

Pinnacle Montessori

OF BULVERDE RD, SAN ANTONIO, TX - 78259



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 14,600 sq ft (+/-)
- Asking Price:
 - \$4,800,000 for land and building, including a 10-year lease at \$22,000 per month
 - \$4,900,000 if including the business as part of the franchise
- Current Enrollment: Operating at around 80% of its 2019 capacity
- Capacity: Can accommodate up to 200 children
- Year Established: 2010



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Broker

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School Features :



- Includes multiple classrooms with age-specific programs, from infants (6 weeks) to elementary levels (up to age 9), as well as before- and after-school programs
- Designed with Montessori principles, offering a peaceful, natural learning environment with direct views of nature and thoughtfully curated educational materials
- Parking and landscaped areas are available, with infrastructure suitable for possible conversion into a medical office if desired
- Extra Amenities:
 - Enhanced safety with on-site camera monitoring
 - Peace Curriculum included, focusing on emotional and social skills for children
 - Prominent Montessori brand known for high-quality early childhood education, helping children excel academically and emotionally in a structured learning environment

This property is ideal for investors or educational businesses seeking a reputable, established Montessori location with robust enrollment and high growth potential.



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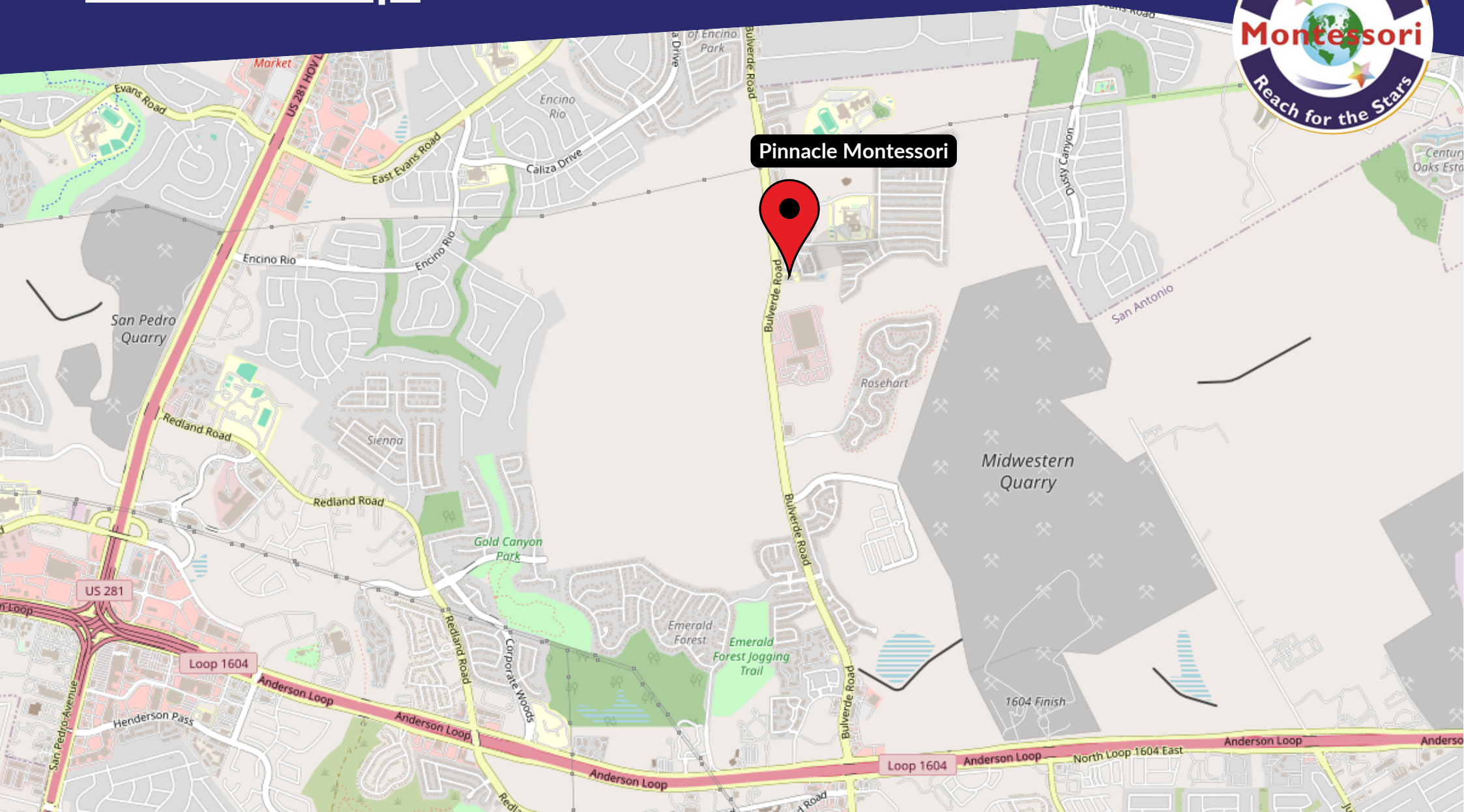
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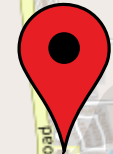


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Satellite Map:



Pinnacle Montessori



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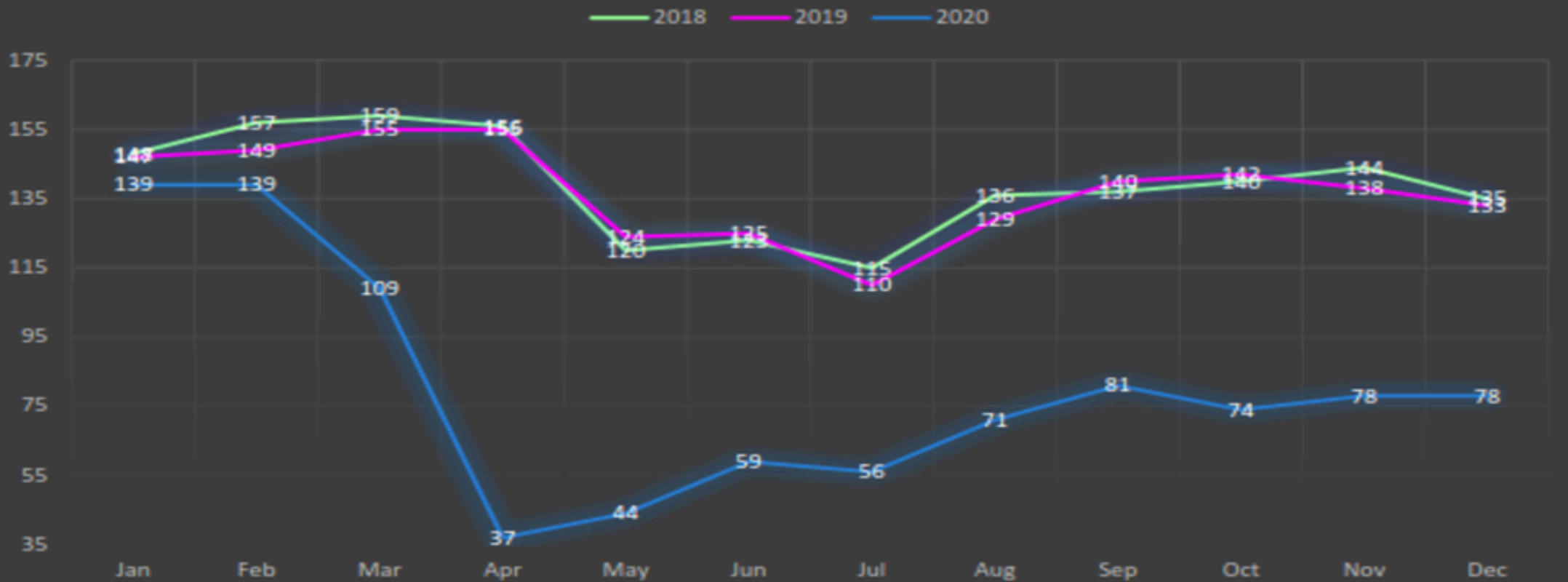
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Enrollment Graph:



PMA Bulverde Monthly Enrollment



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Demographics:



Age:
Children
3,493
(12.6%)

Age:
Median Age
37.7

Income:
Average Household Income
\$116,299

Population Stats:
Total Population
27,830

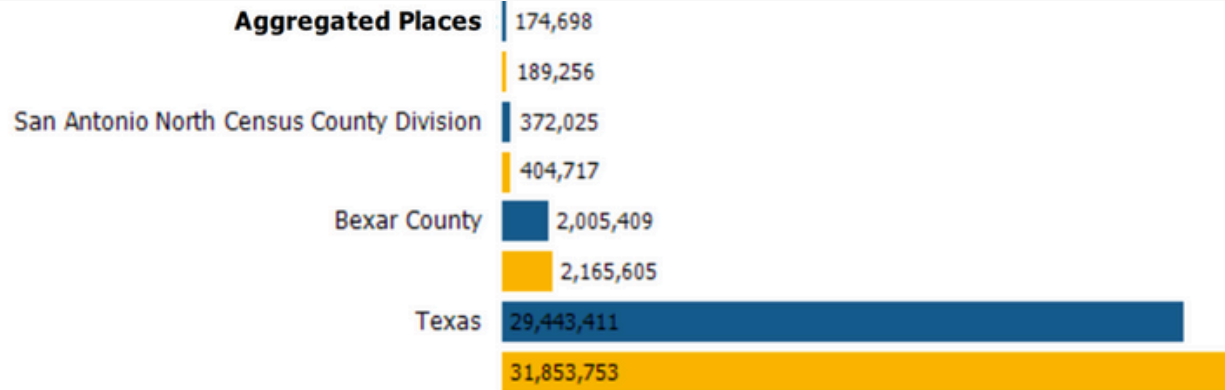
Total Population

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

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



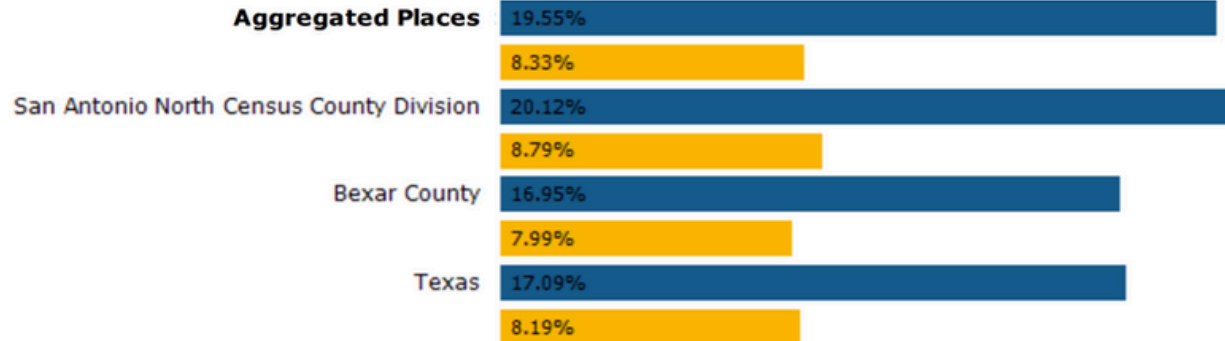
Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

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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, 2020

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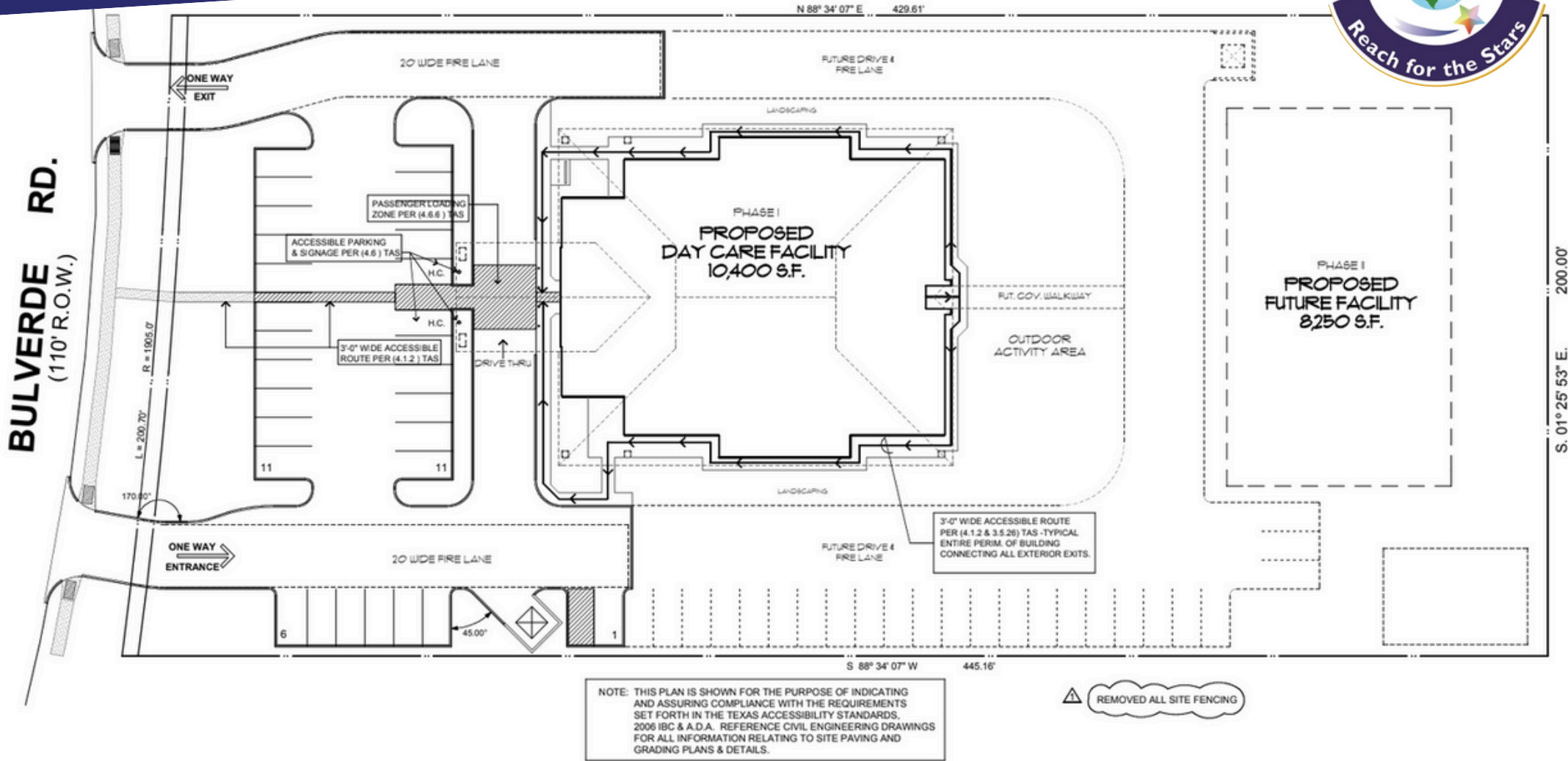
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Site Plan:



AO.301 SITE PLAN - ACCESSIBLE ROUTE

SCALE: 1" = 20'-0"



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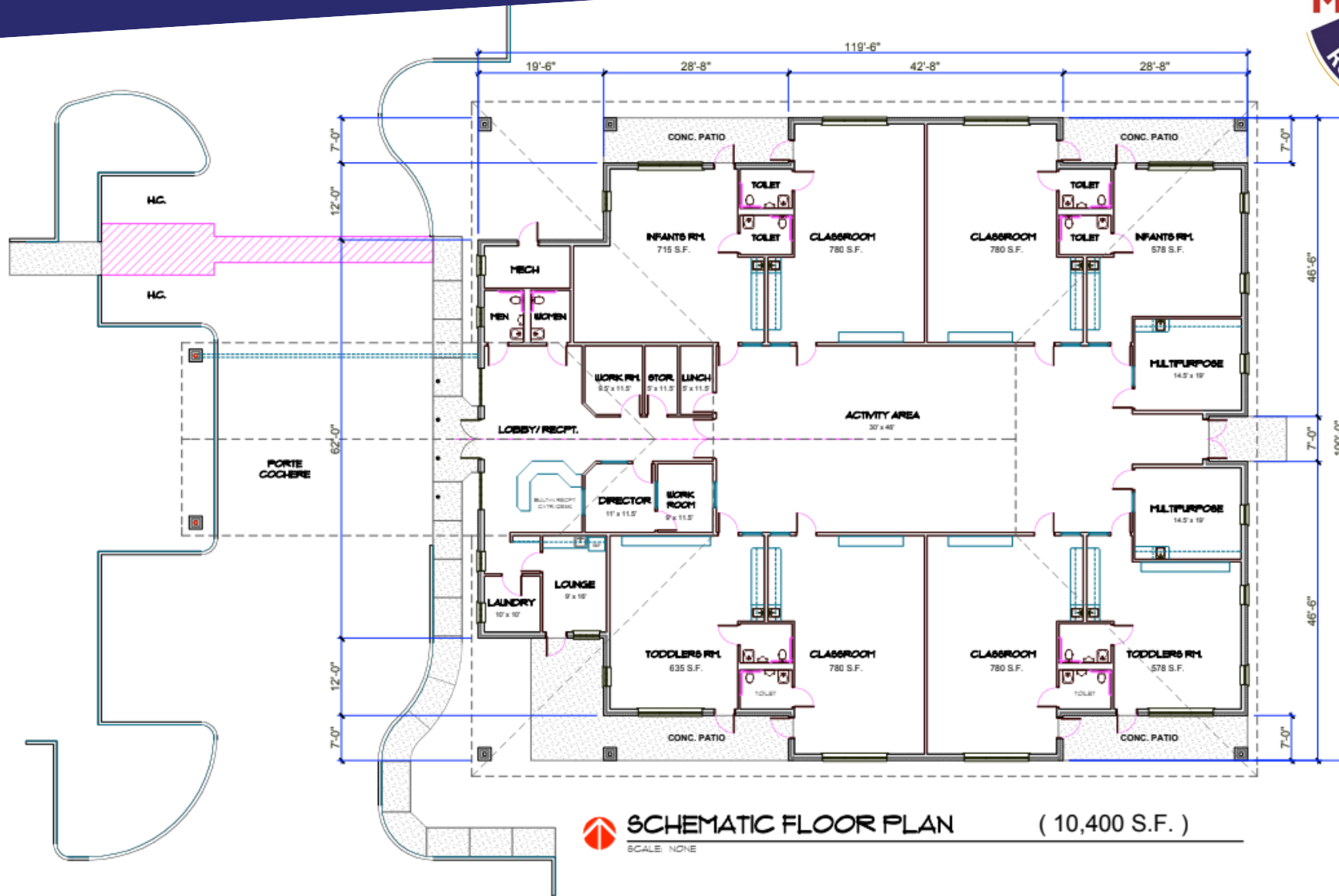
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Floor Plan:



SCHEMATIC FLOOR PLAN (10,400 S.F.)
SCALE: NONE



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