

Pinnacle Montessori

of SUNNYVALE, TX - 75182



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 8,430 sqft (+/-)
- Land Size: 1.98 acres
- Asking Price: **\$4.50 M**
- Property Type: Existing commercial building adapted for childcare, suitable for various group activities
- Zoning – Highway commercial
- Capacity: Can accommodate up to 200 children
- Parking: 39 car spaces for staff and visitors
- Availability : August 2025



NAOMI FREEMAN
Realtor

Contact us :



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naomirealestate11@gmail.com

Visit us :



Lands - www.srclandbuild.com
Retails - www.pinnacle-plaza.com
Schools - www.childcaremna.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

School Features :



- Location:
 - Frontage on US-80, providing excellent visibility and accessibility
 - 1.7 miles to S Collins Rd, a key local connector
 - 2.5 miles from the Sunnyvale Town Center, providing proximity to local businesses and community amenities
 - 5.1 miles from Lyndon B. Johnson Freeway (I-635), a major thoroughfare in the Dallas-Fort Worth area
- School Facilities:
 - Outdoor playground, offering a safe and engaging environment for children
 - Kitchen facility to support in-house food preparation for students
 - Spacious indoor areas suitable for flexible use, such as children's classes, group events, or community activities
- Additional Business Opportunities:
 - Potential to host businesses or activities complementary to childcare services, such as dance or martial arts classes, yoga, or community gatherings

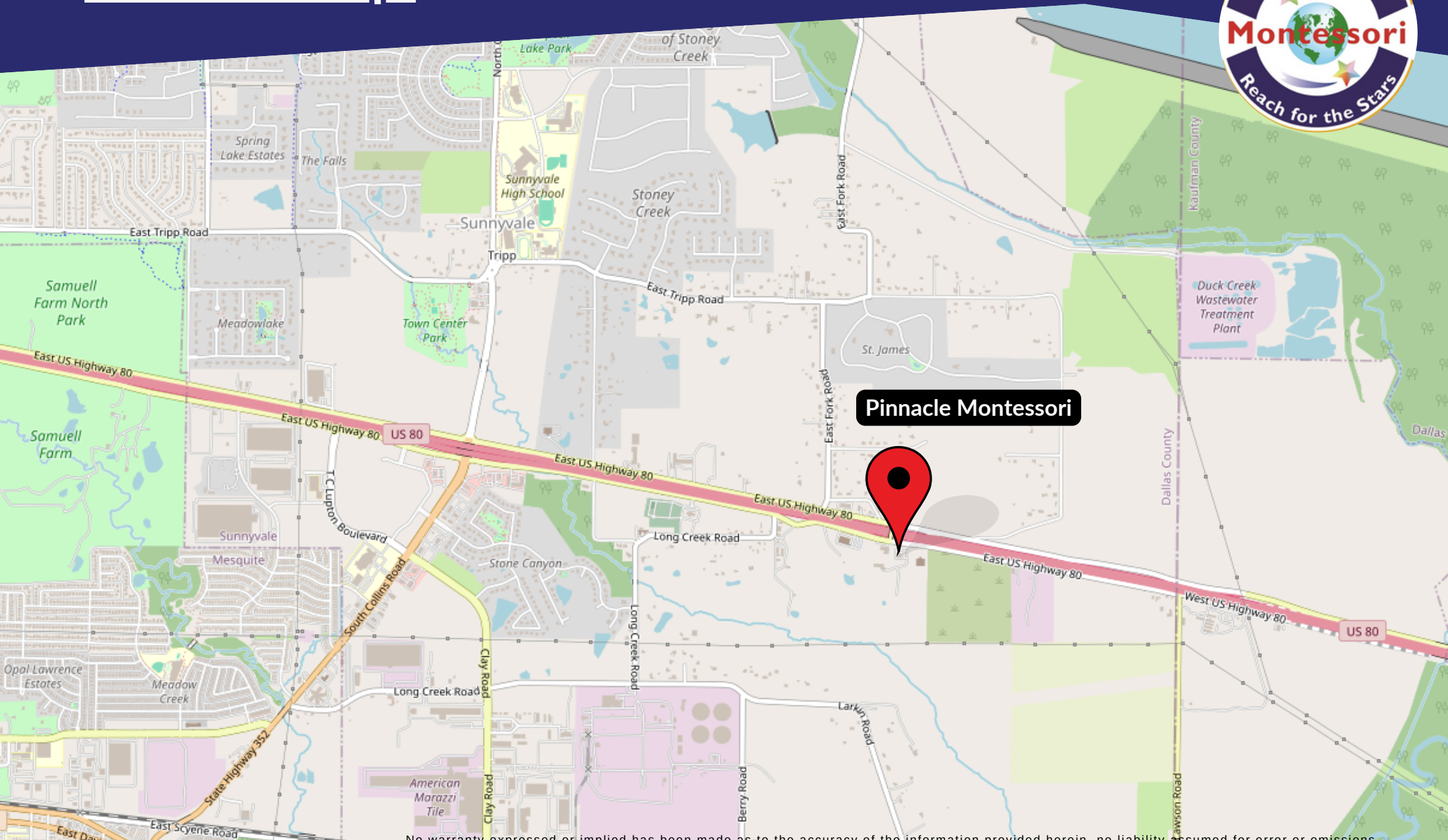
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Satellite Map: 618 US-80, Sunnyvale, TX 75182



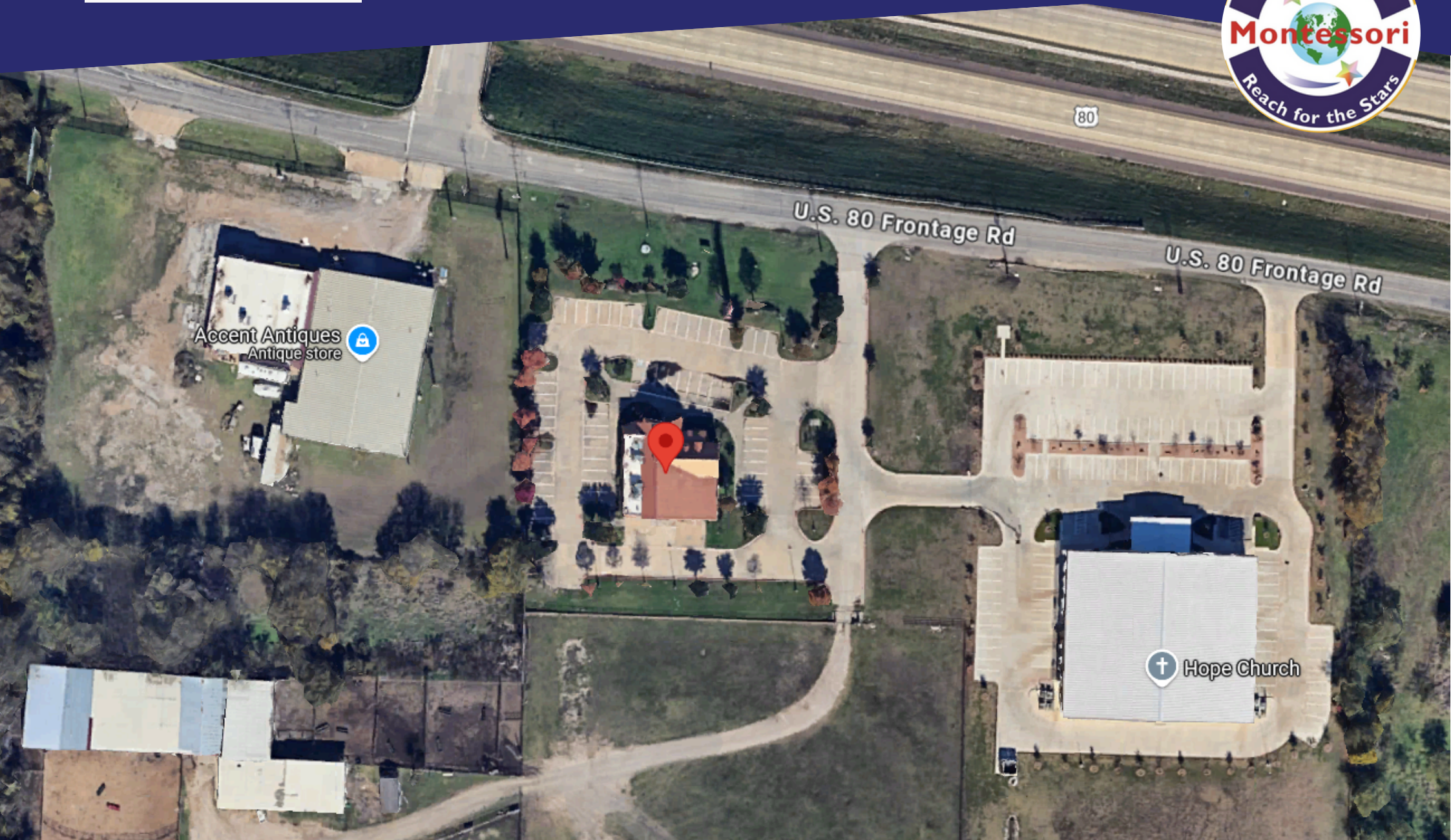
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Aerial View



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Demographics:



Median Household Income
\$127,932

Median Age
43.4

Total Population
8,800

1st Dominant Segment
Savvy Suburbanites

3 mile 618 Sunnyvale: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



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Demographics:



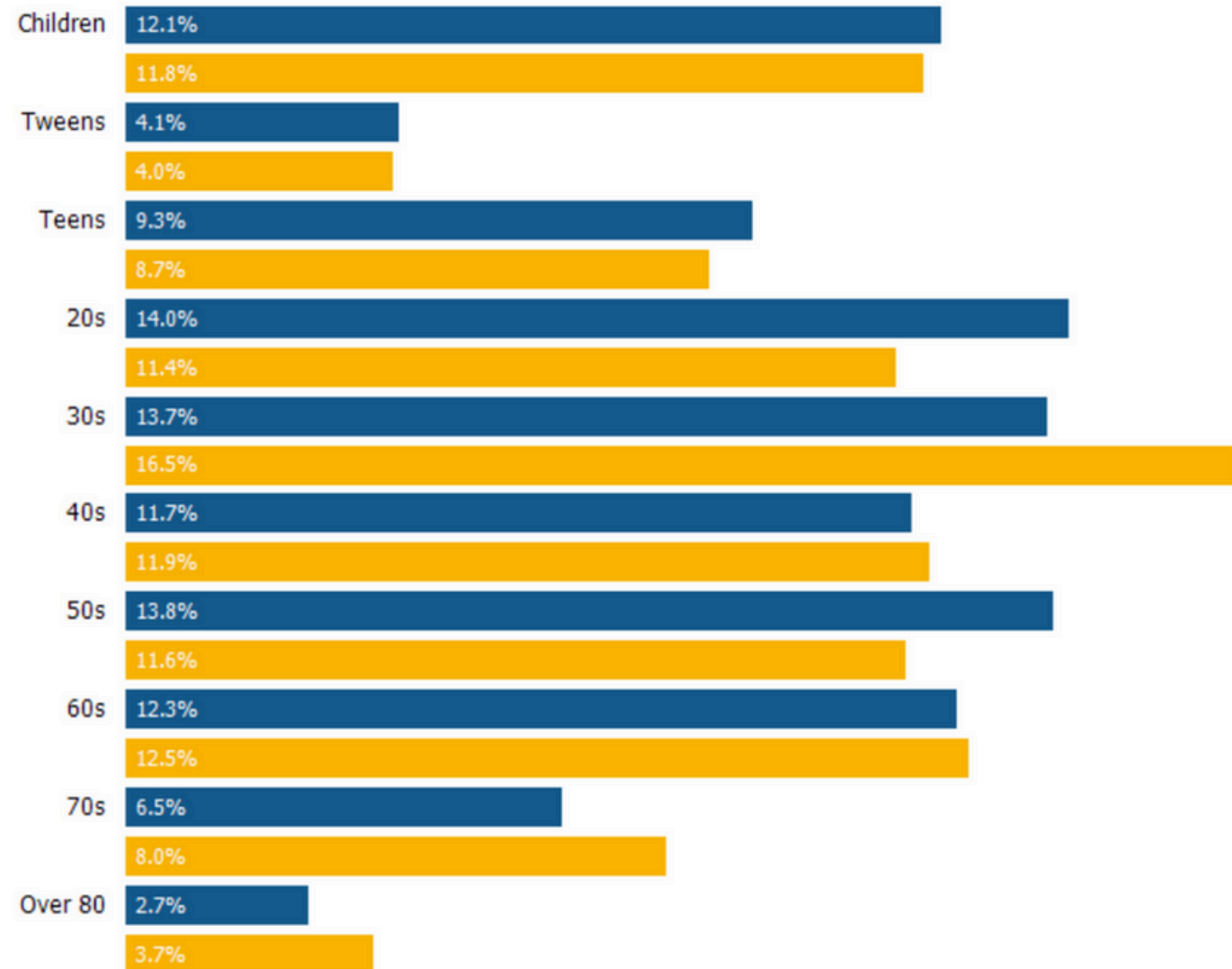
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

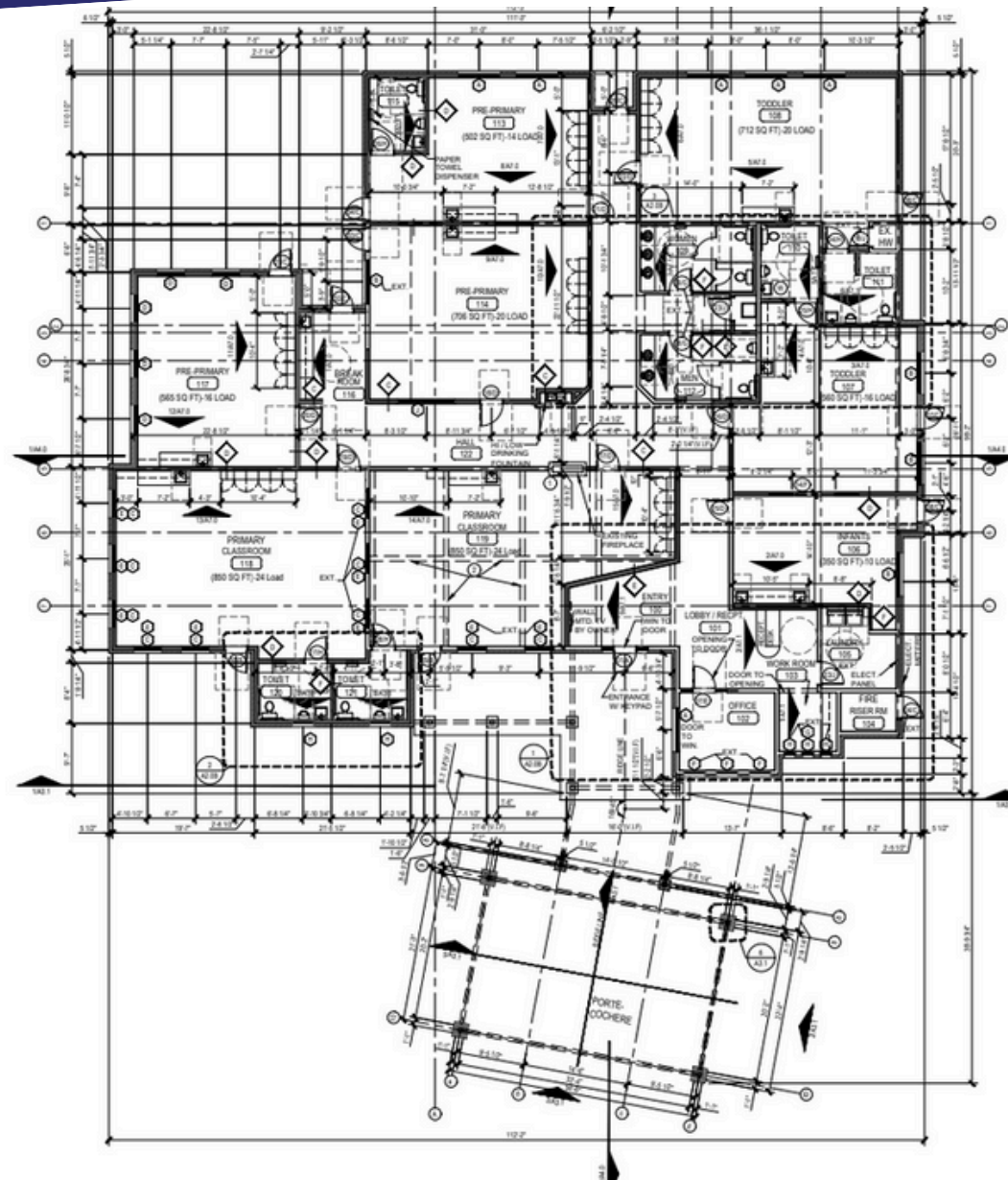
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Floor Plan:



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Photos:



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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.

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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
IABS 1-1

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