

Pinnacle Montessori

of SUNNYVALE, TX - 75182



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 8,430 sqft (+/-)
- Land Size: 1.98 acres
- Asking Price: **\$4.50 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
- Availability : August 2025



NAOMI FREEMAN
Broker

Contact us :



info@srclandbuilding.com
naomirealestate11@gmail.com

Visit us :



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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 :



- 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

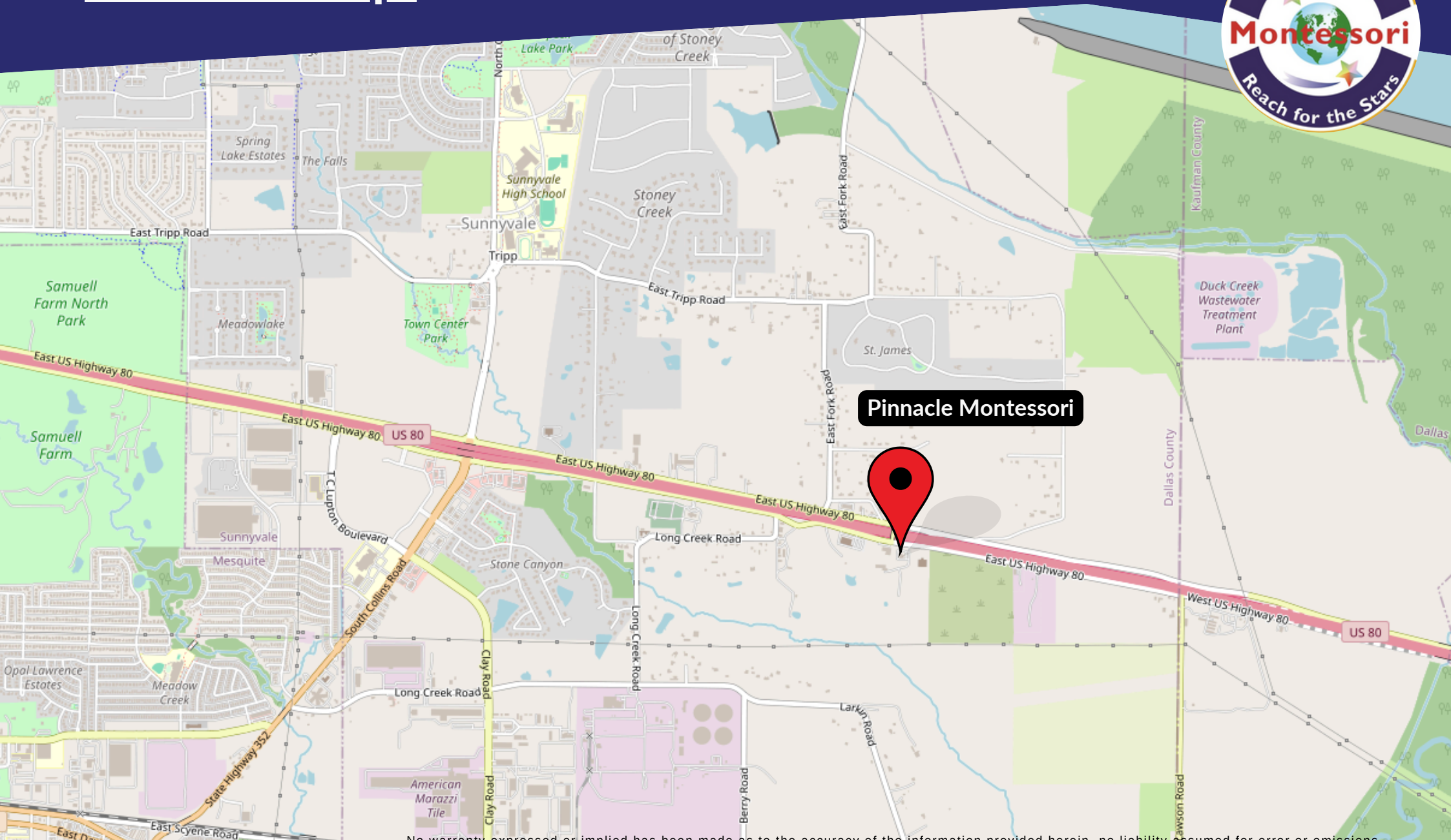
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Satellite Map: 618 US-80, Sunnyvale, TX 75182



Pinnacle Montessori

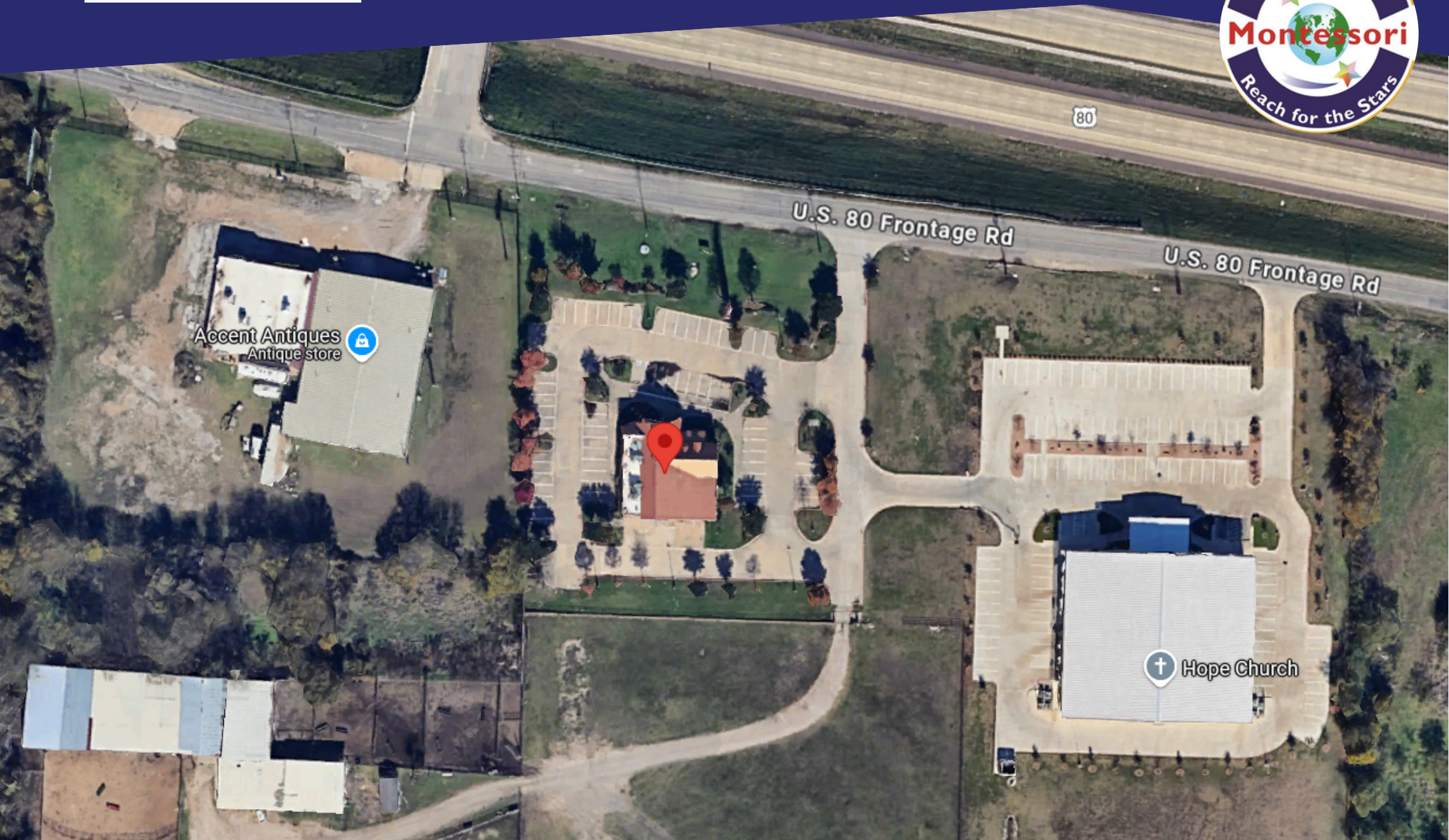
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Aerial View



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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

■ 2023
■ 2028 (Projected)



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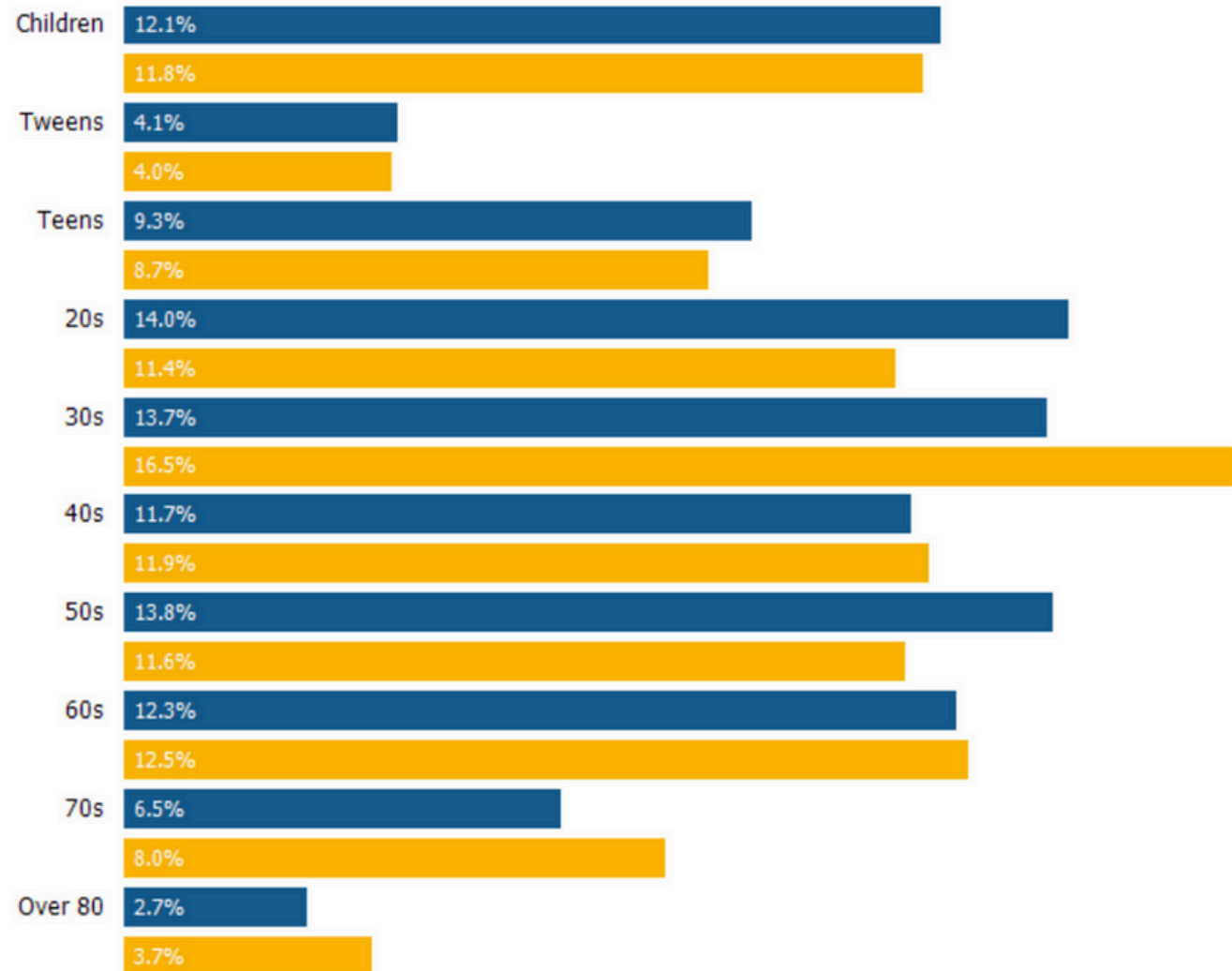
Population by Age

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

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

Update Frequency: Annually

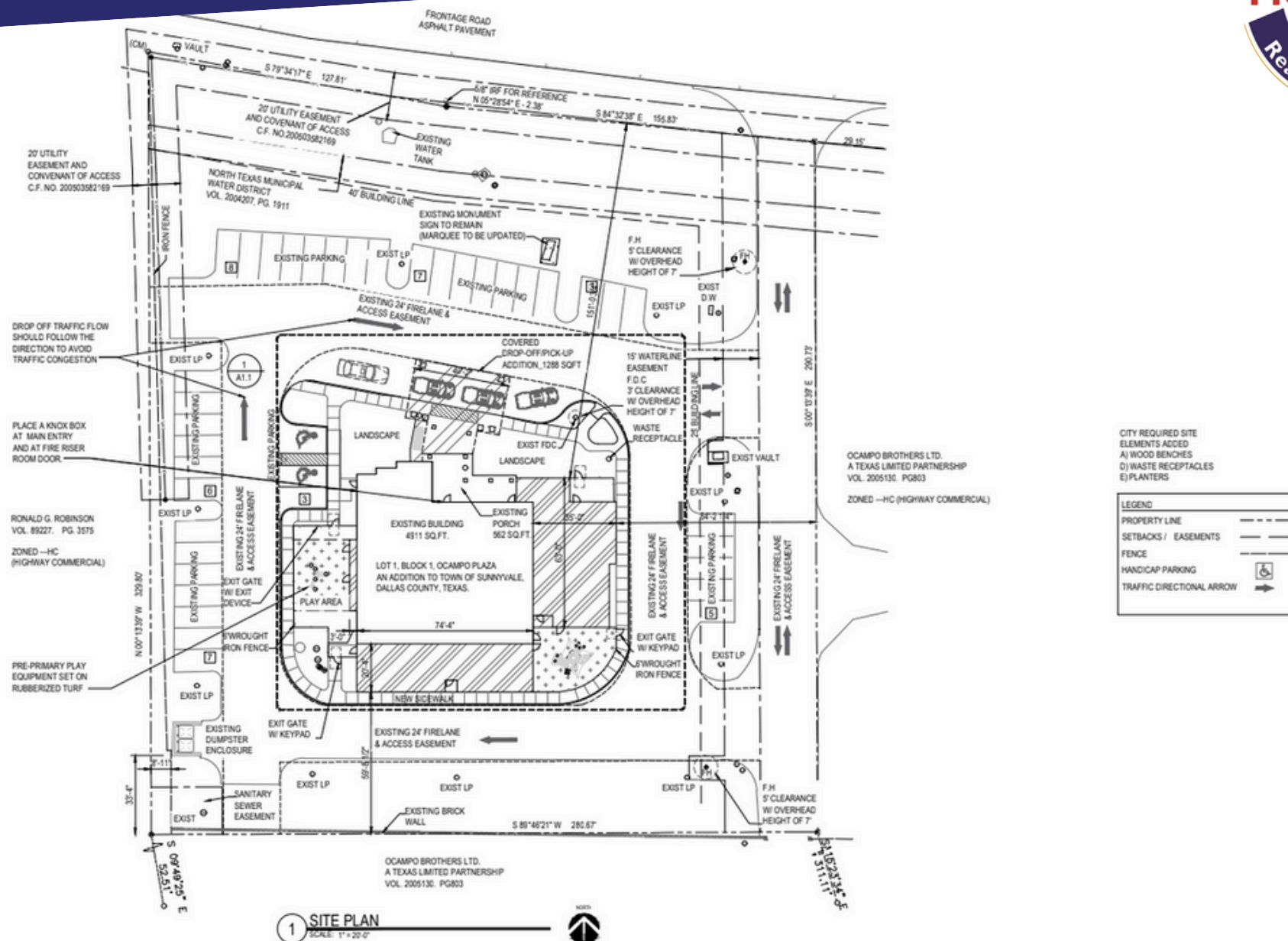
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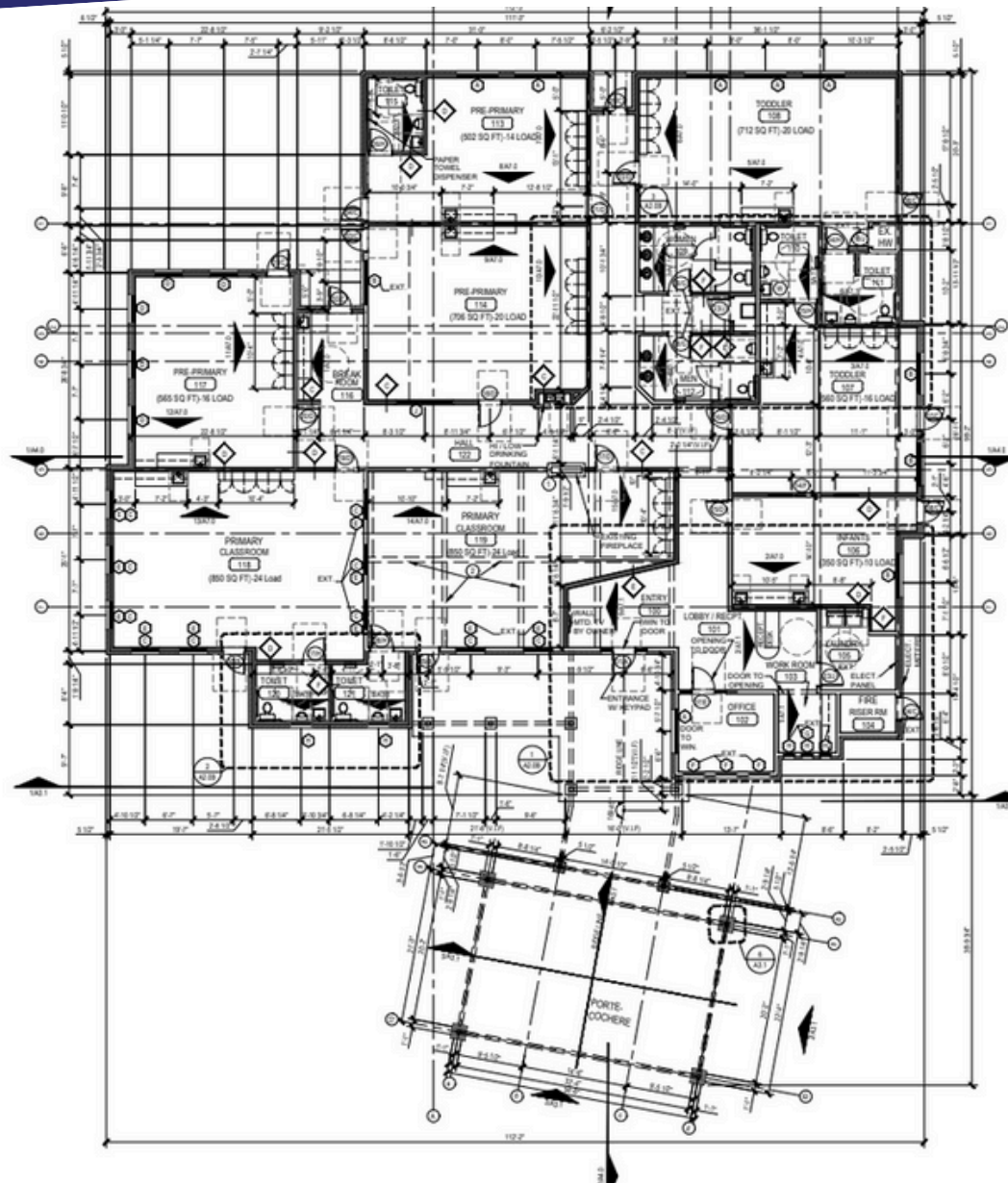
Site Plan:



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Floor Plan:



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For more details visit us at -

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