

# Pinnacle Montessori

of SUNNYVALE, TX - 75182



## FOR SALE!



[WWW.CHILDCAREMNA.COM](http://WWW.CHILDCAREMNA.COM)

# Property Features :

- Building Size: 8,430 sqft (+/-)
- Land Size: 1.98 acres
- Asking Price: \$5.10 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



**NAOMI FREEMAN**  
Broker

Contact us :



[info@srclandbuilding.com](mailto:info@srclandbuilding.com)  
[naomirealestate11@gmail.com](mailto:naomirealestate11@gmail.com)

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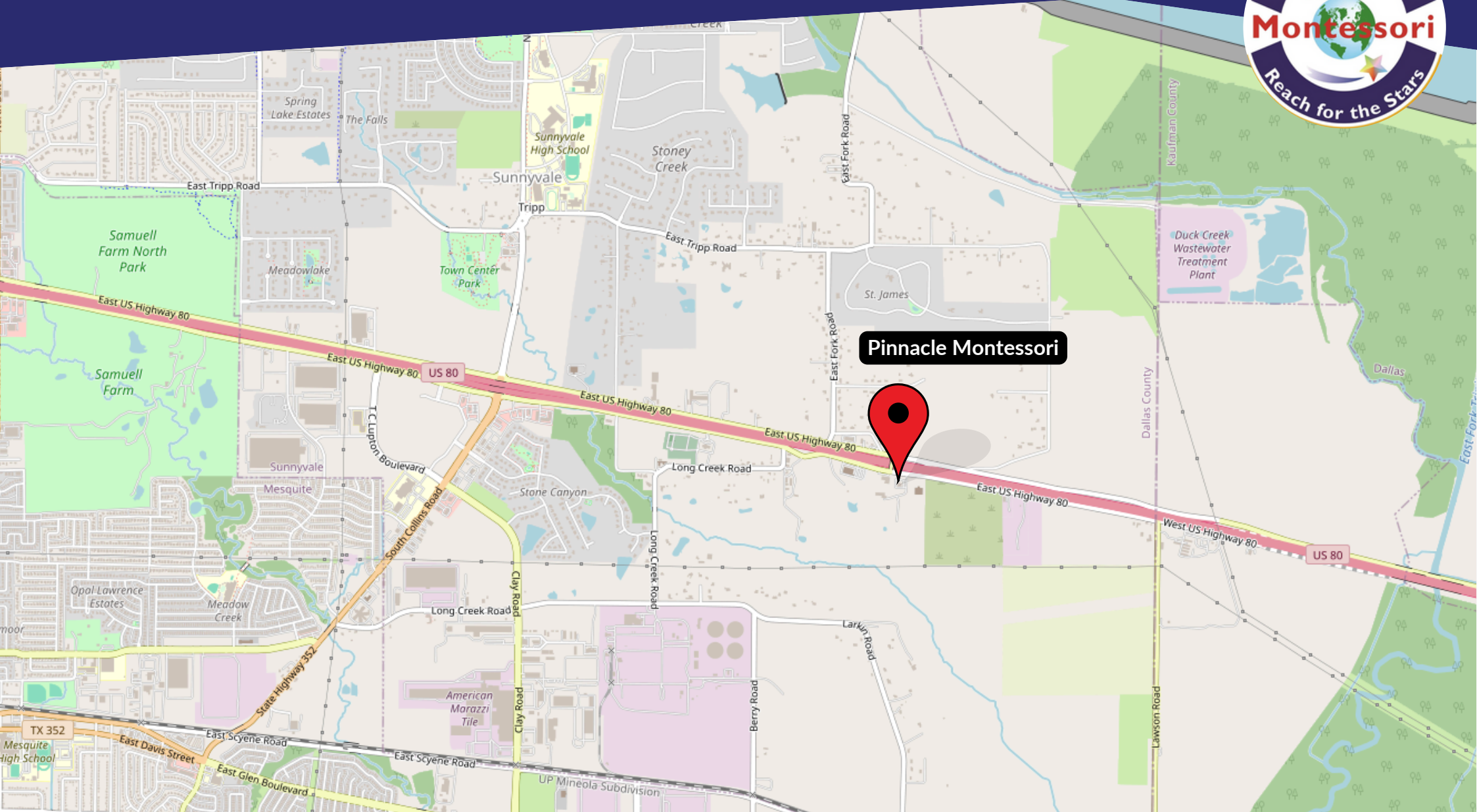
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# Satellite Map: 618 US-80, Sunnyvale, TX 75182



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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



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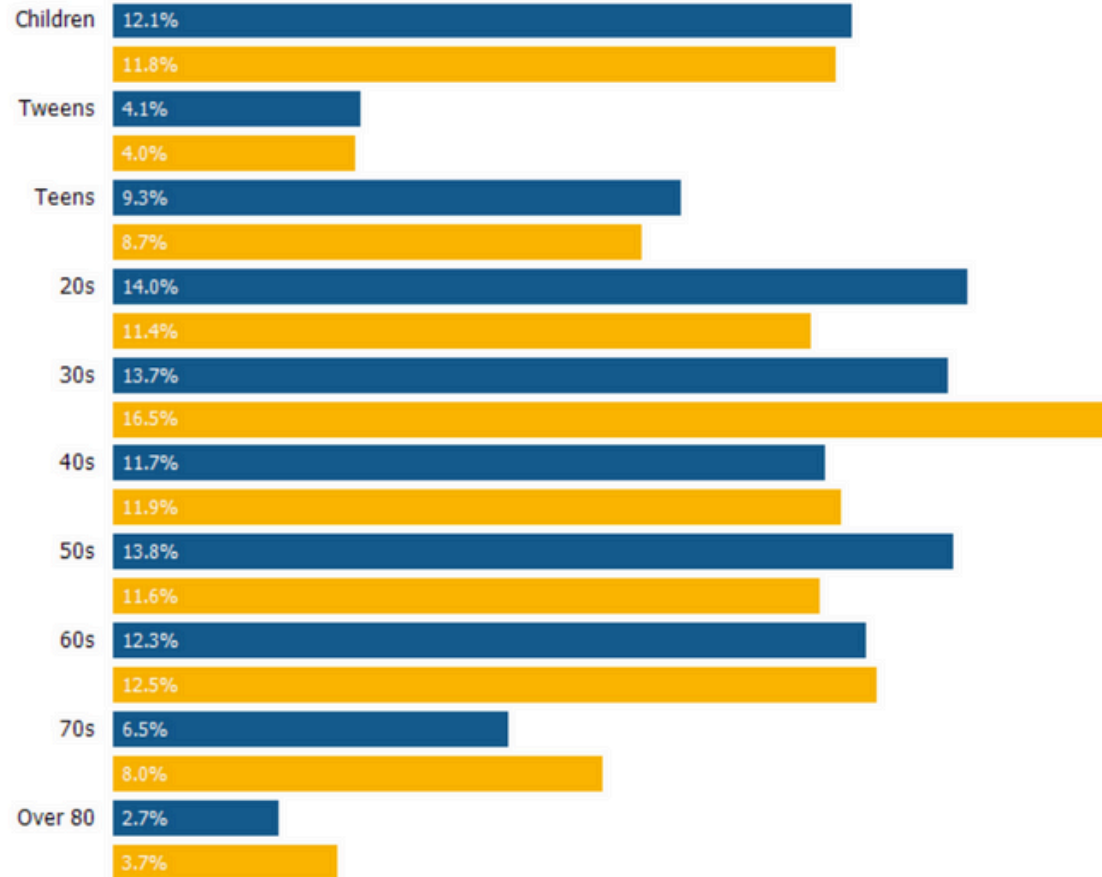
## Population by Age

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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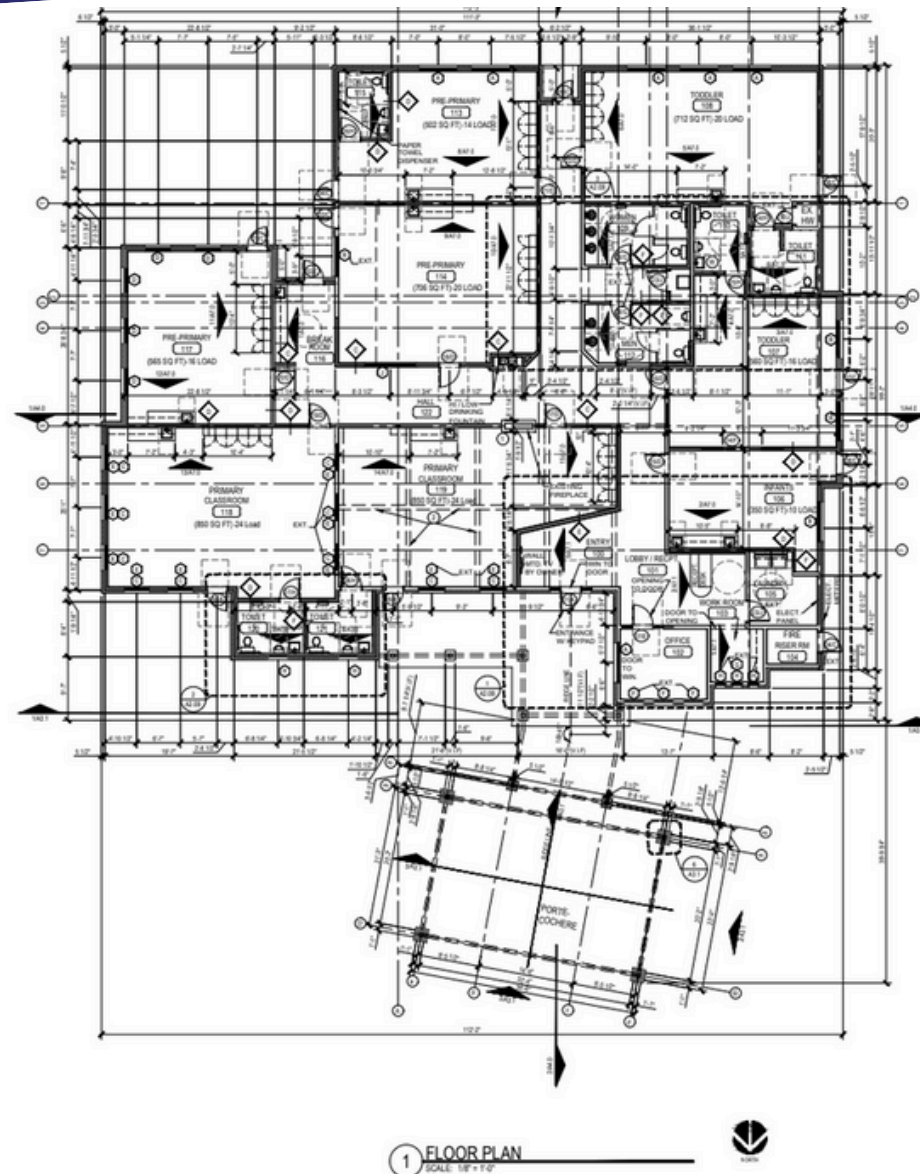


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# Floor Plan:



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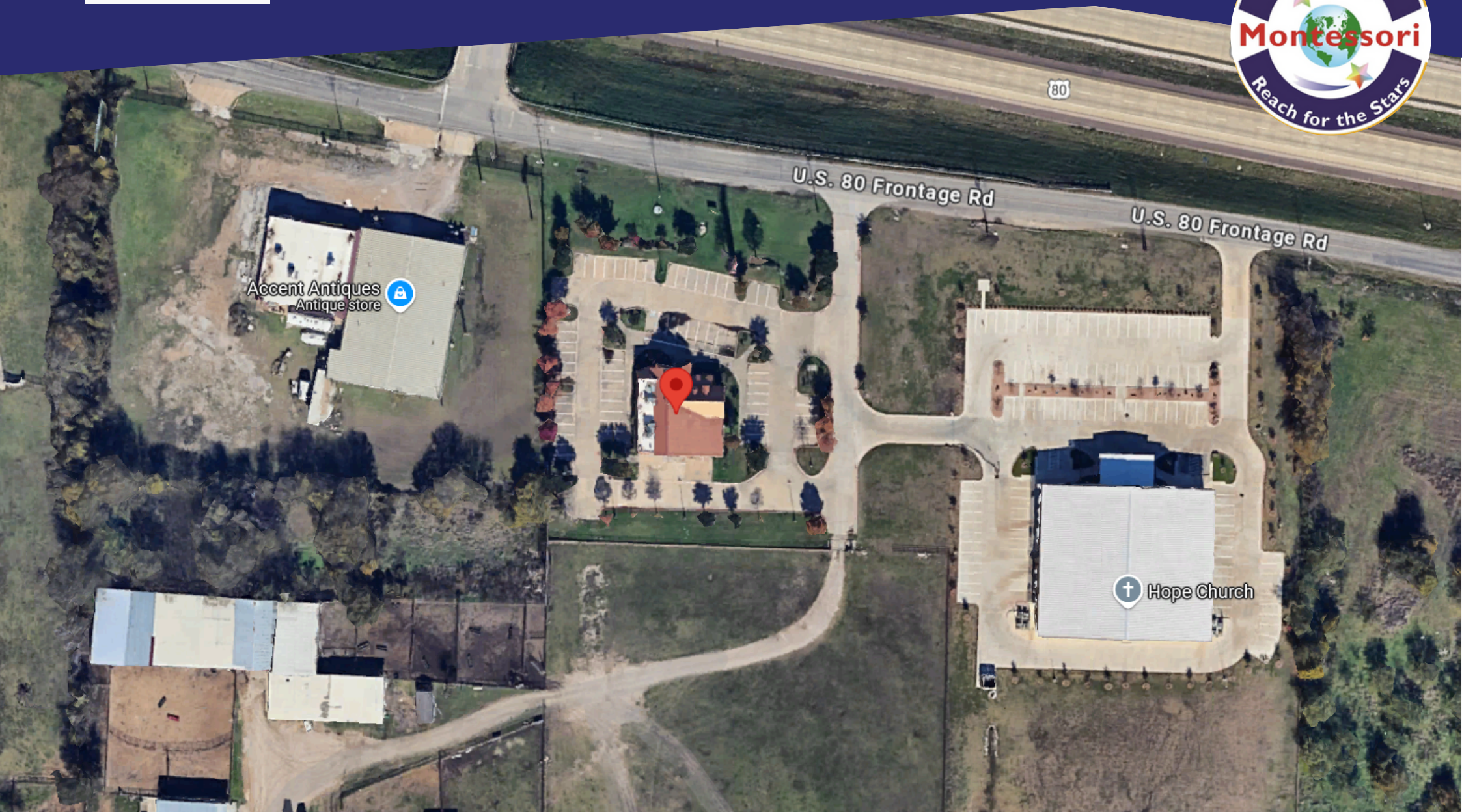


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**+14695019361 / 62**

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