

**FOR
SALE**

**2210 Kelly Blvd
Carrollton, TX 75006**

COMMERCIAL/ CHILDCARE BUILDING



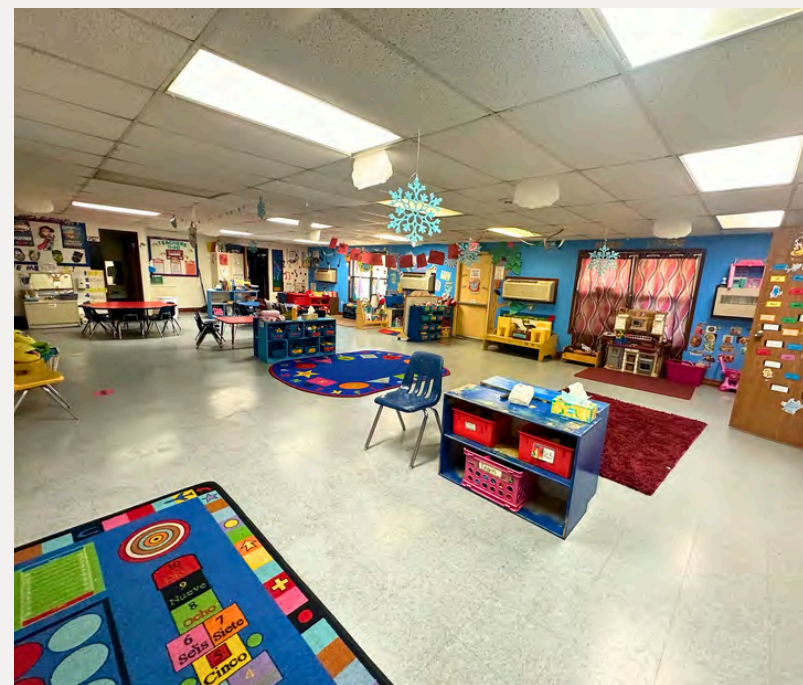
- Asking - \$1,500,000
- Building Size- 9,288 sqft
- Lot Size- 0.71 acres approx.
- Year Built- 1983
- Current Licensed Capacity- 119
- 7 Large Classrooms, Office, Kitchen, Playground
- Local Retail-2 Zoning
- Uses- Retail, Office, Medical, Restaurant, Church, Massage Therapy, Fitness Center and more
- Located adjacent to a Retail Strip Center
- Lots of drive-by traffic
- Easy access to George Bush Turnpike



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

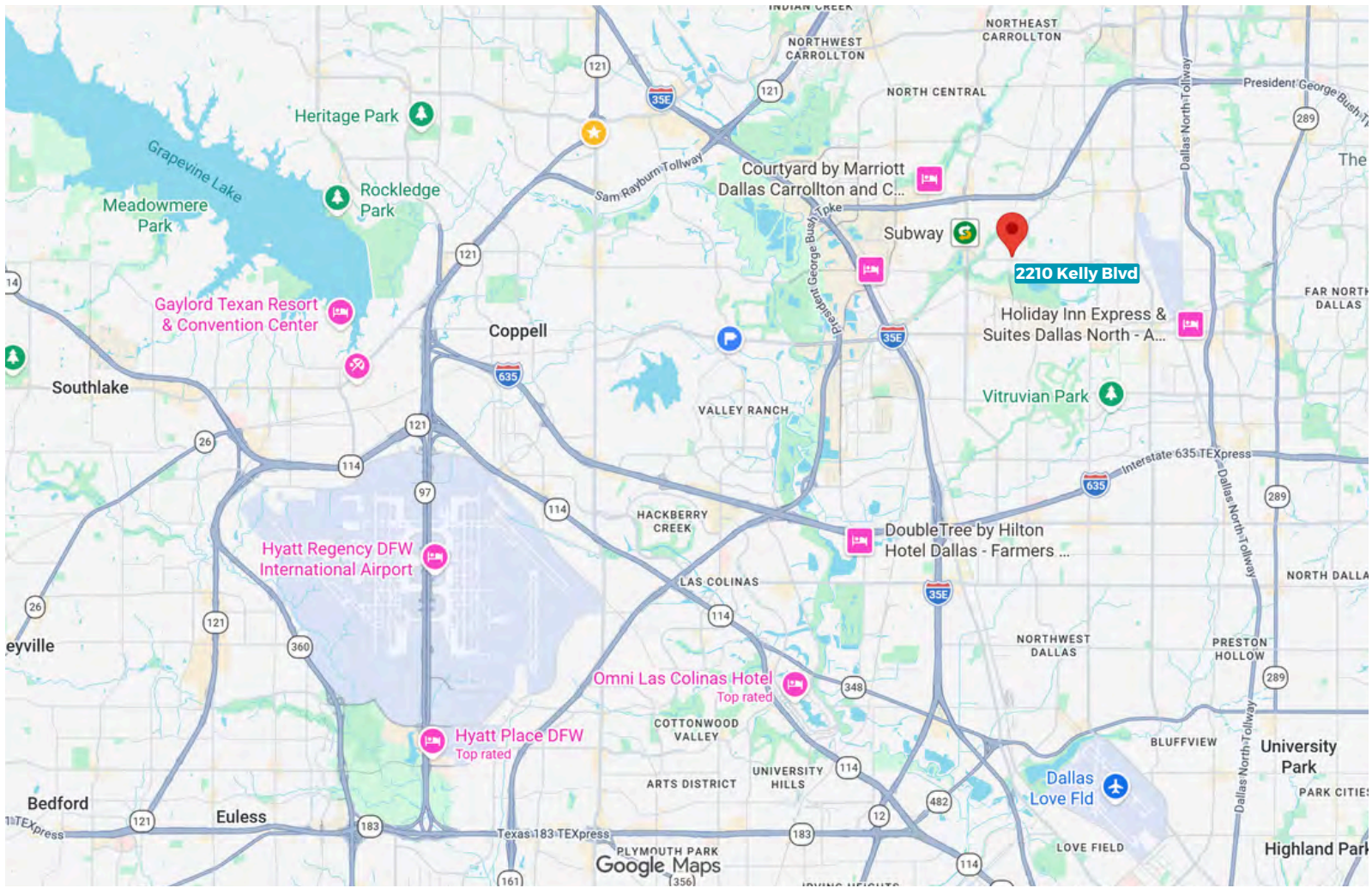
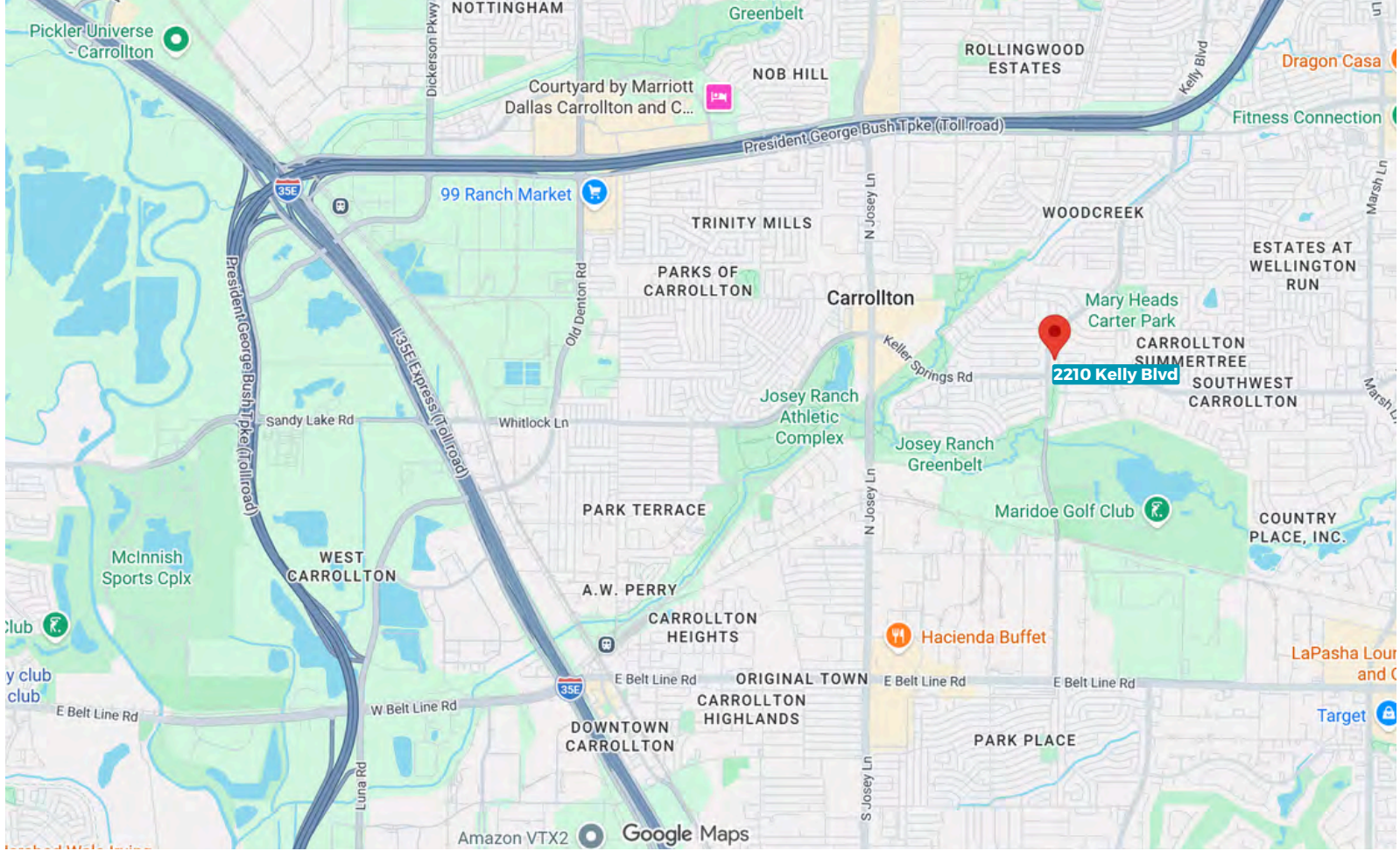
www.preschoolexchange.com

Pictures

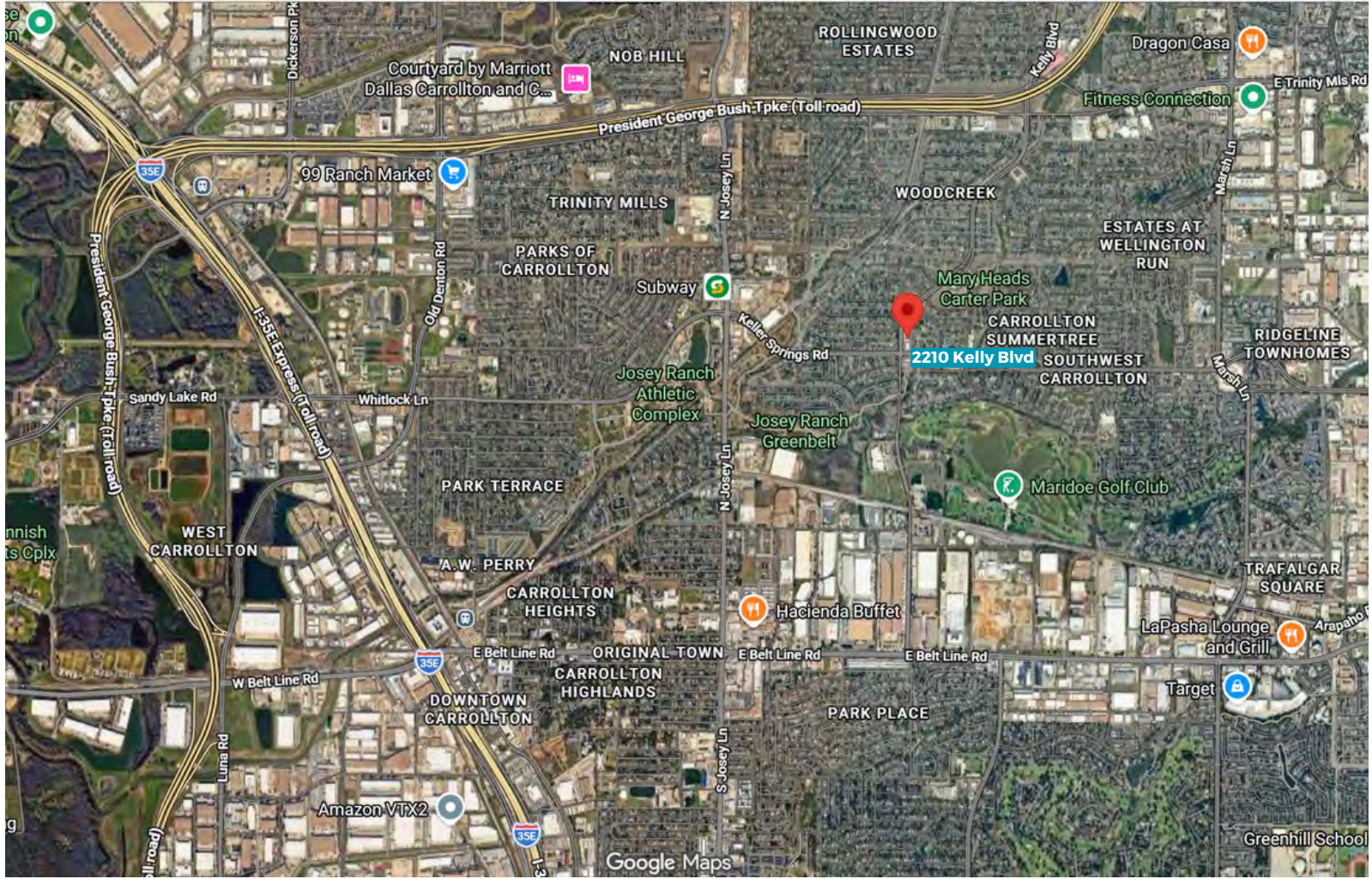




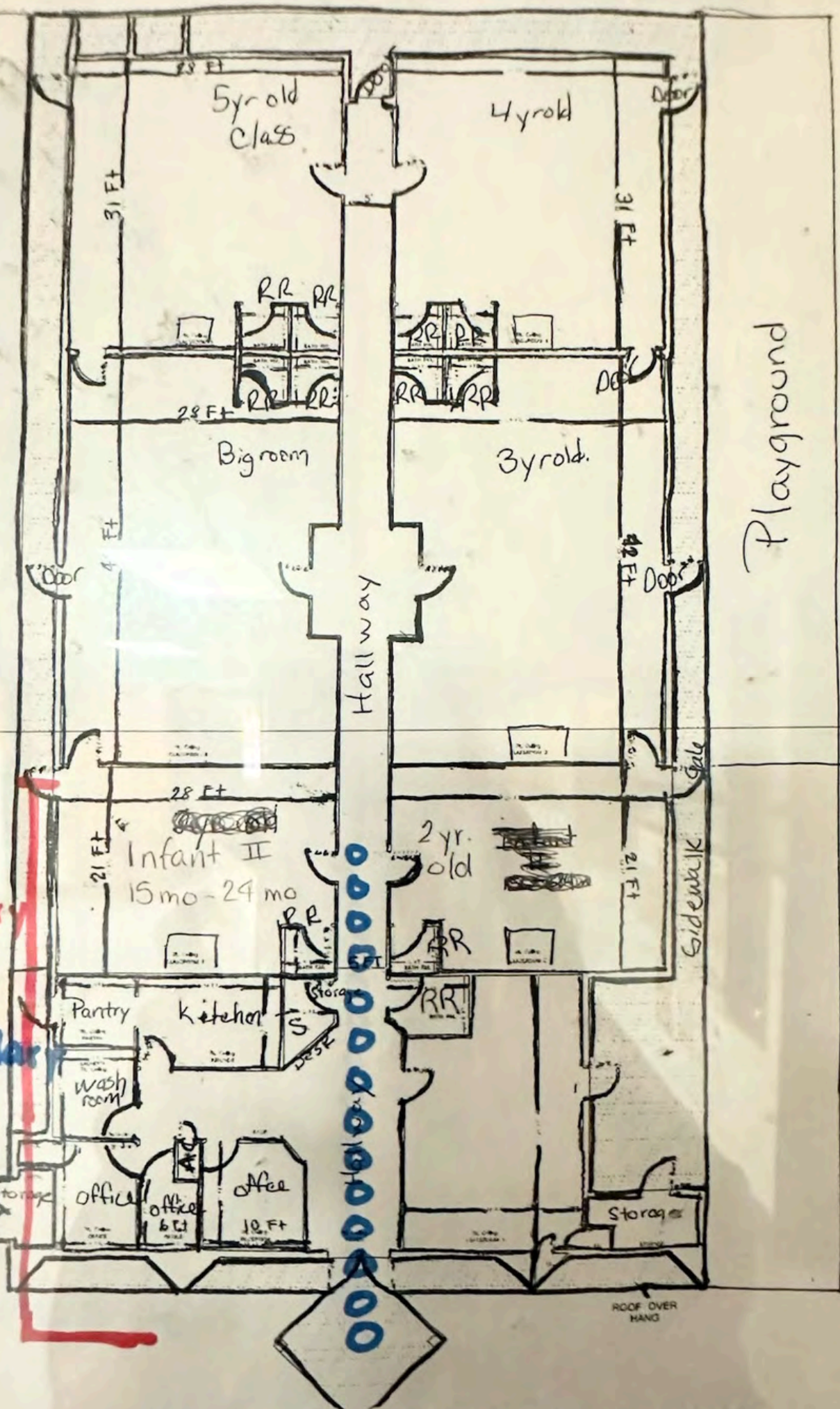
Map View



Aerial View



Red
Primary
Blue
Secondary



Playground

ROOF OVER HANG

Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006 3

2210 Kelly Blvd, Carrollton, Texas, 75006

Ring: 1 mile radius



Summary	Census 2020	2025	2030
Total Population	11,530	11,049	10,752
Total Households	4,516	4,385	4,295
Family Households	3,146	2,981	2,923
Average Household Size	2.55	2.51	2.50
Owner Occupied Housing Units	3,214	3,156	3,168
Renter Occupied Housing Units	1,302	1,229	1,127
Median Age	40.1	41.0	42.2

Trends 2025 - 2030	Area	State	National
Population	-0.5%	1.1%	0.4%
Households	-0.4%	1.4%	0.6%
Family Population	-0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.1%	1.8%	0.0%
Median Household Income	2.0%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	634	5.5%	574	5.2%	542	5.0%
5-9	681	5.9%	641	5.8%	567	5.3%
10-14	622	5.4%	652	5.9%	632	5.9%
15-19	650	5.6%	556	5.0%	601	5.6%
20-24	694	6.0%	568	5.1%	517	4.8%
25-29	821	7.1%	706	6.4%	600	5.6%
30-34	842	7.3%	847	7.7%	702	6.5%
35-39	812	7.0%	826	7.5%	846	7.9%
40-44	674	5.8%	799	7.2%	823	7.7%
45-49	684	5.9%	636	5.8%	771	7.2%
50-54	775	6.7%	642	5.8%	603	5.6%
55-59	879	7.6%	695	6.3%	592	5.5%
60-64	843	7.3%	769	7.0%	636	5.9%
65-69	690	6.0%	724	6.5%	687	6.4%
70-74	510	4.4%	578	5.2%	628	5.8%
75-79	384	3.3%	399	3.6%	477	4.4%
80-84	196	1.7%	277	2.5%	298	2.8%
Age 85+	140	1.2%	161	1.5%	230	2.1%

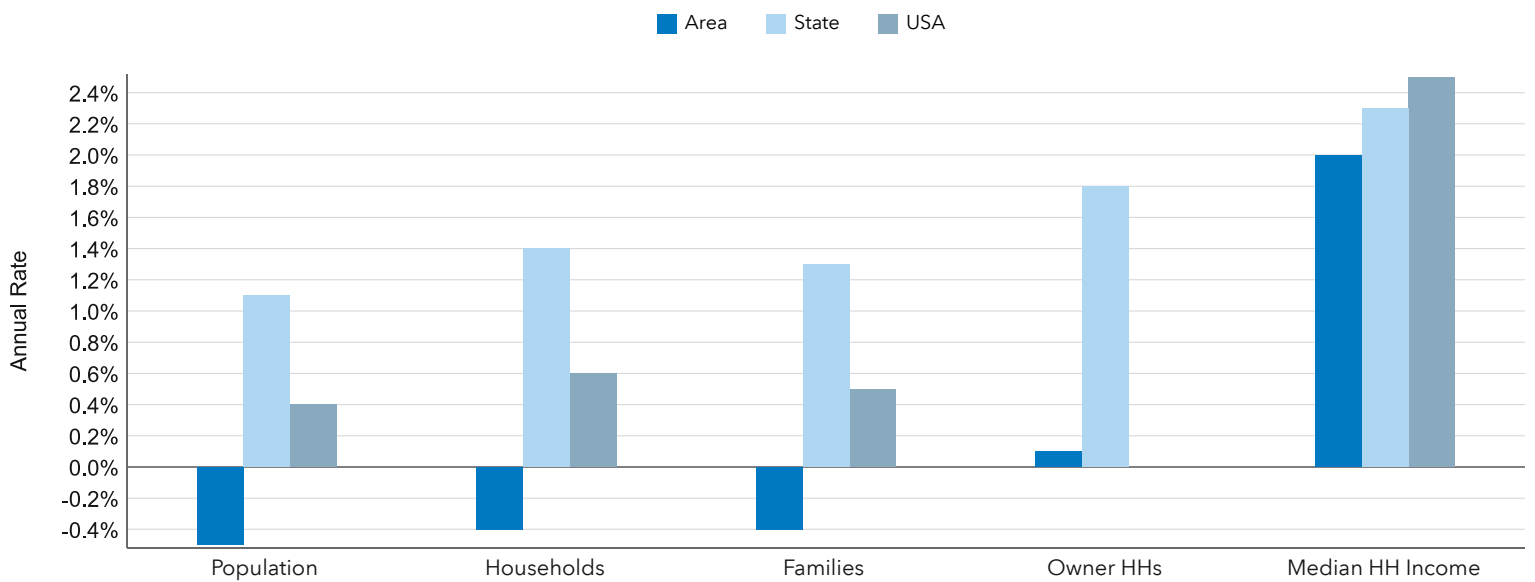
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	174	4.0%	145	3.4%
\$10,000-14,999	73	1.7%	56	1.3%
\$15,000-19,999	37	0.8%	28	0.7%
\$20,000-24,999	40	0.9%	31	0.7%
\$25,000-29,999	49	1.1%	38	0.9%
\$30,000-34,999	79	1.8%	63	1.5%
\$35,000-39,999	77	1.8%	63	1.5%
\$40,000-44,999	74	1.7%	63	1.5%
\$45,000-49,999	151	3.4%	123	2.9%
\$50,000-59,999	212	4.8%	184	4.3%
\$60,000-74,999	470	10.7%	418	9.7%
\$75000-99999	721	16.4%	647	15.1%
\$100,000-124,999	567	12.9%	547	12.7%
\$125,000-149,999	438	10.0%	441	10.3%
\$150000-199999	397	9.1%	434	10.1%
\$200,000-249,999	242	5.5%	290	6.8%
\$250,000-299,999	118	2.7%	145	3.4%
\$300,000-399,999	211	4.8%	258	6.0%
\$400,000-499,999	47	1.1%	48	1.1%
\$500,000+	205	4.7%	272	6.3%
Median Household Income	\$101,175	-	\$111,672	-
Average Household Income	\$135,126	-	\$153,645	-
Per Capita Income	\$52,499	-	\$60,099	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,479	47.5%	4,915	44.5%	4,455	41.4%
Black Alone	977	8.5%	959	8.7%	932	8.7%
American Indian	105	0.9%	106	1.0%	108	1.0%
Asian Alone	1,188	10.3%	1,176	10.6%	1,173	10.9%
Pacific Islander	9	0.1%	9	0.1%	9	0.1%
Some Other Race	1,571	13.6%	1,624	14.7%	1,716	16.0%
Two or More Races	2,201	19.1%	2,260	20.4%	2,359	21.9%
Hispanic (Any Race)	4,121	35.7%	4,255	38.5%	4,496	41.8%

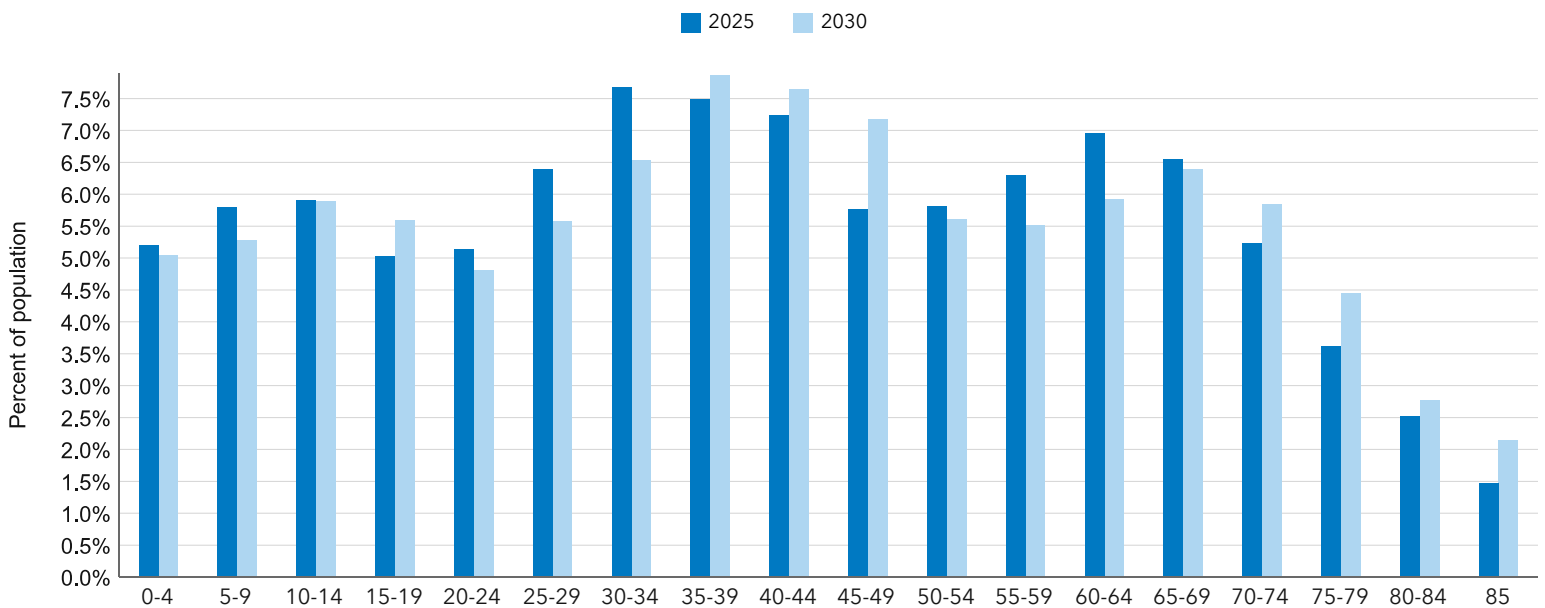
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



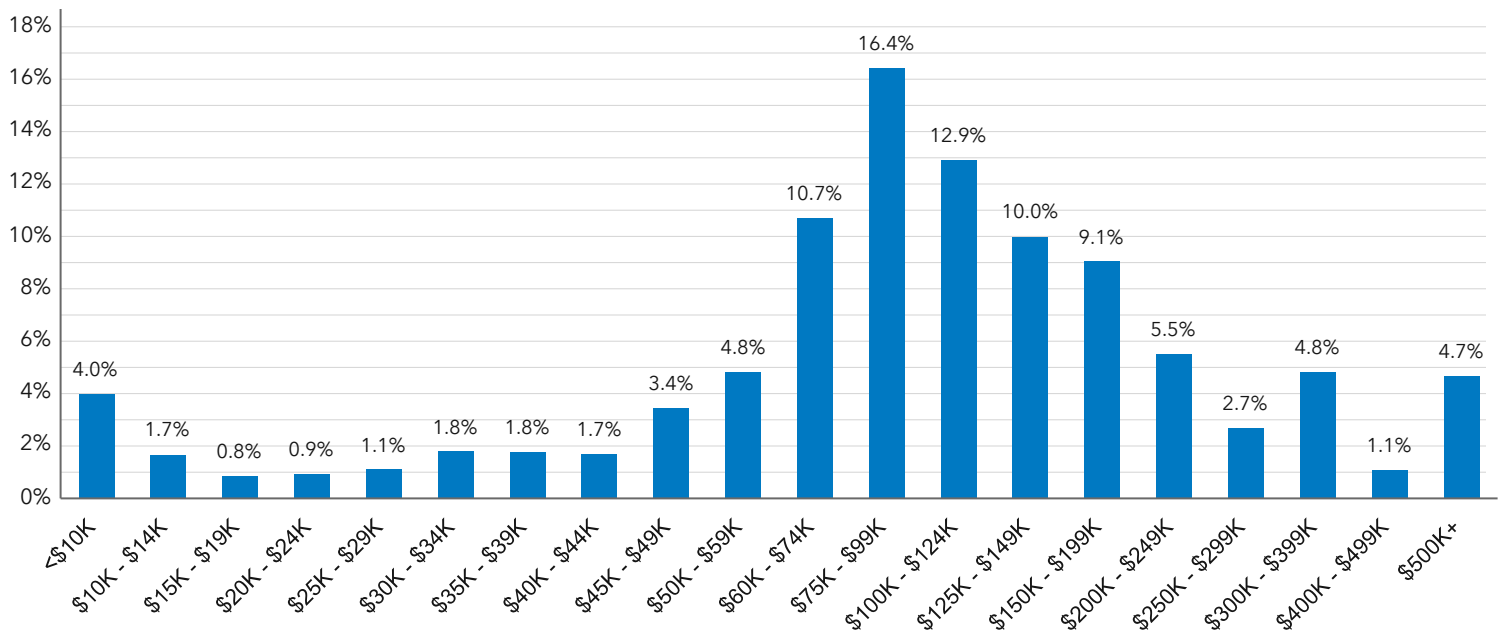
Population by Age



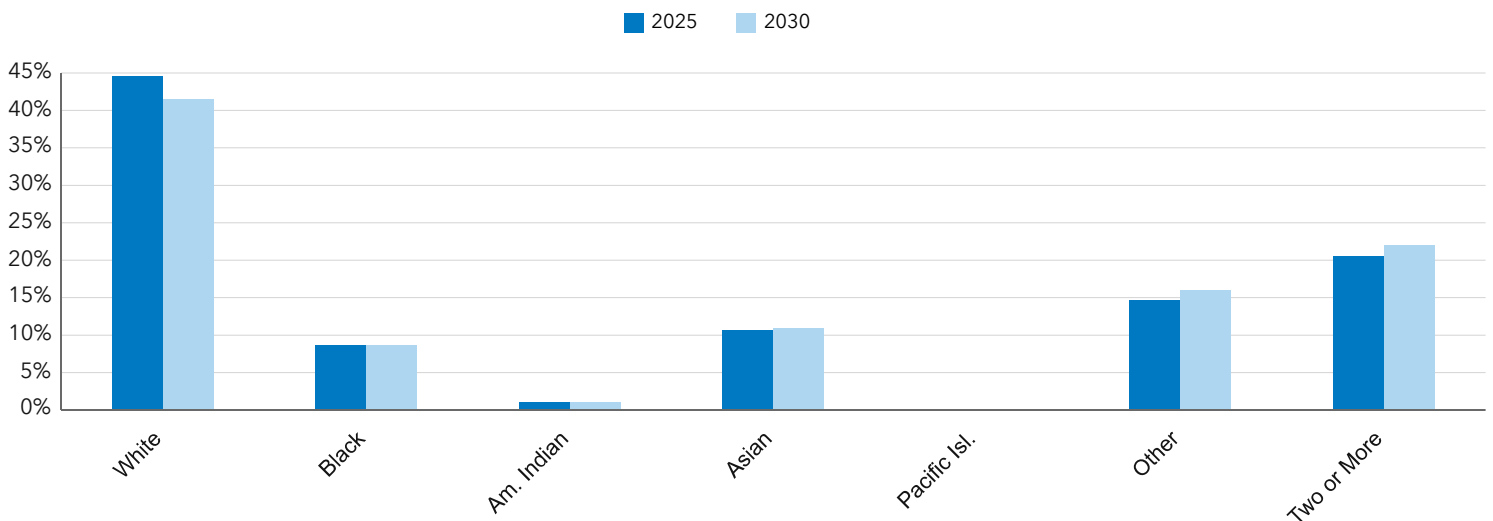
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006 3

2210 Kelly Blvd, Carrollton, Texas, 75006

Ring: 3 mile radius



Summary	Census 2020	2025	2030
Total Population	136,932	136,219	138,141
Total Households	56,977	58,419	60,469
Family Households	33,210	32,418	33,121
Average Household Size	2.40	2.32	2.28
Owner Occupied Housing Units	24,380	24,759	25,601
Renter Occupied Housing Units	32,597	33,660	34,868
Median Age	35.5	36.8	38.1

Trends 2025 - 2030	Area	State	National
Population	0.3%	1.1%	0.4%
Households	0.7%	1.4%	0.6%
Family Population	0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.7%	1.8%	0.0%
Median Household Income	1.8%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,605	5.5%	7,221	5.3%	7,096	5.1%
5-9	7,488	5.5%	7,265	5.3%	6,776	4.9%
10-14	7,973	5.8%	6,929	5.1%	7,080	5.1%
15-19	8,127	5.9%	7,581	5.6%	6,834	5.0%
20-24	9,921	7.3%	10,268	7.5%	10,211	7.4%
25-29	13,718	10.0%	12,103	8.9%	12,681	9.2%
30-34	12,546	9.2%	12,829	9.4%	11,245	8.1%
35-39	10,580	7.7%	11,153	8.2%	11,628	8.4%
40-44	8,915	6.5%	9,740	7.2%	10,402	7.5%
45-49	8,367	6.1%	8,324	6.1%	9,336	6.8%
50-54	8,417	6.2%	8,031	5.9%	8,019	5.8%
55-59	8,699	6.3%	7,636	5.6%	7,471	5.4%
60-64	7,925	5.8%	7,758	5.7%	7,135	5.2%
65-69	6,114	4.5%	6,710	4.9%	6,820	4.9%
70-74	4,410	3.2%	5,122	3.8%	5,853	4.2%
75-79	2,994	2.2%	3,707	2.7%	4,505	3.3%
80-84	1,773	1.3%	2,255	1.7%	2,915	2.1%
Age 85+	1,360	1.0%	1,588	1.2%	2,133	1.5%

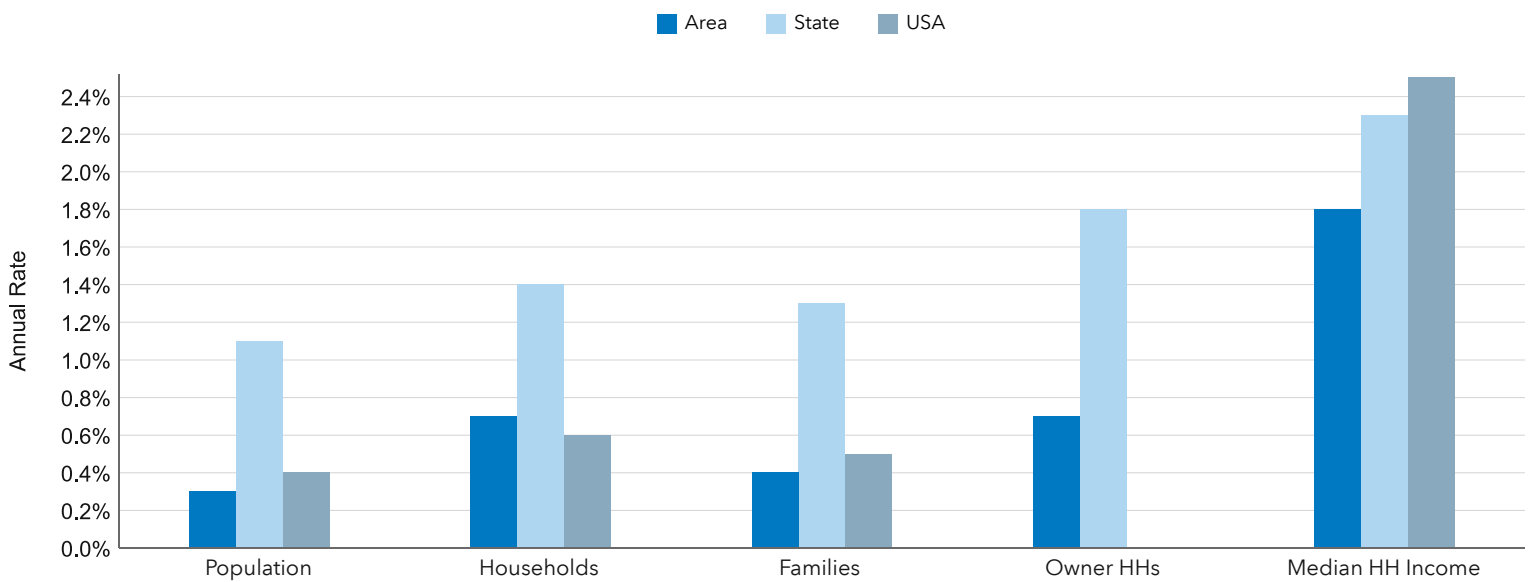
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	1,964	3.4%	1,713	2.8%
\$10,000-14,999	897	1.5%	751	1.2%
\$15,000-19,999	853	1.5%	666	1.1%
\$20,000-24,999	1,367	2.3%	1,114	1.8%
\$25,000-29,999	1,273	2.2%	1,052	1.7%
\$30,000-34,999	1,822	3.1%	1,571	2.6%
\$35,000-39,999	1,662	2.8%	1,489	2.5%
\$40,000-44,999	2,243	3.8%	2,107	3.5%
\$45,000-49,999	2,691	4.6%	2,491	4.1%
\$50,000-59,999	5,026	8.6%	4,909	8.1%
\$60,000-74,999	6,329	10.8%	6,433	10.6%
\$75000-99999	8,628	14.8%	8,944	14.8%
\$100,000-124,999	7,277	12.5%	7,728	12.8%
\$125,000-149,999	4,537	7.8%	5,029	8.3%
\$150000-199999	5,253	9.0%	6,102	10.1%
\$200,000-249,999	2,094	3.6%	2,638	4.4%
\$250,000-299,999	1,309	2.2%	1,700	2.8%
\$300,000-399,999	1,303	2.2%	1,688	2.8%
\$400,000-499,999	360	0.6%	343	0.6%
\$500,000+	1,532	2.6%	1,999	3.3%
Median Household Income	\$82,298	-	\$89,935	-
Average Household Income	\$111,841	-	\$123,578	-
Per Capita Income	\$47,917	-	\$54,035	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,125	41.0%	51,621	37.9%	49,294	35.7%
Black Alone	19,534	14.3%	20,428	15.0%	20,792	15.1%
American Indian	1,675	1.2%	1,668	1.2%	1,691	1.2%
Asian Alone	12,209	8.9%	13,827	10.2%	15,097	10.9%
Pacific Islander	91	0.1%	91	0.1%	94	0.1%
Some Other Race	21,757	15.9%	22,411	16.4%	23,671	17.1%
Two or More Races	25,541	18.6%	26,173	19.2%	27,502	19.9%
Hispanic (Any Race)	53,896	39.4%	55,259	40.6%	58,292	42.2%

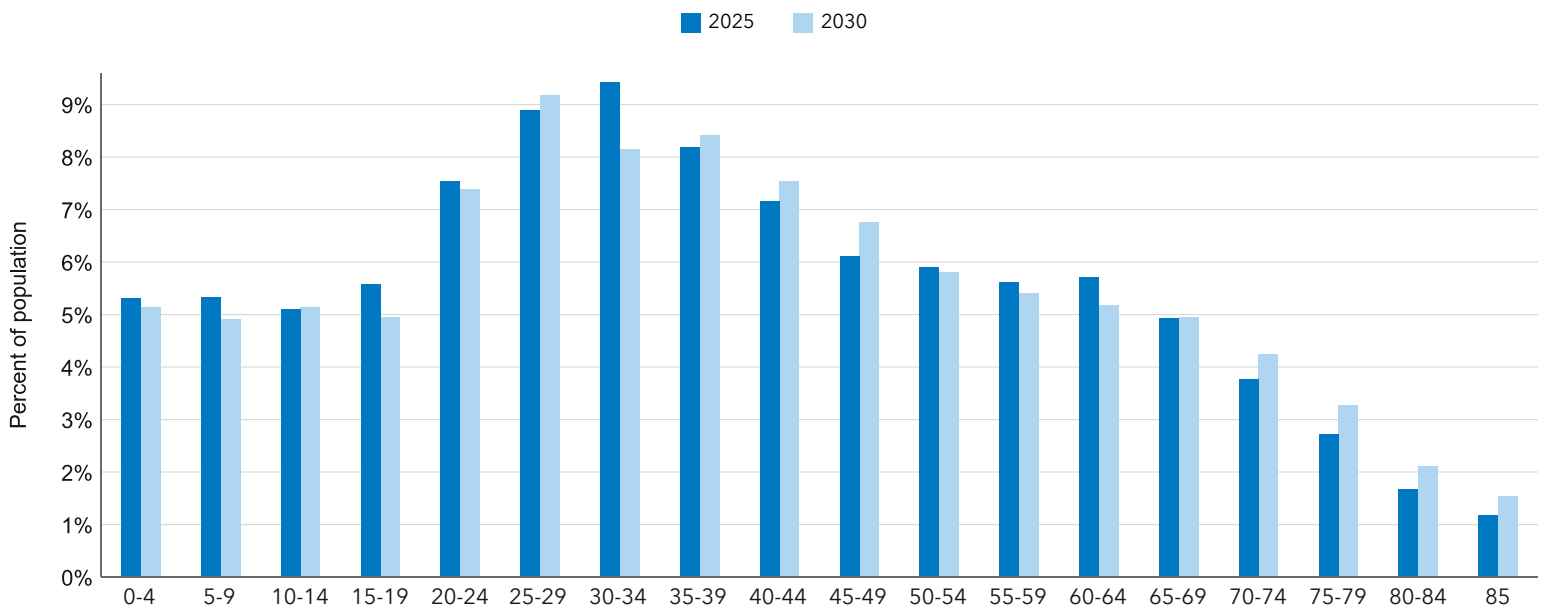
Key Indicators for 2025



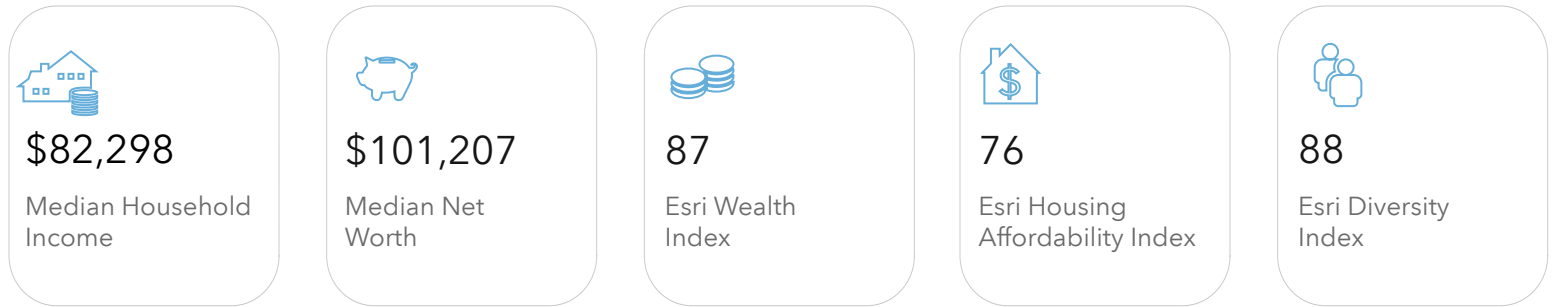
Trends: 2025 - 2030 Annual Rate



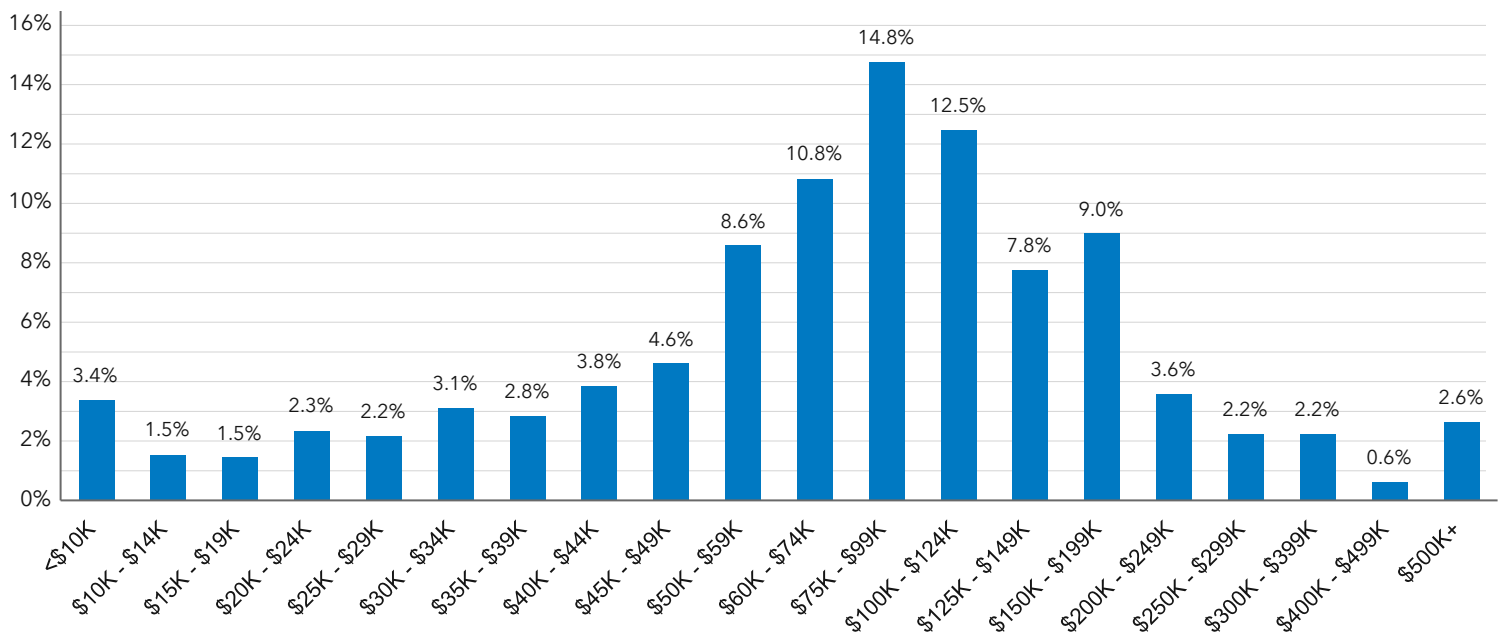
Population by Age



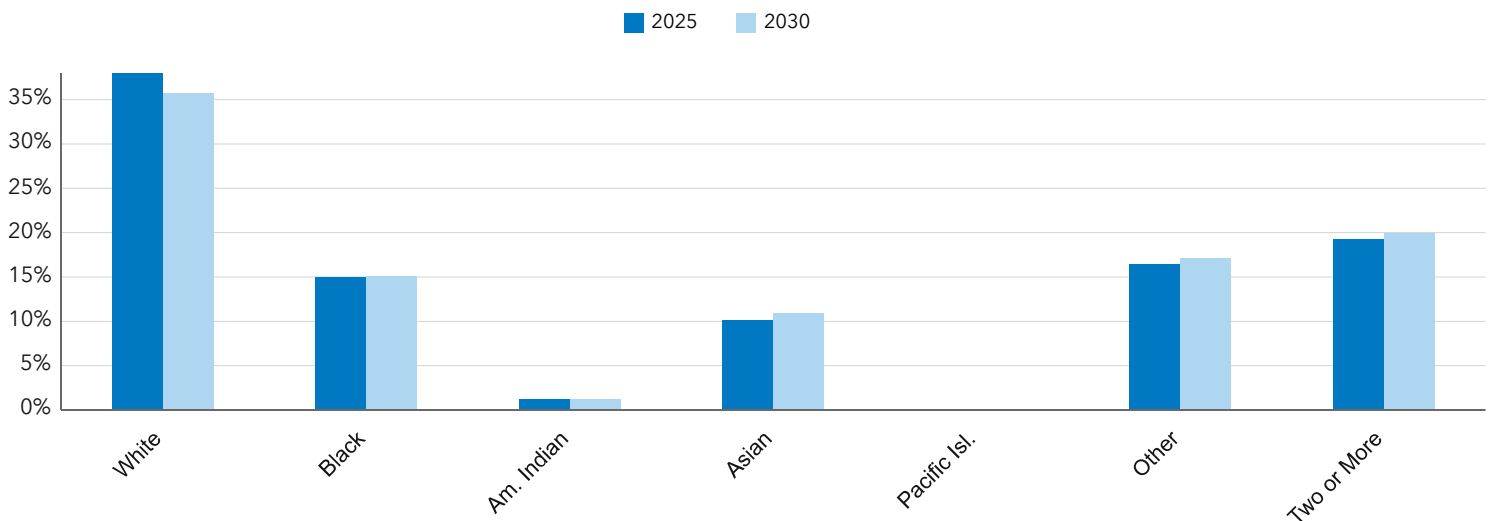
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

2210 Kelly Blvd, Carrollton, Texas, 75006 3

2210 Kelly Blvd, Carrollton, Texas, 75006

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	334,010	342,562	347,057
Total Households	145,314	153,319	157,703
Family Households	82,377	82,251	83,816
Average Household Size	2.29	2.23	2.19
Owner Occupied Housing Units	59,892	62,034	64,299
Renter Occupied Housing Units	85,422	91,285	93,404
Median Age	36.1	37.2	38.4

Trends 2025 - 2030	Area	State	National
Population	0.3%	1.1%	0.4%
Households	0.6%	1.4%	0.6%
Family Population	0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.7%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	18,435	5.5%	17,878	5.2%	17,591	5.1%
5-9	18,002	5.4%	18,067	5.3%	16,728	4.8%
10-14	18,720	5.6%	17,066	5.0%	17,467	5.0%
15-19	18,689	5.6%	18,348	5.4%	17,143	4.9%
20-24	23,069	6.9%	24,827	7.3%	25,417	7.3%
25-29	33,242	9.9%	30,303	8.8%	31,189	9.0%
30-34	30,968	9.3%	32,515	9.5%	28,168	8.1%
35-39	26,183	7.8%	28,251	8.3%	29,038	8.4%
40-44	22,417	6.7%	24,799	7.2%	26,354	7.6%
45-49	21,495	6.4%	21,570	6.3%	23,914	6.9%
50-54	20,845	6.2%	20,807	6.1%	20,465	5.9%
55-59	21,408	6.4%	19,283	5.6%	19,199	5.5%
60-64	19,255	5.8%	19,377	5.7%	17,680	5.1%
65-69	14,535	4.3%	16,813	4.9%	17,016	4.9%
70-74	10,986	3.3%	12,666	3.7%	14,749	4.3%
75-79	7,214	2.2%	9,511	2.8%	11,151	3.2%
80-84	4,429	1.3%	5,805	1.7%	7,711	2.2%
Age 85+	4,118	1.2%	4,678	1.4%	6,077	1.8%

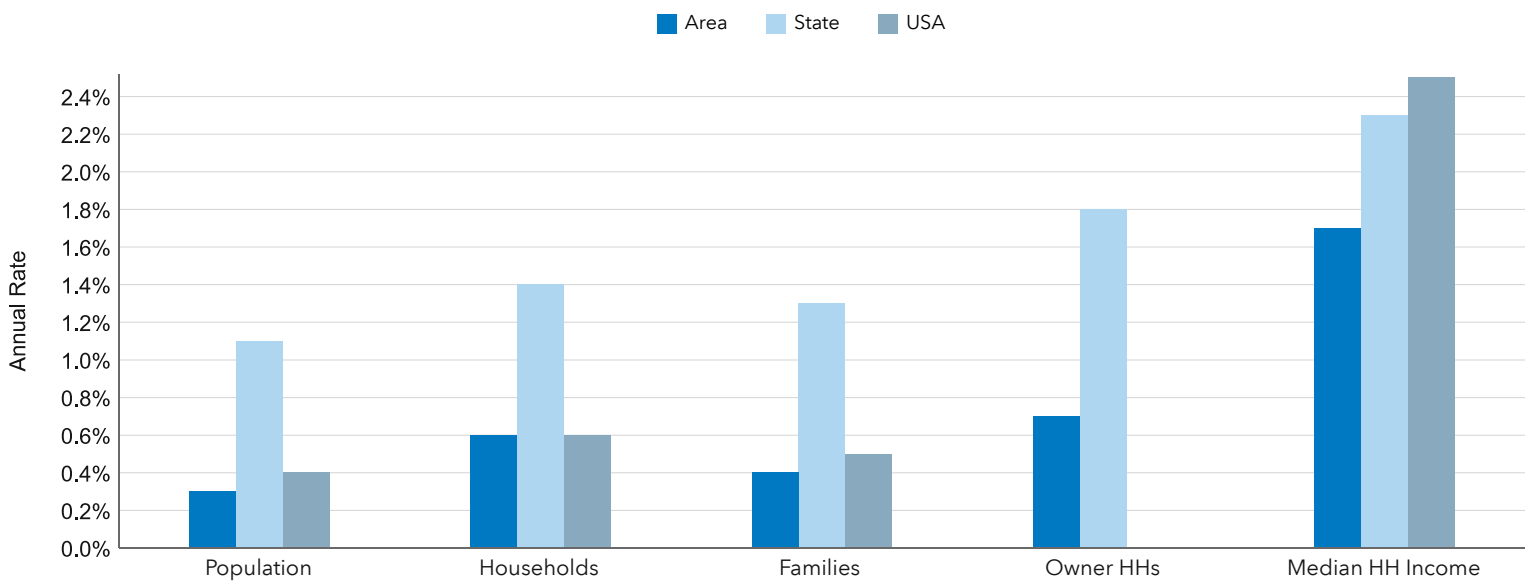
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	5,154	3.4%	4,556	2.9%
\$10,000-14,999	2,214	1.4%	1,889	1.2%
\$15,000-19,999	1,989	1.3%	1,571	1.0%
\$20,000-24,999	3,504	2.3%	2,891	1.8%
\$25,000-29,999	3,098	2.0%	2,541	1.6%
\$30,000-34,999	4,495	2.9%	3,879	2.5%
\$35,000-39,999	4,176	2.7%	3,773	2.4%
\$40,000-44,999	4,886	3.2%	4,537	2.9%
\$45,000-49,999	5,636	3.7%	5,216	3.3%
\$50,000-59,999	11,583	7.5%	11,236	7.1%
\$60,000-74,999	16,355	10.7%	16,582	10.5%
\$75000-99999	22,024	14.4%	22,540	14.3%
\$100,000-124,999	17,452	11.4%	18,245	11.6%
\$125,000-149,999	12,118	7.9%	12,991	8.2%
\$150000-199999	15,237	9.9%	16,908	10.7%
\$200,000-249,999	7,492	4.9%	9,121	5.8%
\$250,000-299,999	4,986	3.3%	6,210	3.9%
\$300,000-399,999	4,221	2.8%	5,376	3.4%
\$400,000-499,999	1,403	0.9%	1,260	0.8%
\$500,000+	5,294	3.5%	6,377	4.0%
Median Household Income	\$88,679	-	\$96,670	-
Average Household Income	\$126,826	-	\$138,306	-
Per Capita Income	\$56,679	-	\$62,732	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	148,974	44.6%	140,422	41.0%	133,456	38.5%
Black Alone	48,484	14.5%	52,191	15.2%	52,918	15.3%
American Indian	3,124	0.9%	3,163	0.9%	3,211	0.9%
Asian Alone	40,047	12.0%	47,661	13.9%	51,840	14.9%
Pacific Islander	238	0.1%	254	0.1%	267	0.1%
Some Other Race	41,804	12.5%	44,360	12.9%	47,529	13.7%
Two or More Races	51,339	15.4%	54,510	15.9%	57,835	16.7%
Hispanic (Any Race)	102,008	30.5%	108,036	31.5%	115,583	33.3%

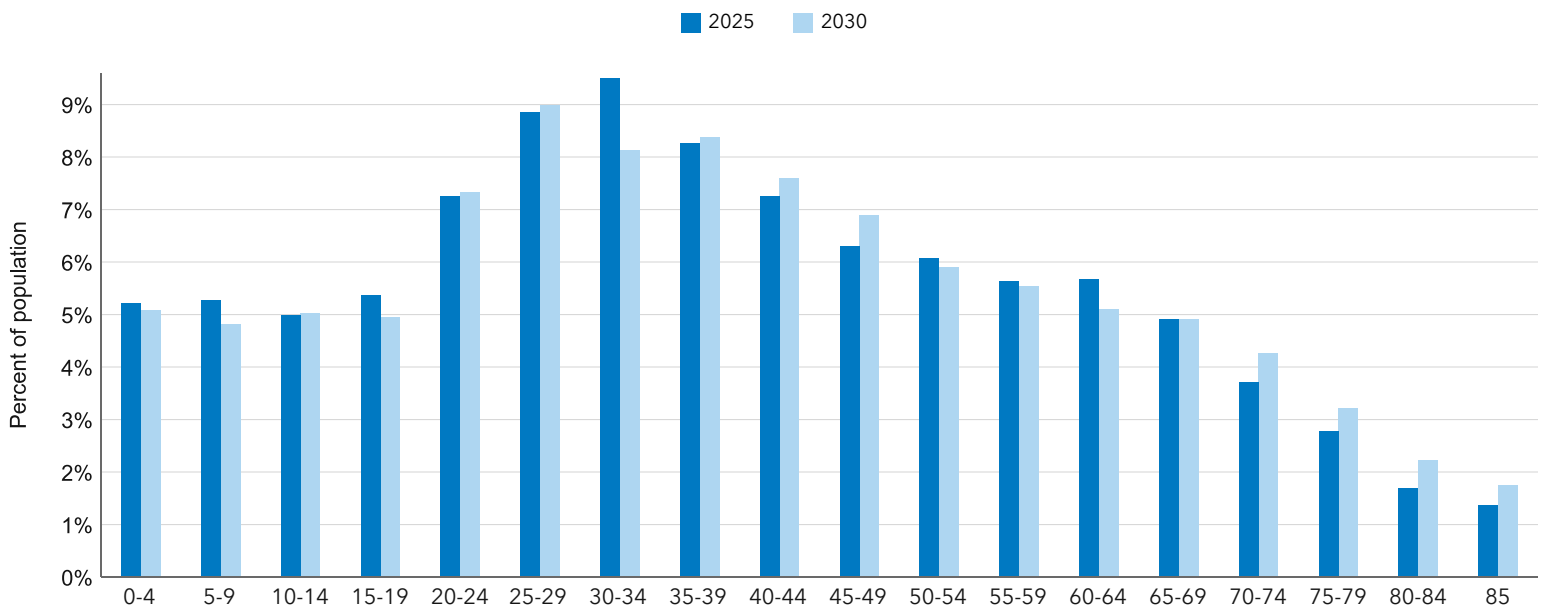
Key Indicators for 2025



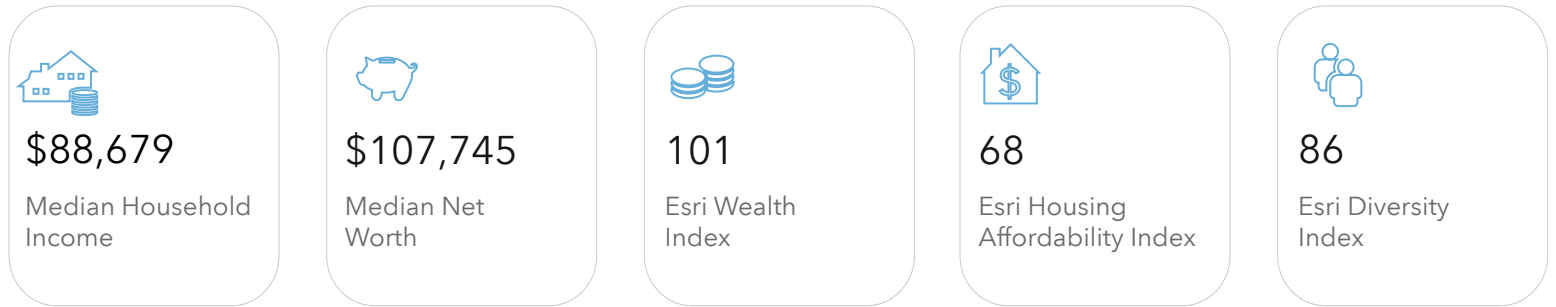
Trends: 2025 - 2030 Annual Rate



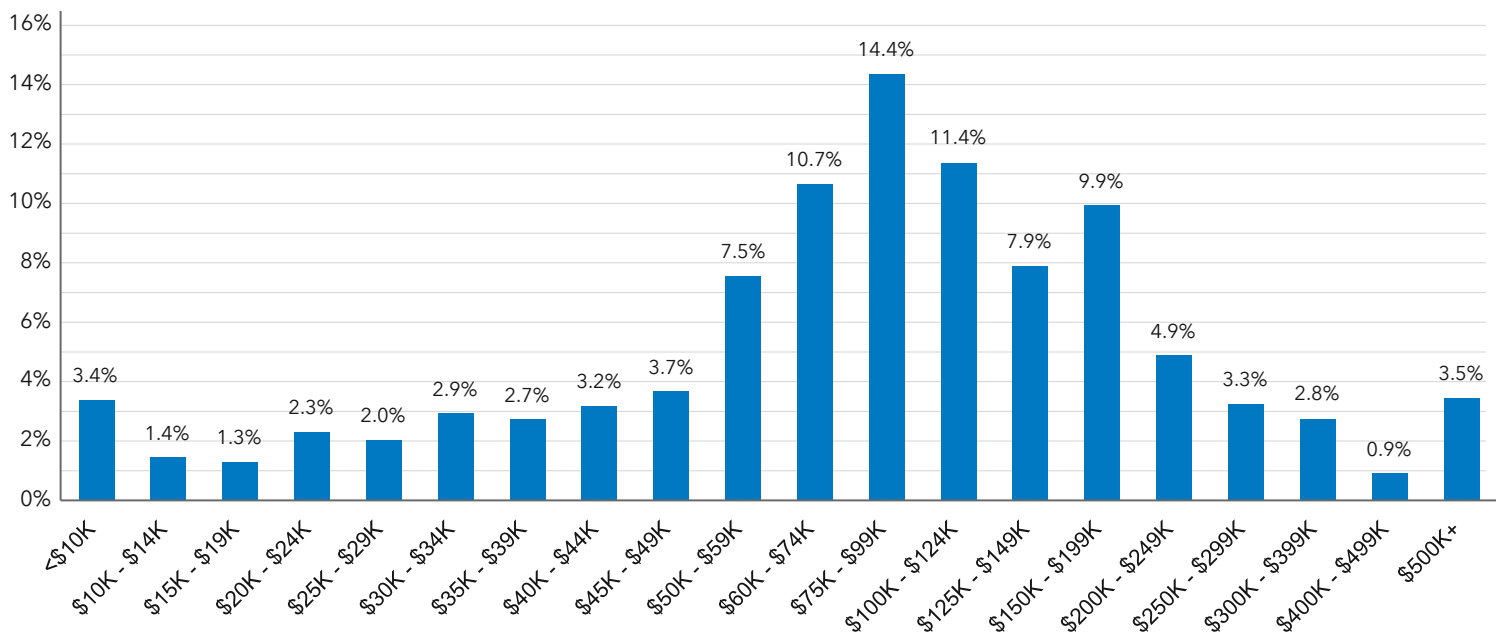
Population by Age



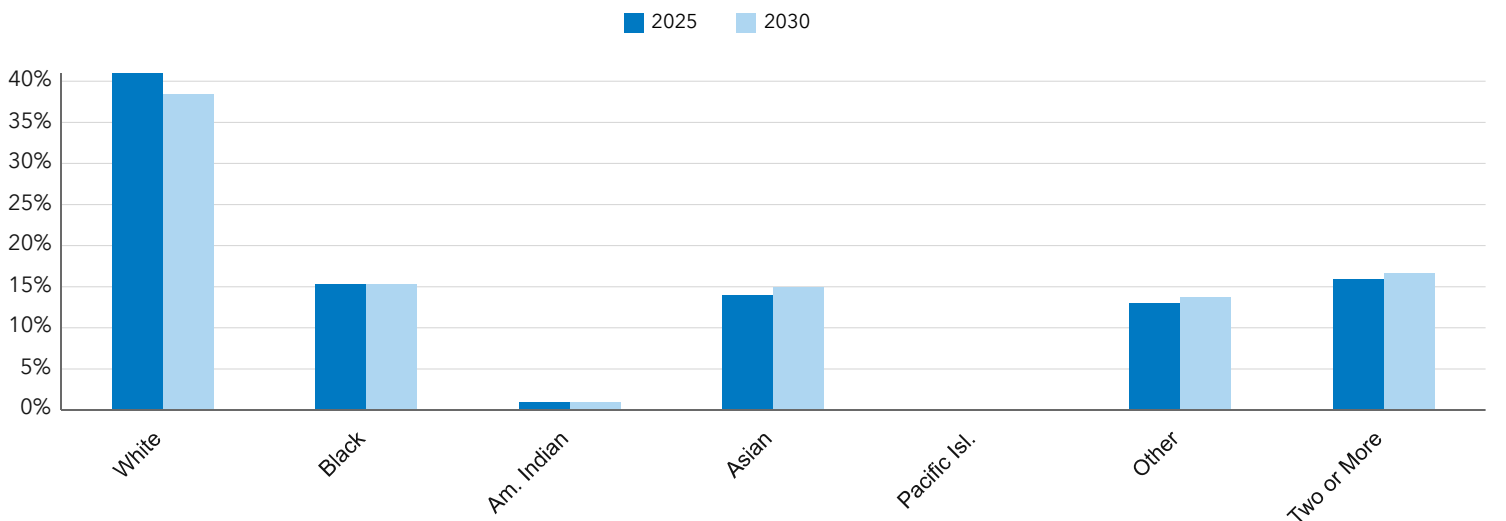
Key Indicators for 2025



Households by Income for 2025



Population by Race





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Crest Real Estate Advisors LLC</u>	<u>9006236</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Neal Agrawal</u>	<u>0589239</u>	<u>dfwneal@gmail.com</u>	<u>972-804-0742</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date