

**FOR  
SALE**

13122 IH-37  
Corpus Christi, TX 78410



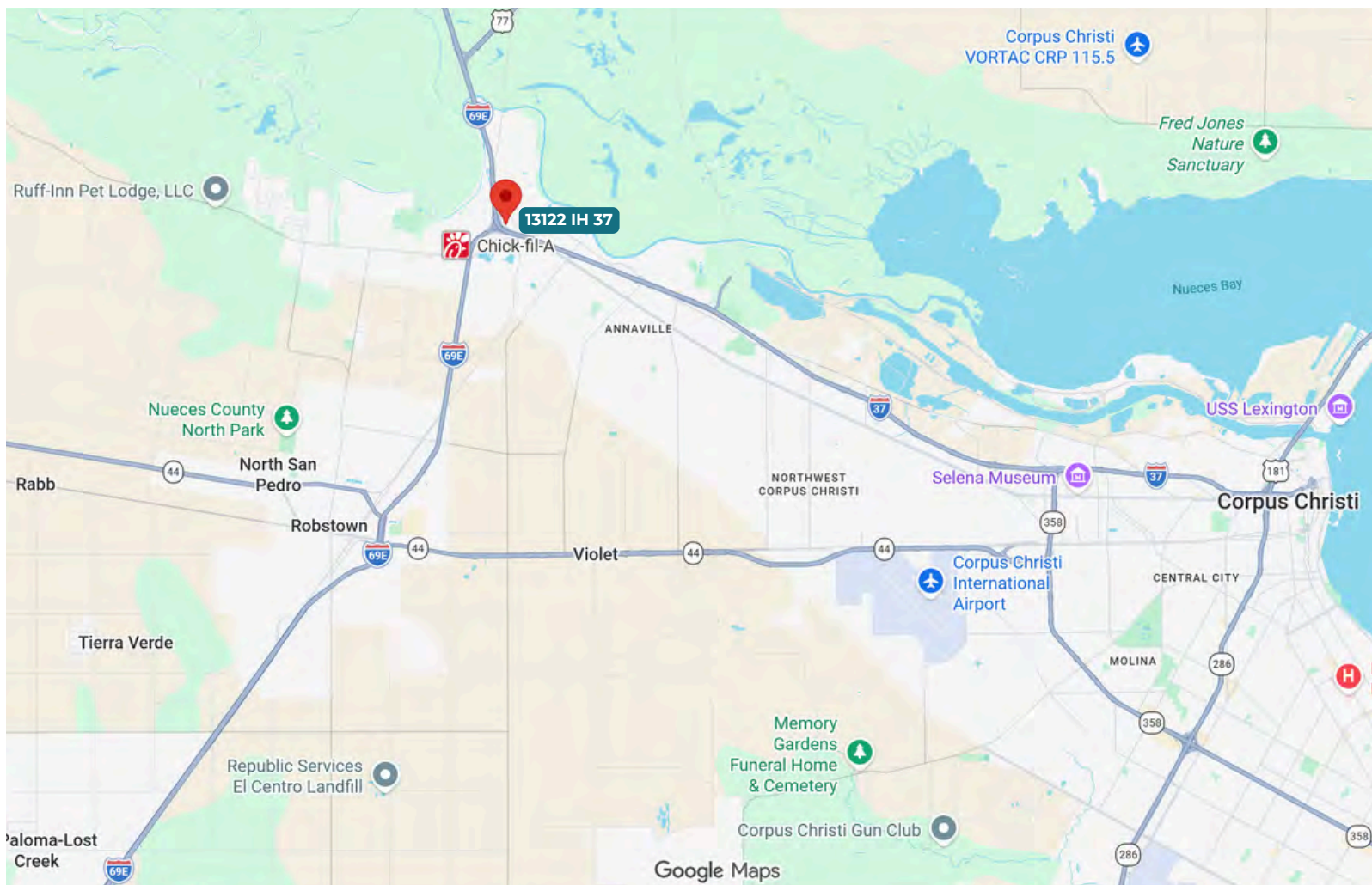
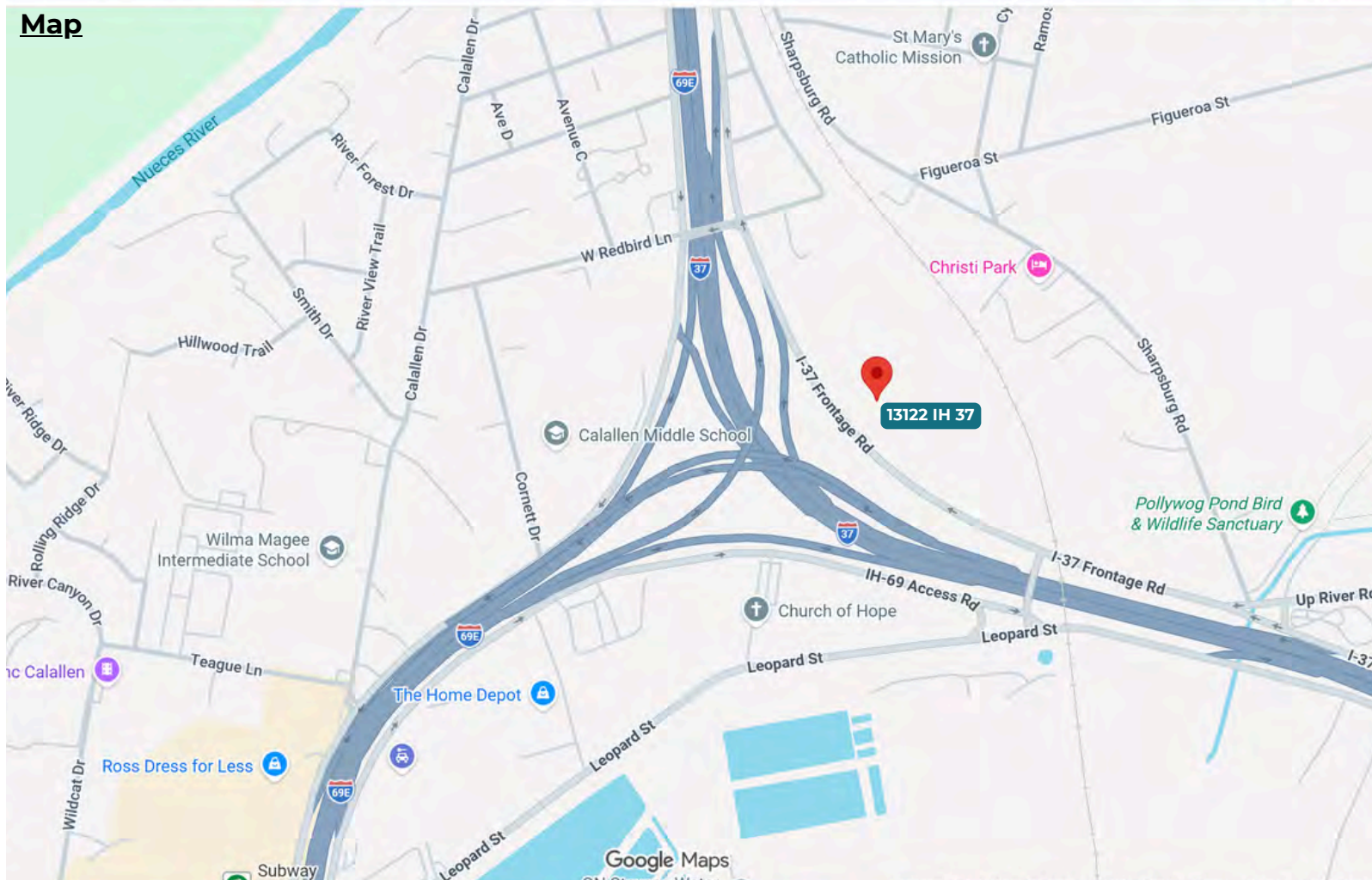
- Asking - \$1,150,000
- Building only Sale
- Building size- 6,000 sqft
- Lot- 2.34 acres
- Year built- 1984
- Current licensed capacity- 77 (previous 97)
- 5 Classrooms, Reception, Office, Kitchen, Multiple Restrooms & Playground
- CG-2 General Commercial District zoning
- Uses- Daycare, Medical, Church, Indoor Recreation, Office, Restaurant, Retail
- Large lot with possible redevelopment opportunities

Please do not disturb the current Childcare Operator/Tenant. Please contact the Listing Agent for questions and tours.

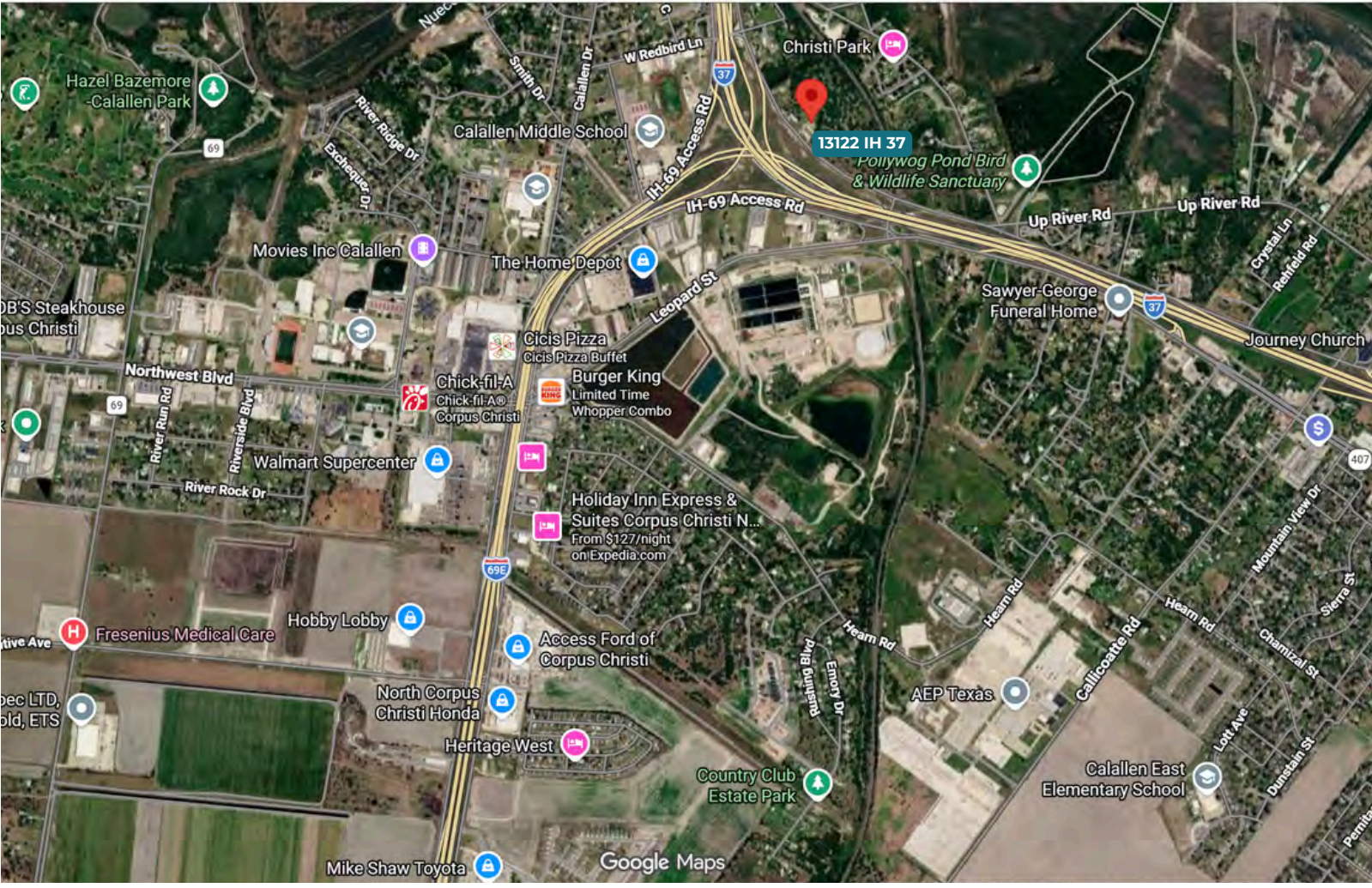


Neal Agrawal  
972-804-0742  
dfwneal@gmail.com  
Crest Real Estate Advisors  
[www.preschoolexchange.com](http://www.preschoolexchange.com)

# Map



**Aerial view**



**Parcel Info**

**203801**

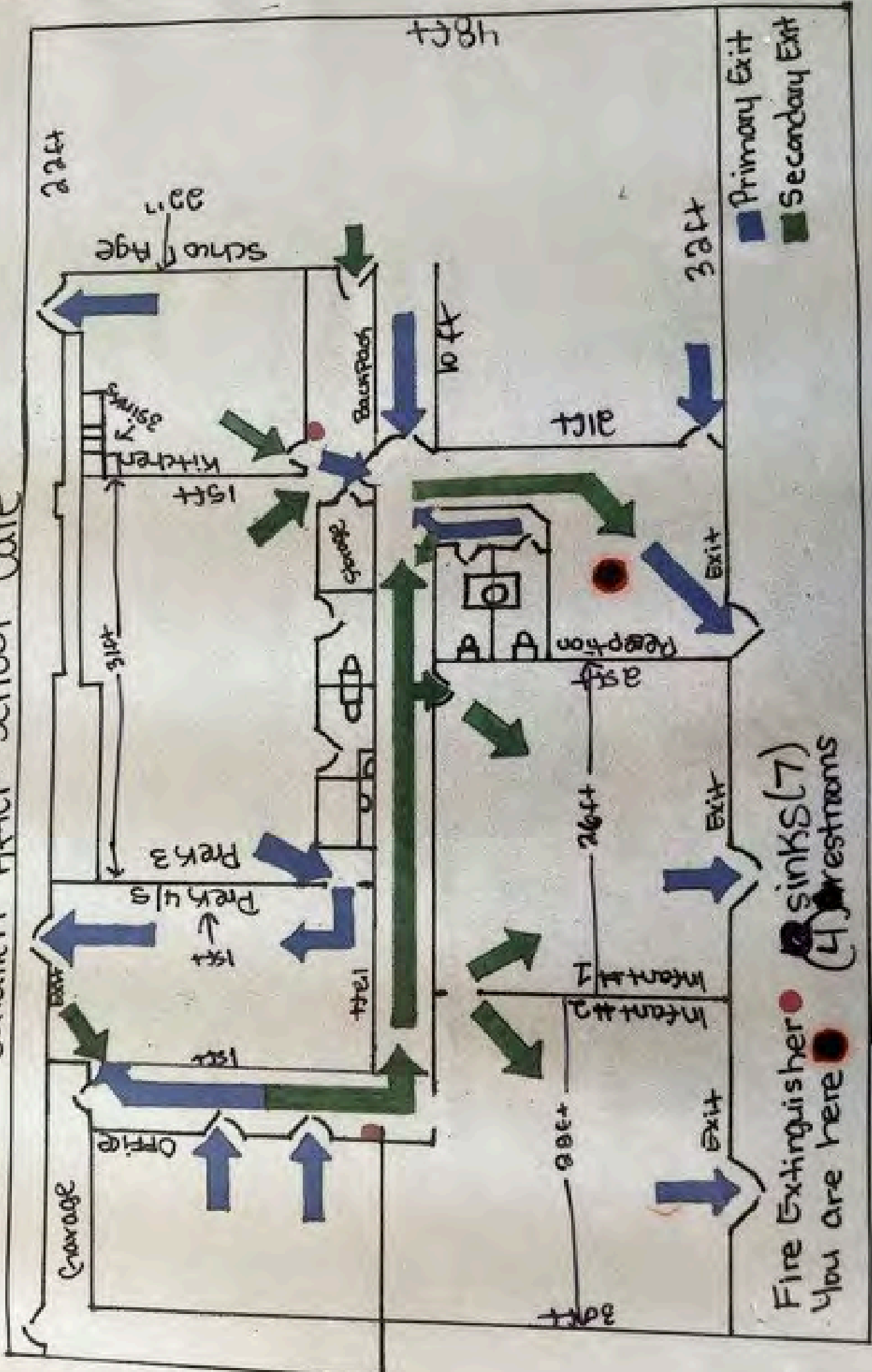
**203808**

**200062004**

**203806**



# Reception Calallen After School Care





# Demographic and Income Profile

13122 IH 37, Corpus Christi, Texas, 78410



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	2,881	2,903	2,932
Total Households	1,040	1,088	1,116
Family Households	781	794	808
Average Household Size	2.77	2.67	2.63
Owner Occupied Housing Units	751	799	848
Renter Occupied Housing Units	289	289	267
Median Age	39.0	40.2	41.0

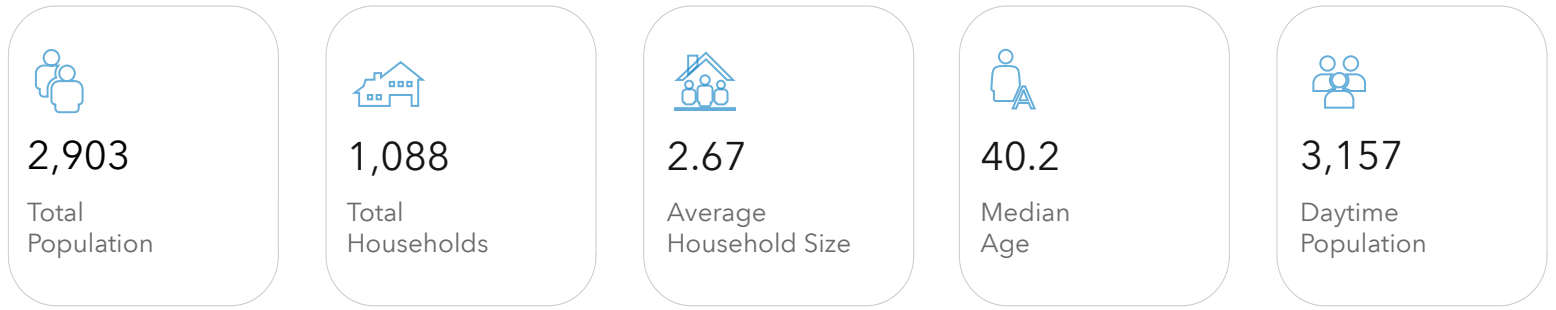
Trends 2025 - 2030	Area	State	National
Population	0.2%	1.1%	0.4%
Households	0.5%	1.4%	0.6%
Family Population	0.4%	1.3%	0.5%
Owner Occupied Housing Units	1.2%	1.8%	0.0%
Median Household Income	2.3%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	168	5.8%	166	5.7%	165	5.6%
5-9	176	6.1%	178	6.1%	168	5.7%
10-14	224	7.8%	183	6.3%	187	6.4%
15-19	213	7.4%	213	7.3%	177	6.0%
20-24	168	5.8%	177	6.1%	179	6.1%
25-29	152	5.3%	177	6.1%	189	6.5%
30-34	176	6.1%	171	5.9%	189	6.5%
35-39	206	7.2%	179	6.2%	174	5.9%
40-44	173	6.0%	214	7.4%	183	6.2%
45-49	163	5.7%	179	6.2%	218	7.4%
50-54	176	6.1%	159	5.5%	174	5.9%
55-59	215	7.5%	181	6.2%	164	5.6%
60-64	184	6.4%	187	6.4%	165	5.6%
65-69	183	6.3%	163	5.6%	172	5.9%
70-74	105	3.6%	155	5.3%	141	4.8%
75-79	104	3.6%	104	3.6%	152	5.2%
80-84	52	1.8%	61	2.1%	61	2.1%
Age 85+	46	1.6%	56	1.9%	72	2.5%

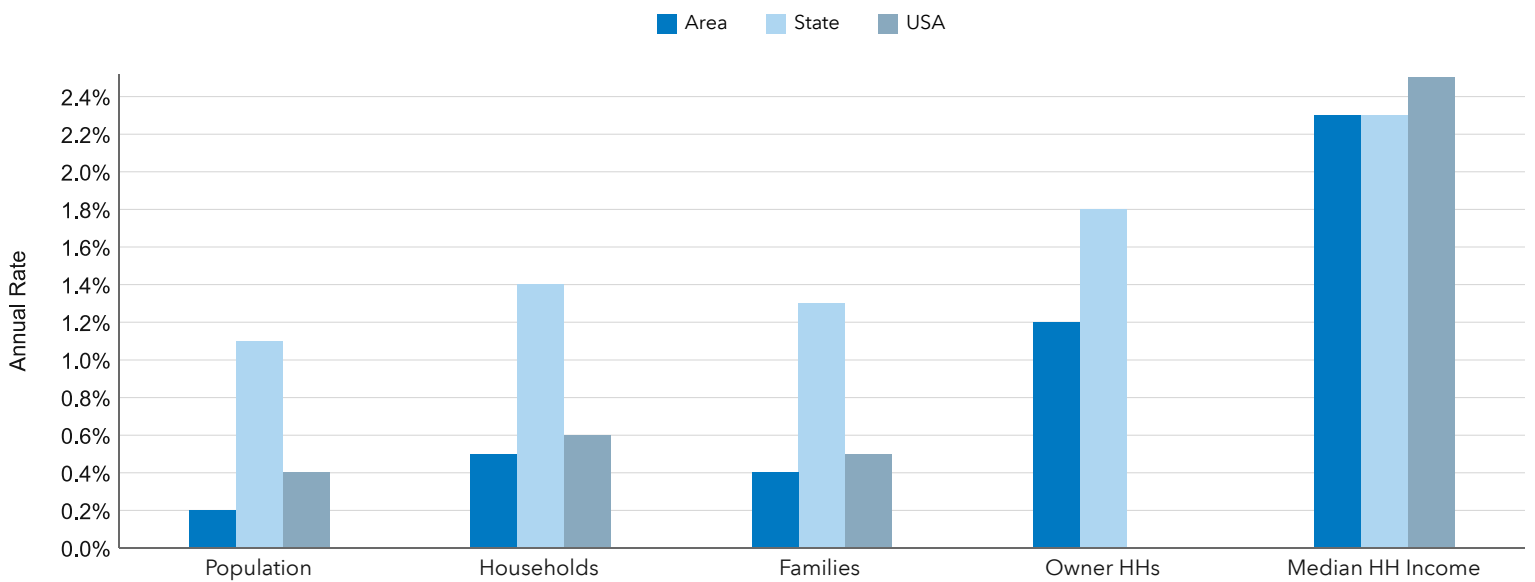
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	48	4.4%	45	4.0%
\$10,000-14,999	47	4.3%	39	3.5%
\$15,000-19,999	11	1.0%	9	0.8%
\$20,000-24,999	50	4.6%	43	3.9%
\$25,000-29,999	22	2.0%	17	1.5%
\$30,000-34,999	20	1.8%	17	1.5%
\$35,000-39,999	19	1.8%	17	1.5%
\$40,000-44,999	19	1.8%	16	1.4%
\$45,000-49,999	29	2.7%	25	2.2%
\$50,000-59,999	49	4.5%	45	4.0%
\$60,000-74,999	121	11.1%	117	10.5%
\$75000-99999	174	16.0%	172	15.4%
\$100,000-124,999	149	13.7%	159	14.3%
\$125,000-149,999	81	7.4%	91	8.2%
\$150000-199999	122	11.2%	145	13.0%
\$200,000-249,999	41	3.8%	52	4.7%
\$250,000-299,999	25	2.3%	34	3.0%
\$300,000-399,999	31	2.9%	41	3.7%
\$400,000-499,999	15	1.4%	14	1.3%
\$500,000+	15	1.4%	19	1.7%
Median Household Income	\$88,858	-	\$99,332	-
Average Household Income	\$114,110	-	\$125,741	-
Per Capita Income	\$42,004	-	\$46,989	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,757	61.0%	1,707	58.8%	1,656	56.5%
Black Alone	40	1.4%	42	1.4%	43	1.5%
American Indian	20	0.7%	19	0.7%	19	0.7%
Asian Alone	8	0.3%	8	0.3%	8	0.3%
Pacific Islander	3	0.1%	3	0.1%	3	0.1%
Some Other Race	254	8.8%	271	9.3%	290	9.9%
Two or More Races	799	27.7%	853	29.4%	912	31.1%
Hispanic (Any Race)	1,604	55.7%	1,711	58.9%	1,835	62.6%

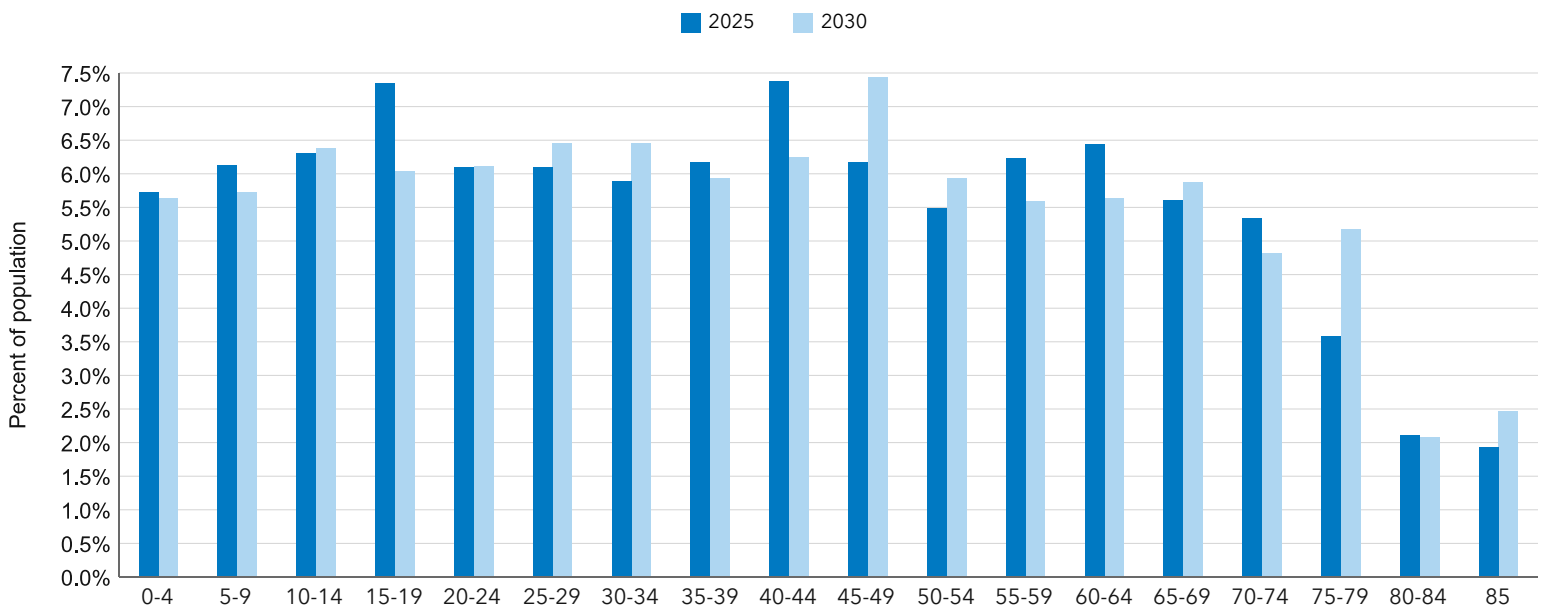
## Key Indicators for 2025



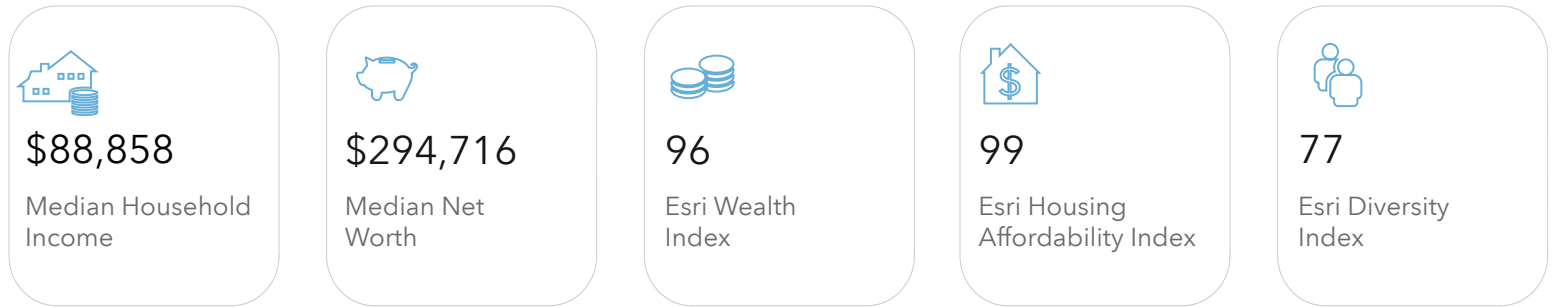
## Trends: 2025 - 2030 Annual Rate



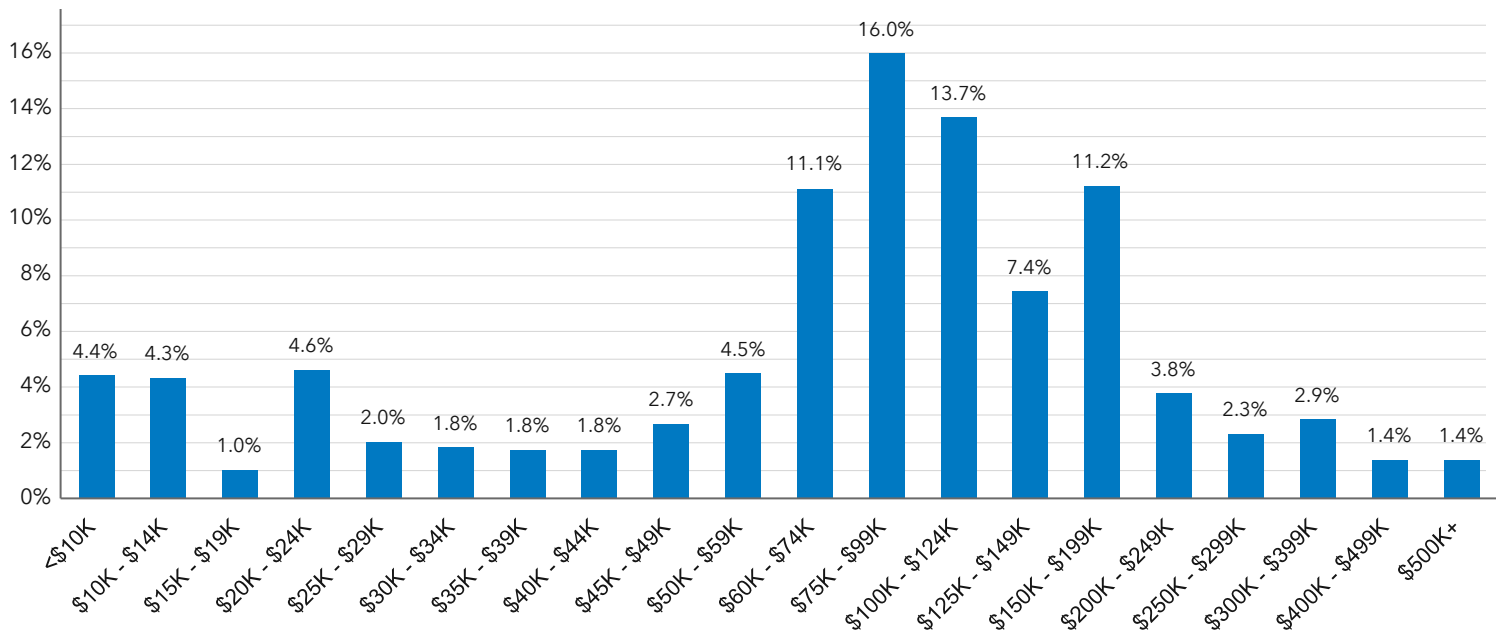
## Population by Age



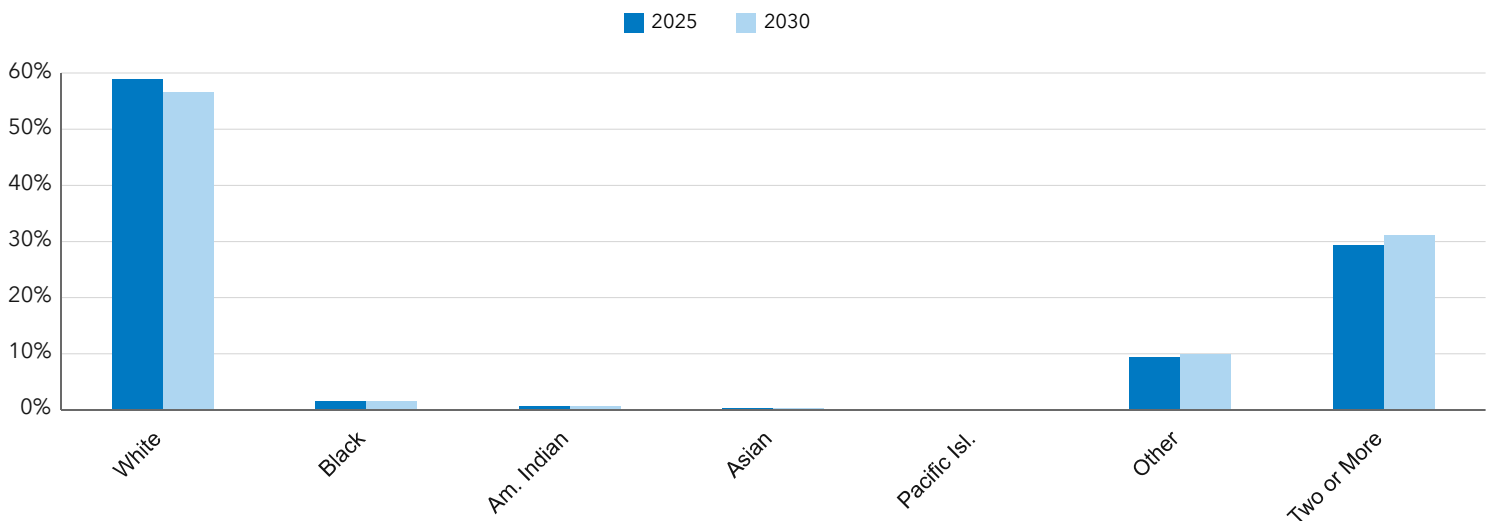
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

13122 IH 37, Corpus Christi, Texas, 78410



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	21,110	21,084	20,999
Total Households	7,496	7,731	7,847
Family Households	5,534	5,552	5,599
Average Household Size	2.81	2.72	2.67
Owner Occupied Housing Units	4,982	5,270	5,520
Renter Occupied Housing Units	2,514	2,461	2,327
Median Age	36.2	37.0	37.9

Trends 2025 - 2030	Area	State	National
Population	-0.1%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	0.2%	1.3%	0.5%
Owner Occupied Housing Units	0.9%	1.8%	0.0%
Median Household Income	2.4%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,334	6.3%	1,308	6.2%	1,279	6.1%
5-9	1,555	7.4%	1,392	6.6%	1,311	6.2%
10-14	1,735	8.2%	1,507	7.2%	1,369	6.5%
15-19	1,633	7.7%	1,570	7.5%	1,373	6.5%
20-24	1,251	5.9%	1,407	6.7%	1,350	6.4%
25-29	1,334	6.3%	1,380	6.5%	1,565	7.5%
30-34	1,344	6.4%	1,441	6.8%	1,420	6.8%
35-39	1,531	7.3%	1,361	6.5%	1,450	6.9%
40-44	1,388	6.6%	1,497	7.1%	1,328	6.3%
45-49	1,277	6.0%	1,349	6.4%	1,448	6.9%
50-54	1,210	5.7%	1,237	5.9%	1,286	6.1%
55-59	1,348	6.4%	1,124	5.3%	1,148	5.5%
60-64	1,271	6.0%	1,201	5.7%	1,029	4.9%
65-69	1,084	5.1%	1,124	5.3%	1,089	5.2%
70-74	774	3.7%	920	4.4%	976	4.7%
75-79	509	2.4%	632	3.0%	772	3.7%
80-84	266	1.3%	371	1.8%	469	2.2%
Age 85+	263	1.3%	261	1.2%	337	1.6%

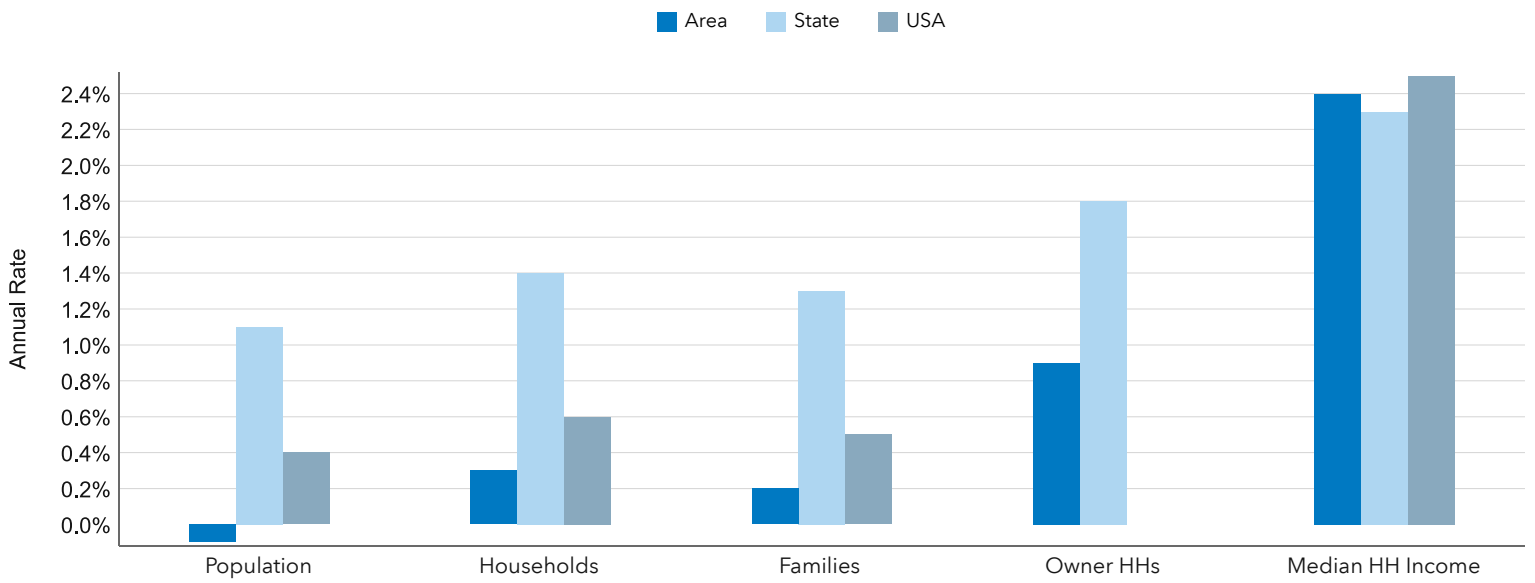
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	191	2.5%	178	2.3%
\$10,000-14,999	215	2.8%	175	2.2%
\$15,000-19,999	158	2.0%	128	1.6%
\$20,000-24,999	331	4.3%	282	3.6%
\$25,000-29,999	164	2.1%	129	1.6%
\$30,000-34,999	210	2.7%	174	2.2%
\$35,000-39,999	222	2.9%	192	2.5%
\$40,000-44,999	141	1.8%	123	1.6%
\$45,000-49,999	259	3.4%	220	2.8%
\$50,000-59,999	573	7.4%	517	6.6%
\$60,000-74,999	923	11.9%	899	11.5%
\$75000-99999	1,076	13.9%	1,078	13.7%
\$100,000-124,999	897	11.6%	967	12.3%
\$125,000-149,999	585	7.6%	647	8.3%
\$150000-199999	928	12.0%	1,075	13.7%
\$200,000-249,999	251	3.3%	313	4.0%
\$250,000-299,999	146	1.9%	191	2.4%
\$300,000-399,999	213	2.8%	277	3.5%
\$400,000-499,999	99	1.3%	92	1.2%
\$500,000+	147	1.9%	189	2.4%
Median Household Income	\$84,368	-	\$95,022	-
Average Household Income	\$110,678	-	\$122,145	-
Per Capita Income	\$40,647	-	\$45,706	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,889	61.1%	12,436	59.0%	11,952	56.9%
Black Alone	372	1.8%	379	1.8%	375	1.8%
American Indian	134	0.6%	136	0.7%	137	0.7%
Asian Alone	202	1.0%	199	0.9%	196	0.9%
Pacific Islander	18	0.1%	18	0.1%	17	0.1%
Some Other Race	2,162	10.2%	2,282	10.8%	2,395	11.4%
Two or More Races	5,334	25.3%	5,634	26.7%	5,927	28.2%
Hispanic (Any Race)	11,690	55.4%	12,340	58.5%	13,016	62.0%

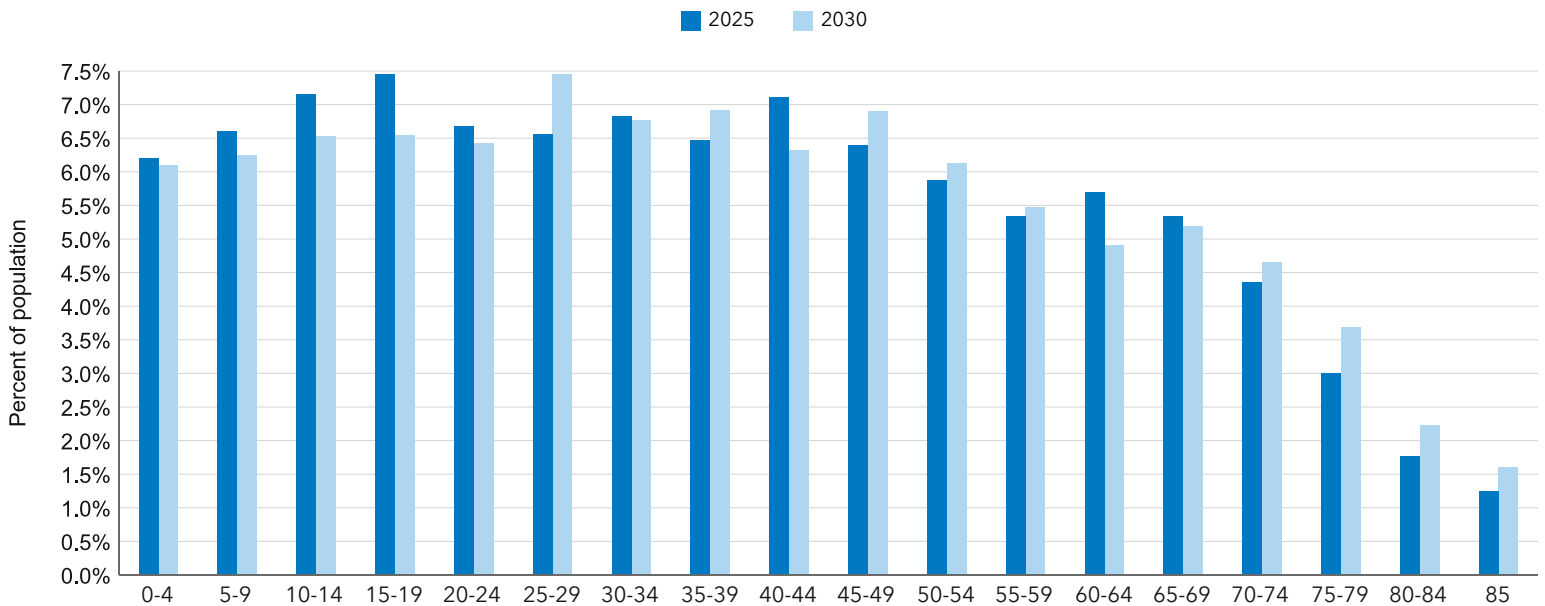
## Key Indicators for 2025



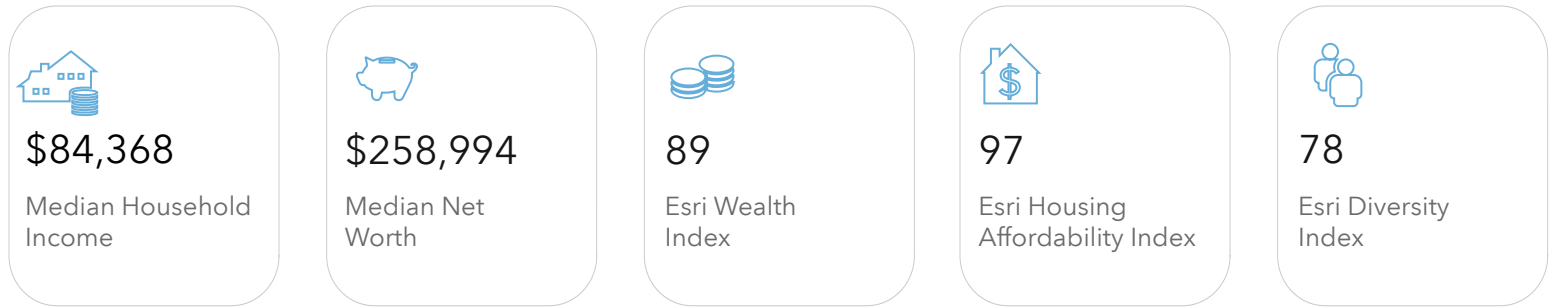
## Trends: 2025 - 2030 Annual Rate



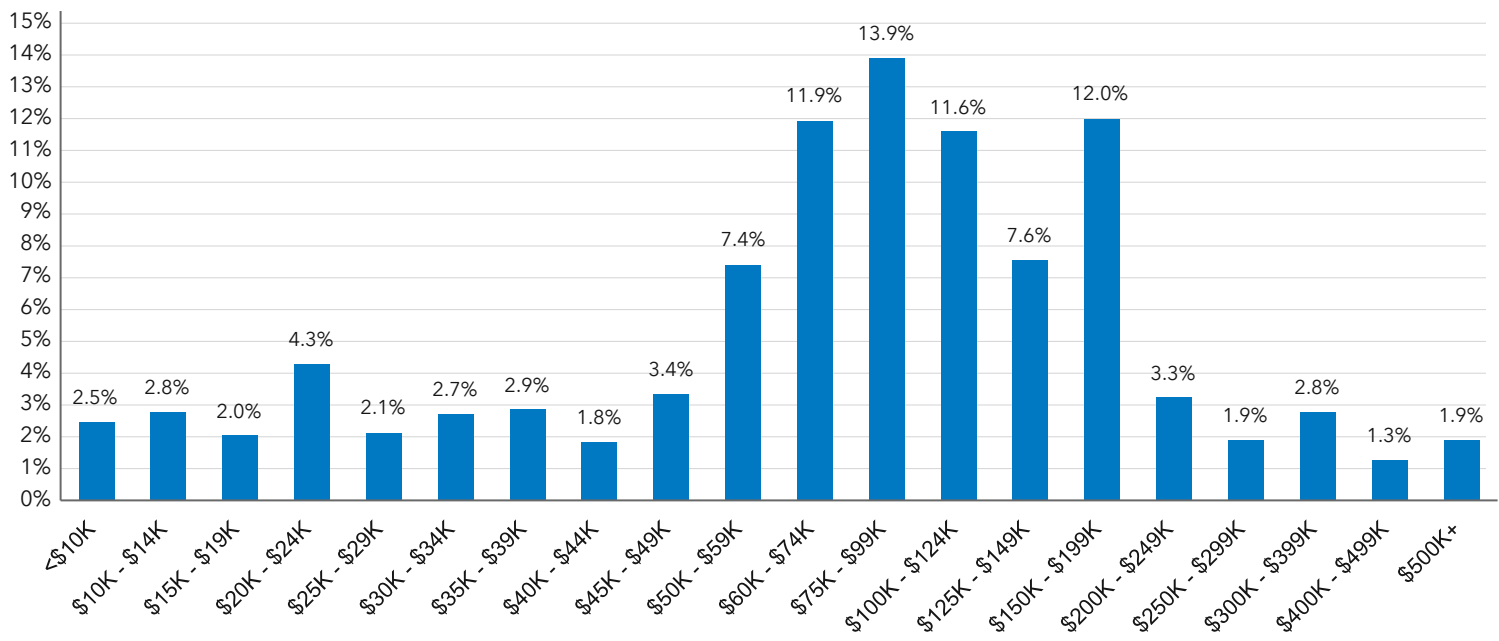
## Population by Age



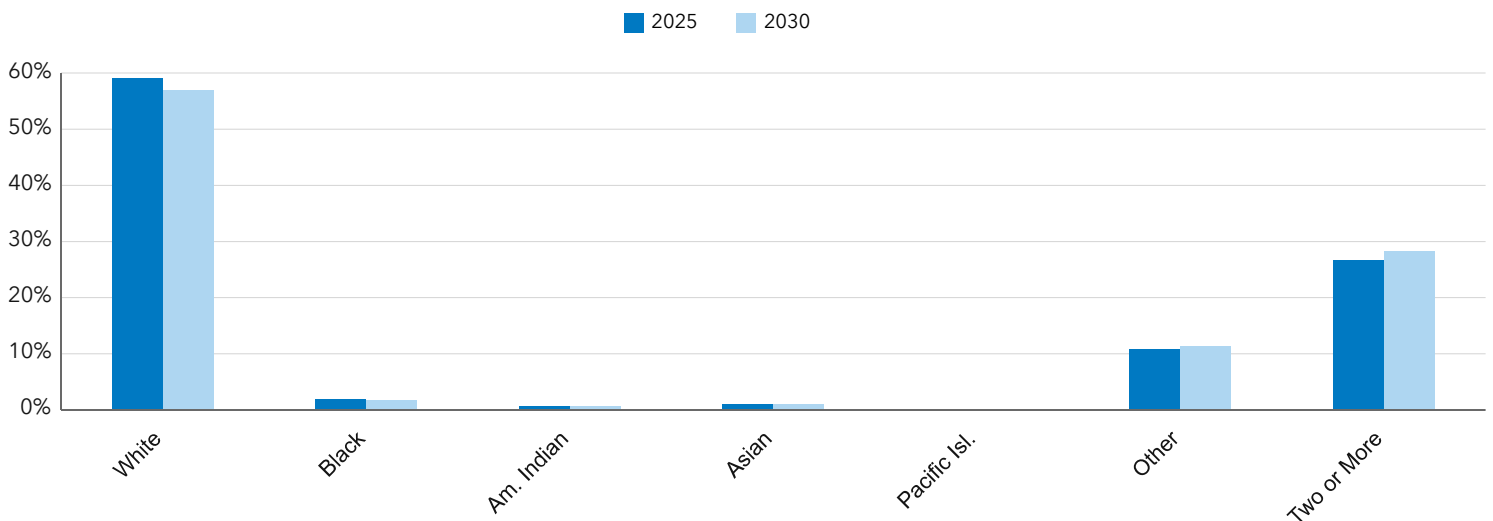
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



# Demographic and Income Profile

13122 IH 37, Corpus Christi, Texas, 78410



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	32,757	32,590	32,399
Total Households	11,677	11,997	12,162
Family Households	8,589	8,579	8,639
Average Household Size	2.79	2.71	2.65
Owner Occupied Housing Units	7,930	8,333	8,687
Renter Occupied Housing Units	3,747	3,664	3,475
Median Age	36.4	37.2	38.2

Trends 2025 - 2030	Area	State	National
Population	-0.1%	1.1%	0.4%
Households	0.3%	1.4%	0.6%
Family Population	0.1%	1.3%	0.5%
Owner Occupied Housing Units	0.8%	1.8%	0.0%
Median Household Income	2.1%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,032	6.2%	1,994	6.1%	1,954	6.0%
5-9	2,429	7.4%	2,123	6.5%	2,004	6.2%
10-14	2,633	8.0%	2,346	7.2%	2,076	6.4%
15-19	2,503	7.6%	2,363	7.3%	2,121	6.5%
20-24	1,904	5.8%	2,127	6.5%	2,014	6.2%
25-29	2,069	6.3%	2,119	6.5%	2,384	7.4%
30-34	2,143	6.5%	2,255	6.9%	2,198	6.8%
35-39	2,356	7.2%	2,175	6.7%	2,281	7.0%
40-44	2,093	6.4%	2,305	7.1%	2,119	6.5%
45-49	1,961	6.0%	2,033	6.2%	2,229	6.9%
50-54	1,873	5.7%	1,901	5.8%	1,941	6.0%
55-59	2,088	6.4%	1,727	5.3%	1,760	5.4%
60-64	2,023	6.2%	1,863	5.7%	1,585	4.9%
65-69	1,681	5.1%	1,804	5.5%	1,704	5.3%
70-74	1,277	3.9%	1,418	4.3%	1,560	4.8%
75-79	801	2.5%	1,021	3.1%	1,171	3.6%
80-84	451	1.4%	590	1.8%	768	2.4%
Age 85+	439	1.3%	427	1.3%	531	1.6%

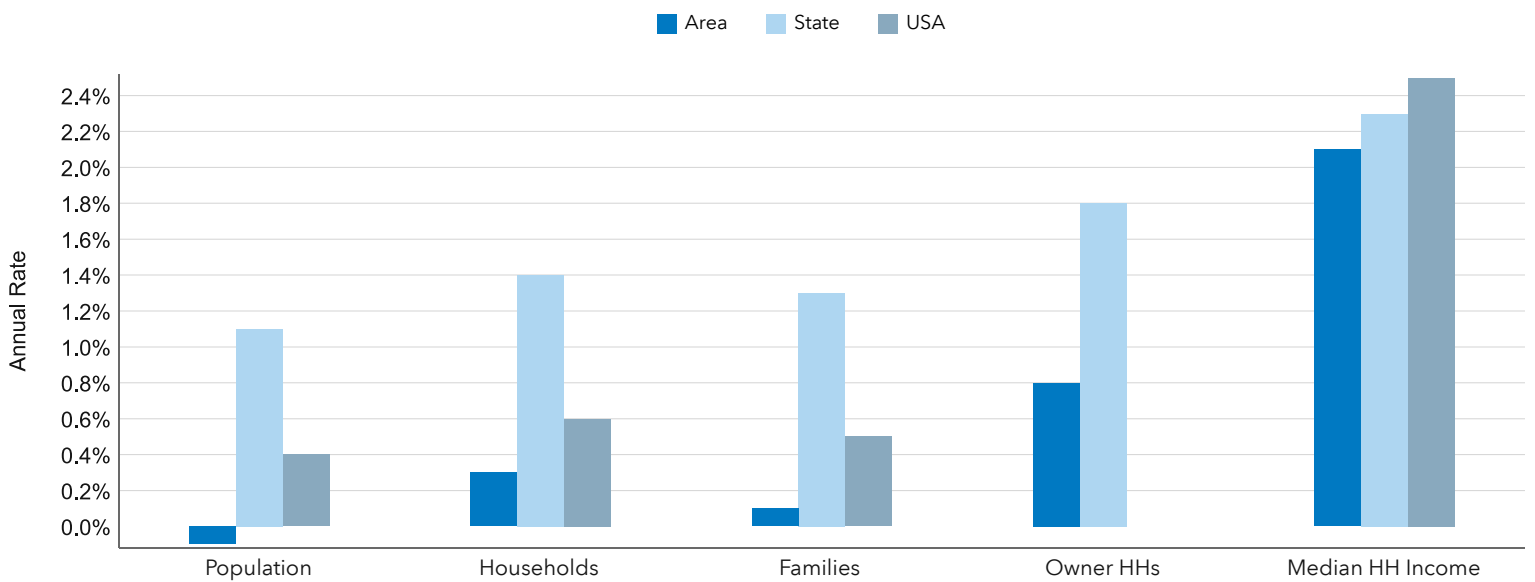
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	281	2.3%	261	2.1%
\$10,000-14,999	325	2.7%	267	2.2%
\$15,000-19,999	245	2.0%	199	1.6%
\$20,000-24,999	487	4.1%	410	3.4%
\$25,000-29,999	296	2.5%	235	1.9%
\$30,000-34,999	349	2.9%	289	2.4%
\$35,000-39,999	347	2.9%	301	2.5%
\$40,000-44,999	263	2.2%	231	1.9%
\$45,000-49,999	354	3.0%	305	2.5%
\$50,000-59,999	866	7.2%	804	6.6%
\$60,000-74,999	1,468	12.2%	1,452	11.9%
\$75000-99999	1,776	14.8%	1,752	14.4%
\$100,000-124,999	1,400	11.7%	1,469	12.1%
\$125,000-149,999	927	7.7%	1,029	8.5%
\$150000-199999	1,360	11.3%	1,595	13.1%
\$200,000-249,999	391	3.3%	495	4.1%
\$250,000-299,999	218	1.8%	287	2.4%
\$300,000-399,999	288	2.4%	374	3.1%
\$400,000-499,999	137	1.1%	129	1.1%
\$500,000+	217	1.8%	278	2.3%
Median Household Income	\$83,359	-	\$92,567	-
Average Household Income	\$108,898	-	\$120,016	-
Per Capita Income	\$40,123	-	\$45,092	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,841	60.6%	19,070	58.5%	18,300	56.5%
Black Alone	571	1.7%	575	1.8%	567	1.8%
American Indian	214	0.7%	216	0.7%	217	0.7%
Asian Alone	271	0.8%	267	0.8%	262	0.8%
Pacific Islander	28	0.1%	28	0.1%	27	0.1%
Some Other Race	3,451	10.5%	3,636	11.2%	3,808	11.8%
Two or More Races	8,382	25.6%	8,798	27.0%	9,218	28.4%
Hispanic (Any Race)	18,533	56.6%	19,434	59.6%	20,414	63.0%

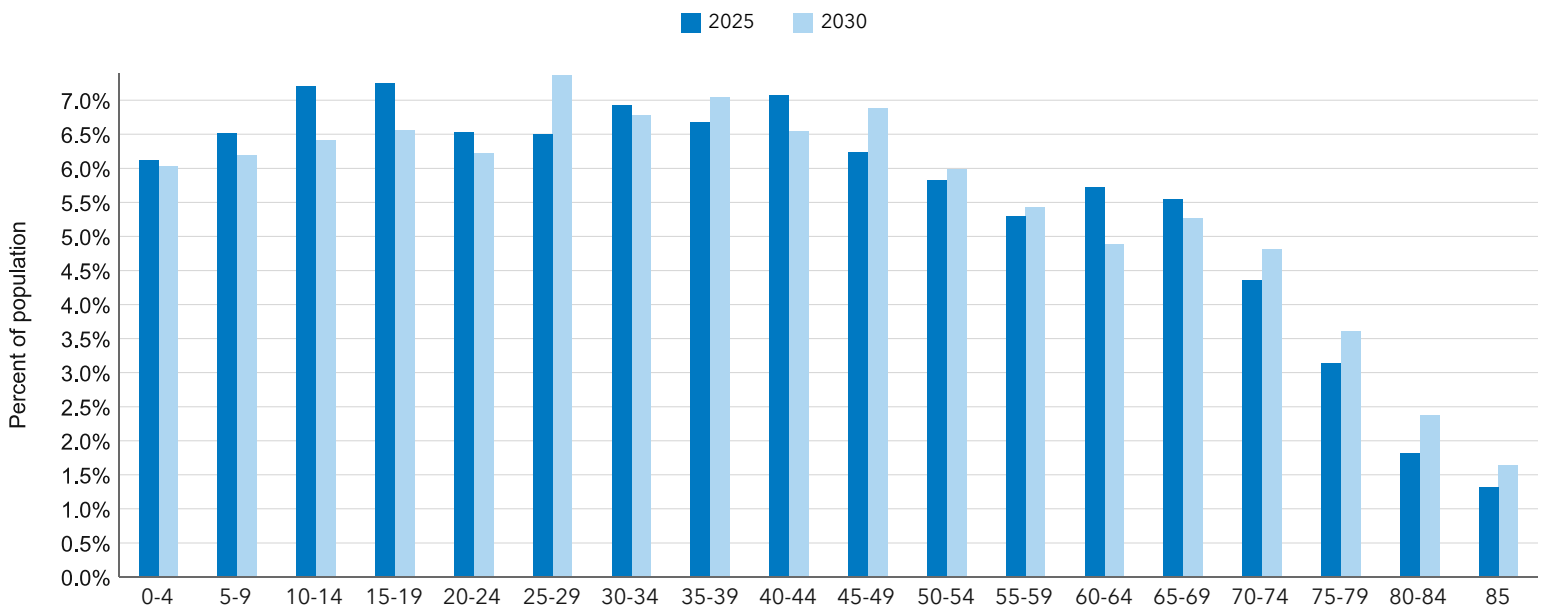
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



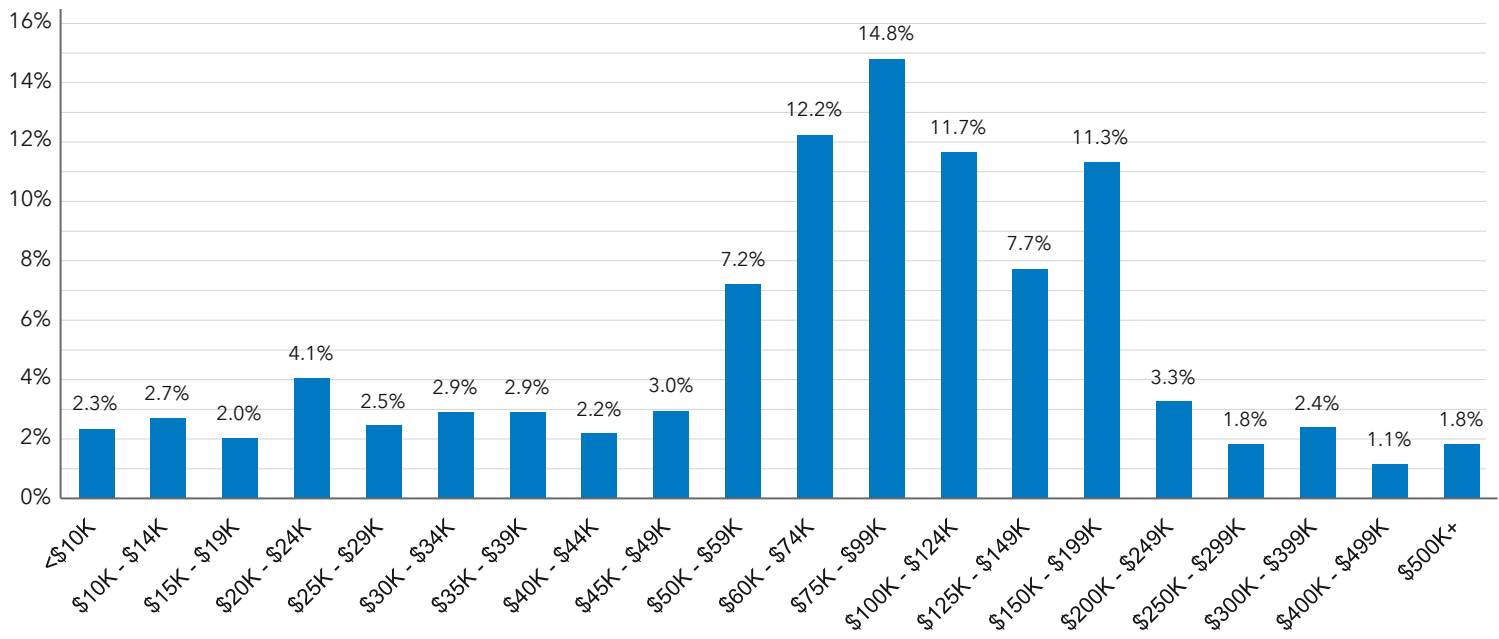
## Population by Age



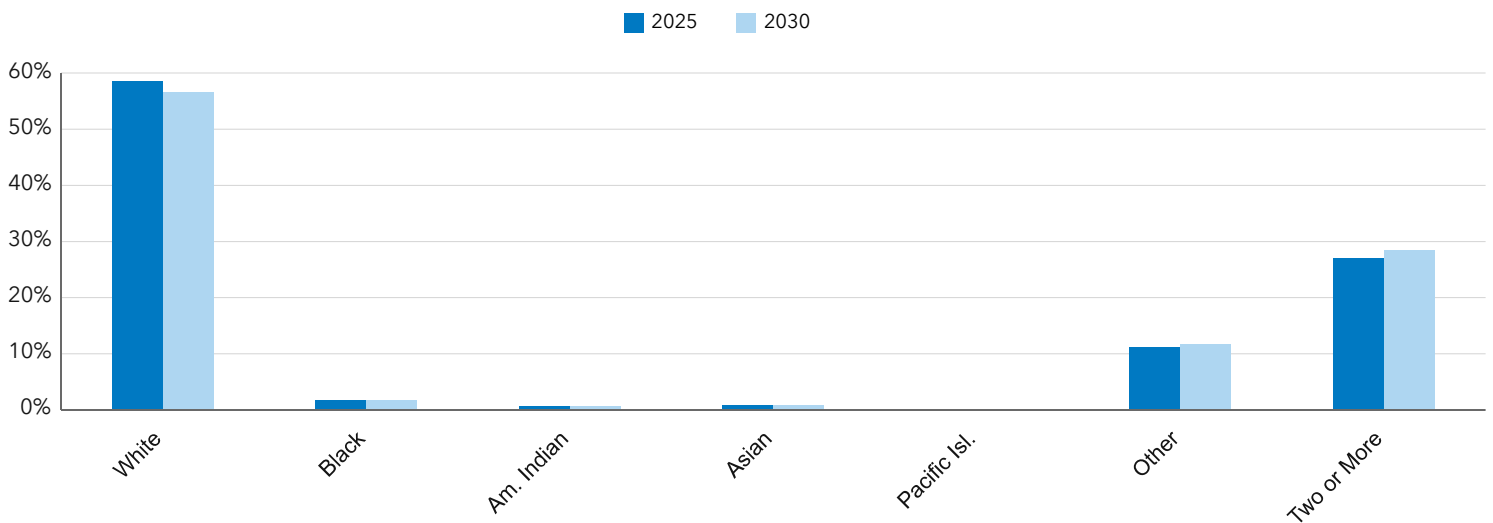
## Key Indicators for 2025



## 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:
  - 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