

For Sale

2090 Market Place Blvd
Irving, TX 75063



- Asking - \$5,500,000
- Building size- 15,295 sqft
- Lot size- 1.37 acres
- Year built- 2013
- Licensed capacity- 303
- State-of-the-art Building
- High-end finish outs
- 11 Classrooms, gym, commercial kitchen, computer room, 2 offices & Teachers lounge
- Highly desirable location in Valley Ranch
- Densely populated area
- Surrounded by apartments, homes, multiple retail & commercial developments
- Avg. income of \$159,000+ in the 1-mile radius

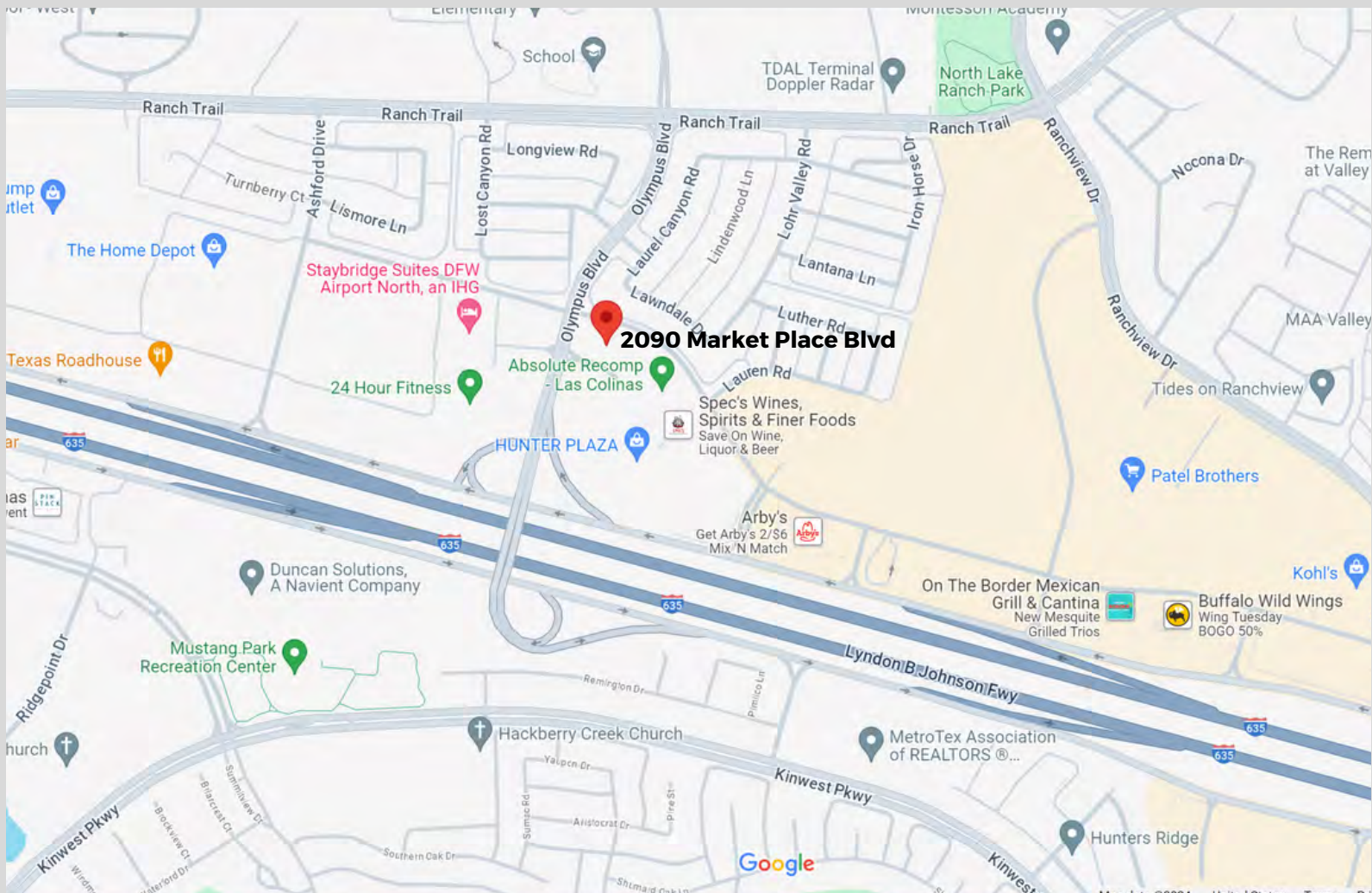
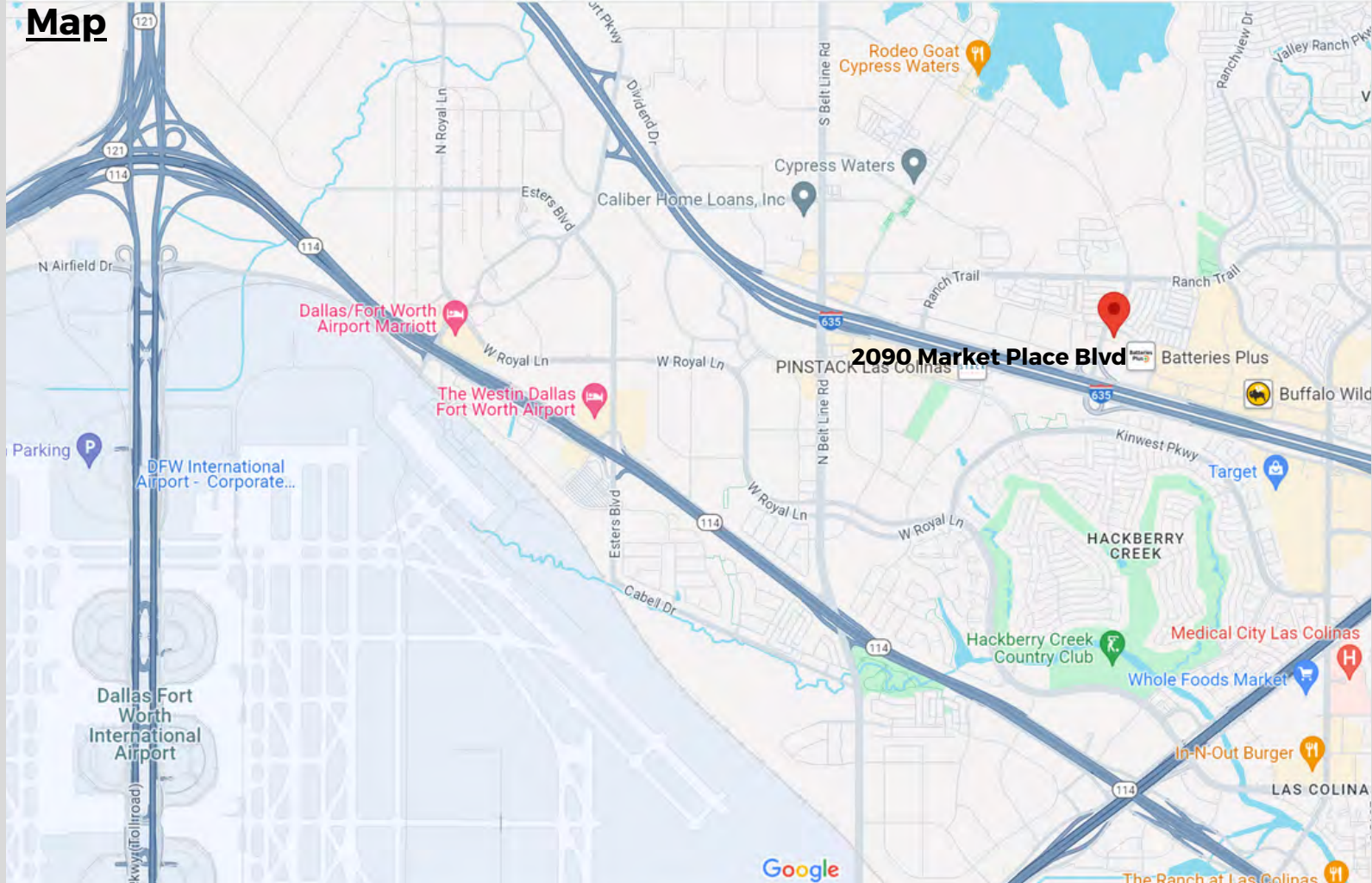


Neal Agrawal
972-804-0742
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Crest Real Estate Advisors
www.preschoolexchange.com

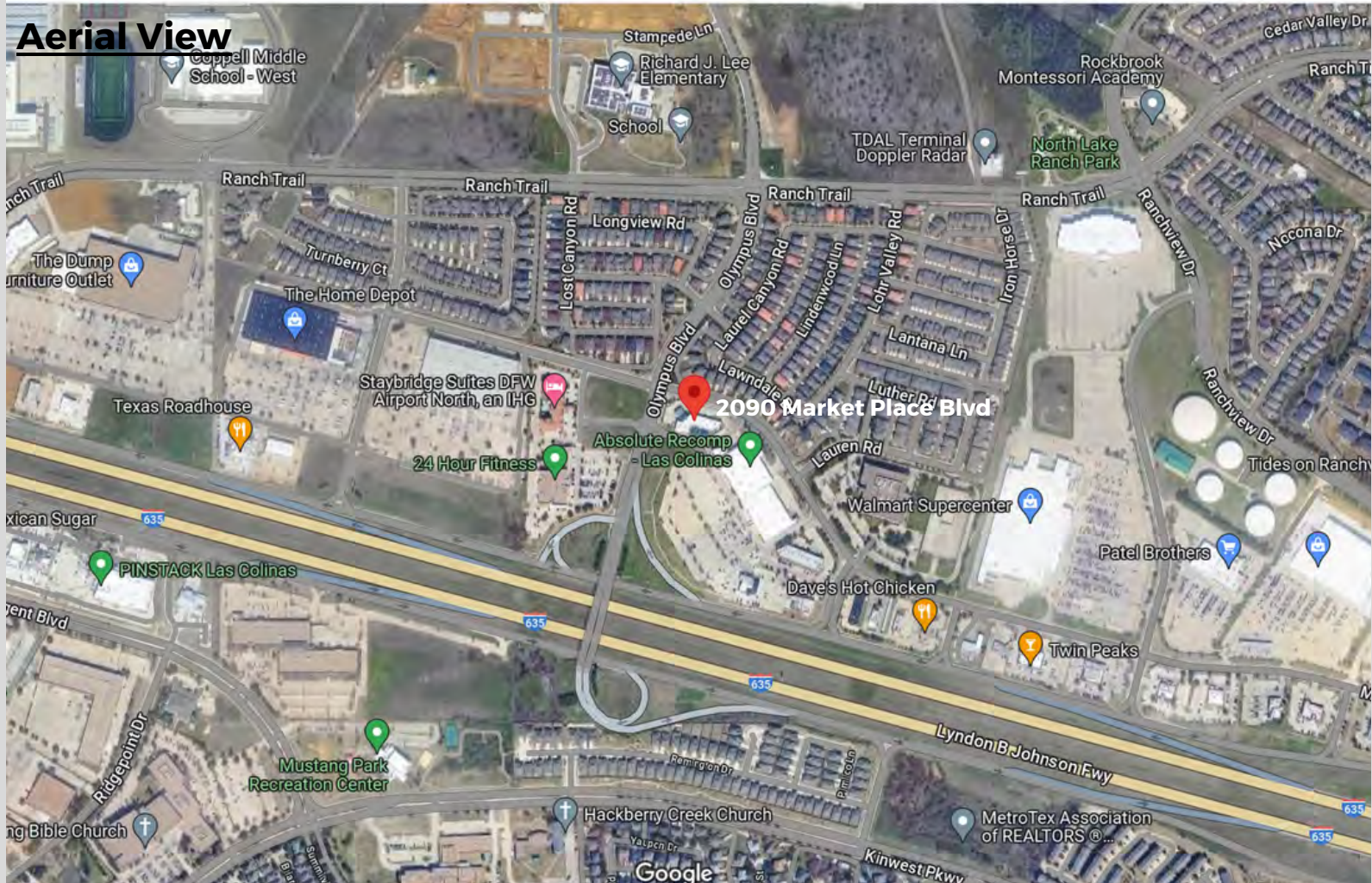
Pictures

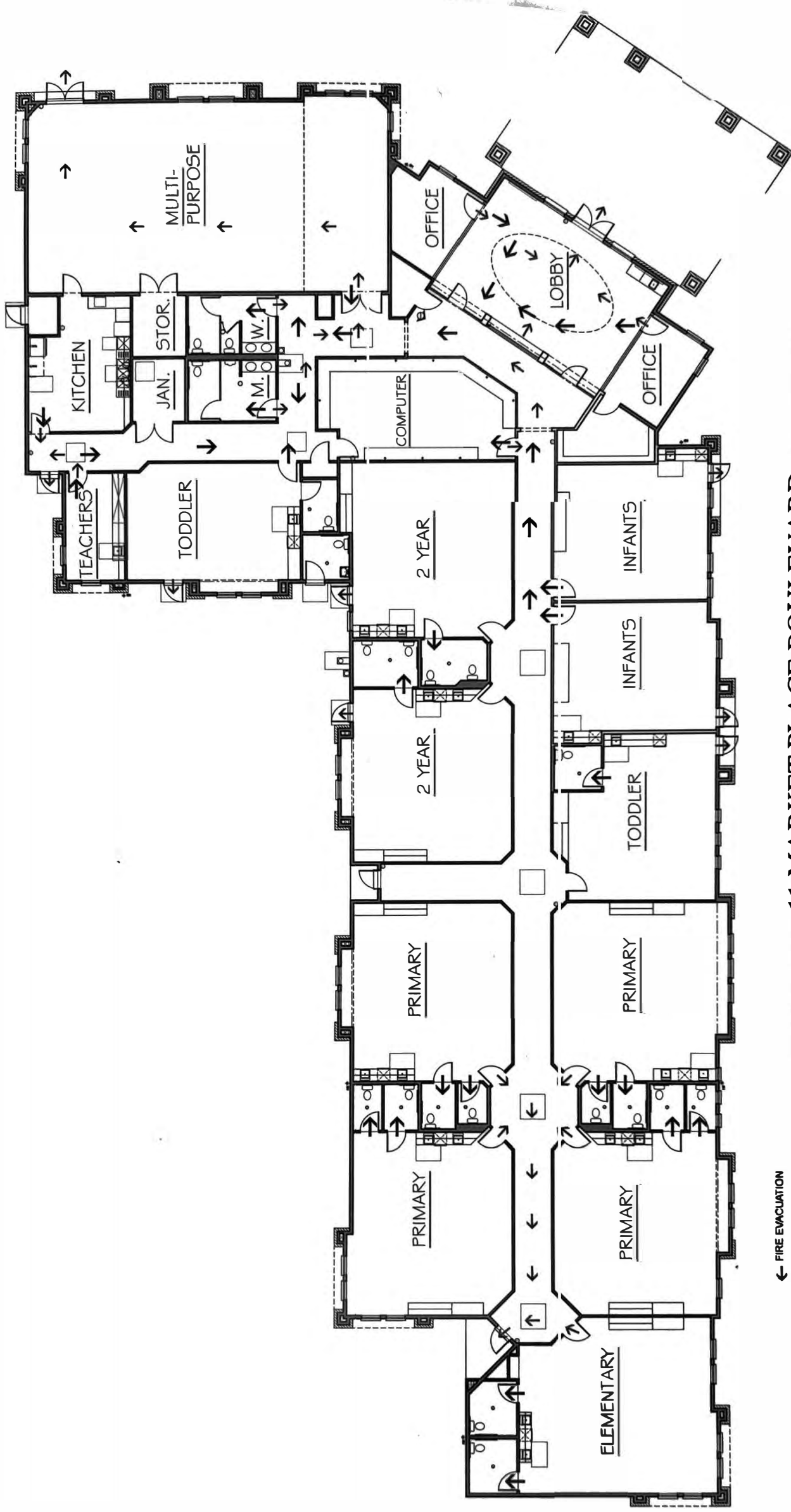






Aerial View





← FIRE EVACUATION
 ← SEVERE WEATHER

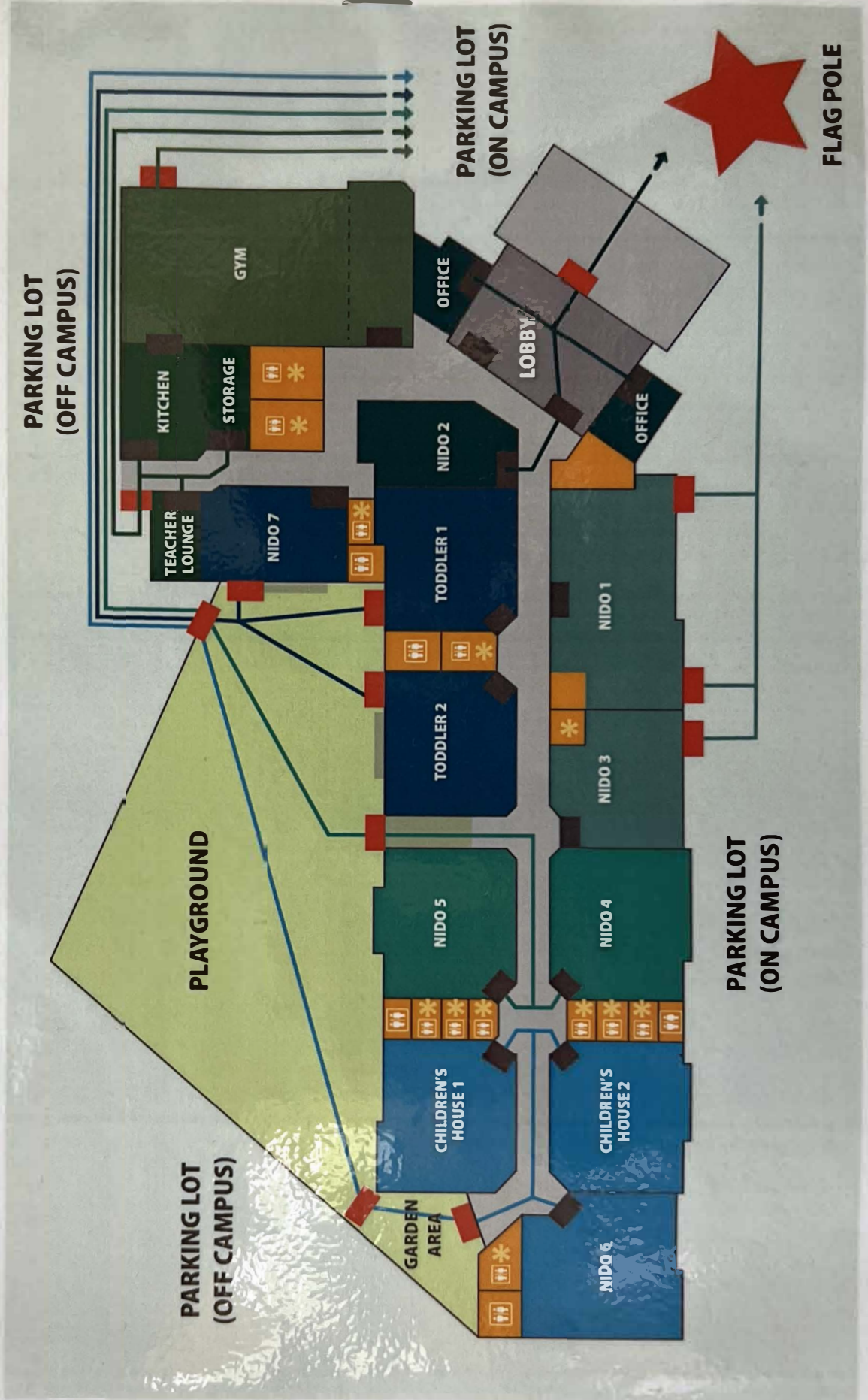
11 MARKET PLACE BOULEVARD
 MARKET PLACE SHOPPING CENTER

IRVING, TEXAS

Wonders of Montessori
VALLEY RANCH
 2090 MARKET PLACE BLVD.
 IRVING TX 75063

EVACUATION PLAN

- OUTDOOR EXIT
- SHELTER: LOCKDOWN
- ★ MEETING PLACE
- INDOOR EXIT
- ★ SHELTER: TORNADO





Demographic and Income Profile

2090 Market Place Blvd, Irving, Texas, 75063
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.92205
 Longitude: -96.97352

Summary	Census 2010	Census 2020	2023	2028
Population	7,879	10,890	11,527	12,010
Households	2,892	4,132	4,442	4,637
Families	2,092	2,856	3,183	3,350
Average Household Size	2.72	2.63	2.59	2.59
Owner Occupied Housing Units	1,879	2,043	2,109	2,211
Renter Occupied Housing Units	1,012	2,089	2,333	2,426
Median Age	33.8	35.6	36.7	37.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.82%	0.97%	0.30%
Households	0.86%	1.15%	0.49%
Families	1.03%	1.16%	0.44%
Owner HHs	0.95%	1.38%	0.66%
Median Household Income	1.97%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	313	7.0%	279	6.0%
\$15,000 - \$24,999	60	1.4%	46	1.0%
\$25,000 - \$34,999	160	3.6%	138	3.0%
\$35,000 - \$49,999	269	6.1%	258	5.6%
\$50,000 - \$74,999	483	10.9%	475	10.2%
\$75,000 - \$99,999	651	14.7%	621	13.4%
\$100,000 - \$149,999	819	18.4%	851	18.4%
\$150,000 - \$199,999	596	13.4%	724	15.6%
\$200,000+	1,091	24.6%	1,246	26.9%

Median Household Income	\$113,167	\$124,768
Average Household Income	\$159,197	\$175,377
Per Capita Income	\$60,506	\$66,797

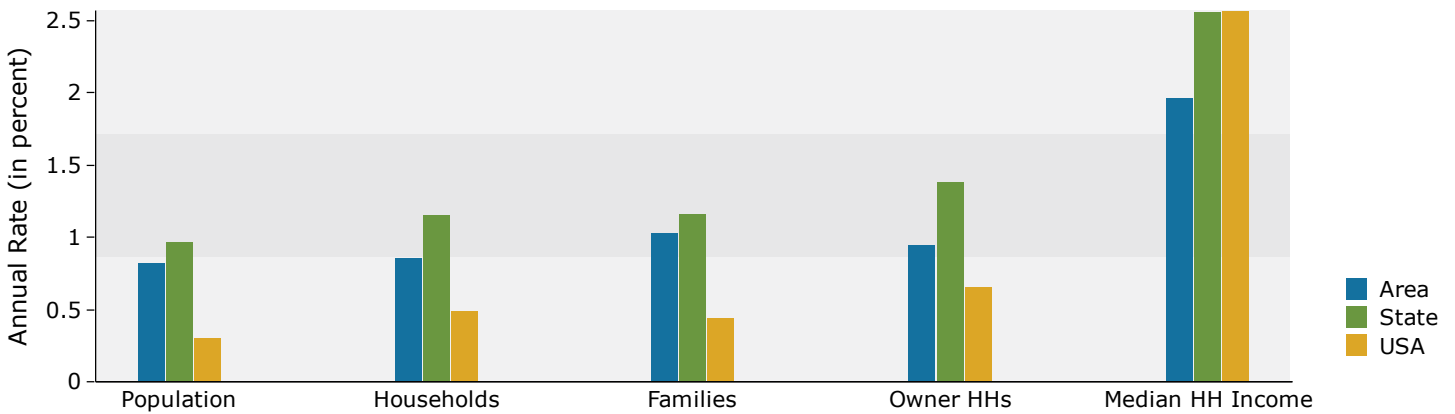
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	811	10.3%	639	5.9%	893	7.7%	916	7.6%
5 - 9	654	8.3%	777	7.1%	974	8.4%	921	7.7%
10 - 14	468	5.9%	820	7.5%	921	8.0%	867	7.2%
15 - 19	324	4.1%	625	5.7%	609	5.3%	731	6.1%
20 - 24	303	3.8%	599	5.5%	452	3.9%	545	4.5%
25 - 34	1,592	20.2%	1,860	17.1%	1,483	12.9%	1,552	12.9%
35 - 44	1,595	20.2%	1,981	18.2%	2,443	21.2%	2,157	18.0%
45 - 54	952	12.1%	1,606	14.7%	1,552	13.5%	1,881	15.7%
55 - 64	646	8.2%	997	9.2%	1,082	9.4%	1,118	9.3%
65 - 74	279	3.5%	595	5.5%	737	6.4%	823	6.9%
75 - 84	144	1.8%	259	2.4%	280	2.4%	390	3.2%
85+	110	1.4%	133	1.2%	102	0.9%	113	0.9%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,316	42.1%	2,784	25.6%	2,684	23.3%	2,353	19.6%
Black Alone	524	6.7%	1,005	9.2%	1,127	9.8%	1,190	9.9%
American Indian Alone	23	0.3%	46	0.4%	49	0.4%	50	0.4%
Asian Alone	3,674	46.6%	5,939	54.5%	6,497	56.4%	7,217	60.1%
Pacific Islander Alone	2	0.0%	11	0.1%	11	0.1%	12	0.1%
Some Other Race Alone	110	1.4%	284	2.6%	307	2.7%	320	2.7%
Two or More Races	229	2.9%	822	7.5%	851	7.4%	868	7.2%
Hispanic Origin (Any Race)	736	9.3%	1,019	9.4%	1,096	9.5%	1,114	9.3%

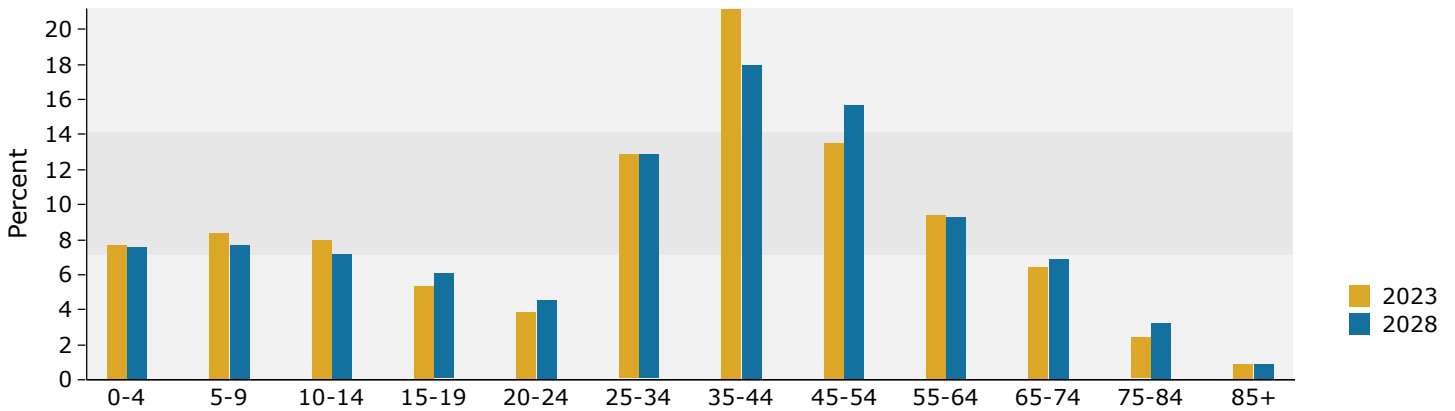
Data Note: Income is expressed in current dollars.

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

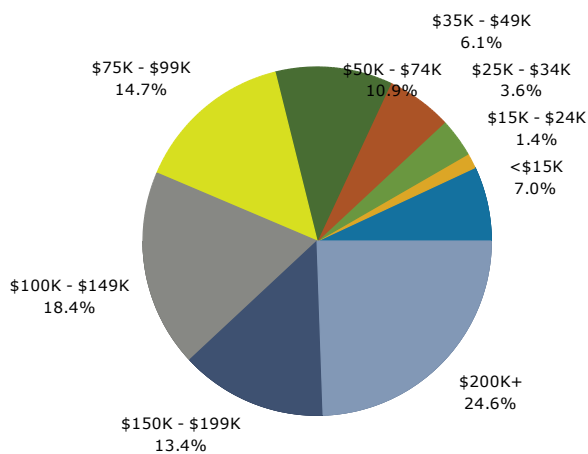
Trends 2023-2028



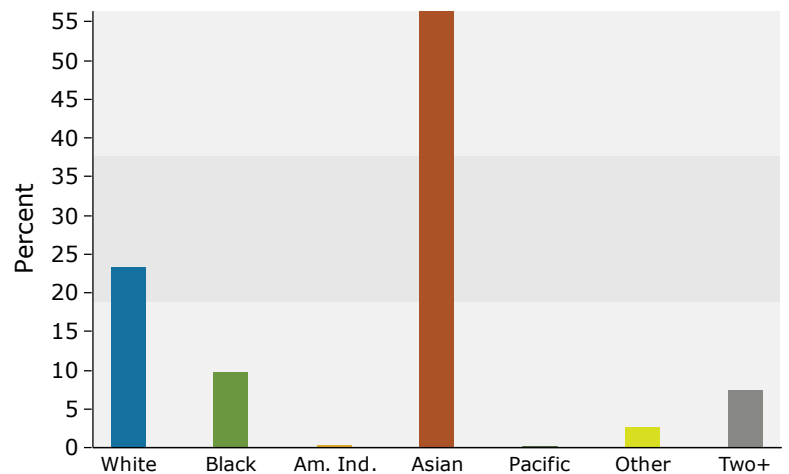
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 9.5%

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



Demographic and Income Profile

2090 Market Place Blvd, Irving, Texas, 75063
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.92205
 Longitude: -96.97352

Summary	Census 2010	Census 2020	2023	2028
Population	58,524	79,465	85,005	88,326
Households	26,060	31,507	33,348	34,591
Families	14,912	20,651	19,123	20,068
Average Household Size	2.25	2.52	2.55	2.55
Owner Occupied Housing Units	9,081	11,365	12,201	12,580
Renter Occupied Housing Units	16,976	20,142	21,147	22,010
Median Age	32.2	33.7	34.3	34.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.77%	0.97%	0.30%
Households	0.73%	1.15%	0.49%
Families	0.97%	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	1,465	4.4%	1,325	3.8%
\$15,000 - \$24,999	898	2.7%	709	2.0%
\$25,000 - \$34,999	1,121	3.4%	991	2.9%
\$35,000 - \$49,999	2,257	6.8%	2,029	5.9%
\$50,000 - \$74,999	4,701	14.1%	4,421	12.8%
\$75,000 - \$99,999	5,458	16.4%	5,500	15.9%
\$100,000 - \$149,999	7,508	22.5%	8,058	23.3%
\$150,000 - \$199,999	3,960	11.9%	4,803	13.9%
\$200,000+	5,975	17.9%	6,751	19.5%

Median Household Income	\$103,312	\$110,121
Average Household Income	\$141,707	\$155,598
Per Capita Income	\$55,771	\$61,130

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,085	8.7%	6,281	7.9%	5,739	6.8%	6,034	6.8%
5 - 9	3,880	6.6%	6,237	7.8%	5,468	6.4%	5,282	6.0%
10 - 14	3,025	5.2%	5,119	6.4%	4,804	5.7%	4,689	5.3%
15 - 19	2,461	4.2%	3,670	4.6%	3,932	4.6%	4,071	4.6%
20 - 24	3,693	6.3%	3,933	4.9%	5,843	6.9%	6,548	7.4%
25 - 34	15,497	26.5%	16,978	21.4%	17,961	21.1%	18,282	20.7%
35 - 44	10,675	18.2%	15,963	20.1%	16,409	19.3%	16,272	18.4%
45 - 54	7,410	12.7%	9,407	11.8%	9,819	11.6%	10,868	12.3%
55 - 64	4,432	7.6%	6,668	8.4%	7,765	9.1%	7,532	8.5%
65 - 74	1,600	2.7%	3,540	4.5%	5,014	5.9%	5,618	6.4%
75 - 84	569	1.0%	1,278	1.6%	1,786	2.1%	2,546	2.9%
85+	198	0.3%	389	0.5%	464	0.5%	585	0.7%

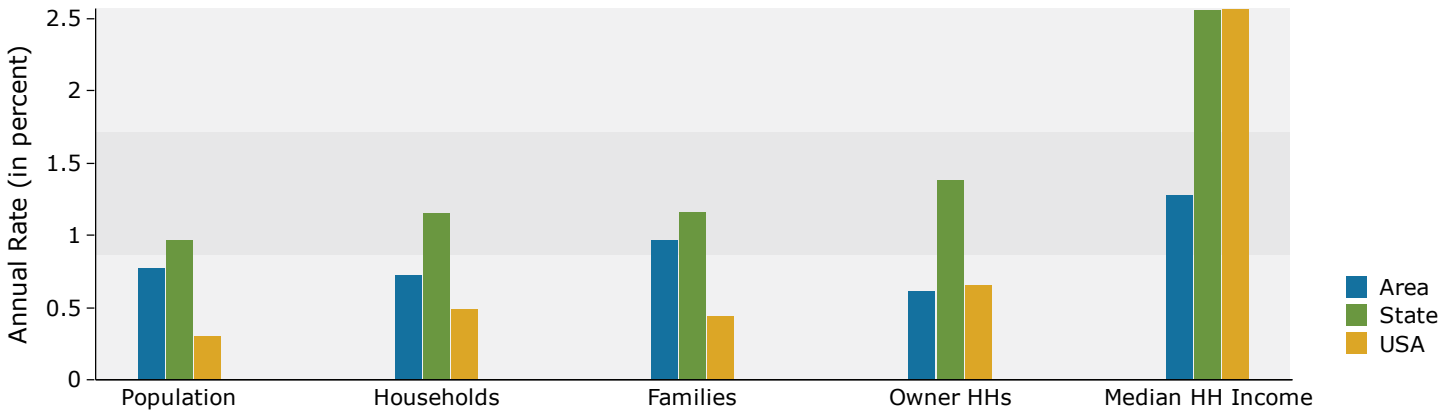
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,101	46.3%	20,393	25.7%	20,070	23.6%	18,100	20.5%
Black Alone	7,147	12.2%	8,573	10.8%	9,509	11.2%	9,933	11.2%
American Indian Alone	253	0.4%	371	0.5%	392	0.5%	397	0.4%
Asian Alone	20,447	34.9%	41,388	52.1%	45,475	53.5%	49,853	56.4%
Pacific Islander Alone	35	0.1%	41	0.1%	44	0.1%	47	0.1%
Some Other Race Alone	1,785	3.0%	2,660	3.3%	2,995	3.5%	3,184	3.6%
Two or More Races	1,758	3.0%	6,040	7.6%	6,519	7.7%	6,812	7.7%

Hispanic Origin (Any Race)	6,387	10.9%	8,018	10.1%	8,882	10.4%	9,238	10.5%
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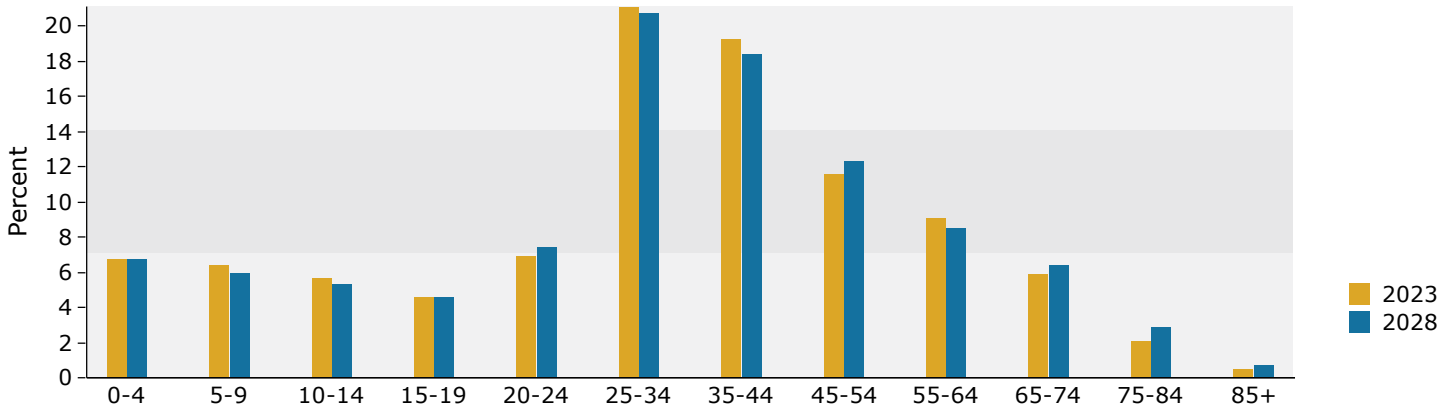
Data Note: Income is expressed in current dollars.

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

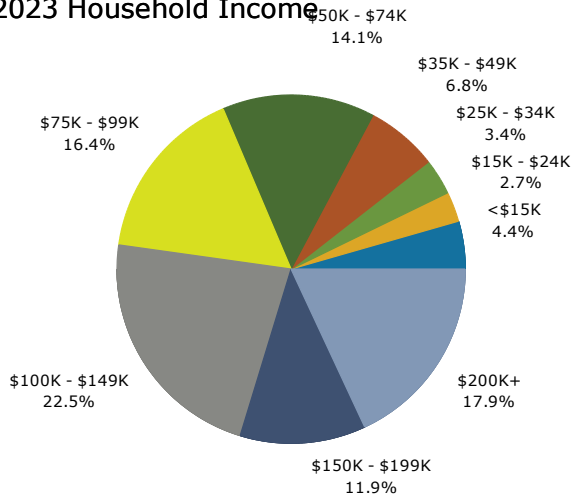
Trends 2023-2028



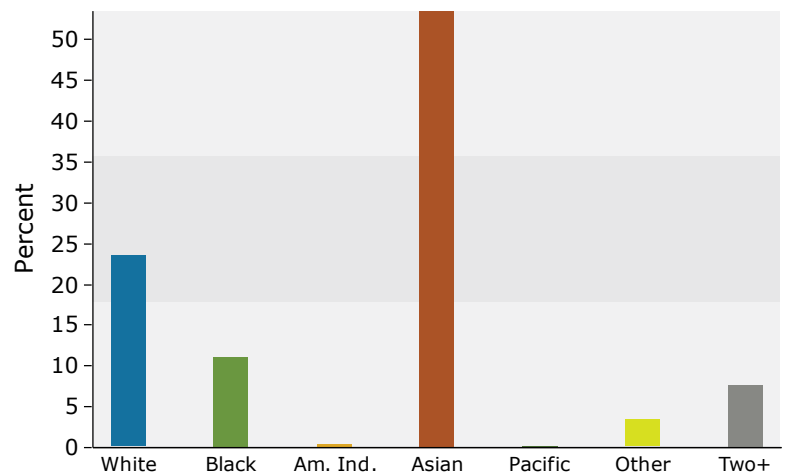
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.4%

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



Demographic and Income Profile

2090 Market Place Blvd, Irving, Texas, 75063
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.92205
 Longitude: -96.97352

Summary	Census 2010	Census 2020	2023	2028
Population	143,998	187,337	197,872	202,243
Households	59,850	75,773	80,655	82,875
Families	35,937	47,183	45,811	47,265
Average Household Size	2.40	2.46	2.44	2.43
Owner Occupied Housing Units	23,250	27,339	28,558	29,024
Renter Occupied Housing Units	36,604	48,434	52,097	53,850
Median Age	32.4	33.7	34.6	35.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.44%	0.97%	0.30%
Households	0.54%	1.15%	0.49%
Families	0.63%	1.16%	0.44%
Owner HHs	0.32%	1.38%	0.66%
Median Household Income	2.09%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,871	4.8%	3,420	4.1%
\$15,000 - \$24,999	2,956	3.7%	2,302	2.8%
\$25,000 - \$34,999	3,495	4.3%	2,957	3.6%
\$35,000 - \$49,999	6,817	8.5%	6,014	7.3%
\$50,000 - \$74,999	15,255	18.9%	14,683	17.7%
\$75,000 - \$99,999	11,664	14.5%	11,941	14.4%
\$100,000 - \$149,999	15,654	19.4%	16,974	20.5%
\$150,000 - \$199,999	8,590	10.7%	10,652	12.9%
\$200,000+	12,345	15.3%	13,923	16.8%
Median Household Income	\$90,390		\$100,216	
Average Household Income	\$130,038		\$144,069	
Per Capita Income	\$52,850		\$58,859	

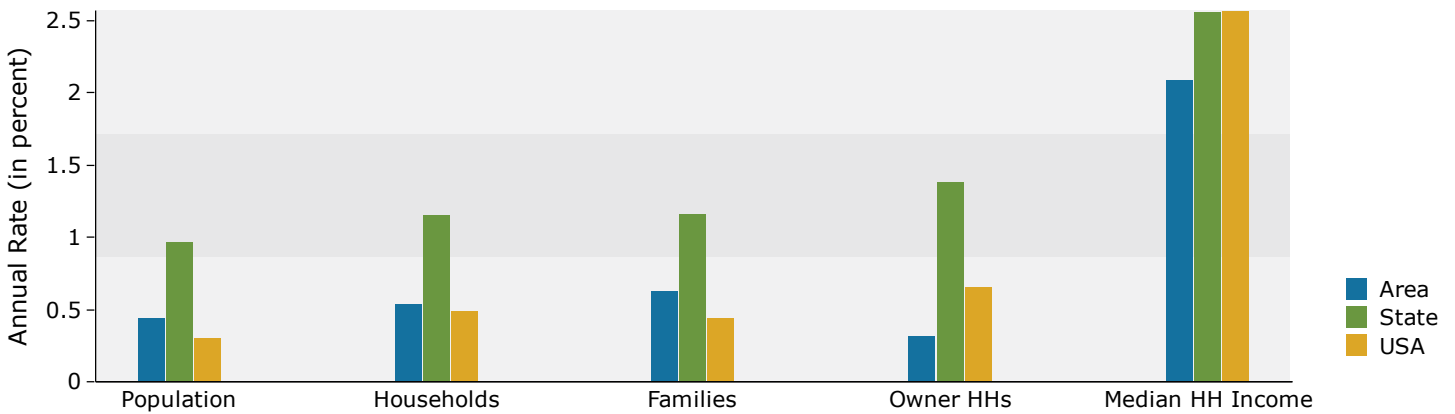
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,388	7.9%	12,655	6.8%	12,328	6.2%	12,759	6.3%
5 - 9	10,230	7.1%	12,681	6.8%	12,123	6.1%	11,479	5.7%
10 - 14	9,359	6.5%	12,019	6.4%	11,666	5.9%	10,915	5.4%
15 - 19	8,402	5.8%	10,397	5.5%	10,694	5.4%	10,229	5.1%
20 - 24	10,020	7.0%	12,107	6.5%	14,374	7.3%	15,602	7.7%
25 - 34	30,329	21.1%	38,731	20.7%	39,277	19.8%	39,660	19.6%
35 - 44	24,273	16.9%	32,343	17.3%	33,221	16.8%	33,410	16.5%
45 - 54	20,723	14.4%	23,550	12.6%	23,539	11.9%	24,371	12.1%
55 - 64	11,718	8.1%	18,475	9.9%	20,637	10.4%	19,689	9.7%
65 - 74	4,638	3.2%	9,338	5.0%	13,052	6.6%	15,057	7.4%
75 - 84	2,178	1.5%	3,659	2.0%	5,277	2.7%	7,064	3.5%
85+	738	0.5%	1,382	0.7%	1,684	0.9%	2,007	1.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	77,977	54.2%	60,274	32.2%	59,406	30.0%	53,754	26.6%
Black Alone	18,187	12.6%	25,259	13.5%	27,753	14.0%	29,028	14.4%
American Indian Alone	808	0.6%	1,274	0.7%	1,338	0.7%	1,402	0.7%
Asian Alone	30,934	21.5%	63,696	34.0%	69,989	35.4%	77,261	38.2%
Pacific Islander Alone	161	0.1%	192	0.1%	188	0.1%	189	0.1%
Some Other Race Alone	11,390	7.9%	15,039	8.0%	16,150	8.2%	16,839	8.3%
Two or More Races	4,540	3.2%	21,603	11.5%	23,047	11.6%	23,769	11.8%
Hispanic Origin (Any Race)	32,805	22.8%	38,923	20.8%	41,620	21.0%	42,638	21.1%

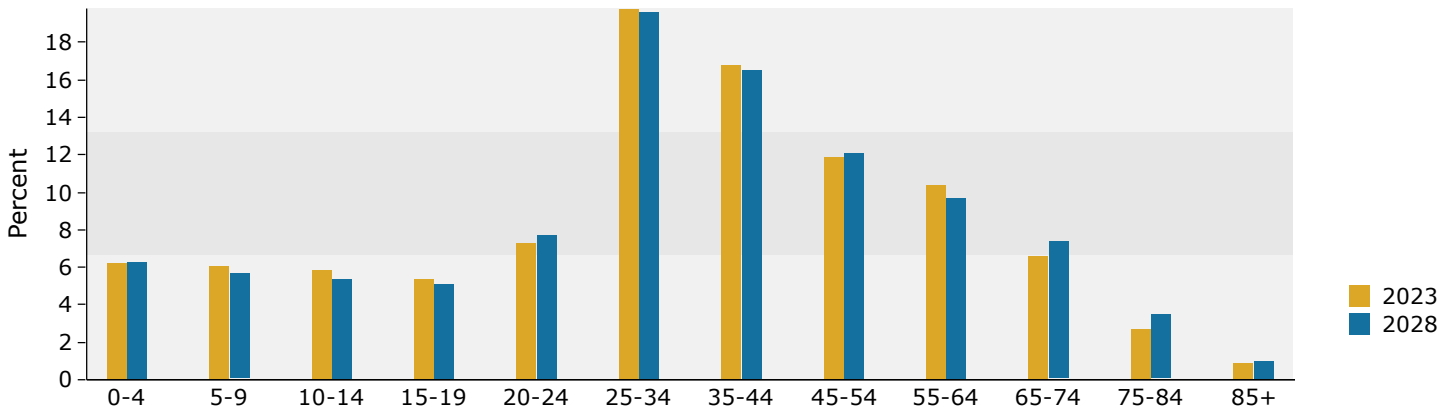
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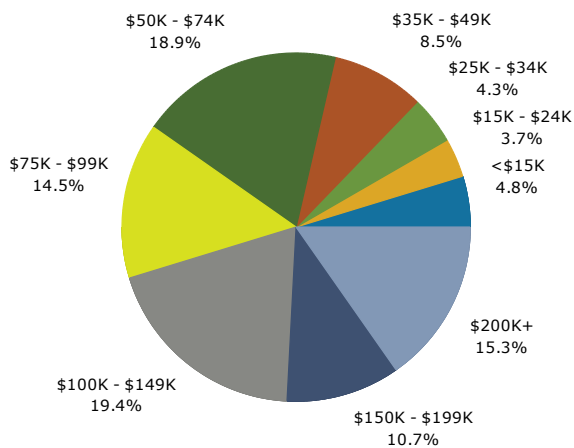
Trends 2023-2028



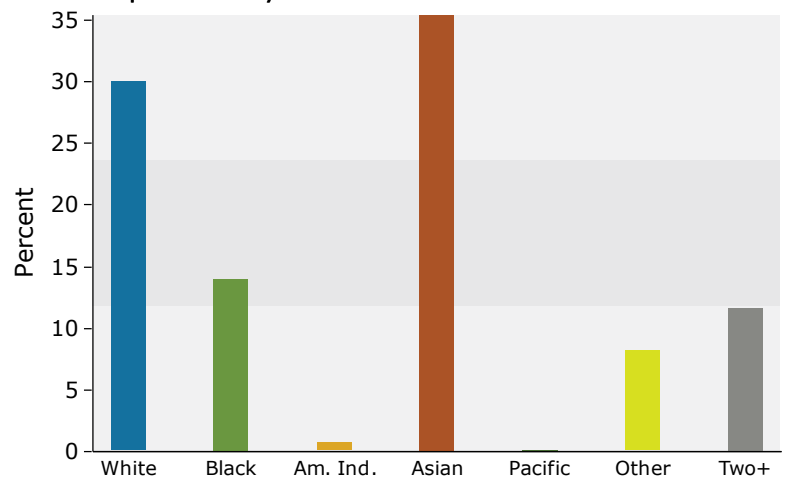
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 21.0%



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