

Preschool Exchange



Chelsea Reue

CHILD CARE SALES SPECIALIST

979-418-1586

chelseareue@gmail.com

www.preschoolexchange.com

647 State Hwy 62
Buna, TX 77612



- Asking - \$499,000
- Building Size- 3,800 sqft
- Year Built- 2011
- Lot Size- 0.28 acres approx.
- Parking Spots- 15
- 7 classrooms, kitchen, 2 Offices, Laundry room & Outdoor Playground Areas
- Last Licensed Capacity- 73
- Currently Vacant, Fully Stocked Child Care Center

FOR SALE

Crest Real Estate Advisors

Building Photos



Monument Sign



Infant/ Toddler Playground Area



Pre K/ Schooler Playground Area

Building Photos



Office



Kitchen



Laundry/ Storage



Workroom

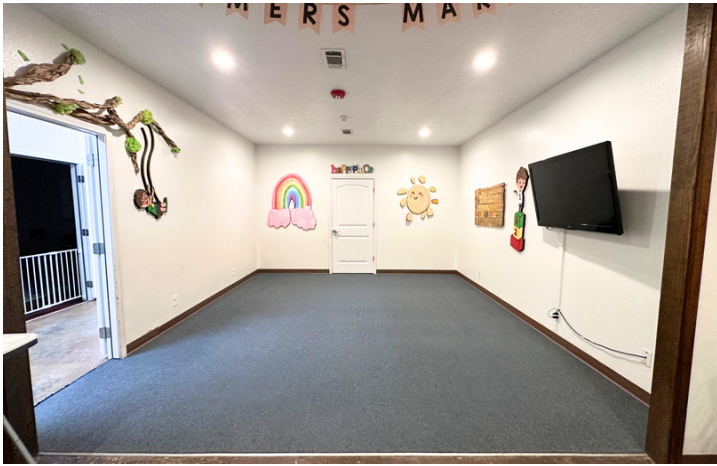


Infant Classroom (B1)



Infant Classroom (B2)

Building Photos



Welcome Area (E)



Cafeteria (E)



12-18 Month Classroom (A)



Schoolers Classroom (C)



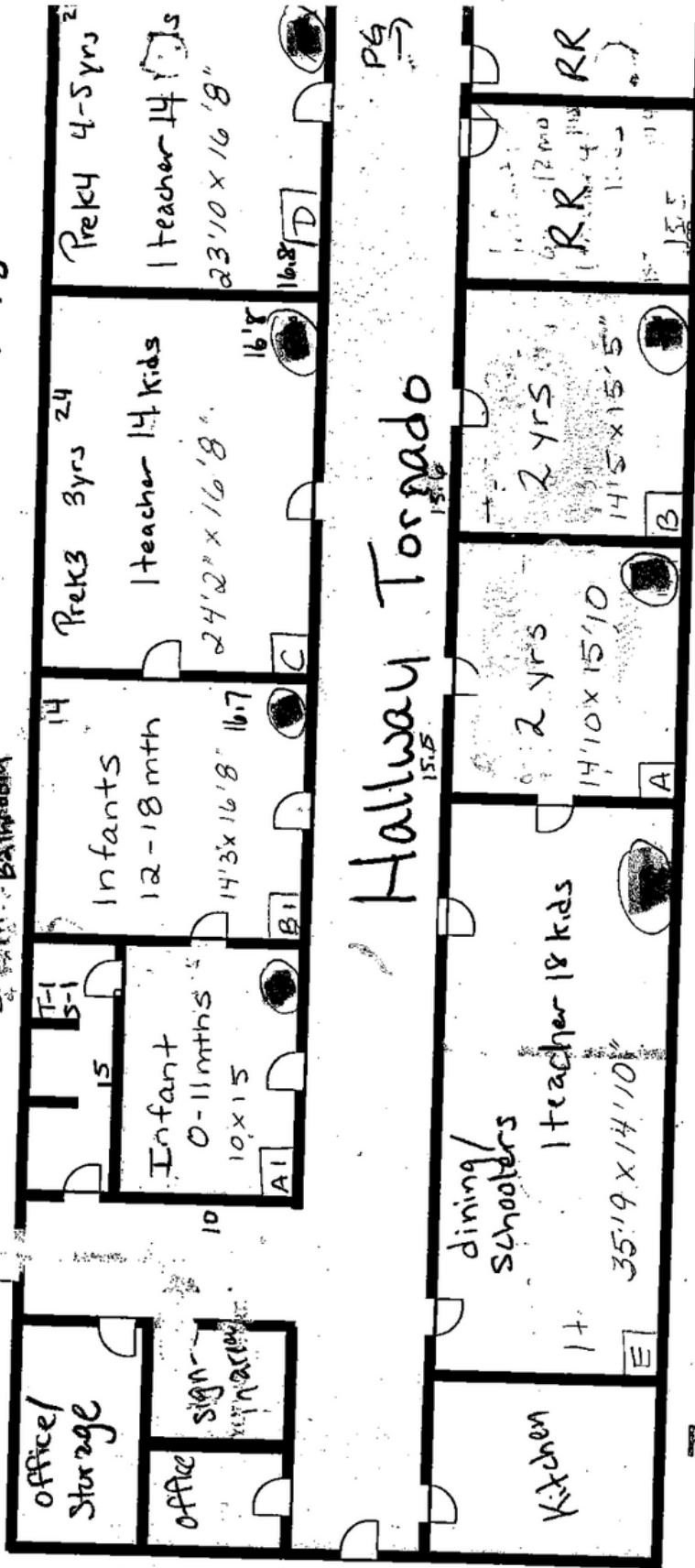
2 Year Old Classroom (B)



Pre K Classroom (D)

Floor Plan

Incase of FIRE
 Sunnyside Kampus
 LLC
 Northside of
 Playground
 ↑



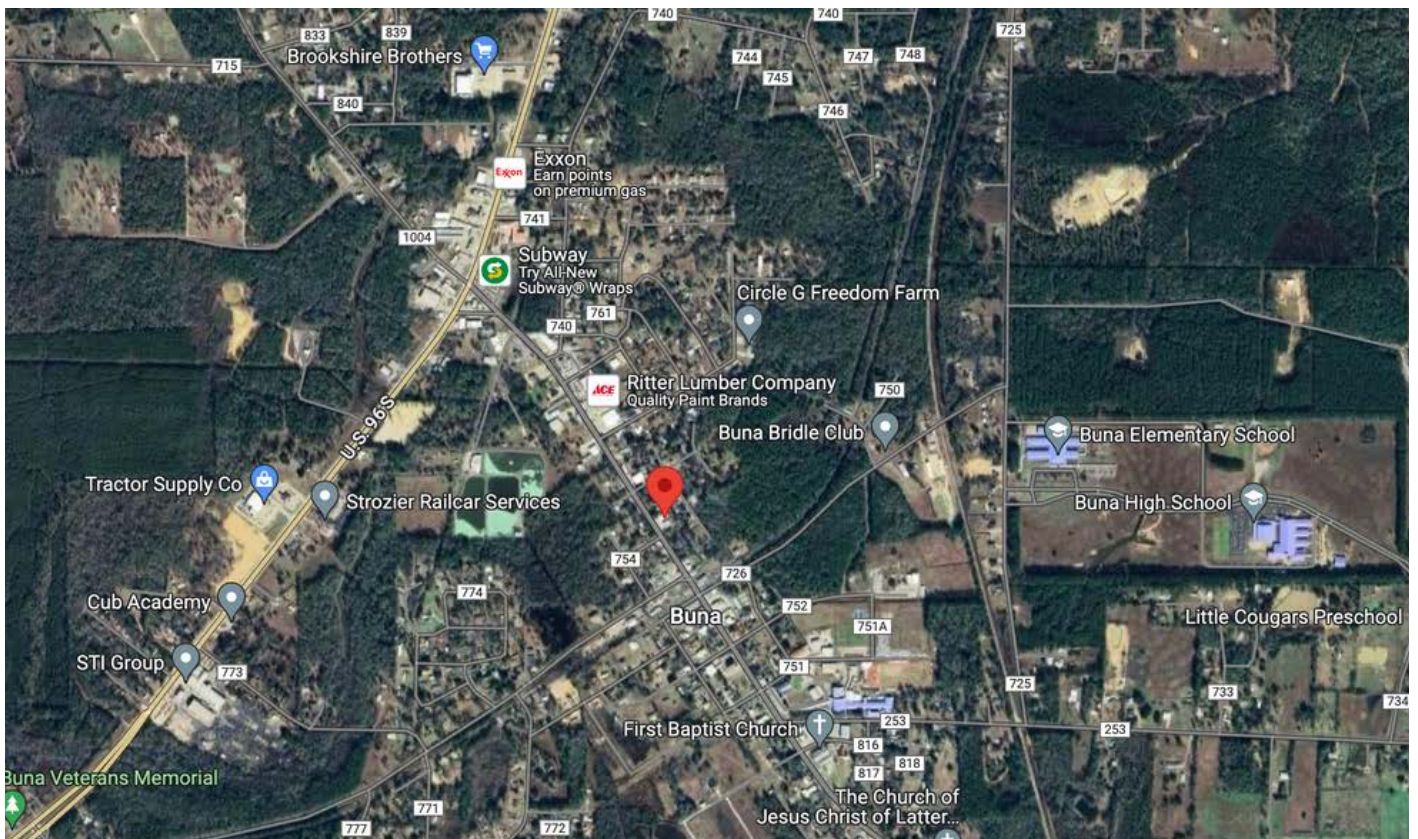
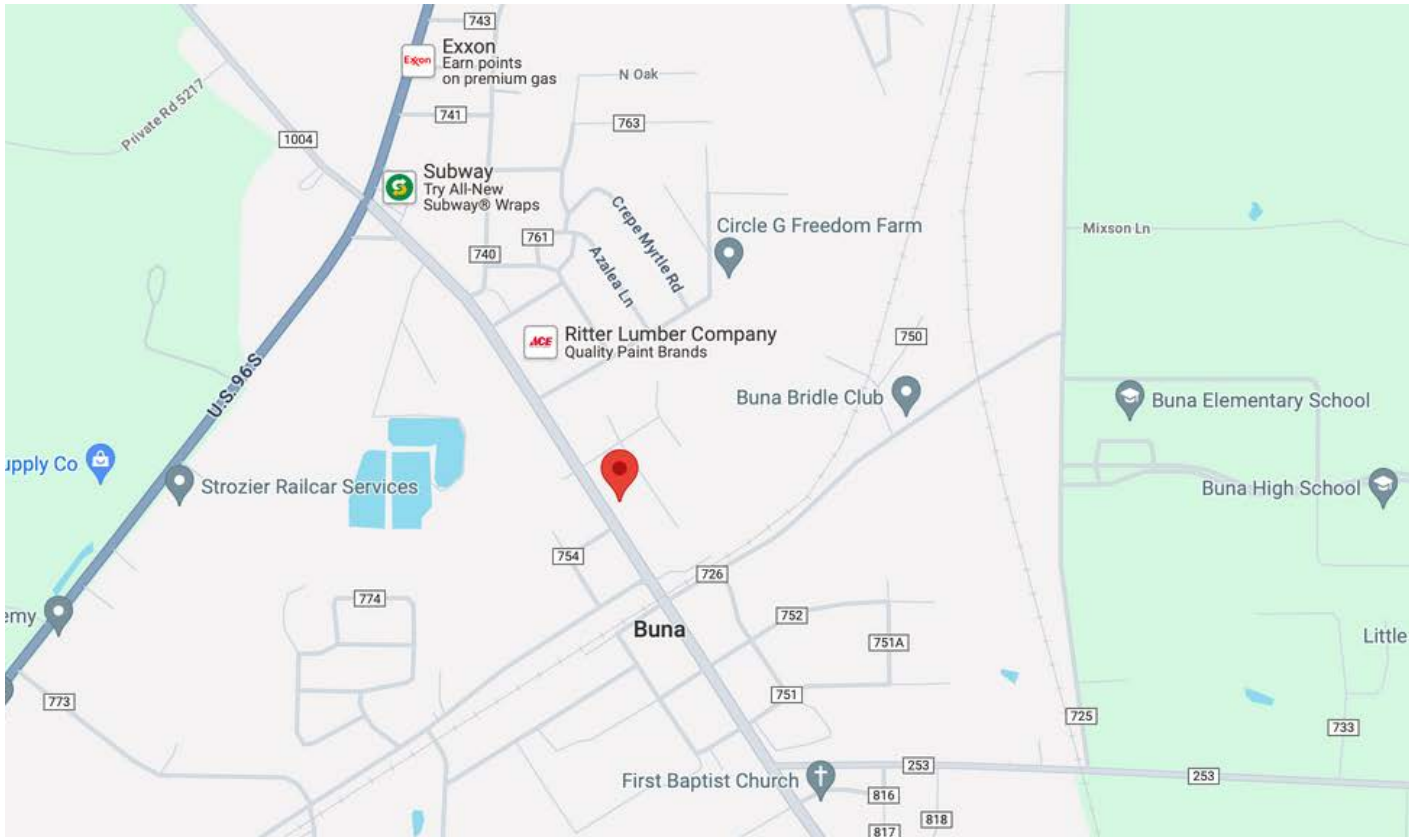
BUNA DAY CARE
 647 MAIN STREET
 BUNA, TEXAS

RECEIVED
 APR 20 2015
 Licensing

0-18 / 13
 18 ↑ / 60
 73 Total

T-11111
 S-1111
 playground
 76' x 31'9
 36'4" x 16

Map & Aerial View



647 State Hwy 62, Buna, TX 77612

Demographic Data



Demographic and Income Profile

647 TX-62, Buna, Texas, 77612
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.43571
Longitude: -93.96386

Summary	Census 2010	Census 2020	2023	2028				
Population	1,314	1,319	1,332	1,308				
Households	532	531	535	532				
Families	384	359	375	373				
Average Household Size	2.44	2.48	2.49	2.46				
Owner Occupied Housing Units	418	408	429	429				
Renter Occupied Housing Units	114	123	106	104				
Median Age	40.8	41.4	43.0	44.0				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.36%	0.97%	0.30%					
Households	-0.11%	1.15%	0.49%					
Families	-0.11%	1.16%	0.44%					
Owner HHs	0.00%	1.38%	0.66%					
Median Household Income	3.21%	2.56%	2.57%					
Households by Income			2023	2028				
		Number	Percent	Number	Percent			
<\$15,000		58	10.8%	51	9.6%			
\$15,000 - \$24,999		113	21.1%	106	19.9%			
\$25,000 - \$34,999		92	17.2%	77	14.5%			
\$35,000 - \$49,999		66	12.3%	61	11.5%			
\$50,000 - \$74,999		87	16.3%	94	17.7%			
\$75,000 - \$99,999		31	5.8%	34	6.4%			
\$100,000 - \$149,999		51	9.5%	62	11.7%			
\$150,000 - \$199,999		33	6.2%	44	8.3%			
\$200,000+		3	0.6%	3	0.6%			
Median Household Income		\$35,671		\$41,773				
Average Household Income		\$56,664		\$65,471				
Per Capita Income		\$22,788		\$26,670				
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	80	6.1%	79	6.0%	70	5.3%	70	5.3%
5 - 9	105	8.0%	84	6.4%	97	7.3%	92	7.0%
10 - 14	69	5.3%	84	6.4%	65	4.9%	62	4.7%
15 - 19	86	6.5%	99	7.5%	76	5.7%	77	5.9%
20 - 24	81	6.2%	47	3.6%	63	4.7%	60	4.6%
25 - 34	150	11.4%	158	12.0%	171	12.8%	137	10.5%
35 - 44	156	11.9%	166	12.6%	158	11.9%	175	13.4%
45 - 54	204	15.5%	146	11.1%	158	11.9%	157	12.0%
55 - 64	174	13.2%	177	13.4%	181	13.6%	158	12.1%
65 - 74	115	8.8%	153	11.6%	192	14.4%	193	14.7%
75 - 84	72	5.5%	103	7.8%	79	5.9%	102	7.8%
85+	23	1.8%	23	1.7%	23	1.7%	26	2.0%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,179	89.7%	1,090	82.6%	1,077	80.9%	1,021	78.1%
Black Alone	91	6.9%	135	10.2%	153	11.5%	170	13.0%
American Indian Alone	9	0.7%	3	0.2%	3	0.2%	3	0.2%
Asian Alone	5	0.4%	5	0.4%	5	0.4%	6	0.5%
Pacific Islander Alone	1	0.1%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	6	0.5%	21	1.6%	23	1.7%	25	1.9%
Two or More Races	23	1.8%	65	4.9%	71	5.3%	83	6.3%
Hispanic Origin (Any Race)	40	3.0%	56	4.2%	60	4.5%	63	4.8%

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.

April 09, 2024

647 State Hwy 62, Buna, TX 77612

Demographic Data

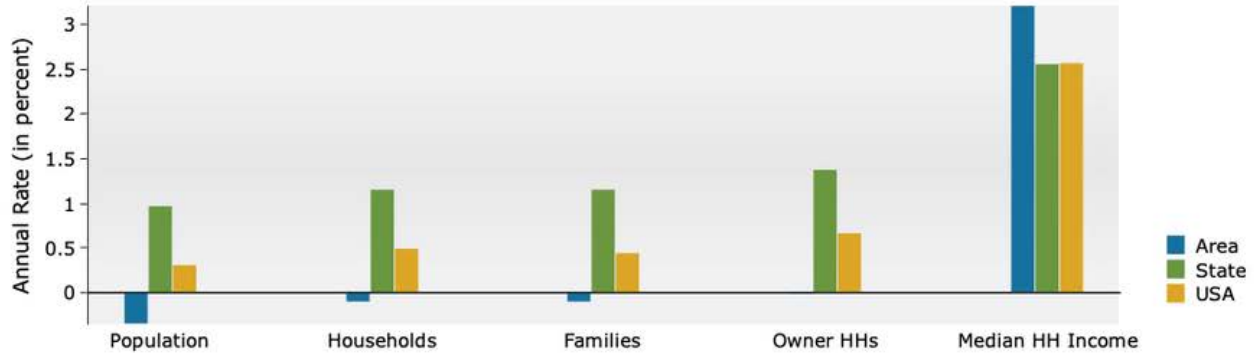


Demographic and Income Profile

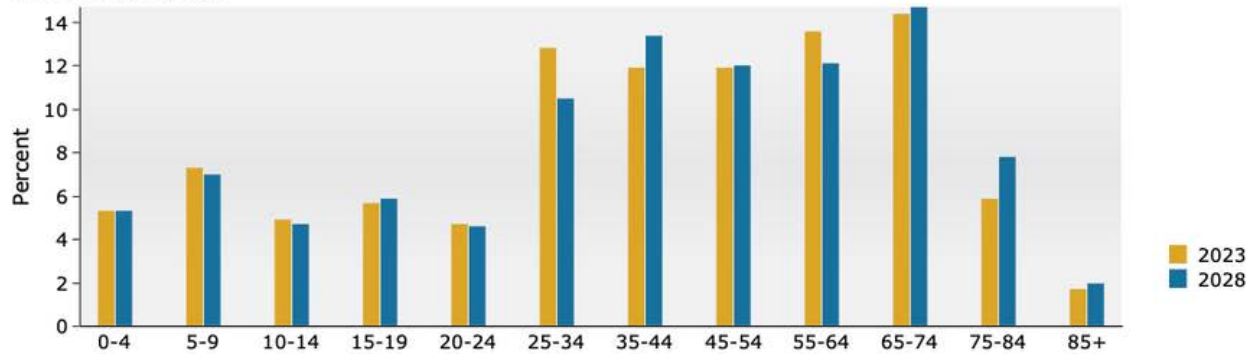
647 TX-62, Buna, Texas, 77612
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.43571
Longitude: -93.96386

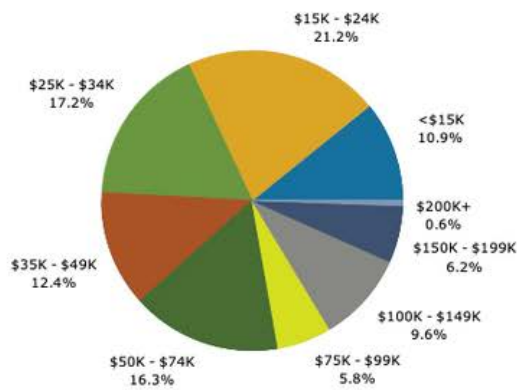
Trends 2023-2028



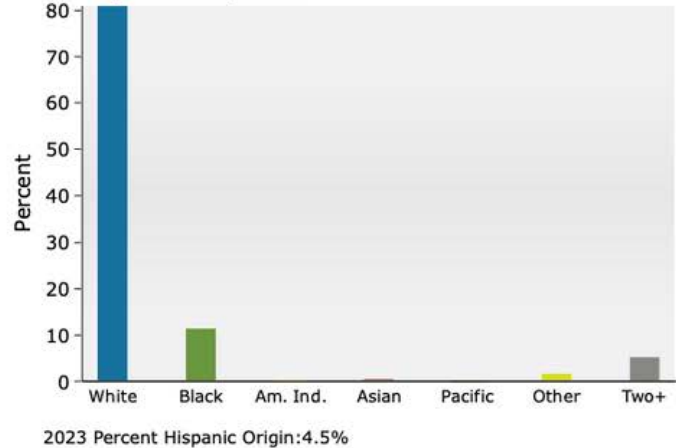
Population by Age



2023 Household Income



2023 Population by Race



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

April 09, 2024

647 State Hwy 62, Buna, TX 77612

Demographic Data



Demographic and Income Profile

647 TX-62, Buna, Texas, 77612
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.43571
Longitude: -93.96386

Summary	Census 2010	Census 2020	2023	2028				
Population	3,454	3,442	3,410	3,354				
Households	1,369	1,372	1,359	1,355				
Families	1,005	952	972	969				
Average Household Size	2.50	2.51	2.51	2.48				
Owner Occupied Housing Units	1,119	1,104	1,131	1,132				
Renter Occupied Housing Units	250	268	228	223				
Median Age	40.3	41.8	42.2	43.4				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	-0.33%	0.97%	0.30%					
Households	-0.06%	1.15%	0.49%					
Families	-0.06%	1.16%	0.44%					
Owner HHs	0.02%	1.38%	0.66%					
Median Household Income	3.08%	2.56%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	143	10.5%	126	9.3%				
\$15,000 - \$24,999	261	19.2%	240	17.7%				
\$25,000 - \$34,999	193	14.2%	167	12.3%				
\$35,000 - \$49,999	184	13.5%	169	12.5%				
\$50,000 - \$74,999	223	16.4%	231	17.0%				
\$75,000 - \$99,999	129	9.5%	140	10.3%				
\$100,000 - \$149,999	128	9.4%	153	11.3%				
\$150,000 - \$199,999	88	6.5%	117	8.6%				
\$200,000+	11	0.8%	13	1.0%				
Median Household Income	\$40,618		\$47,280					
Average Household Income	\$60,738		\$69,685					
Per Capita Income	\$24,342		\$28,314					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	219	6.3%	195	5.7%	185	5.4%	184	5.5%
5 - 9	261	7.6%	217	6.3%	236	6.9%	224	6.7%
10 - 14	204	5.9%	228	6.6%	185	5.4%	184	5.5%
15 - 19	233	6.7%	254	7.4%	193	5.7%	200	6.0%
20 - 24	211	6.1%	139	4.0%	164	4.8%	151	4.5%
25 - 34	391	11.3%	393	11.4%	446	13.1%	352	10.5%
35 - 44	419	12.1%	428	12.4%	410	12.0%	457	13.6%
45 - 54	522	15.1%	417	12.1%	405	11.9%	399	11.9%
55 - 64	460	13.3%	469	13.6%	463	13.6%	415	12.4%
65 - 74	302	8.7%	392	11.4%	468	13.7%	469	14.0%
75 - 84	181	5.2%	247	7.2%	199	5.8%	255	7.6%
85+	52	1.5%	61	1.8%	55	1.6%	64	1.9%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,185	92.2%	2,978	86.5%	2,910	85.3%	2,788	83.1%
Black Alone	160	4.6%	241	7.0%	263	7.7%	294	8.8%
American Indian Alone	25	0.7%	13	0.4%	14	0.4%	14	0.4%
Asian Alone	10	0.3%	9	0.3%	10	0.3%	12	0.4%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	21	0.6%	46	1.3%	49	1.4%	54	1.6%
Two or More Races	52	1.5%	153	4.4%	164	4.8%	192	5.7%
Hispanic Origin (Any Race)	97	2.8%	129	3.7%	135	4.0%	144	4.3%

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.

April 09, 2024

647 State Hwy 62, Buna, TX 77612

Demographic Data

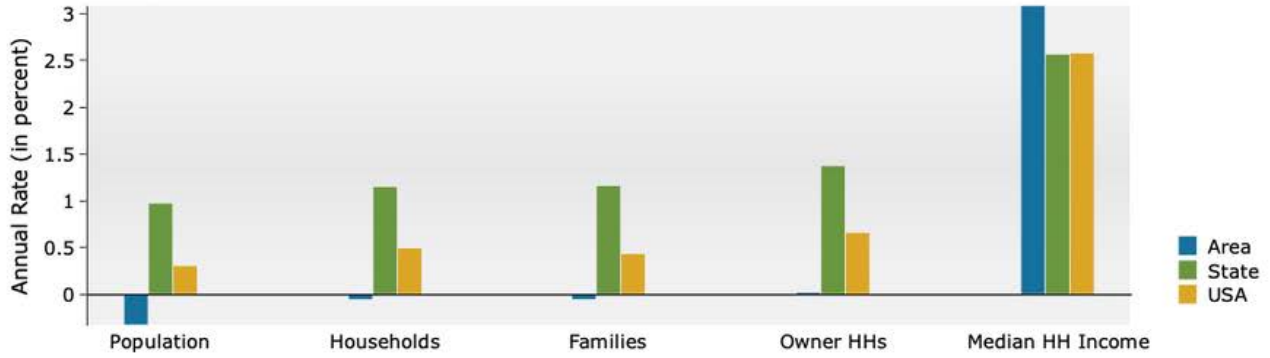


Demographic and Income Profile

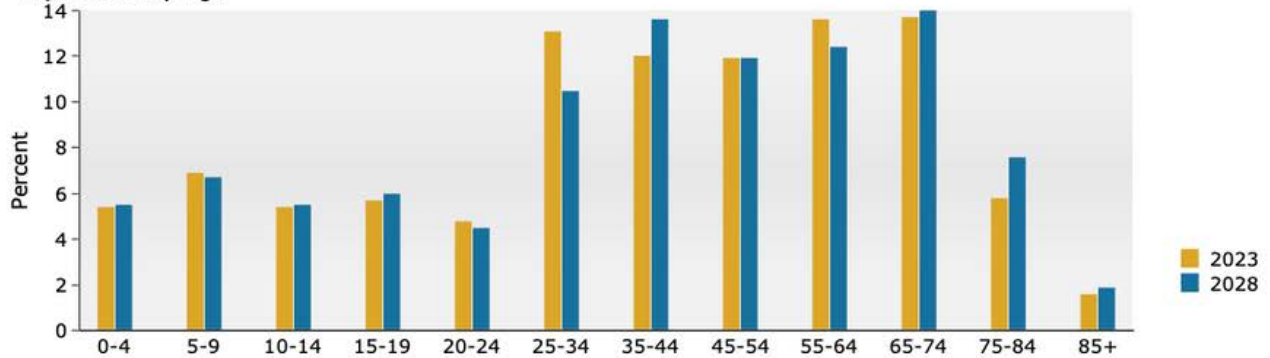
647 TX-62, Buna, Texas, 77612
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.43571
Longitude: -93.96386

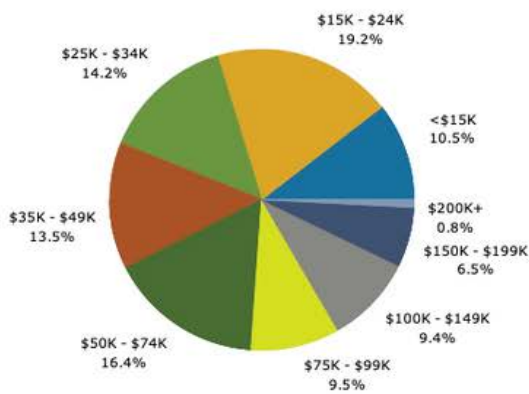
Trends 2023-2028



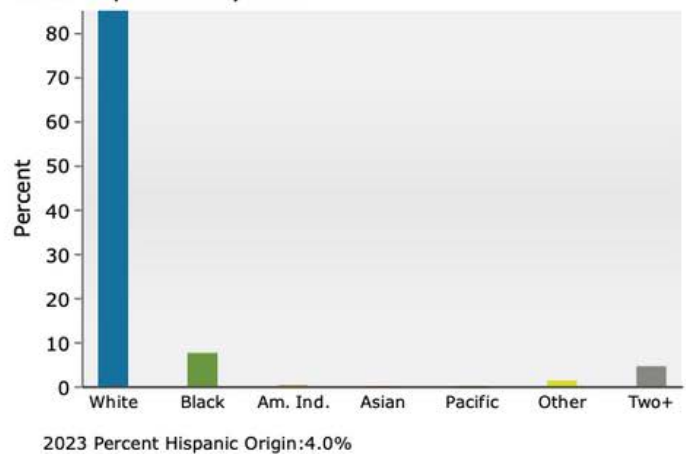
Population by Age



2023 Household Income



2023 Population by Race



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

Demographic Data



Demographic and Income Profile

647 TX-62, Buna, Texas, 77612
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.43571
Longitude: -93.96386

Summary	Census 2010		Census 2020		2023		2028	
Population	5,672		5,622		5,572		5,501	
Households	2,209		2,234		2,236		2,240	
Families	1,650		1,572		1,629		1,632	
Average Household Size	2.55		2.52		2.49		2.46	
Owner Occupied Housing Units	1,871		1,871		1,921		1,932	
Renter Occupied Housing Units	338		363		315		309	
Median Age	40.0		42.1		41.8		42.9	
Trends: 2023-2028 Annual Rate	Area		State		National			
Population	-0.26%		0.97%		0.30%			
Households	0.04%		1.15%		0.49%			
Families	0.04%		1.16%		0.44%			
Owner HHS	0.11%		1.38%		0.66%			
Median Household Income	2.89%		2.56%		2.57%			
Households by Income			2023		2028			
			Number	Percent	Number	Percent		
<\$15,000			212	9.5%	182	8.1%		
\$15,000 - \$24,999			424	19.0%	378	16.9%		
\$25,000 - \$34,999			247	11.0%	221	9.9%		
\$35,000 - \$49,999			261	11.7%	240	10.7%		
\$50,000 - \$74,999			344	15.4%	346	15.4%		
\$75,000 - \$99,999			253	11.3%	271	12.1%		
\$100,000 - \$149,999			272	12.2%	316	14.1%		
\$150,000 - \$199,999			180	8.1%	236	10.5%		
\$200,000+			43	1.9%	51	2.3%		
Median Household Income			\$48,080		\$55,448			
Average Household Income			\$69,841		\$80,255			
Per Capita Income			\$27,929		\$32,575			
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	360	6.3%	307	5.5%	308	5.5%	306	5.6%
5 - 9	401	7.1%	358	6.4%	373	6.7%	354	6.4%
10 - 14	380	6.7%	383	6.8%	320	5.7%	329	6.0%
15 - 19	401	7.1%	393	7.0%	307	5.5%	327	5.9%
20 - 24	331	5.8%	259	4.6%	282	5.1%	242	4.4%
25 - 34	632	11.1%	618	11.0%	740	13.3%	604	11.0%
35 - 44	724	12.8%	696	12.4%	672	12.1%	739	13.4%
45 - 54	829	14.6%	733	13.0%	682	12.2%	659	12.0%
55 - 64	757	13.3%	761	13.5%	741	13.3%	696	12.7%
65 - 74	507	8.9%	638	11.3%	735	13.2%	725	13.2%
75 - 84	279	4.9%	384	6.8%	329	5.9%	418	7.6%
85+	71	1.3%	94	1.7%	83	1.5%	102	1.9%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,329	94.0%	5,016	89.2%	4,919	88.3%	4,757	86.5%
Black Alone	176	3.1%	258	4.6%	281	5.0%	314	5.7%
American Indian Alone	36	0.6%	24	0.4%	24	0.4%	25	0.5%
Asian Alone	13	0.2%	13	0.2%	15	0.3%	17	0.3%
Pacific Islander Alone	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	39	0.7%	64	1.1%	67	1.2%	74	1.3%
Two or More Races	77	1.4%	247	4.4%	265	4.8%	313	5.7%
Hispanic Origin (Any Race)	150	2.6%	186	3.3%	196	3.5%	211	3.8%

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.

April 09, 2024

647 State Hwy 62, Buna, TX 77612

Demographic Data

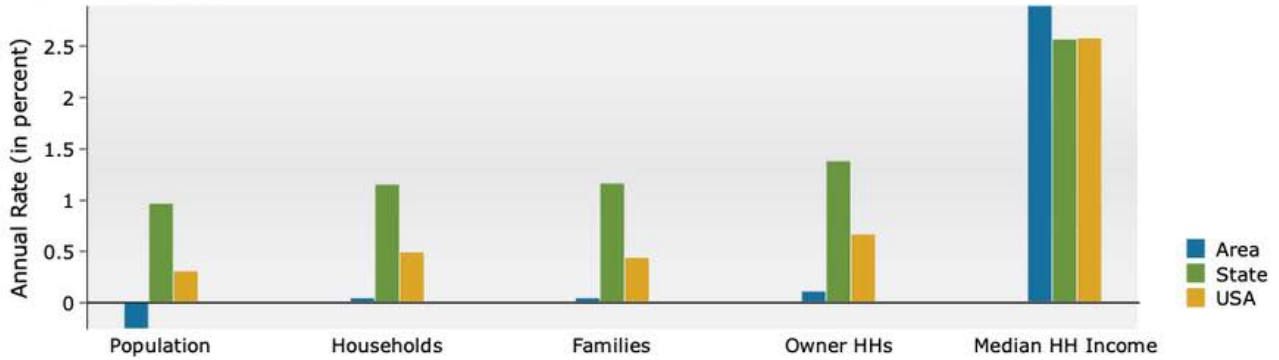


Demographic and Income Profile

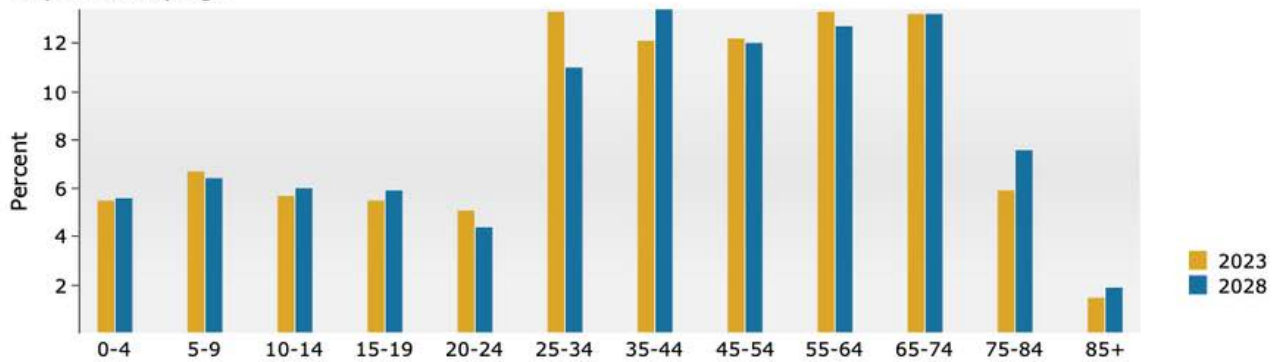
647 TX-62, Buna, Texas, 77612
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.43571
 Longitude: -93.96386

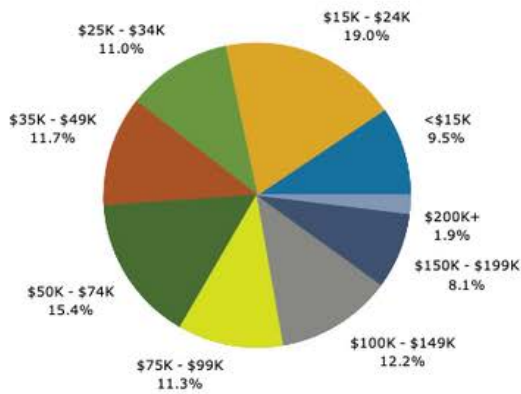
Trends 2023-2028



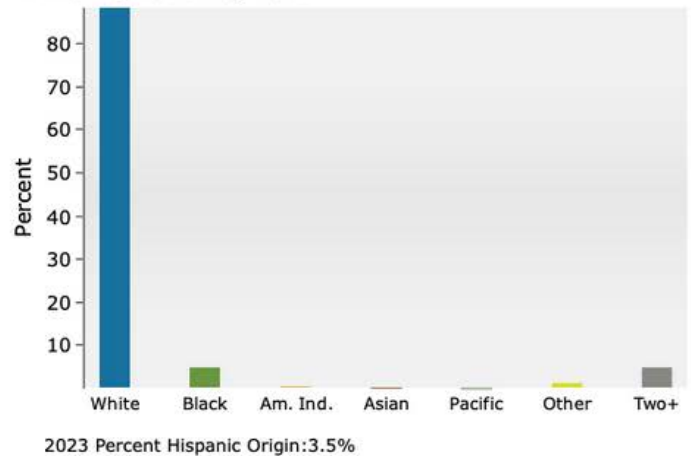
Population by Age



2023 Household Income



2023 Population by Race



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 license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9006236 <small>License No.</small>	dfwneal@gmail.com <small>Email</small>	(972)804-0742 <small>Phone</small>
Neal Agrawal <small>Designated Broker of Firm</small>	0589239 <small>License No.</small>	dfwneal@gmail.com <small>Email</small>	(972)804-0742 <small>Phone</small>
Neal Agrawal <small>Licensed Supervisor of Sales Agent/ Associate</small>	0589239 <small>License No.</small>	dfwneal@gmail.com <small>Email</small>	(972)804-0742 <small>Phone</small>
Chelsea Reue <small>Sales Agent/Associate's Name</small>	808042 <small>License No.</small>	chelseareue@gmail.com <small>Email</small>	(979)418-1586 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date