

**FOR
SALE**

MI CASITA MONTESSORI SCHOOL

BI-LINGUAL MONTESSORI



- 754 Caddo St, Corpus Christi, TX 78412
- Asking- \$685,000
- Includes the Business, Real Estate & FF&E
- Building- 4,873 sqft
- Lot- 0.58 acres

- Profitable Mid- size Center
- Licensed capacity- 89
- Current enrollment- 50+
- Building addition in 2003
- 5 classrooms, kitchen, office, 8 restrooms & storage
- Well- updated playground



Neal Agrawal

972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com





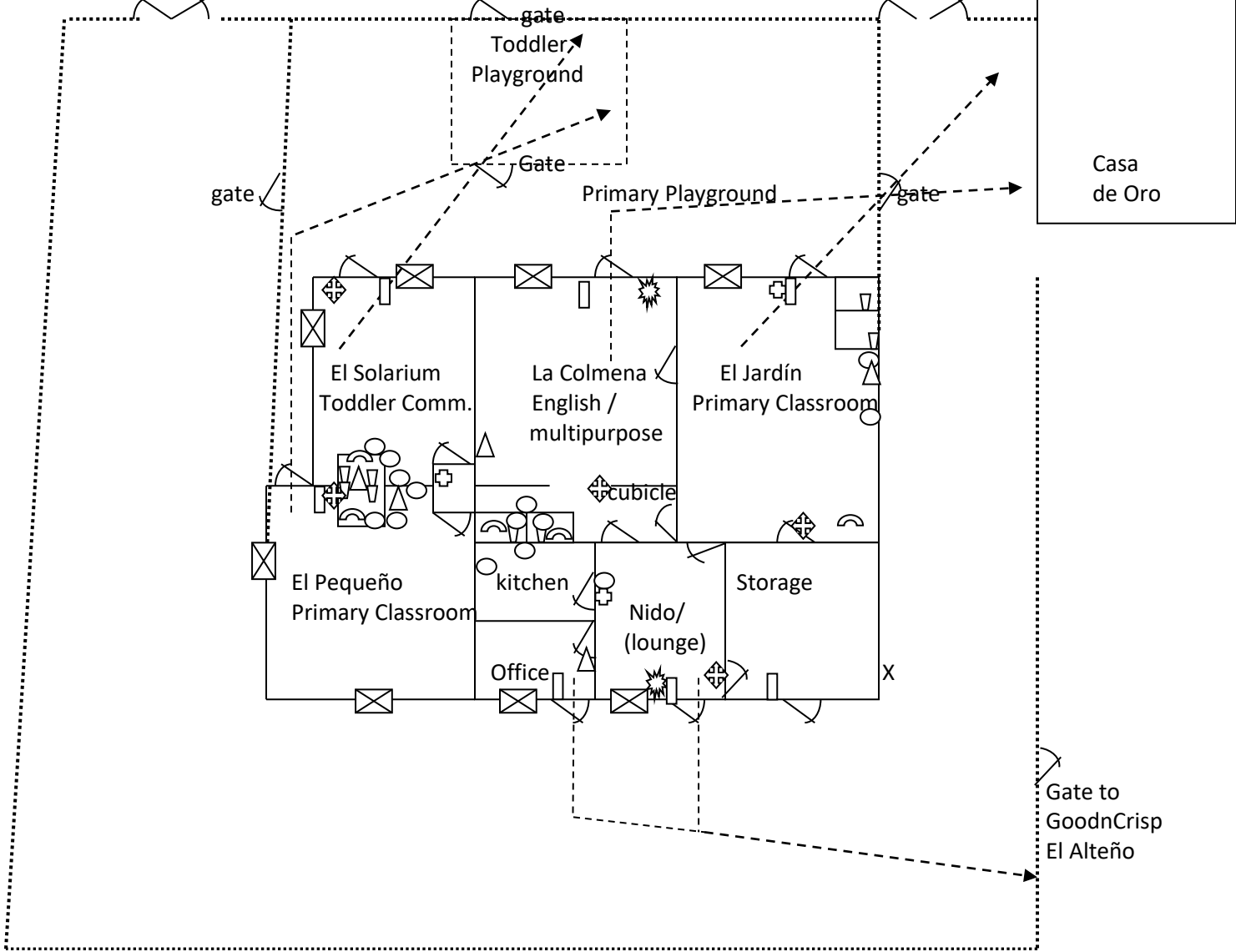


MI CASITA MONTESSORI SCHOOL

754 Caddo St., Corpus Christi, TX 78412
 (361) 991-1492

⊗ Near water meter by street

EMERGENCY EVACUATION/RELOCATION DIAGRAM



Secondary Fire Relocation Site

Taqueria El Alteño
 4928 Gollihar
 980-9774

Severe Weather/ Shelter in Place Relocation Site:

Nido classroom/lounge

- Fire Alarm Pull
- ⊕ First Aid Kit
- ⚡ Fire Extinguisher
- △ Safety kit
- ⊕ Safety backpack
- ▽ Toilet
- Sink

- ⤵ lockdown
- X main electrical shut off
- ⊗ main water shut off



Demographic and Income Profile

754 Caddo St, Corpus Christi, Texas, 78412
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 27.72355
 Longitude: -97.37521

Summary	Census 2010	Census 2020	2023	2028
Population	14,074	13,449	13,381	13,289
Households	5,687	5,481	5,490	5,515
Families	3,570	3,400	3,258	3,260
Average Household Size	2.47	2.45	2.43	2.41
Owner Occupied Housing Units	3,538	3,221	3,331	3,348
Renter Occupied Housing Units	2,149	2,260	2,159	2,166
Median Age	38.6	40.3	40.6	41.1

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.14%	0.97%	0.30%
Households	0.09%	1.15%	0.49%
Families	0.01%	1.16%	0.44%
Owner HHs	0.10%	1.38%	0.66%
Median Household Income	2.03%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	608	11.1%	561	10.2%
\$15,000 - \$24,999	447	8.1%	376	6.8%
\$25,000 - \$34,999	686	12.5%	601	10.9%
\$35,000 - \$49,999	663	12.1%	608	11.0%
\$50,000 - \$74,999	1,103	20.1%	1,090	19.8%
\$75,000 - \$99,999	889	16.2%	963	17.5%
\$100,000 - \$149,999	636	11.6%	760	13.8%
\$150,000 - \$199,999	188	3.4%	246	4.5%
\$200,000+	270	4.9%	310	5.6%

Median Household Income	\$55,666	\$61,546
Average Household Income	\$78,580	\$88,513
Per Capita Income	\$32,048	\$36,494

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	822	5.8%	695	5.2%	686	5.1%	697	5.2%
5 - 9	946	6.7%	743	5.5%	733	5.5%	714	5.4%
10 - 14	945	6.7%	808	6.0%	747	5.6%	748	5.6%
15 - 19	941	6.7%	884	6.6%	827	6.2%	704	5.3%
20 - 24	990	7.0%	946	7.0%	814	6.1%	828	6.2%
25 - 34	1,786	12.7%	1,739	12.9%	1,944	14.5%	1,904	14.3%
35 - 44	1,662	11.8%	1,633	12.1%	1,598	11.9%	1,694	12.7%
45 - 54	2,041	14.5%	1,632	12.1%	1,531	11.4%	1,514	11.4%
55 - 64	1,738	12.3%	1,893	14.1%	1,747	13.1%	1,517	11.4%
65 - 74	1,010	7.2%	1,482	11.0%	1,531	11.4%	1,561	11.7%
75 - 84	841	6.0%	695	5.2%	869	6.5%	1,047	7.9%
85+	353	2.5%	298	2.2%	354	2.6%	360	2.7%

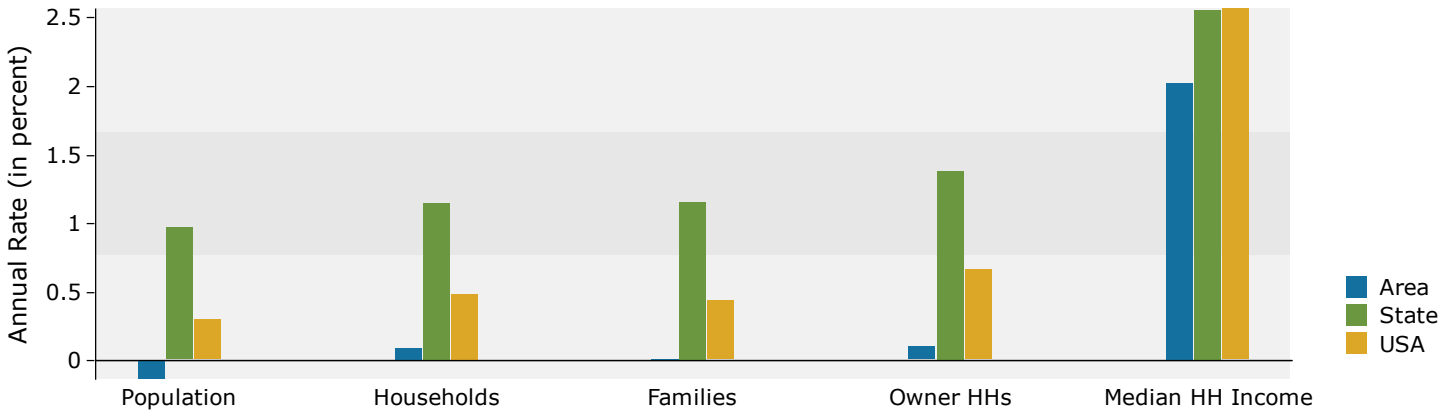
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,846	84.2%	7,726	57.4%	7,512	56.1%	7,099	53.4%
Black Alone	363	2.6%	374	2.8%	393	2.9%	423	3.2%
American Indian Alone	99	0.7%	125	0.9%	125	0.9%	133	1.0%
Asian Alone	135	1.0%	141	1.0%	151	1.1%	174	1.3%
Pacific Islander Alone	4	0.0%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	1,254	8.9%	1,650	12.3%	1,699	12.7%	1,808	13.6%
Two or More Races	372	2.6%	3,429	25.5%	3,496	26.1%	3,647	27.4%

Hispanic Origin (Any Race)	7,563	53.7%	7,971	59.3%	8,142	60.8%	8,230	61.9%
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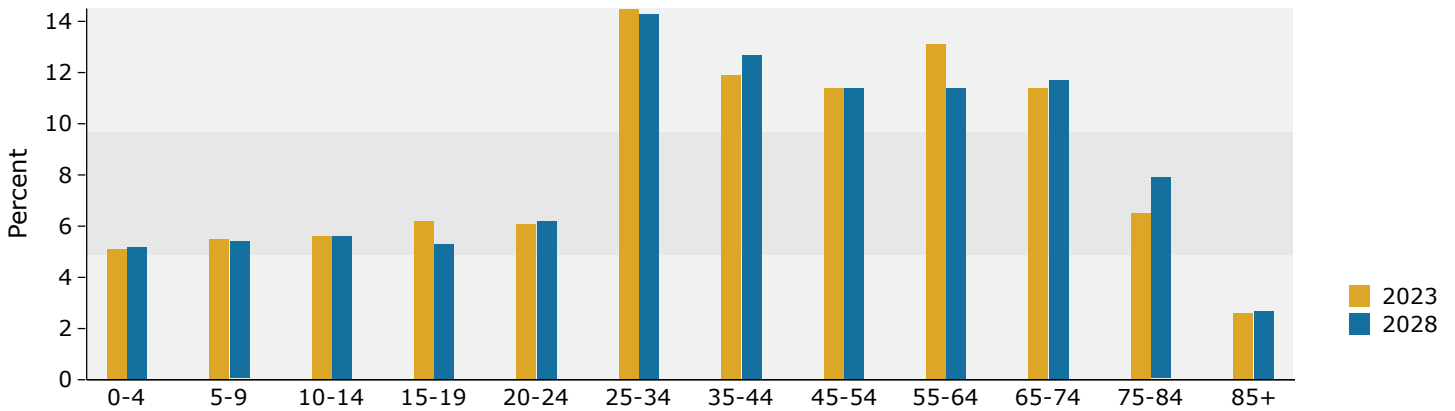
Data Note: Income is expressed in current dollars.

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

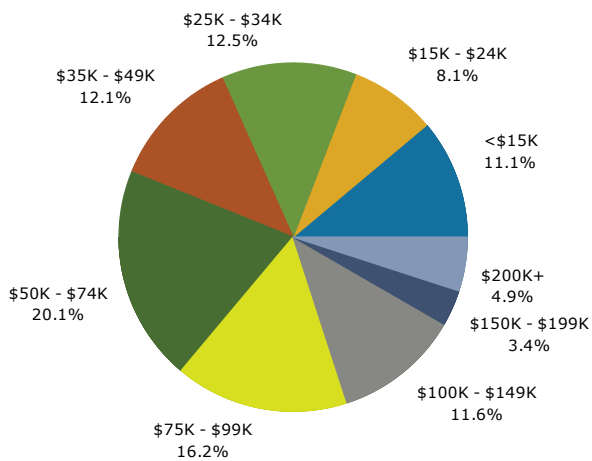
Trends 2023-2028



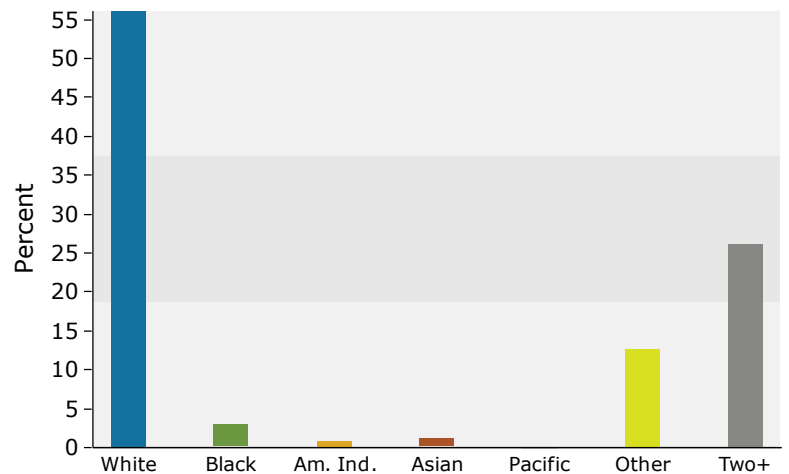
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 60.8%

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



Demographic and Income Profile

754 Caddo St, Corpus Christi, Texas, 78412
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 27.72355
 Longitude: -97.37521

Summary	Census 2010	Census 2020	2023	2028
Population	113,931	110,440	109,686	108,507
Households	44,578	43,820	43,749	43,698
Families	28,397	27,343	26,499	26,422
Average Household Size	2.54	2.50	2.49	2.47
Owner Occupied Housing Units	23,572	22,095	23,757	23,965
Renter Occupied Housing Units	21,007	21,725	19,992	19,734
Median Age	34.7	37.0	36.6	37.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.22%	0.97%	0.30%
Households	-0.02%	1.15%	0.49%
Families	-0.06%	1.16%	0.44%
Owner HHs	0.17%	1.38%	0.66%
Median Household Income	1.87%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,345	12.2%	4,872	11.1%
\$15,000 - \$24,999	3,654	8.4%	3,034	6.9%
\$25,000 - \$34,999	4,965	11.3%	4,366	10.0%
\$35,000 - \$49,999	5,187	11.9%	4,792	11.0%
\$50,000 - \$74,999	8,804	20.1%	8,813	20.2%
\$75,000 - \$99,999	6,664	15.2%	7,159	16.4%
\$100,000 - \$149,999	5,178	11.8%	5,951	13.6%
\$150,000 - \$199,999	1,726	3.9%	2,202	5.0%
\$200,000+	2,225	5.1%	2,509	5.7%

Median Household Income	\$55,667	\$61,060
Average Household Income	\$78,952	\$88,539
Per Capita Income	\$31,856	\$36,054

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,689	6.7%	6,477	5.9%	6,560	6.0%	6,583	6.1%
5 - 9	7,884	6.9%	6,568	5.9%	6,643	6.1%	6,447	5.9%
10 - 14	7,619	6.7%	6,752	6.1%	6,501	5.9%	6,419	5.9%
15 - 19	7,952	7.0%	7,494	6.8%	6,891	6.3%	6,263	5.8%
20 - 24	9,844	8.6%	9,114	8.3%	7,714	7.0%	7,794	7.2%
25 - 34	16,431	14.4%	15,995	14.5%	18,196	16.6%	16,631	15.3%
35 - 44	13,244	11.6%	13,251	12.0%	13,965	12.7%	15,163	14.0%
45 - 54	15,169	13.3%	12,503	11.3%	11,209	10.2%	11,611	10.7%
55 - 64	13,309	11.7%	13,693	12.4%	12,663	11.5%	10,886	10.0%
65 - 74	7,703	6.8%	10,999	10.0%	11,399	10.4%	11,313	10.4%
75 - 84	5,062	4.4%	5,482	5.0%	5,833	5.3%	7,082	6.5%
85+	2,026	1.8%	2,113	1.9%	2,112	1.9%	2,315	2.1%

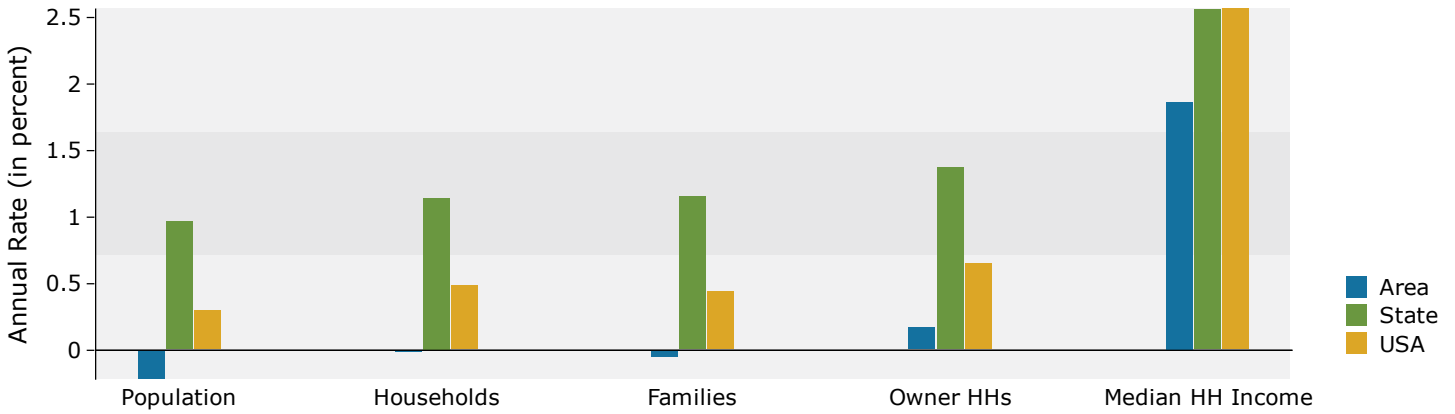
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	92,733	81.4%	58,034	52.5%	56,312	51.3%	52,675	48.5%
Black Alone	4,385	3.8%	4,770	4.3%	4,988	4.5%	5,302	4.9%
American Indian Alone	769	0.7%	1,028	0.9%	1,031	0.9%	1,083	1.0%
Asian Alone	1,758	1.5%	2,148	1.9%	2,272	2.1%	2,581	2.4%
Pacific Islander Alone	86	0.1%	112	0.1%	112	0.1%	114	0.1%
Some Other Race Alone	11,539	10.1%	14,516	13.1%	14,833	13.5%	15,661	14.4%
Two or More Races	2,660	2.3%	29,832	27.0%	30,139	27.5%	31,091	28.7%

Hispanic Origin (Any Race)	70,070	61.5%	70,935	64.2%	71,769	65.4%	71,827	66.2%
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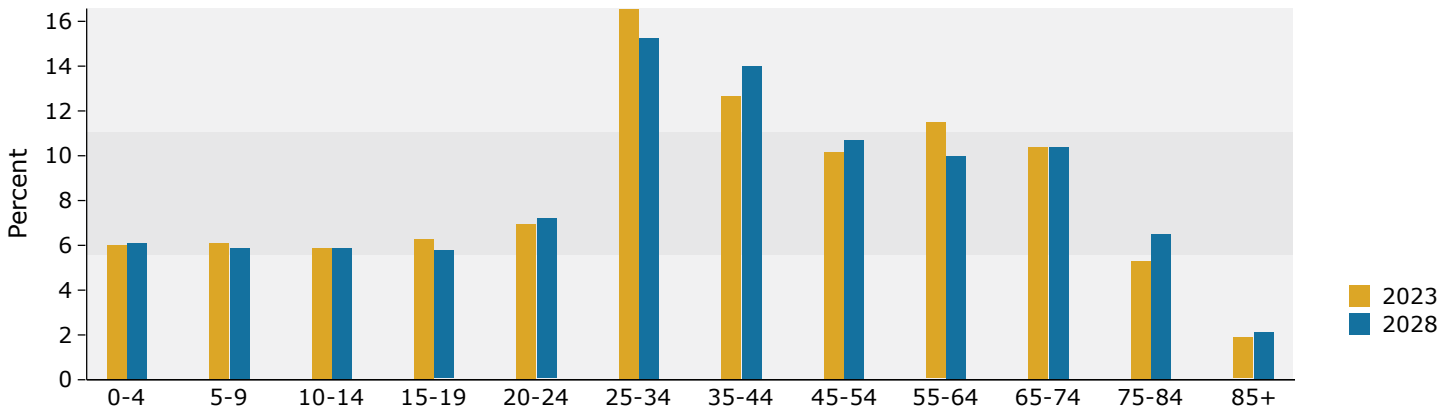
Data Note: Income is expressed in current dollars.

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

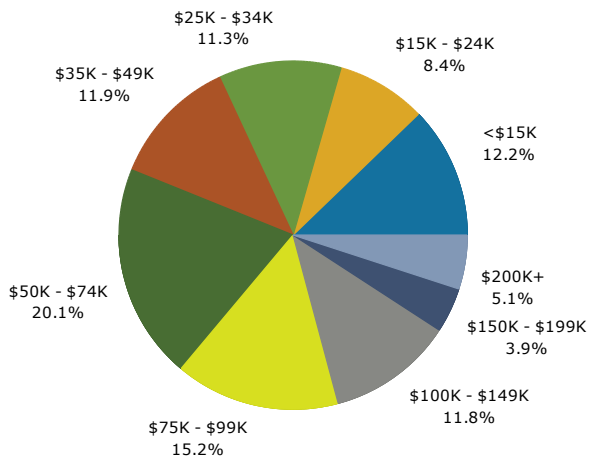
Trends 2023-2028



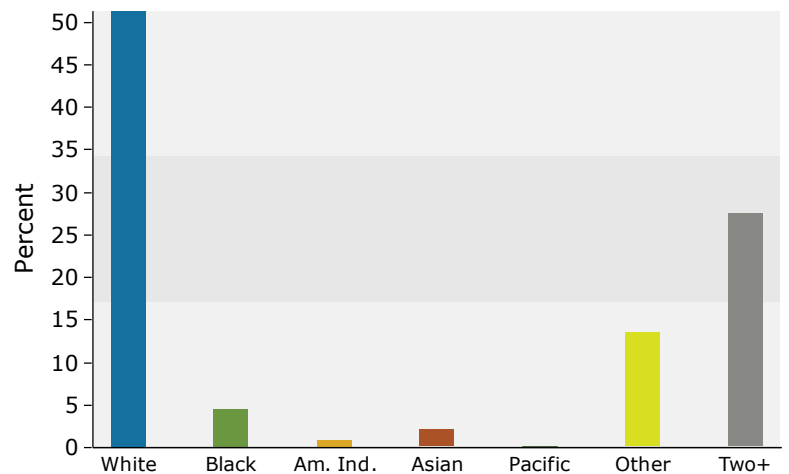
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 65.4%

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



Demographic and Income Profile

754 Caddo St, Corpus Christi, Texas, 78412
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 27.72355
 Longitude: -97.37521

Summary	Census 2010	Census 2020	2023	2028
Population	209,164	216,442	217,861	217,320
Households	78,236	81,827	82,810	83,390
Families	51,969	53,414	53,114	53,460
Average Household Size	2.63	2.59	2.58	2.55
Owner Occupied Housing Units	45,319	45,383	48,755	49,627
Renter Occupied Housing Units	32,916	36,444	34,055	33,763
Median Age	34.6	36.6	36.3	37.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.05%	0.97%	0.30%
Households	0.14%	1.15%	0.49%
Families	0.13%	1.16%	0.44%
Owner HHs	0.36%	1.38%	0.66%
Median Household Income	2.24%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	10,111	12.2%	9,321	11.2%
\$15,000 - \$24,999	6,884	8.3%	5,783	6.9%
\$25,000 - \$34,999	8,238	9.9%	7,274	8.7%
\$35,000 - \$49,999	9,614	11.6%	8,910	10.7%
\$50,000 - \$74,999	14,779	17.8%	14,704	17.6%
\$75,000 - \$99,999	12,437	15.0%	13,223	15.9%
\$100,000 - \$149,999	11,936	14.4%	13,487	16.2%
\$150,000 - \$199,999	3,919	4.7%	5,004	6.0%
\$200,000+	4,894	5.9%	5,683	6.8%
Median Household Income	\$58,785		\$65,659	
Average Household Income	\$83,634		\$94,096	
Per Capita Income	\$31,950		\$36,265	

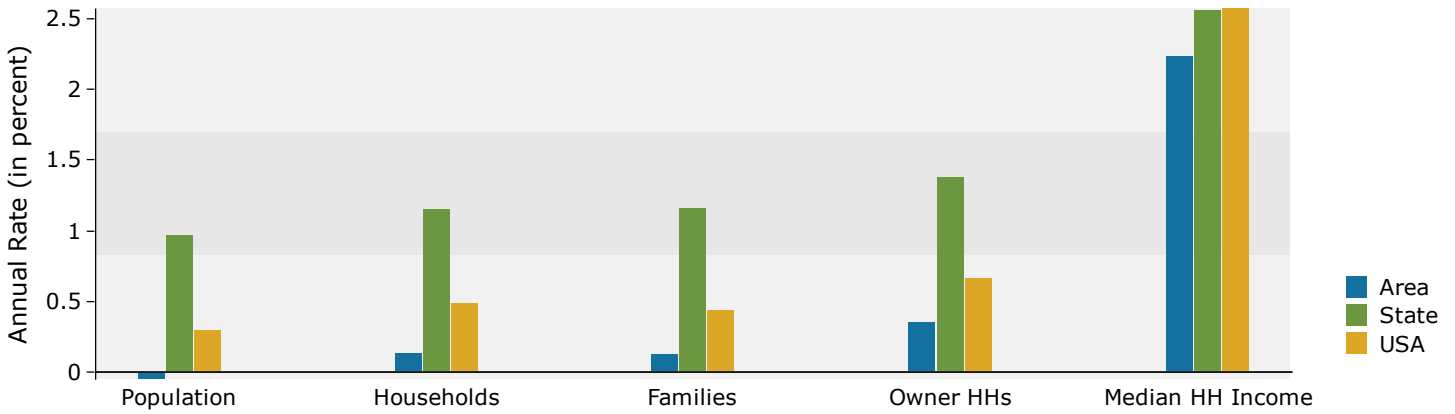
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,724	7.0%	12,839	5.9%	13,650	6.3%	13,804	6.4%
5 - 9	15,109	7.2%	13,460	6.2%	14,053	6.5%	13,661	6.3%
10 - 14	14,690	7.0%	14,195	6.6%	14,004	6.4%	13,789	6.3%
15 - 19	15,172	7.3%	15,655	7.2%	14,765	6.8%	14,040	6.5%
20 - 24	16,673	8.0%	17,275	8.0%	14,936	6.9%	14,739	6.8%
25 - 34	29,436	14.1%	30,205	14.0%	33,491	15.4%	31,054	14.3%
35 - 44	25,200	12.0%	27,078	12.5%	28,753	13.2%	30,937	14.2%
45 - 54	28,754	13.7%	24,880	11.5%	23,146	10.6%	23,927	11.0%
55 - 64	23,808	11.4%	26,789	12.4%	25,152	11.5%	21,991	10.1%
65 - 74	13,205	6.3%	20,418	9.4%	21,312	9.8%	21,866	10.1%
75 - 84	8,859	4.2%	9,588	4.4%	10,573	4.9%	13,009	6.0%
85+	3,534	1.7%	4,060	1.9%	4,028	1.8%	4,502	2.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	168,087	80.4%	110,125	50.9%	108,214	49.7%	101,866	46.9%
Black Alone	8,951	4.3%	10,397	4.8%	10,965	5.0%	11,683	5.4%
American Indian Alone	1,316	0.6%	1,876	0.9%	1,903	0.9%	2,011	0.9%
Asian Alone	4,095	2.0%	5,773	2.7%	6,328	2.9%	7,277	3.3%
Pacific Islander Alone	174	0.1%	230	0.1%	234	0.1%	243	0.1%
Some Other Race Alone	21,534	10.3%	29,025	13.4%	29,867	13.7%	31,653	14.6%
Two or More Races	5,008	2.4%	59,016	27.3%	60,349	27.7%	62,586	28.8%
Hispanic Origin (Any Race)	133,715	63.9%	140,059	64.7%	143,058	65.7%	143,908	66.2%

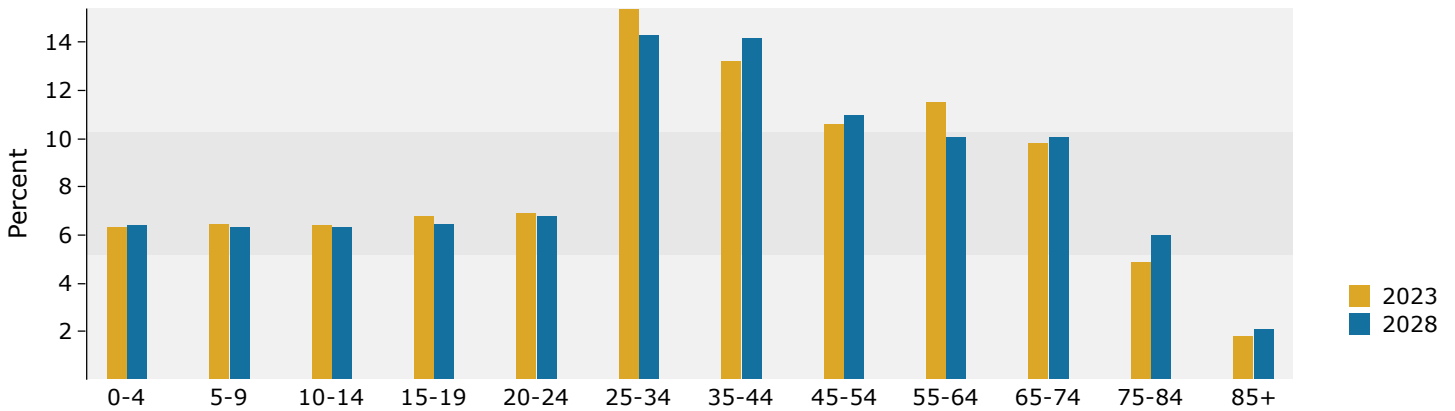
Data Note: Income is expressed in current dollars.

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

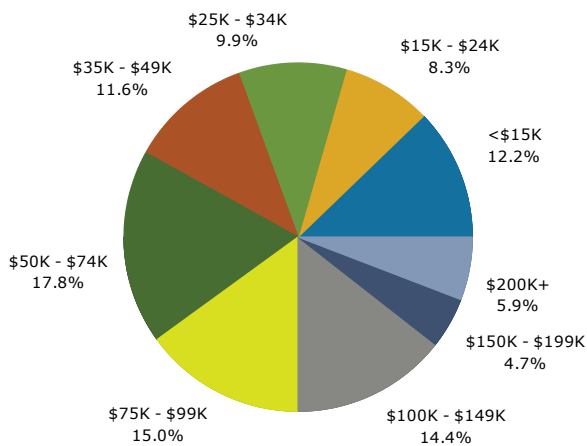
Trends 2023-2028



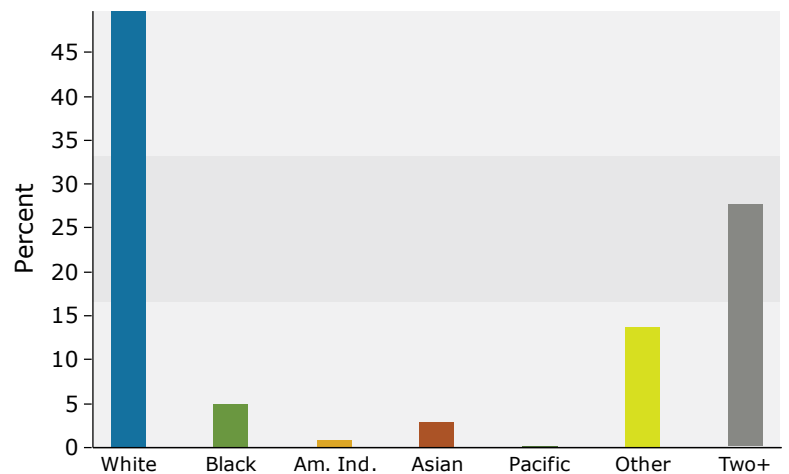
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 65.7%

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