

**FOR  
SALE**

**8200 Schrade Rd  
Rowlett, TX 75088**



- **Asking- \$3,250,000**
- **Vacant School buildings**
- **Year built- 1985**
- **Year renovated- 2019**
- **2 building campus**
- **Total building size- 22,151 sqft**
- **Total lot- 4.01 acres**
- **Building A- 10,206 sqft (Total)**
- **Building A- 9 Classrooms, 2+ Offices, Restrooms (2 story)**
- **Building B- 11,945 sqft**
- **Building B- 11 Classrooms, Kitchen, Restrooms, High ceiling**
- **Avg. Income of \$128k+ in the 1-mile radius**

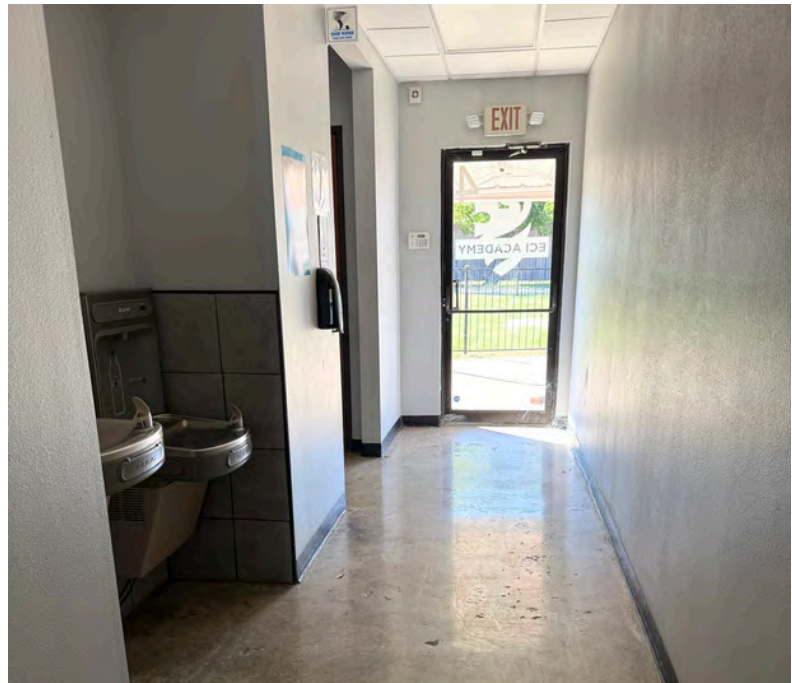


**Neal Agrawal**  
**972-804-0742**  
**dfwneal@gmail.com**  
**Crest Real Estate Advisors**  
**www.preschoolexchange.com**

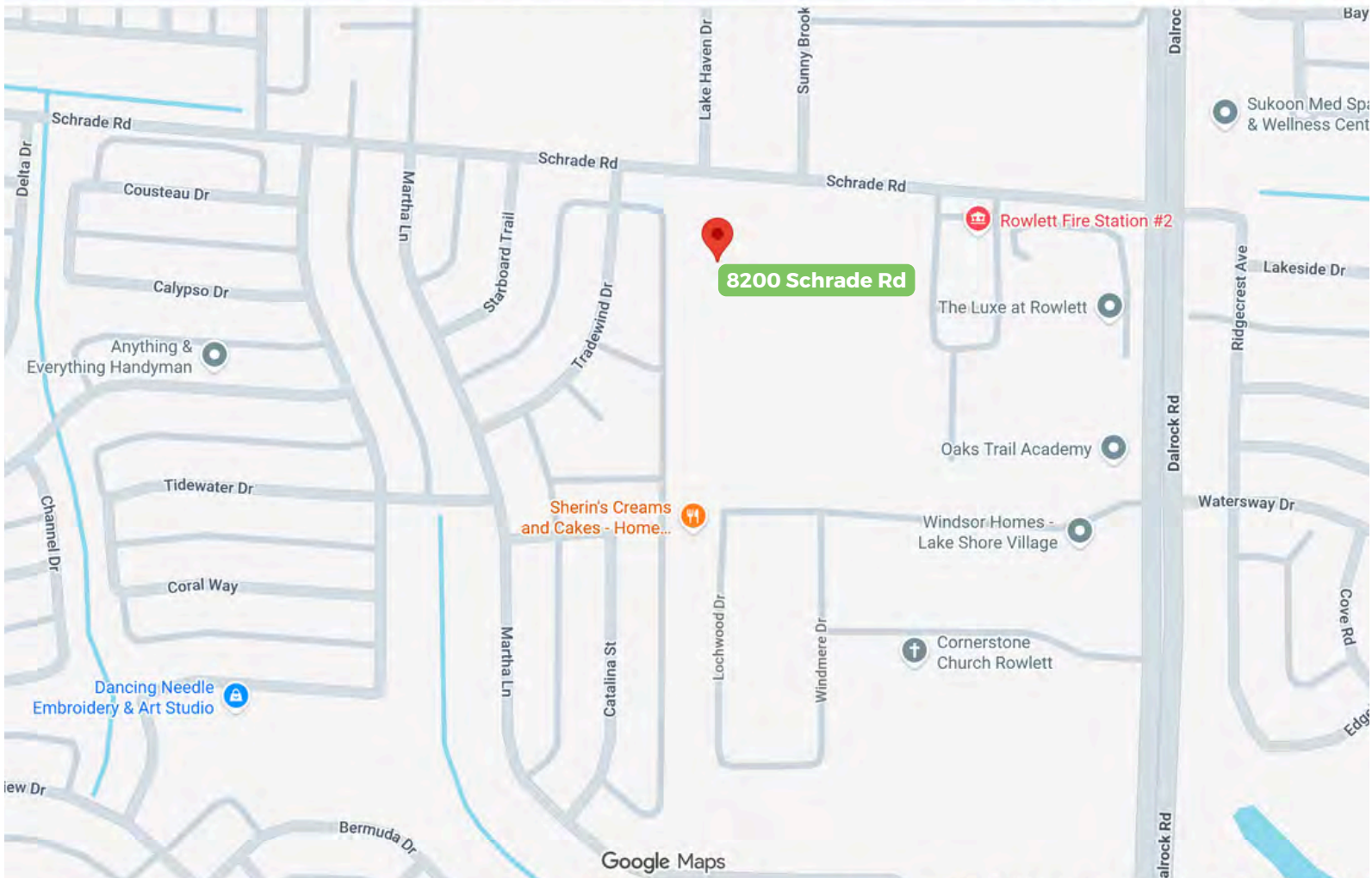
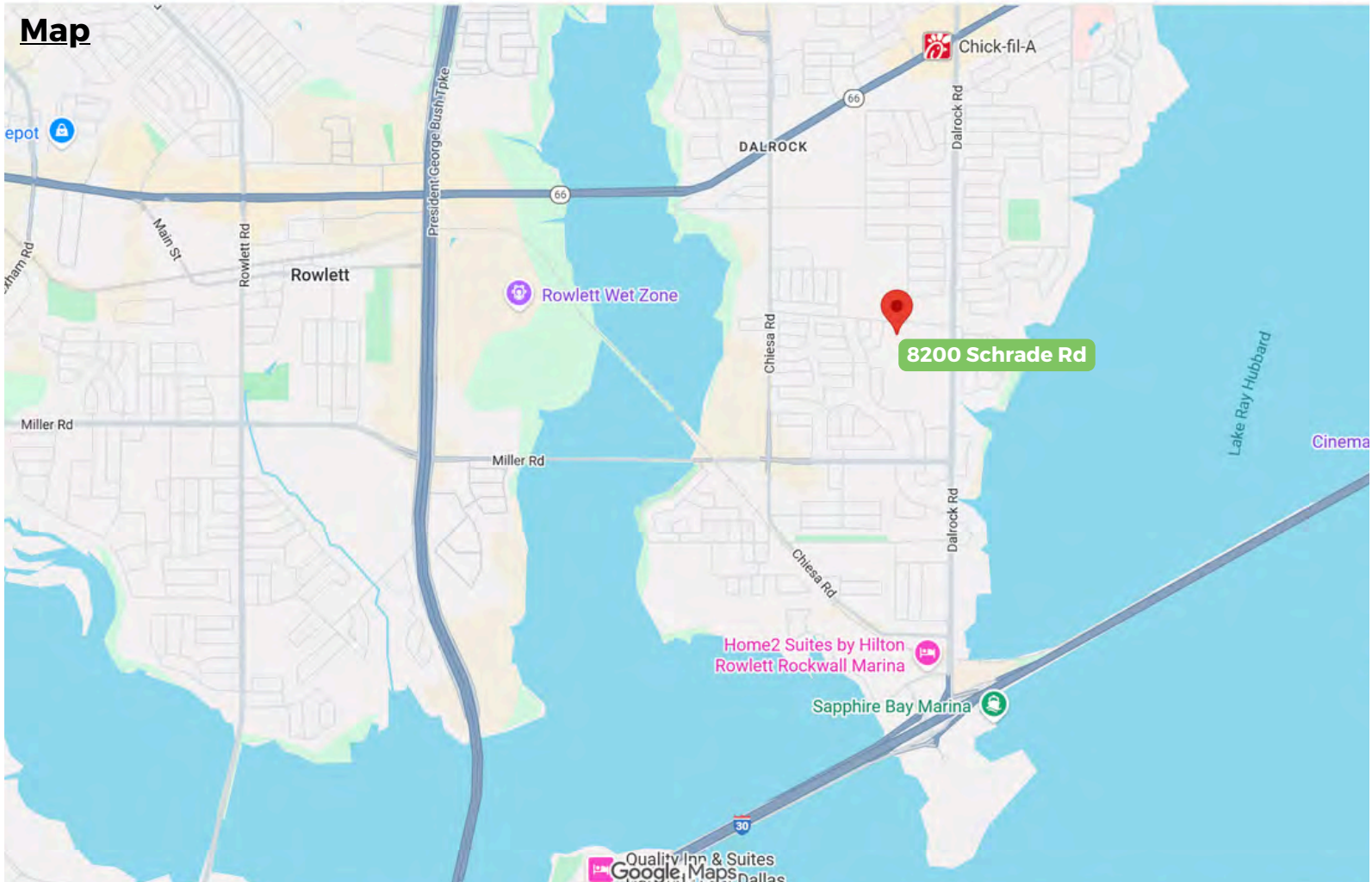
# Pictures



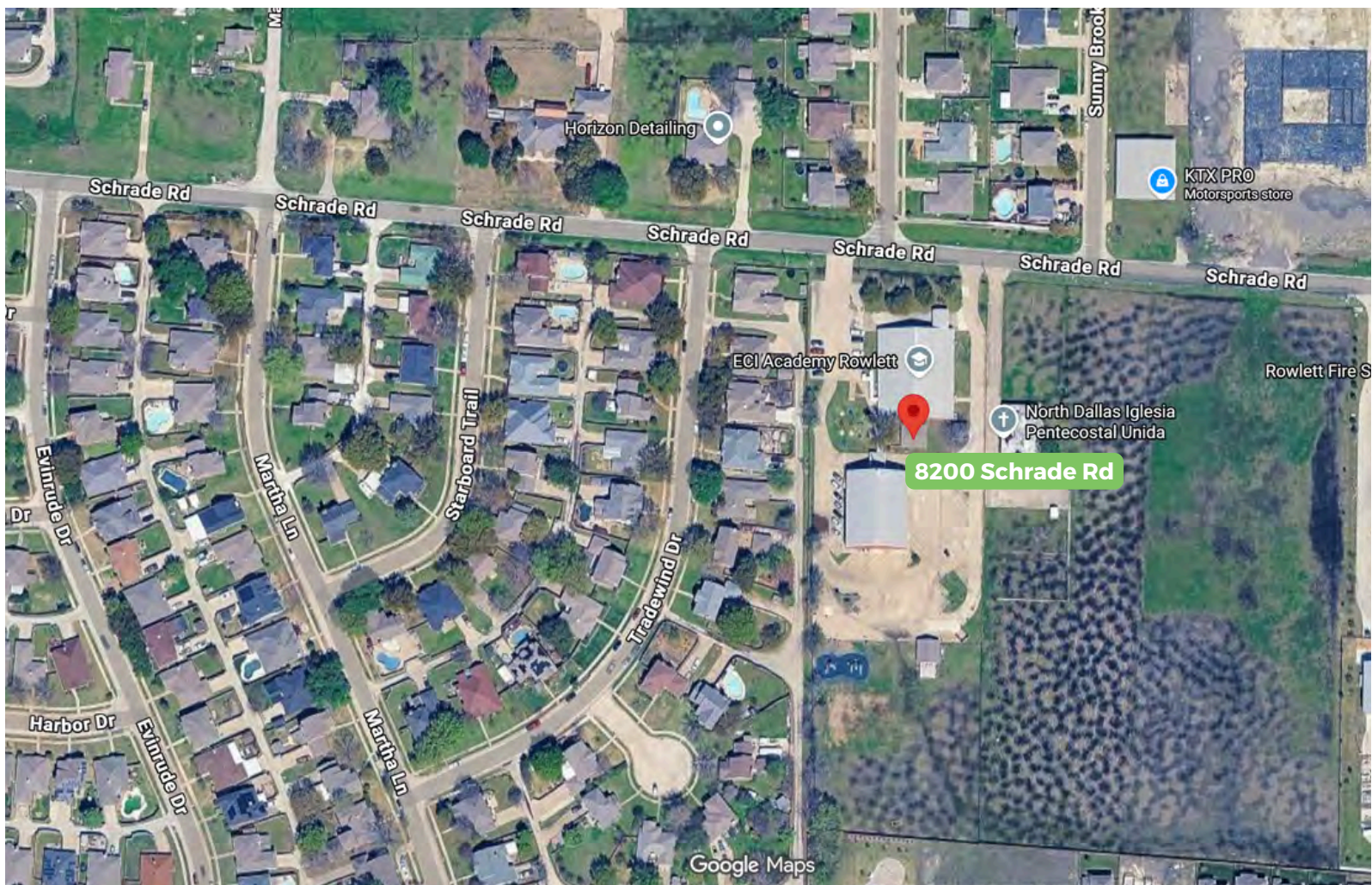
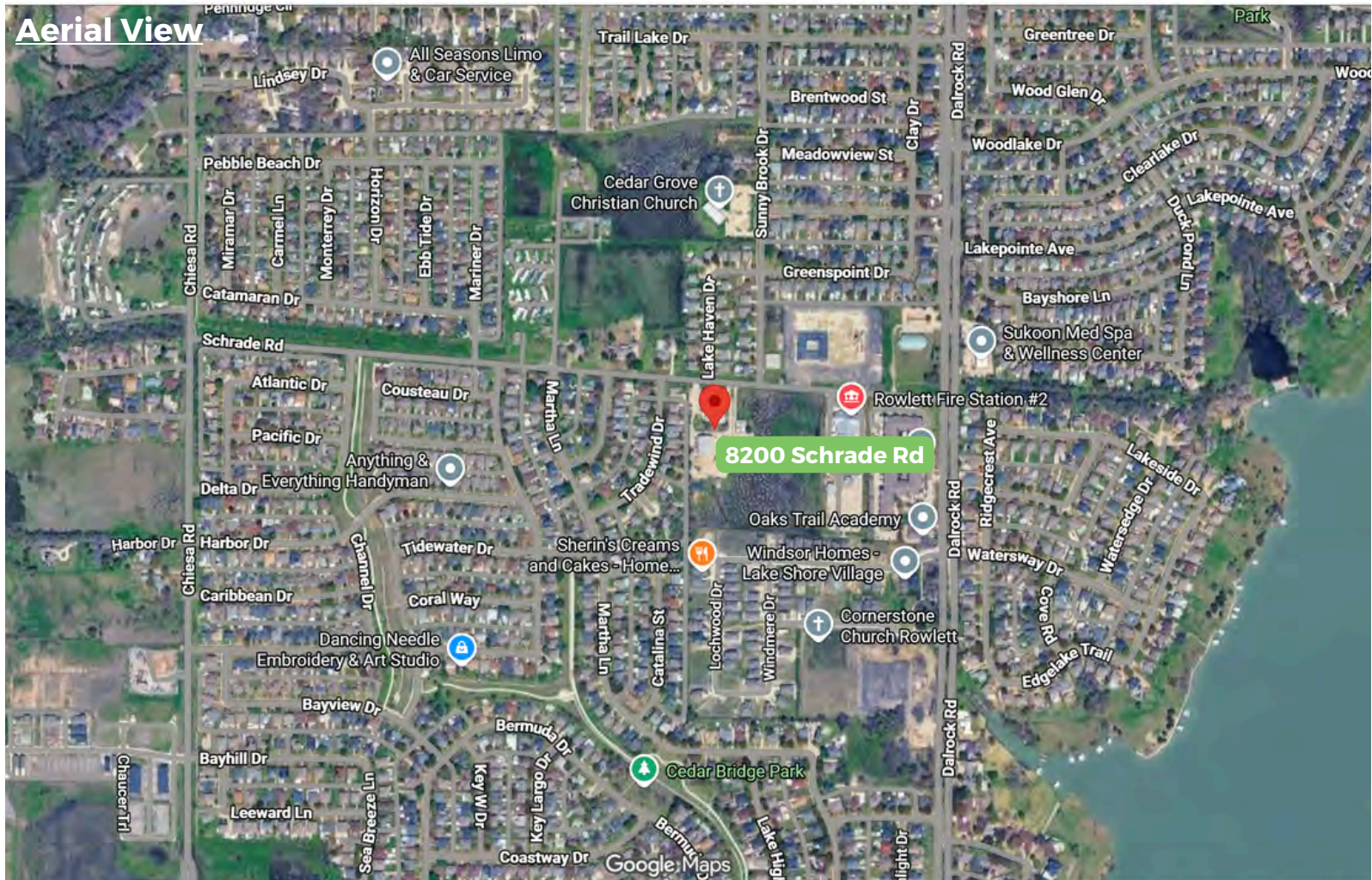
**Pictures**



# Map



# Aerial View





# Demographic and Income Profile

8200 Schrade Rd, Rowlett, Texas, 75088  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 32.89900  
Longitude: -96.52231

Summary	Census 2010	Census 2020	2025	2030
Population	10,056	10,329	10,289	10,507
Households	3,368	3,553	3,630	3,767
Families	2,775	2,876	2,890	2,995
Average Household Size	2.95	2.89	2.81	2.77
Owner Occupied Housing Units	2,953	2,920	2,999	3,167
Renter Occupied Housing Units	414	633	631	600
Median Age	37.2	39.0	39.6	40.4

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.42%	1.10%	0.42%
Households	0.74%	1.41%	0.64%
Families	0.72%	1.31%	0.54%
Owner HHs	1.10%	1.80%	0.91%
Median Household Income	2.70%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	175	4.8%	158	4.2%
\$15,000 - \$24,999	40	1.1%	35	0.9%
\$25,000 - \$34,999	81	2.2%	68	1.8%
\$35,000 - \$49,999	203	5.6%	166	4.4%
\$50,000 - \$74,999	562	15.5%	507	13.5%
\$75,000 - \$99,999	740	20.4%	684	18.2%
\$100,000 - \$149,999	772	21.3%	804	21.3%
\$150,000 - \$199,999	508	14.0%	597	15.8%
\$200,000+	549	15.1%	749	19.9%

Median Household Income	\$100,701	\$115,054
Average Household Income	\$128,701	\$144,640
Per Capita Income	\$45,248	\$51,636

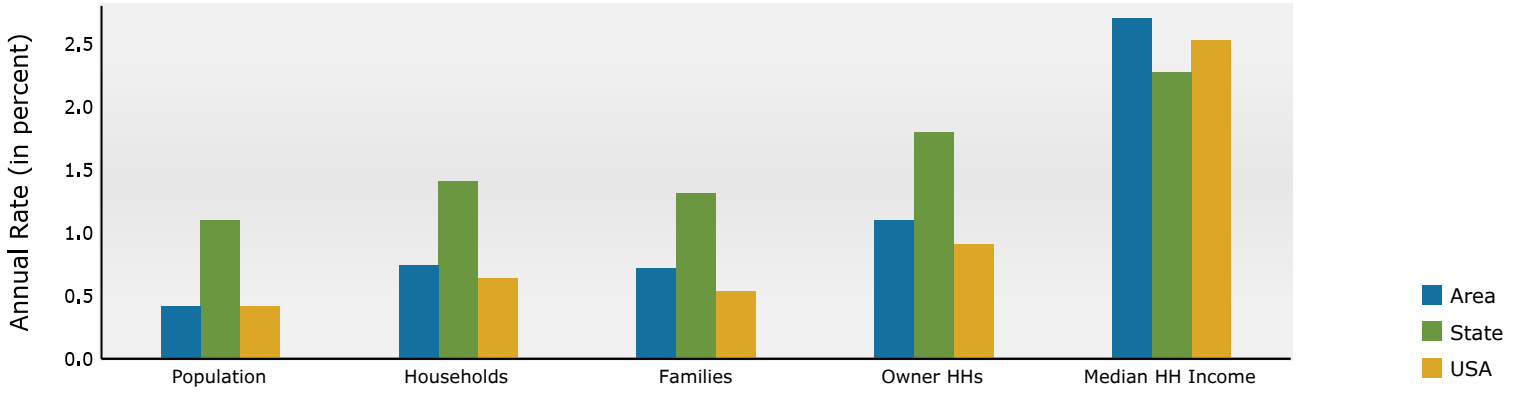
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	620	6.2%	563	5.5%	549	5.3%	551	5.2%
5 - 9	742	7.4%	600	5.8%	611	5.9%	583	5.5%
10 - 14	895	8.9%	752	7.3%	589	5.7%	628	6.0%
15 - 19	868	8.6%	781	7.6%	646	6.3%	531	5.1%
20 - 24	495	4.9%	655	6.3%	617	6.0%	529	5.0%
25 - 34	1,122	11.2%	1,267	12.3%	1,476	14.3%	1,624	15.5%
35 - 44	1,491	14.8%	1,306	12.6%	1,390	13.5%	1,484	14.1%
45 - 54	1,905	18.9%	1,371	13.3%	1,205	11.7%	1,248	11.9%
55 - 64	1,102	11.0%	1,698	16.4%	1,495	14.5%	1,208	11.5%
65 - 74	469	4.7%	908	8.8%	1,145	11.1%	1,363	13.0%
75 - 84	243	2.4%	321	3.1%	449	4.4%	609	5.8%
85+	105	1.0%	108	1.0%	116	1.1%	149	1.4%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,356	73.2%	5,840	56.5%	5,389	52.4%	5,202	49.5%
Black Alone	1,357	13.5%	1,823	17.6%	1,975	19.2%	2,063	19.6%
American Indian Alone	55	0.5%	66	0.6%	68	0.7%	72	0.7%
Asian Alone	416	4.1%	472	4.6%	526	5.1%	574	5.5%
Pacific Islander Alone	5	0.0%	14	0.1%	14	0.1%	14	0.1%
Some Other Race Alone	582	5.8%	759	7.3%	845	8.2%	953	9.1%
Two or More Races	285	2.8%	1,356	13.1%	1,473	14.3%	1,628	15.5%
Hispanic Origin (Any Race)	1,634	16.2%	2,279	22.1%	2,525	24.5%	2,846	27.1%

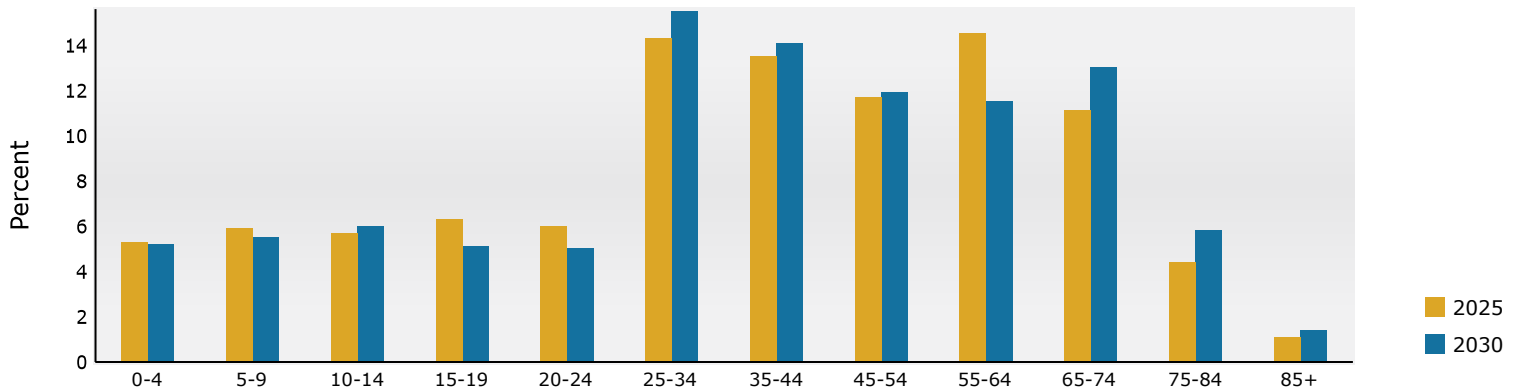
**Data Note:** Income is expressed in current dollars.

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

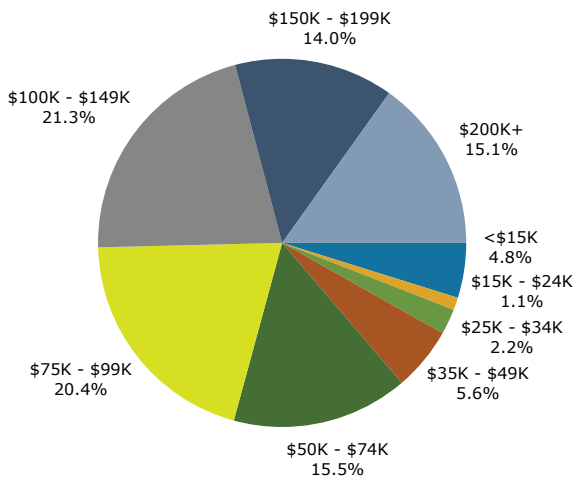
## Trends 2025-2030



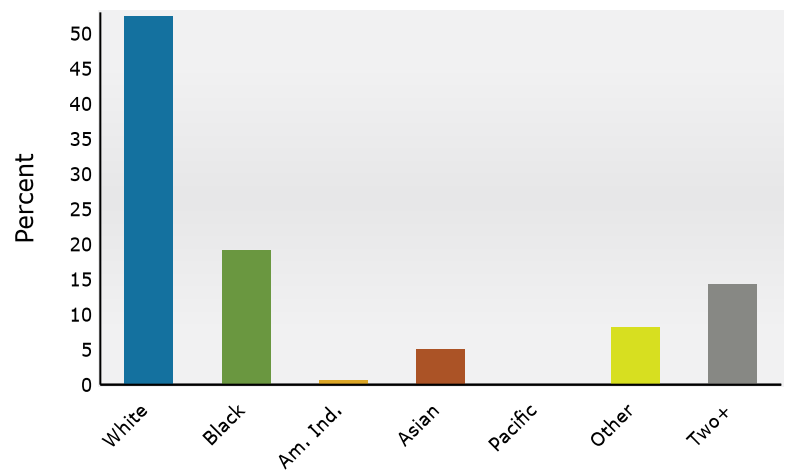
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 24.5%

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

# Demographic and Income Profile

8200 Schrade Rd, Rowlett, Texas, 75088  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 32.89900  
Longitude: -96.52231

Summary	Census 2010	Census 2020	2025	2030
Population	44,554	48,737	53,137	56,564
Households	15,597	17,775	20,000	21,775
Families	12,239	13,213	14,421	15,511
Average Household Size	2.84	2.72	2.64	2.58
Owner Occupied Housing Units	12,360	12,597	13,161	14,302
Renter Occupied Housing Units	3,238	5,178	6,839	7,473
Median Age	37.2	39.2	40.0	41.0

Trends: 2025-2030 Annual Rate	Area	State	National
Population	1.26%	1.10%	0.42%
Households	1.72%	1.41%	0.64%
Families	1.47%	1.31%	0.54%
Owner HHs	1.68%	1.80%	0.91%
Median Household Income	2.01%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	979	4.9%	893	4.1%
\$15,000 - \$24,999	610	3.0%	541	2.5%
\$25,000 - \$34,999	653	3.3%	583	2.7%
\$35,000 - \$49,999	1,328	6.6%	1,240	5.7%
\$50,000 - \$74,999	3,281	16.4%	3,378	15.5%
\$75,000 - \$99,999	2,552	12.8%	2,581	11.9%
\$100,000 - \$149,999	4,379	21.9%	4,719	21.7%
\$150,000 - \$199,999	3,179	15.9%	3,742	17.2%
\$200,000+	3,038	15.2%	4,097	18.8%

Median Household Income	\$105,612	\$116,655
Average Household Income	\$128,901	\$141,359
Per Capita Income	\$48,472	\$54,426

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,700	6.1%	2,683	5.5%	2,830	5.3%	2,981	5.3%
5 - 9	3,220	7.2%	2,863	5.9%	3,067	5.8%	3,020	5.3%
10 - 14	3,821	8.6%	3,305	6.8%	3,020	5.7%	3,209	5.7%
15 - 19	3,764	8.4%	3,476	7.1%	3,220	6.1%	2,974	5.3%
20 - 24	2,225	5.0%	3,232	6.6%	3,230	6.1%	3,063	5.4%
25 - 34	5,077	11.4%	6,181	12.7%	7,655	14.4%	8,326	14.7%
35 - 44	6,992	15.7%	6,131	12.6%	6,907	13.0%	7,740	13.7%
45 - 54	7,849	17.6%	6,933	14.2%	6,690	12.6%	6,844	12.1%
55 - 64	4,928	11.1%	7,172	14.7%	7,495	14.1%	7,214	12.8%
65 - 74	2,334	5.2%	4,368	9.0%	5,634	10.6%	6,576	11.6%
75 - 84	1,188	2.7%	1,782	3.7%	2,632	5.0%	3,587	6.3%
85+	458	1.0%	612	1.3%	758	1.4%	1,030	1.8%

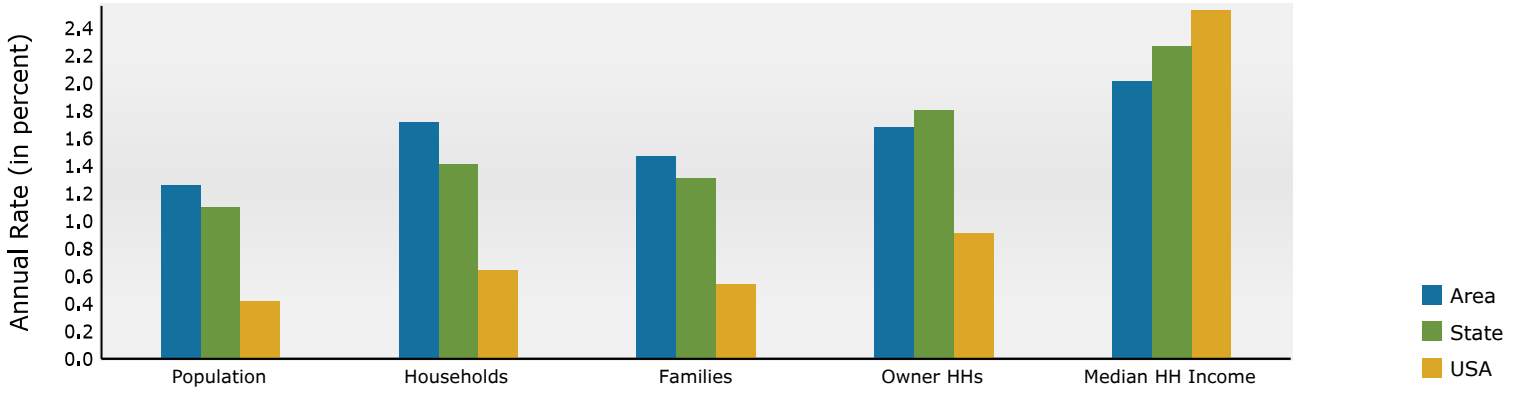
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,839	73.7%	27,132	55.7%	27,855	52.4%	28,256	50.0%
Black Alone	5,748	12.9%	8,647	17.7%	9,859	18.6%	10,585	18.7%
American Indian Alone	287	0.6%	402	0.8%	456	0.9%	499	0.9%
Asian Alone	2,269	5.1%	2,853	5.9%	3,362	6.3%	3,727	6.6%
Pacific Islander Alone	11	0.0%	31	0.1%	33	0.1%	36	0.1%
Some Other Race Alone	2,212	5.0%	3,283	6.7%	3,958	7.4%	4,668	8.3%
Two or More Races	1,188	2.7%	6,388	13.1%	7,615	14.3%	8,794	15.5%

Hispanic Origin (Any Race)	7,184	16.1%	10,172	20.9%	12,308	23.2%	14,491	25.6%
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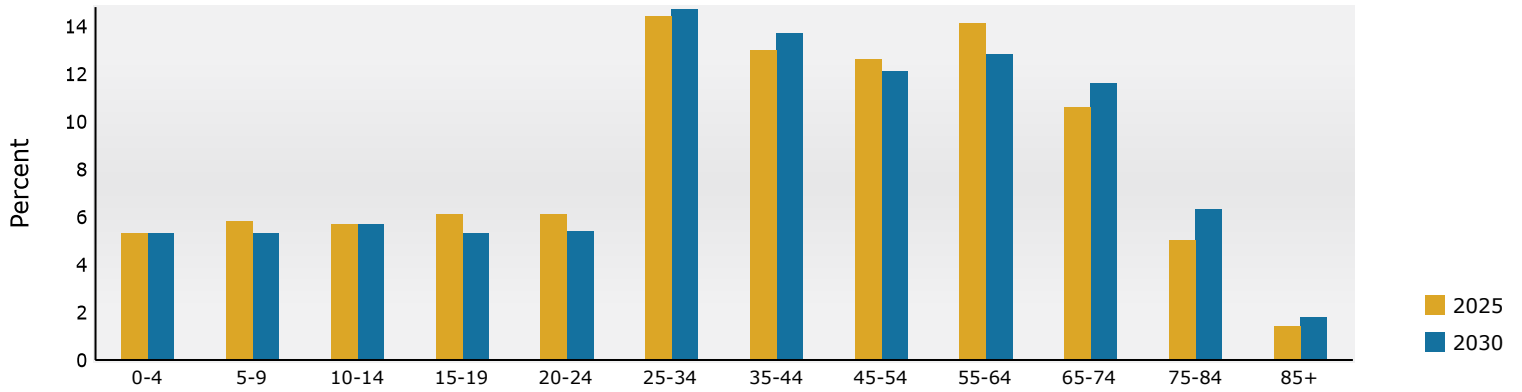
**Data Note:** Income is expressed in current dollars.

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

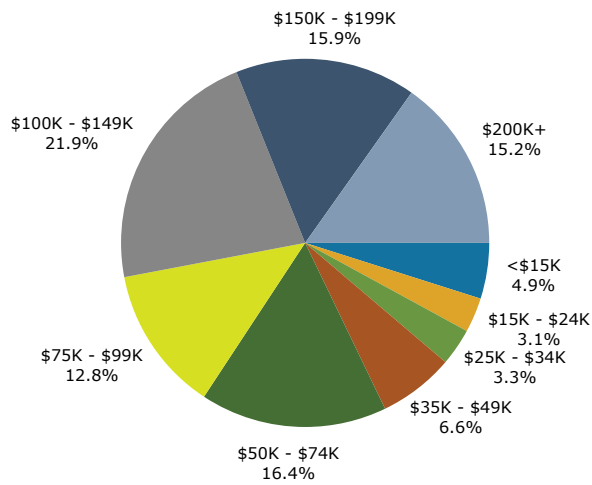
## Trends 2025-2030



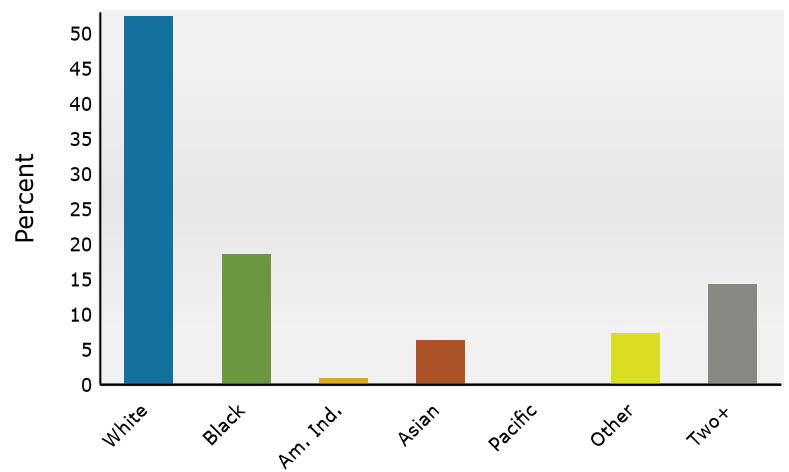
## Population by Age



## 2025 Household Income



## 2025 Population by Race



2025 Percent Hispanic Origin: 23.2%

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

# Demographic and Income Profile

8200 Schrade Rd, Rowlett, Texas, 75088  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 32.89900  
Longitude: -96.52231

Summary	Census 2010	Census 2020	2025	2030
Population	117,846	132,288	140,042	156,016
Households	40,602	46,354	50,403	57,013
Families	31,927	35,471	37,507	42,167
Average Household Size	2.89	2.84	2.76	2.72
Owner Occupied Housing Units	31,983	33,861	35,930	39,413
Renter Occupied Housing Units	8,619	12,493	14,473	17,601
Median Age	36.6	39.0	39.6	40.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.18%	1.10%	0.42%
Households	2.50%	1.41%	0.64%
Families	2.37%	1.31%	0.54%
Owner HHs	1.87%	1.80%	0.91%
Median Household Income	2.33%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,094	4.2%	1,971	3.5%
\$15,000 - \$24,999	1,289	2.6%	1,153	2.0%
\$25,000 - \$34,999	1,653	3.3%	1,499	2.6%
\$35,000 - \$49,999	3,591	7.1%	3,478	6.1%
\$50,000 - \$74,999	8,537	16.9%	8,862	15.5%
\$75,000 - \$99,999	6,214	12.3%	6,498	11.4%
\$100,000 - \$149,999	10,903	21.6%	12,184	21.4%
\$150,000 - \$199,999	7,630	15.1%	9,383	16.5%
\$200,000+	8,492	16.8%	11,986	21.0%

Median Household Income	\$107,026	\$120,068
Average Household Income	\$133,521	\$147,420
Per Capita Income	\$48,204	\$54,051

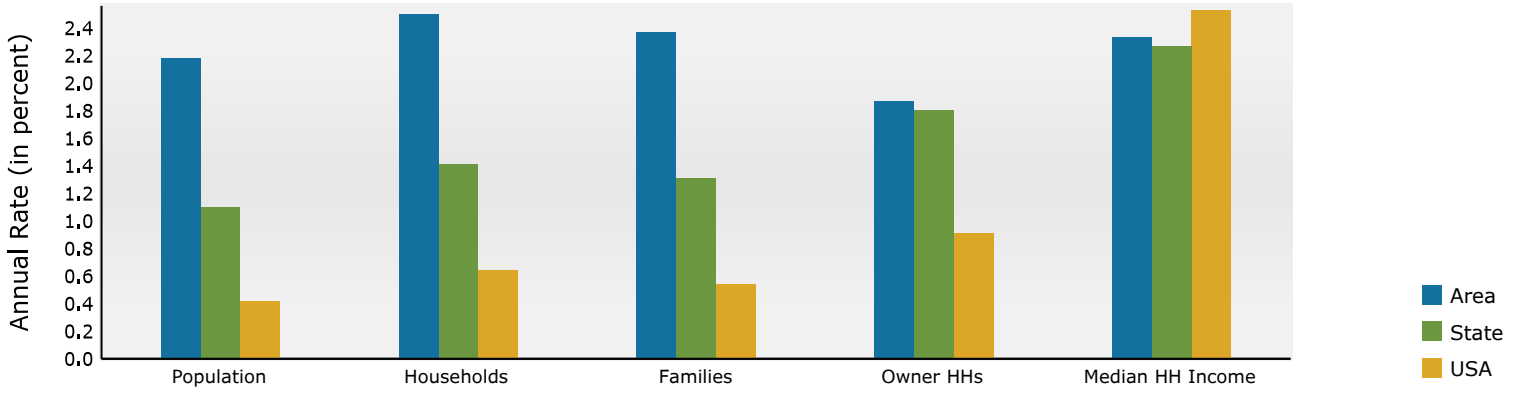
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,739	6.6%	7,296	5.5%	7,565	5.4%	8,437	5.4%
5 - 9	9,070	7.7%	8,171	6.2%	8,222	5.9%	8,615	5.5%
10 - 14	10,135	8.6%	9,691	7.3%	8,528	6.1%	9,227	5.9%
15 - 19	9,475	8.0%	9,925	7.5%	9,226	6.6%	8,817	5.7%
20 - 24	5,853	5.0%	8,451	6.4%	9,018	6.4%	9,126	5.8%
25 - 34	13,686	11.6%	15,835	12.0%	19,264	13.8%	22,947	14.7%
35 - 44	18,559	15.7%	16,875	12.8%	17,904	12.8%	20,697	13.3%
45 - 54	19,858	16.9%	18,700	14.1%	18,122	12.9%	19,201	12.3%
55 - 64	13,132	11.1%	18,685	14.1%	18,863	13.5%	19,328	12.4%
65 - 74	6,301	5.3%	11,911	9.0%	14,407	10.3%	17,355	11.1%
75 - 84	3,025	2.6%	5,095	3.9%	7,023	5.0%	9,555	6.1%
85+	1,012	0.9%	1,652	1.2%	1,899	1.4%	2,712	1.7%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	84,693	71.9%	71,460	54.0%	70,292	50.2%	74,115	47.5%
Black Alone	14,987	12.7%	21,387	16.2%	24,317	17.4%	27,405	17.6%
American Indian Alone	702	0.6%	1,121	0.8%	1,219	0.9%	1,410	0.9%
Asian Alone	7,657	6.5%	10,935	8.3%	12,593	9.0%	14,933	9.6%
Pacific Islander Alone	48	0.0%	104	0.1%	115	0.1%	134	0.1%
Some Other Race Alone	6,641	5.6%	10,090	7.6%	11,762	8.4%	14,331	9.2%
Two or More Races	3,117	2.6%	17,191	13.0%	19,744	14.1%	23,688	15.2%
Hispanic Origin (Any Race)	20,865	17.7%	28,760	21.7%	33,553	24.0%	40,910	26.2%

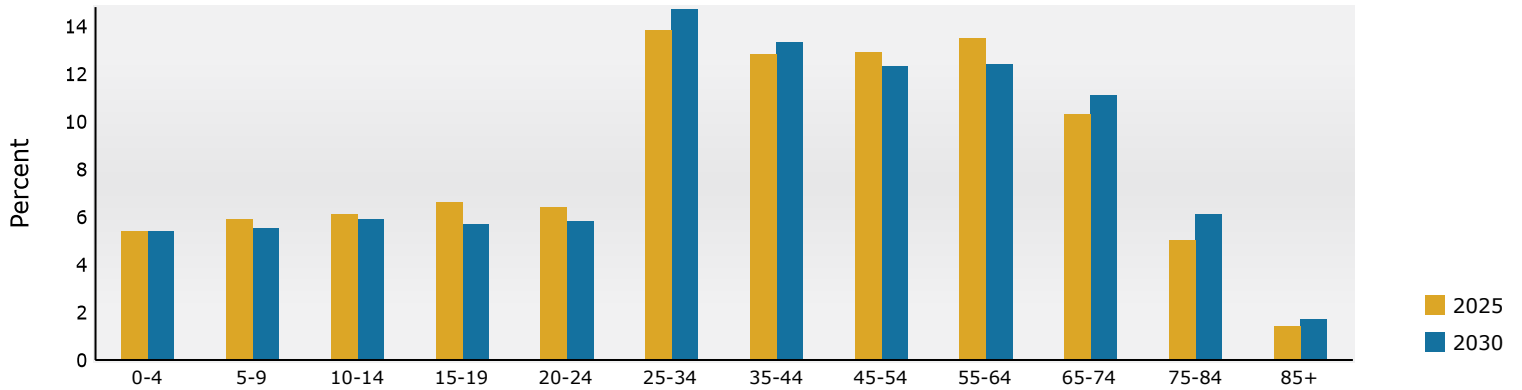
**Data Note:** Income is expressed in current dollars.

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

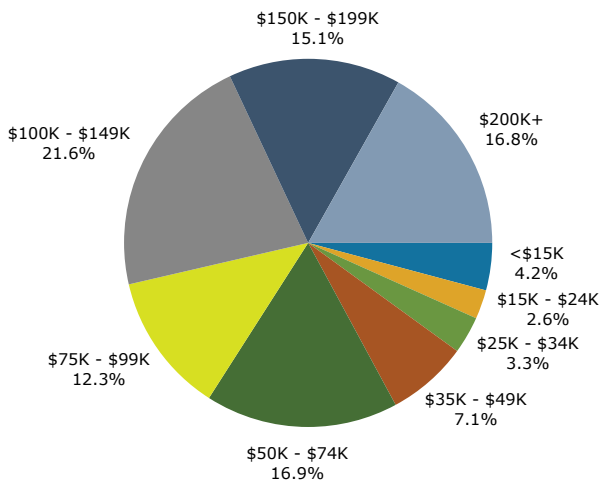
## Trends 2025-2030



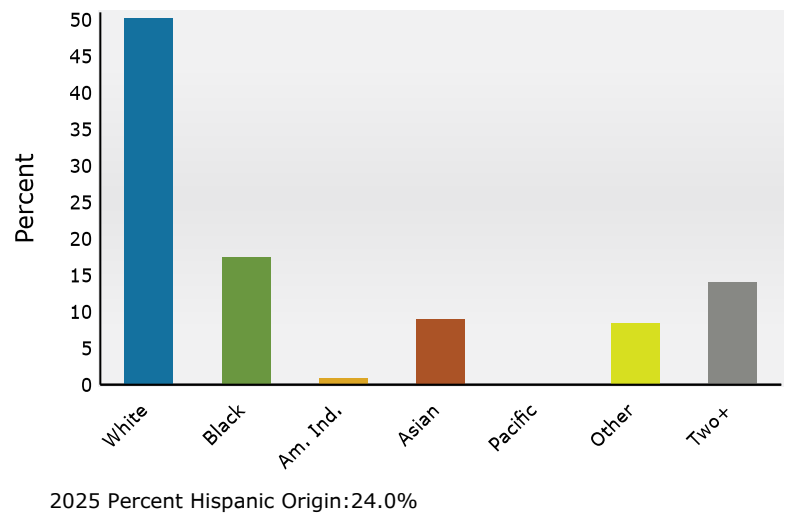
## Population by Age



## 2025 Household Income



## 2025 Population by Race



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.

<b>Crest Real Estate Advisors LLC</b>	<b>9006236</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Neal Agrawal</b>	<b>0589239</b>	<b>dfwneal@gmail.com</b>	<b>(972)804-0742</b>
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](http://www.trec.texas.gov)

IABS 1-1