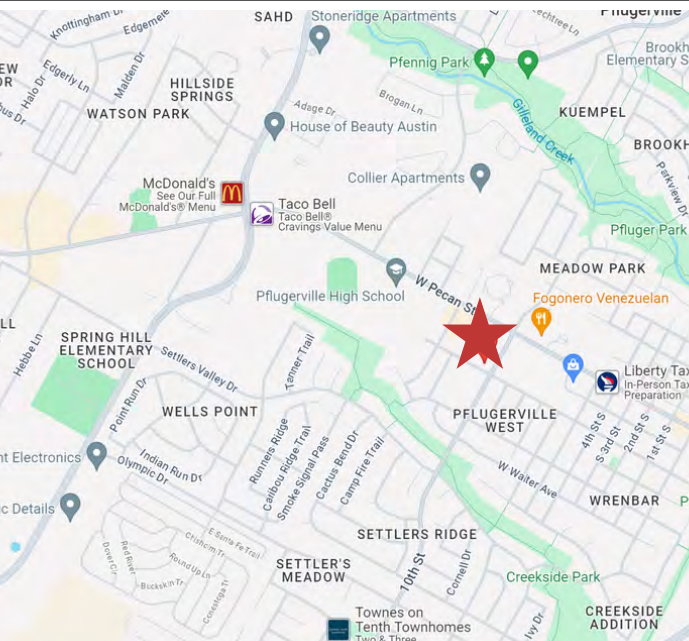




# FOR SALE/LEASE

204 S 10th St, Pflugerville, TX 78660



- **For Sale- \$1,525,000**
- **For Lease- \$20/sqft + \$6/sqft NNN approx.**
- **Monthly Rent- \$10,877 approx.**
- **Building size- 5,020 sqft**
- **Lot size- 0.56 acres approx.**
- **7 Classrooms, Office, Reception area, Kitchen and Playground with multiple playground equipment**
- **Growing population in the area**

**Neal Agrawal**

**972-804-0742**

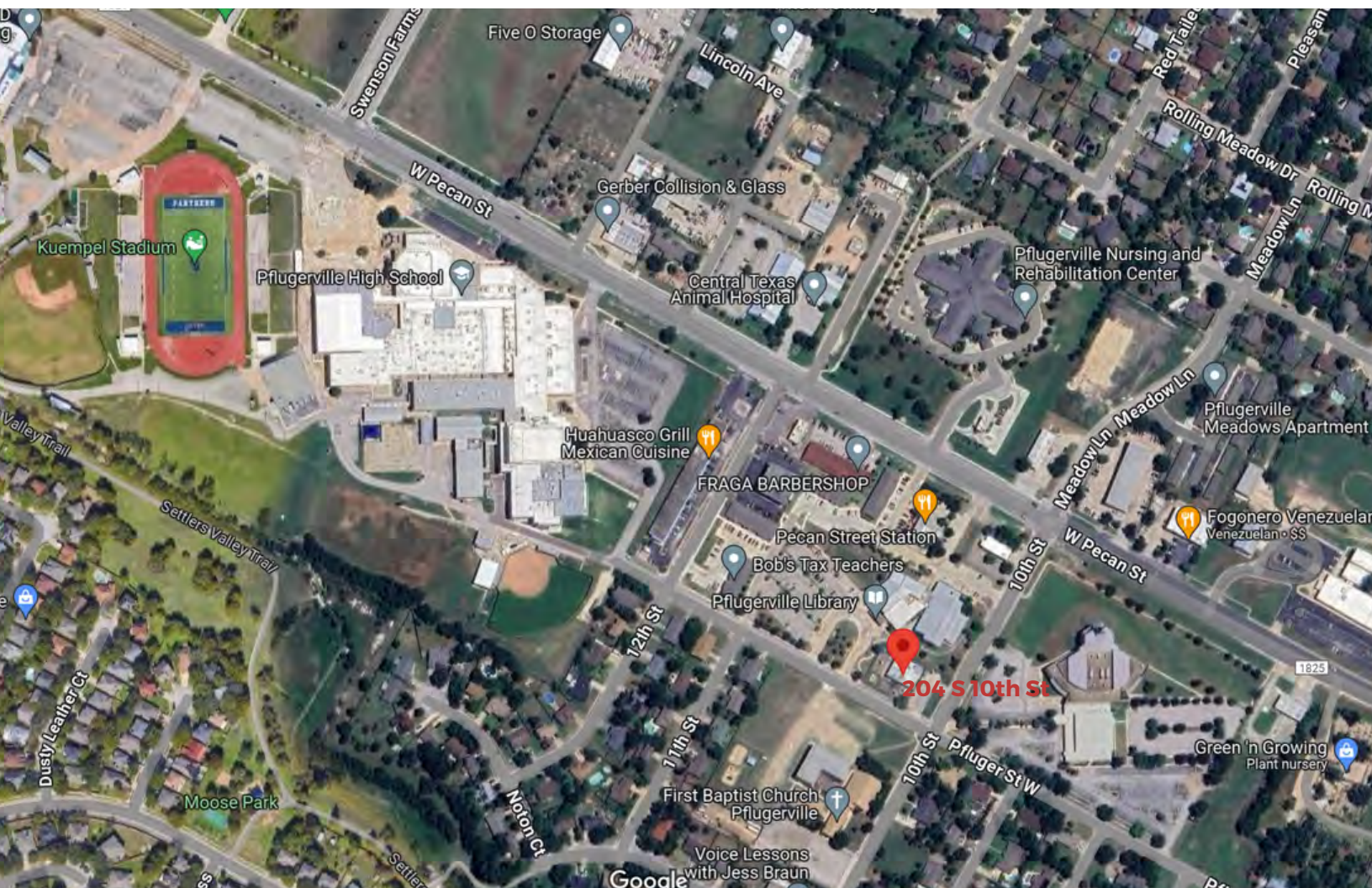
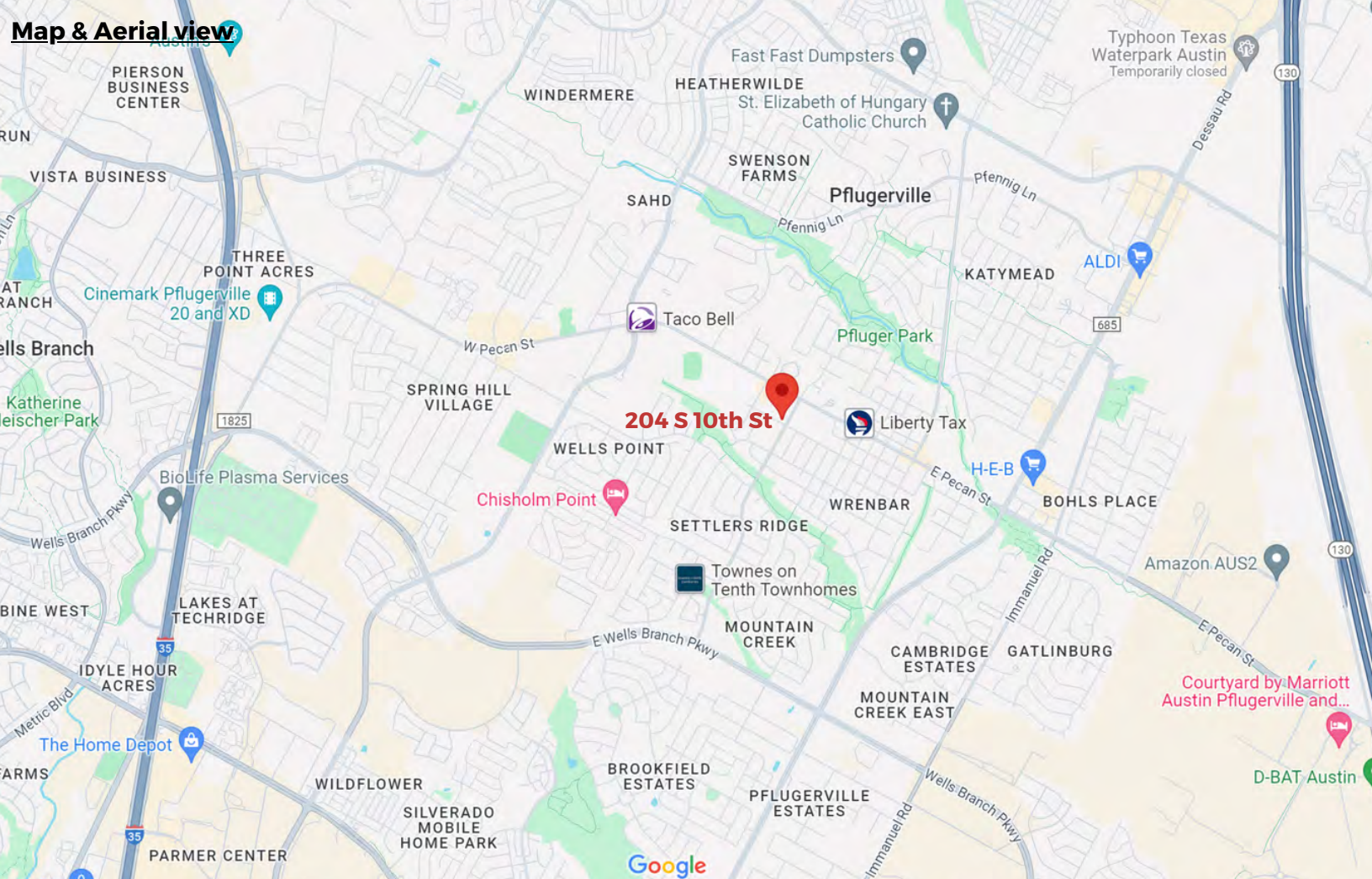
**dfwneal@gmail.com**

**Crest Real Estate Advisors**

**www.preschoolexchange.com**

**Pictures**





20  
FRONT DOORS

Fire Exit

~~Shelter in Place~~

☐ SINKS

☐ TOILETS

= EXIT DOORS

4068 TOTAL CHAD AREA FOOTAGE

OFFICE

RECEPTION

OFFICE

INFANTS

TWOS

Pre-K

EARLY  
Preschool

Todd's

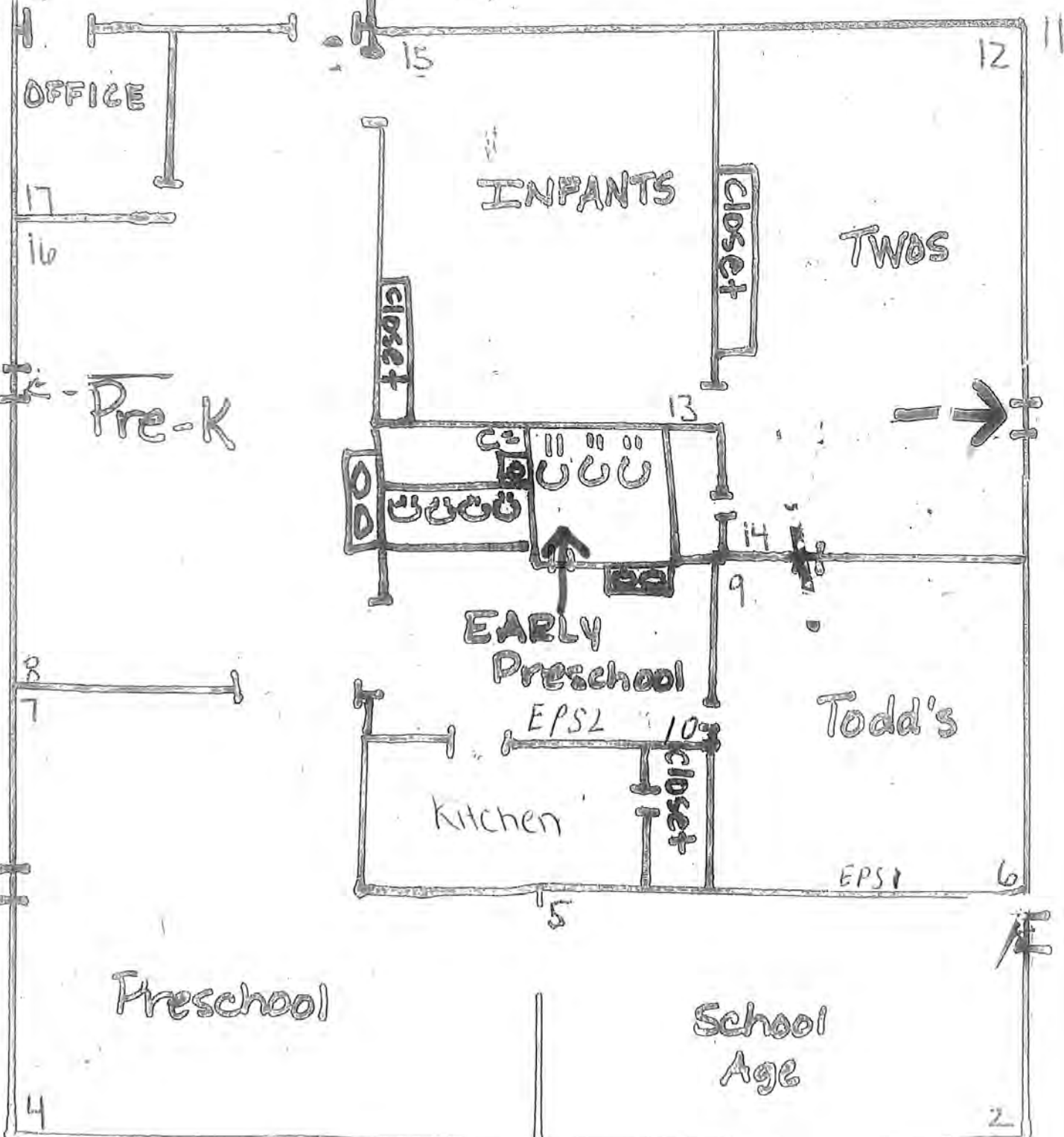
EPS2

Kitchen

EPS1

Preschool

School  
Age





# Demographic and Income Profile

204 S 10th St, Pflugerville, Texas, 78660 2  
 204 S 10th St, Pflugerville, Texas, 78660  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.44196  
 Longitude: -97.62893

Summary	Census 2010	Census 2020	2023	2028
Population	11,902	12,644	12,744	13,509
Households	3,905	4,277	4,320	4,584
Families	3,115	3,262	3,335	3,559
Average Household Size	3.01	2.91	2.90	2.90
Owner Occupied Housing Units	2,902	3,094	3,247	3,230
Renter Occupied Housing Units	1,006	1,183	1,073	1,354
Median Age	35.2	38.5	37.2	36.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.17%	0.97%	0.30%
Households	1.19%	1.15%	0.49%
Families	1.31%	1.16%	0.44%
Owner HHs	-0.10%	1.38%	0.66%
Median Household Income	2.42%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	171	4.0%	154	3.4%
\$15,000 - \$24,999	98	2.3%	82	1.8%
\$25,000 - \$34,999	144	3.3%	119	2.6%
\$35,000 - \$49,999	501	11.6%	435	9.5%
\$50,000 - \$74,999	631	14.6%	587	12.8%
\$75,000 - \$99,999	517	12.0%	495	10.8%
\$100,000 - \$149,999	908	21.0%	970	21.2%
\$150,000 - \$199,999	752	17.4%	952	20.8%
\$200,000+	598	13.8%	791	17.3%

Median Household Income	\$103,560	\$116,688
Average Household Income	\$130,403	\$149,907
Per Capita Income	\$44,665	\$51,203

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	760	6.4%	730	5.8%	763	6.0%	861	6.4%
5 - 9	1,037	8.7%	721	5.7%	816	6.4%	883	6.5%
10 - 14	1,058	8.9%	863	6.8%	843	6.6%	907	6.7%
15 - 19	1,012	8.5%	927	7.3%	864	6.8%	775	5.7%
20 - 24	585	4.9%	730	5.8%	711	5.6%	683	5.1%
25 - 34	1,457	12.2%	1,731	13.7%	1,969	15.4%	2,281	16.9%
35 - 44	1,920	16.1%	1,696	13.4%	1,856	14.6%	2,082	15.4%
45 - 54	2,083	17.5%	1,753	13.9%	1,717	13.5%	1,615	12.0%
55 - 64	1,109	9.3%	1,788	14.1%	1,682	13.2%	1,552	11.5%
65 - 74	474	4.0%	1,114	8.8%	960	7.5%	1,147	8.5%
75 - 84	265	2.2%	426	3.4%	387	3.0%	529	3.9%
85+	144	1.2%	164	1.3%	177	1.4%	194	1.4%

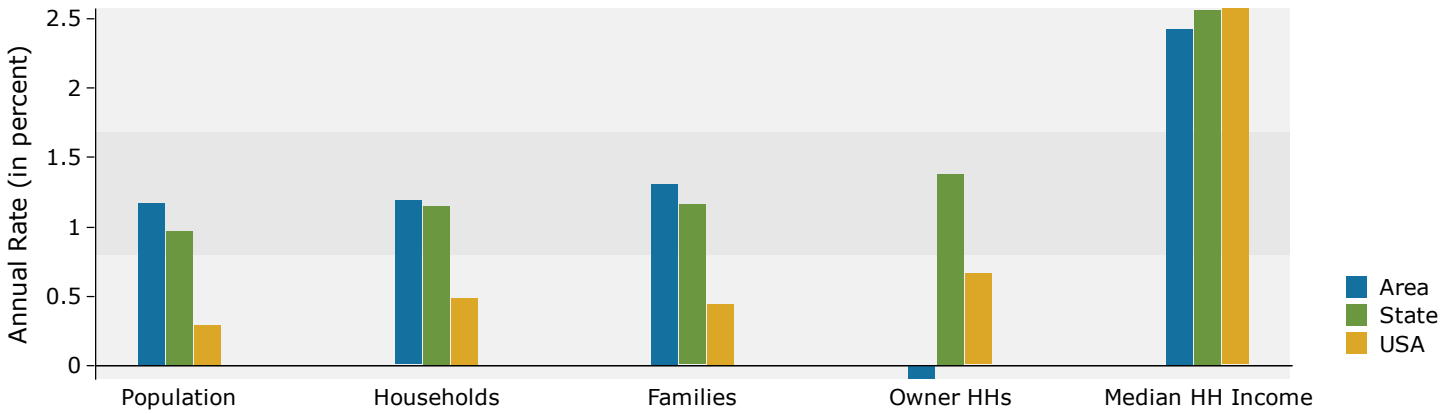
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,675	64.5%	6,070	48.0%	5,916	46.4%	5,641	41.8%
Black Alone	1,769	14.9%	1,695	13.4%	1,719	13.5%	1,776	13.1%
American Indian Alone	91	0.8%	136	1.1%	139	1.1%	168	1.2%
Asian Alone	1,044	8.8%	1,179	9.3%	1,311	10.3%	1,468	10.9%
Pacific Islander Alone	14	0.1%	26	0.2%	25	0.2%	27	0.2%
Some Other Race Alone	894	7.5%	1,269	10.0%	1,305	10.2%	1,678	12.4%
Two or More Races	414	3.5%	2,270	18.0%	2,330	18.3%	2,750	20.4%

Hispanic Origin (Any Race)	3,048	25.6%	3,897	30.8%	3,979	31.2%	4,789	35.5%
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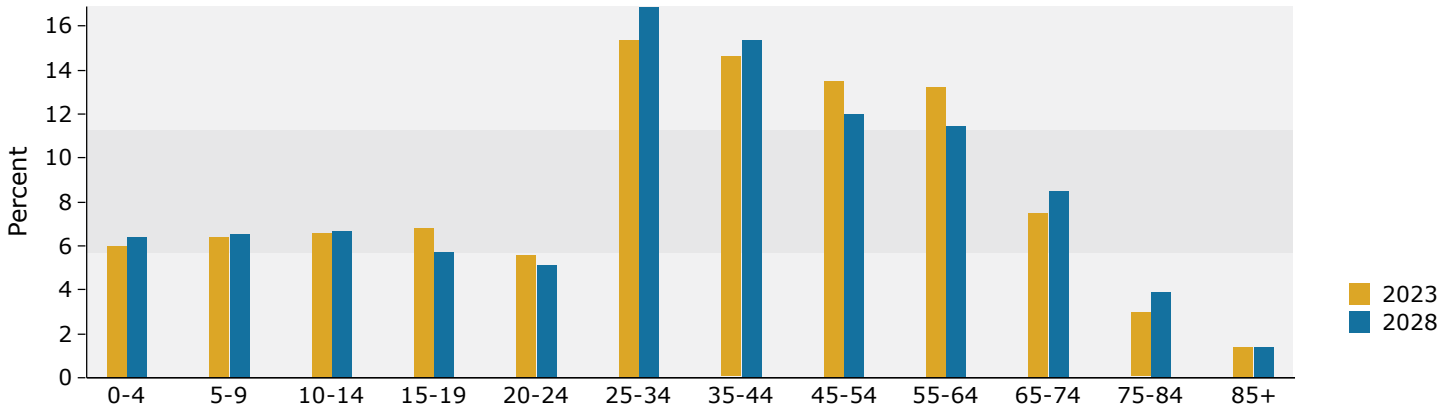
**Data Note:** Income is expressed in current dollars.

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

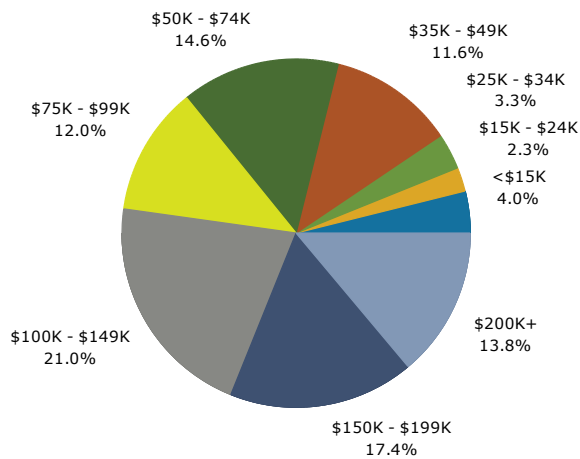
## Trends 2023-2028



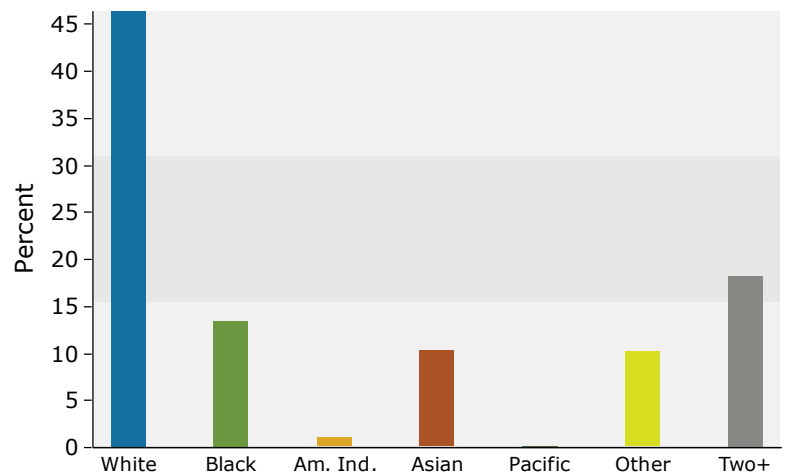
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 31.2%



# Demographic and Income Profile

204 S 10th St, Pflugerville, Texas, 78660 2  
 204 S 10th St, Pflugerville, Texas, 78660  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.44196  
 Longitude: -97.62893

Summary	Census 2010	Census 2020	2023	2028
Population	66,728	90,340	98,659	106,881
Households	22,894	33,359	36,519	39,786
Families	16,667	22,023	25,220	27,540
Average Household Size	2.91	2.70	2.69	2.68
Owner Occupied Housing Units	15,517	18,300	20,079	20,803
Renter Occupied Housing Units	7,379	15,059	16,440	18,983
Median Age	32.1	33.9	34.2	33.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.61%	0.97%	0.30%
Households	1.73%	1.15%	0.49%
Families	1.78%	1.16%	0.44%
Owner HHs	0.71%	1.38%	0.66%
Median Household Income	2.29%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,742	4.8%	1,660	4.2%
\$15,000 - \$24,999	1,567	4.3%	1,343	3.4%
\$25,000 - \$34,999	1,764	4.8%	1,543	3.9%
\$35,000 - \$49,999	4,205	11.5%	3,841	9.7%
\$50,000 - \$74,999	5,534	15.2%	5,390	13.5%
\$75,000 - \$99,999	6,801	18.6%	7,013	17.6%
\$100,000 - \$149,999	7,831	21.4%	9,161	23.0%
\$150,000 - \$199,999	4,169	11.4%	5,686	14.3%
\$200,000+	2,906	8.0%	4,149	10.4%

Median Household Income	\$85,615	\$95,864
Average Household Income	\$108,164	\$124,841
Per Capita Income	\$40,511	\$47,194

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,426	8.1%	5,873	6.5%	7,209	7.3%	8,206	7.7%
5 - 9	5,875	8.8%	5,857	6.5%	7,604	7.7%	8,247	7.7%
10 - 14	5,495	8.2%	6,100	6.8%	7,495	7.6%	8,182	7.7%
15 - 19	4,950	7.4%	5,937	6.6%	6,720	6.8%	6,912	6.5%
20 - 24	3,846	5.8%	6,345	7.0%	6,037	6.1%	6,423	6.0%
25 - 34	11,216	16.8%	17,020	18.8%	15,566	15.8%	18,573	17.4%
35 - 44	11,608	17.4%	14,297	15.8%	16,426	16.6%	17,155	16.1%
45 - 54	9,516	14.3%	11,578	12.8%	12,839	13.0%	13,246	12.4%
55 - 64	5,274	7.9%	9,531	10.6%	10,074	10.2%	9,682	9.1%
65 - 74	2,181	3.3%	5,312	5.9%	5,961	6.0%	6,726	6.3%
75 - 84	978	1.5%	1,884	2.1%	2,147	2.2%	2,823	2.6%
85+	365	0.5%	605	0.7%	581	0.6%	706	0.7%

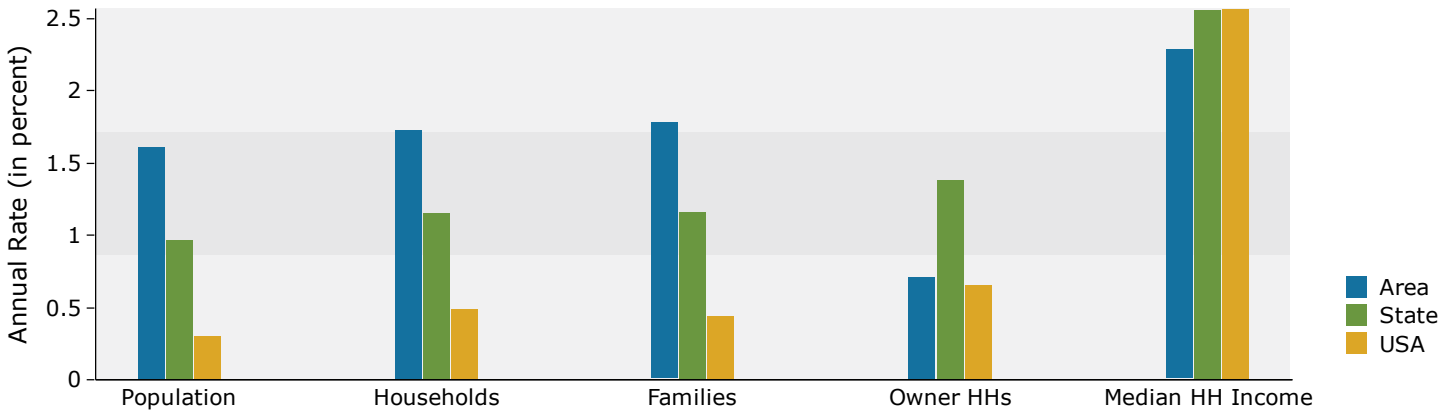
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	38,925	58.3%	37,510	41.5%	38,865	39.4%	38,689	36.2%
Black Alone	10,539	15.8%	13,887	15.4%	15,225	15.4%	16,673	15.6%
American Indian Alone	480	0.7%	1,061	1.2%	1,183	1.2%	1,384	1.3%
Asian Alone	6,417	9.6%	9,093	10.1%	11,082	11.2%	13,016	12.2%
Pacific Islander Alone	81	0.1%	122	0.1%	128	0.1%	141	0.1%
Some Other Race Alone	7,816	11.7%	12,254	13.6%	13,998	14.2%	16,242	15.2%
Two or More Races	2,470	3.7%	16,413	18.2%	18,178	18.4%	20,737	19.4%

Hispanic Origin (Any Race)	21,403	32.1%	33,078	36.6%	37,022	37.5%	41,729	39.0%
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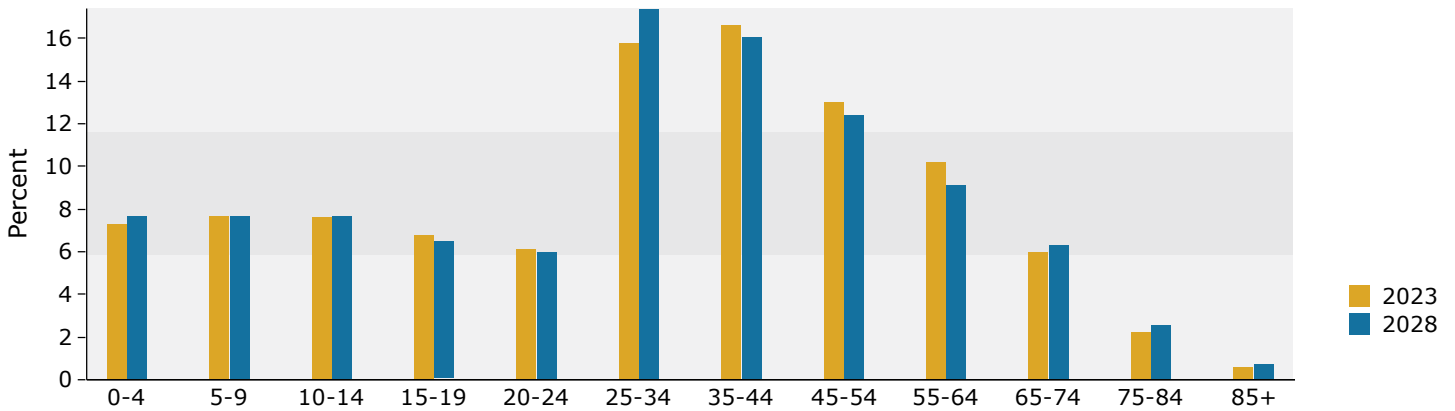
**Data Note:** Income is expressed in current dollars.

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

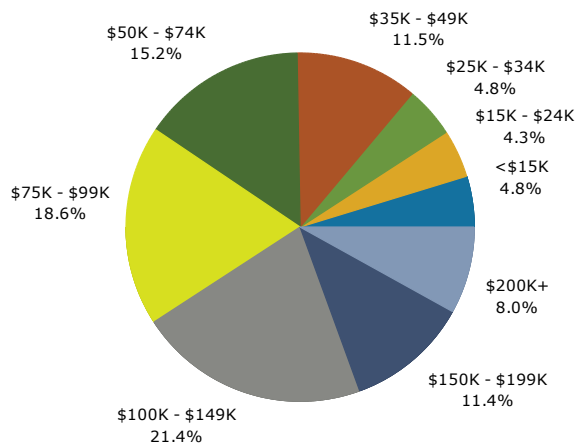
## Trends 2023-2028



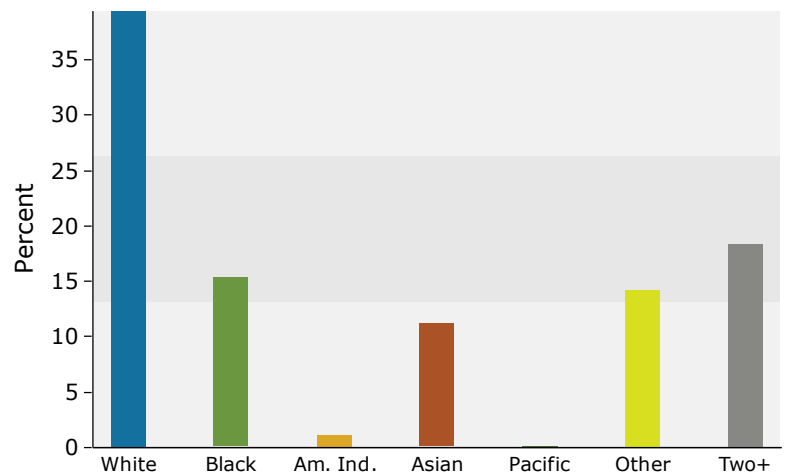
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 37.5%

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





# Demographic and Income Profile

204 S 10th St, Pflugerville, Texas, 78660 2  
 204 S 10th St, Pflugerville, Texas, 78660  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.44196  
 Longitude: -97.62893

Summary	Census 2010	Census 2020	2023	2028
Population	173,604	239,619	257,989	275,317
Households	65,109	91,041	98,874	106,611
Families	42,726	58,480	63,138	67,866
Average Household Size	2.66	2.62	2.60	2.58
Owner Occupied Housing Units	37,409	47,677	54,806	56,830
Renter Occupied Housing Units	27,693	43,364	44,068	49,781
Median Age	31.7	33.7	33.9	33.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	1.31%	0.97%	0.30%
Households	1.52%	1.15%	0.49%
Families	1.45%	1.16%	0.44%
Owner HHs	0.73%	1.38%	0.66%
Median Household Income	2.27%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,313	4.4%	4,052	3.8%
\$15,000 - \$24,999	4,037	4.1%	3,428	3.2%
\$25,000 - \$34,999	5,150	5.2%	4,563	4.3%
\$35,000 - \$49,999	10,676	10.8%	9,873	9.3%
\$50,000 - \$74,999	16,200	16.4%	15,985	15.0%
\$75,000 - \$99,999	16,146	16.3%	16,706	15.7%
\$100,000 - \$149,999	21,747	22.0%	24,683	23.2%
\$150,000 - \$199,999	11,782	11.9%	15,523	14.6%
\$200,000+	8,823	8.9%	11,799	11.1%

Median Household Income	\$87,129	\$97,481
Average Household Income	\$111,613	\$126,941
Per Capita Income	\$42,845	\$49,228

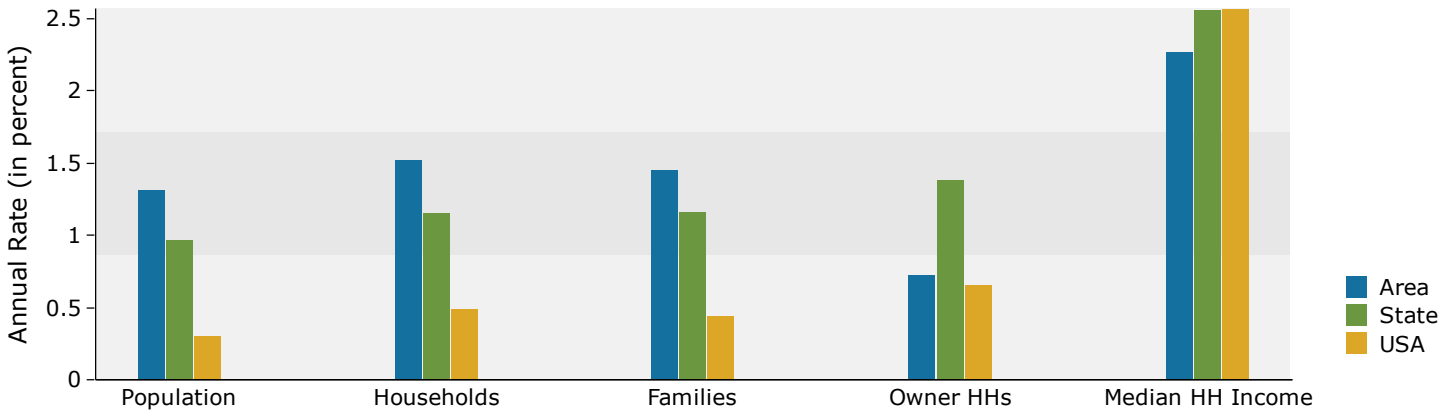
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,627	8.4%	15,900	6.6%	19,060	7.4%	21,190	7.7%
5 - 9	14,225	8.2%	16,012	6.7%	19,945	7.7%	21,006	7.6%
10 - 14	12,998	7.5%	16,480	6.9%	19,284	7.5%	20,397	7.4%
15 - 19	11,346	6.5%	15,396	6.4%	16,586	6.4%	17,436	6.3%
20 - 24	11,424	6.6%	16,387	6.8%	16,728	6.5%	18,270	6.6%
25 - 34	33,329	19.2%	45,592	19.0%	42,161	16.3%	48,407	17.6%
35 - 44	29,912	17.2%	39,758	16.6%	44,920	17.4%	44,964	16.3%
45 - 54	23,205	13.4%	30,412	12.7%	32,400	12.6%	34,303	12.5%
55 - 64	13,532	7.8%	23,693	9.9%	24,464	9.5%	23,642	8.6%
65 - 74	5,559	3.2%	13,491	5.6%	15,060	5.8%	16,368	5.9%
75 - 84	2,519	1.5%	4,833	2.0%	5,680	2.2%	7,294	2.6%
85+	928	0.5%	1,665	0.7%	1,701	0.7%	2,039	0.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	105,208	60.6%	106,290	44.4%	109,022	42.3%	107,044	38.9%
Black Alone	24,747	14.3%	34,661	14.5%	38,076	14.8%	41,531	15.1%
American Indian Alone	1,234	0.7%	2,377	1.0%	2,600	1.0%	2,982	1.1%
Asian Alone	16,623	9.6%	25,809	10.8%	30,664	11.9%	36,084	13.1%
Pacific Islander Alone	211	0.1%	312	0.1%	335	0.1%	355	0.1%
Some Other Race Alone	18,657	10.7%	28,706	12.0%	31,716	12.3%	36,393	13.2%
Two or More Races	6,924	4.0%	41,463	17.3%	45,576	17.7%	50,928	18.5%
Hispanic Origin (Any Race)	52,333	30.1%	79,949	33.4%	88,052	34.1%	98,036	35.6%

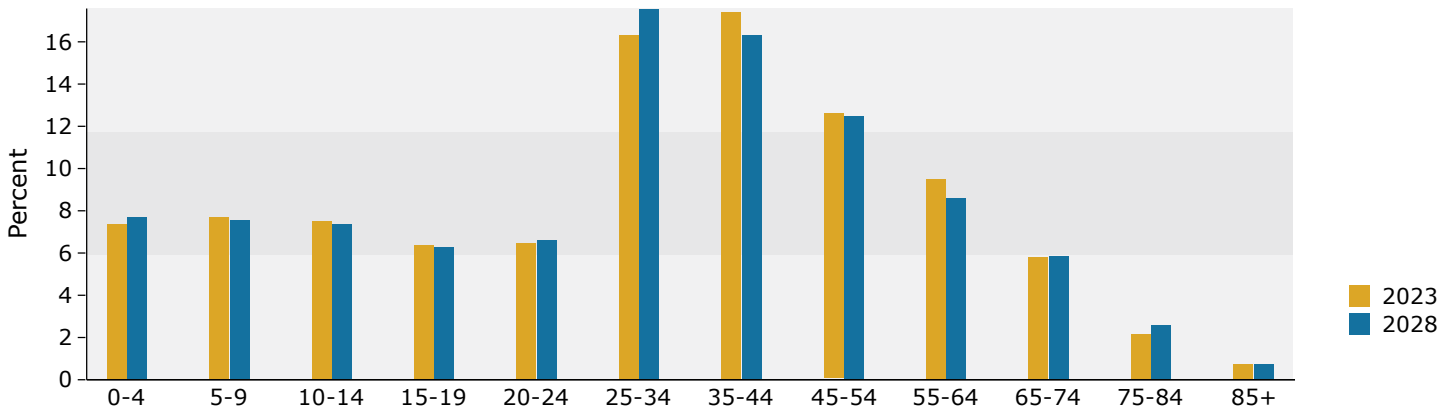
**Data Note:** Income is expressed in current dollars.

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

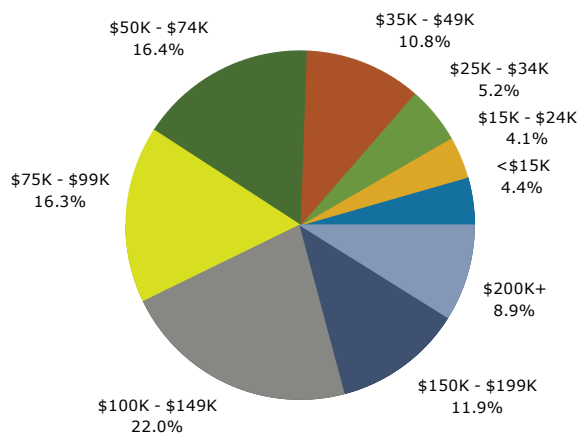
## Trends 2023-2028



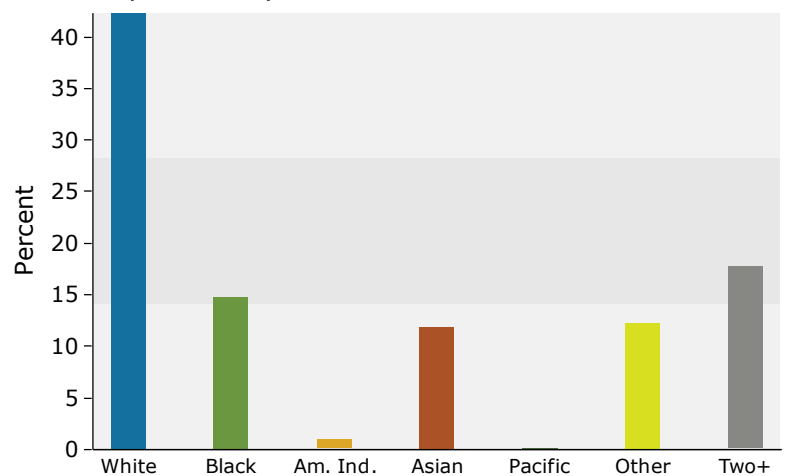
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 34.1%

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