FOR SALE

548 E Bethany Dr
Allen, TX 75002

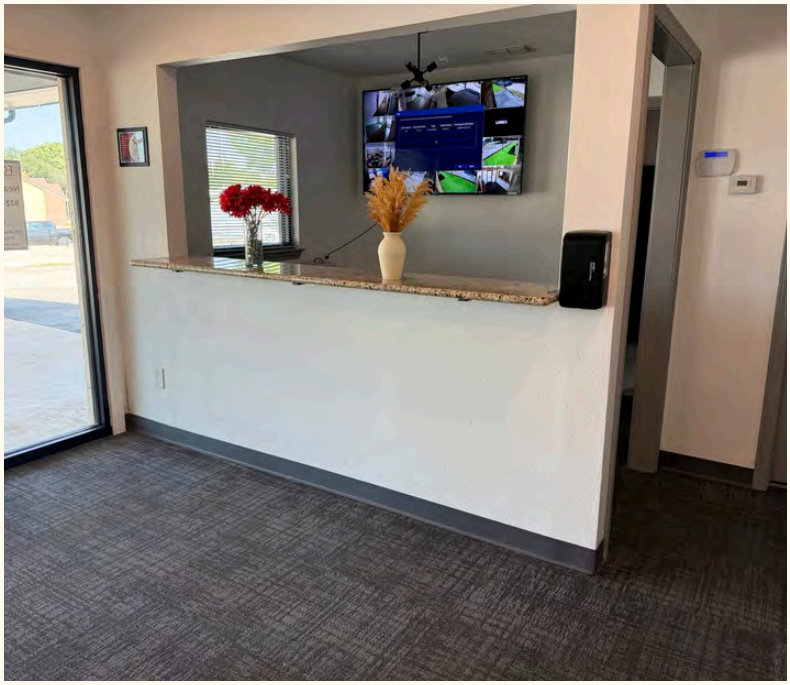


- Asking- $1,200,000
- Building size- 5,441 sqft
- Lot- 0.5 acre
- Former Childcare building
- Community facility zoning
- Daycare, Church, Office, Recreational Center, Adult Daycare, Assisted Living, Medical
- 7 Classrooms, Kitchen, Office, Reception and Playground area
- Previous licensed capcity of 115 (Childcare use)
- Building completely renovated in 2023
- New Flooring, Paint, Turf, Ceiling, Front Door, Landscaping & more
- Easy access from Hwy 75

Preschool Exchange

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

















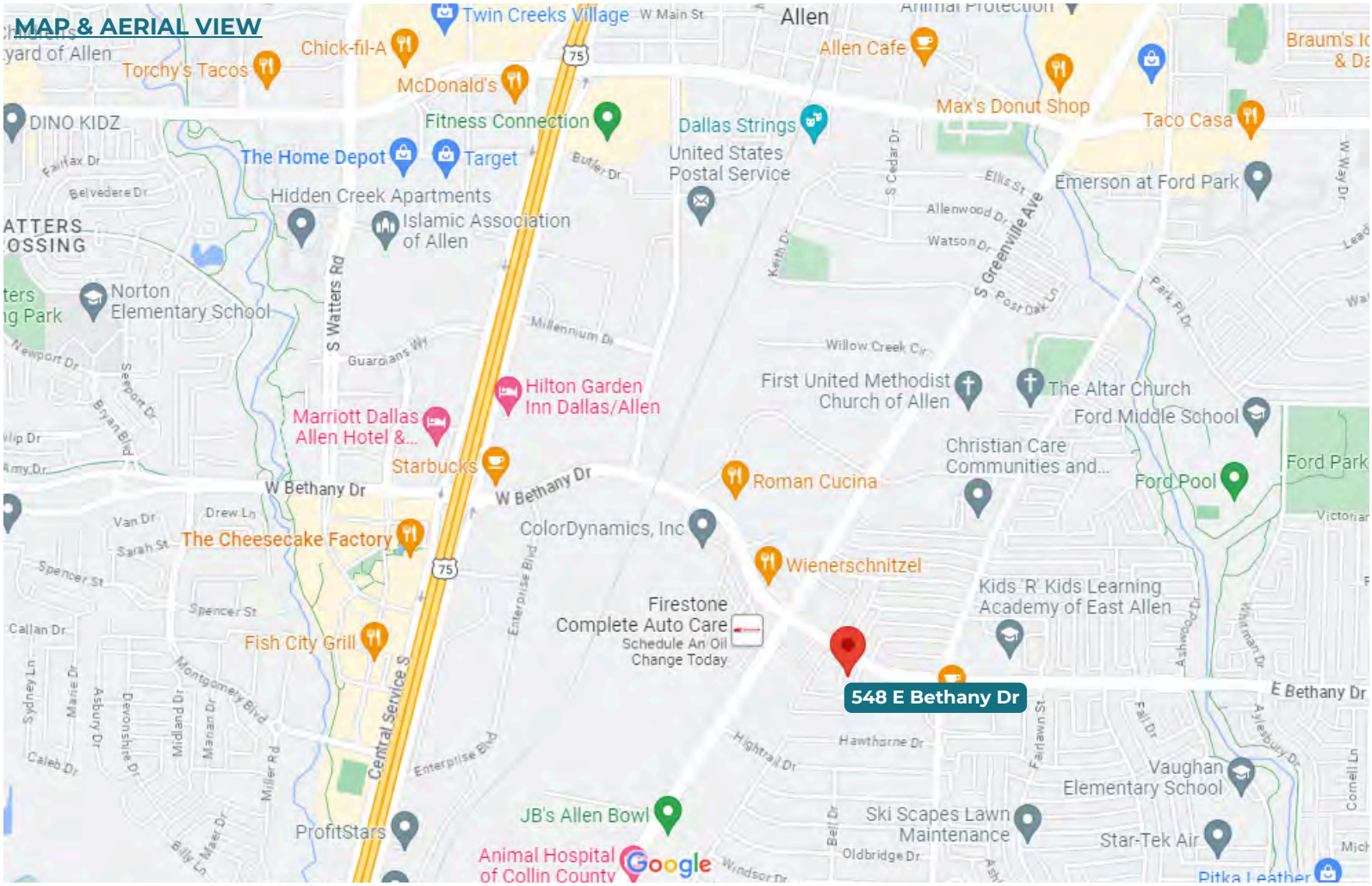






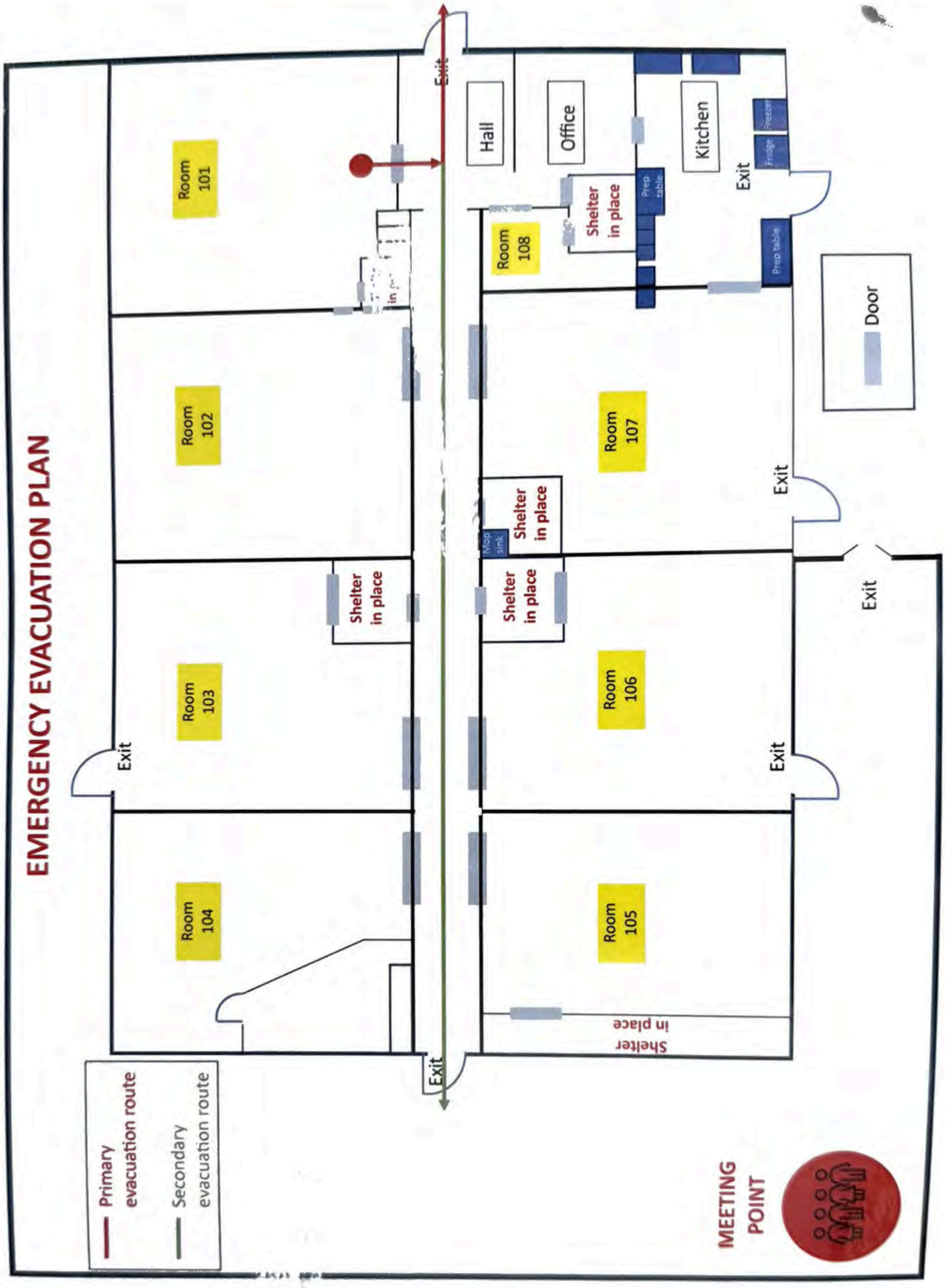


MAP & AERIAL VIEW





FLOORPLAN


EMERGENCY EVACUATION PLAN
Primary evacuation route
Secondary evacuation route
MEETING POINT
Room 101
Room 102
Room 103
Room 104
Room 105
Room 106
Room 107
Room 108
Hall
Office
Kitchen
Exit
Shelter in place
Mop sink
Prep table
Fridge
Freezer
Door

Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 6
548 E Bethany Dr, Allen, Texas, 75002
Ring: 1 mile radius

Summary	Census 2020	2026	2031
Total Population	12,672	12,590	13,157
Total Households	4,688	4,950	5,297
Family Households	3,391	3,414	3,559
Average Household Size	2.67	2.50	2.44
Owner Occupied Housing Units	2,789	2,873	3,058
Renter Occupied Housing Units	1,899	2,077	2,239
Median Age	37.4	38.7	39.9

Trends 2026 - 2031	Area	State	National
Population	0.90%	1.20%	0.50%
Households	1.40%	1.50%	0.70%
Family Population	0.80%	1.40%	0.60%
Owner Occupied Housing Units	1.30%	1.80%	0.00%
Median Household Income	2.40%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	754	6.0%	715	5.7%	743	5.7%
5-9	831	6.6%	774	6.2%	755	5.7%
10-14	930	7.3%	794	6.3%	799	6.1%
15-19	916	7.2%	812	6.5%	750	5.7%
20-24	753	5.9%	809	6.4%	776	5.9%
25-29	813	6.4%	837	6.7%	927	7.0%
30-34	900	7.1%	874	6.9%	918	7.0%
35-39	903	7.1%	916	7.3%	934	7.1%
40-44	816	6.4%	895	7.1%	964	7.3%
45-49	810	6.4%	773	6.1%	899	6.8%
50-54	775	6.1%	766	6.1%	774	5.9%
55-59	918	7.2%	678	5.4%	730	5.5%
60-64	782	6.2%	810	6.4%	655	5.0%
65-69	571	4.5%	712	5.7%	763	5.8%
70-74	419	3.3%	498	4.0%	646	4.9%
75-79	255	2.0%	382	3.0%	451	3.4%
80-84	233	1.8%	219	1.7%	341	2.6%
Age 85+	294	2.3%	325	2.6%	335	2.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	198	4.0%	193	3.6%
$10,000-14,999	32	0.7%	29	0.6%
$15,000-19,999	102	2.1%	82	1.6%
$20,000-24,999	102	2.1%	75	1.4%
$25,000-29,999	126	2.5%	115	2.2%
$30,000-34,999	101	2.0%	91	1.7%
$35,000-39,999	98	2.0%	90	1.7%
$40,000-44,999	99	2.0%	94	1.8%
$45,000-49,999	158	3.2%	142	2.7%
$50,000-59,999	248	5.0%	221	4.2%
$60,000-74,999	555	11.2%	518	9.8%
$75,000-99,999	619	12.5%	614	11.6%
$100,000-124,999	554	11.2%	619	11.7%
$125,000-149,999	426	8.6%	481	9.1%
$150,000-199,999	736	14.9%	901	17.0%
$200,000-249,999	310	6.3%	397	7.5%
$250,000-299,999	174	3.5%	235	4.4%
$300,000-399,999	159	3.2%	210	4.0%
$400,000-499,999	23	0.5%	24	0.5%
$500,000+	129	2.6%	163	3.1%

Median Household Income	$101,319	-	$114,106	-
Average Household Income	$129,697	-	$144,712	-
Per Capita Income	$49,058	-	$55,893	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,299	57.6%	6,471	51.4%	6,416	48.8%
Black Alone	1,573	12.4%	1,828	14.5%	1,929	14.7%
American Indian	71	0.6%	64	0.5%	68	0.5%
Asian Alone	1,102	8.7%	1,525	12.1%	1,688	12.8%
Pacific Islander	1	0.0%	1	0.0%	1	0.0%
Some Other Race	1,071	8.4%	1,077	8.6%	1,249	9.5%
Two or More Races	1,555	12.3%	1,624	12.9%	1,806	13.7%
Hispanic (Any Race)	2,612	20.6%	2,630	20.9%	3,015	22.9%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

12.6K
Total Population

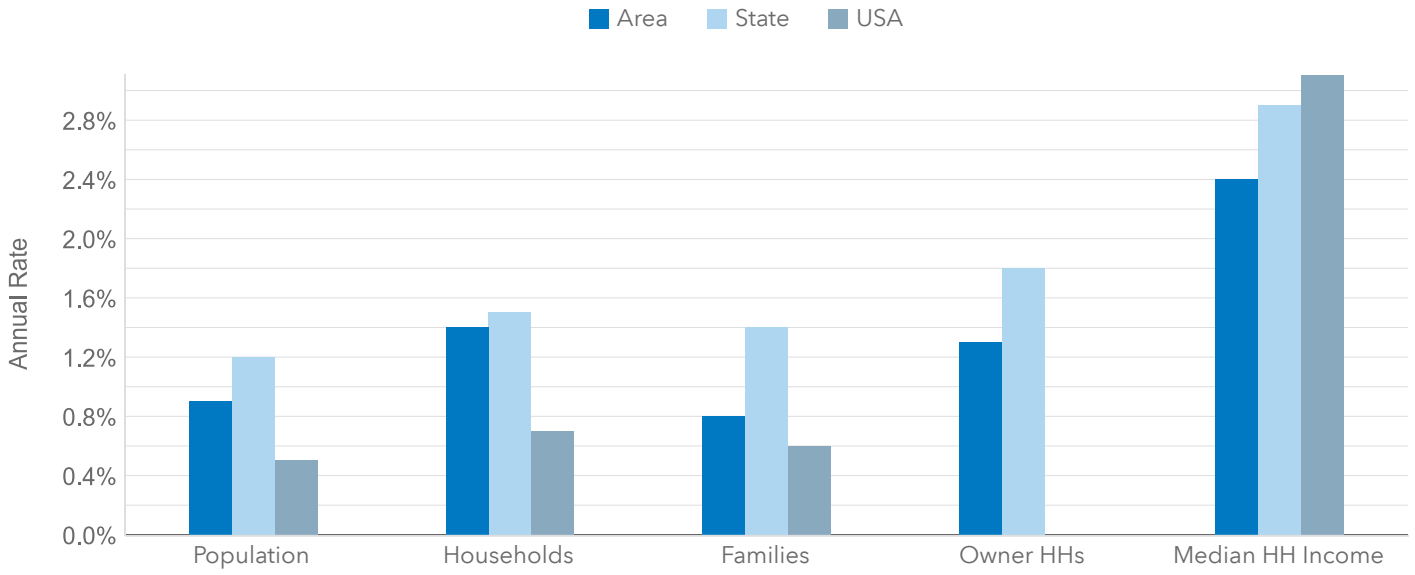
4,950
Total Households

2.50
Average Household Size

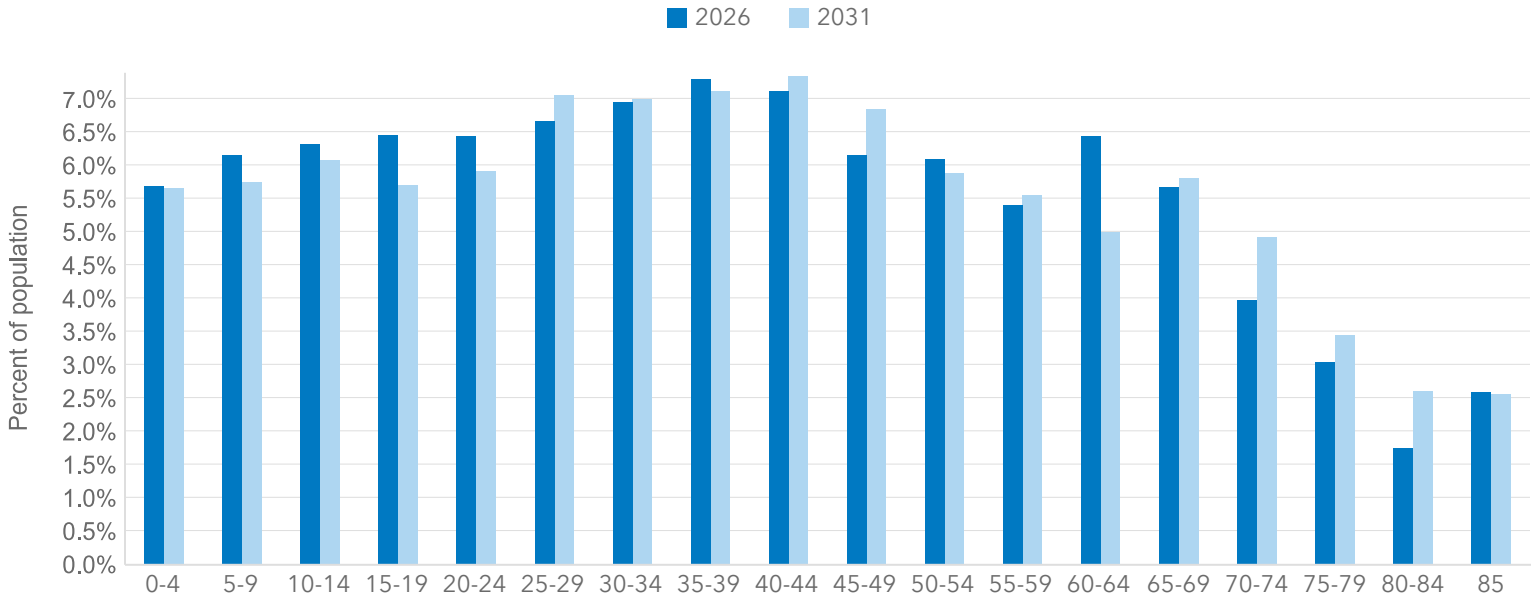
38.7
Median Age

19.8K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

$101K
Median Household Income

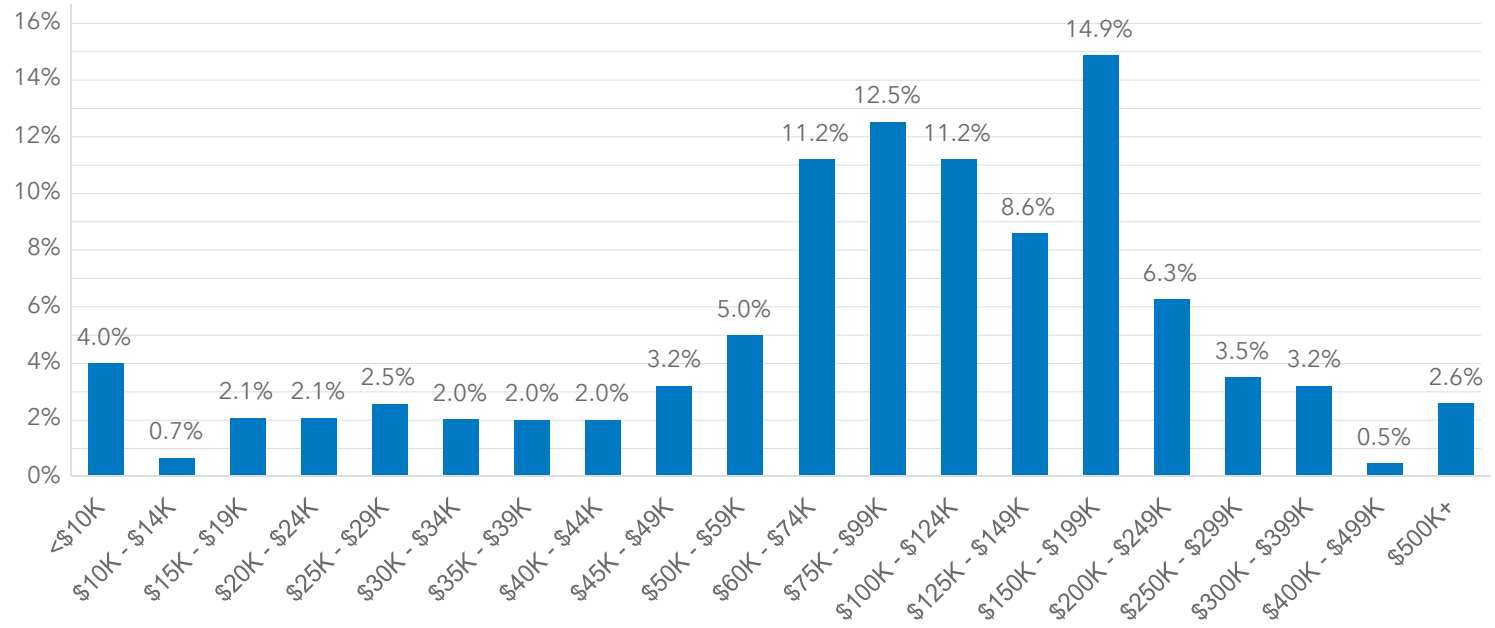
$277K
Median Net Worth

99
Wealth Index

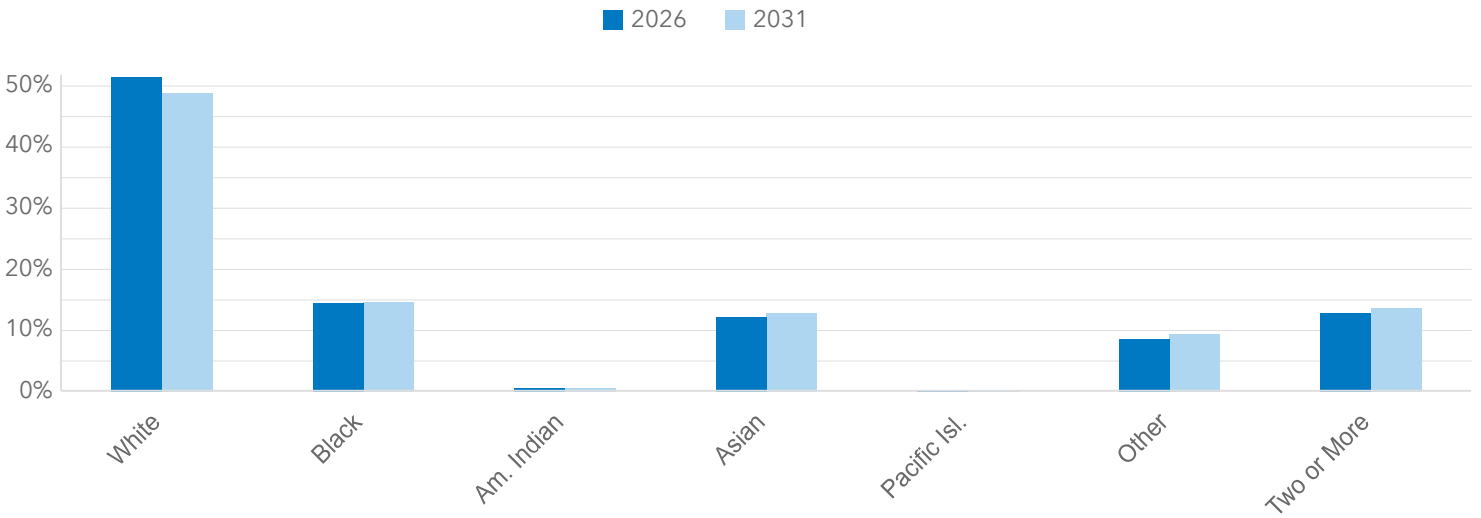
90
Housing Affordability Index

78.3
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 6
548 E Bethany Dr, Allen, Texas, 75002
Ring: 3 mile radius

Summary	Census 2020	2026	2031
Total Population	103,067	110,295	117,210
Total Households	37,019	41,536	45,129
Family Households	27,745	29,697	31,613
Average Household Size	2.77	2.64	2.59
Owner Occupied Housing Units	22,746	24,141	25,927
Renter Occupied Housing Units	14,273	17,395	19,202
Median Age	37.3	38.1	38.8

Trends 2026 - 2031	Area	State	National
Population	1.20%	1.20%	0.50%
Households	1.70%	1.50%	0.70%
Family Population	1.30%	1.40%	0.60%
Owner Occupied Housing Units	1.40%	1.80%	0.00%
Median Household Income	2.20%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,991	5.8%	6,148	5.6%	6,491	5.5%
5-9	7,012	6.8%	6,790	6.2%	6,694	5.7%
10-14	7,930	7.7%	7,193	6.5%	7,180	6.1%
15-19	8,059	7.8%	7,381	6.7%	7,117	6.1%
20-24	6,254	6.1%	7,512	6.8%	7,342	6.3%
25-29	6,111	5.9%	8,052	7.3%	8,917	7.6%
30-34	6,762	6.6%	7,439	6.7%	8,768	7.5%
35-39	7,431	7.2%	7,555	6.8%	8,100	6.9%
40-44	7,457	7.2%	7,955	7.2%	8,205	7.0%
45-49	7,968	7.7%	7,507	6.8%	8,287	7.1%
50-54	7,477	7.3%	7,902	7.2%	7,578	6.5%
55-59	7,248	7.0%	7,032	6.4%	7,469	6.4%
60-64	5,725	5.5%	6,580	6.0%	6,491	5.5%
65-69	4,169	4.0%	5,370	4.9%	5,946	5.1%
70-74	3,064	3.0%	3,854	3.5%	4,801	4.1%
75-79	1,973	1.9%	2,854	2.6%	3,504	3.0%
80-84	1,305	1.3%	1,689	1.5%	2,445	2.1%
Age 85+	1,133	1.1%	1,481	1.3%	1,875	1.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	1,215	2.9%	1,192	2.6%
$10,000-14,999	437	1.1%	408	0.9%
$15,000-19,999	409	1.0%	329	0.7%
$20,000-24,999	659	1.6%	543	1.2%
$25,000-29,999	786	1.9%	693	1.5%
$30,000-34,999	906	2.2%	834	1.9%
$35,000-39,999	917	2.2%	819	1.8%
$40,000-44,999	648	1.6%	603	1.3%
$45,000-49,999	720	1.7%	651	1.4%
$50,000-59,999	1,756	4.2%	1,619	3.6%
$60,000-74,999	3,166	7.6%	3,040	6.7%
$75,000-99,999	4,510	10.9%	4,518	10.0%
$100,000-124,999	4,308	10.4%	4,509	10.0%
$125,000-149,999	3,777	9.1%	4,001	8.9%
$150,000-199,999	6,112	14.7%	7,021	15.6%
$200,000-249,999	4,385	10.6%	5,557	12.3%
$250,000-299,999	2,508	6.0%	3,357	7.4%
$300,000-399,999	2,331	5.6%	3,135	7.0%
$400,000-499,999	315	0.8%	310	0.7%
$500,000+	1,672	4.0%	1,992	4.4%
Median Household Income	$126,843	-	$141,585	-
Average Household Income	$162,818	-	$178,826	-
Per Capita Income	$61,265	-	$68,757	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	54,193	52.6%	48,680	44.1%	48,422	41.3%
Black Alone	11,983	11.6%	14,238	12.9%	14,981	12.8%
American Indian	609	0.6%	563	0.5%	580	0.5%
Asian Alone	19,911	19.3%	29,564	26.8%	33,857	28.9%
Pacific Islander	55	0.1%	57	0.1%	59	0.1%
Some Other Race	5,044	4.9%	5,136	4.7%	5,895	5.0%
Two or More Races	11,271	10.9%	12,057	10.9%	13,416	11.4%
Hispanic (Any Race)	14,793	14.3%	15,172	13.8%	17,328	14.8%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

110K
Total Population

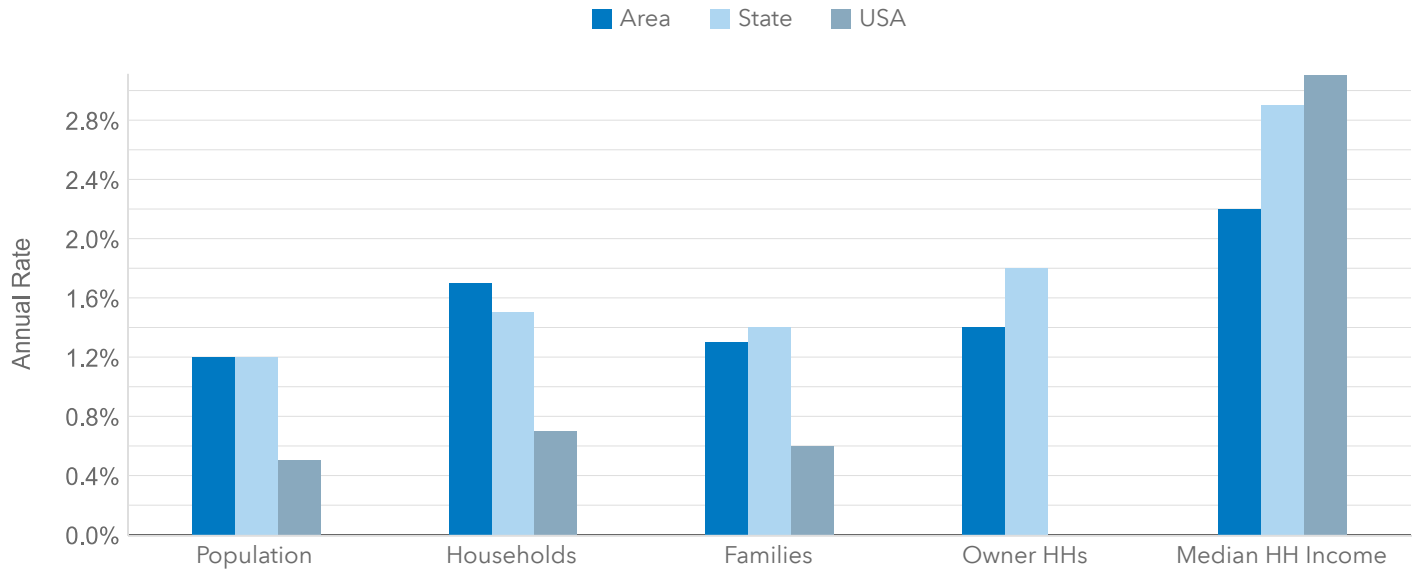
41.5K
Total Households

2.64
Average Household Size

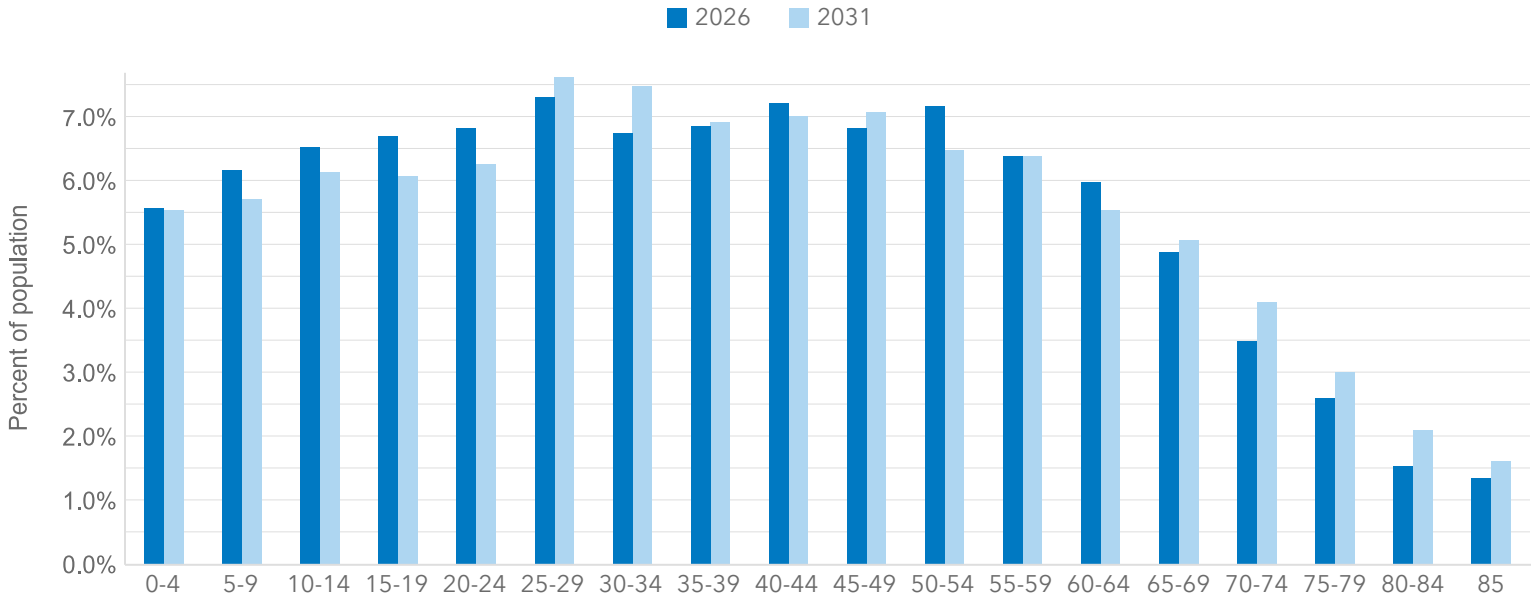
38.1
Median Age

110K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

$127K
Median Household Income

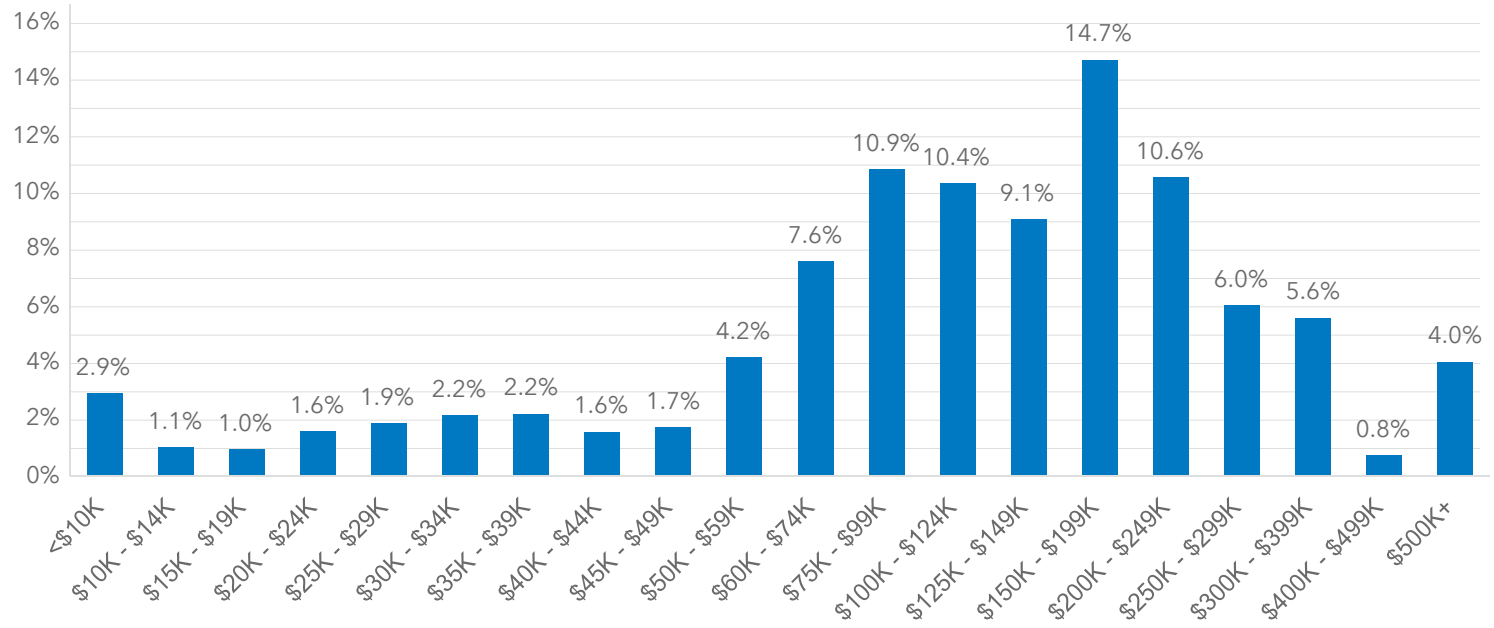
$382K
Median Net Worth

131
Wealth Index

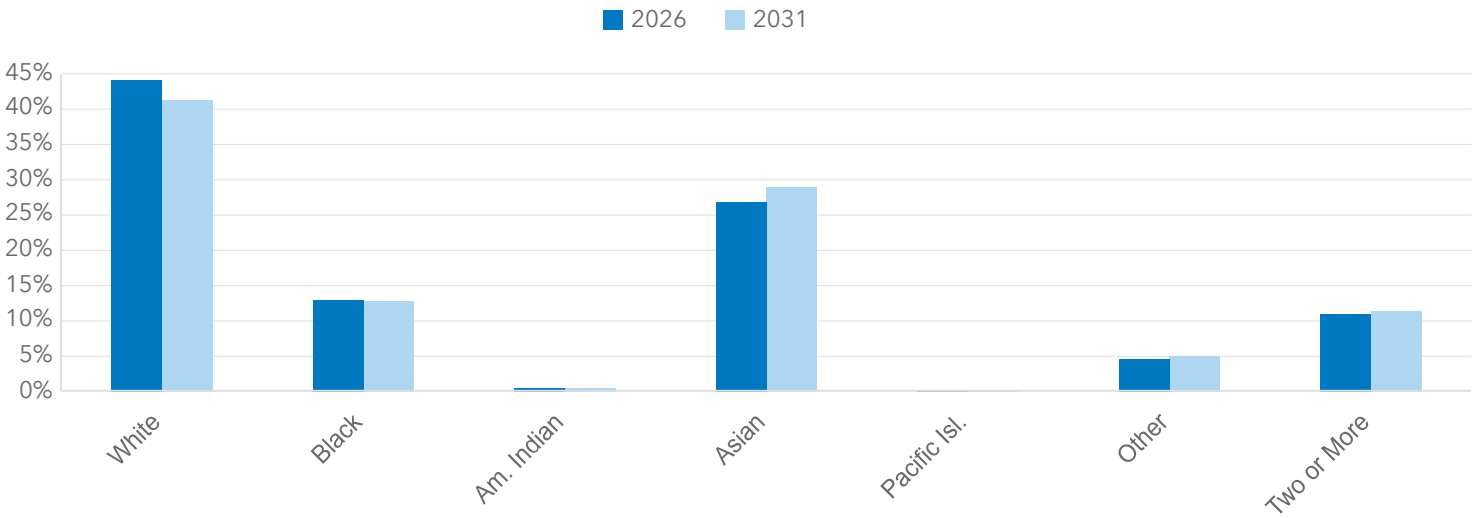
91
Housing Affordability Index

77.3
Diversity Index

Households by Income for 2026



Population by Race



[Source](): Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Demographic and Income Profile

548 E Bethany Dr, Allen, Texas, 75002 6
548 E Bethany Dr, Allen, Texas, 75002
Ring: 5 mile radius

Summary	Census 2020	2026	2031
Total Population	258,928	276,815	297,160
Total Households	91,560	101,797	111,607
Family Households	68,795	73,128	78,663
Average Household Size	2.82	2.71	2.65
Owner Occupied Housing Units	57,918	61,142	64,502
Renter Occupied Housing Units	33,642	40,655	47,105
Median Age	37.4	38.1	38.8

Trends 2026 - 2031	Area	State	National
Population	1.40%	1.20%	0.50%
Households	1.90%	1.50%	0.70%
Family Population	1.50%	1.40%	0.60%
Owner Occupied Housing Units	1.10%	1.80%	0.00%
Median Household Income	2.60%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	14,374	5.5%	14,894	5.4%	15,888	5.3%
5-9	17,652	6.8%	16,598	6.0%	16,660	5.6%
10-14	20,658	8.0%	18,669	6.7%	18,488	6.2%
15-19	20,303	7.8%	19,230	7.0%	18,801	6.3%
20-24	16,188	6.3%	18,590	6.7%	19,197	6.5%
25-29	15,207	5.9%	20,969	7.6%	22,680	7.6%
30-34	16,305	6.3%	18,143	6.5%	21,830	7.3%
35-39	18,389	7.1%	18,132	6.5%	19,635	6.6%
40-44	19,109	7.4%	20,019	7.2%	20,526	6.9%
45-49	20,725	8.0%	19,330	7.0%	21,554	7.3%
50-54	18,694	7.2%	20,448	7.4%	20,142	6.8%
55-59	17,632	6.8%	17,807	6.4%	19,549	6.6%
60-64	13,907	5.4%	16,278	5.9%	16,504	5.5%
65-69	10,461	4.0%	12,908	4.7%	14,371	4.8%
70-74	8,399	3.2%	9,495	3.4%	11,756	4.0%
75-79	5,333	2.1%	7,596	2.7%	8,755	3.0%
80-84	3,182	1.2%	4,463	1.6%	6,375	2.1%
Age 85+	2,410	0.9%	3,247	1.2%	4,449	1.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Households by Income	2026		2031	
	Number	Percent	Number	Percent
<$10,000	2,953	2.9%	2,898	2.6%
$10,000-14,999	1,215	1.2%	1,147	1.0%
$15,000-19,999	1,053	1.0%	848	0.8%
$20,000-24,999	1,468	1.4%	1,218	1.1%
$25,000-29,999	1,684	1.6%	1,452	1.3%
$30,000-34,999	1,917	1.9%	1,737	1.6%
$35,000-39,999	2,141	2.1%	1,887	1.7%
$40,000-44,999	1,951	1.9%	1,827	1.6%
$45,000-49,999	1,765	1.7%	1,583	1.4%
$50,000-59,999	4,282	4.2%	3,898	3.5%
$60,000-74,999	7,842	7.7%	7,683	6.9%
$75,000-99,999	10,814	10.6%	10,734	9.6%
$100,000-124,999	10,490	10.3%	10,911	9.8%
$125,000-149,999	8,876	8.7%	9,392	8.4%
$150,000-199,999	13,898	13.7%	15,879	14.2%
$200,000-249,999	11,896	11.7%	15,454	13.8%
$250,000-299,999	6,712	6.6%	9,202	8.3%
$300,000-399,999	6,096	6.0%	8,351	7.5%
$400,000-499,999	956	0.9%	960	0.9%
$500,000+	3,788	3.7%	4,545	4.1%
Median Household Income	$128,180	-	$145,664	-
Average Household Income	$164,866	-	$181,802	-
Per Capita Income	$60,748	-	$68,415	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	130,372	50.4%	117,203	42.3%	117,769	39.6%
Black Alone	27,275	10.5%	32,450	11.7%	34,540	11.6%
American Indian	1,855	0.7%	1,706	0.6%	1,785	0.6%
Asian Alone	53,466	20.6%	77,654	28.1%	89,566	30.1%
Pacific Islander	136	0.1%	147	0.1%	159	0.1%
Some Other Race	16,276	6.3%	16,340	5.9%	18,354	6.2%
Two or More Races	29,548	11.4%	31,314	11.3%	34,988	11.8%
Hispanic (Any Race)	44,242	17.1%	44,905	16.2%	50,735	17.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

277K
Total Population

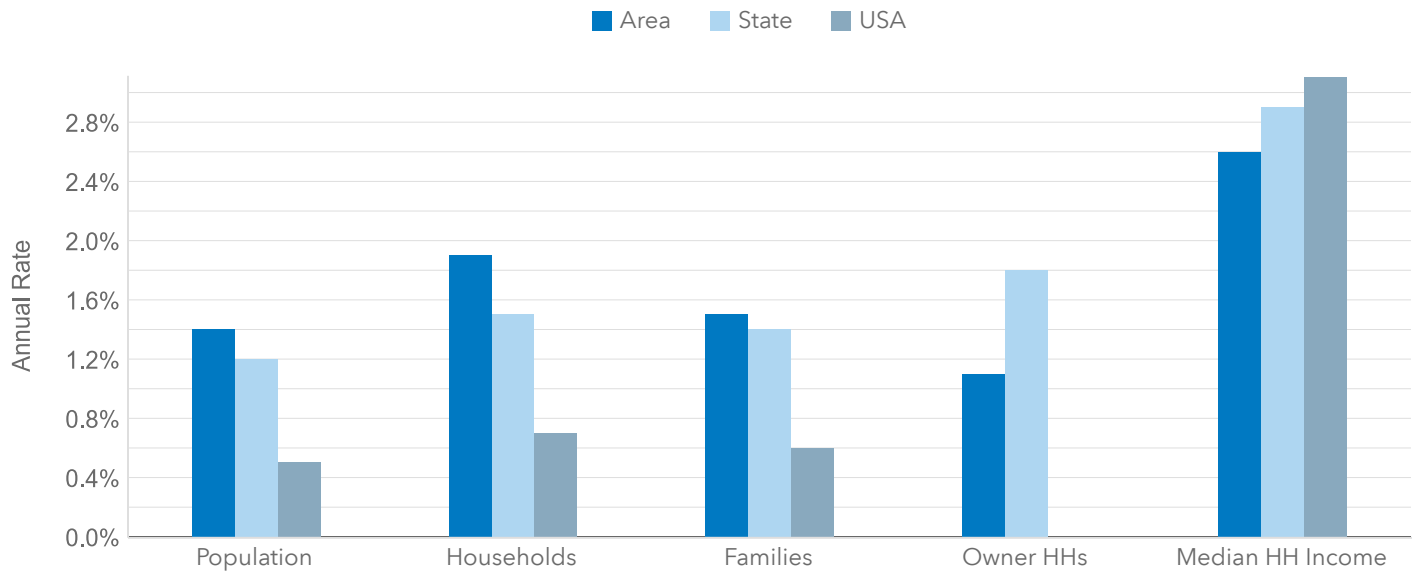
102K
Total Households

2.71
Average Household Size

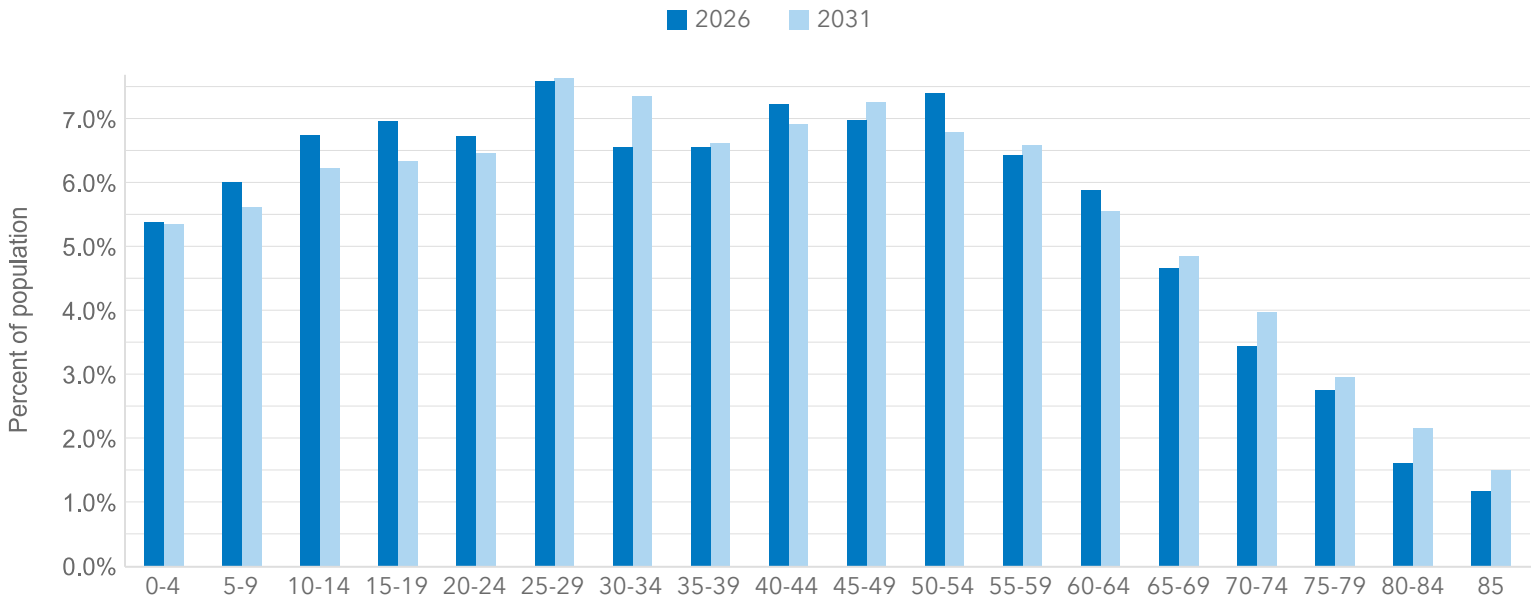
38.1
Median Age

260K
Daytime Population

Trends: 2026 - 2031 Annual Rate



Population by Age



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Key Indicators for 2026

$128K
Median Household Income

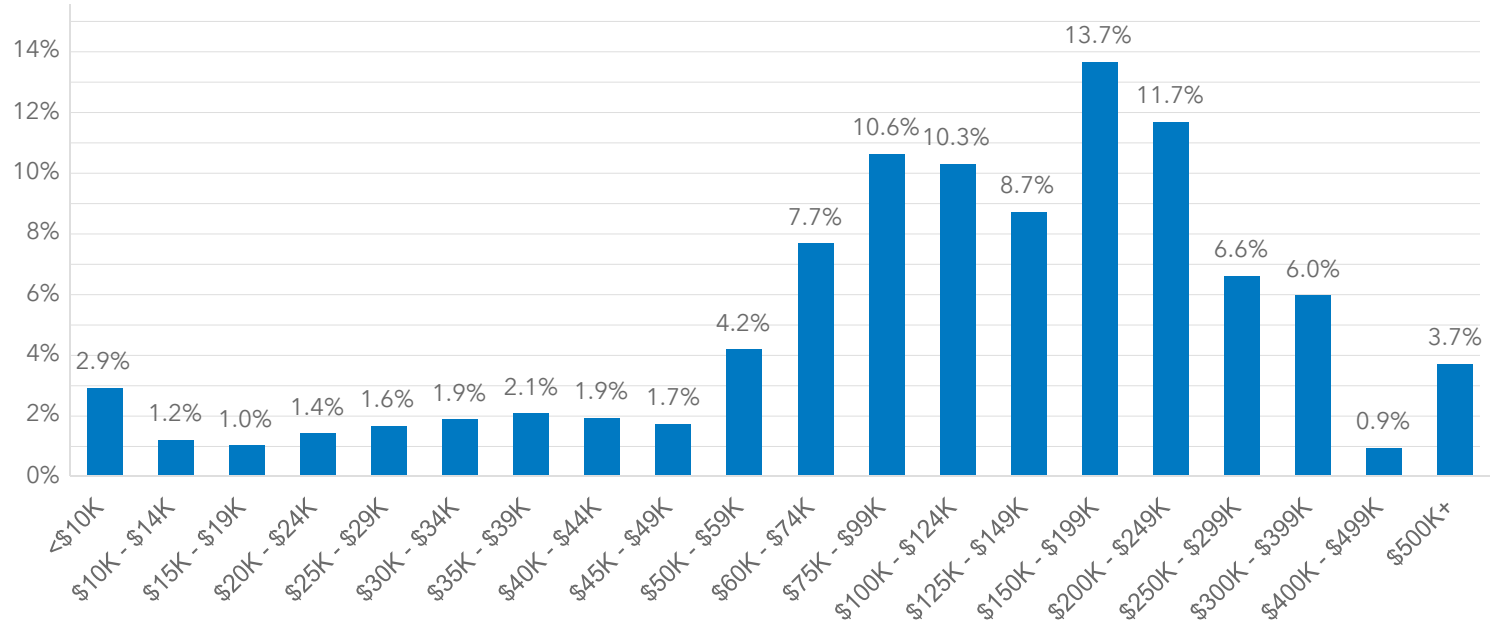
$436K
Median Net Worth

136
Wealth Index

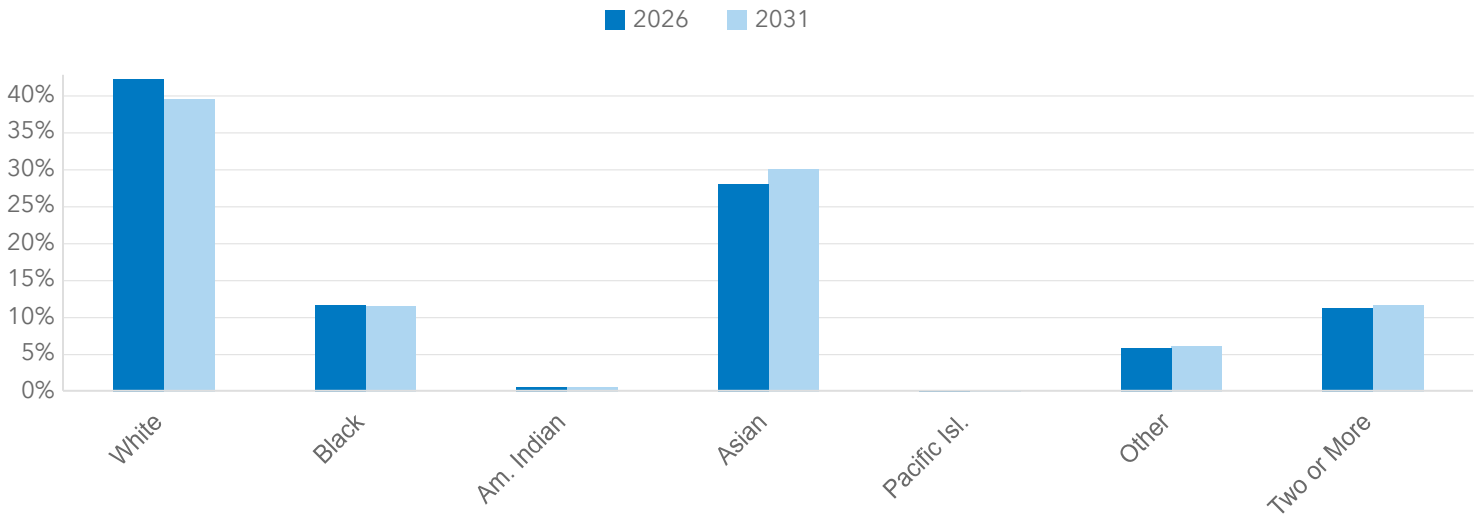
89
Housing Affordability Index

79.0
Diversity Index

Households by Income for 2026



Population by Race



Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____