

# Imagine Early Education & Childcare

7765 Custer Rd, Frisco, TX 75035



Asking	\$5,810,000
Cap Rate	6.25%



Neal Agrawal  
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Crest Real Estate Advisors  
[www.preschoolexchange.com](http://www.preschoolexchange.com)



# INVESTMENT OVERVIEW

## Investment Summary

- Imagine Early Education & Childcare is a High-end Childcare Provider with multiple locations in Texas, Oklahoma and Colorado
- 15yr NNN lease with attractive lease rates
- Building was completed in 2022
- Located in Frisco, one of the fastest growing cities in the country
- Very good visibility with full frontage on Custer Rd, which is a major road in Collin County connecting the cities of Frisco and McKinney
- Located outside The Grove Master planned Community with hundreds of homes already built & more planned in the future phases
- The average Household Income in the 1-mile radius is above \$180,000



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# PROPERTY OVERVIEW

## Property Summary

- Address- 7765 Custer Rd  
Frisco, TX 75035
- Tenant- Imagine Early Education & Childcare
- Building use- Childcare
- Building size- 10,381 sqft
- Lot- 1.59 acres approx.
- Year built- 2022 (Per owner)
- County- Collin
- Lease- 15 yrs
- Cap Rate- 6.25%
- Lease Type- NNN
- Adjacent Property- 7875 Custer Rd,  
Frisco (Shopping Center 90% leased &  
also available for purchase)



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# LEASE SUMMARY



## Lease Details

Tenant	Imagine Early Education & Childcare
Lease Term	15 yrs.
Beginning Base Rent	\$363,335/yr. approx.
Ending Base rent	\$479,394/yr. approx.
Lease Type	NNN
Lease Start	Sep 2024
Rent Bumps	2% yearly
Lease Renewal	Two 5 yr options at Market Rent
Lease Guarantee	Yes, Corporate Guarantee
Right of First Refusal	Yes, Tenant
Right of First Offer	Yes, Tenant
Landlord Responsibilities	Building Foundation, Exterior walls, Structure, Roof, Plumbing, Sewage & utilities to the point of the Building connection
Tenant Responsibilities	Insurance, Taxes, Landscaping, Windows & Doors, Driveway, Building Interior & HVAC



# PICTURES





# PICTURES





# IMAGINE

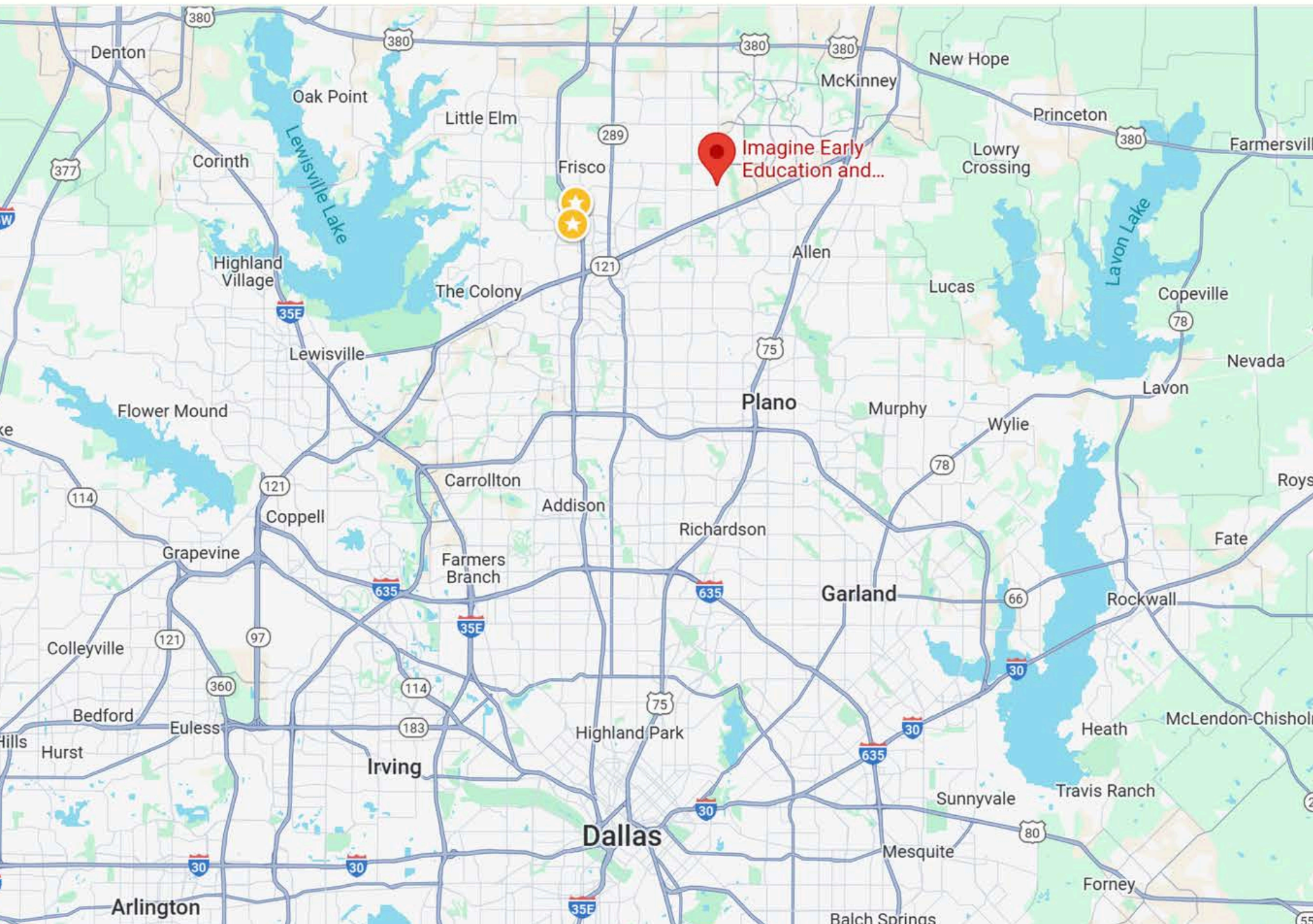
## Dream Big at Imagine

**Imagine EEC-McKinney**  
**7765 Custer Rd,**  
**Frisco, TX 75035**

PRIMARY .....  
SECONDARY ---  
DISASTER AREA

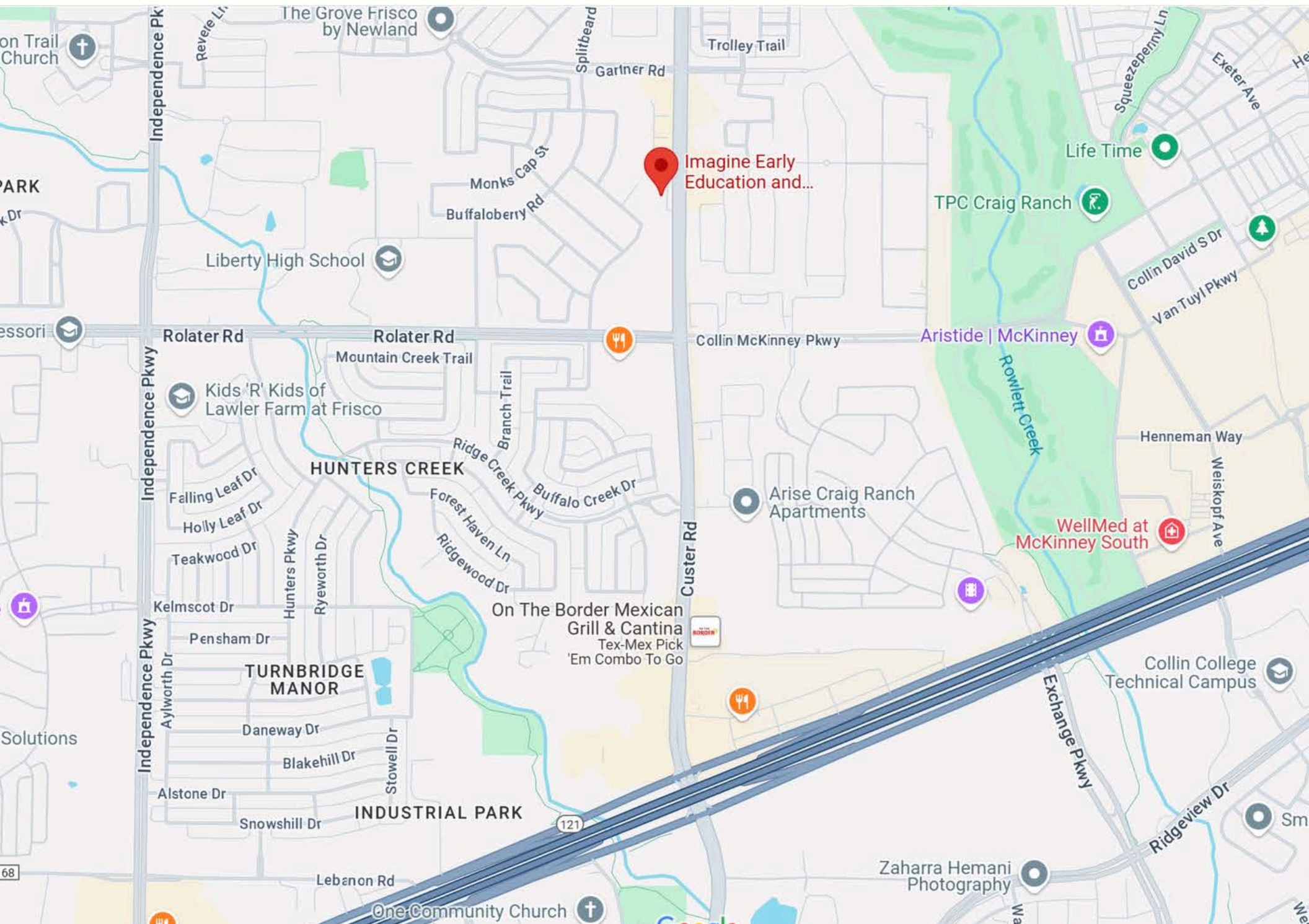


# LOCATION MAP



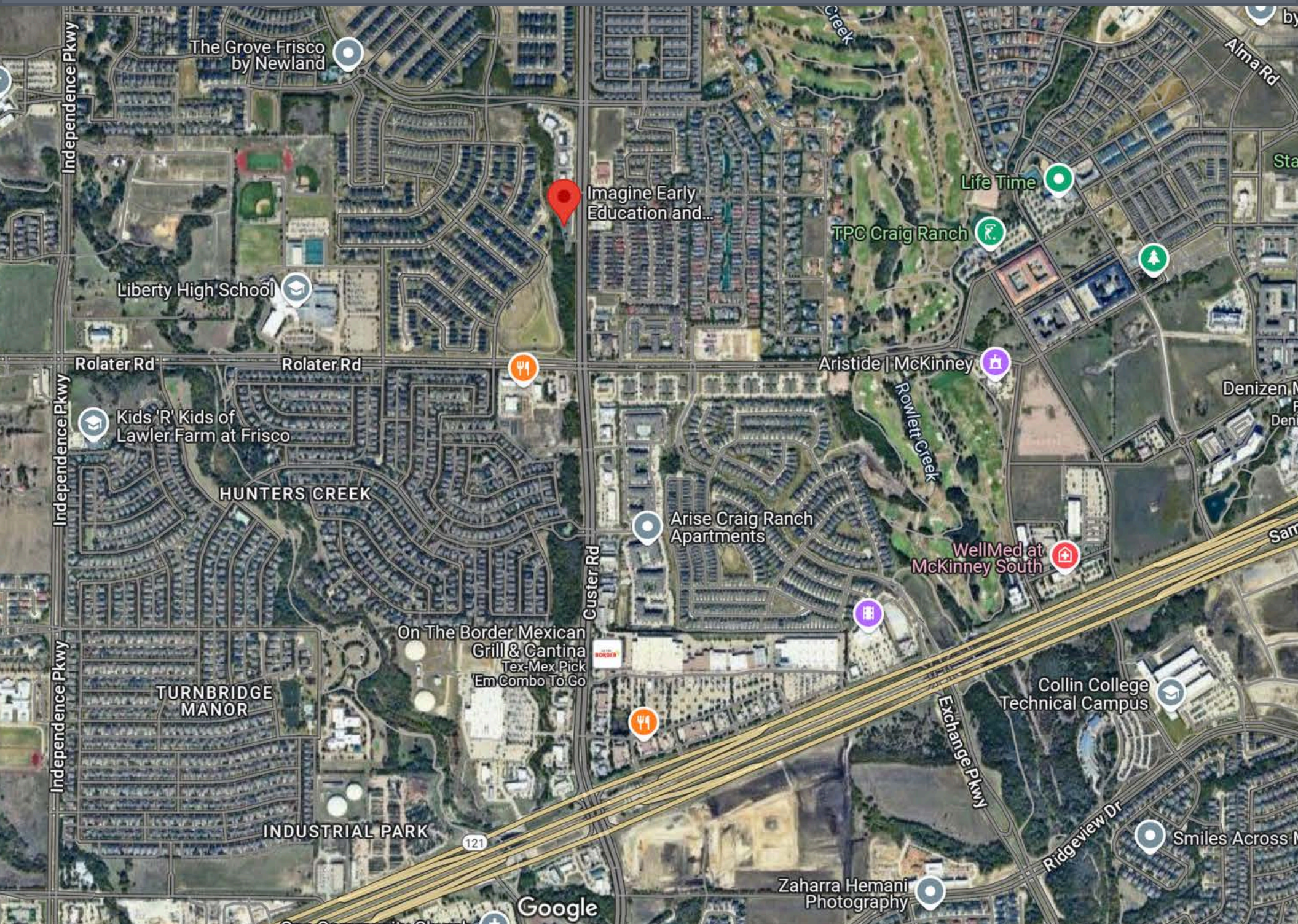


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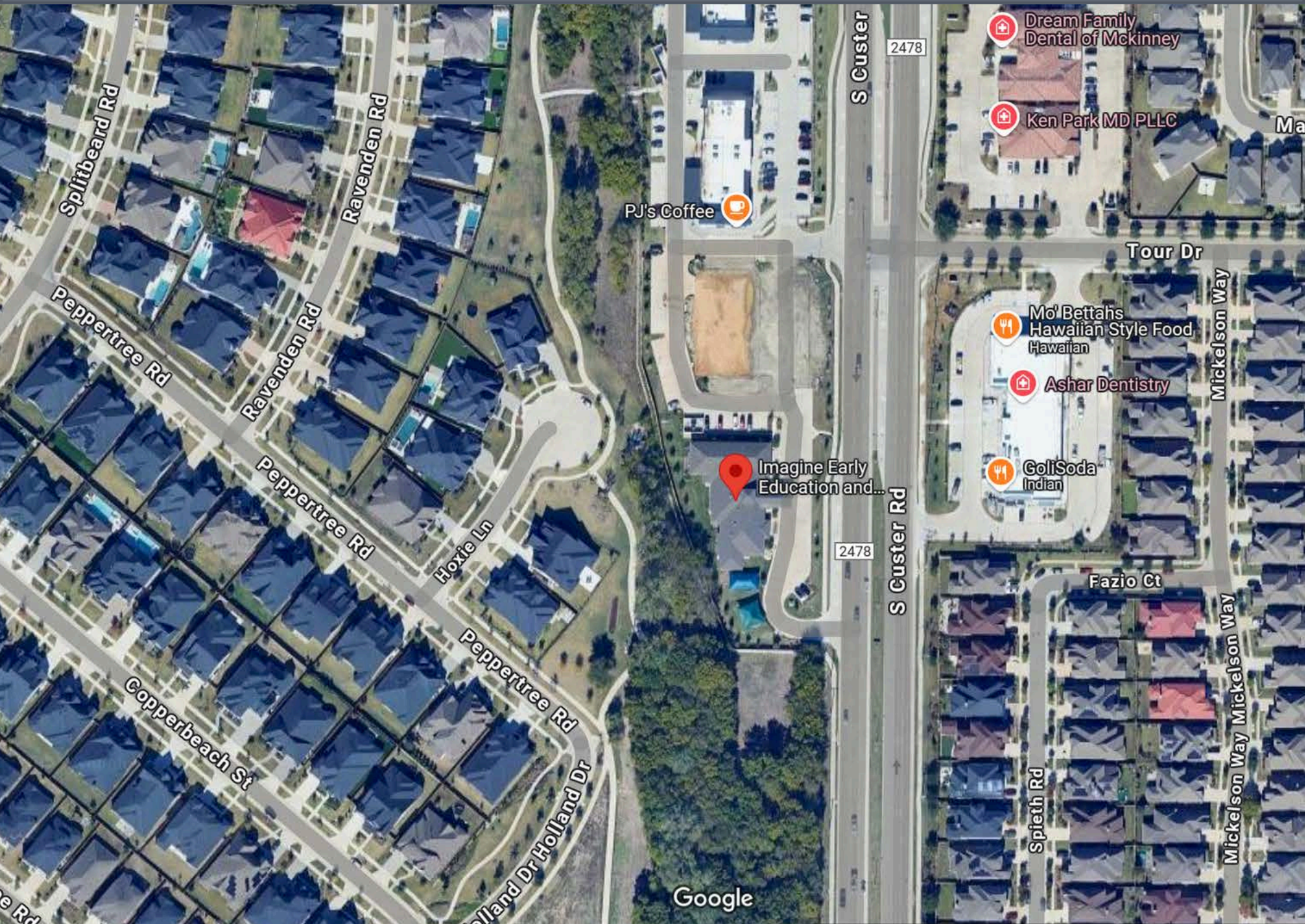


# AERIAL VIEW





# AERIAL VIEW





## TENANT HIGHLIGHTS

### Imagine Early Education & Childcare



Imagine Early Education & Childcare is an upcoming High-end Childcare and early education provider with multiple locations across Texas, Oklahoma and Colorado.

“At Imagine Early Education & Childcare, we are passionate about giving children the best possible start in life. We believe that children learn best in a quality environment that is happy, nurturing, engaging and safe. Our philosophy has been derived from early childhood education principles which promote quality programs. All educators are encouraged to actively promote and incorporate our center philosophy into the educational programs, curriculum decisions, educator practices and classroom environment.”



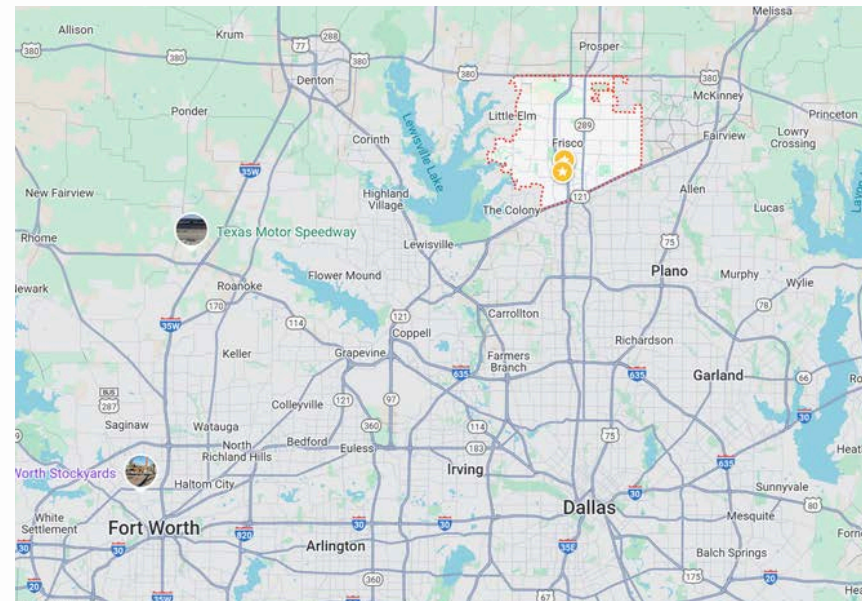
# FRISCO HIGHLIGHTS

## Frisco

[Frisco](#) is a very fast growing city in Texas, located in Collin and Denton counties. It is part of the Dallas–Fort Worth metroplex (DFW) and about 25 miles (40 km) from both Dallas Love Field and Dallas/Fort Worth International Airport. Frisco is home to various world class venues.

The [Ford Center at the Star](#) is a 12,000-seat indoor stadium. The 91-acre Dallas Cowboys project "The Star" includes the team's headquarters and training facilities, including the Ford Center, where the Cowboys practice Universal Destinations & Experiences, a division of Comcast NBCUniversal, officially introduces [Universal Kids Resort](#) – the company's first-ever theme park designed specifically for families with young children. Located in Frisco, Texas . [Toyota Stadium](#), which opened in 2005 as "Pizza Hut Park", is a 20,500-seat stadium. It is primarily used as a soccer stadium by FC Dallas. The [Comerica Center](#) (formerly Dr Pepper Arena), a combination hockey and basketball venue, is the home of the Texas Legends of the NBA G League and the Frisco Fighters of the Indoor Football League, and a practice facility for the Dallas Stars of the NHL.

Frisco is home to a highly educated workforce. Many professionals seek out Frisco to live because of the highly-rated public school education provided by [Frisco Independent School District \(FISD\)](#). Low taxes, exemplary schools, premier lifestyle amenities, and access to top tier sports are just a few ways Frisco attracts the best companies, residents and workers.





# FRISCO HIGHLIGHTS

## Frisco major Employers

- [4WEB Medical](#)
- [Accolite Digital Inc.](#)
- [Addus HomeCare](#)
- [Altair Global](#)
- [Amazon Delivery Station](#)
- [Boingo Wireless, Inc.](#)
- [Brierley+Partners](#)
- [Cardtronics](#)
- [Careington International Corporation](#)
- [Complexity](#)
- [Comstock Resources](#)
- [Conifer Health Solutions](#)
- [Cornerstone Automation Systems, Inc. \(CASI\)](#)
- [Dairy.com](#)
- [Dallas Cowboys Merchandising Distribution and Sales Center](#)
- [Equinix](#)
- [ExteNet Systems](#)
- [FA Peinado](#)
- [Federal Express](#)
- [Fiserv](#)
- [FM Global](#)
- [GEA Food Solutions](#)
- [Gearbox Software](#)
- [HCL America](#)
- [Healthcare Highways](#)
- [Home Depot Inc.](#)
- [HRchitect](#)
- [JW Logistic](#)
- [Keurig Dr Pepper \(2021\)](#)
- [KidZania USA](#)
- [Level 3 Communications](#)
- [Lexipol](#)
- [McAfee, LLC](#)
- [Magellan Health, Inc.](#)
- [Magnus Chemicals](#)
- [National Breast Cancer Foundation Inc.](#)
- [Northwest Hardwoods](#)
- [PGA of America \(2022\)](#)
- [Quality Custom Distribution \(QCD\)](#)
- [Ruiz Mexican Foods, Inc.](#)
- [Schlumberger Technology Corporation](#)
- [Schneider Optical Machines Inc.](#)
- [Scoreboard Ventures](#)
- [Sentient Energy](#)
- [Shield AI](#)
- [Social Finance \(SoFi\)](#)
- [SunteckTTS](#)
- [Teachers Insurance and Annuity Association of America \(TIAA\)](#)
- [The Hartford](#)
- [ThyssenKrupp Elevator Corporation](#)
- [Toshiba Global Commerce Solutions USA](#)
- [Transplace Texas](#)
- [T-Mobile USA](#)
- [Valify](#)
- [Walgreens Specialty Pharmacy](#)
- [WileyX, Inc.](#)
- [Wintrust Commercial Finance](#)
- [WorldLink](#)



# FRISCO HIGHLIGHTS





# DEMOGRAPHICS REPORT



## Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2  
7765 Custer Rd, Frisco, Texas, 75035  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 33.14172  
Longitude: -96.73384

Summary	Census 2010	Census 2020	2024	2029
Population	3,135	9,803	15,291	17,319
Households	1,033	3,816	5,645	6,470
Families	827	2,787	4,098	4,559
Average Household Size	3.03	2.57	2.71	2.68
Owner Occupied Housing Units	851	2,302	3,278	3,525
Renter Occupied Housing Units	182	1,514	2,367	2,945
Median Age	34.3	37.5	37.1	38.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	2.52%	1.09%	0.38%	
Households	2.77%	1.36%	0.64%	
Families	2.15%	1.26%	0.56%	
Owner HHs	1.46%	1.82%	0.97%	
Median Household Income	1.30%	2.65%	2.95%	
Households by Income	2024	2029		
	Number	Percent	Number	Percent
<\$15,000	341	6.0%	310	4.8%
\$15,000 - \$24,999	25	0.4%	19	0.3%
\$25,000 - \$34,999	112	2.0%	107	1.7%
\$35,000 - \$49,999	225	4.0%	228	3.5%
\$50,000 - \$74,999	763	13.5%	802	12.4%
\$75,000 - \$99,999	500	8.9%	507	7.8%
\$100,000 - \$149,999	786	13.9%	823	12.7%
\$150,000 - \$199,999	1,028	18.2%	1,336	20.6%
\$200,000+	1,866	33.1%	2,338	36.1%
Median Household Income	\$152,463		\$162,655	
Average Household Income	\$182,873		\$201,833	
Per Capita Income	\$65,754		\$73,489	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	312	10.0%	553	5.6%
5 - 9	418	13.3%	712	7.3%
10 - 14	306	9.8%	876	8.9%
15 - 19	162	5.2%	800	8.2%
20 - 24	69	2.2%	549	5.6%
25 - 34	332	10.6%	1,016	10.4%
35 - 44	776	24.8%	1,668	17.0%
45 - 54	424	13.5%	1,692	17.3%
55 - 64	213	6.8%	959	9.8%
65 - 74	85	2.7%	660	6.7%
75 - 84	33	1.1%	261	2.7%
85+	4	0.1%	55	0.6%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	2,454	78.3%	4,431	45.2%
Black Alone	186	5.9%	985	10.0%
American Indian Alone	15	0.5%	42	0.4%
Asian Alone	350	11.2%	3,312	33.8%
Pacific Islander Alone	3	0.1%	9	0.1%
Some Other Race Alone	54	1.7%	230	2.3%
Two or More Races	72	2.3%	794	8.1%
Hispanic Origin (Any Race)	200	6.4%	799	8.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

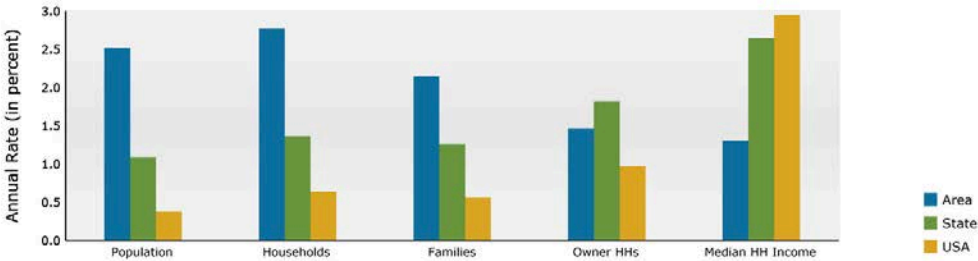


## Demographic and Income Profile

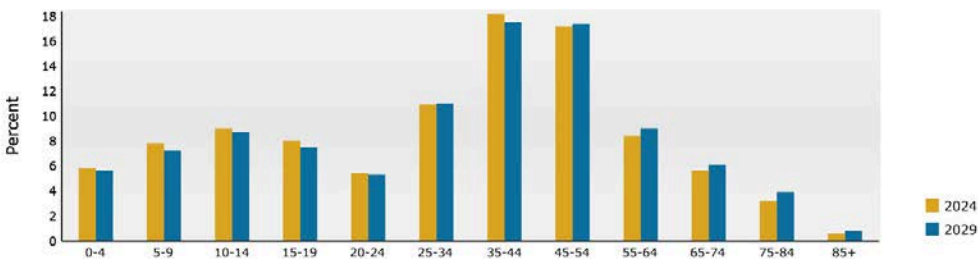
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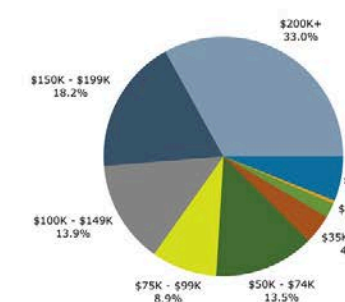
### Trends 2024-2029



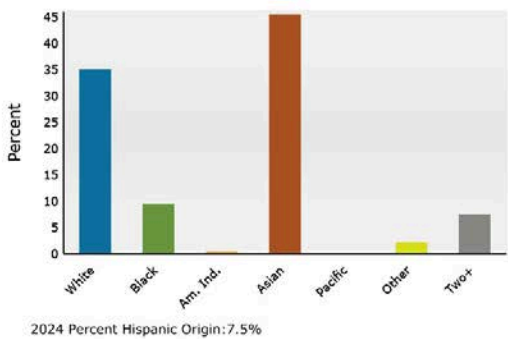
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025



# DEMOGRAPHICS REPORT



## Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2  
7765 Custer Rd, Frisco, Texas, 75035  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 33.14172  
Longitude: -96.73384

Summary	Census 2010	Census 2020	2024	2029
Population	67,198	119,371	135,998	149,497
Households	22,888	39,704	45,129	49,758
Families	17,862	31,390	34,771	37,839
Average Household Size	2.93	3.00	3.01	3.00
Owner Occupied Housing Units	17,160	26,537	29,966	31,782
Renter Occupied Housing Units	5,728	13,167	15,163	17,976
Median Age	33.4	35.7	36.4	37.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	1.91%	1.09%	0.38%
Households	1.97%	1.36%	0.64%
Families	1.71%	1.26%	0.56%
Owner HHs	1.18%	1.82%	0.97%
Median Household Income	1.75%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,486	3.3%	1,299	2.6%
\$15,000 - \$24,999	641	1.4%	453	0.9%
\$25,000 - \$34,999	1,061	2.4%	898	1.8%
\$35,000 - \$49,999	1,696	3.8%	1,480	3.0%
\$50,000 - \$74,999	4,825	10.7%	4,492	9.0%
\$75,000 - \$99,999	4,460	9.9%	4,257	8.6%
\$100,000 - \$149,999	7,236	16.0%	7,483	15.0%
\$150,000 - \$199,999	7,655	17.0%	9,461	19.0%
\$200,000+	16,070	35.6%	19,934	40.1%

Median Household Income	\$155,657	\$169,728
Average Household Income	\$190,093	\$212,846
Per Capita Income	\$63,392	\$71,250

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,338	9.4%	7,206	6.0%	7,989	5.9%	8,550	5.7%
5 - 9	7,267	10.8%	10,594	8.9%	10,843	8.0%	10,850	7.3%
10 - 14	6,053	9.0%	11,899	10.0%	12,753	9.4%	12,656	8.5%
15 - 19	3,965	5.9%	9,970	8.4%	11,140	8.2%	11,577	7.7%
20 - 24	2,304	3.4%	6,362	5.3%	7,841	5.8%	8,689	5.8%
25 - 34	9,613	14.3%	12,238	10.3%	14,452	10.6%	17,612	11.8%
35 - 44	15,047	22.4%	21,904	18.3%	24,406	17.9%	24,558	16.4%
45 - 54	8,741	13.0%	20,065	16.8%	23,436	17.2%	25,565	17.1%
55 - 64	4,562	6.8%	10,099	8.5%	11,976	8.8%	14,974	10.0%
65 - 74	2,348	3.5%	5,731	4.8%	6,624	4.9%	8,469	5.7%
75 - 84	735	1.1%	2,719	2.3%	3,685	2.7%	4,811	3.2%
85+	225	0.3%	586	0.5%	852	0.6%	1,185	0.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	47,923	71.3%	51,707	43.3%	50,524	37.2%	48,250	32.3%
Black Alone	5,815	8.7%	12,320	10.3%	14,173	10.4%	15,085	10.1%
American Indian Alone	300	0.4%	542	0.5%	563	0.4%	568	0.4%
Asian Alone	9,427	14.0%	41,076	34.4%	55,522	40.8%	69,005	46.2%
Pacific Islander Alone	36	0.1%	76	0.1%	81	0.1%	85	0.1%
Some Other Race Alone	1,478	2.2%	2,849	2.4%	3,166	2.3%	3,483	2.3%
Two or More Races	2,219	3.3%	10,800	9.0%	11,969	8.8%	13,021	8.7%
Hispanic Origin (Any Race)	6,625	9.9%	10,970	9.2%	12,172	9.0%	13,402	9.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025

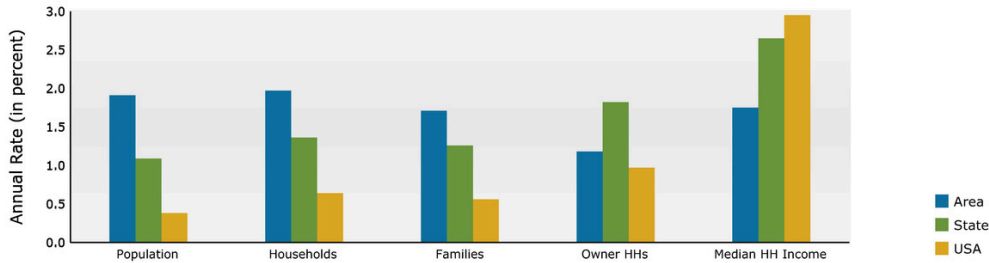


## Demographic and Income Profile

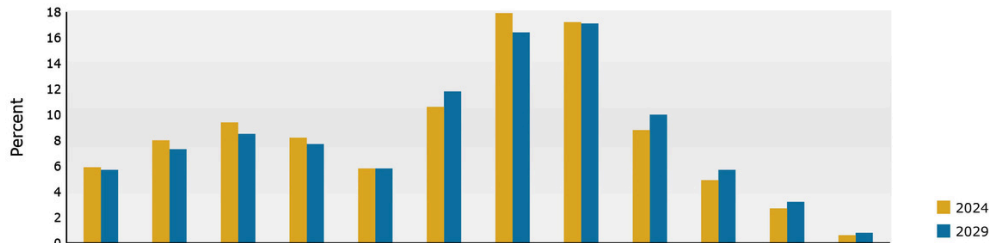
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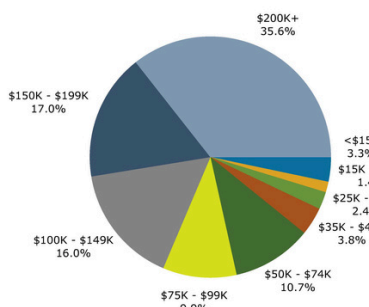
### Trends 2024-2029



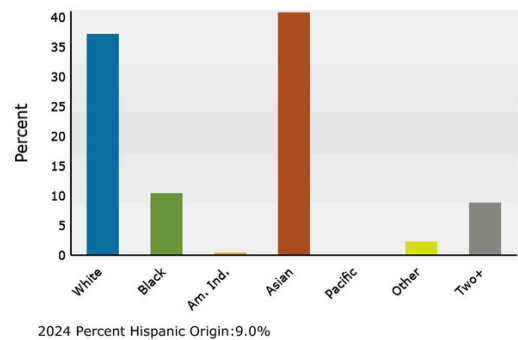
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 05, 2025



DEMOGRAPHICS REPORT



Demographic and Income Profile

7765 Custer Rd, Frisco, Texas, 75035 2  
7765 Custer Rd, Frisco, Texas, 75035  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 33.14172  
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Summary	Census 2010	Census 2020	2024	2029
Population	229,508	332,636	362,695	380,788
Households	78,923	114,048	125,015	132,304
Families	62,086	89,118	94,933	98,906
Average Household Size	2.90	2.91	2.89	2.87
Owner Occupied Housing Units	59,989	75,534	82,210	84,765
Renter Occupied Housing Units	18,934	38,514	42,805	47,539
Median Age	34.6	36.8	37.5	38.2
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.98%	1.09%	0.38%	
Households	1.14%	1.36%	0.64%	
Families	0.82%	1.26%	0.56%	
Owner HHs	0.61%	1.82%	0.97%	
Median Household Income	2.08%	2.65%	2.95%	
Households by Income	2024	2029		
	Number	Percent	Number	Percent
<\$15,000	3,658	2.9%	3,185	2.4%
\$15,000 - \$24,999	1,986	1.6%	1,395	1.1%
\$25,000 - \$34,999	4,149	3.3%	3,394	2.6%
\$35,000 - \$49,999	5,244	4.2%	4,350	3.3%
\$50,000 - \$74,999	13,117	10.5%	11,847	9.0%
\$75,000 - \$99,999	12,963	10.4%	12,174	9.2%
\$100,000 - \$149,999	23,724	19.0%	23,828	18.0%
\$150,000 - \$199,999	21,336	17.1%	25,764	19.5%
\$200,000+	38,838	31.1%	46,367	35.0%
Median Household Income	\$143,197		\$158,692	
Average Household Income	\$179,391		\$200,709	
Per Capita Income	\$61,911		\$69,829	

Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	19,037	8.3%	19,403	5.8%
5 - 9	22,709	9.9%	26,455	8.0%
10 - 14	21,308	9.3%	30,332	9.1%
15 - 19	15,091	6.6%	27,229	8.2%
20 - 24	8,371	3.6%	18,652	5.6%
25 - 34	29,719	12.9%	35,069	10.5%
35 - 44	46,995	20.5%	55,448	16.7%
45 - 54	34,902	15.2%	54,759	16.5%
55 - 64	18,381	8.0%	34,186	10.3%
65 - 74	8,759	3.8%	19,637	5.9%
75 - 84	3,257	1.4%	9,032	2.7%
85+	978	0.4%	2,432	0.7%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	163,655	71.3%	163,596	49.2%
Black Alone	17,869	7.8%	33,402	10.0%
American Indian Alone	1,061	0.5%	1,599	0.5%
Asian Alone	33,962	14.8%	90,670	27.3%
Pacific Islander Alone	121	0.1%	222	0.1%
Some Other Race Alone	5,787	2.5%	10,322	3.1%
Two or More Races	7,052	3.1%	32,825	9.9%
Hispanic Origin (Any Race)	23,212	10.1%	36,345	10.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

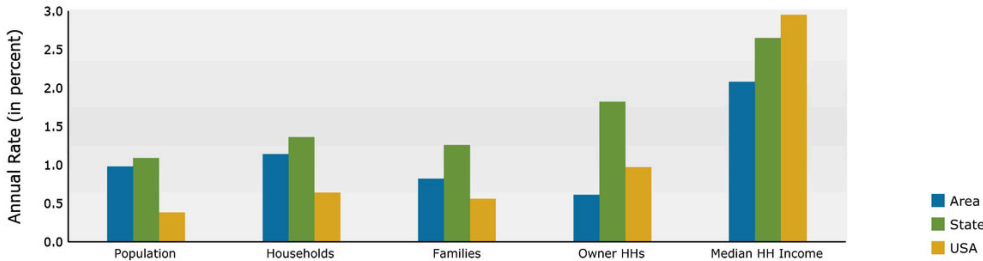


Demographic and Income Profile

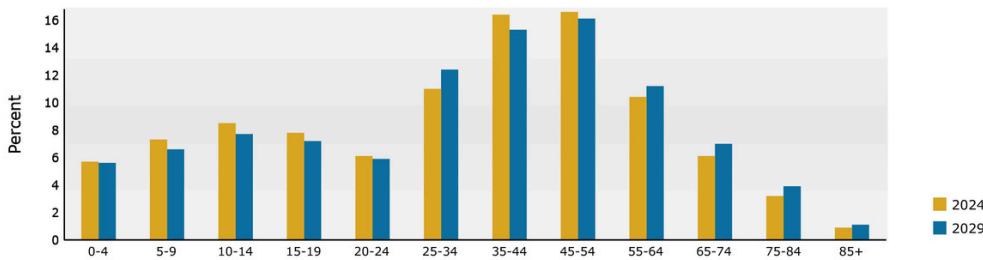
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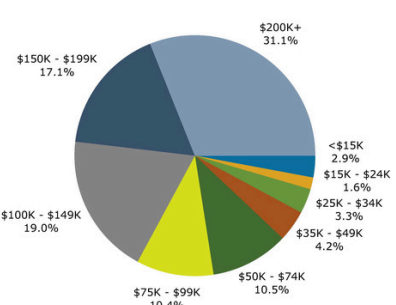
Trends 2024-2029



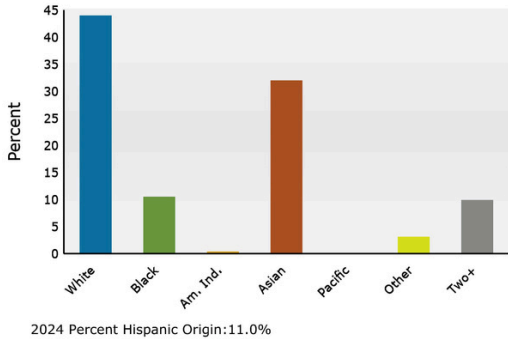
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



## 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.

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