

**FOR
SALE**

6808 CHAPMAN RD
NORTH RICHLAND HILLS, TX



Asking- \$1,150,000
Cap Rate- 7.6%



Neal Agrawal
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www.preschoolexchange.com

PROPERTY SUMMARY



PROPERTY SUMMARY

- Address- 6808 Chapman Rd, North Richland Hills, TX 76182
- Tenant- Awesome Kidz Learning Center
- Building Use- Childcare
- Cap Rate- 7.6%
- Lease Type- NNN
- Building Size- 4,392 sqft
- Lot- 0.46 acres approx.
- Year Built- 1975
- Year Renovated- 2024
- 6 Classrooms, Kitchen, Office & Playground
- 11 Parking spots



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LEASE SUMMARY

LEASE DETAILS

Tenant	Awesome Kidz Learning Center
Lease Term	10 yrs & 3 mts.
Lease Guarantee	Personal Guarantee
Base Rent	\$87,840/ year
Lease Type	NNN
Lease Start- End Date	Feb, 2024- April 2034
Renewal Options	One 5 yr option
Rent Increase on Renewal	8.69%
Landlord Responsibilities	Roof, Foundation, Parking areas
Tenant Responsibilities	Insurance, Taxes, AC, Heating, Maintenance & all utilities

ANNUAL RENT

<u>Year</u>	<u>Commencement</u>	<u>Annual Rent</u>	<u>Increase</u>
1-3(mts.)	Feb 2024- April 2024	\$0	-
1-3	May 2024- April 2027	\$87,840	-
4-6	May 2027- April 2030	\$92,232	5%
7-9	May 2030- April 2033	\$96,624	4.76%
10	May 2033- April 2034	\$101,016	4.55%
11-15(renewal)	May 2034- April 2039	\$109,800	8.69%

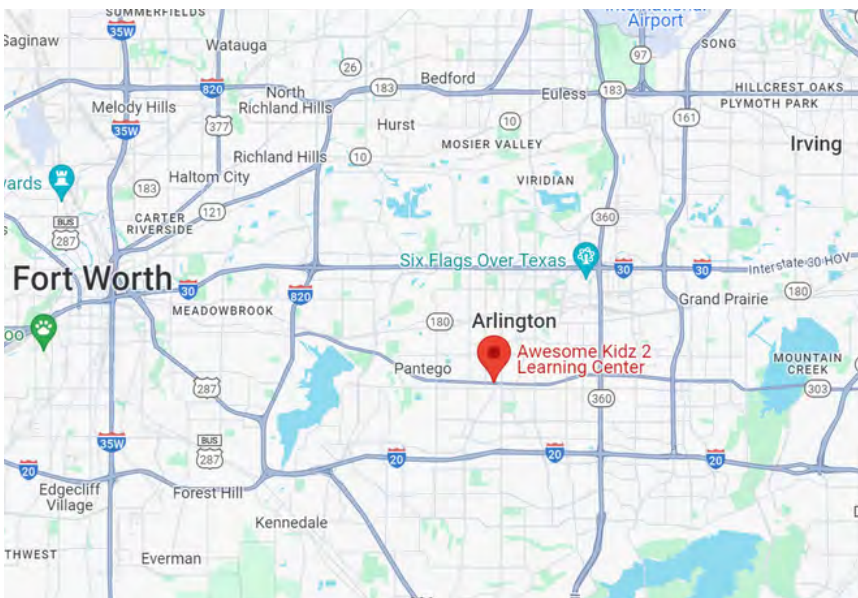


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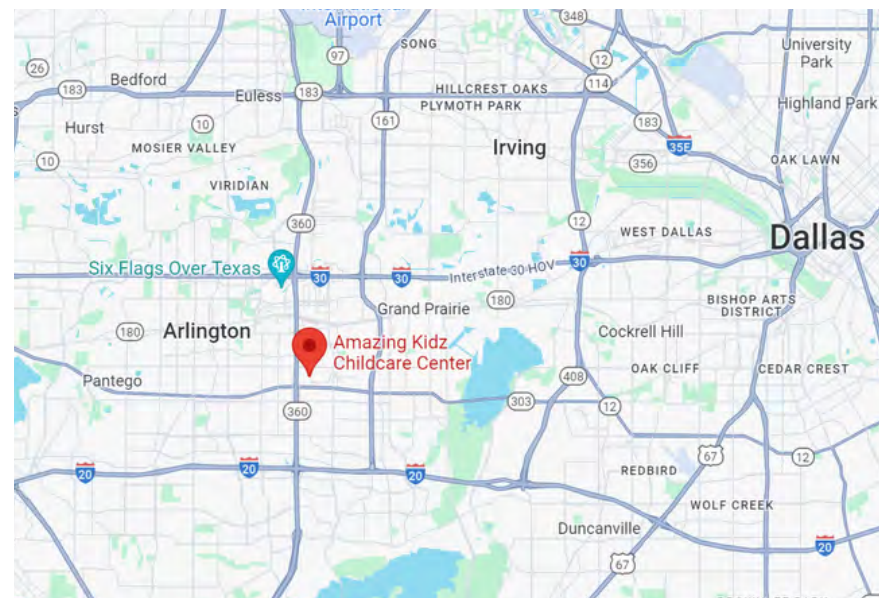
TENANT HIGHLIGHTS

AWESOME KIDZ & AMAZING KIDZ LEARNING CENTER

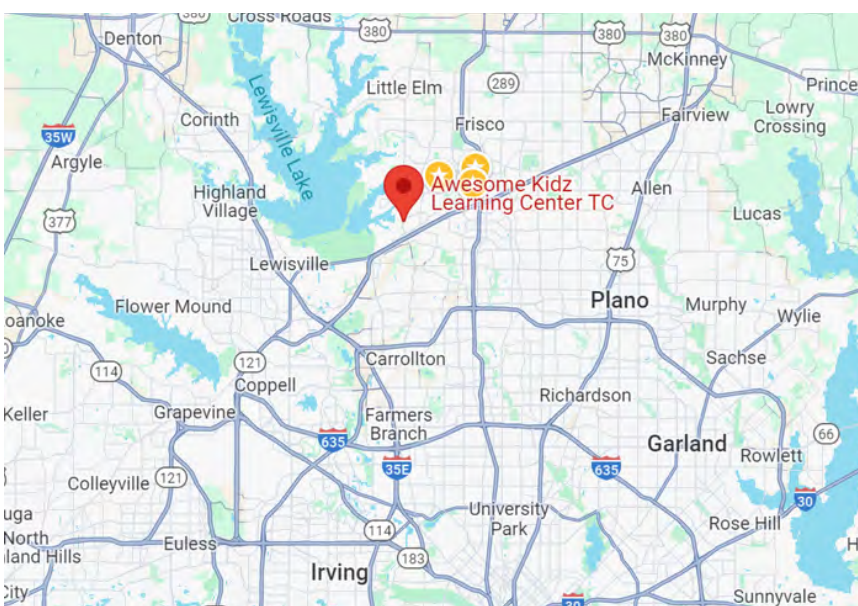
Awesome Kidz & Amazing Kidz Learning Center is a DFW area based Childcare Provider with 4 Centers. 6808 Chapman Rd, North Richland Hills will be their 5th location. They are a fast-growing Childcare Operator rapidly expanding in the DFW area.



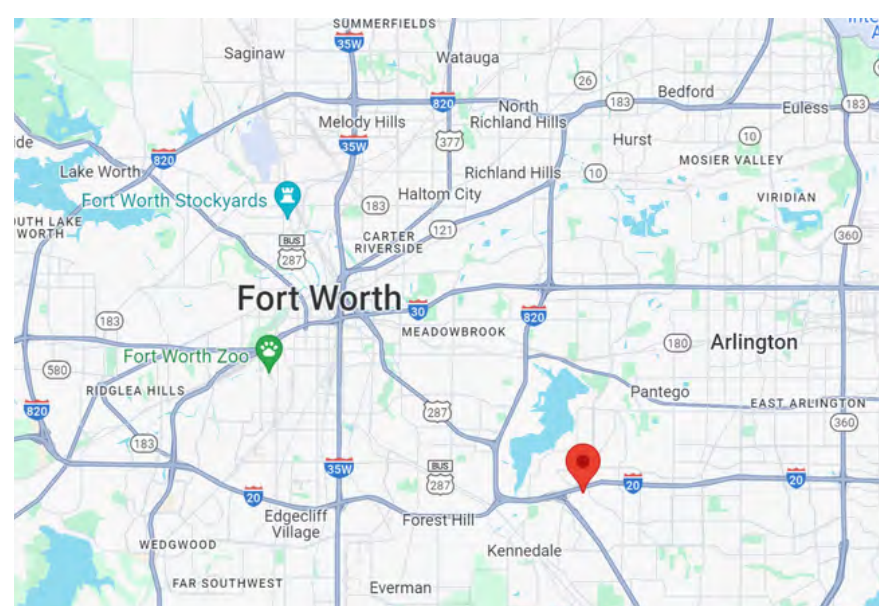
931 W Pioneer Pkwy, Arlington, TX



1703 Susan Dr, Arlington, TX



4909 Branch Hollow Dr, The Colony, TX



4601 Hawkins Cemetery Rd, Arlington, TX

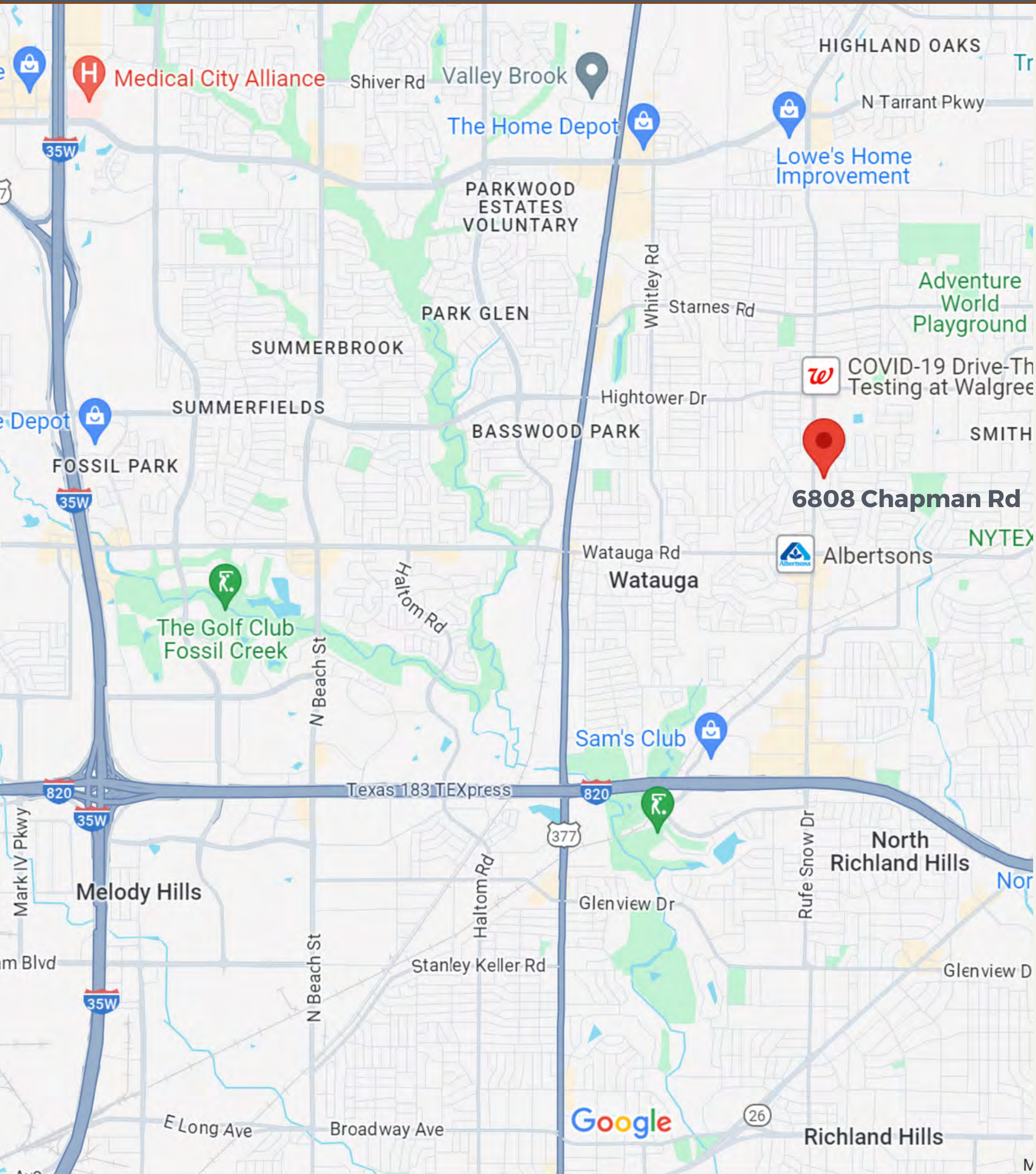


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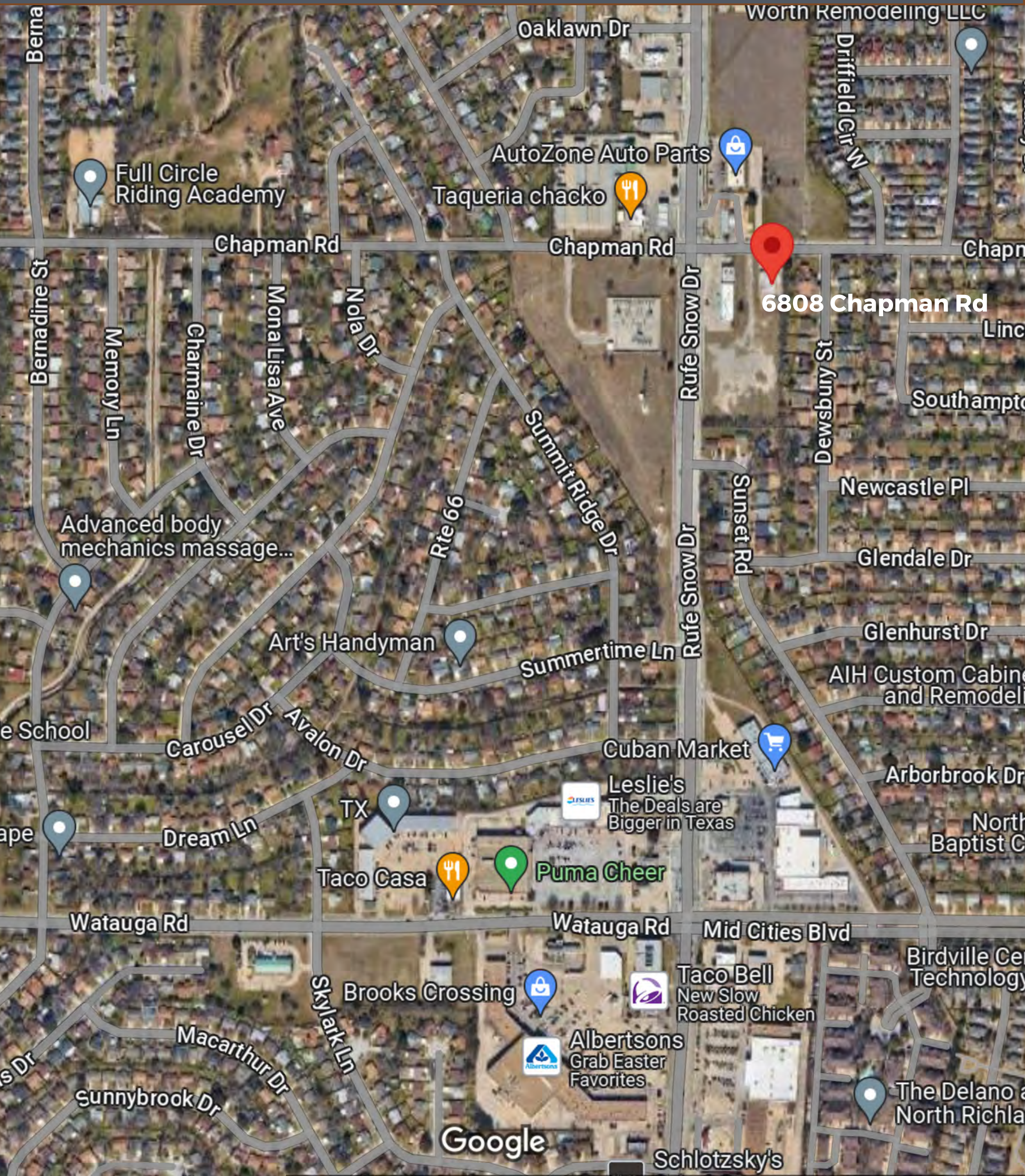
PICTURES



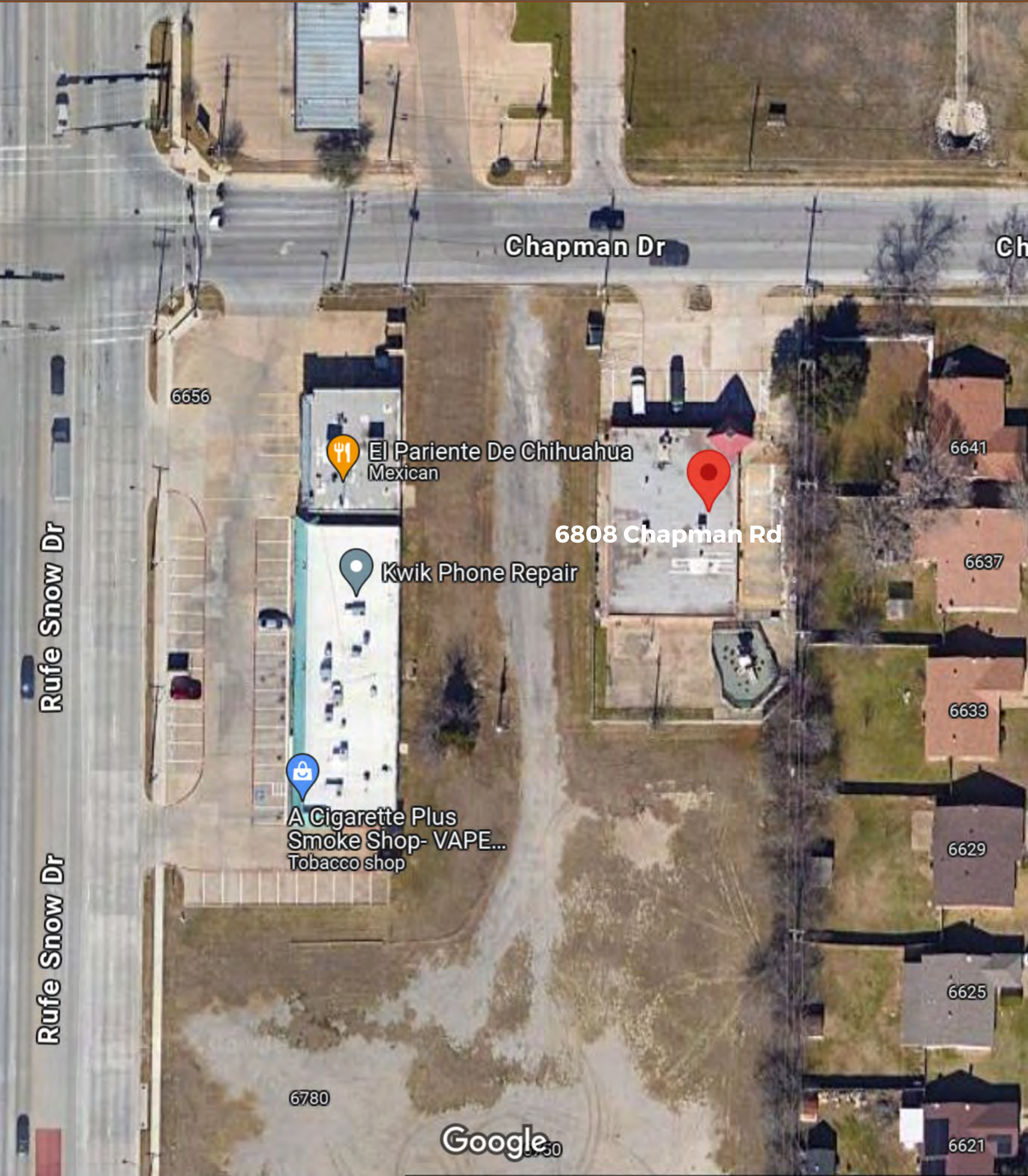
LOCATION MAP



AERIAL VIEW



AERIAL VIEW



Chapman Dr

Ch

6656



El Pariente De Chihuahua
Mexican

6641

6808 Chapman Rd



Kwik Phone Repair

6637

Rufe Snow Dr

6633



A Cigarette Plus
Smoke Shop- VAPE...
Tobacco shop

6629

Rufe Snow Dr

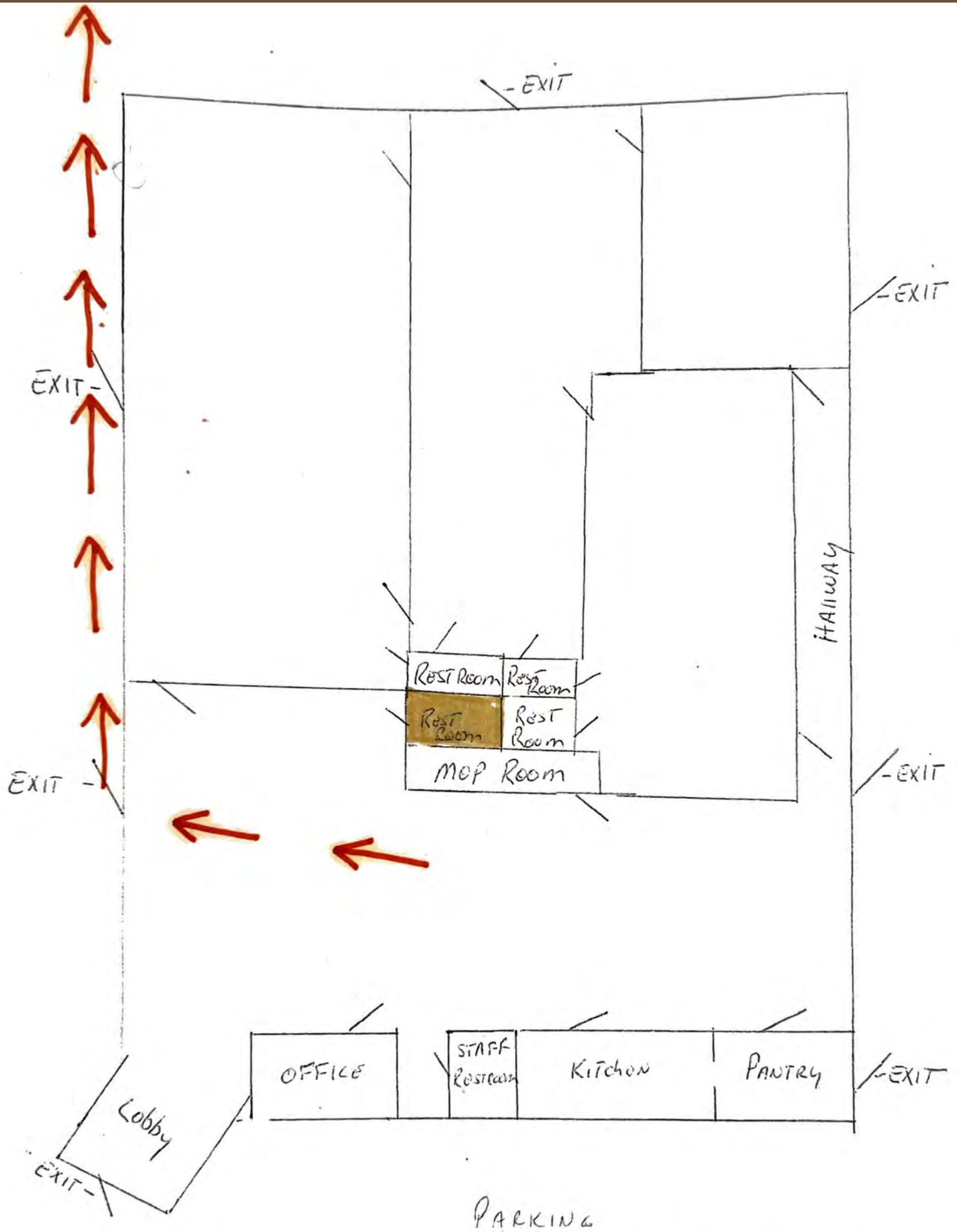
6625

6780

Google

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FLOORPLAN





Demographic and Income Profile

6808 Chapman Rd, North Richland Hills, Texas, 76182
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 32.86758
 Longitude: -97.23688

Summary	Census 2010	Census 2020	2023	2028
Population	15,109	16,112	15,974	15,642
Households	5,369	5,864	5,815	5,720
Families	3,995	4,333	4,167	4,071
Average Household Size	2.80	2.75	2.75	2.73
Owner Occupied Housing Units	3,889	4,146	4,203	4,188
Renter Occupied Housing Units	1,481	1,718	1,612	1,532
Median Age	34.7	37.1	37.7	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.42%	0.97%	0.30%
Households	-0.33%	1.15%	0.49%
Families	-0.47%	1.16%	0.44%
Owner HHs	-0.07%	1.38%	0.66%
Median Household Income	1.23%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	288	5.0%	251	4.4%
\$15,000 - \$24,999	212	3.6%	169	3.0%
\$25,000 - \$34,999	364	6.3%	297	5.2%
\$35,000 - \$49,999	776	13.3%	666	11.6%
\$50,000 - \$74,999	1,212	20.8%	1,128	19.7%
\$75,000 - \$99,999	1,150	19.8%	1,178	20.6%
\$100,000 - \$149,999	1,168	20.1%	1,281	22.4%
\$150,000 - \$199,999	313	5.4%	383	6.7%
\$200,000+	331	5.7%	365	6.4%

Median Household Income	\$75,827	\$80,614
Average Household Income	\$94,187	\$104,187
Per Capita Income	\$34,628	\$38,497

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,061	7.0%	1,045	6.5%	968	6.1%	931	6.0%
5 - 9	1,139	7.5%	1,087	6.7%	1,036	6.5%	978	6.3%
10 - 14	1,179	7.8%	1,060	6.6%	1,071	6.7%	1,072	6.9%
15 - 19	1,097	7.3%	1,051	6.5%	988	6.2%	965	6.2%
20 - 24	893	5.9%	896	5.6%	889	5.6%	810	5.2%
25 - 34	2,253	14.9%	2,374	14.7%	2,379	14.9%	2,099	13.4%
35 - 44	2,175	14.4%	2,257	14.0%	2,380	14.9%	2,433	15.6%
45 - 54	2,313	15.3%	2,044	12.7%	1,916	12.0%	1,974	12.6%
55 - 64	1,784	11.8%	2,149	13.3%	2,049	12.8%	1,753	11.2%
65 - 74	805	5.3%	1,455	9.0%	1,587	9.9%	1,634	10.4%
75 - 84	313	2.1%	588	3.6%	605	3.8%	839	5.4%
85+	98	0.6%	106	0.7%	106	0.7%	156	1.0%

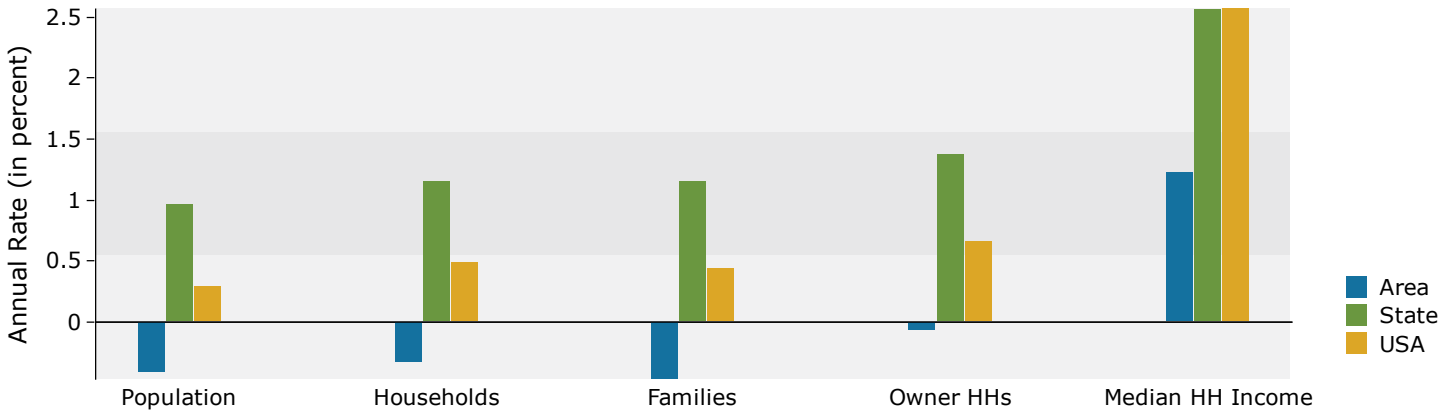
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,488	82.7%	10,592	65.7%	10,113	63.3%	9,222	59.0%
Black Alone	727	4.8%	932	5.8%	1,006	6.3%	1,144	7.3%
American Indian Alone	132	0.9%	144	0.9%	147	0.9%	159	1.0%
Asian Alone	531	3.5%	812	5.0%	900	5.6%	1,042	6.7%
Pacific Islander Alone	21	0.1%	41	0.3%	42	0.3%	46	0.3%
Some Other Race Alone	785	5.2%	1,261	7.8%	1,336	8.4%	1,472	9.4%
Two or More Races	425	2.8%	2,329	14.5%	2,430	15.2%	2,558	16.4%

Hispanic Origin (Any Race)	2,846	18.8%	3,760	23.3%	3,932	24.6%	4,144	26.5%
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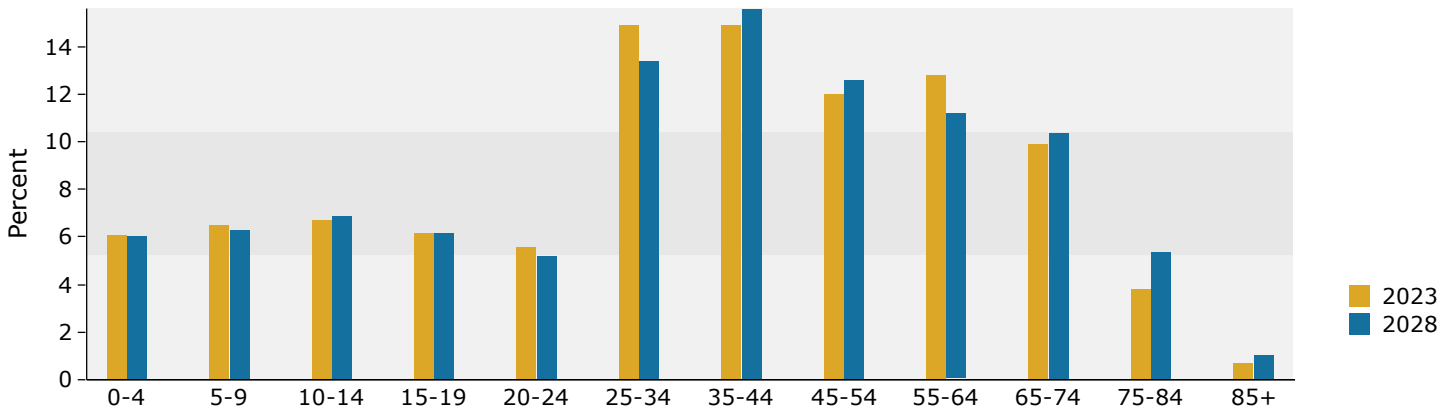
Data Note: Income is expressed in current dollars.

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

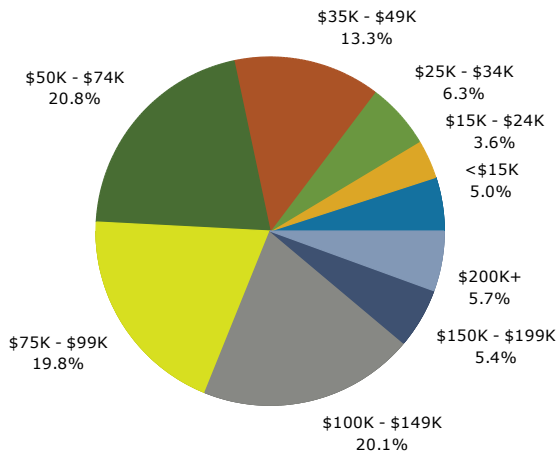
Trends 2023-2028



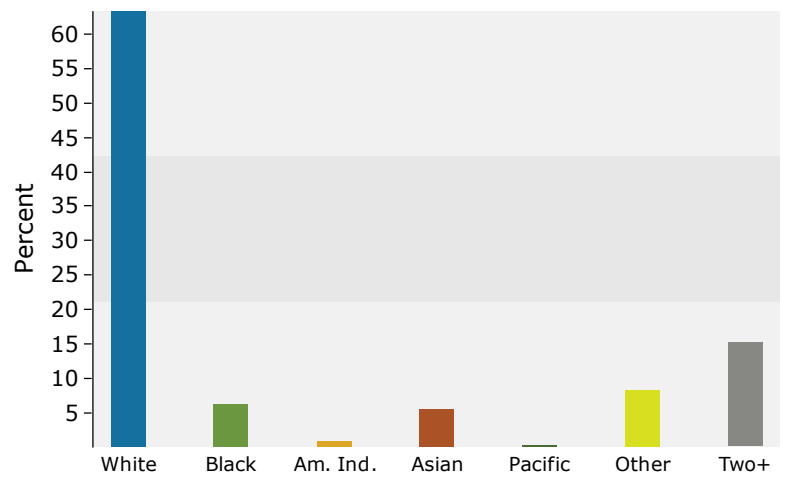
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 24.6%

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



Demographic and Income Profile

6808 Chapman Rd, North Richland Hills, Texas, 76182
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.86758
 Longitude: -97.23688

Summary	Census 2010	Census 2020	2023	2028
Population	118,407	127,575	128,592	127,977
Households	43,140	46,985	47,712	47,830
Families	31,845	34,227	33,913	33,736
Average Household Size	2.74	2.71	2.69	2.67
Owner Occupied Housing Units	30,612	31,052	32,577	32,983
Renter Occupied Housing Units	12,533	15,933	15,135	14,847
Median Age	35.5	37.5	37.9	38.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.10%	0.97%	0.30%
Households	0.05%	1.15%	0.49%
Families	-0.10%	1.16%	0.44%
Owner HHs	0.25%	1.38%	0.66%
Median Household Income	1.59%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,110	4.4%	1,886	3.9%
\$15,000 - \$24,999	2,344	4.9%	1,901	4.0%
\$25,000 - \$34,999	3,117	6.5%	2,671	5.6%
\$35,000 - \$49,999	5,548	11.6%	4,920	10.3%
\$50,000 - \$74,999	8,299	17.4%	7,884	16.5%
\$75,000 - \$99,999	7,849	16.5%	7,911	16.5%
\$100,000 - \$149,999	9,451	19.8%	10,199	21.3%
\$150,000 - \$199,999	4,638	9.7%	5,617	11.7%
\$200,000+	4,357	9.1%	4,840	10.1%
Median Household Income	\$81,163		\$87,813	
Average Household Income	\$108,662		\$120,285	
Per Capita Income	\$40,345		\$44,996	

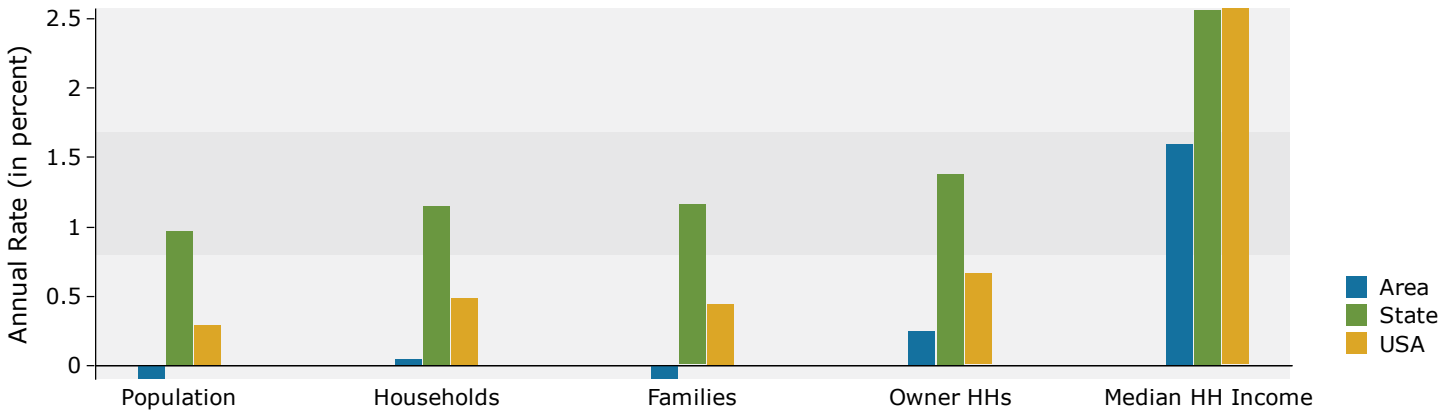
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,237	7.0%	7,514	5.9%	7,646	5.9%	7,786	6.1%
5 - 9	8,929	7.5%	8,405	6.6%	8,189	6.4%	7,791	6.1%
10 - 14	9,418	8.0%	9,018	7.1%	8,518	6.6%	8,163	6.4%
15 - 19	8,778	7.4%	9,099	7.1%	8,187	6.4%	7,539	5.9%
20 - 24	7,071	6.0%	7,845	6.1%	7,743	6.0%	7,526	5.9%
25 - 34	15,908	13.4%	17,486	13.7%	18,832	14.6%	18,629	14.6%
35 - 44	17,640	14.9%	16,787	13.2%	17,563	13.7%	18,395	14.4%
45 - 54	18,913	16.0%	16,624	13.0%	16,356	12.7%	15,332	12.0%
55 - 64	12,937	10.9%	17,193	13.5%	16,723	13.0%	15,070	11.8%
65 - 74	6,167	5.2%	11,009	8.6%	11,857	9.2%	12,707	9.9%
75 - 84	3,191	2.7%	4,887	3.8%	5,283	4.1%	6,974	5.4%
85+	1,217	1.0%	1,709	1.3%	1,696	1.3%	2,065	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	94,876	80.1%	82,049	64.3%	79,650	61.9%	73,720	57.6%
Black Alone	6,465	5.5%	9,878	7.7%	10,784	8.4%	12,418	9.7%
American Indian Alone	784	0.7%	1,055	0.8%	1,089	0.8%	1,173	0.9%
Asian Alone	6,174	5.2%	8,309	6.5%	9,231	7.2%	10,649	8.3%
Pacific Islander Alone	203	0.2%	349	0.3%	369	0.3%	404	0.3%
Some Other Race Alone	6,514	5.5%	9,396	7.4%	10,046	7.8%	11,113	8.7%
Two or More Races	3,392	2.9%	16,539	13.0%	17,423	13.5%	18,498	14.5%
Hispanic Origin (Any Race)	20,564	17.4%	27,226	21.3%	28,765	22.4%	30,548	23.9%

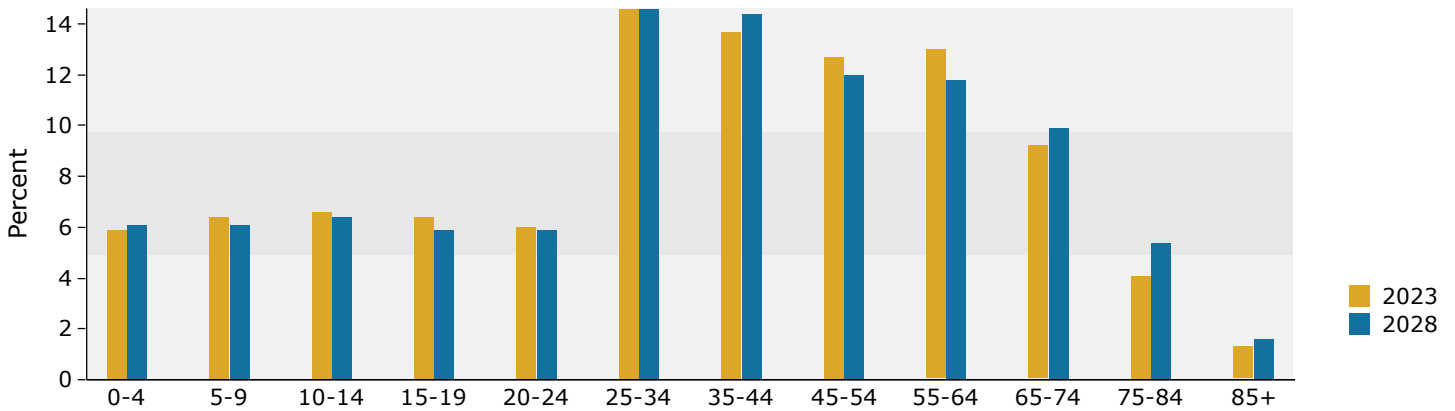
Data Note: Income is expressed in current dollars.

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

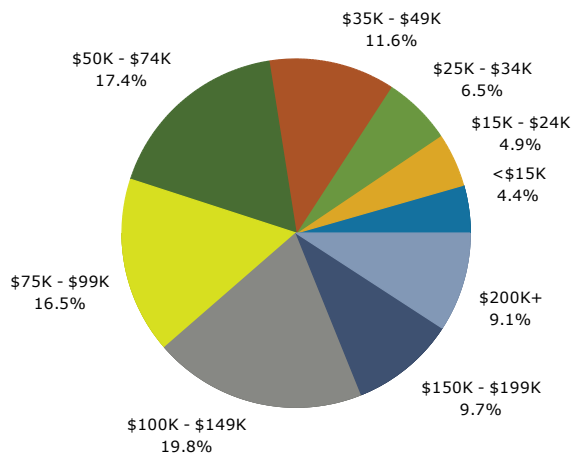
Trends 2023-2028



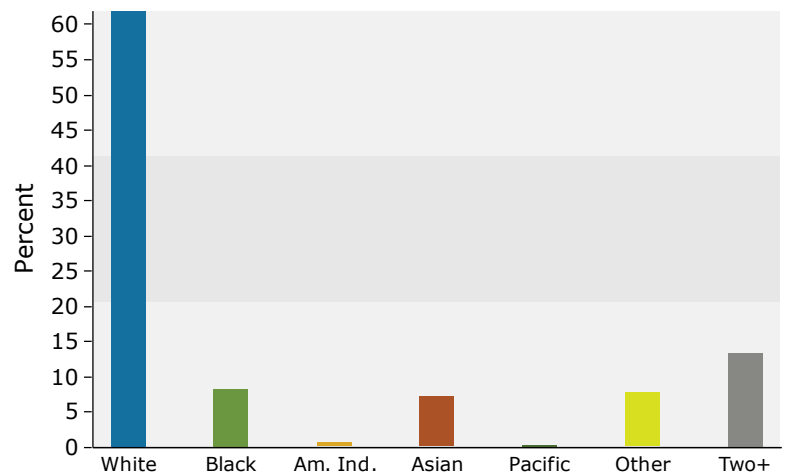
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 22.4%

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



Demographic and Income Profile

6808 Chapman Rd, North Richland Hills, Texas, 76182
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.86758
 Longitude: -97.23688

Summary	Census 2010	Census 2020	2023	2028
Population	273,828	305,467	309,563	309,705
Households	100,909	112,331	114,720	115,629
Families	73,385	81,244	80,184	80,113
Average Household Size	2.70	2.71	2.69	2.67
Owner Occupied Housing Units	70,162	72,874	76,618	77,245
Renter Occupied Housing Units	30,750	39,457	38,102	38,383
Median Age	35.6	37.6	37.4	37.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.01%	0.97%	0.30%
Households	0.16%	1.15%	0.49%
Families	-0.02%	1.16%	0.44%
Owner HHs	0.16%	1.38%	0.66%
Median Household Income	1.65%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,576	4.9%	4,983	4.3%
\$15,000 - \$24,999	5,242	4.6%	4,246	3.7%
\$25,000 - \$34,999	7,437	6.5%	6,384	5.5%
\$35,000 - \$49,999	12,648	11.0%	11,344	9.8%
\$50,000 - \$74,999	19,179	16.7%	18,357	15.9%
\$75,000 - \$99,999	17,803	15.5%	18,174	15.7%
\$100,000 - \$149,999	22,378	19.5%	24,161	20.9%
\$150,000 - \$199,999	11,435	10.0%	13,704	11.9%
\$200,000+	13,011	11.3%	14,263	12.3%
Median Household Income	\$83,435		\$90,531	
Average Household Income	\$115,732		\$127,429	
Per Capita Income	\$42,881		\$47,565	

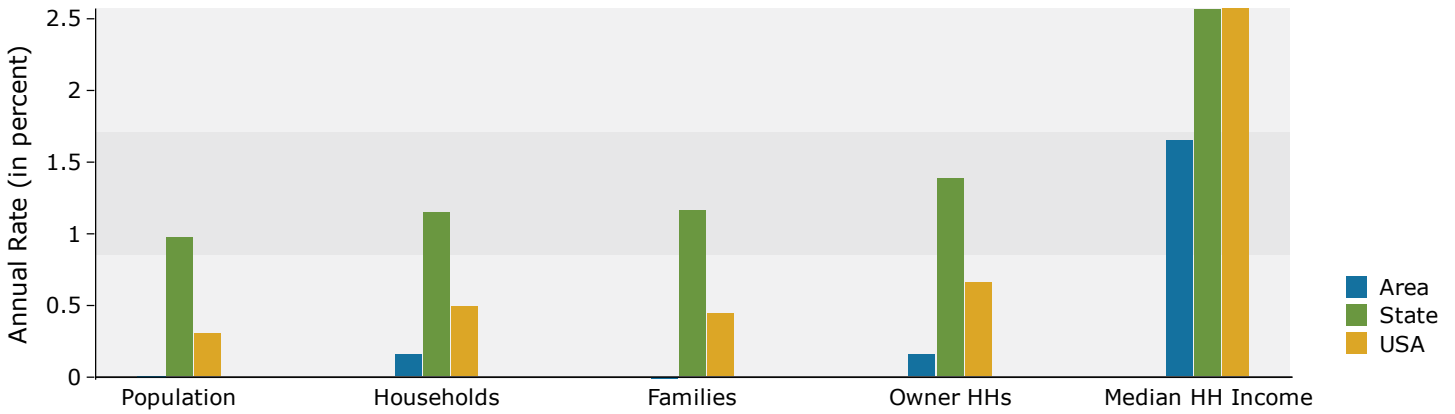
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,813	7.2%	17,800	5.8%	19,339	6.2%	19,836	6.4%
5 - 9	21,160	7.7%	20,434	6.7%	20,669	6.7%	19,970	6.4%
10 - 14	21,420	7.8%	22,522	7.4%	21,147	6.8%	20,555	6.6%
15 - 19	19,188	7.0%	21,886	7.2%	19,809	6.4%	18,481	6.0%
20 - 24	15,655	5.7%	18,834	6.2%	18,448	6.0%	18,167	5.9%
25 - 34	37,394	13.7%	40,255	13.2%	44,726	14.4%	45,331	14.6%
35 - 44	41,632	15.2%	40,747	13.3%	42,992	13.9%	44,343	14.3%
45 - 54	41,966	15.3%	40,675	13.3%	39,172	12.7%	36,915	11.9%
55 - 64	28,935	10.6%	39,325	12.9%	38,275	12.4%	35,261	11.4%
65 - 74	14,969	5.5%	25,962	8.5%	27,661	8.9%	29,277	9.5%
75 - 84	8,464	3.1%	12,513	4.1%	12,993	4.2%	16,488	5.3%
85+	3,232	1.2%	4,515	1.5%	4,332	1.4%	5,081	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	218,173	79.7%	193,630	63.4%	188,492	60.9%	175,049	56.5%
Black Alone	14,858	5.4%	24,485	8.0%	27,174	8.8%	31,455	10.2%
American Indian Alone	1,781	0.7%	2,499	0.8%	2,588	0.8%	2,788	0.9%
Asian Alone	14,764	5.4%	21,168	6.9%	23,710	7.7%	27,441	8.9%
Pacific Islander Alone	485	0.2%	837	0.3%	878	0.3%	954	0.3%
Some Other Race Alone	15,760	5.8%	22,875	7.5%	24,489	7.9%	27,060	8.7%
Two or More Races	8,006	2.9%	39,972	13.1%	42,231	13.6%	44,958	14.5%
Hispanic Origin (Any Race)	48,362	17.7%	66,530	21.8%	70,403	22.7%	74,708	24.1%

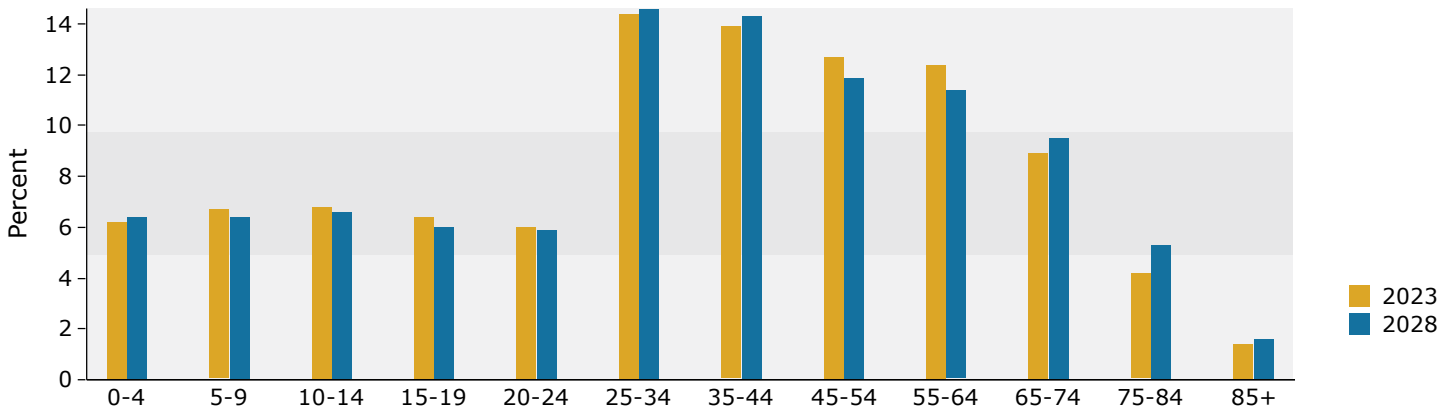
Data Note: Income is expressed in current dollars.

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

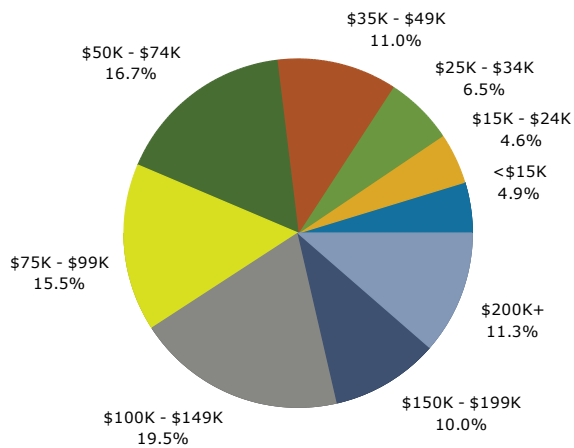
Trends 2023-2028



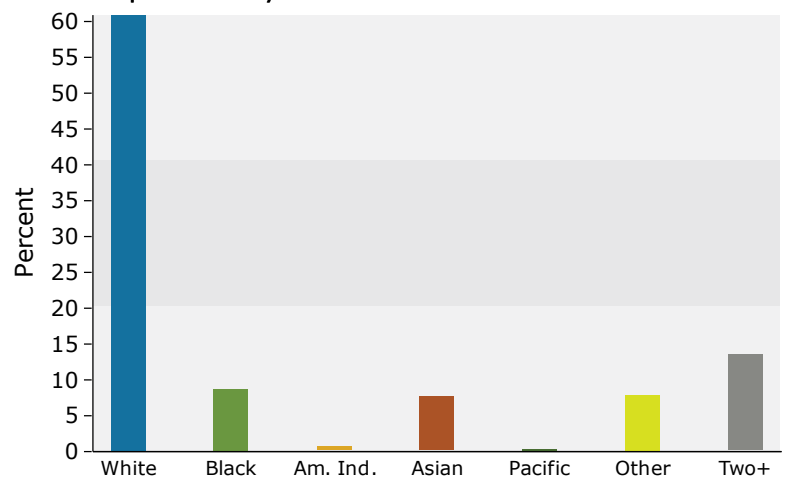
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 22.7%

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