

Pinnacle Montessori

of SHERMAN at OLD DORCHESTER RD, TX - 75092



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 9,289 sq ft (+/-)
- Land Size: 4.5 acres
- Ample outdoor space.
- Asking Price: ~~\$4.7M~~ Now \$3.99 million
- Capacity: Can accommodate up to 200 children
- Frontage on Old Dorchester Rd
- Distance to Key Routes: 2.1 miles from US Hwy 75.
- Located near upcoming commercial and residential developments, adding growth potential.



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Broker

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School Features :



- Well-Equipped for Childcare: Purpose-built classrooms with engaging learning materials and ample natural light, promoting a calm and welcoming environment.
- Amenities: Kitchen facility, large outdoor playgrounds
- Potential Uses: Supports complementary businesses like dance studios, karate, or community gatherings
- Qualified Staff: Pinnacle Montessori's experienced educators are skilled in the Montessori method, fostering a positive, growth-focused environment for each child.
- Individualized Learning: Each child learns at their own pace, encouraging confidence and a love for learning through a personalized approach.
- Engaging Environment: Classrooms are thoughtfully designed with hands-on materials and outdoor spaces to support children's development and exploration.

The school boasts spacious, organized layouts with a range of materials tailored to each developmental stage, fostering independence and collaboration. 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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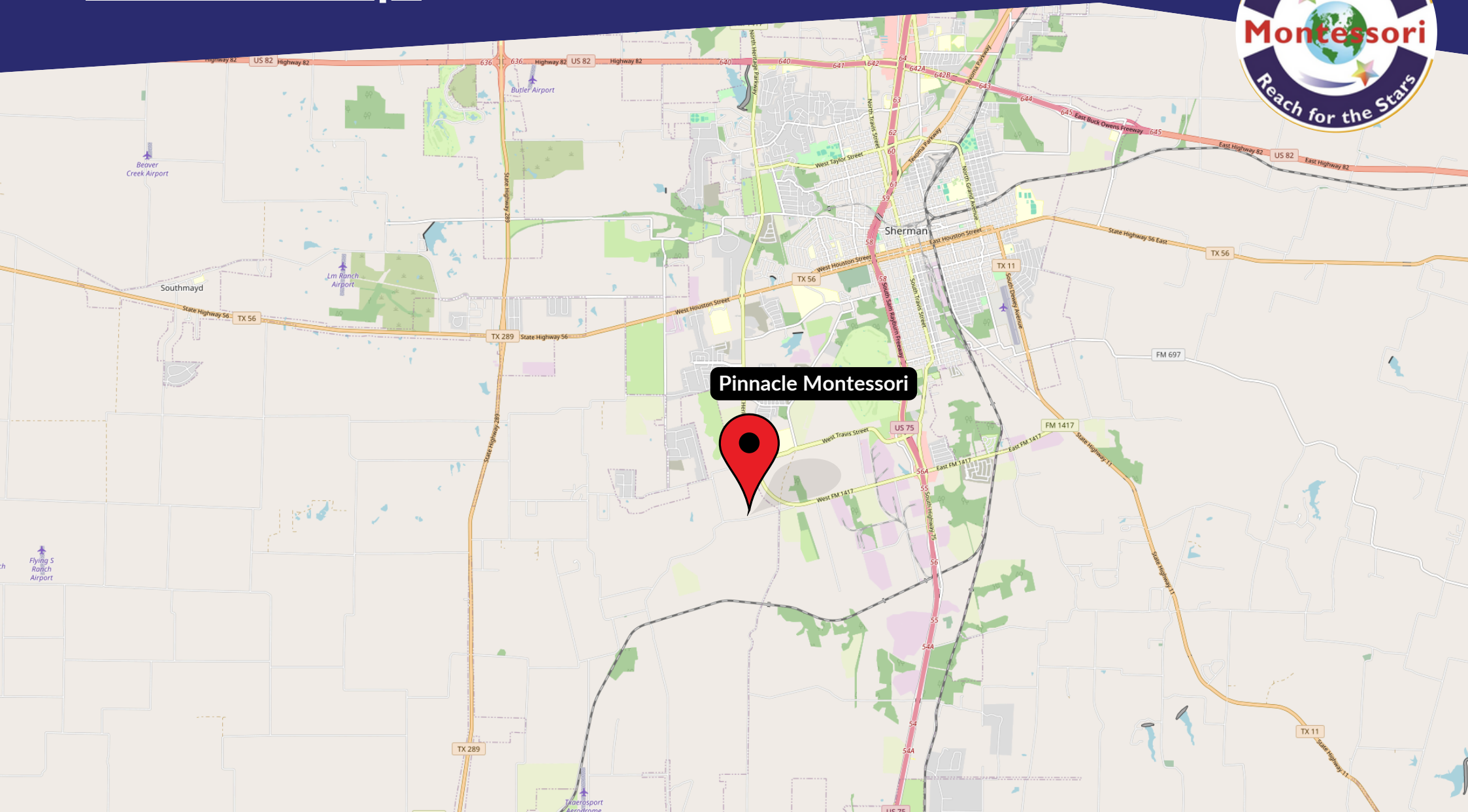
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Satellite Map: 475 Old Dorchester Rd, Sherman, TX 75092



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Demographics:



Median Household Income
\$62,093

Median Age
39.8

Total Population
27,977

1st Dominant Segment
Old and Newcomers

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

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■ 2028 (Projected)



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Demographics:



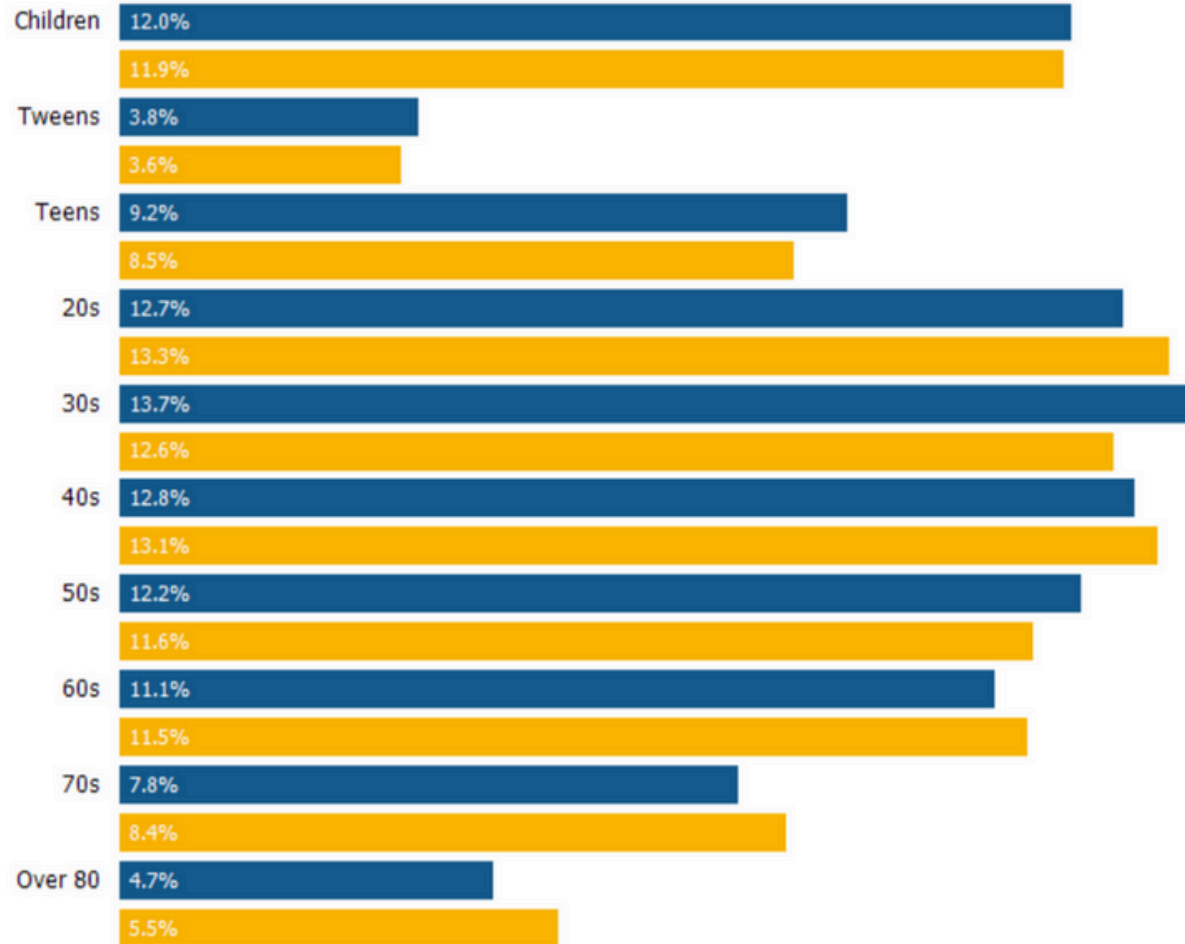
Population by Age

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

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

Update Frequency: Annually

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Site Plan:



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Floor Plan:



VALUES PROVIDED

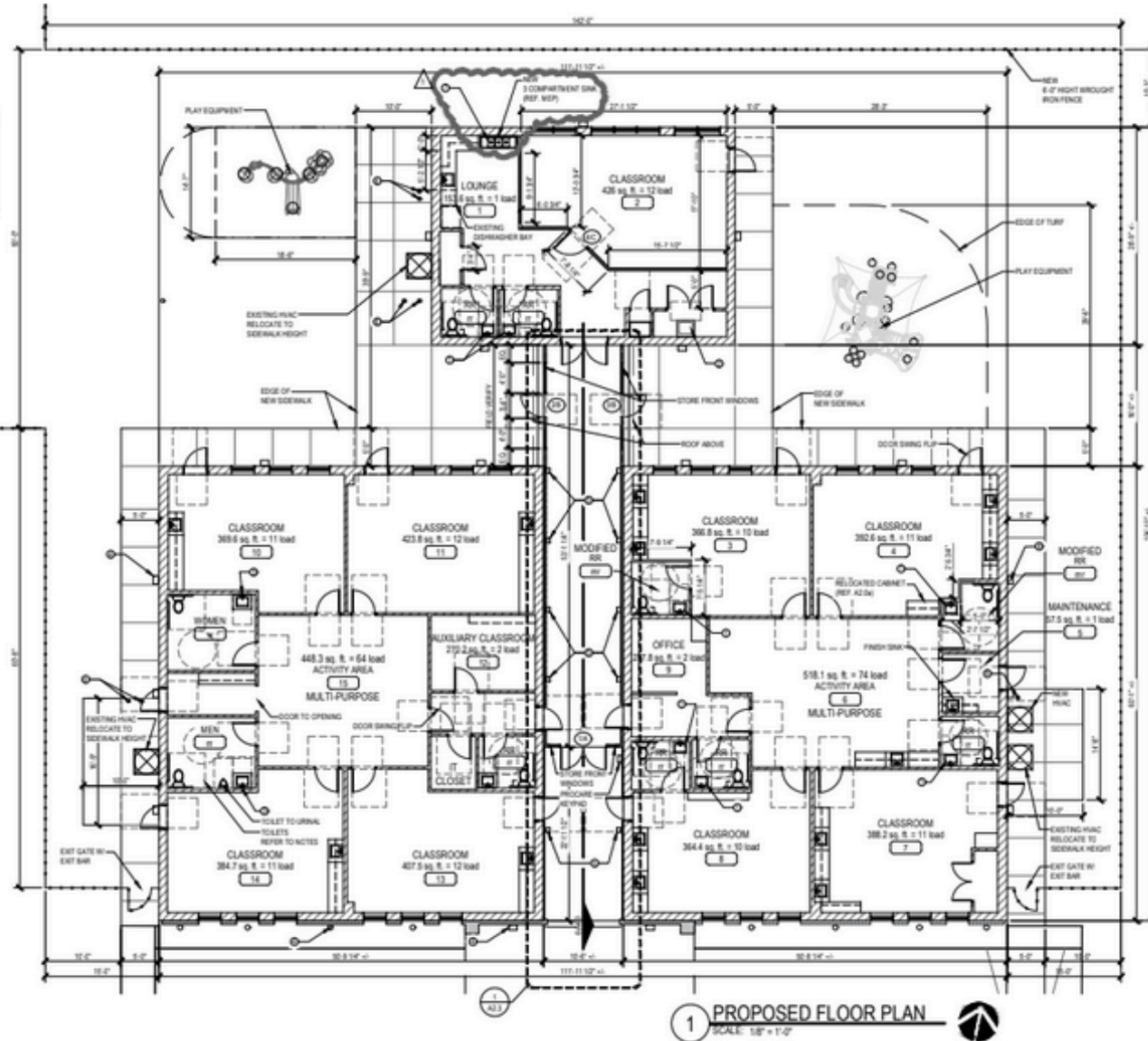
SWMS	21
TOTAL	32

SCHOOL BUILDING TOILET LOAD

CLASSROOM	SEATING	TOILET BATH	TOTALS
1 LOCKER PER 15 STUDENTS	3000	3000	6000 STUDENTS
1 TOILET PER 15 STUDENTS	3000	3000	6000 STUDENTS
1 LOCKER PER 15 STUDENTS	3000	3000	6000 STUDENTS
1 TOILET PER 15 STUDENTS	3000	3000	6000 STUDENTS
TOTAL	12000	12000	24000 STUDENTS
TOTAL REQUIRED TOILETS	1600	1600	3200 STUDENTS
TOTAL PROVIDED TOILETS	1600	1600	3200 STUDENTS

- NOTES BY OWNER:**
- ADD ADA CLEARANCE @ EXISTING SWMS
 - INSTALL NEW HYBRID WASHER/DRYER UNIT
 - ADD W/PUROR ABOVE SINK REF.
 - EXISTING WALL MOUNTED LIGHTS
 - NEW WALL MOUNTED LIGHTS
 - DO NOT REMOVE EXISTING SIDEWALK
 - ROUTE WATER AND DRAIN THROUGH EXISTING CABINETS

- NOTE: CONTRACTOR TO PROVIDE AND INSTALL WATER HEATERS & DRIP PANES IN ATTIC @ WATER HEATER LOCATIONS**
- NOTE: CONTRACTOR TO RELOCATE LIGHTING & CEILING FURNISH AS NEEDED**
- NOTE: FOR TOILETS REFER TO SHEET AS SINK & CLEARANCE @ WC TOILETS IS 6" AWAY FROM FACE OF WALL**



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



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