

For Sale/Lease

**7605 Virginia Pkwy
McKinney, TX**

**Completely
Renovated in
2022/2023**



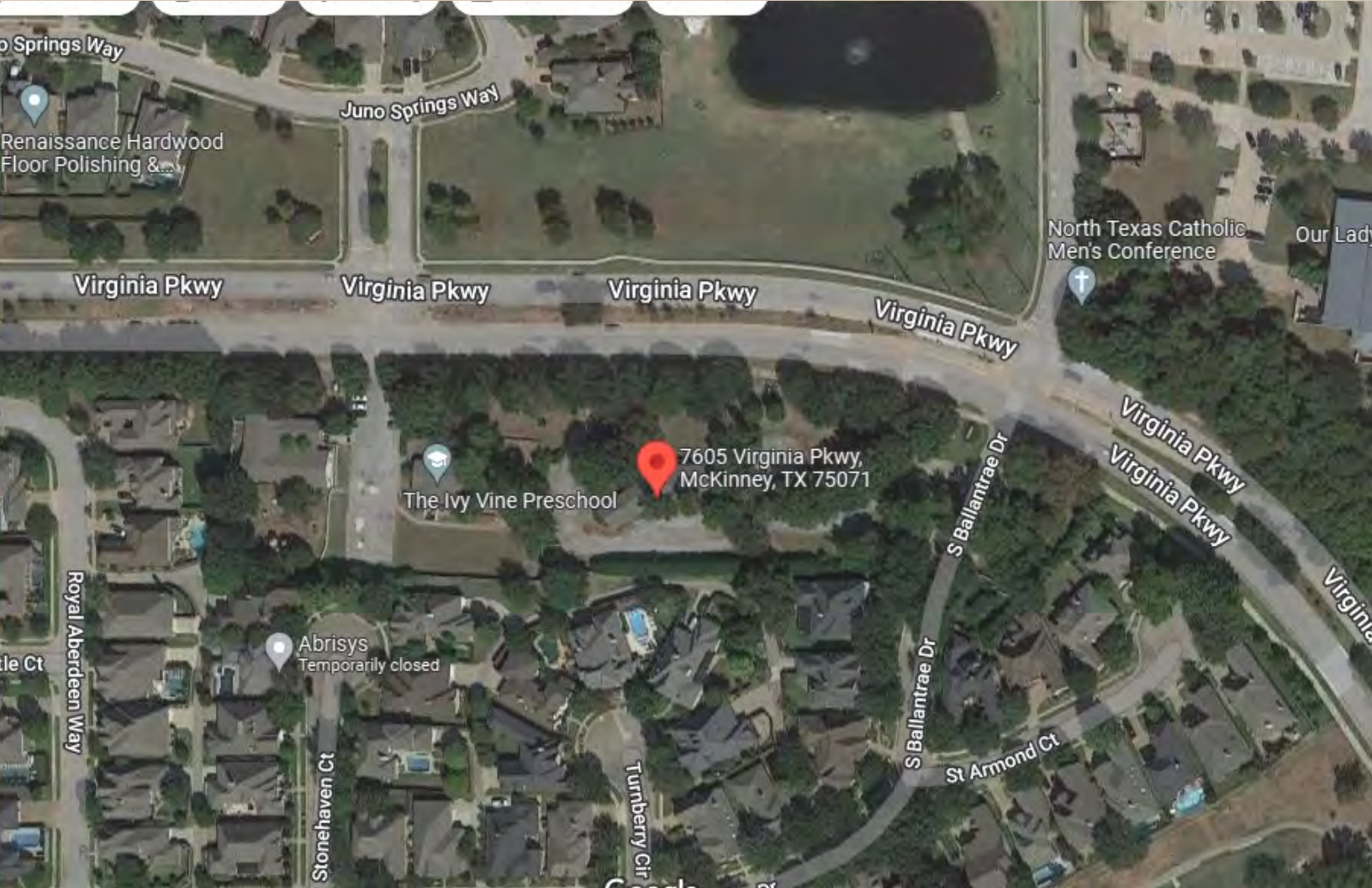
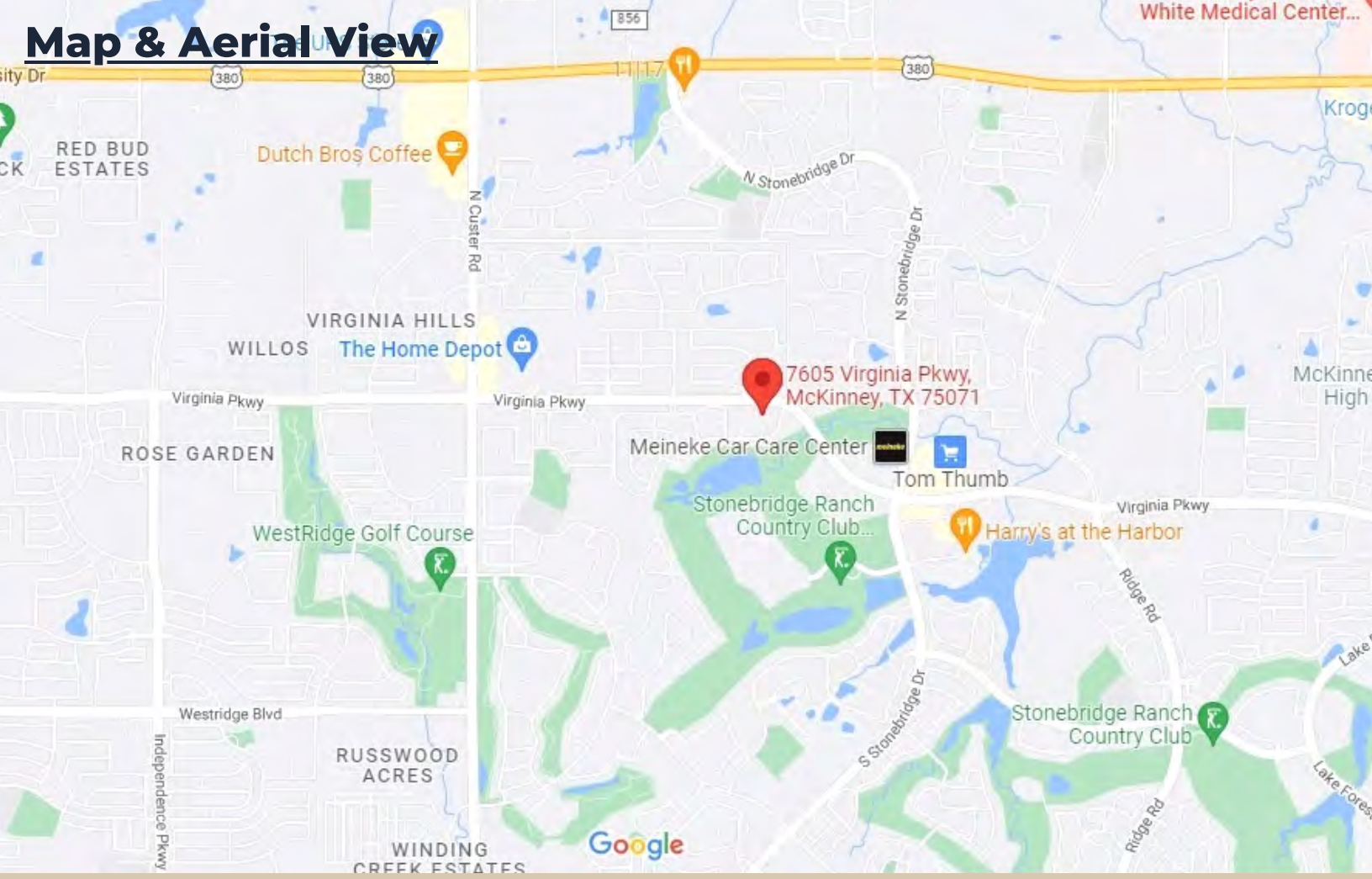
- **Asking- \$2,350,000**
- **Former Childcare Building**
- **Building Size - 4,431 Sqft**
- **Lot- 2.02 Acres approx.**
- **5 Classrooms, Multiple Restrooms**
- **Completely Renovated in 2022/2023**
- **Also for Lease- \$11,000/m Base Rent
+ \$2,500/m NNN**
- **Uses- Childcare, General Office,
Medical, ABA Therapy, Learning
Center, Dance Studio and more**
- **Good frontage and visibility**
- **Easy access to Custer Rd &
Hwy 380**
- **Avg. Income of \$190,000+ in the
1-mile radius**



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

www.preschoolexchange.com

Map & Aerial View

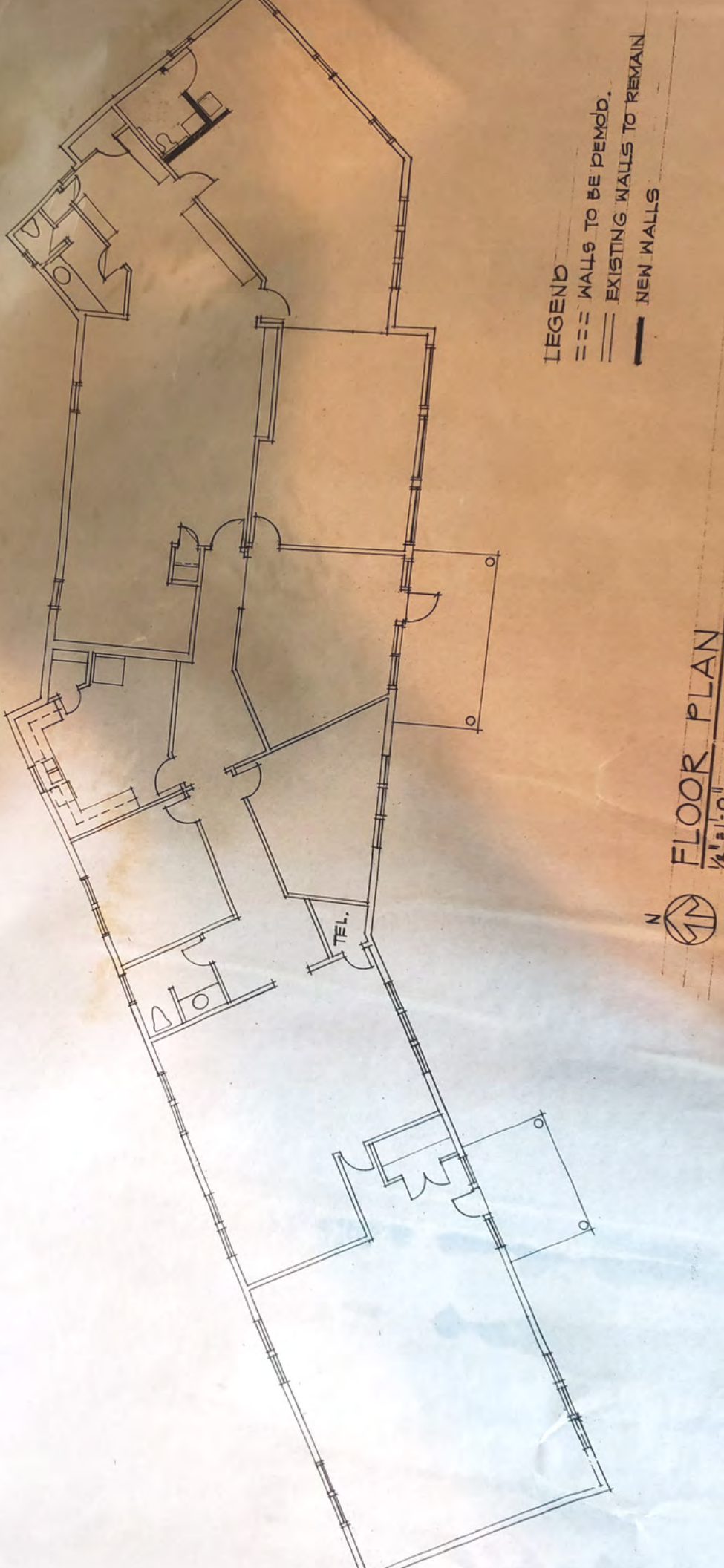


Lot Aerial View









FLOOR PLAN



Demographic and Income Profile

7605 Virginia Pkwy, Mckinney, Texas, 75071
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.20295
 Longitude: -96.71679

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 10,594 | 14,123 | 14,144 | 14,084 |
| Households | 3,540 | 4,857 | 4,899 | 4,912 |
| Families | 2,885 | - | 3,843 | 3,820 |
| Average Household Size | 2.99 | 2.91 | 2.89 | 2.87 |
| Owner Occupied Housing Units | 2,687 | - | 3,671 | 3,725 |
| Renter Occupied Housing Units | 849 | - | 1,228 | 1,187 |
| Median Age | 35.2 | - | 35.7 | 35.3 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|--------|-------|----------|
| Population | -0.08% | 0.97% | 0.30% |
| Households | 0.05% | 1.15% | 0.49% |
| Families | -0.12% | 1.16% | 0.44% |
| Owner HHs | 0.29% | 1.38% | 0.66% |
| Median Household Income | 1.58% | 2.56% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 204 | 4.2% | 173 | 3.5% |
| \$15,000 - \$24,999 | 132 | 2.7% | 101 | 2.1% |
| \$25,000 - \$34,999 | 104 | 2.1% | 83 | 1.7% |
| \$35,000 - \$49,999 | 380 | 7.8% | 293 | 6.0% |
| \$50,000 - \$74,999 | 285 | 5.8% | 236 | 4.8% |
| \$75,000 - \$99,999 | 372 | 7.6% | 321 | 6.5% |
| \$100,000 - \$149,999 | 860 | 17.6% | 833 | 17.0% |
| \$150,000 - \$199,999 | 792 | 16.2% | 941 | 19.2% |
| \$200,000+ | 1,769 | 36.1% | 1,930 | 39.3% |
| Median Household Income | \$155,307 | | \$167,986 | |
| Average Household Income | \$190,164 | | \$210,633 | |
| Per Capita Income | \$65,649 | | \$73,240 | |

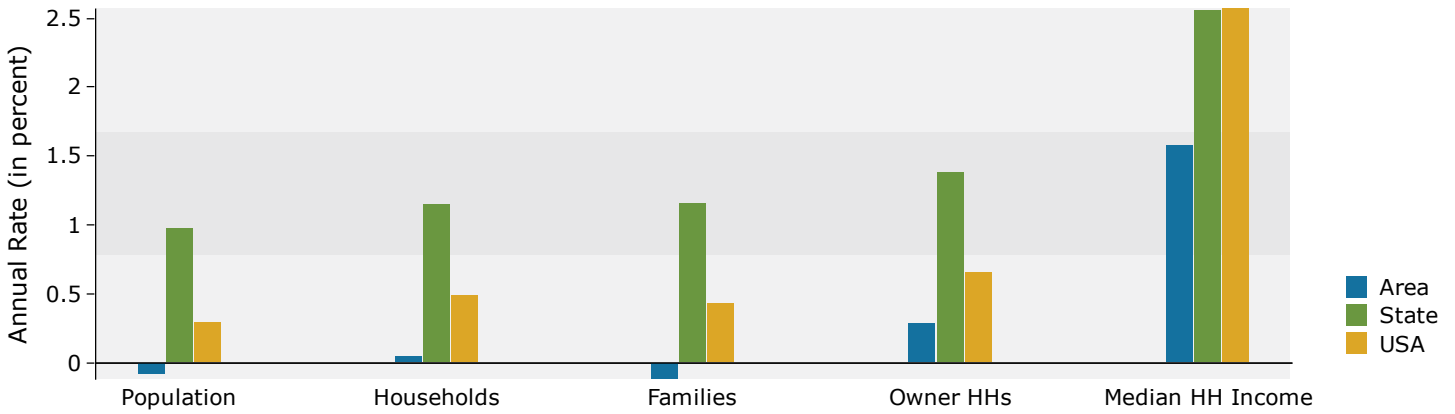
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 832 | 7.9% | 991 | 7.0% | 1,038 | 7.4% |
| 5 - 9 | 1,225 | 11.6% | 1,192 | 8.4% | 1,156 | 8.2% |
| 10 - 14 | 1,154 | 10.9% | 1,434 | 10.1% | 1,287 | 9.1% |
| 15 - 19 | 693 | 6.5% | 1,150 | 8.1% | 1,066 | 7.6% |
| 20 - 24 | 330 | 3.1% | 708 | 5.0% | 694 | 4.9% |
| 25 - 34 | 1,014 | 9.6% | 1,452 | 10.3% | 1,741 | 12.4% |
| 35 - 44 | 2,314 | 21.8% | 2,306 | 16.3% | 2,275 | 16.2% |
| 45 - 54 | 1,557 | 14.7% | 2,258 | 16.0% | 2,010 | 14.3% |
| 55 - 64 | 879 | 8.3% | 1,366 | 9.7% | 1,441 | 10.2% |
| 65 - 74 | 429 | 4.0% | 919 | 6.5% | 884 | 6.3% |
| 75 - 84 | 139 | 1.3% | 308 | 2.2% | 416 | 3.0% |
| 85+ | 29 | 0.3% | 60 | 0.4% | 76 | 0.5% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 9,164 | 86.5% | 10,180 | 72.1% | 10,096 | 71.4% | 9,834 | 69.8% |
| Black Alone | 632 | 6.0% | 1,193 | 8.4% | 1,159 | 8.2% | 1,143 | 8.1% |
| American Indian Alone | 47 | 0.4% | 42 | 0.3% | 44 | 0.3% | 45 | 0.3% |
| Asian Alone | 357 | 3.4% | 963 | 6.8% | 958 | 6.8% | 1,021 | 7.2% |
| Pacific Islander Alone | 6 | 0.1% | 7 | 0.0% | 7 | 0.0% | 7 | 0.0% |
| Some Other Race Alone | 124 | 1.2% | 306 | 2.2% | 331 | 2.3% | 358 | 2.5% |
| Two or More Races | 264 | 2.5% | 1,433 | 10.1% | 1,550 | 11.0% | 1,676 | 11.9% |
| Hispanic Origin (Any Race) | 756 | 7.1% | 1,407 | 10.0% | 1,509 | 10.7% | 1,593 | 11.3% |

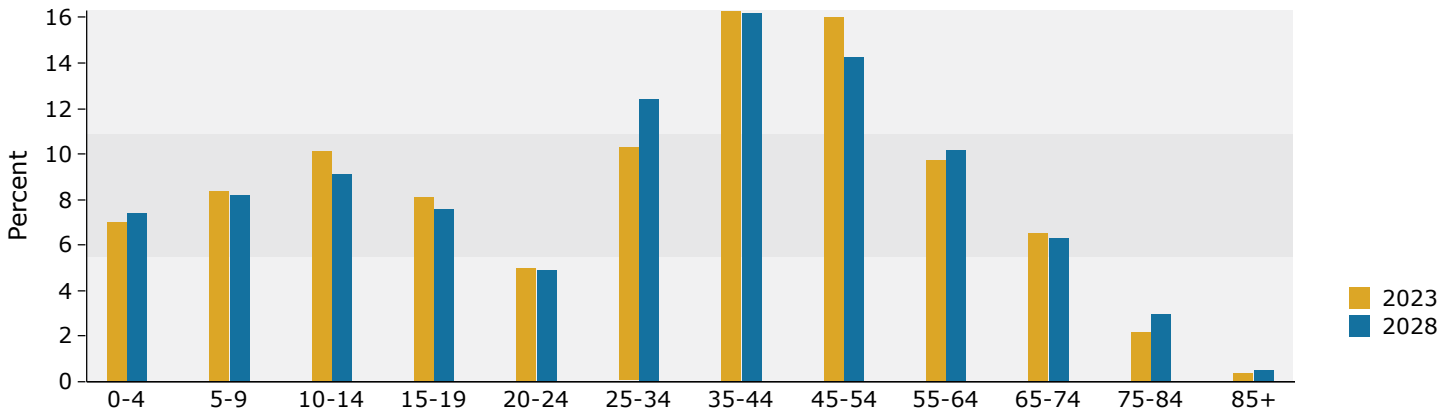
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

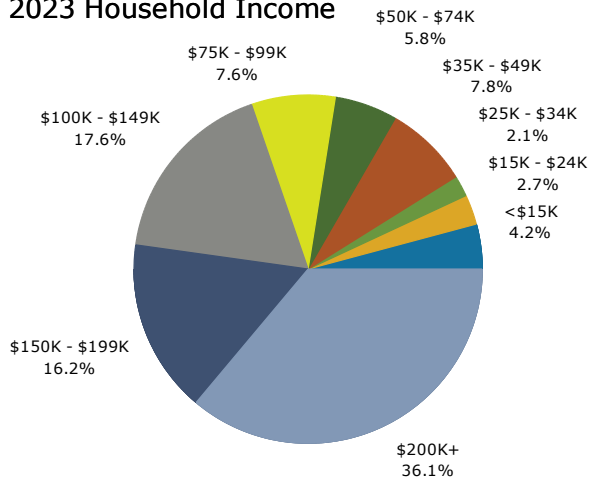
Trends 2023-2028



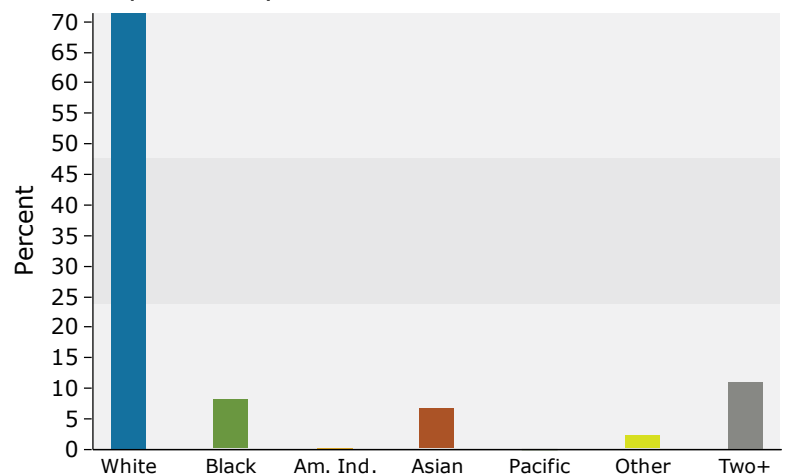
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

7605 Virginia Pkwy, Mckinney, Texas, 75071
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.20295
 Longitude: -96.71679

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 62,881 | 101,875 | 106,516 | 111,458 |
| Households | 20,905 | 33,143 | 34,724 | 36,642 |
| Families | 17,247 | - | 28,047 | 29,432 |
| Average Household Size | 3.00 | 3.07 | 3.06 | 3.03 |
| Owner Occupied Housing Units | 17,496 | - | 26,519 | 27,183 |
| Renter Occupied Housing Units | 3,406 | - | 8,205 | 9,459 |
| Median Age | 33.6 | - | 35.1 | 34.7 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 0.91% | 0.97% | 0.30% |
| Households | 1.08% | 1.15% | 0.49% |
| Families | 0.97% | 1.16% | 0.44% |
| Owner HHs | 0.50% | 1.38% | 0.66% |
| Median Household Income | 2.13% | 2.56% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 1,074 | 3.1% | 1,015 | 2.8% |
| \$15,000 - \$24,999 | 741 | 2.1% | 600 | 1.6% |
| \$25,000 - \$34,999 | 712 | 2.1% | 620 | 1.7% |
| \$35,000 - \$49,999 | 1,965 | 5.7% | 1,649 | 4.5% |
| \$50,000 - \$74,999 | 3,317 | 9.6% | 2,974 | 8.1% |
| \$75,000 - \$99,999 | 3,438 | 9.9% | 3,265 | 8.9% |
| \$100,000 - \$149,999 | 7,696 | 22.2% | 7,910 | 21.6% |
| \$150,000 - \$199,999 | 6,628 | 19.1% | 8,117 | 22.2% |
| \$200,000+ | 9,153 | 26.4% | 10,493 | 28.6% |

| | | |
|--------------------------|-----------|-----------|
| Median Household Income | \$136,071 | \$151,181 |
| Average Household Income | \$170,898 | \$187,788 |
| Per Capita Income | \$55,786 | \$61,815 |

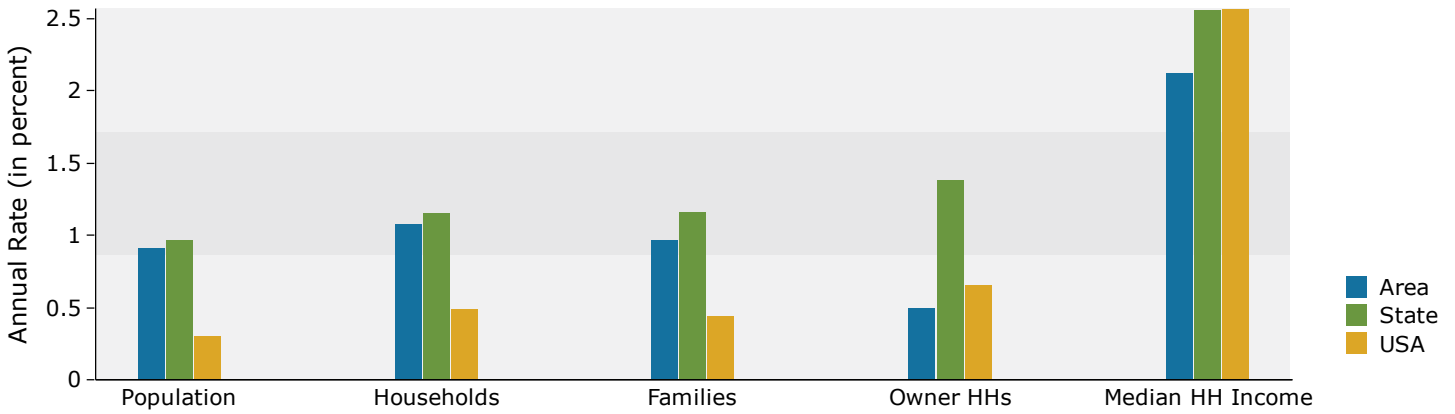
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 5,819 | 9.3% | 8,300 | 7.8% | 8,907 | 8.0% |
| 5 - 9 | 6,599 | 10.5% | 9,612 | 9.0% | 9,754 | 8.8% |
| 10 - 14 | 5,928 | 9.4% | 9,728 | 9.1% | 9,703 | 8.7% |
| 15 - 19 | 3,925 | 6.2% | 7,534 | 7.1% | 7,483 | 6.7% |
| 20 - 24 | 1,773 | 2.8% | 4,858 | 4.6% | 4,778 | 4.3% |
| 25 - 34 | 8,951 | 14.2% | 13,024 | 12.2% | 15,726 | 14.1% |
| 35 - 44 | 12,950 | 20.6% | 18,977 | 17.8% | 18,778 | 16.8% |
| 45 - 54 | 8,075 | 12.8% | 14,848 | 13.9% | 14,979 | 13.4% |
| 55 - 64 | 4,878 | 7.8% | 9,807 | 9.2% | 10,119 | 9.1% |
| 65 - 74 | 2,698 | 4.3% | 6,621 | 6.2% | 7,027 | 6.3% |
| 75 - 84 | 992 | 1.6% | 2,583 | 2.4% | 3,386 | 3.0% |
| 85+ | 294 | 0.5% | 625 | 0.6% | 816 | 0.7% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 50,269 | 79.9% | 60,666 | 59.5% | 63,006 | 59.2% | 64,278 | 57.7% |
| Black Alone | 5,579 | 8.9% | 10,802 | 10.6% | 10,837 | 10.2% | 11,033 | 9.9% |
| American Indian Alone | 320 | 0.5% | 482 | 0.5% | 528 | 0.5% | 580 | 0.5% |
| Asian Alone | 3,389 | 5.4% | 16,311 | 16.0% | 16,797 | 15.8% | 18,290 | 16.4% |
| Pacific Islander Alone | 37 | 0.1% | 78 | 0.1% | 88 | 0.1% | 94 | 0.1% |
| Some Other Race Alone | 1,489 | 2.4% | 2,731 | 2.7% | 3,096 | 2.9% | 3,489 | 3.1% |
| Two or More Races | 1,799 | 2.9% | 10,805 | 10.6% | 12,164 | 11.4% | 13,694 | 12.3% |
| Hispanic Origin (Any Race) | 6,626 | 10.5% | 11,338 | 11.1% | 12,676 | 11.9% | 13,942 | 12.5% |

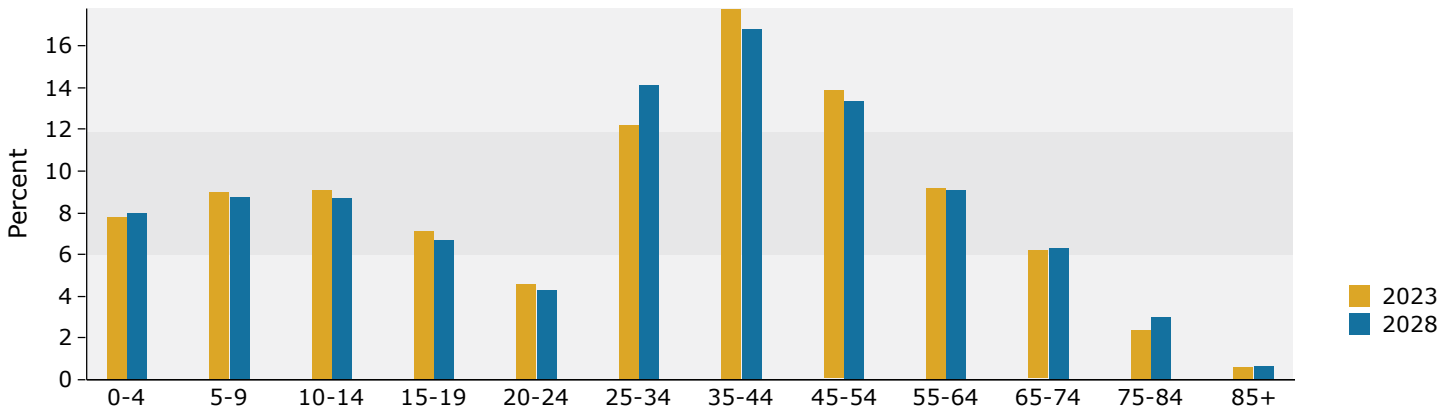
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

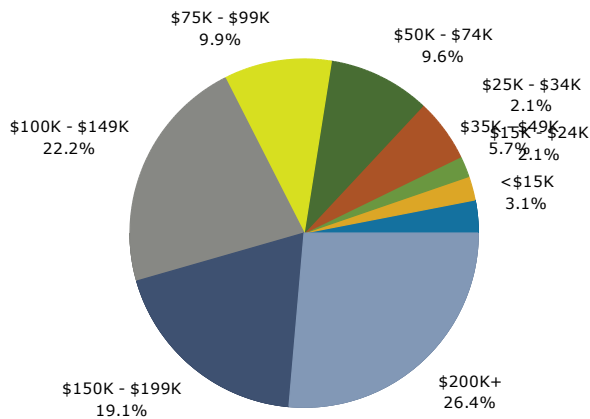
Trends 2023-2028



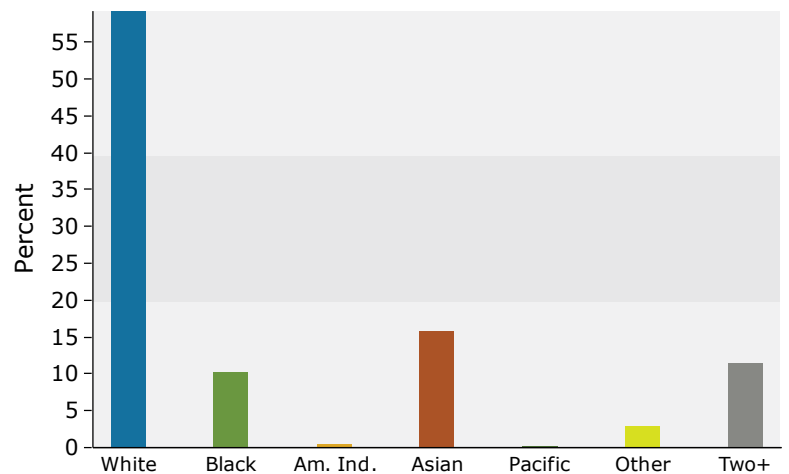
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 11.9%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

7605 Virginia Pkwy, Mckinney, Texas, 75071
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.20295
 Longitude: -96.71679

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 131,605 | 226,139 | 250,444 | 272,888 |
| Households | 44,455 | 75,807 | 83,832 | 91,490 |
| Families | 35,528 | - | 63,681 | 69,351 |
| Average Household Size | 2.96 | 2.98 | 2.98 | 2.98 |
| Owner Occupied Housing Units | 34,038 | - | 58,232 | 61,847 |
| Renter Occupied Housing Units | 10,417 | - | 25,600 | 29,643 |
| Median Age | 33.1 | - | 34.8 | 34.4 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|-------|----------|
| Population | 1.73% | 0.97% | 0.30% |
| Households | 1.76% | 1.15% | 0.49% |
| Families | 1.72% | 1.16% | 0.44% |
| Owner HHs | 1.21% | 1.38% | 0.66% |
| Median Household Income | 2.30% | 2.56% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,817 | 3.4% | 2,696 | 2.9% |
| \$15,000 - \$24,999 | 2,134 | 2.5% | 1,798 | 2.0% |
| \$25,000 - \$34,999 | 2,307 | 2.8% | 2,089 | 2.3% |
| \$35,000 - \$49,999 | 5,327 | 6.4% | 4,797 | 5.2% |
| \$50,000 - \$74,999 | 9,751 | 11.6% | 9,255 | 10.1% |
| \$75,000 - \$99,999 | 9,016 | 10.8% | 9,141 | 10.0% |
| \$100,000 - \$149,999 | 17,000 | 20.3% | 18,238 | 19.9% |
| \$150,000 - \$199,999 | 13,861 | 16.5% | 17,757 | 19.4% |
| \$200,000+ | 21,616 | 25.8% | 25,717 | 28.1% |
| Median Household Income | \$126,209 | | \$141,419 | |
| Average Household Income | \$164,996 | | \$181,836 | |
| Per Capita Income | \$55,152 | | \$60,868 | |

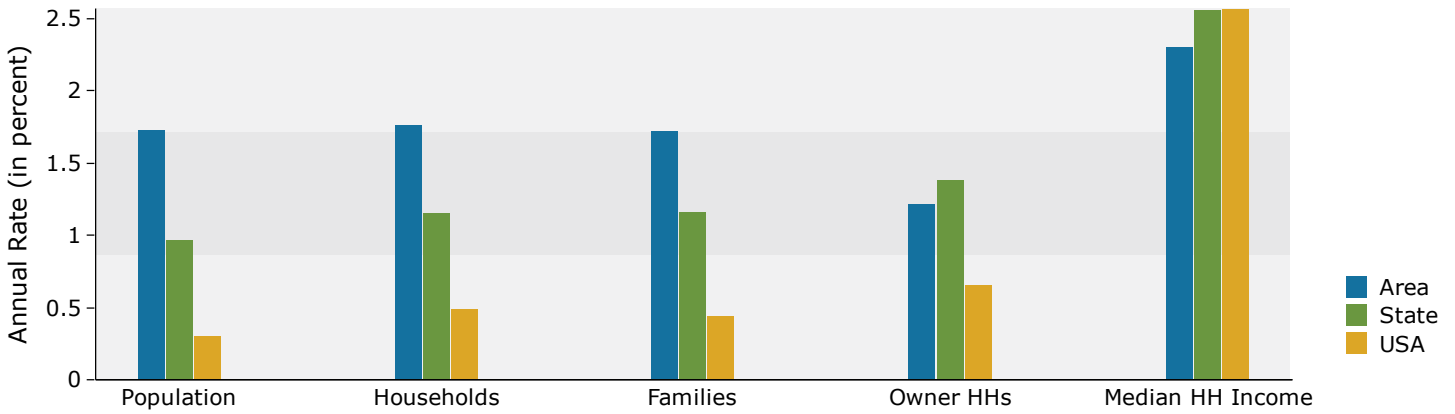
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 12,166 | 9.2% | 19,479 | 7.8% | 21,932 | 8.0% |
| 5 - 9 | 13,405 | 10.2% | 22,313 | 8.9% | 23,731 | 8.7% |
| 10 - 14 | 12,151 | 9.2% | 22,254 | 8.9% | 23,340 | 8.6% |
| 15 - 19 | 8,505 | 6.5% | 17,509 | 7.0% | 18,492 | 6.8% |
| 20 - 24 | 4,905 | 3.7% | 12,017 | 4.8% | 12,225 | 4.5% |
| 25 - 34 | 19,122 | 14.5% | 32,530 | 13.0% | 39,442 | 14.5% |
| 35 - 44 | 26,245 | 19.9% | 43,832 | 17.5% | 46,275 | 17.0% |
| 45 - 54 | 17,037 | 12.9% | 34,418 | 13.7% | 36,145 | 13.2% |
| 55 - 64 | 10,133 | 7.7% | 23,609 | 9.4% | 24,845 | 9.1% |
| 65 - 74 | 5,323 | 4.0% | 15,269 | 6.1% | 16,809 | 6.2% |
| 75 - 84 | 1,999 | 1.5% | 5,820 | 2.3% | 7,796 | 2.9% |
| 85+ | 613 | 0.5% | 1,395 | 0.6% | 1,857 | 0.7% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 101,537 | 77.2% | 124,275 | 55.0% | 133,532 | 53.3% | 138,911 | 50.9% |
| Black Alone | 12,916 | 9.8% | 26,930 | 11.9% | 28,362 | 11.3% | 29,765 | 10.9% |
| American Indian Alone | 762 | 0.6% | 1,231 | 0.5% | 1,401 | 0.6% | 1,555 | 0.6% |
| Asian Alone | 7,534 | 5.7% | 42,112 | 18.6% | 50,156 | 20.0% | 60,104 | 22.0% |
| Pacific Islander Alone | 78 | 0.1% | 187 | 0.1% | 211 | 0.1% | 227 | 0.1% |
| Some Other Race Alone | 4,714 | 3.6% | 7,475 | 3.3% | 8,717 | 3.5% | 10,027 | 3.7% |
| Two or More Races | 4,065 | 3.1% | 23,928 | 10.6% | 28,064 | 11.2% | 32,298 | 11.8% |
| Hispanic Origin (Any Race) | 16,726 | 12.7% | 27,205 | 12.0% | 31,444 | 12.6% | 35,236 | 12.9% |

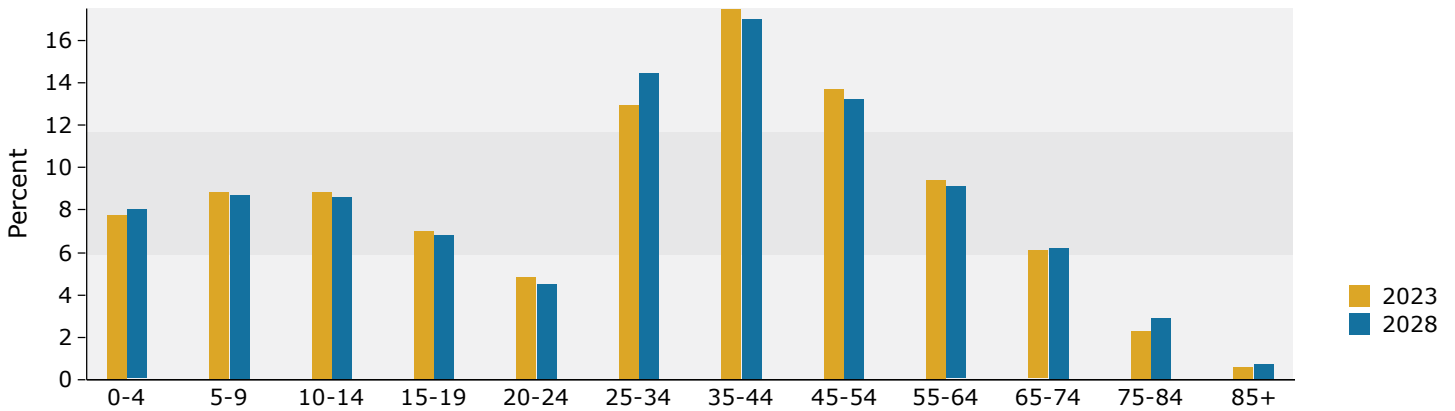
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

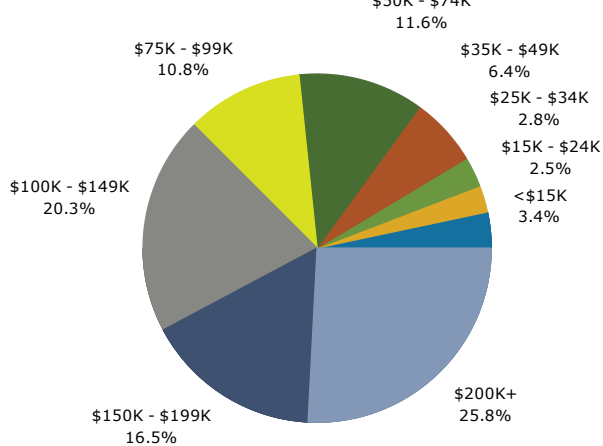
Trends 2023-2028



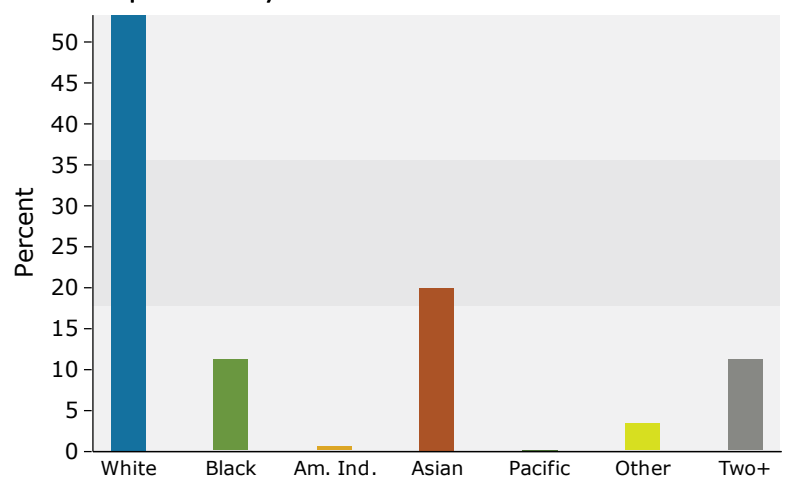
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 12.6%



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