206	8.6%	33,170	10.5%	37,537	11.5%	43,338	12.7%
Pacific Islander Alone	180	0.1%	252	0.1%	259	0.1%	280	0.1%
Some Other Race Alone	34,129	12.7%	45,267	14.4%	47,163	14.5%	51,353	15.1%
Two or More Races	9,309	3.5%	53,082	16.9%	55,701	17.1%	60,819	17.8%
Hispanic Origin (Any Race)	93,692	34.8%	112,417	35.7%	117,122	36.0%	125,166	36.7%

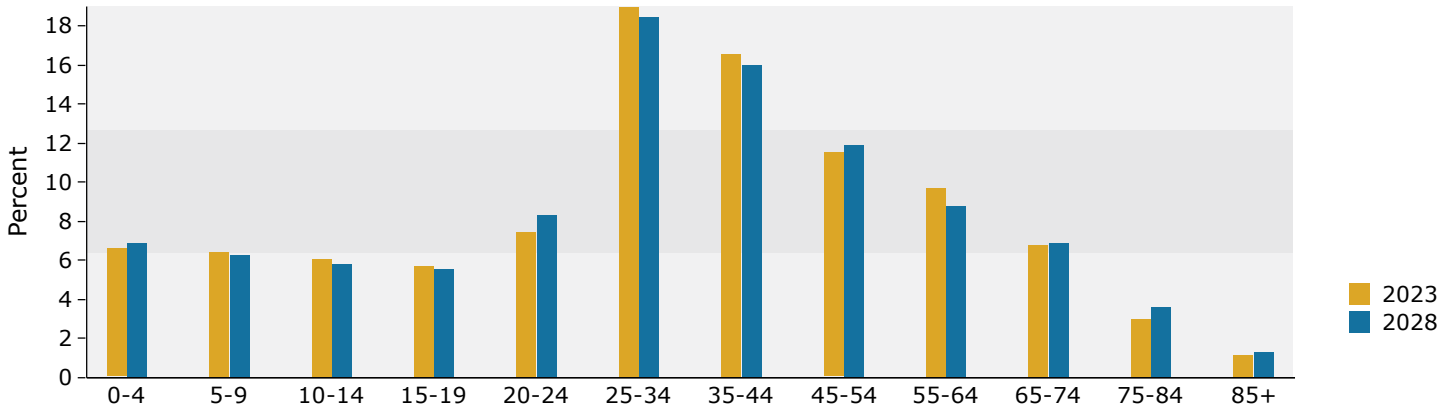
**Data Note:** Income is expressed in current dollars.

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

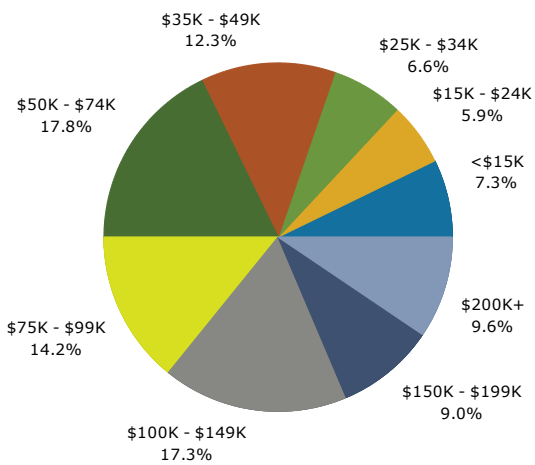
## Trends 2023-2028



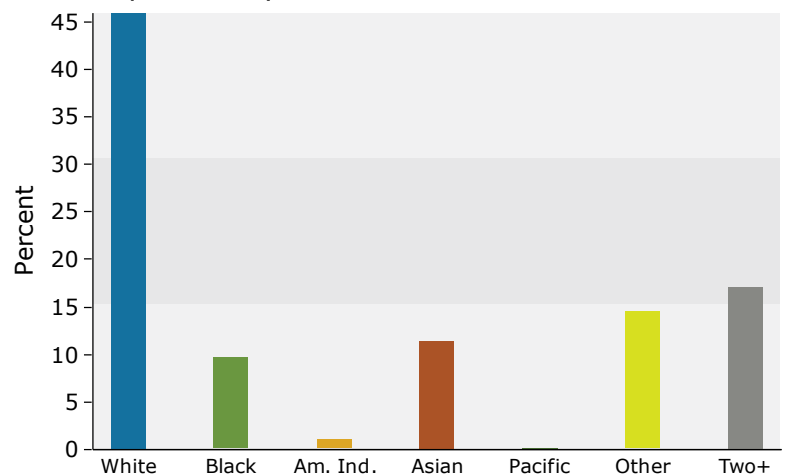
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 36.0%

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.

<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