

THE OCTOPUS GARDEN PRESCHOOL

1075 Executive Dr E, Richardson, TX 75081

OPERATING BUSINESS - DO NOT DISTURB

For Sale



VIDEO

PROPERTY DESCRIPTION

1075 Executive Drive East offers a rare opportunity to secure a well-located, meticulously maintained building in Richardson at a price well below replacement cost.

Operating as a successful day school (licensed for 97 students), the property reflects true pride of ownership—clean, functional, and adaptable. With flexible zoning that supports education, office, retail, religious, or specialty uses, buyers can step into an existing school environment or reposition the asset to meet a new vision.

Its proximity to Arapaho Road and central Richardson amenities enhances both accessibility and long-term appeal. At under \$260 PSF, it represents compelling value for users or investors looking for a strategic, ready-to-occupy space with upside.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Price/SF:	\$255.30/SF
Building Size:	5,288 SF
Lot Size:	23,124 SF
Zoning:	PD-Ordinance 4322/4537

PROPERTY HIGHLIGHTS

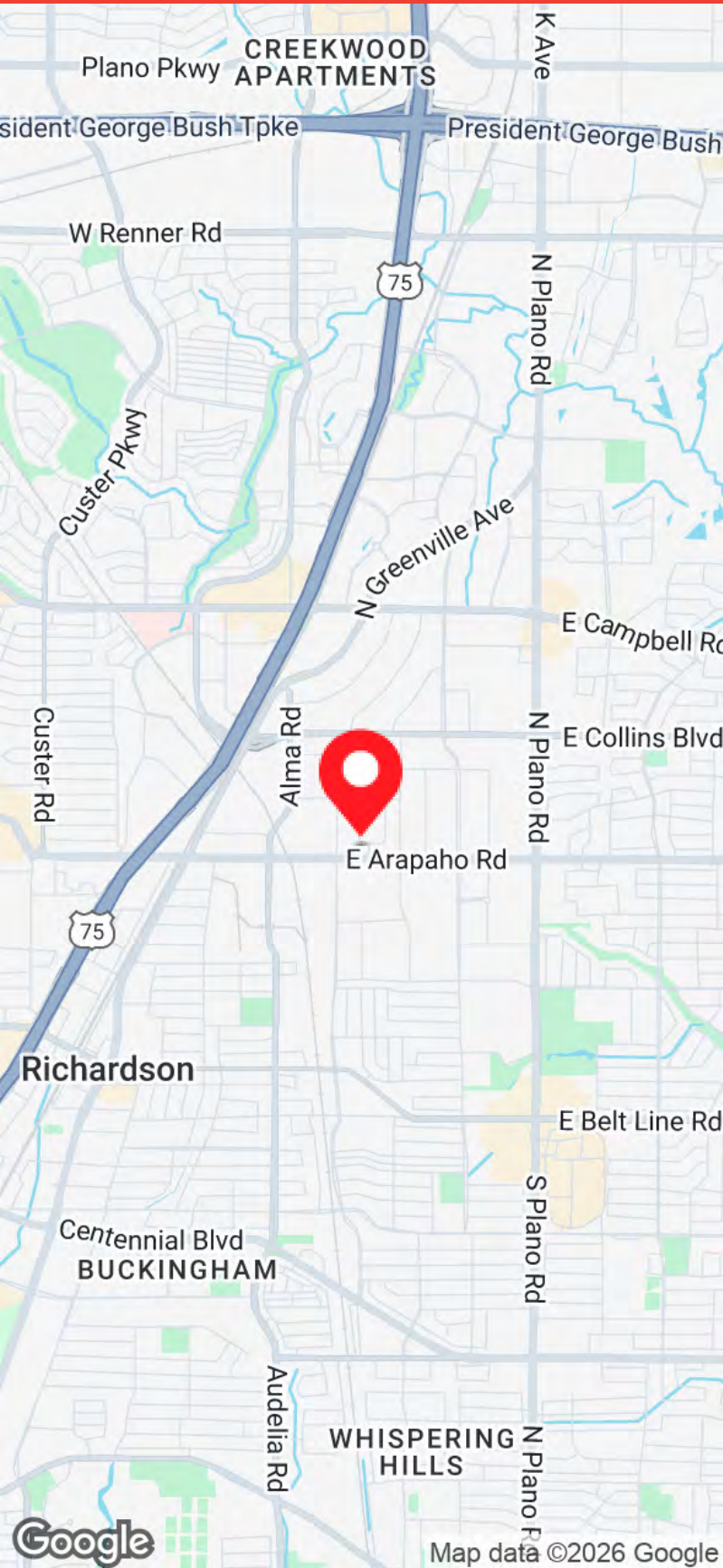
- Prime Richardson, TX location with convenient access to US-75 & Arapaho Rd
- Flexible zoning, allowing office, retail, religious, & school
- New TPO roof in 2019 with 15 year warranty
- All new interior finishes in 2024
- Kitchen, office, and 7 classrooms
- 3 Outdoor play-spaces/playgrounds

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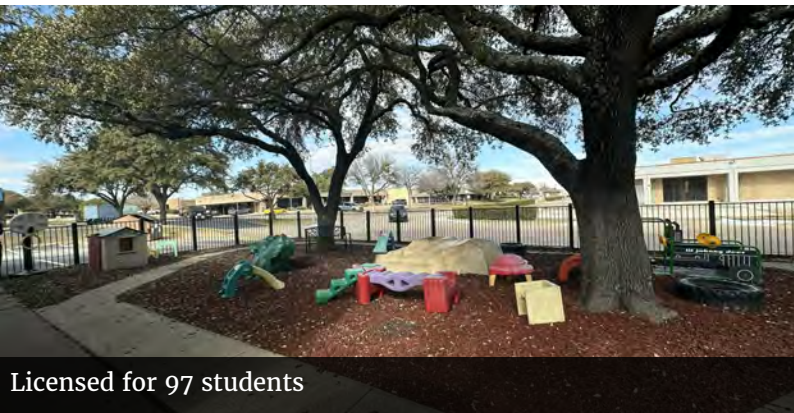
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3 playgrounds



Licensed for 97 students



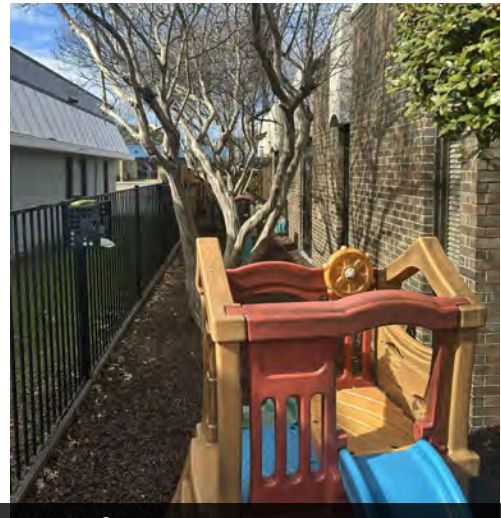
Convenient location off Arapaho Road near US-75



Community preschool with great reviews



Natural light and fresh finishes throughout



Toddler playground

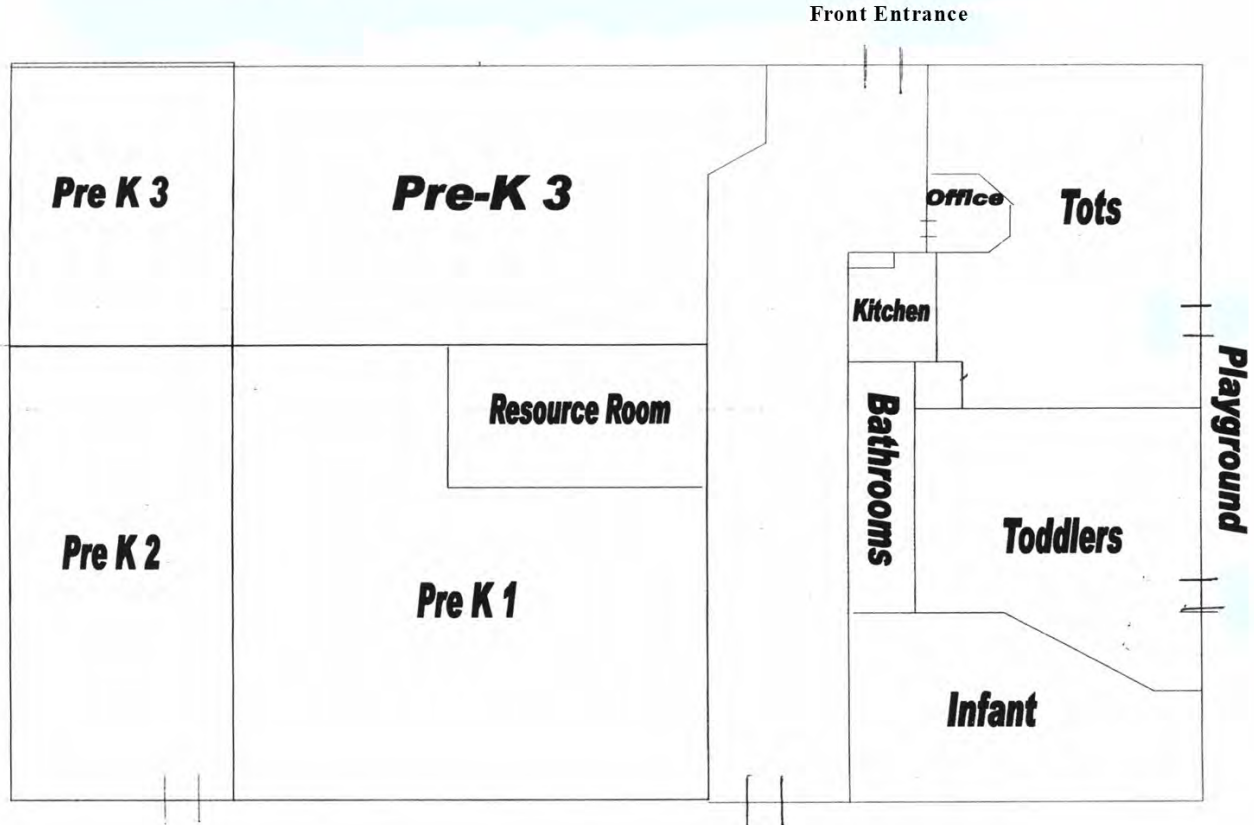


7 classrooms

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BUILDING IMPROVEMENTS & CAPITAL REPAIRS

2025

EXTERIOR

- Parking lot restriped (12/2025)

WINDOW & PRIVACY UPGRADES

- New window tint (front, Tots, and Pre-K3 rooms)
- New 2" blinds (Pre-K3 & Tots rooms)

SECURITY & FIXTURES

- Security cameras upgraded (2MP / 1080P 24 IR LED)
- New mini-fridge (Pre-K1 Room)
- New child-sized toilet (Boys' restroom)
- Building equipped with Kidde Automated Fire/Heat & Smoke Detection System (annually inspected by Richardson Fire Equipment)

2024

INTERIOR FINISHES

- New waterproof laminate wood flooring (classrooms, hall, office, foyer)
- Cove base replaced throughout
- New carpet (Infant Room) and carpet tile (front entry)
- Window tinting added to front windows/doors, Infant, and Pre-K1 rooms

FIXTURES & EQUIPMENT

- New GE washer/dryer (5-year protection plan)
- Illuminated light switches throughout building
- New portable sink and changing table (Pre-K1 Room)
- TOTO toilet installed in adult restroom (5/2024)
- Storage cabinet added (Infant Room)
- (2) Magic Chef mini-fridges (Infant & Tots Rooms)
- Sansui 32" TV installed at entrance (displays ongoing school activities)

EXTERIOR & MAINTENANCE

- Parking lot restriped (5/2024)
- New 2" blinds installed (Pre-K2 & Tots Rooms)

2023

ENERGY & INTERIOR ENHANCEMENTS

- Philips LED lighting installed throughout interior and exterior
- New hand-washing sink in hallway (dedicated for kitchen use)

PLAYGROUND UPGRADES

- Play structure with bridge, tunnel, and play platforms
- New wave slide and climbing wall installed

BRAND & ADMINISTRATION

- New website launched (3/2023-URL registration valid through 6/2029)
- Assumed Name Certificates ("The Octopus Garden" & "The Octopus Garden Preschool") valid through July 6, 2033

2019

ROOF & HVAC

- New Carlisle Golden Seal TPO roof (15-year warranty through Jan 23, 2034)
- New Carrier RTUs - 4-ton (14 SEER), 5-ton (14 SEER), & 7.5-ton (11 SEER)
- Existing Lennox RTU (2-ton, 13 SEER) retained (heat exchanger replaced 4/2022)

DRAINAGE & UTILITY WORK

- French drain (60 L.F.) installed along south playground with 75 L.F. discharge line to street
- Schier GB-1 grease trap (50 lb / 25 GPM) installed 6/2019; serviced quarterly

SECURITY

- 16-channel DVR and camera system installed (upgraded 3/2025)

2017

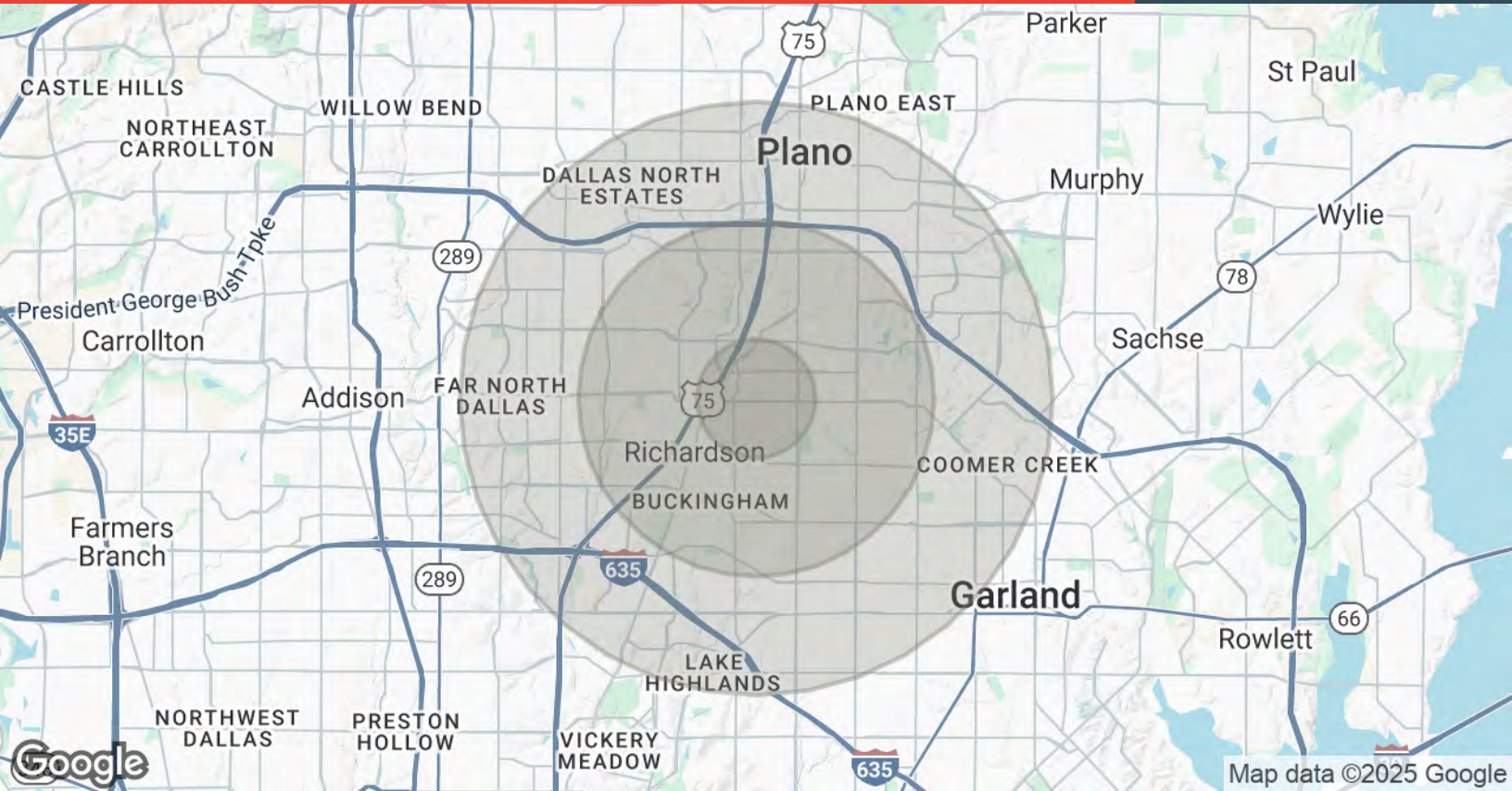
PLUMBING

- Sewer line replacement: All new PVC and cleanout installed 10/2017

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,268	125,863	384,190
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,683	49,322	149,192
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$112,490	\$111,170	\$104,163
Average House Value	\$375,106	\$392,628	\$382,875

Demographics data derived from AlphaMap



16479 Dallas Parkway
Suite 140
Addison, TX 75001

HudsonPeters.com



MICHELLE HUDSON, SIOR, CCIM

214.389.3663

Hudson@HudsonPeters.com



TOM HUDSON, SIOR, CCIM

214.389.3667

Tom@HudsonPeters.com

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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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date