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ARIZEN ACADEMY

548 E BETHANY DR, ALLEN, TX



Asking	\$1,850,000
Cap Rate	7%



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

PROPERTY SUMMARY



PROPERTY SUMMARY

- Address- 548 E Bethany Dr, Allen, TX
- Sale- Leased Investment Property
- Tenant- Arizen Academy
- Lease- 10.3 yrs (Sep 2023- Dec 2033)
- Lease Renewal- 1 * 5 yr. term
- Building Use- Childcare
- Cap Rate- 7%
- Lease Type- NNN
- Building Size- 5,441 Sqft
- Lot- 0.5 Acres
- Year Built- 1978
- Year Renovated- 2023
- County- Collin
- 7 Classrooms, Kitchen, Office & Playground



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LEASE SUMMARY

LEASE DETAILS

Tenant	Arizen Academy
Lease Term	10 yrs.
Base Rent	\$130,584/ year
Lease Type	NNN
Lease Term	10 yrs & 4 mts.
Lease Start	Sep, 2023
Lease End	Dec, 2033
Renewal Options	1 * 5 yrs.
Rent Increase on Renewal	10%
Landlord Responsibilities	Roof, Foundation, Parking areas
Tenant Responsibilities	Insurance, Taxes, Maintenance, AC, Heating, Exterior Maintenance

ANNUAL RENT

<u>Year</u>	<u>Commencement</u>	<u>Annual Rent</u>	<u>Increase</u>
0-1	Sep 2023 - Dec 2023	\$0	
1-4	Jan 2024 - Dec 2027	\$130,584	
5-8	Jan 2028 - Dec 2031	\$141,468	8.33%
9-10	Jan 2032 - Dec 2033	\$146,904	3.84%
11-15	Jan 2034 - Dec 2038	\$161,592	10% (1 Renewal Option)



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PROPERTY IMPROVEMENTS



PROPERTY IMPROVEMENTS

- Exterior paint
- Interior paint
- Flooring
- Turf
- Ceiling tiles
- Front Door
- Lighting
- Landscaping & more



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TENANT HIGHLIGHTS

ARIZEN ACADEMY

Arizen Academy is a pioneering early learning institution committed to providing a holistic and advanced educational experience for young children. With a focus on multilingualism, physical activity, and academic excellence, Arizen aims to prepare the next generation for a dynamic and interconnected world. The academy has achieved remarkable success in Canada and is now bringing its innovative approach to the United States.

In this era of global connectivity, the ability to communicate with other people is essential. Envision your child being multilingual, wouldn't that be the best gift you could offer? At ARIZEN Academy, where our children learn and use several languages every day, we can help you make this happen! The benefits of being multilingual far exceed the ability to ask for directions in a foreign country. Learning new languages can be very beneficial not only in education opportunities or career development but also in one's overall well-being. ARIZEN Academy is not your typical childcare brand. It's an occasion for ARIZEN Academy franchisees to become instrumental in the development of young children's lives! Supported by a turnkey multilingual educational program backed by 25 years of experience, ARIZEN Academy franchisees ensure that their children develop a unique set of skills that will always allow them to be one step ahead.

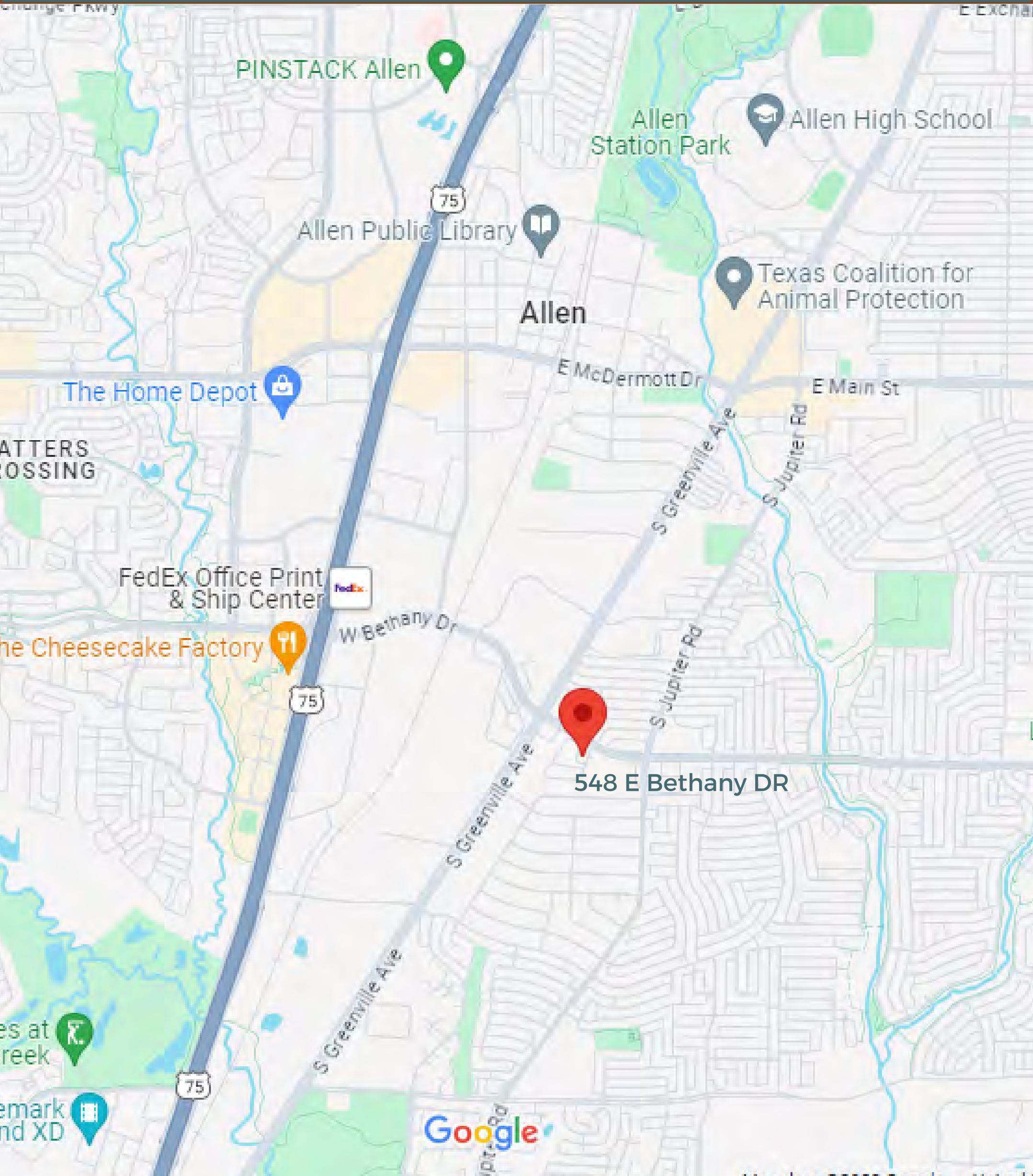


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PICTURES



LOCATION MAP



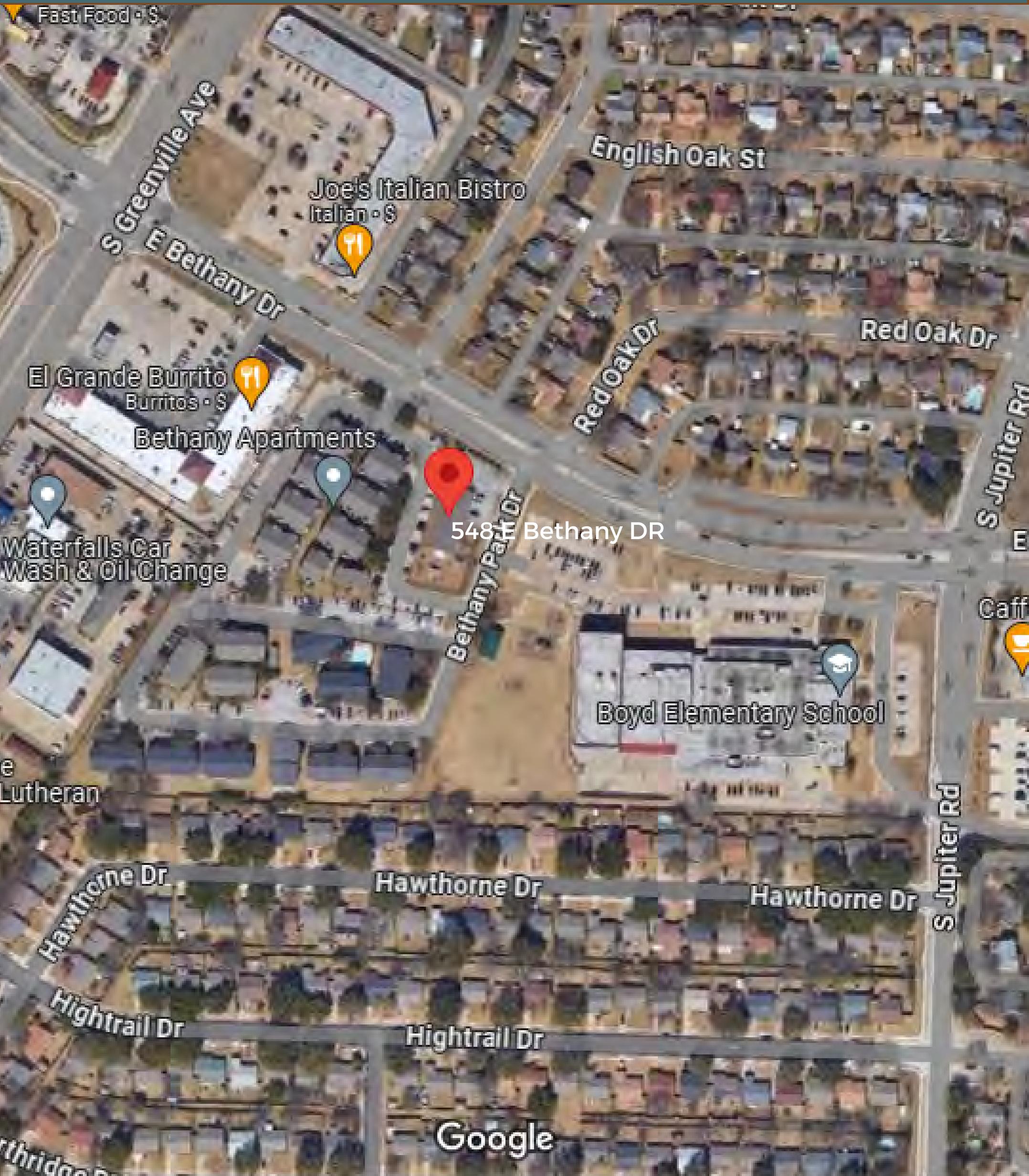
AERIAL VIEW



548 E Bethany DR

Google

AERIAL VIEW



Fast Food • \$

S Greenville Ave
E Bethany Dr

Joe's Italian Bistro
Italian • \$

English Oak St

Red Oak Dr

El Grande Burrito
Burritos • \$

Bethany Apartments

Red Oak Dr

S Jupiter Rd

548 Bethany DR

Waterfalls Car Wash & Oil Change

Boyd Elementary School

Caff

Lutheran

Hawthorne Dr

Hawthorne Dr

Hawthorne Dr

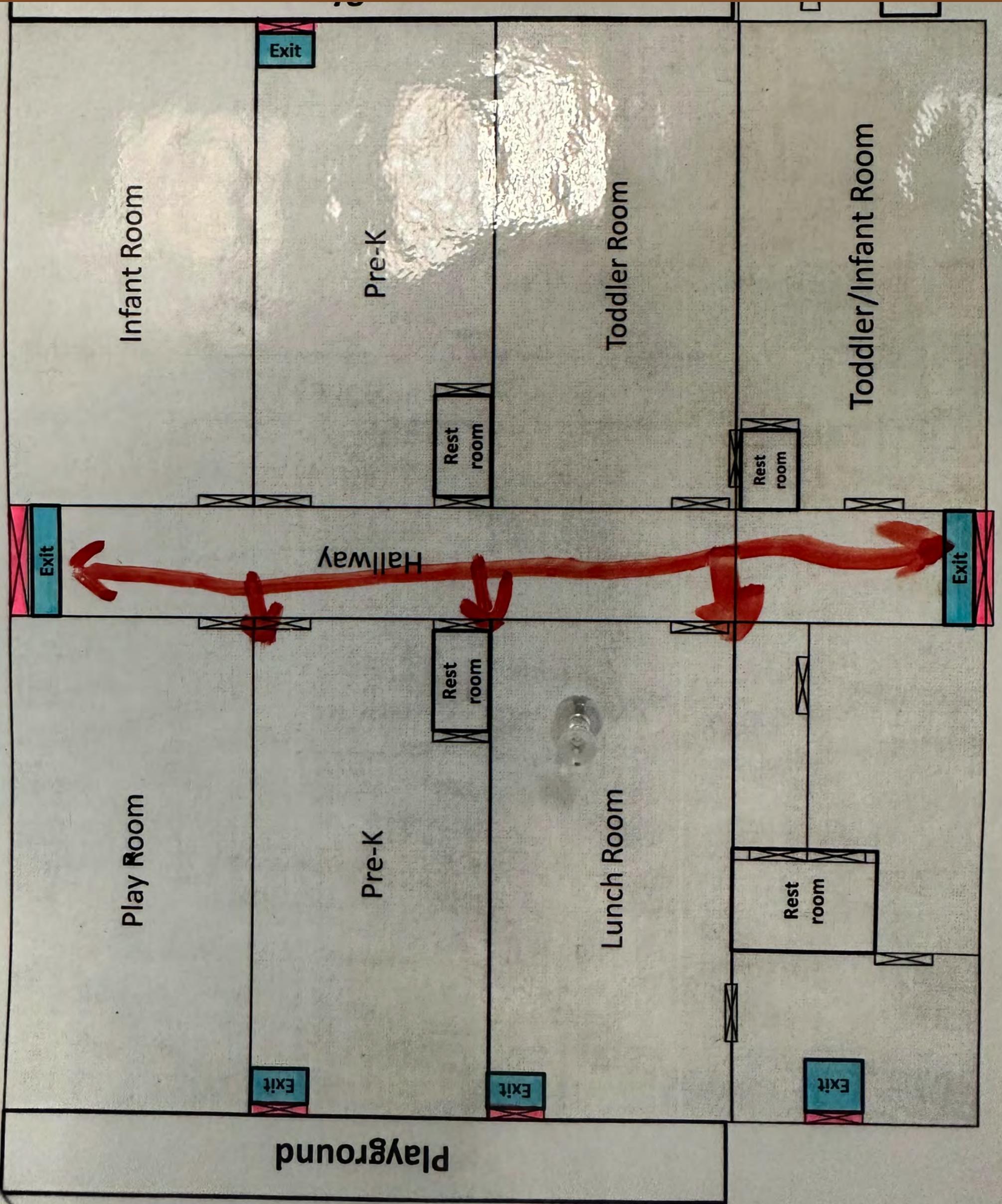
S Jupiter Rd

Hightrail Dr

Hightrail Dr

Google

FLOORPLAN





Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 3
 548 E Bethany Dr, Allen, Texas, 75002
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.08607
 Longitude: -96.66917

Summary	Census 2010	Census 2020	2023	2028
Population	87,237	103,350	110,929	114,012
Households	30,990	37,116	40,485	42,146
Families	23,425	27,822	29,636	30,621
Average Household Size	2.81	2.77	2.73	2.70
Owner Occupied Housing Units	21,186	22,796	24,391	25,032
Renter Occupied Housing Units	9,802	14,320	16,094	17,113
Median Age	34.5	37.3	35.9	36.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.55%	0.97%	0.30%
Households	0.81%	1.15%	0.49%
Families	0.66%	1.16%	0.44%
Owner HHs	0.52%	1.38%	0.66%
Median Household Income	1.61%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,658	4.1%	1,464	3.5%
\$15,000 - \$24,999	1,714	4.2%	1,384	3.3%
\$25,000 - \$34,999	1,797	4.4%	1,545	3.7%
\$35,000 - \$49,999	2,968	7.3%	2,676	6.3%
\$50,000 - \$74,999	6,216	15.4%	5,909	14.0%
\$75,000 - \$99,999	5,202	12.8%	5,275	12.5%
\$100,000 - \$149,999	8,247	20.4%	9,063	21.5%
\$150,000 - \$199,999	5,307	13.1%	6,548	15.5%
\$200,000+	7,377	18.2%	8,282	19.7%

Median Household Income	\$102,742	\$111,268
Average Household Income	\$140,162	\$154,414
Per Capita Income	\$50,966	\$56,841

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,583	7.5%	6,010	5.8%	7,090	6.4%	7,457	6.5%
5 - 9	7,401	8.5%	7,032	6.8%	7,934	7.2%	7,796	6.8%
10 - 14	7,555	8.7%	7,952	7.7%	8,467	7.6%	8,015	7.0%
15 - 19	6,339	7.3%	8,084	7.8%	7,356	6.6%	7,129	6.3%
20 - 24	4,449	5.1%	6,273	6.1%	6,764	6.1%	6,473	5.7%
25 - 34	11,869	13.6%	12,918	12.5%	16,253	14.7%	17,904	15.7%
35 - 44	15,492	17.8%	14,927	14.4%	17,006	15.3%	17,317	15.2%
45 - 54	14,266	16.4%	15,478	15.0%	15,189	13.7%	14,773	13.0%
55 - 64	7,913	9.1%	13,008	12.6%	13,027	11.7%	12,638	11.1%
65 - 74	3,441	3.9%	7,249	7.0%	7,816	7.0%	9,072	8.0%
75 - 84	1,438	1.6%	3,284	3.2%	3,169	2.9%	4,294	3.8%
85+	491	0.6%	1,134	1.1%	855	0.8%	1,143	1.0%

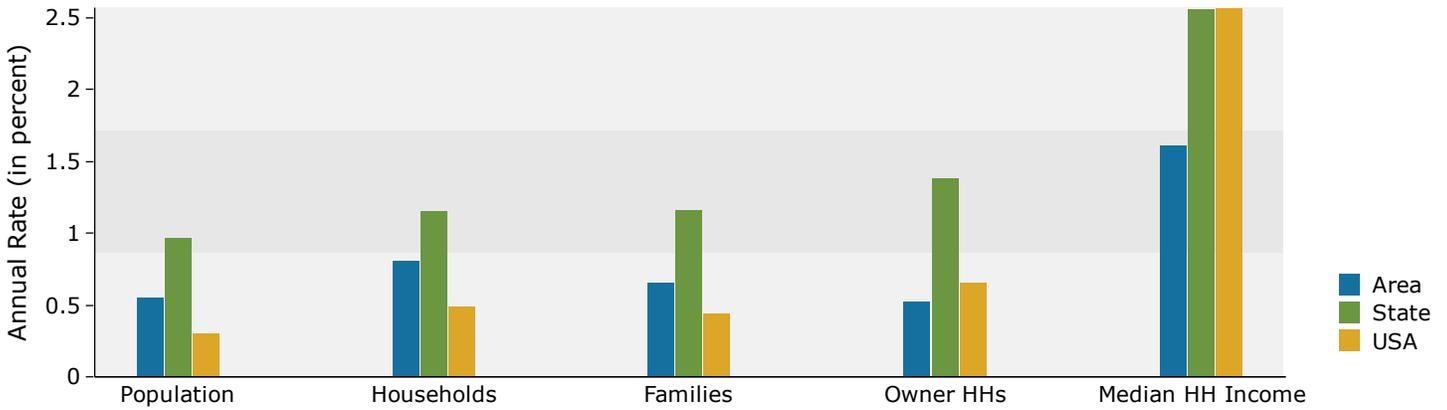
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	61,076	70.0%	54,312	52.6%	57,533	51.9%	56,977	50.0%
Black Alone	8,491	9.7%	12,039	11.6%	12,487	11.3%	12,539	11.0%
American Indian Alone	484	0.6%	612	0.6%	668	0.6%	692	0.6%
Asian Alone	10,890	12.5%	19,953	19.3%	21,438	19.3%	23,330	20.5%
Pacific Islander Alone	45	0.1%	55	0.1%	62	0.1%	65	0.1%
Some Other Race Alone	3,531	4.0%	5,067	4.9%	5,773	5.2%	6,266	5.5%
Two or More Races	2,720	3.1%	11,312	10.9%	12,968	11.7%	14,143	12.4%

Hispanic Origin (Any Race)	11,012	12.6%	14,860	14.4%	16,883	15.2%	17,947	15.7%
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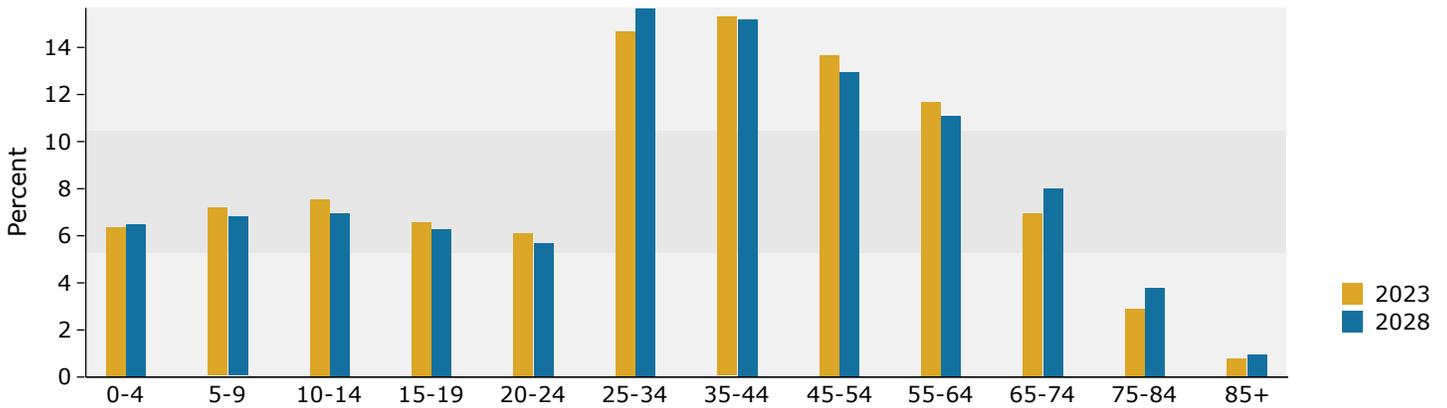
Data Note: Income is expressed in current dollars.

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

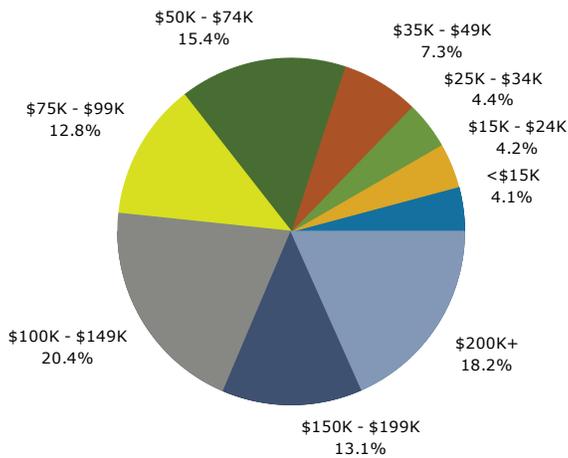
Trends 2023-2028



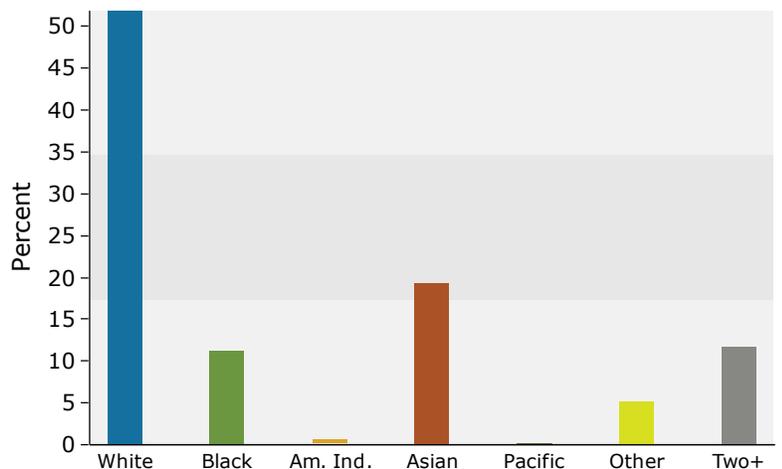
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 15.2%



Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 3
 548 E Bethany Dr, Allen, Texas, 75002
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.08607
 Longitude: -96.66917

Summary	Census 2010	Census 2020	2023	2028
Population	214,079	259,203	272,757	279,488
Households	74,616	91,790	97,707	101,136
Families	56,974	68,891	71,024	72,959
Average Household Size	2.86	2.82	2.78	2.76
Owner Occupied Housing Units	53,059	57,958	61,090	62,028
Renter Occupied Housing Units	21,578	33,832	36,617	39,109
Median Age	35.2	37.4	36.4	36.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.49%	0.97%	0.30%
Households	0.69%	1.15%	0.49%
Families	0.54%	1.16%	0.44%
Owner HHs	0.31%	1.38%	0.66%
Median Household Income	1.82%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,427	4.5%	4,017	4.0%
\$15,000 - \$24,999	3,722	3.8%	3,018	3.0%
\$25,000 - \$34,999	3,834	3.9%	3,269	3.2%
\$35,000 - \$49,999	7,261	7.4%	6,434	6.4%
\$50,000 - \$74,999	15,861	16.2%	14,883	14.7%
\$75,000 - \$99,999	12,058	12.3%	12,138	12.0%
\$100,000 - \$149,999	18,504	18.9%	19,908	19.7%
\$150,000 - \$199,999	12,476	12.8%	15,245	15.1%
\$200,000+	19,564	20.0%	22,224	22.0%

Median Household Income	\$103,072	\$112,772
Average Household Income	\$143,614	\$158,950
Per Capita Income	\$51,399	\$57,483

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,921	7.4%	14,381	5.5%	17,719	6.5%	18,724	6.7%
5 - 9	18,492	8.6%	17,659	6.8%	19,910	7.3%	19,870	7.1%
10 - 14	18,374	8.6%	20,669	8.0%	21,508	7.9%	20,648	7.4%
15 - 19	15,249	7.1%	20,321	7.8%	18,675	6.8%	17,913	6.4%
20 - 24	10,722	5.0%	16,216	6.3%	15,655	5.7%	15,268	5.5%
25 - 34	27,549	12.9%	31,604	12.2%	37,154	13.6%	40,171	14.4%
35 - 44	37,480	17.5%	37,532	14.5%	42,021	15.4%	43,273	15.5%
45 - 54	34,421	16.1%	39,448	15.2%	37,656	13.8%	36,933	13.2%
55 - 64	20,862	9.7%	31,568	12.2%	31,578	11.6%	30,448	10.9%
65 - 74	9,812	4.6%	18,877	7.3%	20,553	7.5%	22,439	8.0%
75 - 84	3,804	1.8%	8,518	3.3%	8,290	3.0%	11,113	4.0%
85+	1,393	0.7%	2,410	0.9%	2,038	0.7%	2,688	1.0%

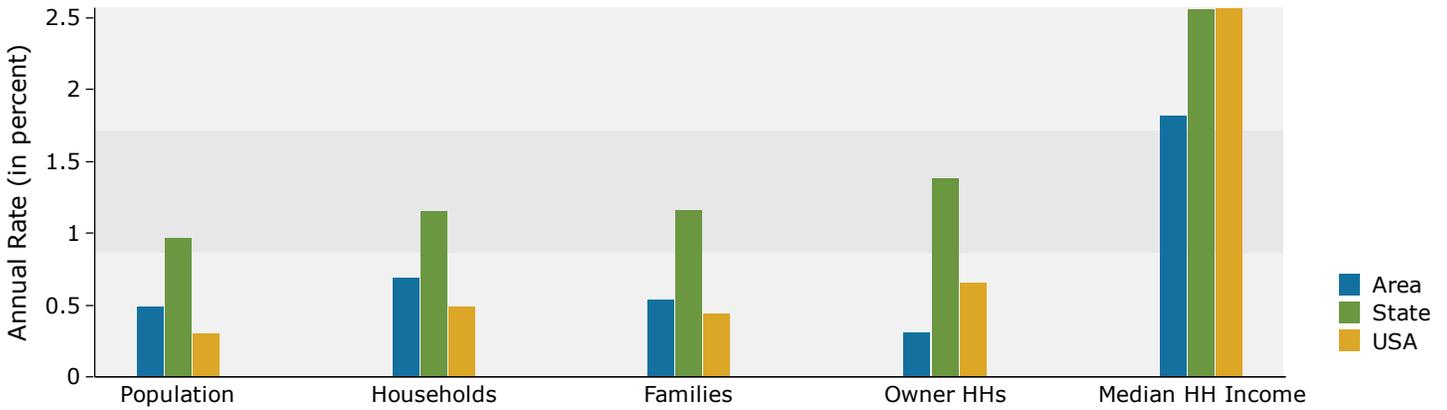
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	147,105	68.7%	130,469	50.3%	135,423	49.6%	133,473	47.8%
Black Alone	18,681	8.7%	27,351	10.6%	28,094	10.3%	28,113	10.1%
American Indian Alone	1,132	0.5%	1,860	0.7%	1,985	0.7%	2,043	0.7%
Asian Alone	28,814	13.5%	53,487	20.6%	56,417	20.7%	61,233	21.9%
Pacific Islander Alone	123	0.1%	136	0.1%	151	0.1%	163	0.1%
Some Other Race Alone	11,388	5.3%	16,313	6.3%	17,713	6.5%	18,830	6.7%
Two or More Races	6,837	3.2%	29,587	11.4%	32,974	12.1%	35,633	12.7%

Hispanic Origin (Any Race)	34,382	16.1%	44,327	17.1%	48,318	17.7%	50,566	18.1%
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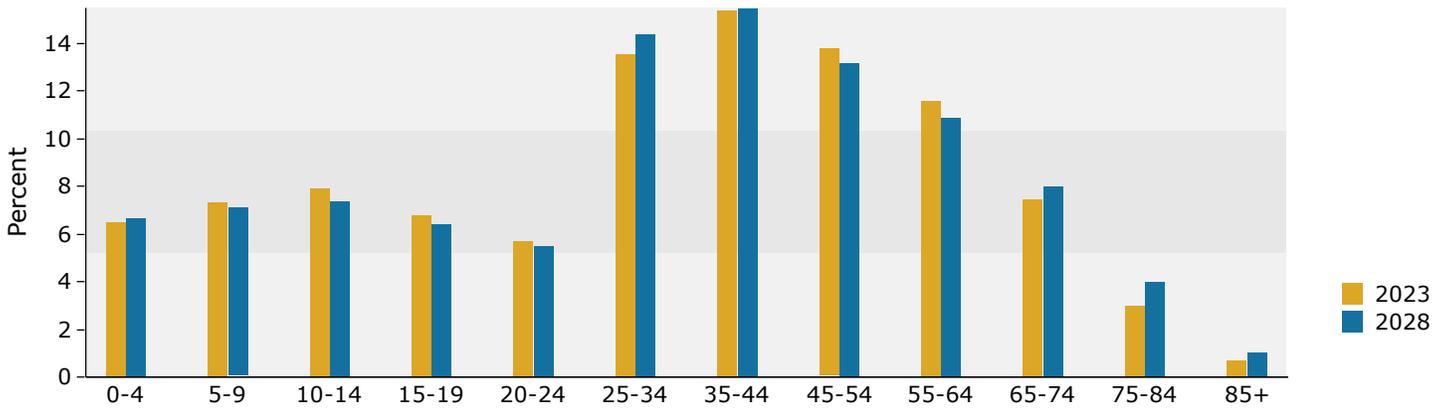
Data Note: Income is expressed in current dollars.

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

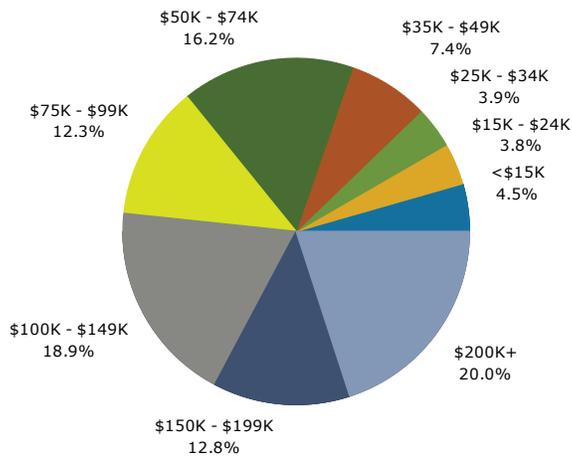
Trends 2023-2028



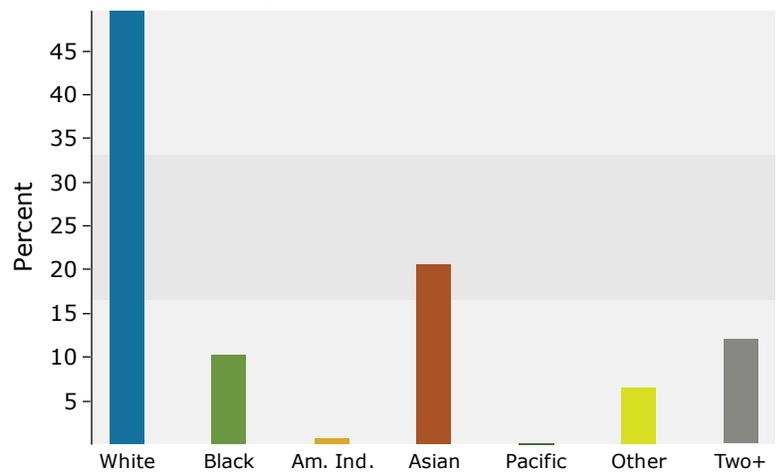
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 17.7%

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