



# Montessori School For Sale



## Little Marvels Montessori

2798 McDermott Road, Plano, TX 75025

The Ambrose Group

## BROKER CONTACT:

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# Executive Summary

**Little Marvels Montessori Academy of North Texas** is a premier early childhood education center renowned for its exceptional Montessori curriculum and strong community reputation. The property offers an outstanding investment opportunity, featuring a fully operational and established school in one of Plano's most desirable neighborhoods.

Constructed in 2020, the property offers 257 feet of frontage along McDermott Road and 46 parking spaces (3.85/1,000 SF). Ideally situated near Independence Parkway and Hedgcoxe Road, it's surrounded by family-friendly amenities including Russell Creek Park, Ridgeview Park, and Ridgeview Ranch Golf Course.

## Investment Highlights

- Positioned on 2.99 acres in a rapidly expanding Plano submarket, the property offers strong long-term growth potential and enduring community value.
- Surrounded by major amenities including Kroger, Walmart, and the YMCA
- Licensed capacity of 237, with an enrollment of 85.
- Driven by strong market growth, the five-mile population is projected to rise 4.4% annually through 2029, sustaining demand for quality educational facilities.



# Site Details

## Address

2798 McDermott Road, Plano, TX 75025

## Land Size

3.00 Acres (130,636 SF)

## Coordinates

33.10014919282592, -96.7468321914742

## Zoning

F1- Real Commercial

## Tax Parcel (APN)

PD#: 2667172

## Tax Rate

1.707713%

## Schools

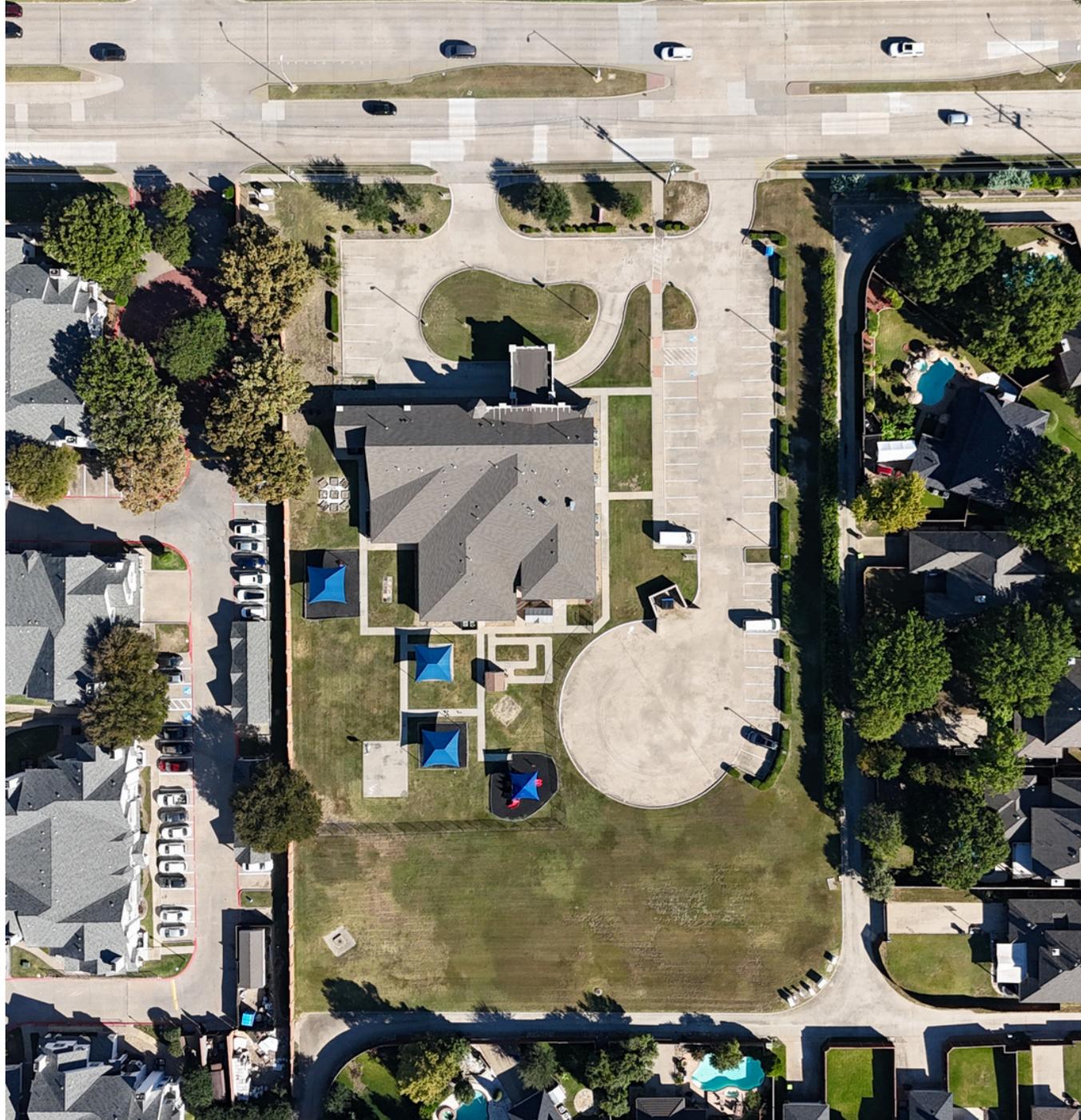
Plano ISD

## Legal

NORTHPOINTE ASSEMBLY OF GOD (CPL), BLK A,  
LOT 1

## Frontage

McDermott Road





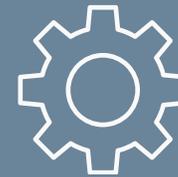
# About LMM

**Little Marvels Montessori Academy** is dedicated to nurturing excellence in early education and inspiring each child's natural curiosity and growth. Rooted in the philosophy of Dr. Maria Montessori, the school cultivates an environment of respect, compassion, and purposeful learning. Each classroom functions as a dynamic community where children explore at their own pace under the guidance of certified Montessori educators.

- **Montessori Method:** Independent, hands-on, real-world learning.
- **Core Studies:** Life skills, math, language, science, arts, geography.
- **Age-Targeted Programs:** Infants (6 weeks–12 months) to Elementary (6–12 yrs).
- **Holistic Focus:** Spanish, yoga, music, and art enrichment.
- Participates in the **Child Care Services (CCS)** program, expanding accessibility and supporting stable enrollment.



**Academic  
Excellence**



**Self-Discipline**



**Curiosity**



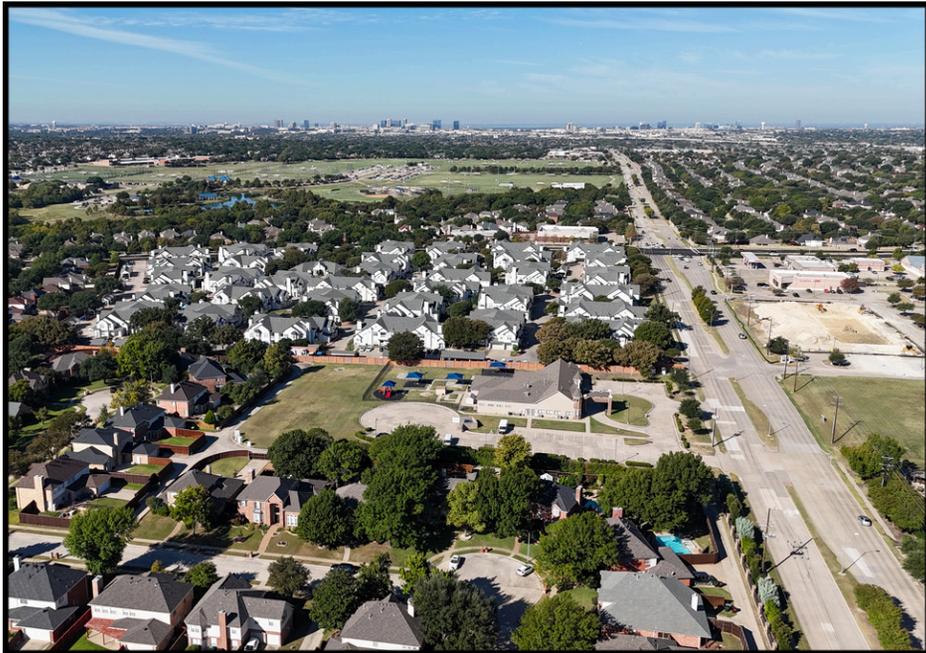
# Tuition Rates

## WEEKLY TUITION FEES

Program	School Day (8:30am-3:30pm)	Standard Day (8:30am-5:00pm)	Full Day (7:30am-6:00pm)	5 Half Day (8:30-11:30am)	3 Days Only Schools Day (8:30am-3:30pm)	3 Days Only Full Day (7:00-6:00pm)
Infants (6 weeks- 22 months)	\$270	\$295	\$310	\$205	\$210	\$225
Toddlers (22 months-3 years)	\$250	\$265	\$285	\$200	\$210	\$215
Primary/ Elementary (3 yrs.-6yrs.)	\$235	\$260	\$275	\$195	\$200	\$205

# AG Aerial Views

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# 2024 Demographics

## Income

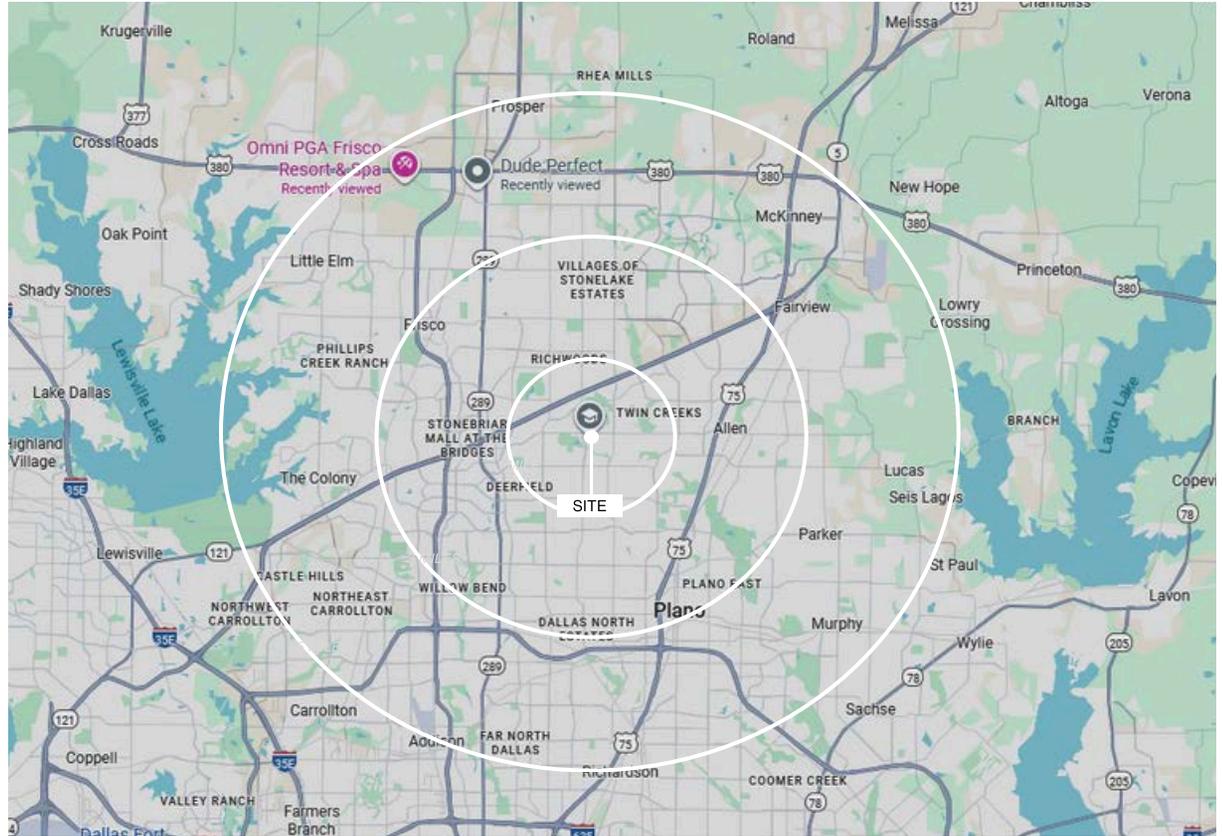
	1 mile	5 miles	10 miles
Avg. Household Income	\$160,040	\$139,405	\$134,123
Median Household Income	\$142,585	\$110,110	\$104,463

## Population

	1 mile	5 miles	10 miles
2024 Population	19,085	376,897	1,196,234
2020 Population	18,291	330,714	1,075,896
2029 Population Projection	23,070	460,725	1,440,530
Annual Growth 2020-2024	1.1%	3.5%	2.8%
Annual Growth 2024-2029	4.2%	4.4%	4.1%

## Housing

	1 mile	5 miles	10 miles
Median Home Value	\$403,003	\$428,716	\$422,298
Median Home Year Built	1996	1999	2000



## 2025 TAX RATES

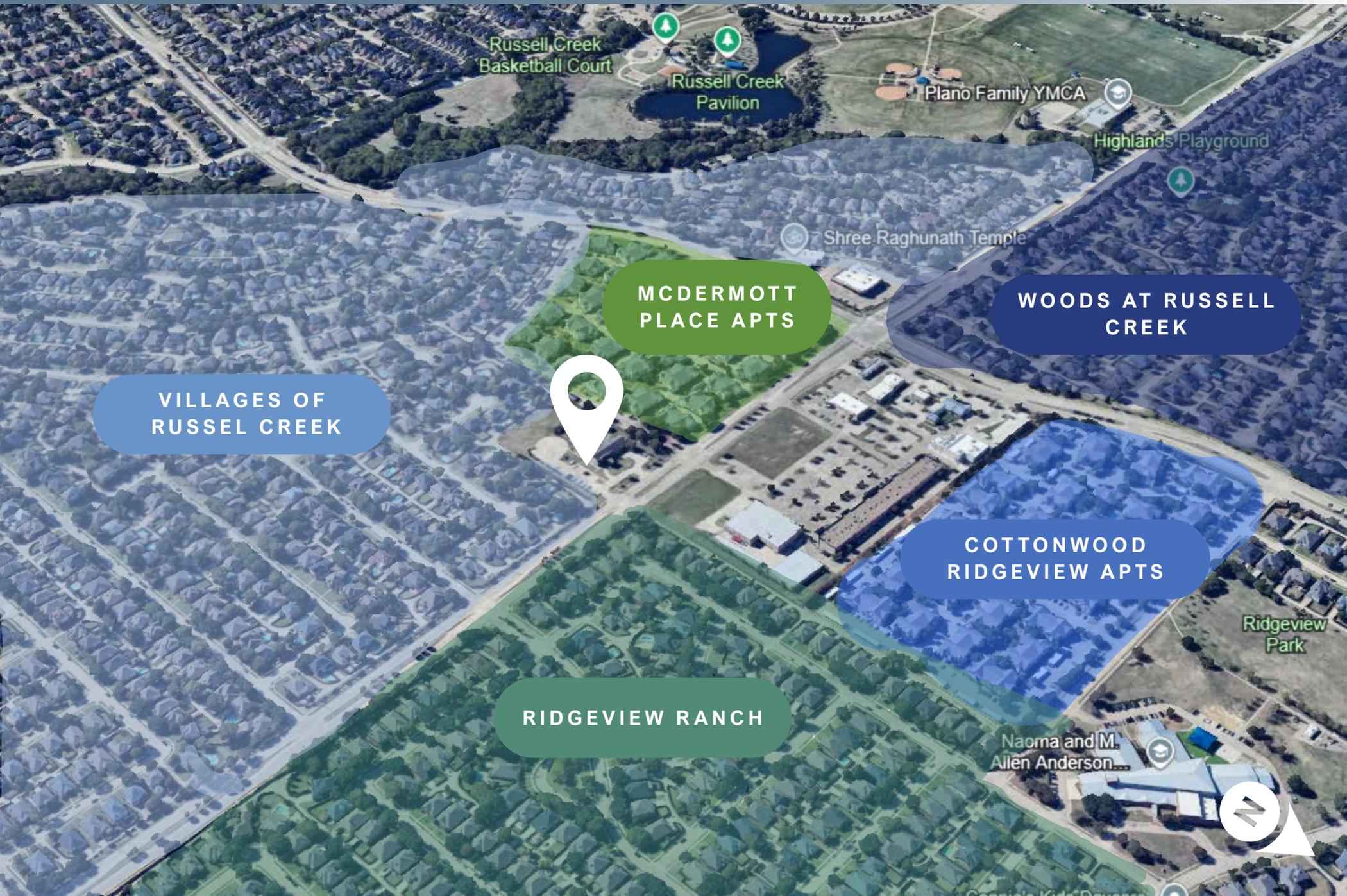
City of Plano	\$0.437600
Collin County	\$0.149343
Collin College	\$0.081220
Plano ISD	<u>\$1.039550</u>
<b>Total</b>	<b>\$1.707713</b>

Demographics sourced from **CoStar**



# Neighborhoods

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Russell Creek Basketball Court

Russell Creek Pavilion

Plano Family YMCA

Highlands Playground

Shree Raghunath Temple

MCDERMOTT PLACE APTS

WOODS AT RUSSELL CREEK

VILLAGES OF RUSSEL CREEK

COTTONWOOD RIDGEVIEW APTS

RIDGEVIEW RANCH

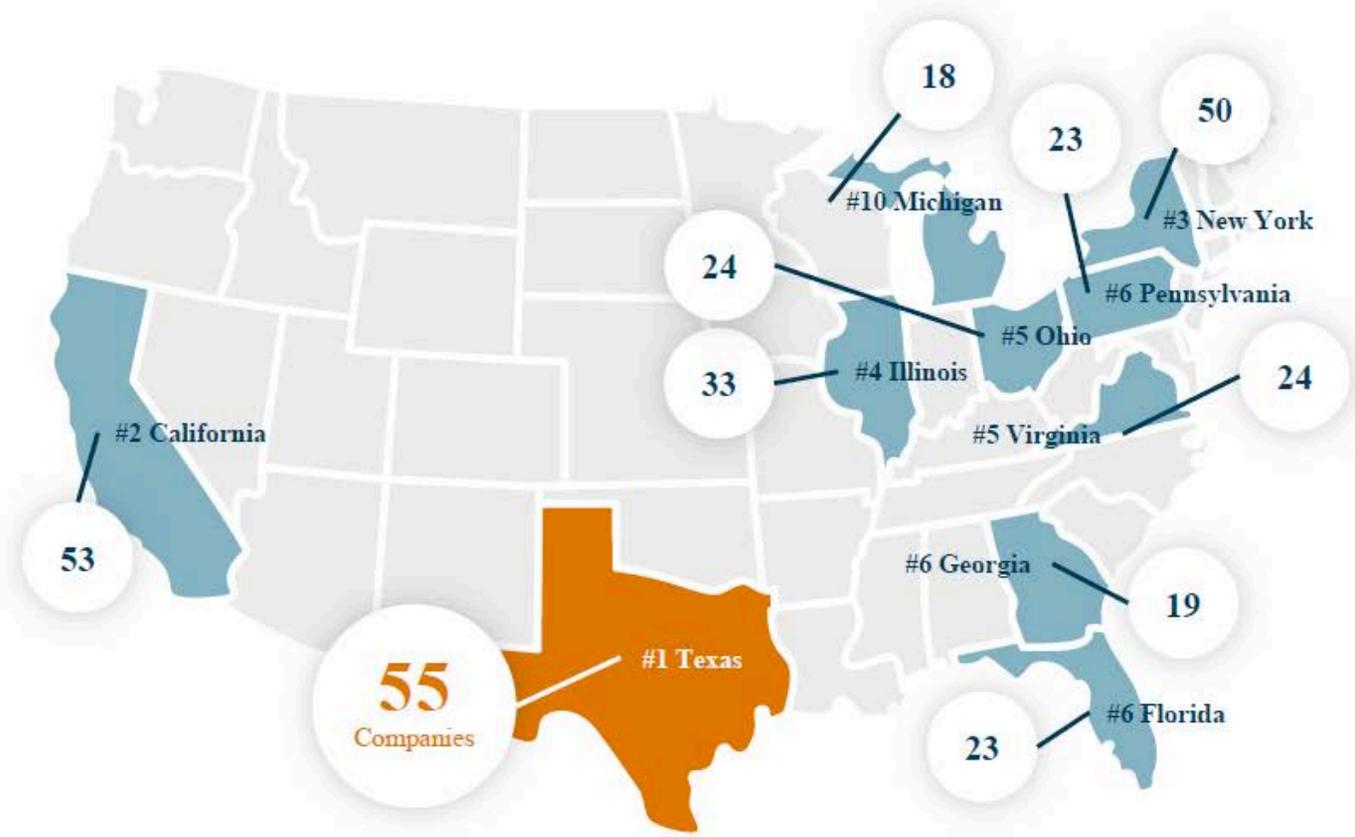
Ridgeview Park

Naoma and M. Allen Anderson





# Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

## DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS





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# Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

## #1 STATE

For corporate relocations & expansions



## Texas Economy is 8<sup>th</sup> largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

## GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.



**53 Fortune 500 companies** that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



## #1 STATE For Exports



Leading producer of crude oil nationwide



and **hundreds of** publicly traded firms

Texas is home to **3.2 million** small businesses



## TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Number **1** jobs creator in 2023,

Texas added **326,700 jobs**





# DFW Market Overview

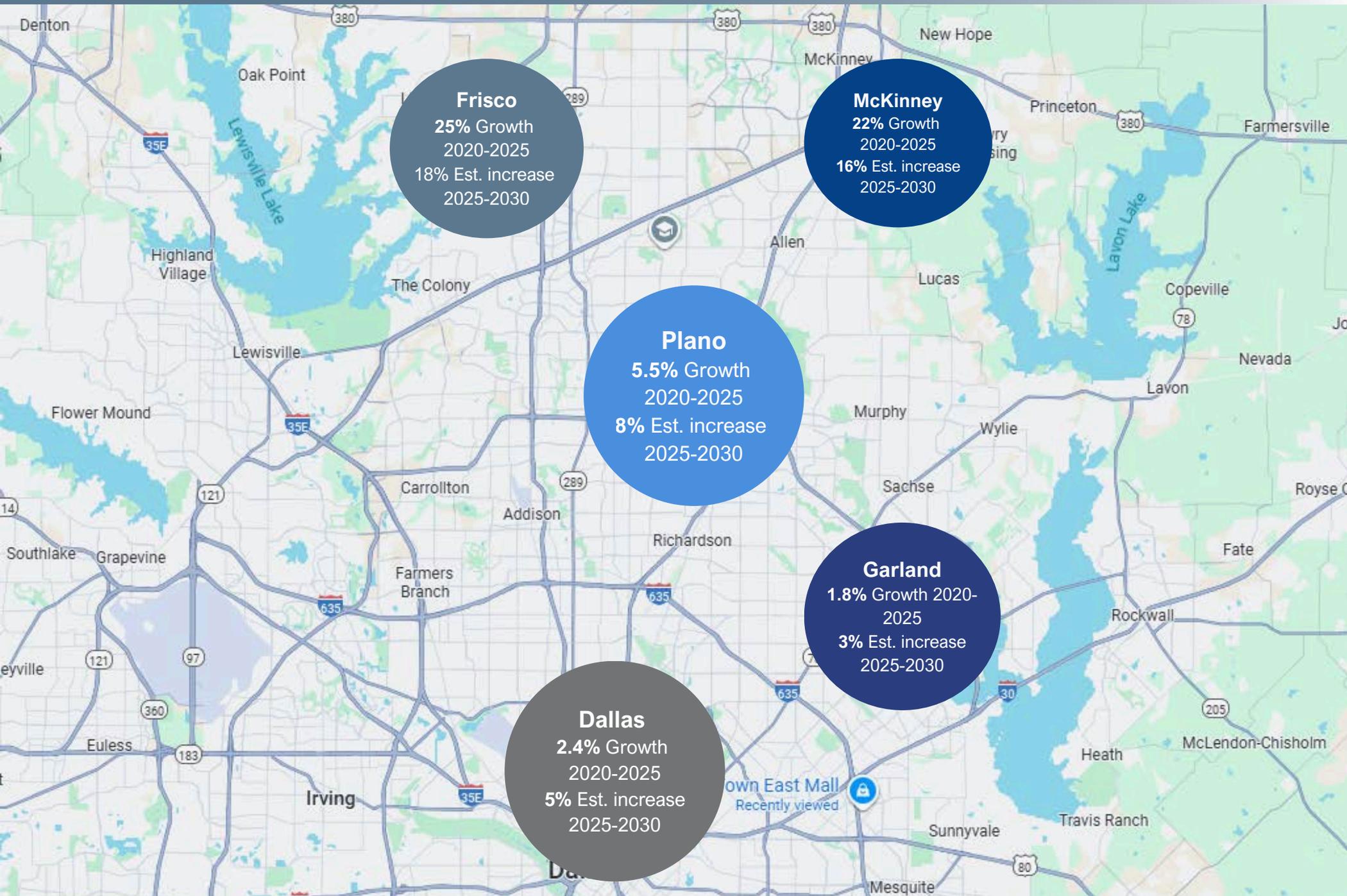
The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





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# Population Highlights



**Frisco**  
 25% Growth 2020-2025  
 18% Est. increase 2025-2030

**McKinney**  
 22% Growth 2020-2025  
 16% Est. increase 2025-2030

**Plano**  
 5.5% Growth 2020-2025  
 8% Est. increase 2025-2030

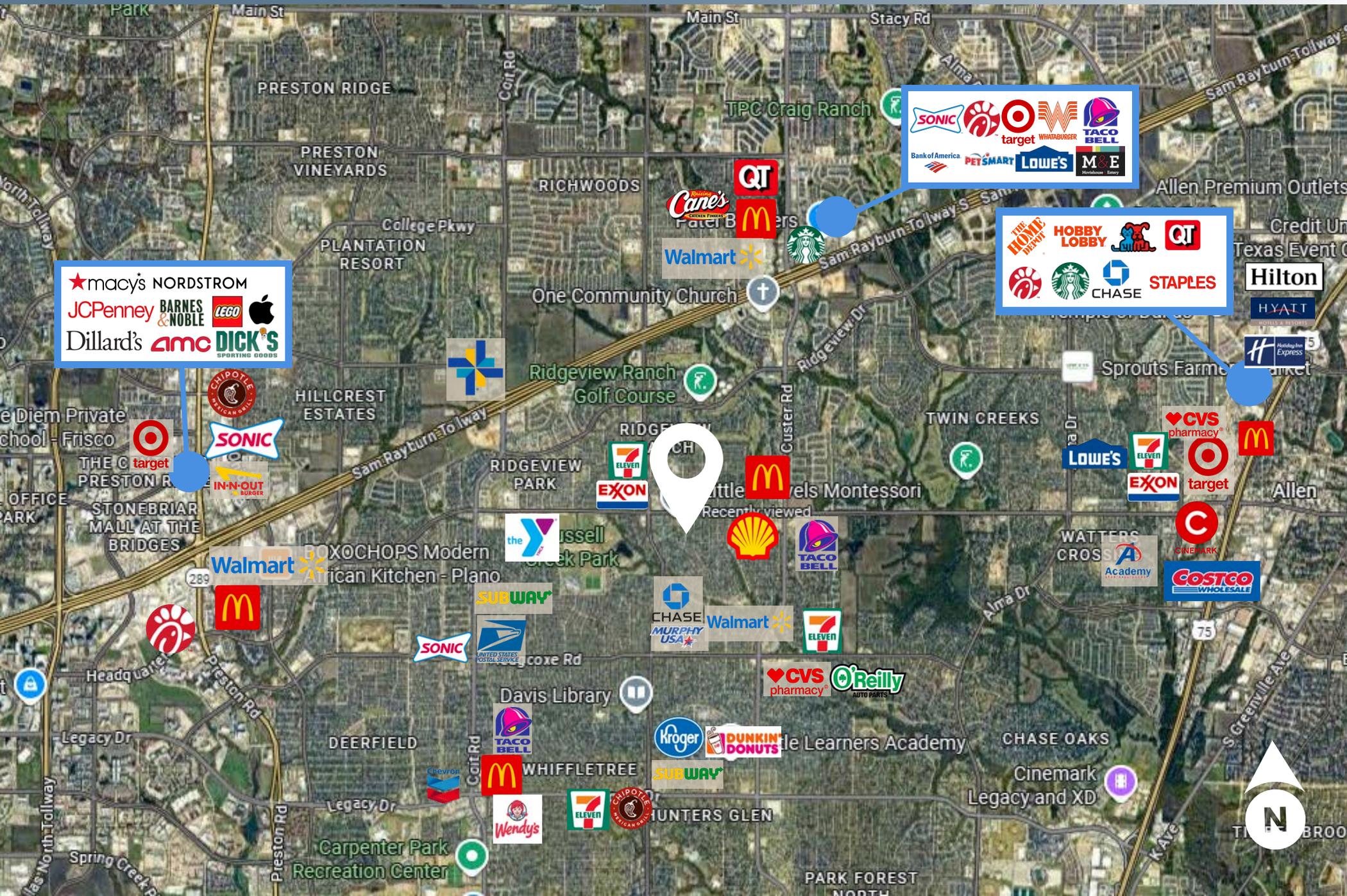
**Garland**  
 1.8% Growth 2020-2025  
 3% Est. increase 2025-2030

**Dallas**  
 2.4% Growth 2020-2025  
 5% Est. increase 2025-2030



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# Area Highlights



★ macy's NORDSTROM  
 JCPenney BARNES & NOBLE LEGO Apple  
 Dillard's AMC DICK'S SPORTING GOODS

SONIC target WENDY'S TACO BELL  
 Bank of America PETS MART LOWE'S M & E

THE HOME DEPOT HOBBY LOBBY QT  
 Starbucks CHASE STAPLES





# Listing Team



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