



FOR SALE

CHILDCARE / EDUCATIONAL FACILITY

300 S Bowser Rd, Richardson, TX

★ PRIME OWNER-USER OR INVESTMENT OPPORTUNITY

Rare opportunity to acquire a freestanding commercial property currently configured as a childcare facility in one of the most desirable North Dallas submarkets. This turnkey asset offers strong demographics, a growing population base, and immediate operational potential.

📍 PROPERTY HIGHLIGHTS

- ✓ Freestanding daycare facility
 - ✓ Move-in ready with functional layout
 - ✓ Secure outdoor play area
 - ✓ On-site parking
 - ✓ Strong surrounding residential density
 - ✓ Flexible zoning for childcare, education, or professional services
 - ✓ Ideal for owner-users or investors
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INVESTMENT HIGHLIGHTS

- ✓ High-demand childcare and early education sector
 - ✓ Annual Revenue ~300K, Gross Profit 180K
 - ✓ Limited inventory in Richardson and North Dallas
 - ✓ Strong long-term tenant demand
 - ✓ Excellent 1031 exchange opportunity
 - ✓ Growing employment and population base
 - ✓ Family-oriented demographics
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MARKET OVERVIEW | RICHARDSON, TEXAS

Strong Family & Childcare Demographics

Richardson offers a stable and affluent population base ideal for childcare, education, and service businesses.

- Population: **~118,000 residents**
- Median age: **34 years**
- ~21% of population under age 18
- High percentage of families and young professionals

These demographics create consistent demand for childcare and early education services.

Income & Affluence

- Median household income: ~**\$96K–\$98K**
- Per capita income: ~**\$51K**
- Top income brackets:
 - 33% earning \$75K–\$149K
 - 30% earning \$150K+

This strong income base supports premium childcare and educational services.

Population & Growth Drivers

- High employment density
- Major technology and telecom employers nearby
- Continued North Dallas suburban growth
- Strong demand for early childhood education

Richardson is part of the **Dallas-Fort Worth metro**, one of the fastest-growing regions in the United States.

LOCATION ADVANTAGES

- ✓ Central Richardson location
- ✓ Minutes to Plano, Garland, and North Dallas
- ✓ Easy access to major highways and commuter corridors

- ✓ Dense residential neighborhoods
 - ✓ High daytime population
 - ✓ Close to employment hubs and corporate campuses
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POTENTIAL USES

- Daycare or early childhood education
 - Montessori or private school
 - Tutoring or after-school programs
 - Therapy or pediatric medical services
 - Professional office or community center
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CONTACT FOR OFFERING MEMORANDUM, PRICING & TOUR

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