

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: **\$4.00 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.
- Availability : Immediately



NAOMI FREEMAN
Broker

Contact us :



info@srclandbuilding.com
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 :



- 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.

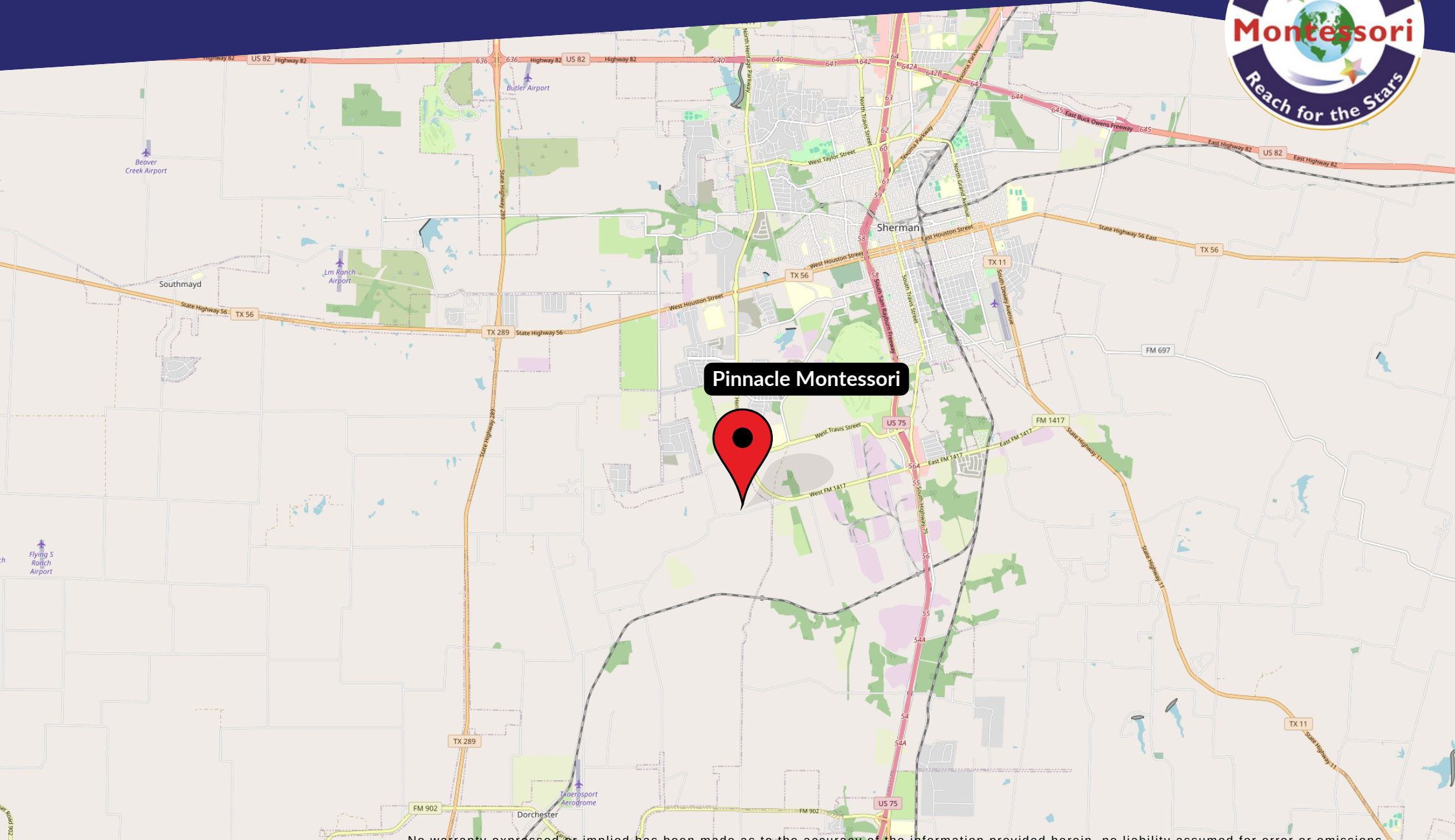
No warranty expressed or implied has been made as to the accuracy of the information provided herein. No liability assumed for error or omissions.



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Location Map: 475 Old Dorchester Rd, Sherman, TX 75092



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

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

■ 2023
■ 2028 (Projected)



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Demographics:



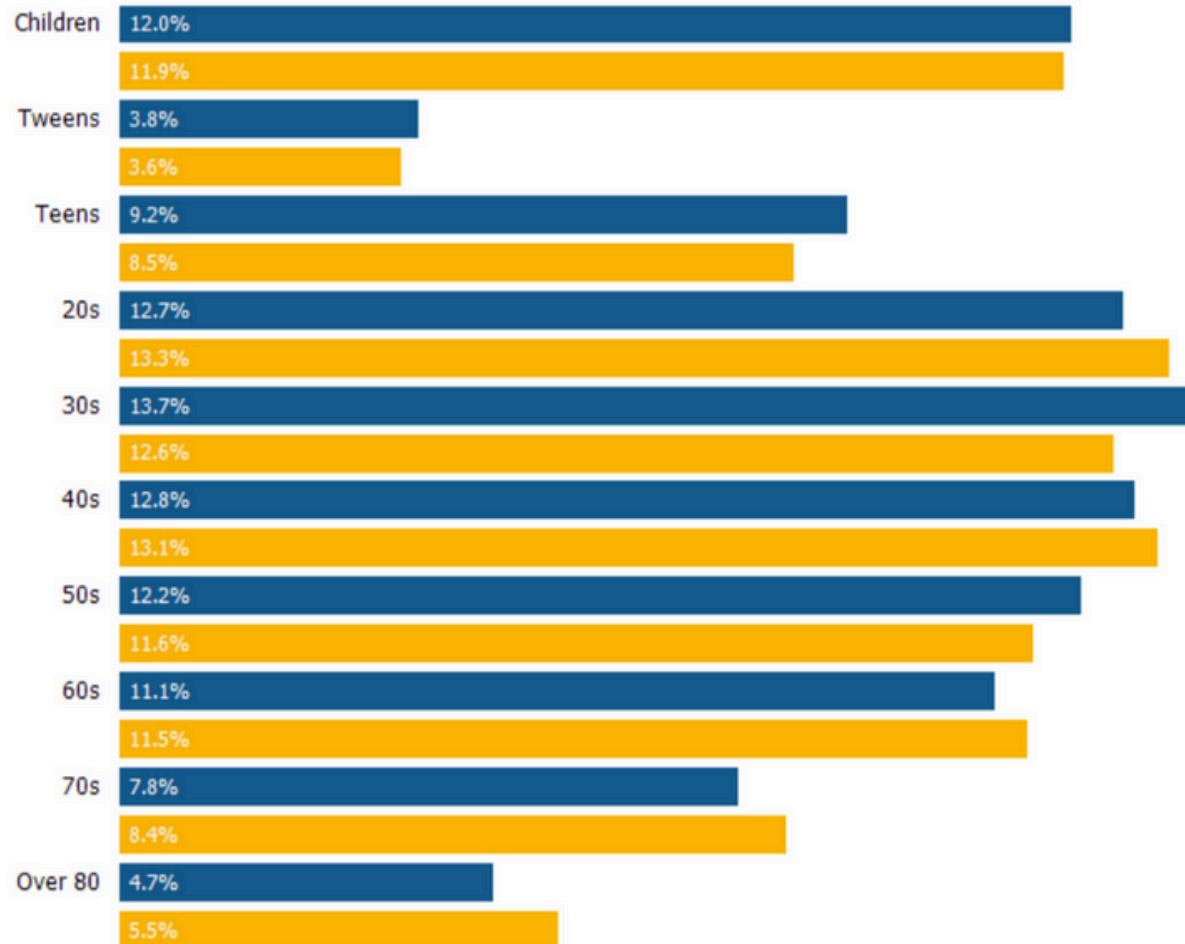
Population by Age

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

■ 2023
■ 2028 (Projected)



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Site Plan:



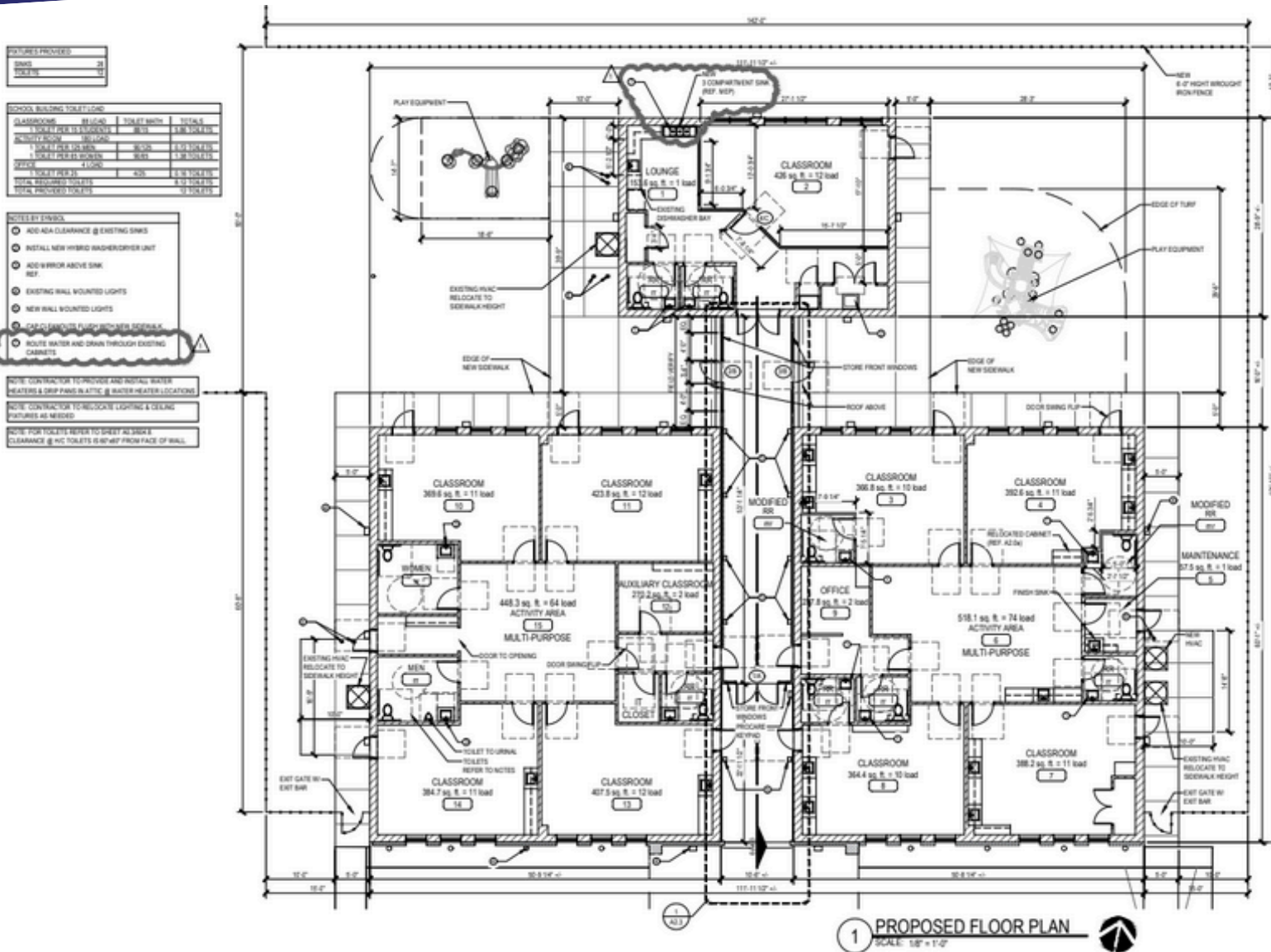
No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Floor Plan:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com

Photos:



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



NAOMI FREEMAN
SRC Real Estate

info@srclandbuilding.com
naomirealestate11@gmail.com



For more details visit us at -

WWW.CHILDCAREMNA.COM

Or Call Us at -

+1 469 501 9361 / 62

Or Email Us at -

INFO@SRCLANDBUILDING.COM



NAOMI FREEMAN
Broker

Contact us :

» **info@srclandbuilding.com**
» **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.