# Imagine Early Education & Childcare 8525 Rasor Blvd, Plano, TX 75024

8525

Asking\$2,785,000Cap Rate6.25%



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

## **INVESTMENT OVERVIEW**

#### **Investment Summary**

- Imagine Early Education & Childcare is a Highend Childcare Provider with multiple locations in Texas, Oklahoma and Colorado
- 15yr NNN lease with attractive lease rates
- Property is located next to the Medical Office Complex and within 3 miles of <u>2 Large Shopping</u> <u>Centers</u> and the <u>Stonebriar Mall</u>
- Hard corner of Rasor Blvd & McDermott Rd with good visibility and frontage
- Easy access from major Highways, specially <u>Hwy 121</u> and the busy <u>Preston Rd</u>
- Plano is home to multiple Employers including some very large Companies like <u>Toyota</u>, <u>PepsiCo and JPMorgan Chase</u>
- The average Household Income in the 1-mile radius is above <u>\$160,000</u>





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# **PROPERTY OVERVIEW**

#### Property Summary

- Address- 8525 Rasor Blvd
   Plano, TX 75024
- Tenant- Imagine Early Education & Childcare
- Building use- Childcare
- Building size- 6,452 sqft
- Lot- 0.92 acres approx.
- Year built- 2013
- County- Collin
- Lease- 15 yrs
- Cap Rate- 6.25%
- Lease Type- NNN





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# LEASE SUMMARY

#### Lease Details

Tenant Lease Term **Beginning Base Rent Ending Base rent** Lease Type Lease Start **Rent Bumps** Lease Renewal Lease Guarantee **Right of First Refusal Right of First Offer** Landlord Responsibilities **Tenant Responsibilities** 

**Imagine Early Education & Childcare** 15 vrs. \$174,204/yr. approx. \$229,858/yr. approx. NNN Sep 2024 2% yearly Two 5 yr options at Market Rent **Corporate guarantee** Yes, Tenant Yes. Tenant Roof, Foundation, Exterior walls, Plumbing and Utility lines till the point of connection to the Building, Parking lot, Side walk Taxes, Insurance, Landscaping, HVAC, Utilities, Sprinklers, Plumbing and Utility lines in the Building



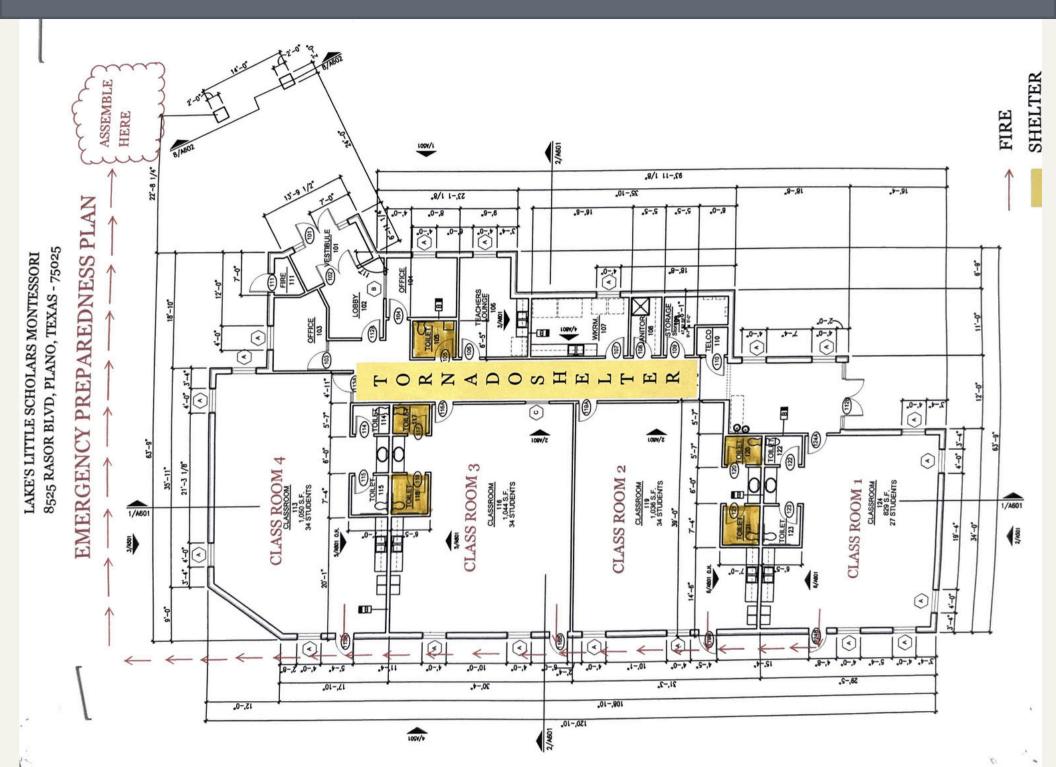




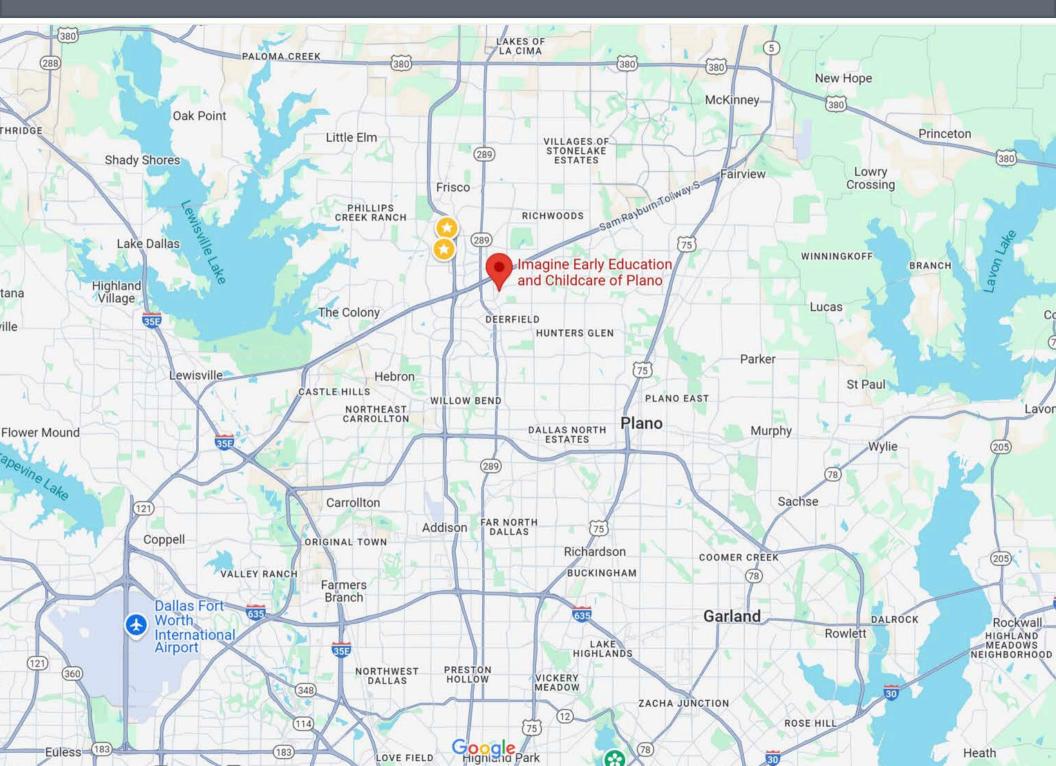




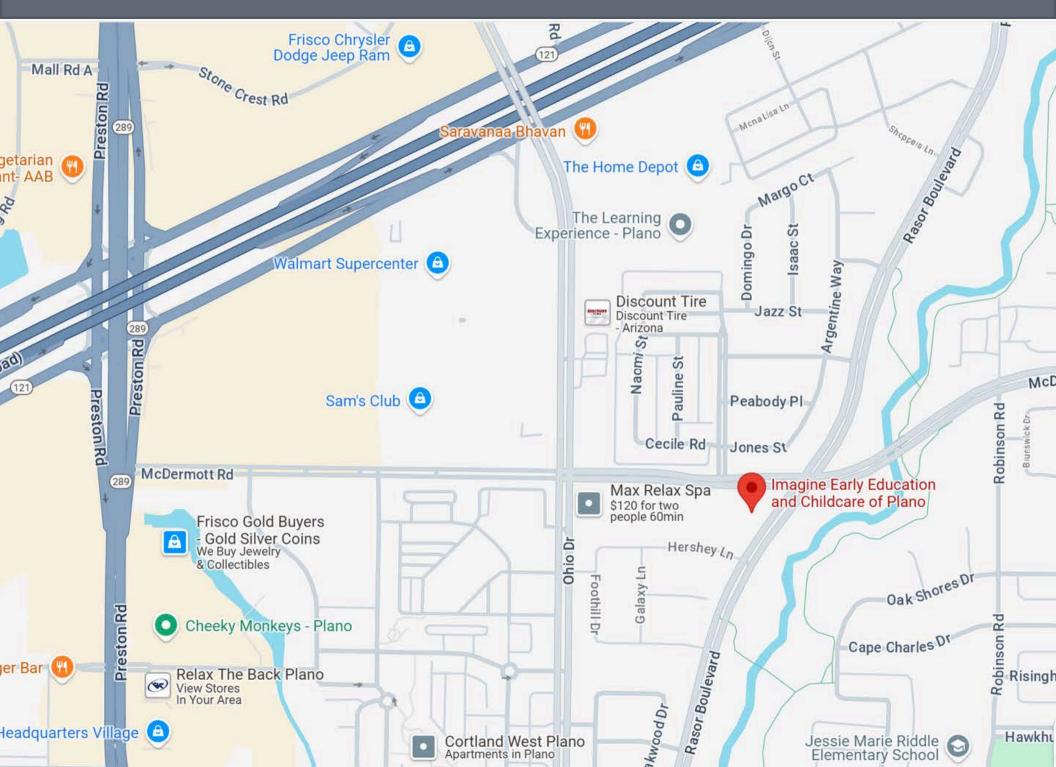
#### **FLOORPLAN**



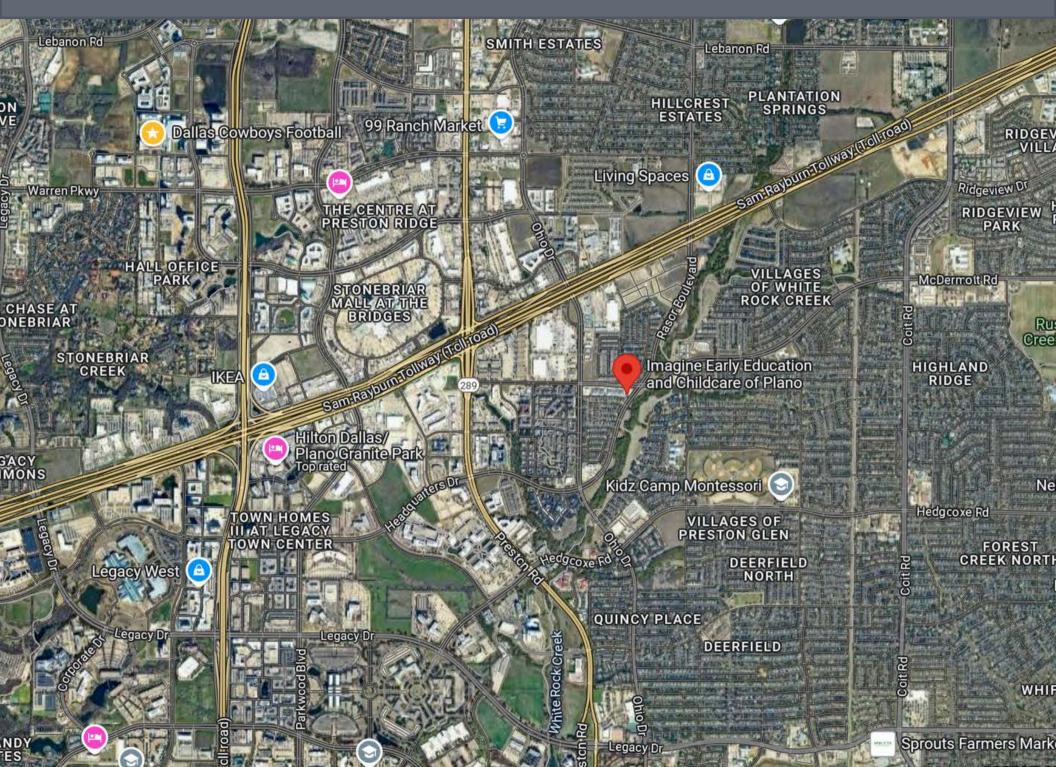
# **LOCATION MAP**



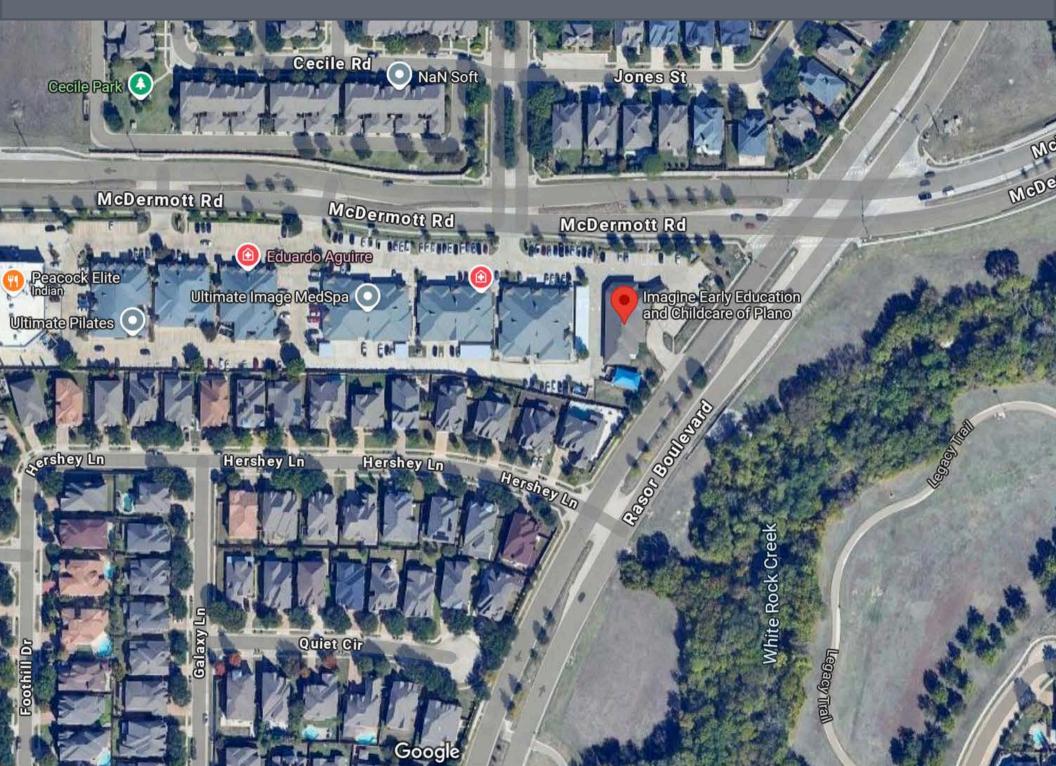
## **LOCATION MAP**



#### **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.

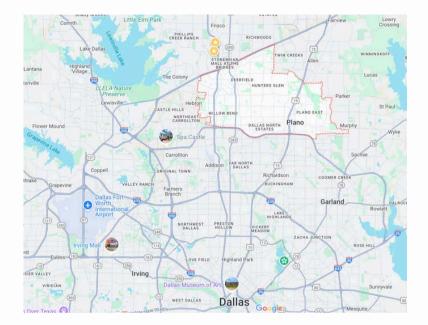
"At Imagine Early Education & Childcare, we are passionate about giving children the best possible start in life. We believe that children learn best in a quality environment that is happy, nurturing, engaging and safe. Our philosophy has been derived from early childhood education principles which promote 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."

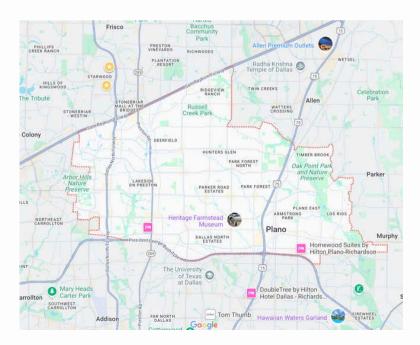
#### PLANO HIGHLIGHTS

#### About Plano

Plano is located in Collin and Denton Counties, approximately 20 miles north of Downtown Dallas. It is the 9th largest city in Texas and the fourth largest city in the Dallas-Fort Worth (DFW) region with over 290,000 residents. The city is a hub for many corporate headquarters, including three Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 210,000 jobs. Quality medical care facilities, superior educational opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's citizens. Plano is home to over 14,000 businesses and 72 Forbes Global 2000 companies, which includes many globally recognized brands.







### PLANO HIGHLIGHTS

#### Plano major Employers

JPMorgan Chase **Capital One Finance Toyota Motor North America Bank of America PepsiCo AT&T Foundry and Services** Ericsson **Medical City Plano** Liberty Mutual Insurance Company USAA NTT DATA **JCPenney Fannie Mae Samsung Electronics America Texas Health Plano AT&T Plano Campus Children's Medical Center Plano FedEx Office Fisher Investments TATA Consultancy Services** 

**Tech Mahindra Americas** Palo Alto Networks Abbott **Integer Holdings Transamerica Casualty Insurance Tyler Technologies** Pizza Hut, U.S. **Raising Cane's Chicken Fingers Creston Electronics Cognizant Technology Solutions Baylor Scott & White The Heart Hospital – Plano** U.S. Renal Care **Baylor Scott & White Medical Center – Plano** PennyMac Financial Services Alkami Technology Trellix Hilti North America

### **DEMOGRAPHICS REPORT**

THE SCIENCE OF WHERE* 8525	Rasor Blvg	d, Plano, Texa	s, 75024 2				Pre	pared by Esr
		l, Plano, Texa						de: 33.09367
	1 mile rac		10. Netrologia (N				Longitud	e: -96.79318
C		Census 2	010	Census 20	20	202	4	2029
Summary Population			2 <b>010</b> .,441	Census 20 15,5		18,10		18,345
Households			4,662		389	7,11		7,267
Families			2,900		176	4,76		4,745
Average Household Size		2	2.45		.64	2.5		2.52
Owner Occupied Housing Units			2,45		102	2,74		2,815
Renter Occupied Housing Units			2,282		187	4,37		4,452
Median Age		-	33.0		4.5	35.		37.4
Trends: 2024-2029 Annual Rate			Area	5	1.5	State	, ,	National
Population			0.26%			1.09%		0.38%
Households			0.41%			1.36%		0.64%
Families			-0.06%			1.26%		0.56%
Owner HHs			0.53%			1.82%		0.97%
Median Household Income			1.25%			2.65%		2.95%
						2024		2029
Households by Income				N	umber	Percent	Number	Percent
<\$15,000					149	2.1%	128	1.8%
\$15,000 - \$24,999					89	1.3%	59	0.8%
\$25,000 - \$34,999					188	2.6%	149	2.1%
\$35,000 - \$49,999					312	4.4%	261	3.6%
\$50,000 - \$74,999					780	11.0%	691	9.5%
\$75,000 - \$99,999					958	13.5%	933	12.8%
\$100,000 - \$149,999					1,917	26.9%	1,996	27.5%
\$150,000 - \$199,999					1,039	14.6%	1,222	16.8%
\$200,000+					1,688	23.7%	1,827	25.1%
					2 4 4 2		+120.200	
Median Household Income					2,440		\$130,260	
Average Household Income					1,383		\$175,143	
Per Capita Income					2,369	2024	\$68,157	2020
Population by Age	Number	nsus 2010 Percent	Number	sus 2020 Percent	Numbe	2024 r Percent	Number	2029 Percent
0 - 4	1,002	8.8%	1,113	7.1%	1,217		1,160	6.3%
5 - 9	1,002	9.0%	1,113	8.5%	1,217		1,268	6.9%
5 - 9 10 - 14	800	9.0% 7.0%	1,317	7.5%	1,385			7.7%
15 - 19	501	4.4%	985	6.3%	1,415		1,411 1,313	7.2%
20 - 24	592	5.2%	748	4.8%	1,033		1,029	5.6%
25 - 34	2,245	19.6%	2,618	16.8%	2,639		2,230	12.2%
35 - 44	2,243	22.1%	3,002	19.3%	3,693		3,482	12.2%
45 - 54	1,587	13.9%	2,178	14.0%	2,730		3,142	17.1%
55 - 64	719	6.3%	1,269	8.1%	1,512		1,674	9.1%
65 - 74	282	2.5%	711	4.6%	811		978	5.3%
75 - 84	127	1.1%	330	2.1%	406		497	2.7%
85+	26	0.2%	125	0.8%	153		162	0.9%
05+		nsus 2010		isus 2020	15.	2024	102	2029
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone	6,242	54.6%	4,677	30.0%	4,733		4,154	22.6%
Black Alone	930	8.1%	1,063	6.8%	1,310		1,265	6.9%
American Indian Alone	36	0.3%	54	0.3%	55		50	0.3%
Asian Alone	3,641	31.8%	8,490	54.5%	10,506		11,386	62.1%
Pacific Islander Alone	5,041	0.1%	4	0.0%	10,500		4	0.0%
Some Other Race Alone	168	1.5%	258	1.7%	322		327	1.8%
Two or More Races	417	3.6%	1,025	6.6%	1,174		1,160	6.3%
	417	5.0%	1,025	0.070	1,1/4	0.5%	1,100	0.570
Hispanic Origin (Any Race)	925	8.1%	957	6.1%	1,119	6.2%	1,128	6.1%
					-/	/0	-1	

#### 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



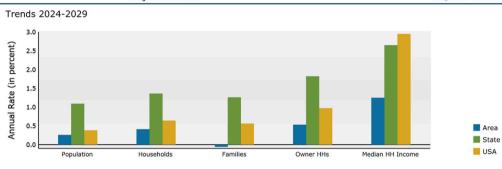


#### Demographic and Income Profile

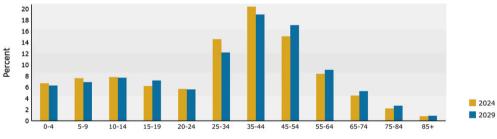
Ring: 1 mile radius

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024

Prepared by Esri Latitude: 33.09367 Longitude: -96.79318







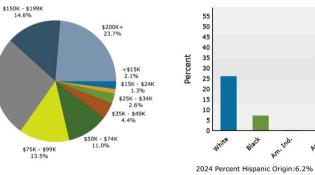
2024 Household Income

\$100K - \$149K

26.9%

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2024 Population by Race



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

February 05, 2025

Asian pacific other Two

### **DEMOGRAPHICS REPORT**

Population         95,537         116,551         123,183         125,382           Households         37,605         46,446         50,421         52,207           Families         25,290         30,963         31,610         31,623           Owner Occupied Housing Units         22,541         21,50         2,43         22,382           Owner Occupied Housing Units         15,190         24,502         27,537         38,924           Median Age         35.8         37.2         37.8         38,93           Trends: 2024-2029 Annual Rate         Area         1.36%         0.64%           Households         0.70%         1.36%         0.64%           Households         0.70%         1.36%         0.97%           Median Household Income         1.68%         2.65%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Variantics         0.35%         1.83%         0.97%           \$15,000         \$24,999         1.986         3.9%         1,636         3.1%           \$15,000         \$24,999         1.986         3.9%         1,636         3.1%           \$15,000         \$24,999         1.7%         606 <th>THE SCIENCE OF WHERE*</th> <th>8525 Rasor Blvd 8525 Rasor Blvd Ring: 3 mile rad</th> <th>, Plano, Texa</th> <th></th> <th></th> <th></th> <th></th> <th>Latitu</th> <th>pared by Esr de: 33.09367 e: -96.79318</th>	THE SCIENCE OF WHERE*	8525 Rasor Blvd 8525 Rasor Blvd Ring: 3 mile rad	, Plano, Texa					Latitu	pared by Esr de: 33.09367 e: -96.79318
Households         37,605         46,446         50,421         52,200           Families         25,200         30,963         31,610         31,623           Average Household Size         2,54         2,50         2,43         2,393           Gwner Occupied Housing Units         15,150         24,502         27,537         28,924           Median Age         35.8         37.2         37.8         36,93           Population         0.35%         1.09%         0.64%           Households         0.070%         1.36%         0.64%           Gwner Occupied Housing Units         0.01%         1.26%         0.97%           Households         0.01%         1.26%         0.97%           Gwner Hein         0.03%         1.09%         0.56%           Owner Hein         0.03%         1.62%         0.97%           Median Household Income         1.68%         2.65%         2.95%           455,000 - \$24,999         1.510         3.0%         1.320         2.5%           \$25,000 - \$24,999         2.448         4.9%         2,081         4.0%           \$25,000 - \$24,999         2.448         4.9%         2,081         4.0%           \$25,000 - \$149,99	Summary		Census 2	2010	Census 20	20	2024	5	2029
Families         25,290         30,063         31,620         31,620           Average Houshold Size         2,254         2,50         2,43         2,33           Owner Occupied Housing Units         15,150         24,502         27,537         28,924           Renter Occupied Housing Units         15,150         24,502         27,537         28,924           Population         0.35%         31,09%         0.38%           Population         0.35%         1.26%         0.38%           Households         0.01%         1.26%         0.55%           Owner Hhs         0.35%         1.82%         0.97%           Median Household Income         1.510         3.0%         1,32%           Verden Hus         0.35%         1.82%         0.97%           St5,000         524,999         1.510         3.0%         1,320           St5,000         524,999         1.946         3.9%         1,636         3.1%           St5,000         524,999         2,642         12.4%         5,823         1.13%           St5,000         524,999         2,646         12.4%         5,823         1.13%           St5,000         549,999         2,640         13.1%	Population		95	5,537	116,5	51	123,183		125,382
Average Household Size         2.54         2.20         2.43         2.33           Owner Occupied Housing Units         12,194         21,944         22,884         23,284           Renter Occupied Housing Units         15,190         24,502         27,537         28,924           Median Age         35.8         37.2         37.8         38,9           Propulation         0.35%         1.09%         0.38%         0.64%           Households         0.070%         1.38%         0.64%           Families         0.01%         1.28%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Households by Income         1.68%         2.65%         2.95%           Stop or \$24,999         1.986         3.9%         1,520         2.9%           Stop or \$24,999         1.986         3.9%         1,636         3.1%           \$25,000         \$24,99         1.986         3.9%         1,520         3.1%           \$15,000         \$24,999         1.986         3.9%         1,636         3.1%           \$10,000         \$14,999         2,448         4.9%         2,018         4.0%           \$200,000+         \$12,4	Households		37	7,605	46,4	46	50,421		52,207
Owner Occupied Housing Units         12,144         21,944         22,844         22,844           Renter Occupied Housing Units         15,190         24,502         27,537         28,924           Median Age         35.8         37.2         37.8         38,924           Population         0.35%         1.09%         0.38%           Households         0.07%         1.26%         0.64%           Pamiles         0.01%         1.26%         0.55%           Owner Hris         0.35%         1.82%         0.97%           Median Household Income         1.65%         2.65%         2.65%           Owner Hris         0.35%         1.82%         0.97%           Median Household Income         1.510         3.0%         1,320           St5.000<: \$24,999	Families		25	5,290	30,9	63	31,610	1	31,623
Renter Occupied Housing Units         15,190         24,502         27,537         28,924           Median Age         35.8         37.2         37.8         38.9           Prends: 2024-2029 Annual Rate         Area         State         National Population         0.35%         1.09%         0.38%           Households         0.07%         1.36%         0.64%         0.76%         0.46%           Gommer Hus         0.03%         1.62%         2.65%         2.95%           Mouseholds by Income         1.68%         2.65%         2.95%           Household Income         1.68%         2.64%         3.0%         1.328           452,000         \$24,999         1.56%         2.64%         3.0%         1.328           452,000         \$24,999         1.95%         3.0%         1.326         3.1%           452,000         \$24,999         2.448         4.9%         2.061         1.5%           452,000         \$24,999         7.615         15.1%         9.091         1.2%           452,000         \$24,999         7.615         15.1%         9.091         1.2%           452,000         \$24,999         7.615         15.1%         9.091         1.2%	Average Household Size			2.54	2.	50	2.43		2.39
Median Age         35.8         37.2         37.8         38.9           Trends: 2024-2029 Annual Rate         0.35%         1.09%         0.36%           Population         0.35%         1.09%         0.36%           Households         0.70%         1.26%         0.65%           Owner HHs         0.35%         1.62%         0.97%           Median Household Income         1.66%         2.65%         2.95%           Median Household Income         1.66%         2.65%         2.95%           Median Household Income         1.66%         2.65%         2.95%           St5,000         \$24,999         1.510         3.0%         1.320         2.5%           \$25,000         \$24,999         1.966         3.9%         1.656         1.4%           \$35,000<<54/,999									
Trends: 20-4-2029 Annual Rate         Area         State         National           Population         0.35%         1.09%         0.36%           Households         0.01%         1.26%         0.64%           Gomer His         0.01%         1.26%         0.56%           Owner His         0.35%         1.82%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Households by Income         1.68%         2.024         2024           415,000         \$24,999         870         1.7%         606         1.2%           \$15,000 + \$24,999         2,444         4.9%         2,081         4.0%         2,5%           \$15,000 + \$24,999         2,444         4.9%         2,081         4.0%         5,000 + \$24,999         5,246         12.4%         5,882         11.3%           \$15,000 + \$24,999         7,620         15.1%         7,909         15.2%         5,15%         9,074         17.4%           \$200,000 + \$149,999         7,615         15.1%         9,074         17.4%           \$200,000 + \$149,999         7,615         15.1%         9,074         17.4%           \$200,000 + \$149,999         7,615         15.1% <td></td> <td>Jnits</td> <td>15</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		Jnits	15						
Population         0.35%         1.0%         0.36%           Households         0.70%         1.36%         0.64%           Pamilies         0.31%         1.26%         0.56%           Owner HHs         0.35%         1.82%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Median Household Income         1.68%         2.65%         2.95%           Moseholds by Income         Number         Percent         Number           \$15,000         \$24,999         1.76         606         1.2%           \$15,000         \$24,999         2,448         4.9%         2.081         4.0%           \$50,000         \$149,999         2,748         2.48%         9.971         1.3%           \$50,000         \$149,999         9,640         19.1%         9.971         13.4%           \$100,000         \$149,999         9,640         19.1%         9.971         13.4%           \$100,000         \$149,999         5,762         \$149,893         13.702         26.3%           \$100,000         \$149,999         5,762         \$149,893         9.074         17.4%           \$100,000         \$149,893         \$5,762	5				33	7.2			
Households         0.70%         1.35%         0.64%           Families         0.01%         1.26%         0.55%           Owner Hits         0.33%         1.62%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Households by Income         2024         2029           r\$15,00         1.510         3.0%         1.32%           \$20,000 + \$24,999         870         1.7%         606         1.2%           \$25,000 + \$24,999         870         1.7%         606         1.2%           \$25,000 + \$24,999         2,448         4.9%         2,081         4.0%           \$35,000 - \$47,999         7,620         15.1%         7,991         15.2%           \$410,000 - \$149,999         7,620         15.1%         9,971         13.4%           \$100,000 - \$149,999         7,615         \$128,992         7,615         \$1518,635         \$128,992           Average Household Income         \$162,251         \$176,584         \$73,222         26.3%           Population by Age         Number         Percent         Number         Percent         Number           0 - 4         6,017         6.3%         5,762         4.9% <td></td> <td>l Rate</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		l Rate							
Families       0.01%       1.26%       0.56%         Owner HHs       0.35%       1.82%       0.97%         Median Household Income       1.68%       2.65%       2.95%         Households by Income       Number       Percent       Number       Percent       Number         \$\$15,000 - \$24,999       870       1,510       3.0%       1,320       2.5%         \$\$25,000 - \$34,999       2,448       4.9%       2,061       3.0%       1,656       3.1%         \$\$25,000 - \$34,999       2,448       4.9%       2,081       4.0%       5.82       11.3%         \$\$50,000 - \$149,999       7,620       15.1%       7,999       15.2%       15.3%       17.4%         \$\$100,000 - \$149,999       7,615       15.1%       9,074       17.4%       5.20       2.63%         \$\$100,000 - \$149,999       7,615       15.1%       9,074       17.4%       5.0%       5.752       4.9%       5.951       4.8%       5.901       4.7.4%         \$\$100,000 - \$199,999       7,615       15.1%       9,074       17.4%       5.95       5.9       5.9       5.9       5.9       5.9       5.9       5.9       5.9       5.9       5.95       5.9       5.9									
Owner HHs         0.35%         1.82%         0.97%           Median Household Income         1.68%         2.65%         2.95%           Household Income         1.68%         2.65%         2.95%           v315,000         1.510         3.0%         1.320         2.5%           \$15,000         1.510         3.0%         1.230         2.5%           \$25,000         \$34,999         5.7%         6.66         1.2%           \$25,000         \$49,999         2,448         4.9%         2,081         4.0%           \$35,000         \$49,999         2,448         4.9%         2,081         4.0%           \$350,000         \$49,999         7.610         15.1%         9,071         13.3%           \$400,000         \$149,999         7.615         15.1%         9,071         13.4%           \$100,000         \$199,999         7.615         15.1%         9,071         13.4%           \$200,000+         12,478         24.8%         13,722         26.3%           Median Household Income         \$118,635         \$128,992         \$176,584           Per Capita Income         \$201         Census 2010         Census 2020         2024         2024         2024									
Median Household Income $1.68\%$ $2.65\%$ $2.95\%$ Households by Income $2024$ $2024$ $2024$ (<) $1.510$ $3.0\%$ $1.320$ $2.5\%$ (<) $3.0\%$ $1.320$ $2.5\%$ $2.25\%$ $2.25\%$ $2.25\%$ $2.25\%$ $2.25\%$ $2.5\%$ <									
Household by Income         Number         Percent         Number         Pe									
Households by Income         Number         Percent         Number         Percent         Number         Percent           <\$15,000	Median Household Income			1.68%					
<\$15,000									
\$15,000 - \$24,999       870       1.7%       606       1.2%         \$25,000 - \$24,999       1,986       3.9%       1,636       3.1%         \$35,000 - \$49,999       2,448       4.9%       2,081       4.0%         \$100,000 - \$149,999       7,620       15.1%       7,099       15.2%         \$100,000 - \$149,999       9,640       19.1%       9,971       19.1%         \$150,000 - \$149,999       7,615       15.1%       9,074       17.4%         \$200,000 +       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942       \$73,272         Per Capita Income       \$66,183       \$73,272       \$762       15.8%       5901         0 - 4       6,017       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7%         0 - 14       6,201       8.6%       8,552       7.3%       8,155       6.8%       7,988       6.1%         15 - 19       6,174       6.5%       7,180       5.8%       6,658       5.3%       7,180       5.8%       7,66       5.8%       7,989       6.3%       7,467       6.0%         20 - 24       4,403       4.6									
\$25,000 - \$34,999       1,986       3.9%       1,636       3.1%         \$35,000 - \$49,999       2,248       4.9%       2,081       4.0%         \$50,000 - \$74,999       6,246       12.4%       5,882       11.3%         \$150,000 - \$149,999       7,620       15.1%       7,909       15.2%         \$100,000 - \$149,999       9,640       19.1%       9,971       19.1%         \$200,000 +       \$12,478       24.8%       13,722       26.3%         Median Household Income       \$162,251       \$176,584       \$73,272         Average Household Income       \$162,251       \$73,272       \$76,584         Per Capita Income       \$6,176       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7.4%         \$ - 9       7,844       8.2%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.5%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.5%       7,3%       8,375       6.8%       7,940       6.3%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%<									
\$35,000 - \$49,999       2,048       4.9%       2,081       4.0%         \$50,000 - \$74,999       6,246       12.4%       5,882       11.3%         \$75,000 - \$199,999       7,620       15.1%       7,997       19.1%         \$100,000 - \$149,999       7,615       15.1%       9,971       19.1%         \$200,000 - \$19,999       7,615       15.1%       9,074       17.4%         \$200,000 +       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942       \$176,584         Average Household Income       \$118,635       \$128,942       \$73,272         Per Capita Income       \$162,251       \$176,584       \$73,272         Per Capita Income       \$162,355       \$4.8%       5,955       4.8%       5,951         \$5 - 9       7,844       8,2%       7,750       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.6%       8,552       7.3%       8,156       6.6%       7,588       6.1%         20 - 24       4,403       4.6%       7,721       6.3%       7,467       6.0%       7,588       6.1%       7,869       1.5%       1.6%									
\$50,000 - \$74,999       6,246       12.4%       5,882       11.3%         \$75,000 - \$399,999       7,620       15.1%       7,909       15.2%         \$100,000 - \$149,999       9,640       19.1%       9,971       19.1%         \$150,000 - \$199,999       7,615       15.1%       9,074       17.4%         \$200,000 - \$149,999       7,615       15.1%       9,074       17.4%         \$200,000 - \$149,999       7,615       15.1%       9,074       17.4%         \$200,000 - \$149,999       7,615       15.1%       9,074       17.4%         \$200,000 +       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942       \$73,272         Por Capita Income       \$60,17       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7%         5 - 9       7,844       8.2%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.6%       8,552       7.3%       8,156       6.6%       7,588       6.1%         20 - 24       4,403       4.6%       7,371       6.3%       8,175       6.8%       7.940 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									
\$75,000 - \$99,999       7,620       15.1%       7,909       15.2%         \$100,000 - \$149,999       9,640       19.1%       9,971       19.1%         \$200,000 +       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942       26.3%         Average Household Income       \$162,251       \$175,584       2024         Per Capita Income       \$2010       Census 2010       2024       2029         Population by Age       Number       Percent       Number       Percent       Number       Percent         0 - 4       6,017       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7%         5 - 9       7,844       8.2%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.6%       8,552       7.3%       8,156       6.6%       7,588       6.1%         25 - 34       13,776       14.4%       16,745       14.4%       18,662       15.1%       19,551       15.6%         35 - 44       18,697       17.3%       14.3%       18,622       15.1%       19,551       15.6%         35 - 54<									
\$100,000 - \$149,999       9,640       19.1%       9,971       19.1%         \$150,000 - \$199,999       7,615       15.1%       9,074       17.4%         \$200,000 +       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942         Average Household Income       \$162,251       \$176,584         Per Capita Income       \$66,183       \$73,272         Population by Age       Number       Percent       Number       Percent         0 - 4       6,017       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7%         5 - 9       7,844       8.2%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.6%       7,371       6.3%       8,375       6.8%       7,467       6.0%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,467       6.0%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,467       6.0%         25 - 34       13,776       14.4%       18,662       15.1%       19,531 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>									
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\$200,00+       12,478       24.8%       13,722       26.3%         Median Household Income       \$118,635       \$128,942         Average Household Income       \$162,251       \$176,584         Per Capita Income       \$66,183       \$73,272         Census 2010       Census 2020       2024       2029         Population by Age       Number       Percent       Number       Percent       Number         0 - 4       6,017       6.3%       5,762       4.9%       5,955       4.8%       5,901       4.7%         5 - 9       7,844       8.2%       7,580       6.5%       7,180       5.8%       6,658       5.3%         10 - 14       8,201       8.6%       8,552       7.3%       8,156       6.6%       7,588       6.1%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,940       6.3%         25 - 34       13,776       14.4%       16,745       14.4%       16,562       15.1%       19,531       15.6%         35 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,955       11.8%         65 - 74       3,497									
Median Household Income $\$118,635$ $\$128,942$ Average Household Income $\$162,251$ $\$176,584$ Per Capita Income $\$66,183$ $\$73,272$ Per Capita Income         Census 2010         Census 202         2024         2029           Population by Age         Number         Percent         Number         Percent         Number         Percent         Number         Percent         Number         Percent         Number         Percent         Number $\$73,272$ $\$73,272$ Population by Age         Number         Percent         Number $\$66,183$ $\$7,084$ $\$202$ $\$63,852$ $$7,380$ $$6,568$ $$5,901$ $4,7\%$ 5 - 9         7,844 $8,296$ $7,595$ $6.5\%$ $7,180$ $$8.8\%$ $$6,658$ $$5,3\%$ 10 - 14 $8,201$ $8,676$ $8,206$ $7.0\%$ $7,799$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.3\%$ $7,647$ $6.5\%$ $7,858$ <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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\$162,251\$176,584\$66,183\$73,272\$66,183\$73,272Per Capita Income\$66,183\$2024\$2029Population by AgeNumberPercentNumberPercentNumberPercent0 - 46,0176.3%5,7624.9%5,9554.8%5,9014.7%5 - 97,8448.2%7,5806.5%7,1805.8%6.6585.3%10 - 148,2018.6%8,5527.3%8,1556.8%7,4676.0%20 - 244,4034.6%7,3716.3%8,3756.8%7,9406.3%20 - 244,4034.6%7,3716.3%8,3756.8%7,9406.3%35 - 4418,46919.3%18,52315.9%20,10716.3%20,12516.1%35 - 5418,49717.3%18,49015.9%18,90915.4%18,69314.9%55 - 648,7199.1%13,64211.7%14,37811.7%14,75511.8%65 - 743,4973.7%7,3496.3%8,1996.7%9,8307.8%85+4940.5%1,1641.0%1,4111.1%1,6921.3%Race and EthnicityNumberPercentNumberPercentNumberPercentNumberMumber bercent	Median Household Income				¢11	8 635		¢178 047	
Per Capita Income         \$66,183         \$73,272           Census 2010         Census 2020         2024         2029           Population by Age         Number         Percent         Number         Percent <th< td=""><td></td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>		2							
Census 2010         Census 2020         2024         2029           Population by Age         Number         Percent         Acros         5,995         4.8%         5,901         4.7%         5,955         4.8%         5,901         4.7%         6.5%         7,180         5.8%         6.65%         7,388         6.1%         6.6%         7,588         6.1%         6.1%         6.3%         7,467         6.6%         7,589         6.5%         7,180         5.8%         7,467         6.6%         7,589         16.5%         15.5%         15.6%         15.5%         15.5%         15.6% <td< td=""><td></td><td>•</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		•							
Population by Age         Number         Percent         Number         Percent         Number         Percent         Number         Percent           0 - 4         6,017         6.3%         5,762         4.9%         5,955         4.8%         5,901         4.7%           5 - 9         7,844         8.2%         7,580         6.5%         7,180         5.8%         6,658         5.3%           10 - 14         8,201         8.6%         8,552         7.3%         8,155         6.6%         7,588         6.1%           15 - 19         6,174         6.5%         8,206         7.0%         7,799         6.3%         7,467         6.0%           20 - 24         4,403         4.6%         7,371         6.3%         8,375         6.8%         7,940         6.3%           35 - 44         18,669         19.3%         18,523         15.9%         20,107         16.3%         20,125         16.1%           45 - 54         16,507         17.3%         18,490         15.9%         18,909         15.4%         18,693         14.9%           65 - 74         3,497         3.7%         7,349         6.3%         8,199         6.7%         9,830         7.8%	rei capita meome	Cei	nsus 2010	Cen		0,105	2024	<i>\$13,212</i>	2029
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5 - 9 $7,844$ $8.2%$ $7,580$ $6.5%$ $7,180$ $5.8%$ $6,658$ $5.3%$ $10 - 14$ $8,201$ $8.6%$ $8,552$ $7.3%$ $8,156$ $6.6%$ $7,588$ $6.1%$ $15 - 19$ $6,174$ $6.5%$ $8,206$ $7.0%$ $7,799$ $6.3%$ $7,467$ $6.0%$ $20 - 24$ $4,403$ $4.6%$ $7,371$ $6.3%$ $8,375$ $6.8%$ $7,940$ $6.3%$ $22 - 34$ $13,776$ $14.4%$ $16,745$ $14.4%$ $18,662$ $15.1%$ $19,531$ $15.6%$ $35 - 44$ $18,669$ $19.3%$ $18,523$ $15.9%$ $20,107$ $16.3%$ $20,125$ $16.1%$ $45 - 54$ $16,507$ $17.3%$ $18,490$ $15.9%$ $18,909$ $15.4%$ $18,693$ $14.9%$ $45 - 54$ $16,507$ $17.3%$ $18,490$ $15.9%$ $18,909$ $15.4%$ $18,693$ $14.9%$ $65 - 74$ $3,497$ $3.7%$ $7,349$ $6.3%$ $8,199$ $6.7%$ $9,830$ $7.8%$ $75 - 84$ $1,437$ $1.5%$ $3,168$ $2.7%$ $4,052$ $3.3%$ $5,202$ $4.1%$ $85 +$ $494$ $0.5%$ $1,164$ $10.0%$ $1,411$ $1.1%$ $1,692$ $1.3%$ $81 + 40ne$ $61,871$ $64.8%$ $52,267$ $44.8%$ $49,982$ $40.6%$ $46,035$ $36.7%$ $81 - Alone$ $6,394$ $6.7%$ $9,276$ $8.0%$ $10,456$ $8.5%$ $10,666$ $8.5%$ $American Indian Alone$ </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
10 - 14       8,201       8,6%       8,552       7,3%       8,156       6.6%       7,588       6.1%         15 - 19       6,174       6.5%       8,206       7.0%       7,799       6.3%       7,467       6.0%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,940       6.3%         25 - 34       13,776       14,4%       16,745       14,4%       18,662       15.1%       19,531       15.6%         35 - 44       18,669       19.3%       18,523       15.9%       20,107       16.3%       20,125       16.1%         45 - 54       16,507       17.3%       18,490       15.9%       18,909       15.4%       18,693       14.9%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         75 - 84       1,437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         Back Alone       61,871       64.8%       52,267       44.8%       49,982       40.6% <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
15 - 19       6,174       6.5%       8,206       7.0%       7,799       6.3%       7,467       6.0%         20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,940       6.3%         25 - 34       13,776       14.4%       16,745       14.4%       18,662       15.1%       19,531       15.6%         35 - 44       18,469       19.3%       18,523       15.9%       20,107       16.3%       20,125       16.1%         45 - 54       16,507       17.3%       18,490       15.9%       18,909       15.4%       18,693       14.9%         55 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,755       11.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         75 - 84       1,437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85+       494       0.5%       52,267       44.8%       49,982       40.6%	10 - 14								
20 - 24       4,403       4.6%       7,371       6.3%       8,375       6.8%       7,940       6.3%         25 - 34       13,776       14.4%       16,745       14.4%       18,662       15.1%       19,531       15.6%         35 - 44       18,469       19.3%       18,523       15.9%       20,107       16.3%       20,125       16.1%         44 - 54       16,507       17.3%       18,490       15.9%       18,099       15.4%       18,693       14.9%         55 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,755       11.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         65 - 74       4,947       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         75 - 84       14,377       1.8%       52,267       44.8%       49,982       40.6%       66,035       36.7%         85 +       494       0.5%       52,267       44.8%       49,982	15 - 19								
35 - 44       18,469       19.3%       18,523       15.9%       20,107       16.3%       20,125       16.1%         45 - 54       16,507       17.3%       18,490       15.9%       18,909       15.4%       18,693       14.9%         55 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,755       11.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         75 - 84       1,437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85+       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85+       10,066       63,871       64.8%       52,267       44.8%       49,982       40.6%	20 - 24	4,403	4.6%	7,371	6.3%	8,37	5 6.8%	7,940	6.3%
45 - 54       16,507       17.3%       18,490       15.9%       18,909       15.4%       18,693       14.9%         55 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,755       11.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         75 - 84       1,437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85 +       494       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         Census 2010       Census 2020       2024       2029       2024       2029         Race and Ethnicity       Number       Percent       Number       Percent       Number       Percent         White Alone       61,871       64.8%       52,267       44.8%       49,982       40.6%       46,035       36.7%         Black Alone       63,394       6.7%       9,276       8.0%       10,456       8.5%       10,666       8.5%      <	25 - 34	13,776	14.4%	16,745	14.4%	18,663	2 15.1%	19,531	15.6%
55 - 64       8,719       9.1%       13,642       11.7%       14,378       11.7%       14,755       11.8%         65 - 74       3,497       3.7%       7,349       6.3%       8,199       6.7%       9,830       7.8%         75 - 84       1,437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85 +       49.437       1.5%       3,168       2.7%       4,052       3.3%       5,202       4.1%         85 +       1.18%       0.5%       1,164       1.0%       1,411       1.1%       1,692       1.3%         85 +       2010       Census 2020       2024       2029       <	35 - 44	18,469	19.3%	18,523	15.9%	20,10	7 16.3%	20,125	16.1%
65 - 74         3,497         3.7%         7,349         6.3%         8,199         6.7%         9,830         7.8%           75 - 84         1,437         1.5%         3,168         2.7%         4,052         3.3%         5,202         4.1%           85 +         494         0.5%         1,164         1.0%         1,411         1.1%         1,692         1.3%           St +         494         0.5%         1,164         1.0%         1,411         1.1%         1,692         1.3%           B5 +         494         0.5%         1,164         1.0%         1,411         1.1%         1,692         1.3%           Mumber         Percent         Number         Percent	45 - 54	16,507	17.3%	18,490	15.9%	18,909	15.4%	18,693	14.9%
75 - 84         1,437         1.5%         3,168         2.7%         4,052         3.3%         5,202         4.1%           85+         494         0.5%         1,164         1.0%         1,411         1.1%         1,692         1.3%           Census 2010         Census 2020         2024         2024         2024           Race and Ethnicity         Number         Percent         Number<	55 - 64	8,719	9.1%	13,642	11.7%	14,378	3 11.7%	14,755	11.8%
85+         494         0.5%         1,164         1.0%         1,411         1.1%         1,692         1.3%           Census 2010         Census 2020         2024         2029           Race and Ethnicity         Number         Percent         Number         Number </td <td>65 - 74</td> <td>3,497</td> <td>3.7%</td> <td>7,349</td> <td>6.3%</td> <td>8,199</td> <td>9 6.7%</td> <td>9,830</td> <td>7.8%</td>	65 - 74	3,497	3.7%	7,349	6.3%	8,199	9 6.7%	9,830	7.8%
Census 2010         Census 2020         2024         2029           Race and Ethnicity         Number         Percent         Numb	75 - 84	1,437	1.5%	3,168	2.7%	4,053	2 3.3%	5,202	4.1%
Census 2010         Census 2020         2024         2029           Race and Ethnicity         Number         Percent         Adott         Adott <td< td=""><td>85+</td><td>494</td><td>0.5%</td><td>1,164</td><td>1.0%</td><td>1,41</td><td>1 1.1%</td><td>1,692</td><td>1.3%</td></td<>	85+	494	0.5%	1,164	1.0%	1,41	1 1.1%	1,692	1.3%
White Alone         61,871         64.8%         52,267         44.8%         49,982         40.6%         46,035         36.7%           Black Alone         6,394         6.7%         9,276         8.0%         10,456         8.5%         10,666         8.5%           American Indian Alone         400         0.4%         611         0.5%         598         0.5%         572         0.5%           Asian Alone         22,313         23.4%         40,502         34.8%         47,140         38.3%         52,347         41.7%           Pacific Islander Alone         42         0.0%         73         0.1%         77         0.1%         79         0.1%           Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%		Cer	nsus 2010	Cen	sus 2020				2029
Black Alone         6,394         6.7%         9,276         8.0%         10,456         8.5%         10,666         8.5%           American Indian Alone         400         0.4%         611         0.5%         598         0.5%         572         0.5%           Asian Alone         22,313         23.4%         40,502         34.8%         47,140         38.3%         52,347         41.7%           Pacific Islander Alone         42         0.0%         73         0.1%         77         0.1%         79         0.1%           Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
American Indian Alone         400         0.4%         611         0.5%         598         0.5%         572         0.5%           Asian Alone         22,313         23.4%         40,502         34.8%         47,140         38.3%         52,347         41.7%           Pacific Islander Alone         42         0.0%         73         0.1%         77         0.1%         79         0.1%           Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	White Alone	61,871	64.8%	52,267	44.8%	49,982	40.6%	46,035	36.7%
Asian Alone         22,313         23.4%         40,502         34.8%         47,140         38.3%         52,347         41.7%           Pacific Islander Alone         42         0.0%         73         0.1%         77         0.1%         79         0.1%           Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	Black Alone		6.7%		8.0%	10,456	8.5%		8.5%
Pacific Islander Alone         42         0.0%         73         0.1%         77         0.1%         79         0.1%           Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	American Indian Alone	400	0.4%	611	0.5%	598	0.5%	572	0.5%
Some Other Race Alone         1,681         1.8%         3,561         3.1%         3,853         3.1%         4,140         3.3%           Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	Asian Alone	22,313	23.4%	40,502	34.8%	47,140	38.3%	52,347	41.7%
Two or More Races         2,837         3.0%         10,261         8.8%         11,078         9.0%         11,544         9.2%	Pacific Islander Alone	42	0.0%	73	0.1%	77	0.1%	79	0.1%
	Some Other Race Alone	1,681	1.8%	3,561	3.1%	3,853	3.1%	4,140	3.3%
Hispanic Origin (Any Race) 7,982 8.4% 11,213 9.6% 12,175 9.9% 12,938 10.3%	Two or More Races	2,837	3.0%	10,261	8.8%	11,078	9.0%	11,544	9.2%
Hispanic Origin (Any Race) 7,982 8.4% 11,213 9.6% 12,175 9.9% 12,938 10.3%									
	Hispanic Origin (Any Race)	7,982	8.4%	11,213	9.6%	12,175	9.9%	12,938	10.3%
a Note: Income is expressed in current dollars.									

#### 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



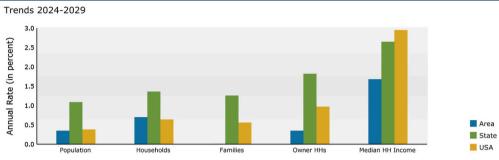


Page 3 of 6

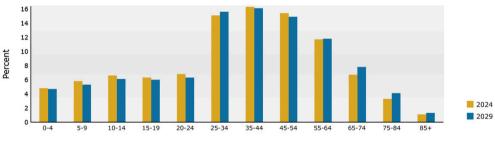
THE SCIENCE OF WHERE

#### Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024 Ring: 3 mile radius Prepared by Esri Latitude: 33.09367 Longitude: -96.79318

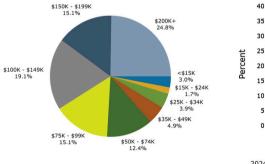


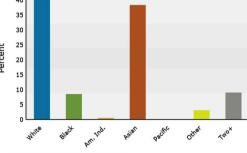
Population by Age



2024 Household Income

2024 Population by Race





2024 Percent Hispanic Origin:9.9%

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

### **DEMOGRAPHICS REPORT**

THE SCIENCE OF WHERE*	8525 Rasor Blvd 8525 Rasor Blvd Ring: 5 mile rad	l, Plano, Texa					Prepared by Esr Latitude: 33.09367 Longitude: -96.79318	
Summary		Census 2	2010	Census 20	20	2024		2029
Population		253	3,990	305,3	51	326,963		336,533
Households		96	5,356	116,4	31	126,479		132,343
Families		68	8,561	82,2	44	85,494		87,206
Average Household Size			2.63	2.	62	2.58		2.54
Owner Occupied Housing	Units	63	3,404	66,5	13	70,908		72,953
Renter Occupied Housing	Units	32	2,952	49,9	18	55,571		59,390
Median Age			36.3	38	3.1	38.7		39.7
Trends: 2024-2029 Annu	al Rate		Area			State		National
Population			0.58%			1.09%		0.38%
Households			0.91%			1.36%		0.64%
Families			0.40%			1.26%		0.56%
Owner HHs			0.57%			1.82%		0.97%
Median Household Income	e		2.25%			2.65%		2.95%
						2024		2029
Households by Income				Nu	Imber	Percent	Number	Percent
<\$15,000					4,185	3.3%	3,632	2.7%
\$15,000 - \$24,999					2,352	1.9%	1,677	1.3%
\$25,000 - \$34,999					4,313	3.4%	3,526	2.7%
\$35,000 - \$49,999					6,319	5.0%	5,287	4.0%
\$50,000 - \$74,999					5,457	12.2%	14,624	11.1%
\$75,000 - \$99,999					5,616	12.3%	15,859	12.0%
\$100,000 - \$149,999					4,504	19.4%	25,012	18.9%
\$150,000 - \$199,999					8,924	15.0%	22,896	17.3%
\$200,000+				3	4,800	27.5%	39,821	30.1%
Median Household Income	e			\$12	5,808		\$140,603	
Average Household Incom	ne			\$17	0,192		\$187,558	
Per Capita Income					5,812		\$73,673	
		nsus 2010		sus 2020		2024		2029
Population by Age	Number	Percent	Number	Percent	Numbe		Number	Percent
0 - 4	16,937	6.7%	15,626	5.1%	16,377		16,382	4.9%
5 - 9	20,808	8.2%	20,120	6.6%	20,202		19,011	5.6%
10 - 14	21,080	8.3%	22,923	7.5%	22,758		22,156	6.6%
15 - 19	16,695	6.6%	22,185	7.3%	21,758		21,068	6.3%
20 - 24	11,464	4.5%	18,330	6.0%	20,677		19,458	5.8%
25 - 34	34,104	13.4%	39,269	12.9%	43,764		46,438	13.8%
35 - 44	46,010	18.1%	46,373	15.2%	51,250		51,950	15.4%
45 - 54	43,263	17.0%	47,897	15.7%	50,218		50,723	15.1%
55 - 64	26,327	10.4%	37,462	12.3%	38,555		39,652	11.8%
65 - 74	11,374	4.5%	22,460	7.4%	24,989		28,814	8.6%
75 - 84	4,275	1.7%	9,708	3.2%	12,680		16,130	4.8%
85+	1,654	0.7%	2,998	1.0%	3,736		4,751	1.4%
		nsus 2010		sus 2020		2024		2029
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone Black Alone	177,861	70.0%	154,917	50.7%	149,906		140,222	41.7%
Black Alone American Indian Alone	17,160	6.8% 0.5%	25,089	8.2% 0.5%	28,446		29,350	8.7% 0.5%
American Indian Alone Asian Alone	1,188 42,904	0.5%	1,595 82,126	26.9%	1,587		1,566	0.5% 34.9%
	,						117,352	
Pacific Islander Alone Some Other Race Alone	122	0.0%	179	0.1%	12 460		12 279	0.1% 4.0%
Two or More Races	7,121		11,549	3.8%	12,460		13,378	4.0%
wo or more kaces	7,633	3.0%	29,896	9.8%	32,523	9.9%	34,467	10.2%
Hispanic Origin (Any Race	e) 26,392	10.4%	35,780	11.7%	38,912	11.9%	41,798	12.4%
Note: Income is expressed in cu	5							

#### 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



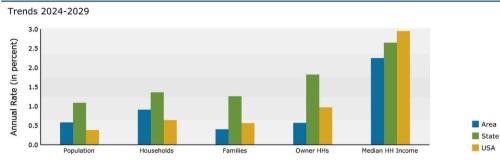
Page 5 of 6

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#### Demographic and Income Profile

8525 Rasor Blvd, Plano, Texas, 75024 2 8525 Rasor Blvd, Plano, Texas, 75024 Ring: 5 mile radius

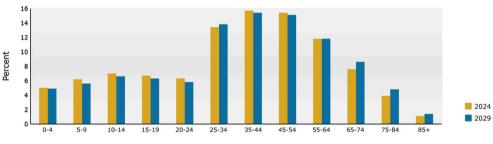




Population by Age

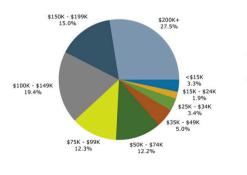
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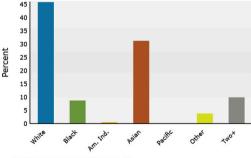
THE SCIENCE OF WHERE



2024 Household Income

2024 Population by Race





2024 Percent Hispanic Origin:11.9%

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

#### **INFORMATION ABOUT BROKERAGE SERVICES**



#### Information About Brokerage Services

11/2/2015

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;
  - o 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	License No.	Email	Phone
Primary Assumed Business Name			
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate	0589239	dfwneal@gmail.com	(972)804-0742
Neal Agrawal	0569239	diwneal@gmail.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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Information available at www.trec.texas.gov IABS 1-0 Date

Date



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