



Allen, TX (Dallas-Ft. Worth MSA)

Former Learning Experience

Kroger-Adjacent Former Early Education Facility



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Texas Broker #9009637



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CHASE

Kroger
PET SUPPLIES PLUS.

Subject Property

Former

THE LEARNING EXPERIENCE
Academy of Early Education

Former Learning Experience

850 S Allen Heights Dr, Allen, TX 75002

PRICE: \$2,700,000 PRICE/SF: \$270

BUILDING SIZE	10,000 SF
LOT SIZE	1.10 AC
YEAR BUILT	2017



Turnkey Early Education Facility Directly Across From Kroger

The 10,000-square-foot property is well positioned for a **value-add investor or owner-user**, with direct access from S Allen Heights Drive and strong surrounding demographics, including average household incomes of \$161,543 within a five-mile radius.



The Offering

- **Strategic Retail Location:** Positioned directly across from a Kroger-anchored shopping center and immediately adjacent to national tenants including Chase Bank and McDonald's, providing strong daily-needs traffic and established retail synergy.
- **Highly Desirable Allen, TX, Demographics:** Allen is an affluent, family-oriented community with a median household income of approximately \$131,000. More than 25% of the population is under 18, creating particularly attractive fundamentals for childcare, education and family-oriented uses.
- **Dense, Captive Residential Trade Area:** The property is surrounded by established residential neighborhoods, providing a built-in customer base within the immediate trade area. ZIP code 75002 is home to an estimated 75,000 residents, with average household sizes exceeding three people.
- **Flexible ±10,000 SF Building:** The existing ±10,000-square-foot facility is well suited for an early childhood education operator and offers potential adaptability for medical, healthcare, educational and other service-oriented uses.

Market Highlights

- **Strong DFW Growth Fundamentals:** Allen benefits from its location within the Dallas-Fort Worth Metroplex, one of the nation's premier growth markets, while Allen itself has grown approximately 8.4% since 2020 to an estimated 113,447 residents in 2025.
- **Continued Population Growth:** Allen's population increased from approximately 84,000 in 2010 to more than 113,000 today, representing roughly 35% growth over the period.
- **Strong Homeownership & Household Stability:** Nearly 70% of Allen housing units are owner occupied, with a median owner-occupied home value of approximately \$464,000, indicative of an established and economically strong surrounding customer base.

LEGEND

Property
Boundary

10,000

Rentable SF

1.10

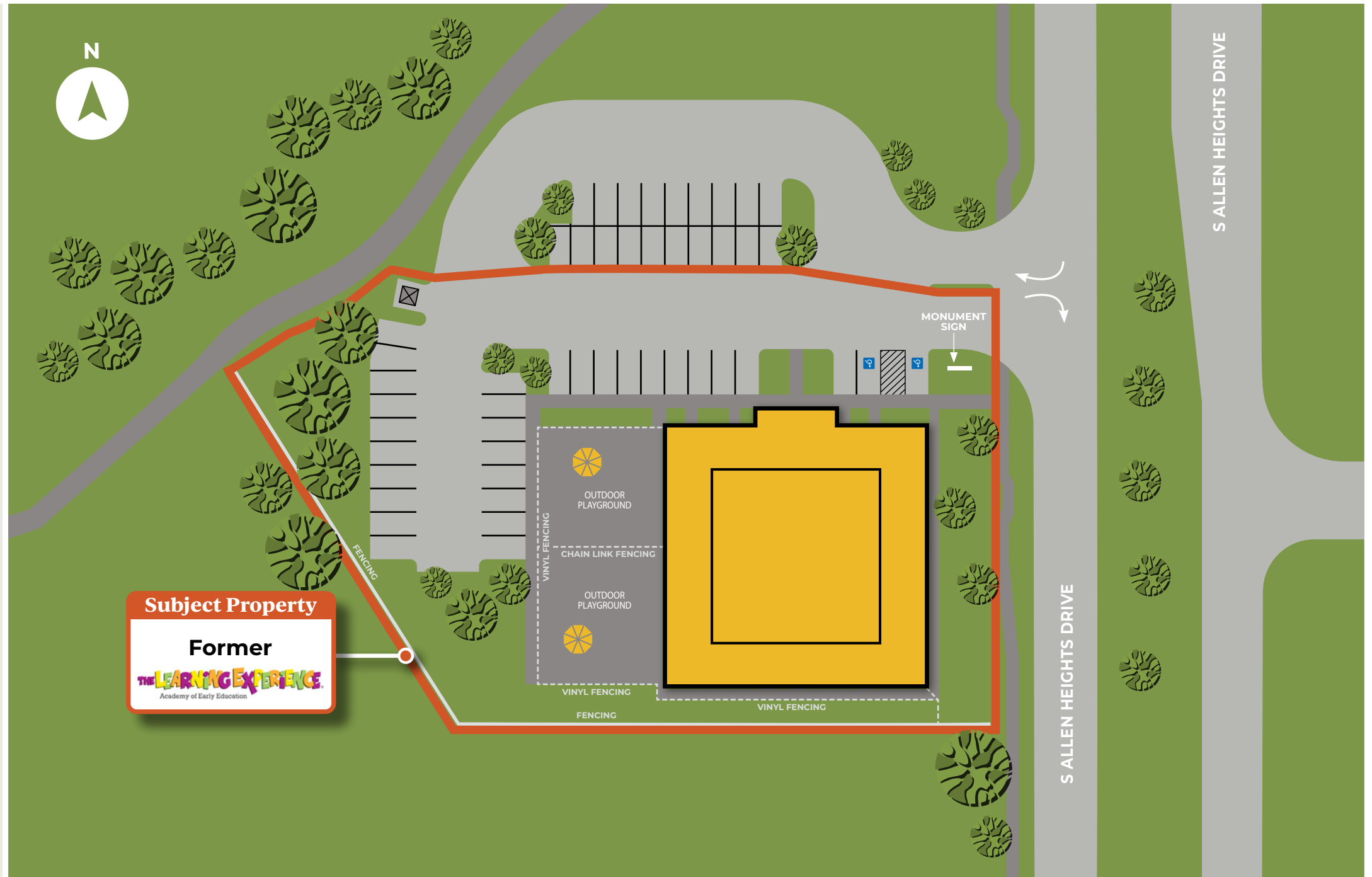
Acres

49

Parking Spaces



Egress





The subject property is across the street from Bethany Park Place, which features tenants such as **Kroger, McDonald's, and Chase Bank**





Located in
a thriving
Dallas
submarket

19,016

VEHICLES PER DAY ALONG
E BETHANY DR

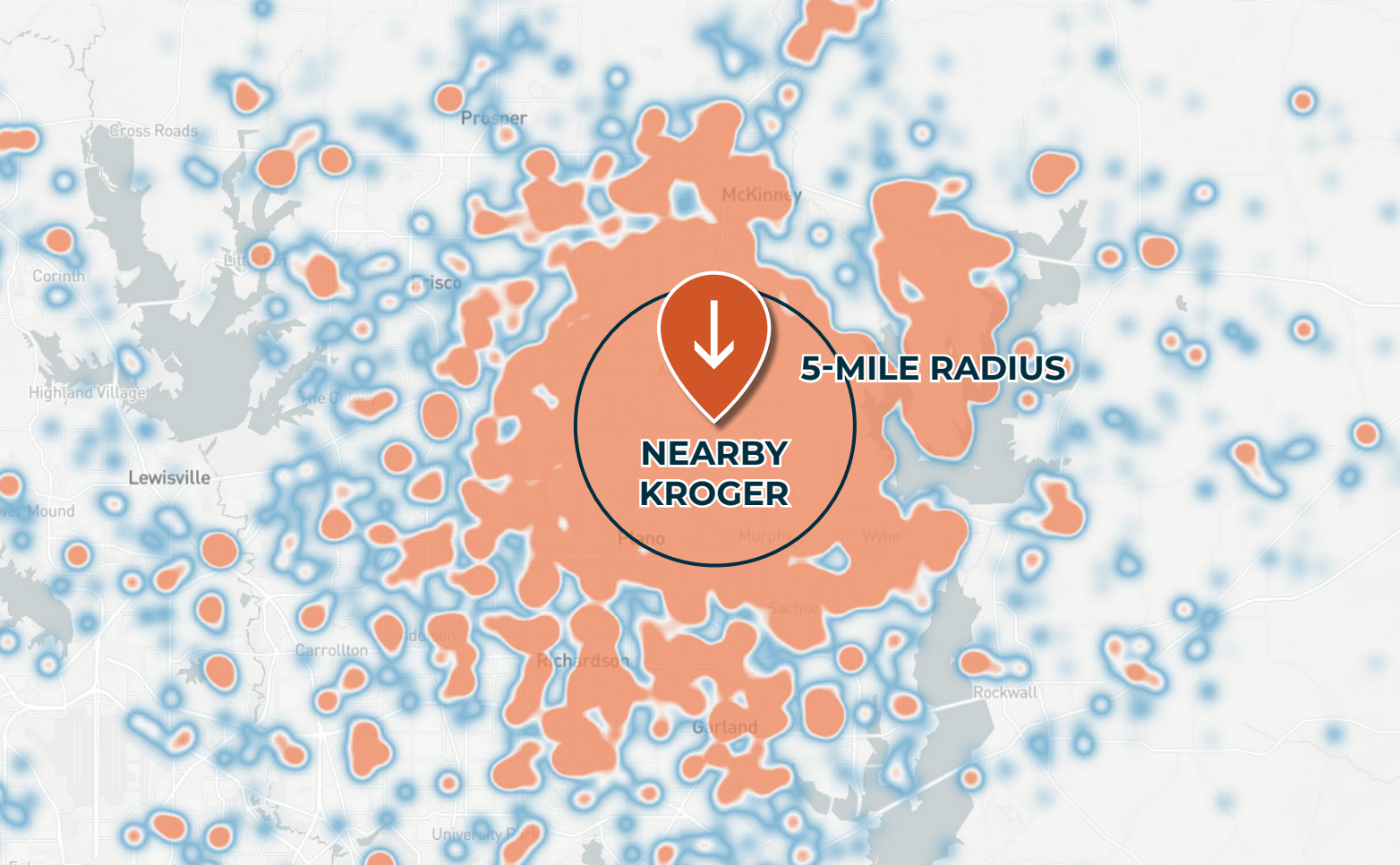
1.2 Million

VISITS TO THE KROGER
ACROSS THE STREET

27.3 Miles

TO DALLAS

Immediate Trade Area | 8



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Kroger** over the past 12 months, signaling strong visitation to the immediate trade area.

Visitation Data

1.2M Visits

OVER THE PAST 12 MONTHS TO
THE NEARBY KROGER

22 Min

AVERAGE DWELL TIME AT
THE NEARBY KROGER

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	17,472	82,305	240,454

Ring Radius Household Income Data

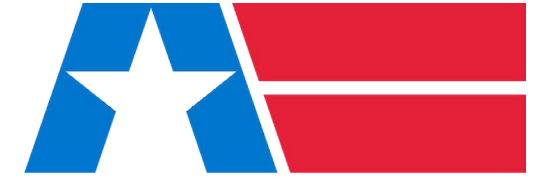


	1-Mile	3-Mile	5-Mile
AVERAGE	\$153,431	\$154,360	\$161,543
MEDIAN	\$129,953	\$128,948	\$127,049

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Allen, TX



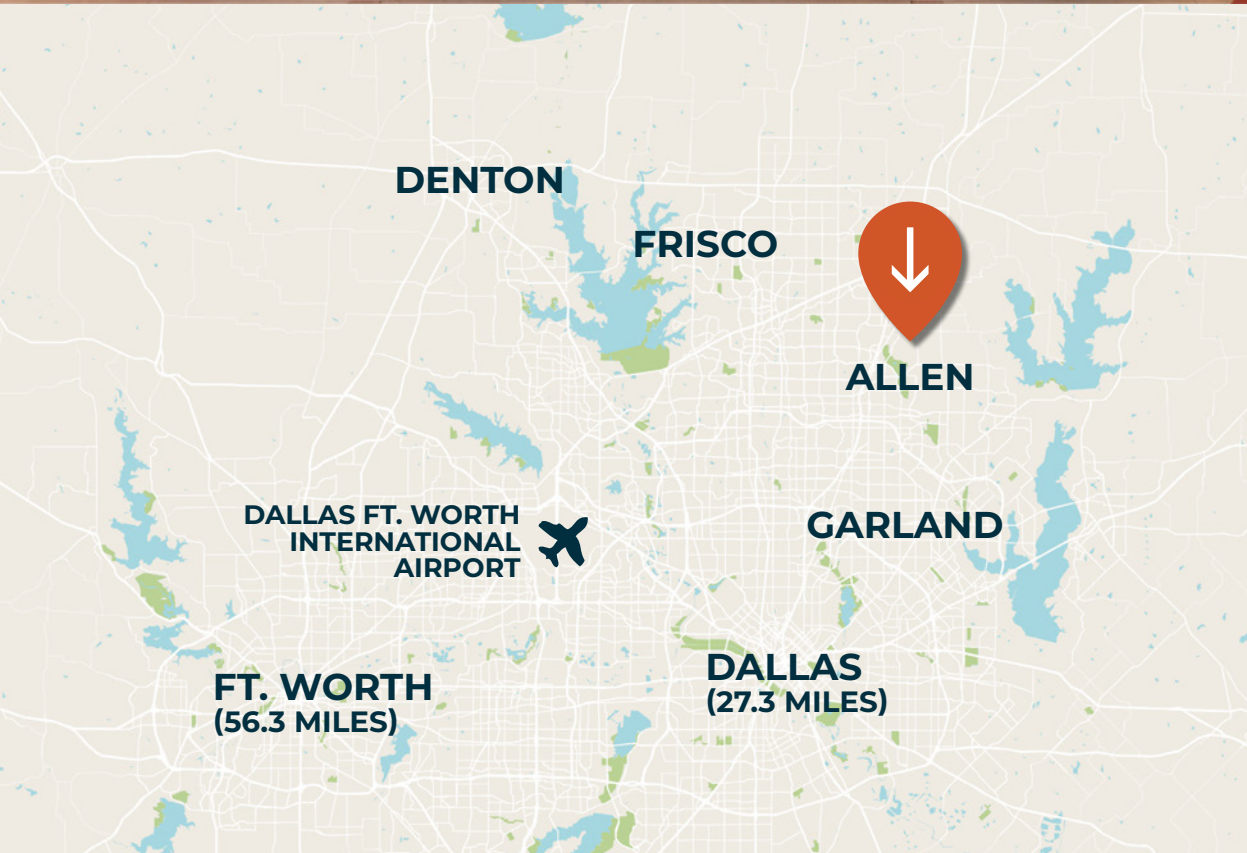
A Fast Growing Dallas Suburb

Family-Oriented Community

- Allen is a city in Collin County, a northern suburb of Dallas with approximately 113,447 residents
- Strategically positioned along U.S. Highway 75, just north of Collin County's high-growth "Platinum Corridor," bordered by Plano, McKinney, Fairview, and Lucas
- Allen grew from a small agricultural and railroad town into one of the largest suburbs in the Dallas-Fort Worth Metroplex
- The city boasts a strong and diverse economy with key sectors including technology, retail, healthcare, and education

Economic Development

- The city is also known for its shopping centers like Allen Premium Outlets, and boasts over 1,200 acres of parkland, including Celebration Park, which features sports fields, playgrounds, and a large splash pad
- Allen has many development projects, with more than 9 million square feet of Class A office planned in modern mixed-use developments



8.4 Million

DALLAS MSA ESTIMATED
POPULATION (2025)

\$744 Billion

DALLAS MSA GDP
(2024)

Location Overview | 11

Why Dallas?

Where Business Meets Big Texas Energy

A City Built for Growth

- Dallas is a vibrant metropolitan city situated along the Trinity River, ranking as the ninth-largest city in the U.S. with an estimated population of 1.3 million residents
- Spanning 9,286 square miles, the Dallas-Fort Worth Metroplex is the largest metropolitan area in Texas and the fourth-largest in the U.S., adding more than 100,000 new residents annually, driven by business expansion, job creation, and relative affordability
- DFW International Airport (~87 million annual passengers) and Dallas Love Field (~18 million annual passengers) connect the metro to 260+ global destinations, supporting commerce and tourism
- Texas levies no state income tax, and its pro-business policy environment continues to attract companies, entrepreneurs, and residents from across the country

A Corporate and Innovation Powerhouse

- The DFW Metroplex is home to 24 Fortune 500 headquarters and over 10,000 corporate offices, including AT&T, ExxonMobil, McKesson, and American Airlines, ranking it fourth in the U.S. for Fortune 500 concentration
- Consistently ranked a top-5 U.S. metro for corporate relocation, Dallas is a leader in national rankings in job growth and new headquarters activity
- The city hosts the third highest concentration of colleges in Texas, with renowned educational institutions including The University of Texas at Dallas, Southern Methodist University, and University of Dallas collectively supporting a highly educated regional workforce
- Named one of the top U.S. metros for startup activity and venture capital growth, Dallas has cultivated a thriving culture of entrepreneurship and innovation that continues to accelerate alongside its population and corporate base



Downtown Dallas



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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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