

**FOR
SALE**

**548 E Bethany Dr
Allen, TX 75002**



- Asking- \$1,300,000
- Former Childcare building
- Building size- 5,441 sqft
- Lot- 0.5 acre
- Previous licensed capacity- 115
- Community facility zoning
- 7 Classrooms, Kitchen, Office and Playground area with equipment
- Building completely renovated in 2023
- New Flooring, Paint, Turf, Ceiling, Front Door, Landscaping & more
- Easy access from Hwy 75



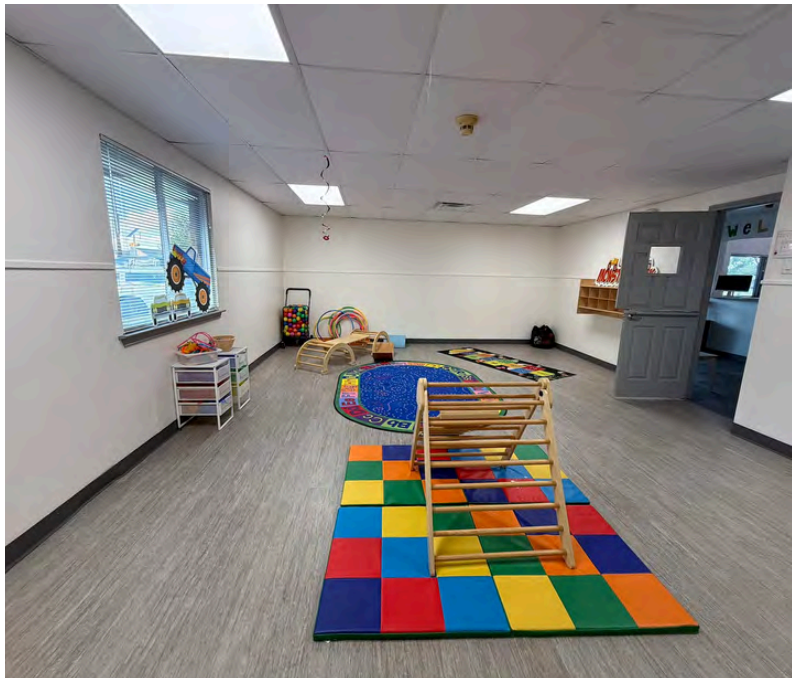
Neal Agrawal
972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

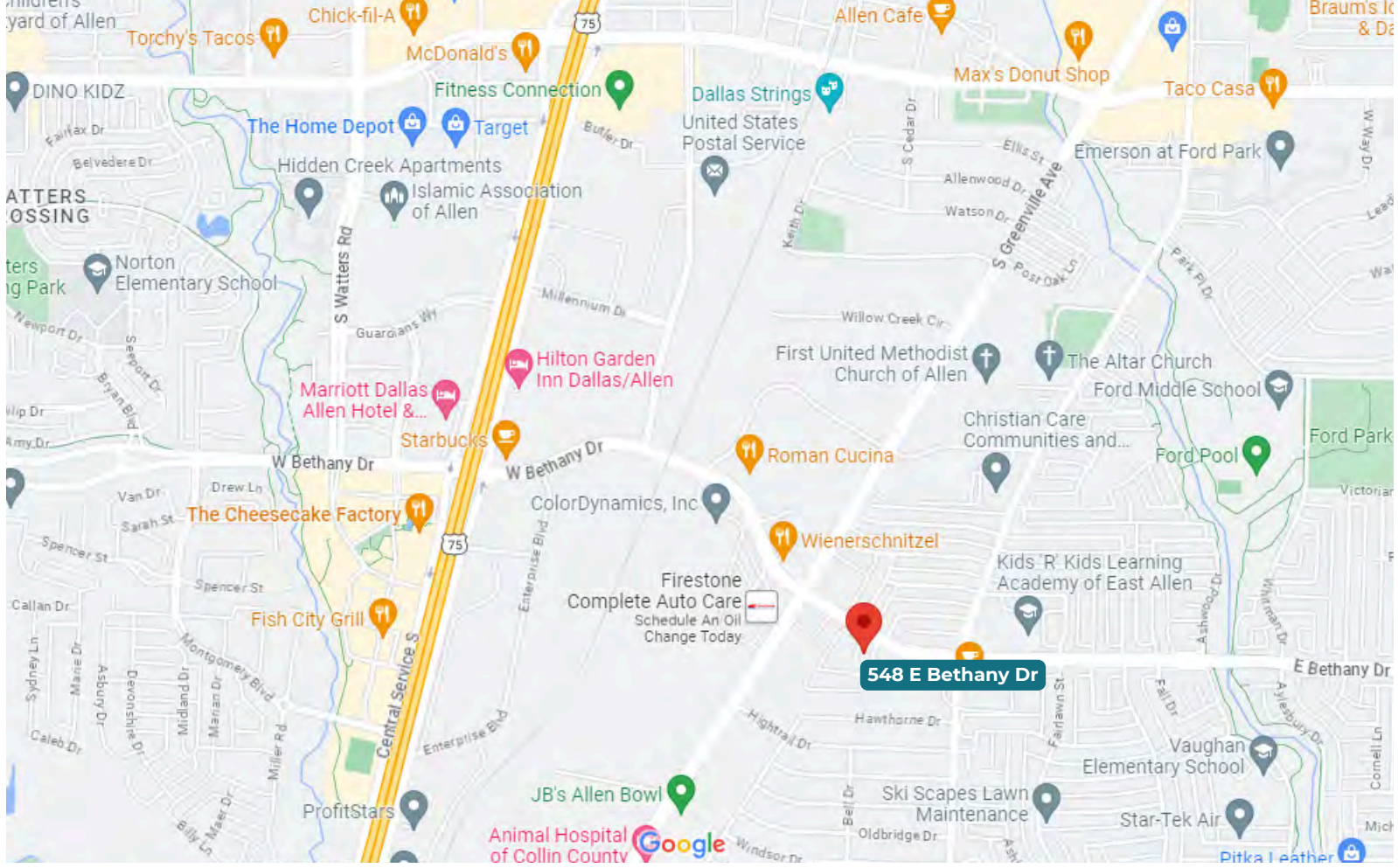
PICTURES (Previous Operator)



PICTURES (Previous Operator)

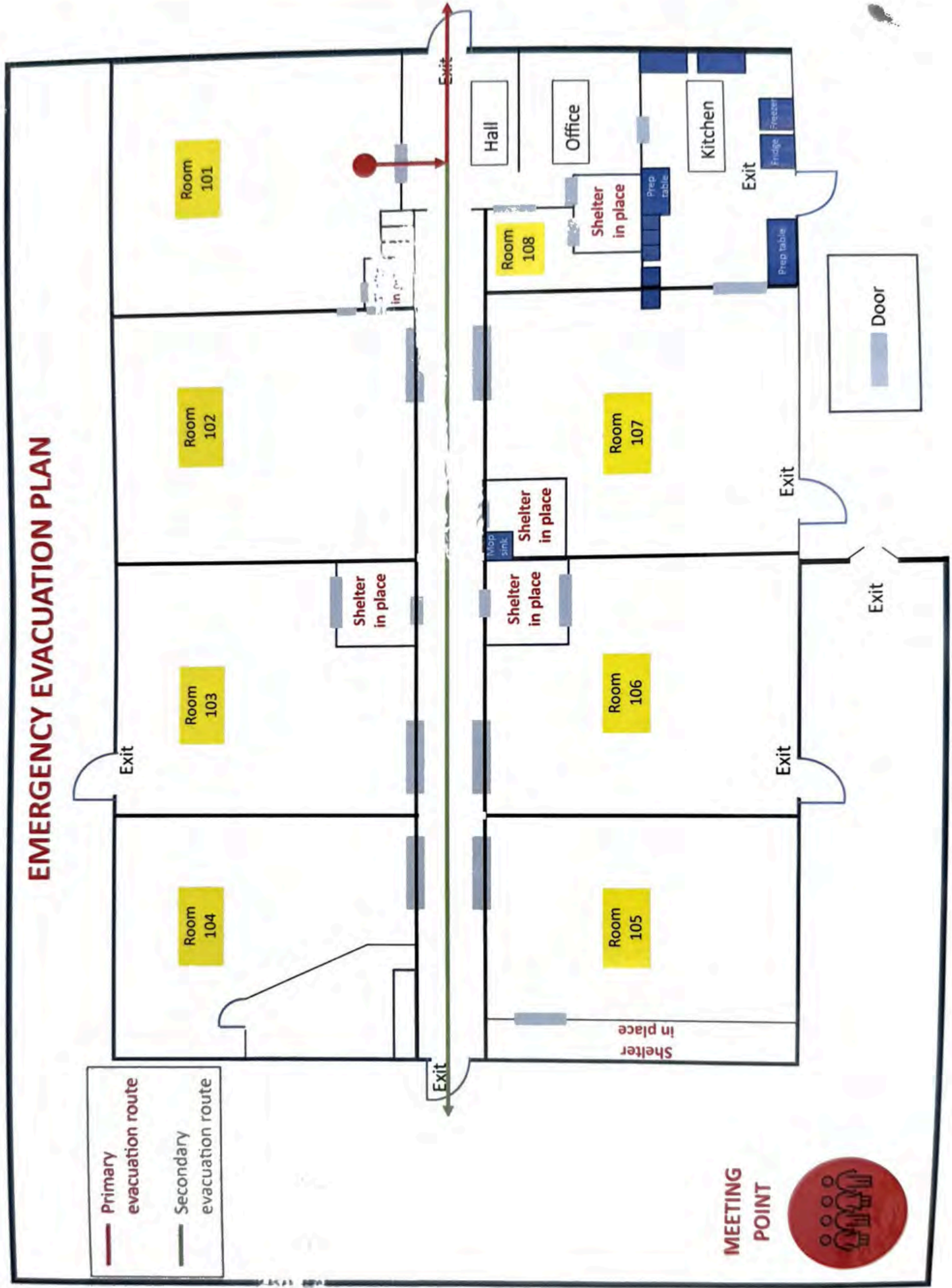


MAP & AERIAL VIEW



EMERGENCY EVACUATION PLAN

- Primary evacuation route
- Secondary evacuation route



MEETING POINT



Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 5
 548 E Bethany Dr, Allen, Texas, 75002
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 33.08616
 Longitude: -96.66913

Summary	Census 2010	Census 2020	2025	2030
Population	12,188	12,973	12,924	12,996
Households	4,365	4,796	5,021	5,187
Families	3,260	3,478	3,487	3,522
Average Household Size	2.77	2.67	2.53	2.46
Owner Occupied Housing Units	2,957	2,875	3,005	3,138
Renter Occupied Housing Units	1,408	1,921	2,016	2,049
Median Age	34.6	37.5	38.6	39.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.11%	1.10%	0.42%
Households	0.65%	1.41%	0.64%
Families	0.20%	1.31%	0.54%
Owner HHs	0.87%	1.80%	0.91%
Median Household Income	2.41%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	251	5.0%	223	4.3%
\$15,000 - \$24,999	232	4.6%	177	3.4%
\$25,000 - \$34,999	206	4.1%	175	3.4%
\$35,000 - \$49,999	391	7.8%	357	6.9%
\$50,000 - \$74,999	863	17.2%	795	15.3%
\$75,000 - \$99,999	705	14.0%	705	13.6%
\$100,000 - \$149,999	915	18.2%	1,018	19.6%
\$150,000 - \$199,999	725	14.4%	850	16.4%
\$200,000+	734	14.6%	887	17.1%

Median Household Income	\$93,981	\$105,861
Average Household Income	\$123,226	\$134,728
Per Capita Income	\$45,734	\$51,174

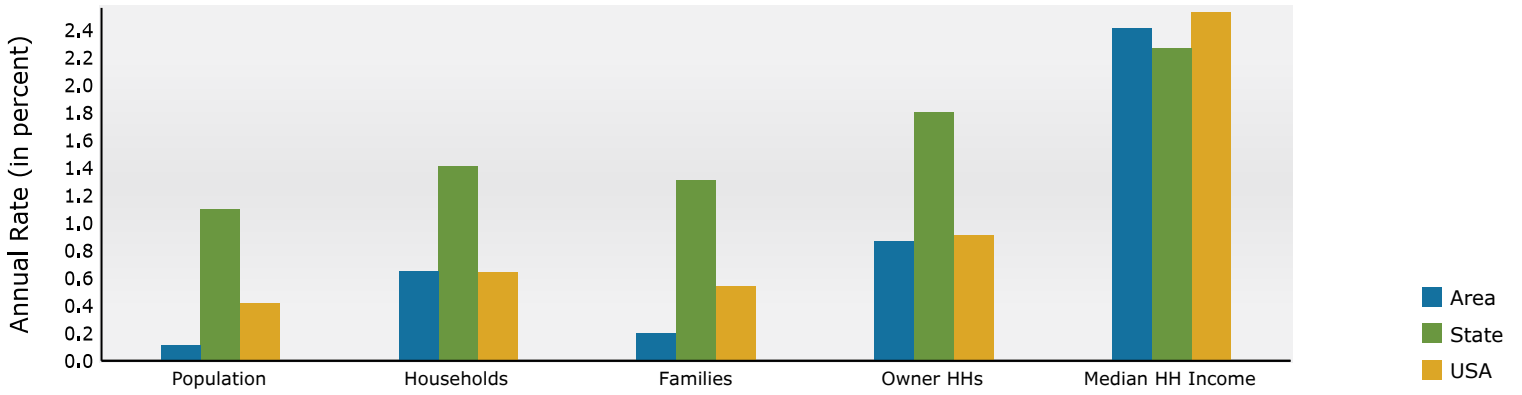
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	844	6.9%	769	5.9%	734	5.7%	730	5.6%
5 - 9	915	7.5%	848	6.5%	805	6.2%	744	5.7%
10 - 14	1,034	8.5%	950	7.3%	826	6.4%	803	6.2%
15 - 19	997	8.2%	937	7.2%	845	6.5%	750	5.8%
20 - 24	727	6.0%	769	5.9%	819	6.3%	775	6.0%
25 - 34	1,639	13.4%	1,747	13.5%	1,756	13.6%	1,809	13.9%
35 - 44	1,850	15.2%	1,759	13.6%	1,855	14.4%	1,886	14.5%
45 - 54	2,075	17.0%	1,630	12.6%	1,586	12.3%	1,647	12.7%
55 - 64	1,208	9.9%	1,747	13.5%	1,554	12.0%	1,396	10.7%
65 - 74	508	4.2%	1,012	7.8%	1,215	9.4%	1,369	10.5%
75 - 84	248	2.0%	504	3.9%	602	4.7%	750	5.8%
85+	143	1.2%	301	2.3%	327	2.5%	336	2.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,956	73.5%	7,491	57.7%	6,843	52.9%	6,426	49.4%
Black Alone	1,284	10.5%	1,601	12.3%	1,789	13.8%	1,866	14.4%
American Indian Alone	94	0.8%	73	0.6%	66	0.5%	66	0.5%
Asian Alone	657	5.4%	1,133	8.7%	1,442	11.2%	1,650	12.7%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	814	6.7%	1,089	8.4%	1,120	8.7%	1,217	9.4%
Two or More Races	382	3.1%	1,585	12.2%	1,663	12.9%	1,770	13.6%
Hispanic Origin (Any Race)	2,189	18.0%	2,654	20.5%	2,725	21.1%	2,941	22.6%

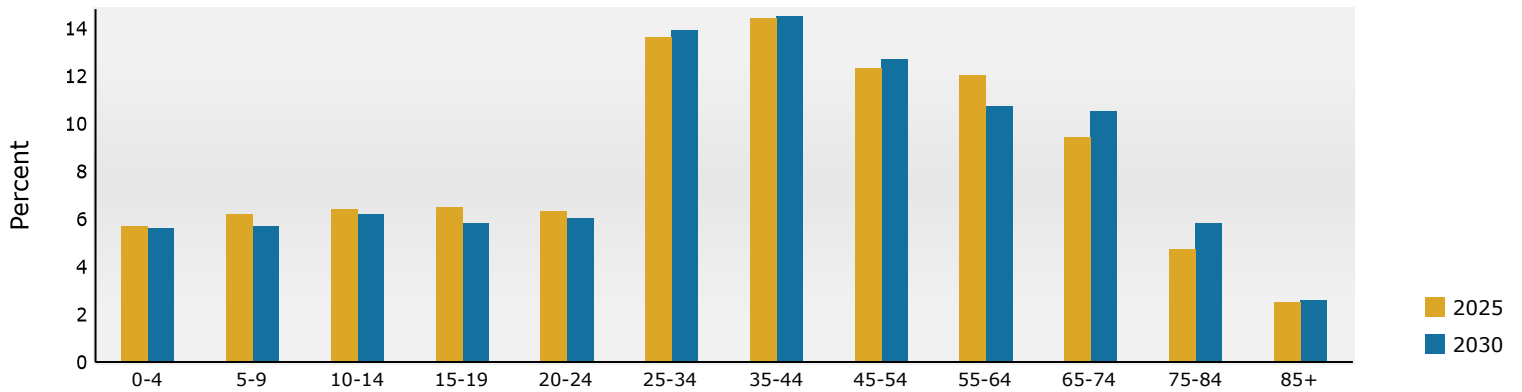
Data Note: Income is expressed in current dollars.

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

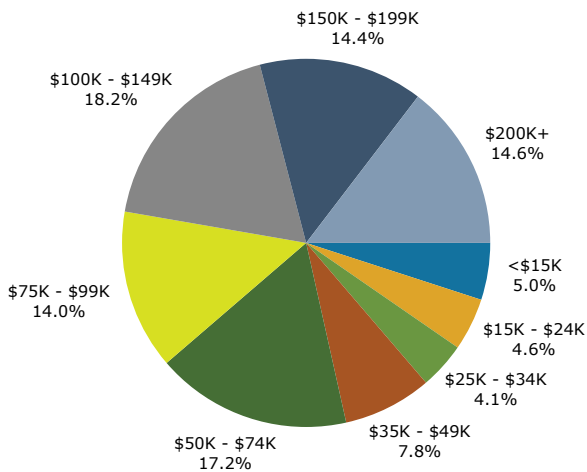
Trends 2025-2030



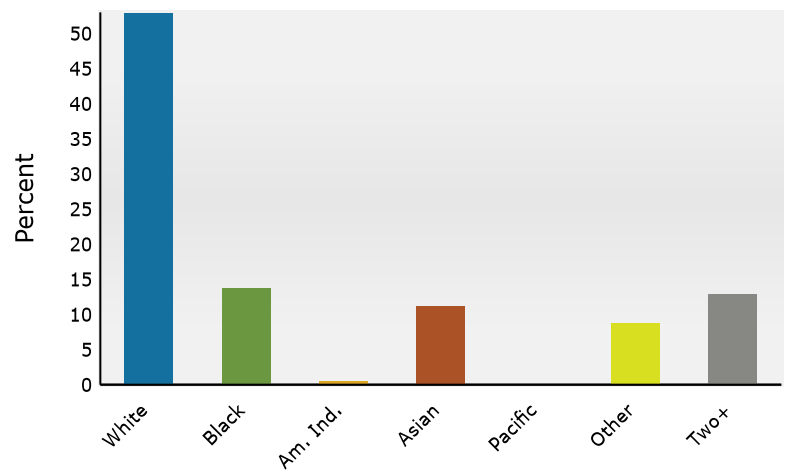
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 21.1%

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

Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 5
 548 E Bethany Dr, Allen, Texas, 75002
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 33.08616
 Longitude: -96.66913

Summary	Census 2010	Census 2020	2025	2030
Population	86,085	102,636	109,942	115,184
Households	30,595	36,846	40,953	43,846
Families	23,120	27,611	29,406	30,927
Average Household Size	2.81	2.78	2.67	2.62
Owner Occupied Housing Units	20,916	22,619	24,231	25,623
Renter Occupied Housing Units	9,678	14,227	16,722	18,224
Median Age	34.5	37.3	37.9	38.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.94%	1.10%	0.42%
Households	1.37%	1.41%	0.64%
Families	1.01%	1.31%	0.54%
Owner HHs	1.12%	1.80%	0.91%
Median Household Income	1.99%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	1,767	4.3%	1,597	3.6%
\$15,000 - \$24,999	1,235	3.0%	1,016	2.3%
\$25,000 - \$34,999	1,495	3.7%	1,300	3.0%
\$35,000 - \$49,999	2,371	5.8%	2,191	5.0%
\$50,000 - \$74,999	5,176	12.6%	5,044	11.5%
\$75,000 - \$99,999	5,077	12.4%	5,183	11.8%
\$100,000 - \$149,999	7,542	18.4%	8,064	18.4%
\$150,000 - \$199,999	5,999	14.6%	6,756	15.4%
\$200,000+	10,291	25.1%	12,694	29.0%

Median Household Income	\$120,240	\$132,715
Average Household Income	\$153,878	\$166,123
Per Capita Income	\$57,199	\$63,084

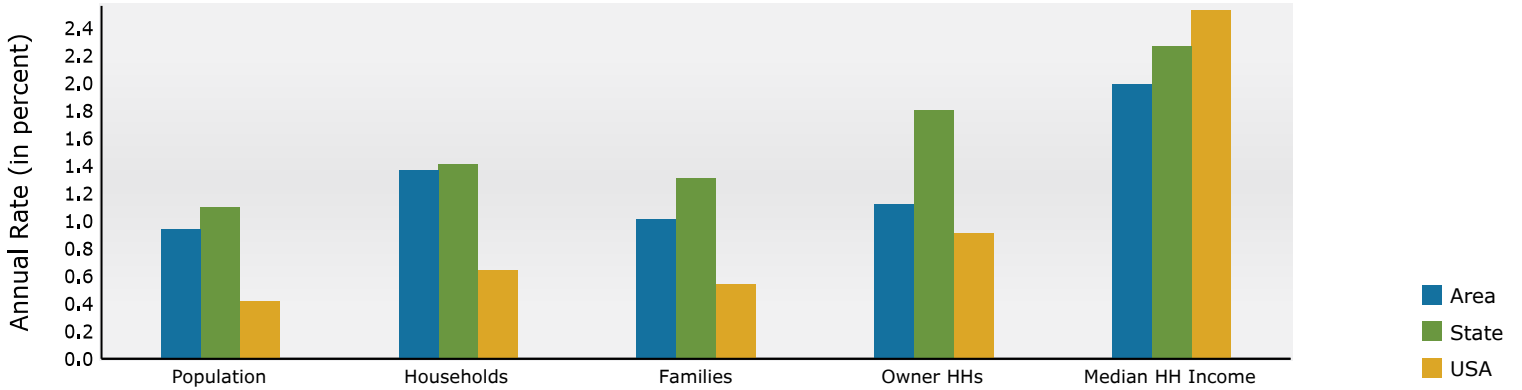
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,497	7.5%	5,965	5.8%	6,162	5.6%	6,439	5.6%
5 - 9	7,295	8.5%	6,994	6.8%	6,895	6.3%	6,628	5.8%
10 - 14	7,443	8.6%	7,897	7.7%	7,354	6.7%	7,216	6.3%
15 - 19	6,255	7.3%	8,015	7.8%	7,405	6.7%	6,948	6.0%
20 - 24	4,391	5.1%	6,216	6.1%	7,354	6.7%	7,106	6.2%
25 - 34	11,727	13.6%	12,824	12.5%	15,356	14.0%	17,659	15.3%
35 - 44	15,279	17.7%	14,858	14.5%	15,551	14.1%	16,071	14.0%
45 - 54	14,057	16.3%	15,366	15.0%	15,448	14.1%	15,411	13.4%
55 - 64	7,815	9.1%	12,898	12.6%	13,620	12.4%	13,808	12.0%
65 - 74	3,411	4.0%	7,207	7.0%	9,021	8.2%	10,566	9.2%
75 - 84	1,428	1.7%	3,268	3.2%	4,348	4.0%	5,543	4.8%
85+	486	0.6%	1,126	1.1%	1,427	1.3%	1,789	1.6%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,344	70.1%	53,967	52.6%	50,860	46.3%	48,786	42.4%
Black Alone	8,385	9.7%	11,963	11.7%	13,828	12.6%	14,640	12.7%
American Indian Alone	481	0.6%	606	0.6%	574	0.5%	576	0.5%
Asian Alone	10,724	12.5%	19,936	19.4%	27,268	24.8%	32,240	28.0%
Pacific Islander Alone	42	0.0%	54	0.1%	56	0.1%	58	0.1%
Some Other Race Alone	3,437	4.0%	4,936	4.8%	5,205	4.7%	5,710	5.0%
Two or More Races	2,671	3.1%	11,174	10.9%	12,151	11.1%	13,174	11.4%
Hispanic Origin (Any Race)	10,767	12.5%	14,576	14.2%	15,461	14.1%	16,974	14.7%

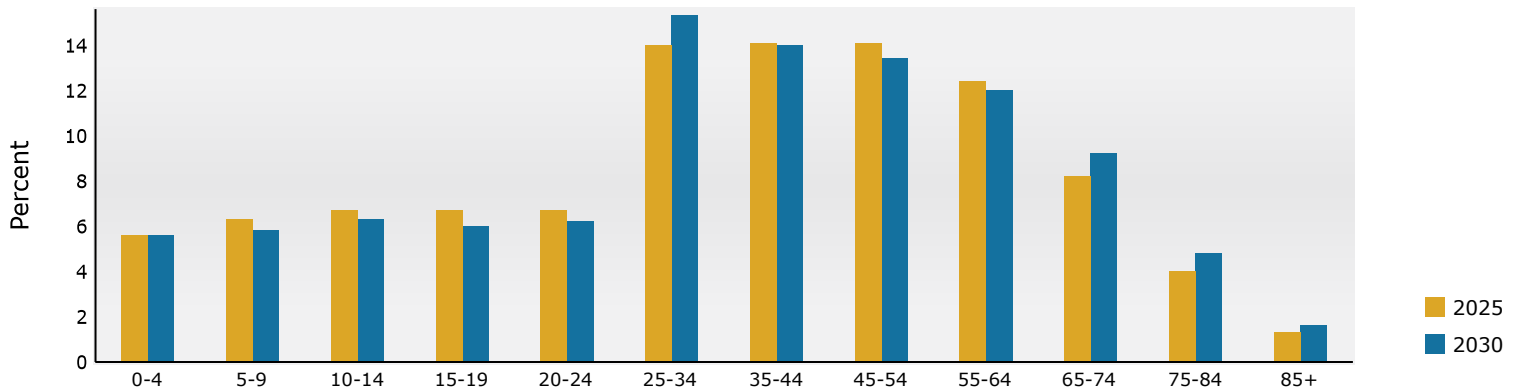
Data Note: Income is expressed in current dollars.

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

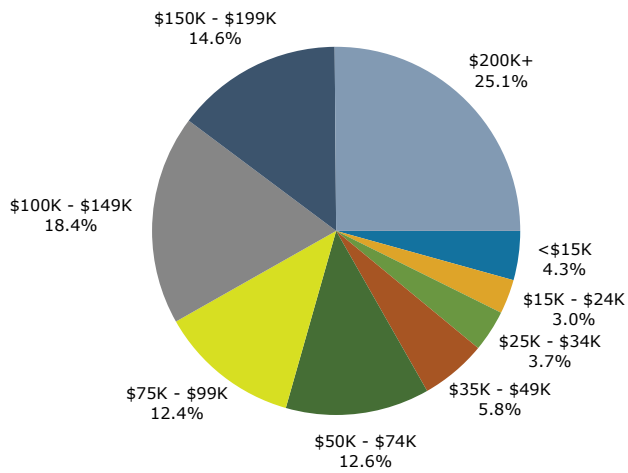
Trends 2025-2030



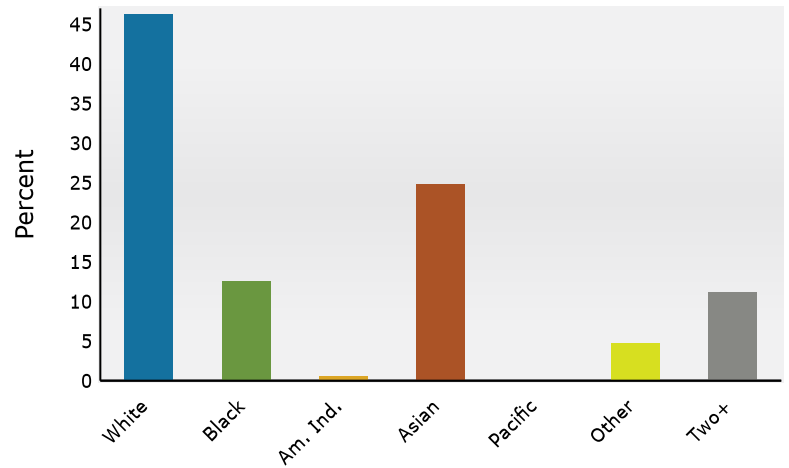
Population by Age



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

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 548 E Bethany Dr, Allen, Texas, 75002
 Ring: 5 mile radius

Prepared by Esri
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Summary	Census 2010	Census 2020	2025	2030
Population	214,299	260,994	277,206	289,667
Households	74,727	92,482	101,101	107,652
Families	57,068	69,412	72,794	76,204
Average Household Size	2.86	2.81	2.73	2.68
Owner Occupied Housing Units	53,020	58,263	61,805	64,293
Renter Occupied Housing Units	21,708	34,219	39,296	43,359
Median Age	35.2	37.3	38.0	38.5

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.88%	1.10%	0.42%
Households	1.26%	1.41%	0.64%
Families	0.92%	1.31%	0.54%
Owner HHs	0.79%	1.80%	0.91%
Median Household Income	2.17%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	4,505	4.5%	4,143	3.8%
\$15,000 - \$24,999	2,926	2.9%	2,418	2.2%
\$25,000 - \$34,999	3,375	3.3%	2,900	2.7%
\$35,000 - \$49,999	6,360	6.3%	5,792	5.4%
\$50,000 - \$74,999	12,831	12.7%	12,517	11.6%
\$75,000 - \$99,999	12,347	12.2%	12,342	11.5%
\$100,000 - \$149,999	18,180	18.0%	19,112	17.8%
\$150,000 - \$199,999	13,705	13.6%	15,255	14.2%
\$200,000+	26,872	26.6%	33,172	30.8%

Median Household Income	\$120,095	\$133,687
Average Household Income	\$155,650	\$168,276
Per Capita Income	\$56,724	\$62,503

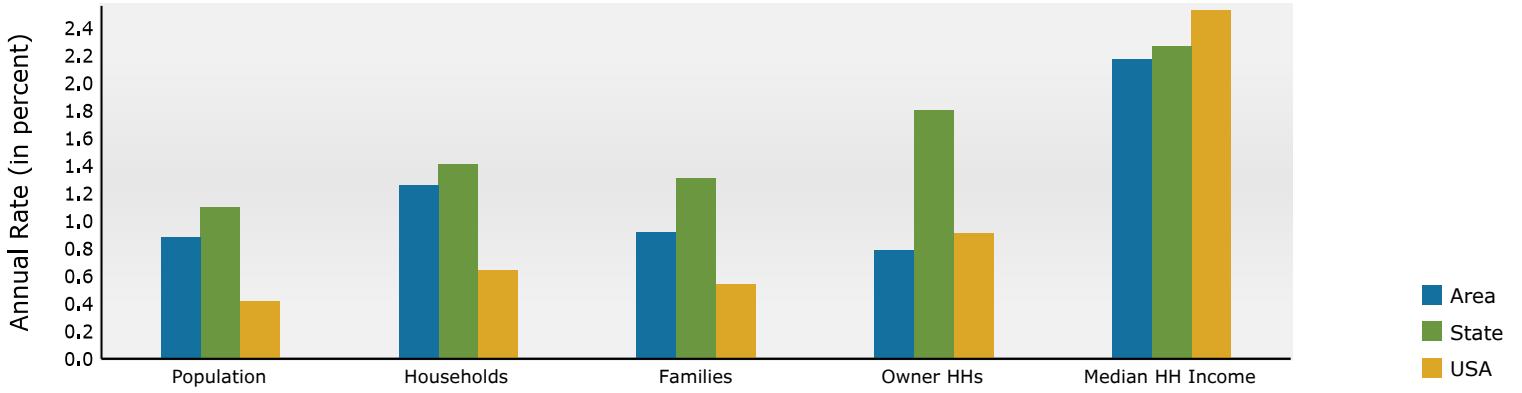
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,959	7.4%	14,533	5.6%	15,005	5.4%	15,628	5.4%
5 - 9	18,526	8.6%	17,818	6.8%	16,978	6.1%	16,380	5.7%
10 - 14	18,375	8.6%	20,816	8.0%	19,004	6.9%	18,317	6.3%
15 - 19	15,263	7.1%	20,457	7.8%	19,445	7.0%	18,267	6.3%
20 - 24	10,748	5.0%	16,344	6.3%	18,620	6.7%	18,644	6.4%
25 - 34	27,616	12.9%	31,842	12.2%	38,636	13.9%	43,955	15.2%
35 - 44	37,517	17.5%	37,820	14.5%	38,399	13.9%	39,151	13.5%
45 - 54	34,437	16.1%	39,683	15.2%	40,069	14.5%	40,190	13.9%
55 - 64	20,866	9.7%	31,733	12.2%	34,133	12.3%	35,267	12.2%
65 - 74	9,801	4.6%	18,970	7.3%	22,190	8.0%	25,546	8.8%
75 - 84	3,801	1.8%	8,558	3.3%	11,614	4.2%	14,151	4.9%
85+	1,391	0.6%	2,420	0.9%	3,114	1.1%	4,170	1.4%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	147,135	68.7%	131,245	50.3%	122,815	44.3%	117,316	40.5%
Black Alone	18,721	8.7%	27,603	10.6%	31,847	11.5%	33,549	11.6%
American Indian Alone	1,135	0.5%	1,864	0.7%	1,744	0.6%	1,735	0.6%
Asian Alone	28,935	13.5%	54,034	20.7%	71,912	25.9%	84,709	29.2%
Pacific Islander Alone	123	0.1%	136	0.1%	147	0.1%	157	0.1%
Some Other Race Alone	11,386	5.3%	16,355	6.3%	16,864	6.1%	18,004	6.2%
Two or More Races	6,863	3.2%	29,757	11.4%	31,876	11.5%	34,196	11.8%
Hispanic Origin (Any Race)	34,381	16.0%	44,501	17.1%	46,288	16.7%	49,744	17.2%

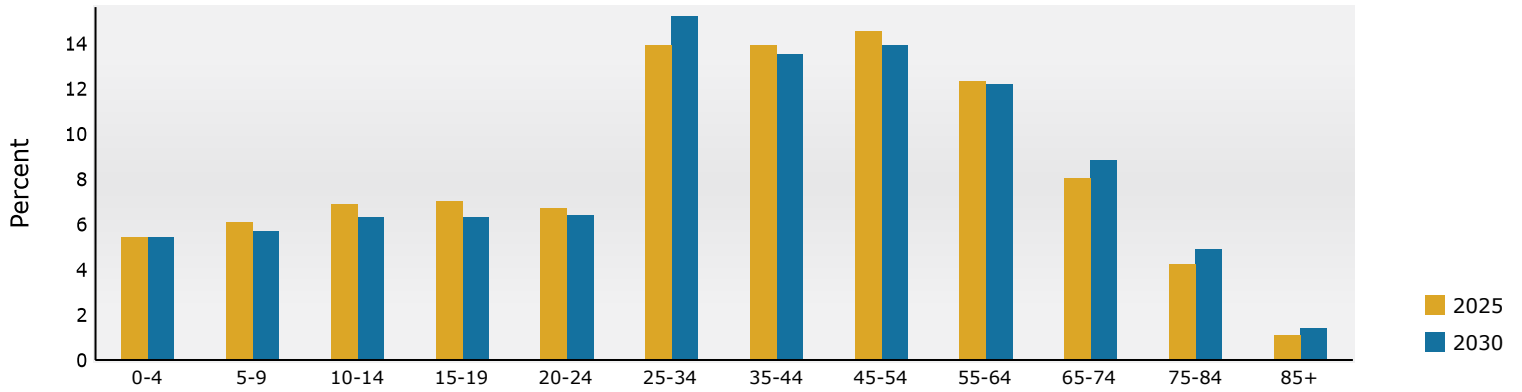
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Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

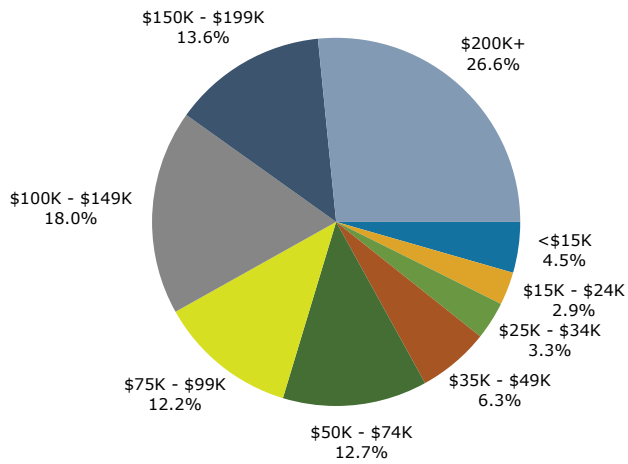
Trends 2025-2030



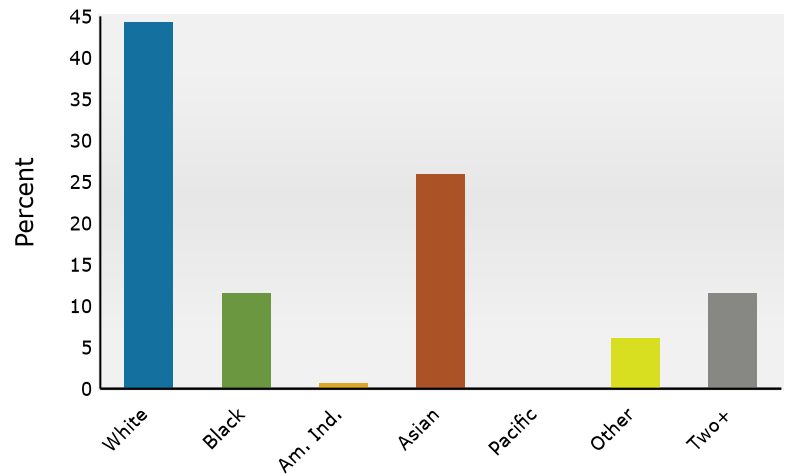
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 16.7%

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.

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:
 - 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.

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