

**For
Lease**

**790 S MacArthur Blvd
Coppell, TX 75019**



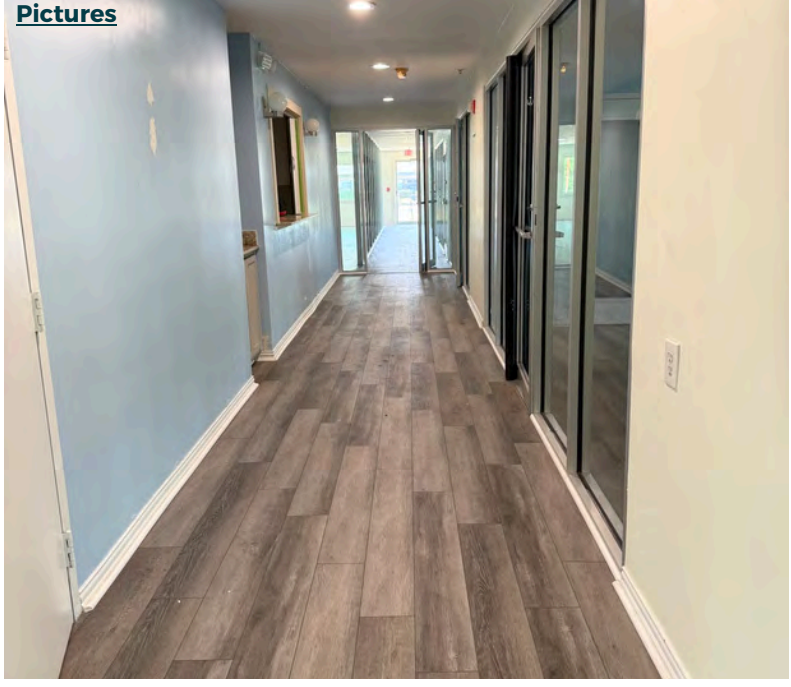
- **Retail, Office, Medical, Childcare Building**
- **Asking - \$32/sqft + NNN**
- **Base monthly rent- \$33,067 + NNN**
- **Property Taxes- \$10,000/m**
- **Property Insurance at actuals**
- **Building size- 12,400 sqft**
- **Lot size- 2.07 acres approx.**
- **Former Childcare use building**
- **Previous licensed capacity- 303**
- **10 Classrooms, Multi-purpose room, Commercial Kitchen, spacious Reception & large Playground area**
- **High Income demographics area with avg. Income of \$155k+ in the 1-mile radius**

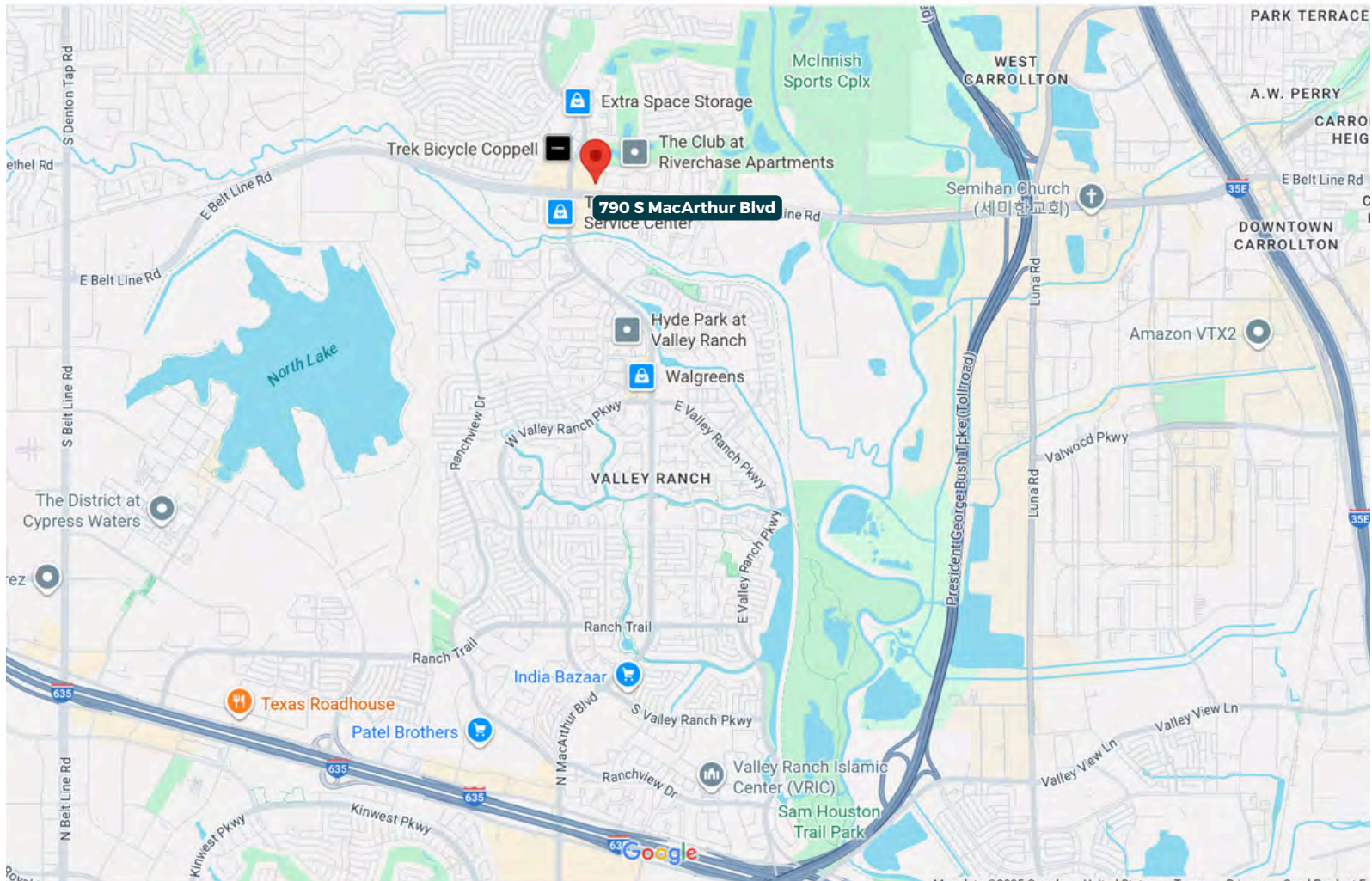
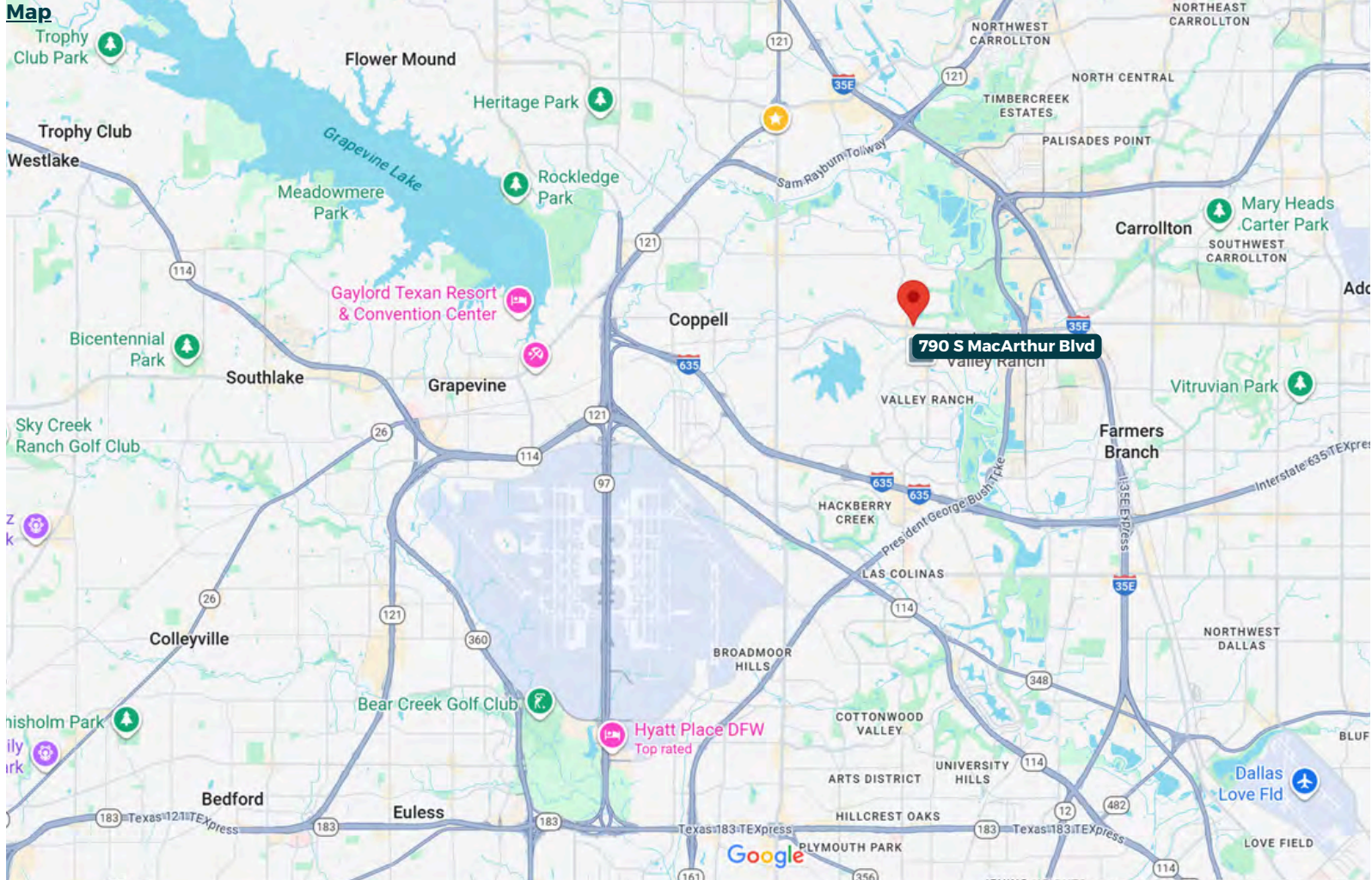


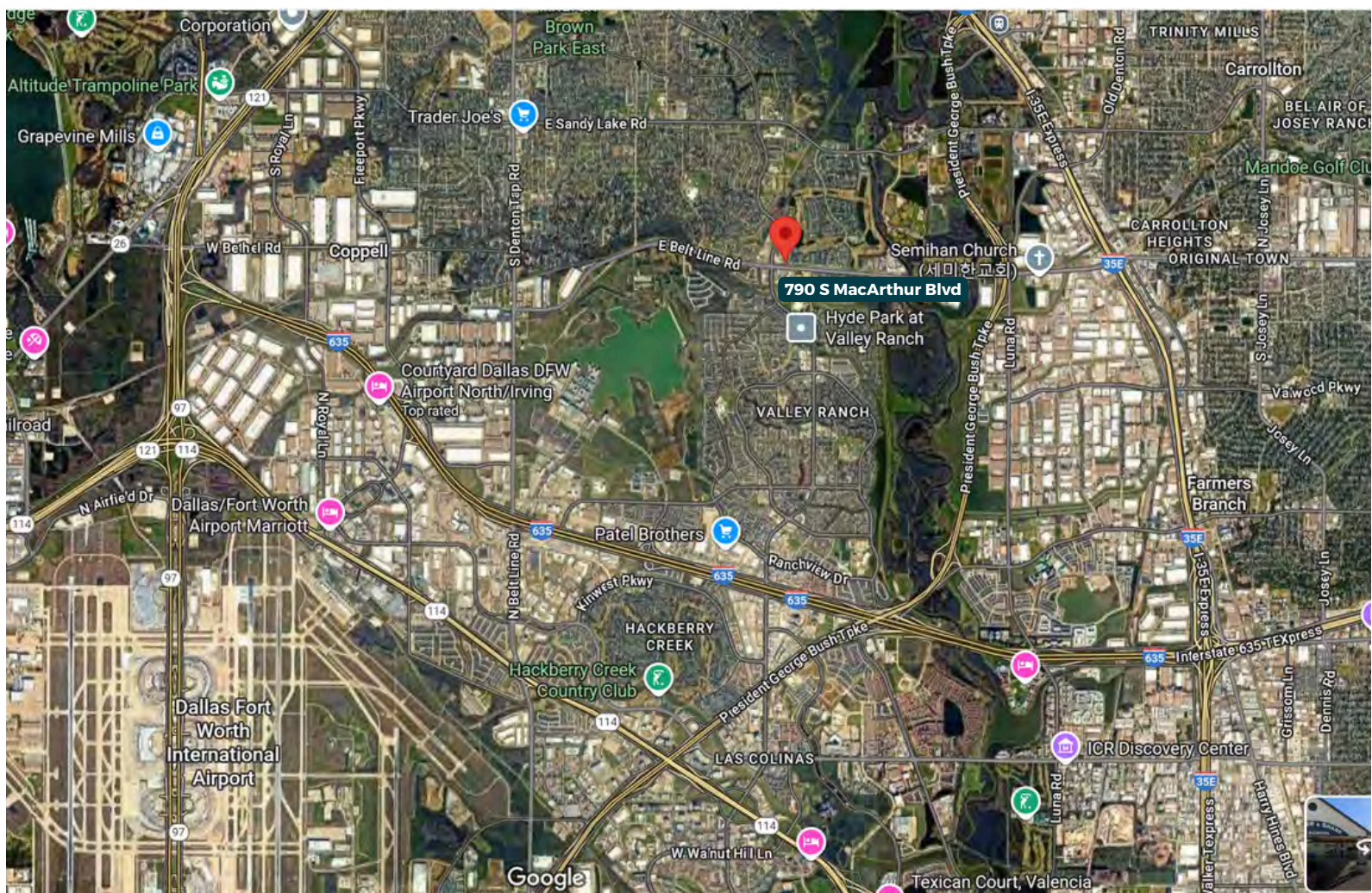
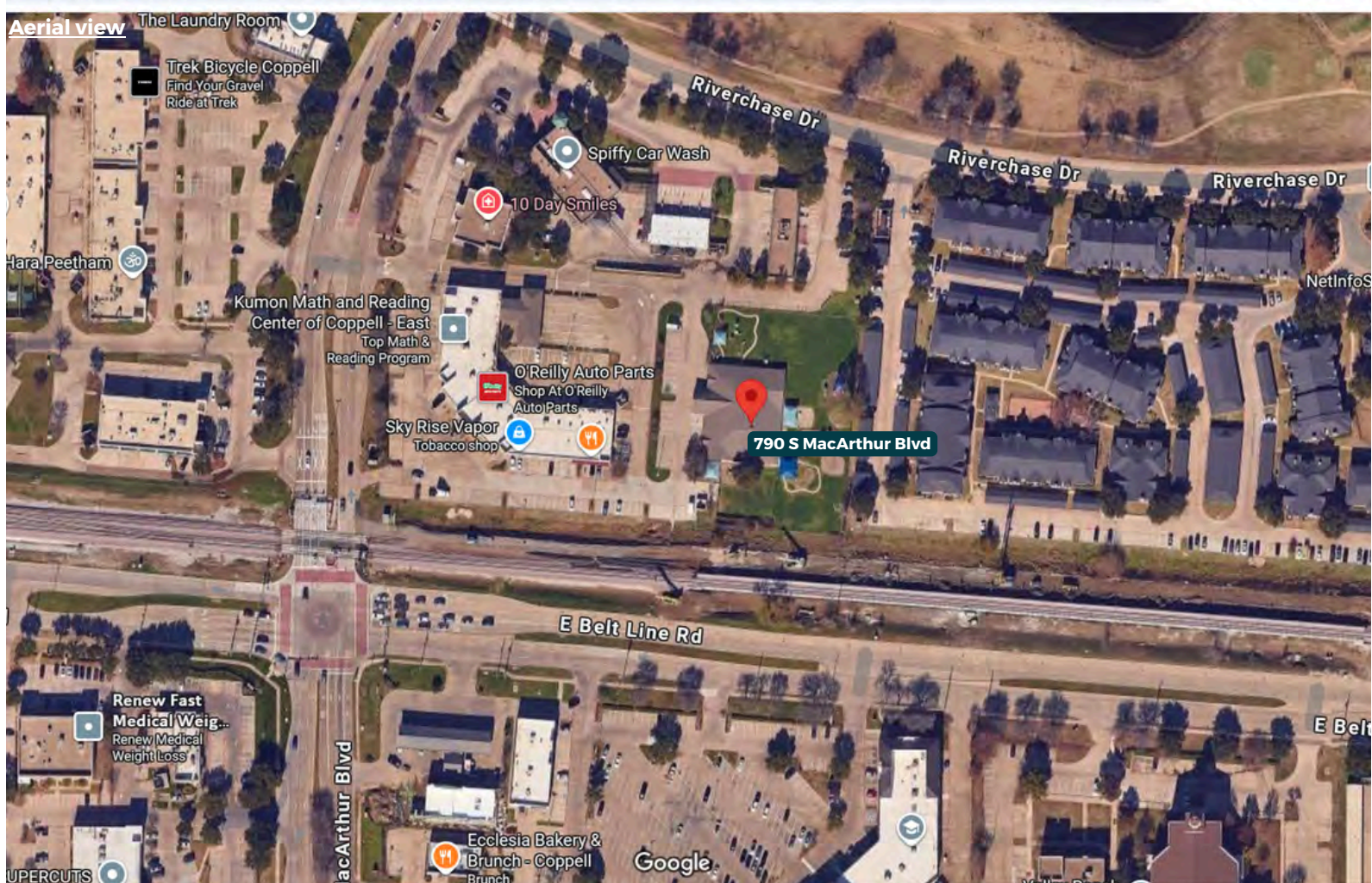
Neal Agrawal
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Crest Real Estate Advisors
www.preschoolexchange.com



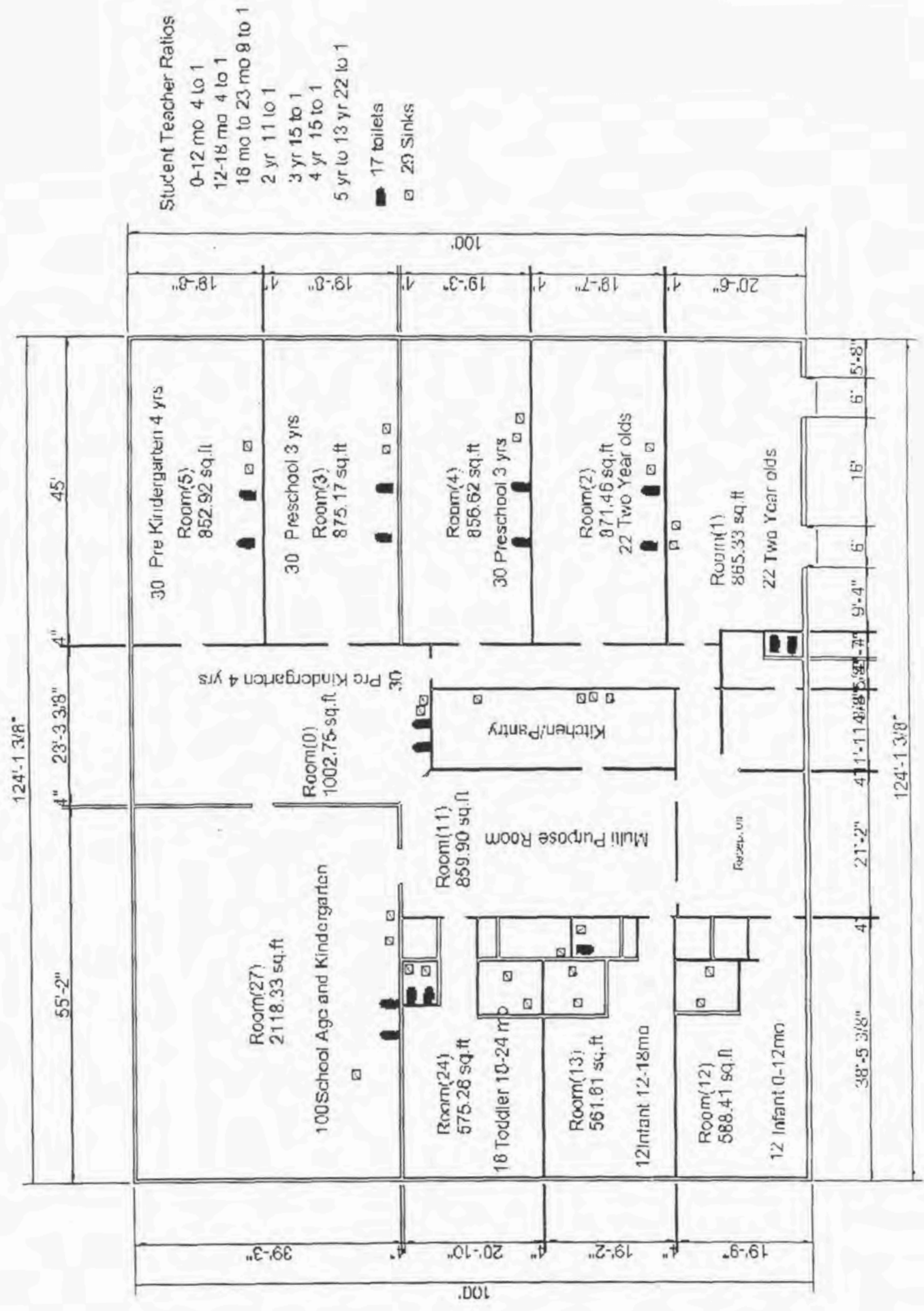
Pictures







Floorplan



Demographic and Income Profile

790 S Macarthur Blvd, Coppell, Texas, 75019
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.95354
Longitude: -96.95612

Summary	Census 2010	Census 2020	2025	2030
Population	14,901	16,758	18,391	18,631
Households	6,608	6,873	7,360	7,452
Families	3,753	4,334	4,556	4,635
Average Household Size	2.25	2.44	2.50	2.50
Owner Occupied Housing Units	2,401	2,374	2,796	2,942
Renter Occupied Housing Units	4,208	4,499	4,564	4,509
Median Age	33.5	35.6	36.4	37.0

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.26%	1.10%	0.42%
Households	0.25%	1.41%	0.64%
Families	0.34%	1.31%	0.54%
Owner HHs	1.02%	1.80%	0.91%
Median Household Income	1.48%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	205	2.8%	186	2.5%
\$15,000 - \$24,999	246	3.3%	200	2.7%
\$25,000 - \$34,999	255	3.5%	202	2.7%
\$35,000 - \$49,999	439	6.0%	395	5.3%
\$50,000 - \$74,999	927	12.6%	875	11.7%
\$75,000 - \$99,999	991	13.5%	917	12.3%
\$100,000 - \$149,999	1,790	24.3%	1,747	23.4%
\$150,000 - \$199,999	742	10.1%	781	10.5%
\$200,000+	1,765	24.0%	2,149	28.8%

Median Household Income	\$112,328	\$120,887
Average Household Income	\$155,784	\$172,398
Per Capita Income	\$62,114	\$68,672

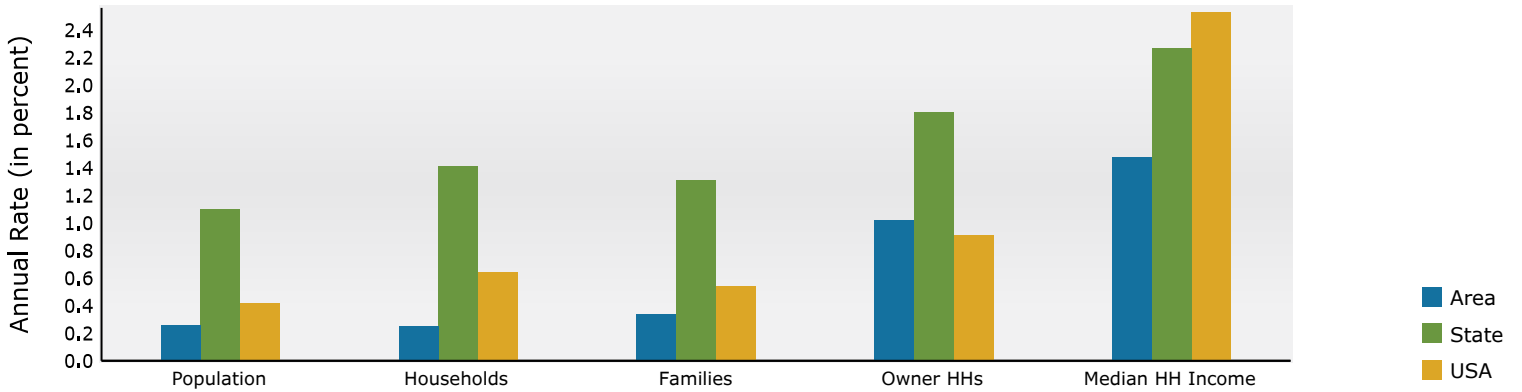
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,181	7.9%	1,127	6.7%	1,165	6.3%	1,152	6.2%
5 - 9	1,127	7.6%	1,180	7.0%	1,255	6.8%	1,167	6.3%
10 - 14	962	6.5%	1,242	7.4%	1,254	6.8%	1,284	6.9%
15 - 19	694	4.7%	999	6.0%	1,164	6.3%	1,105	5.9%
20 - 24	860	5.8%	819	4.9%	1,044	5.7%	1,133	6.1%
25 - 34	3,102	20.8%	2,825	16.9%	2,821	15.3%	2,827	15.2%
35 - 44	2,790	18.7%	3,051	18.2%	3,403	18.5%	3,390	18.2%
45 - 54	2,271	15.2%	2,347	14.0%	2,651	14.4%	2,767	14.9%
55 - 64	1,164	7.8%	1,711	10.2%	1,694	9.2%	1,592	8.5%
65 - 74	418	2.8%	909	5.4%	1,197	6.5%	1,268	6.8%
75 - 84	205	1.4%	358	2.1%	542	2.9%	693	3.7%
85+	128	0.9%	191	1.1%	203	1.1%	252	1.4%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,882	52.9%	5,448	32.5%	5,375	29.2%	4,969	26.7%
Black Alone	1,779	11.9%	1,998	11.9%	2,221	12.1%	2,232	12.0%
American Indian Alone	72	0.5%	76	0.5%	85	0.5%	85	0.5%
Asian Alone	4,217	28.3%	7,027	41.9%	8,167	44.4%	8,600	46.2%
Pacific Islander Alone	13	0.1%	13	0.1%	14	0.1%	15	0.1%
Some Other Race Alone	504	3.4%	706	4.2%	815	4.4%	892	4.8%
Two or More Races	434	2.9%	1,491	8.9%	1,714	9.3%	1,838	9.9%
Hispanic Origin (Any Race)	1,755	11.8%	2,011	12.0%	2,351	12.8%	2,586	13.9%

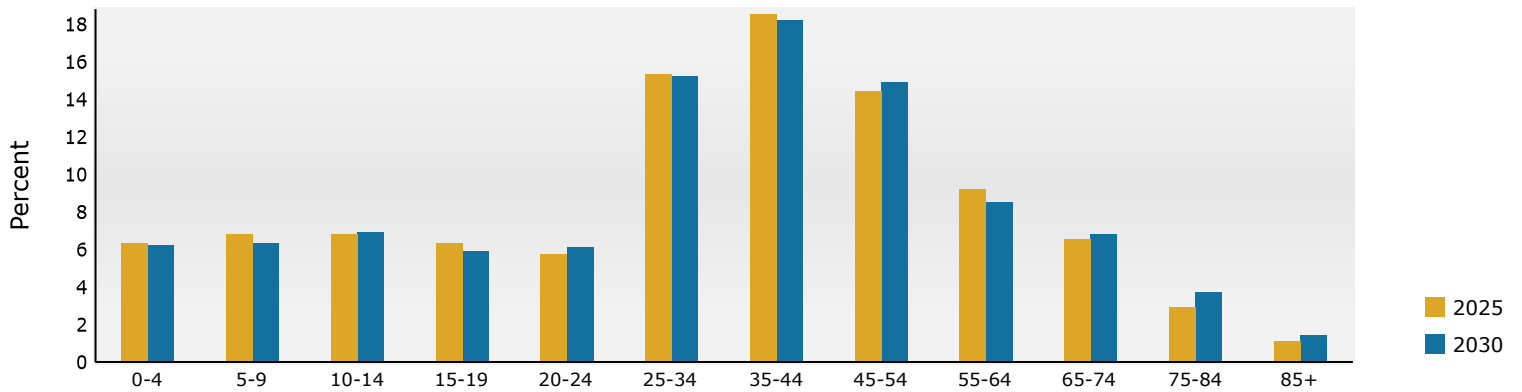
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

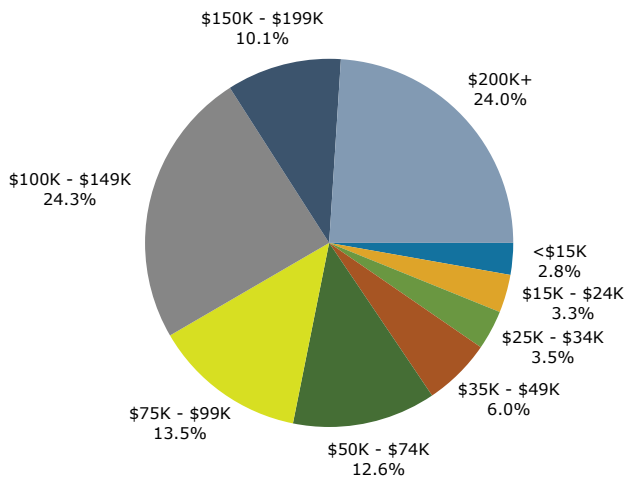
Trends 2025-2030



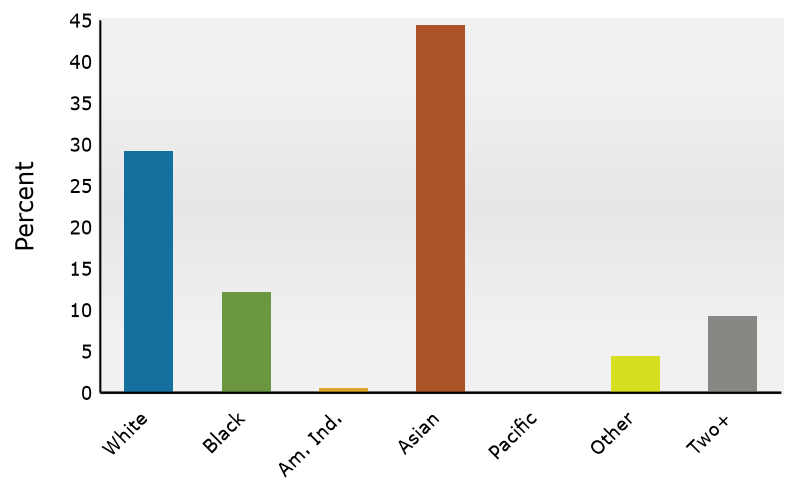
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 12.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

790 S Macarthur Blvd, Coppell, Texas, 75019
Ring: 3 mile radius

Prepared by Esri
Latitude: 32.95354
Longitude: -96.95612

Summary	Census 2010	Census 2020	2025	2030
Population	63,054	73,677	78,212	79,436
Households	25,302	28,434	30,616	31,340
Families	16,754	19,641	20,133	20,393
Average Household Size	2.49	2.58	2.55	2.53
Owner Occupied Housing Units	14,038	14,070	14,550	14,903
Renter Occupied Housing Units	11,264	14,364	16,066	16,438
Median Age	34.4	36.1	36.7	37.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.31%	1.10%	0.42%
Households	0.47%	1.41%	0.64%
Families	0.26%	1.31%	0.54%
Owner HHs	0.48%	1.80%	0.91%
Median Household Income	1.63%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	951	3.1%	873	2.8%
\$15,000 - \$24,999	752	2.5%	609	1.9%
\$25,000 - \$34,999	1,000	3.3%	845	2.7%
\$35,000 - \$49,999	1,681	5.5%	1,485	4.7%
\$50,000 - \$74,999	3,554	11.6%	3,428	10.9%
\$75,000 - \$99,999	4,132	13.5%	3,952	12.6%
\$100,000 - \$149,999	6,927	22.6%	6,792	21.7%
\$150,000 - \$199,999	3,802	12.4%	3,931	12.5%
\$200,000+	7,818	25.5%	9,426	30.1%

Median Household Income	\$118,202	\$128,129
Average Household Income	\$162,365	\$177,109
Per Capita Income	\$63,355	\$69,646

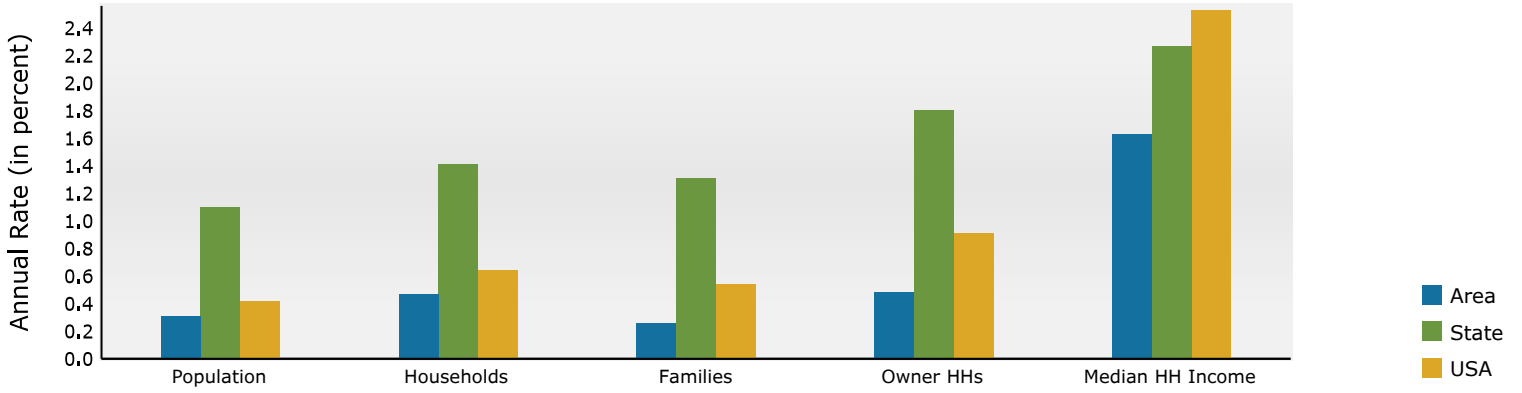
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,680	7.4%	4,442	6.0%	4,466	5.7%	4,431	5.6%
5 - 9	4,789	7.6%	5,247	7.1%	4,835	6.2%	4,467	5.6%
10 - 14	4,825	7.7%	5,590	7.6%	5,302	6.8%	4,876	6.1%
15 - 19	3,968	6.3%	4,944	6.7%	5,162	6.6%	4,914	6.2%
20 - 24	2,968	4.7%	3,946	5.4%	4,990	6.4%	5,437	6.8%
25 - 34	10,962	17.4%	11,317	15.4%	12,203	15.6%	12,831	16.2%
35 - 44	11,221	17.8%	12,441	16.9%	12,732	16.3%	12,430	15.6%
45 - 54	10,721	17.0%	10,595	14.4%	11,374	14.5%	11,509	14.5%
55 - 64	5,661	9.0%	8,536	11.6%	8,410	10.8%	8,382	10.6%
65 - 74	1,996	3.2%	4,348	5.9%	5,725	7.3%	6,235	7.8%
75 - 84	893	1.4%	1,606	2.2%	2,297	2.9%	3,033	3.8%
85+	370	0.6%	666	0.9%	713	0.9%	892	1.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,584	59.6%	28,149	38.2%	27,430	35.1%	25,784	32.5%
Black Alone	5,602	8.9%	6,811	9.2%	7,784	10.0%	8,108	10.2%
American Indian Alone	275	0.4%	350	0.5%	386	0.5%	397	0.5%
Asian Alone	15,780	25.0%	28,208	38.3%	31,078	39.7%	32,498	40.9%
Pacific Islander Alone	37	0.1%	45	0.1%	60	0.1%	70	0.1%
Some Other Race Alone	1,992	3.2%	3,083	4.2%	3,553	4.5%	3,969	5.0%
Two or More Races	1,784	2.8%	7,032	9.5%	7,921	10.1%	8,610	10.8%
Hispanic Origin (Any Race)	7,564	12.0%	9,520	12.9%	11,065	14.1%	12,414	15.6%

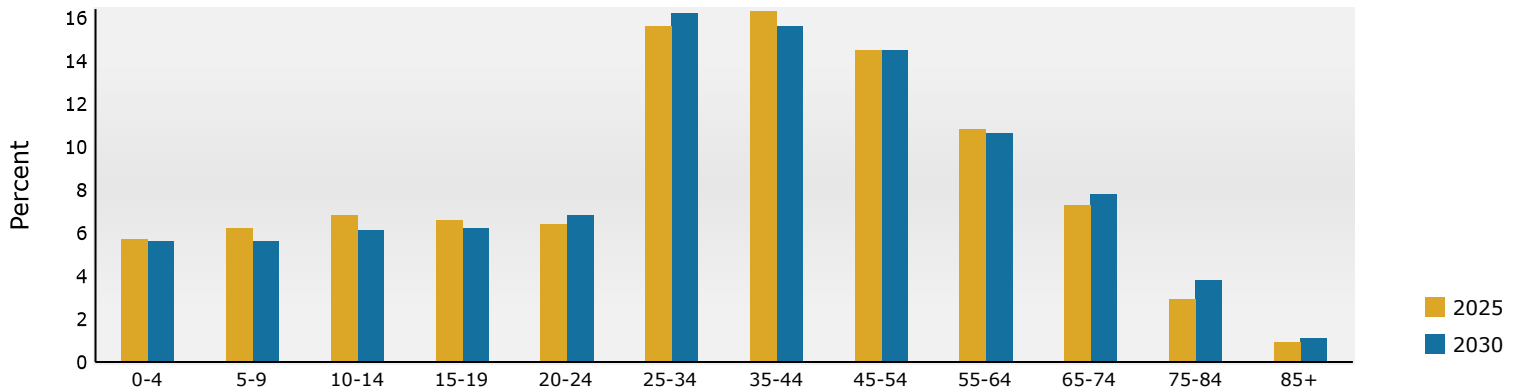
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

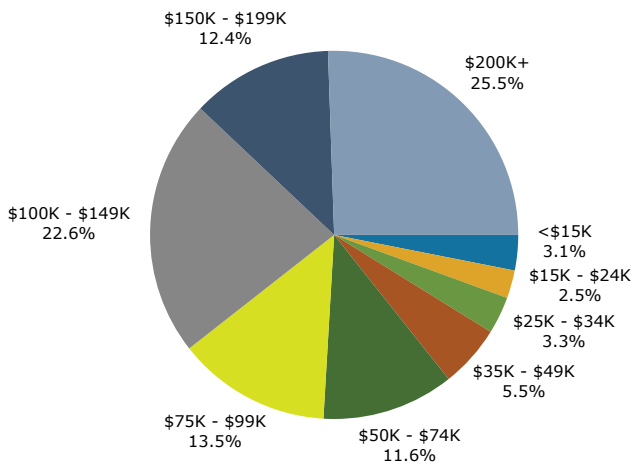
Trends 2025-2030



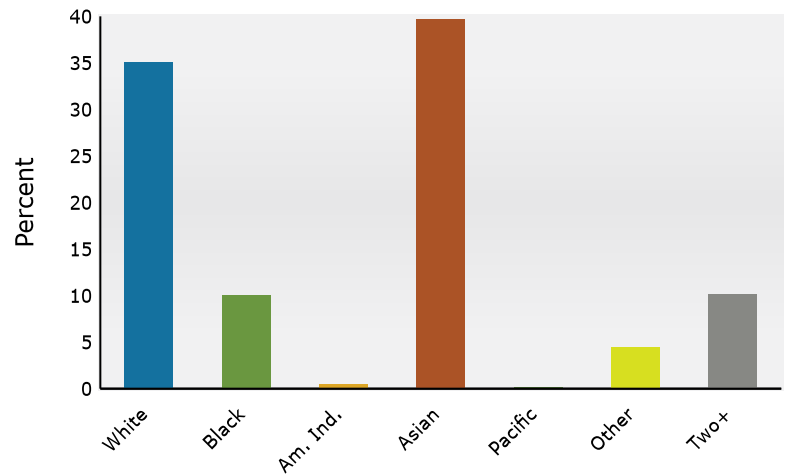
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 14.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

790 S Macarthur Blvd, Coppell, Texas, 75019
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.95354
Longitude: -96.95612

Summary	Census 2010	Census 2020	2025	2030
Population	186,090	226,910	236,854	240,681
Households	72,302	87,783	94,258	96,996
Families	46,831	57,684	58,875	60,002
Average Household Size	2.57	2.58	2.51	2.47
Owner Occupied Housing Units	34,260	37,589	39,628	41,063
Renter Occupied Housing Units	38,042	50,194	54,630	55,933
Median Age	32.7	34.7	35.6	36.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.32%	1.10%	0.42%
Households	0.57%	1.41%	0.64%
Families	0.38%	1.31%	0.54%
Owner HHs	0.71%	1.80%	0.91%
Median Household Income	1.34%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,163	3.4%	2,825	2.9%
\$15,000 - \$24,999	2,765	2.9%	2,244	2.3%
\$25,000 - \$34,999	3,677	3.9%	3,076	3.2%
\$35,000 - \$49,999	6,784	7.2%	6,033	6.2%
\$50,000 - \$74,999	14,755	15.7%	14,429	14.9%
\$75,000 - \$99,999	14,144	15.0%	14,052	14.5%
\$100,000 - \$149,999	20,302	21.5%	20,863	21.5%
\$150,000 - \$199,999	10,599	11.2%	11,544	11.9%
\$200,000+	18,061	19.2%	21,922	22.6%

Median Household Income	\$102,970	\$110,083
Average Household Income	\$139,301	\$151,568
Per Capita Income	\$55,602	\$61,244

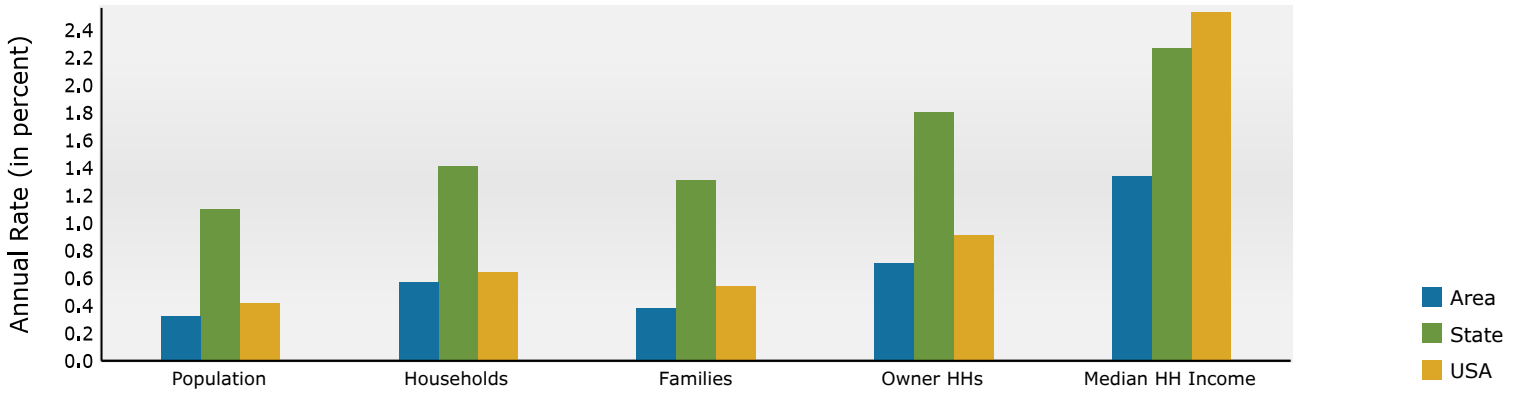
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,053	7.6%	14,065	6.2%	13,824	5.8%	13,786	5.7%
5 - 9	13,596	7.3%	15,136	6.7%	14,115	6.0%	13,206	5.5%
10 - 14	13,121	7.1%	15,156	6.7%	14,402	6.1%	13,622	5.7%
15 - 19	12,092	6.5%	14,198	6.3%	14,185	6.0%	13,377	5.6%
20 - 24	12,773	6.9%	14,627	6.4%	16,709	7.1%	16,845	7.0%
25 - 34	35,207	18.9%	41,626	18.3%	42,748	18.0%	43,004	17.9%
35 - 44	30,067	16.2%	37,255	16.4%	39,353	16.6%	40,192	16.7%
45 - 54	27,945	15.0%	29,523	13.0%	31,192	13.2%	32,202	13.4%
55 - 64	16,285	8.8%	24,730	10.9%	24,466	10.3%	24,139	10.0%
65 - 74	6,764	3.6%	13,259	5.8%	16,559	7.0%	18,350	7.6%
75 - 84	3,129	1.7%	5,432	2.4%	7,193	3.0%	9,255	3.8%
85+	1,059	0.6%	1,903	0.8%	2,108	0.9%	2,702	1.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	111,146	59.7%	81,487	35.9%	77,407	32.7%	73,039	30.3%
Black Alone	17,237	9.3%	25,400	11.2%	27,859	11.8%	28,366	11.8%
American Indian Alone	986	0.5%	1,847	0.8%	1,876	0.8%	1,890	0.8%
Asian Alone	34,825	18.7%	65,087	28.7%	73,441	31.0%	77,745	32.3%
Pacific Islander Alone	108	0.1%	175	0.1%	200	0.1%	219	0.1%
Some Other Race Alone	16,128	8.7%	21,976	9.7%	23,233	9.8%	24,652	10.2%
Two or More Races	5,661	3.0%	30,939	13.6%	32,838	13.9%	34,771	14.4%
Hispanic Origin (Any Race)	48,099	25.8%	57,617	25.4%	61,056	25.8%	65,045	27.0%

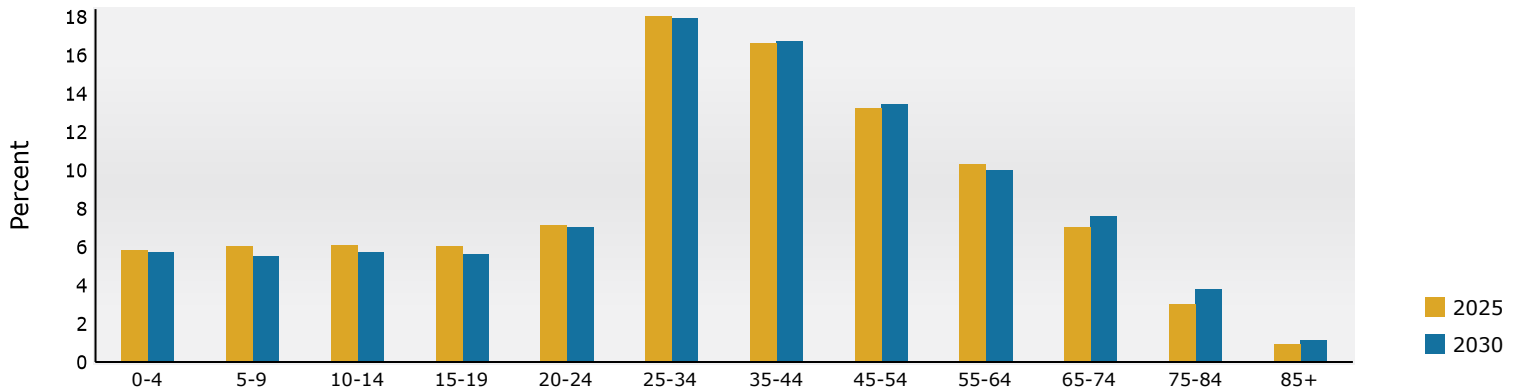
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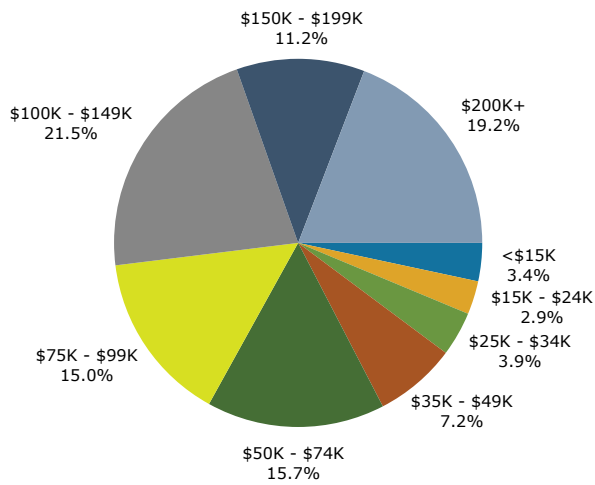
Trends 2025-2030



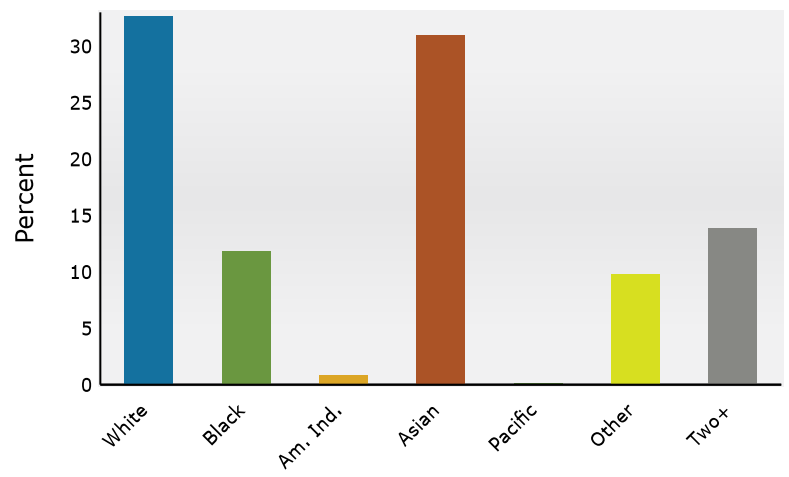
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 25.8%

Source: Esri forecasts for 2025 and 2030. 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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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