



Affluent Fort Worth Suburb | AHHI exceeds \$125,000 | Nations Largest Child Care Franchise



OFFERING MEMORANDUM
KELLER, TEXAS (FORT WORTH MSA)

Marcus & Millichap
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-0

OFFERING SUMMARY

PROPERTY ADDRESS

The Goddard School
 8801 Ray White Road
 Keller, TX 76244

OFFERING SUMMARY

Price:	\$3,490,000
Cap Rate:	7.50%
Net Operating Income:	\$261,680
Building Square Footage:	7,600 Sq Ft
Year Built:	2009
Lot Size:	+/- 1.10 Acres

LEASE SUMMARY

Tenant:	The Goddard School
Guaranty:	Franchise
Rent Commencement:	5/1/2009
Lease Expiration:	4/30/2034
Lease Term:	15 Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	15.00% Every 5 Years
Renewal Options:	None
Right of First Refusal:	N/A

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
6-10	5/1/2024	4/30/2029	\$261,680	7.50%
11-15	5/1/2029	4/30/2034	\$300,932	8.62%

INVESTMENT HIGHLIGHTS

- **Excellent DFW Location**
 - Income tax free state
 - Convenient location for families near local elementary and middle schools
 - Average 1 mile household income over \$135,000
- **Net Lease Investment with Limited Landlord Responsibilities**
 - Recent roof replacement
 - Built-To-Suit for The Goddard School
- **The Goddard School - Largest For Profit Early Education Franchise**
 - Multi-Site operator
 - The Goddard School brand has been in operation for 30+ years.
 - 2024 Entrepreneur Franchise 500 ranks Goddard #68 for its franchise rankings.
 - Goddard serves children as young as 6 weeks old to 6 years old
- **Demand for Daycare Remains Extremely Strong**
 - The U.S. childcare market size was valued at USD 60.4 billion in 2022 and is expected to grow at a compound annual growth rate (CAGR) of 4.18% from 2023 to 2030.
 - The key factor driving the growth is the rising demand for early daycare & education services with more parents returning to working in offices, the rising number of single & working mothers, advancements in learning technologies for children, and the accessibility of government funding.
 - The expenditure on daycare in the U.S. is very high. As per the cost of care survey facilitated by the U.S. Department of Health and Human Services, the expenditure on these services reached up to 7% of the household income in 2021.
 - Families in the U.S. are willing to spend more on childcare services, indicating the high service demand in the U.S.



WHY BUY A DAYCARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.




4.18%
Annual
Growth

Expected Growth Rate
from 2023 to 2030



\$60.4B
Industry

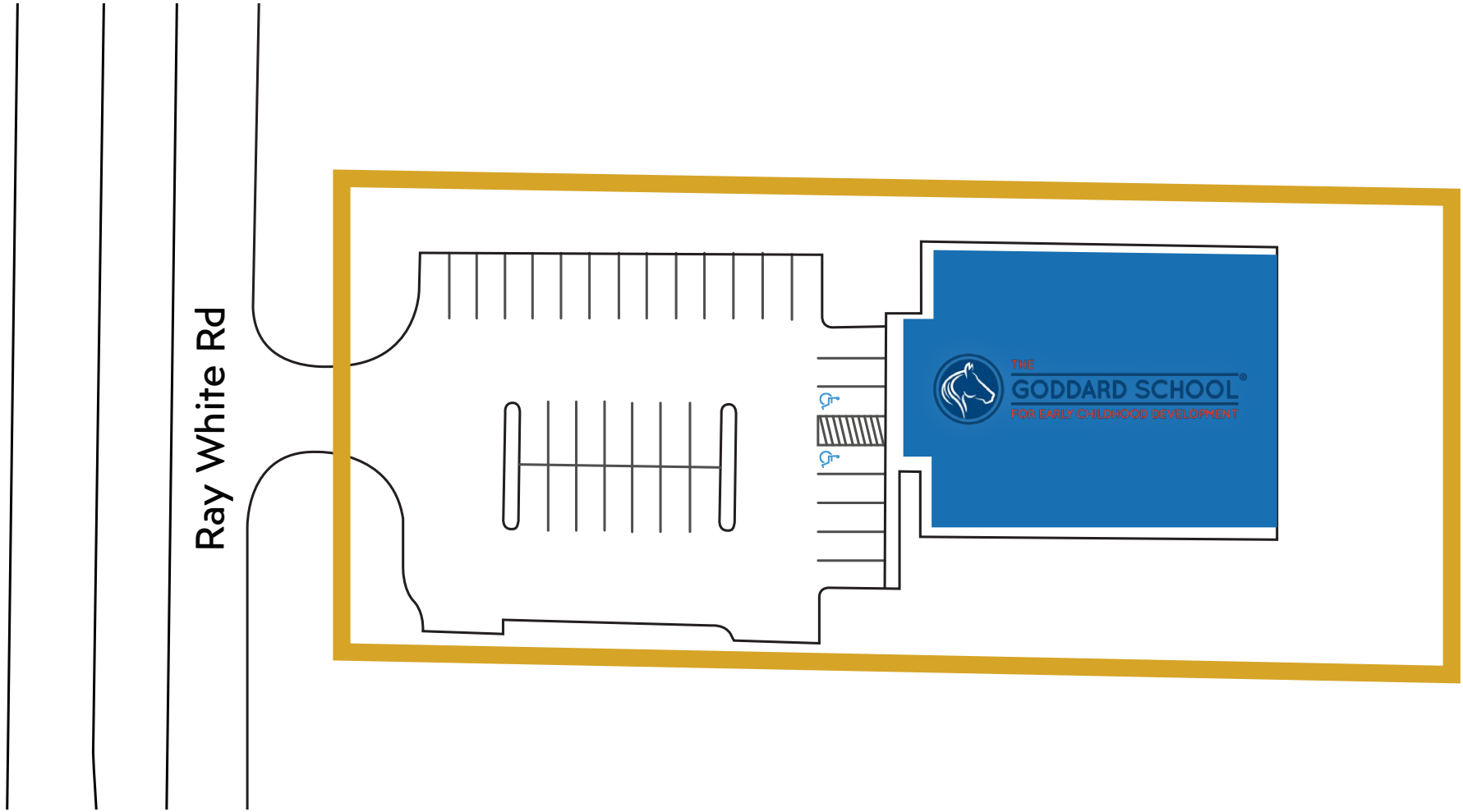
Expected to Grow to
\$83.6B by 2030



47%
Market
Share

U.S. ECE Segment
in 2022

SITE PLAN



AERIAL OVERVIEW



ADVANCED MEDICAL OF NORTH TEXAS
KETOS CREATIVE

PARKWOOD HILL INTERMEDIATE SCHOOL
1,223 Students

N Tarrant Pkwy
19,348 CPD

OUTLAW FRYBAR
SPORTS BAR & GRILL
KRAB KINGZ SEAFOOD
marco's Pizza

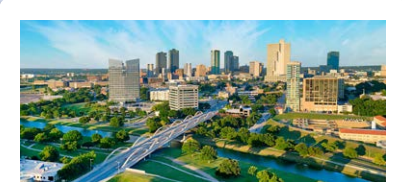
MCDONALD'S

Andy's
Frozen Custard

JET'S PIZZA
Lifetime Dentistry

THE TACO SHOP
MEXICO ON TEXAS

ROAD RUNNER
CROSS-COUNTRY



DOWNTOWN FORT WORTH
13.3 Miles South

Republic Park Vista
308 Units

Kroger

The Sovereign
322 Units

Heritage Park Vista
140 Units

HTeaO
REAL IN TEXAS 2020

SEVEN 7 BREW
DRIVE THRU COFFEE BAR

brakes plus

Subject Property
THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Ray White Rd
10,092 CPD

AERIAL OVERVIEW



SPROUTS FARMERS MARKET
Michaels

INDIAN SPRINGS MIDDLE SCHOOL
924 Students

Academy
SPORTS+OUTDOORS

Target

HILLWOOD MIDDLE SCHOOL
1,229 Students

PARKWOOD HILL INTERMEDIATE SCHOOL
1,223 Students

KOHL'S

FRIENDSHIP ELEMENTARY SCHOOL
551 Students

THE HOME DEPOT

9 BY APN

tropical CAFE
SMOOTHIE

ALDI

SLIM CHICKENS

N Tarrant Pkwy
19,348 CPD

Aventine
240 Units

The Sovereign
322 Units

Kroger

OUTLAW BY CAMP
KRAB KINGZ SEAFOOD
RZ SPORTS BAR & GRILL
marco's Pizza

Heritage Park Vista
140 Units

Ray White Rd
10,092 CPD

Subject Property
THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION (2023):

1-Mile Radius	18,835
3-Mile Radius	127,998
5-Mile Radius	304,364

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$137,682
3-Mile Radius	\$127,311
5-Mile Radius	\$125,875

TENANT PROFILE

Goddard Schools provide your child with a safe and caring environment where they can discover the wonder of learning in its most natural way — through play and exploration.

The distinctive structure positions Schools to support the needs of families and helps ensure that children are known and appreciated for their individual talents and personalities. The Goddard School's educational program encourages children to explore their curiosities and interests as they discover the wonder of learning. Goddard teachers, acknowledged experts in various fields of early childhood education, guide children through lessons using fun learning experiences (F.L.EX.[®]) that lay the foundation for a lifelong love of learning.

Additionally, this program has earned Cognia Accreditation and Partnership for 21st Century Learning: A Network of Battelle for Kids, for creating policies, programs and standards that help franchised locations meet high standards in early learning, child development and childcare. The Goddard School serves more than 75,000 students from six weeks to six years old in more than 600 Goddard Schools in 38 states and Washington, D.C.



Company Type: Private
Location: King of Prussia, Pennsylvania (600+ in 38 States)
Website: <https://www.goddardschool.com/>

#68

Franchise
500 Rank

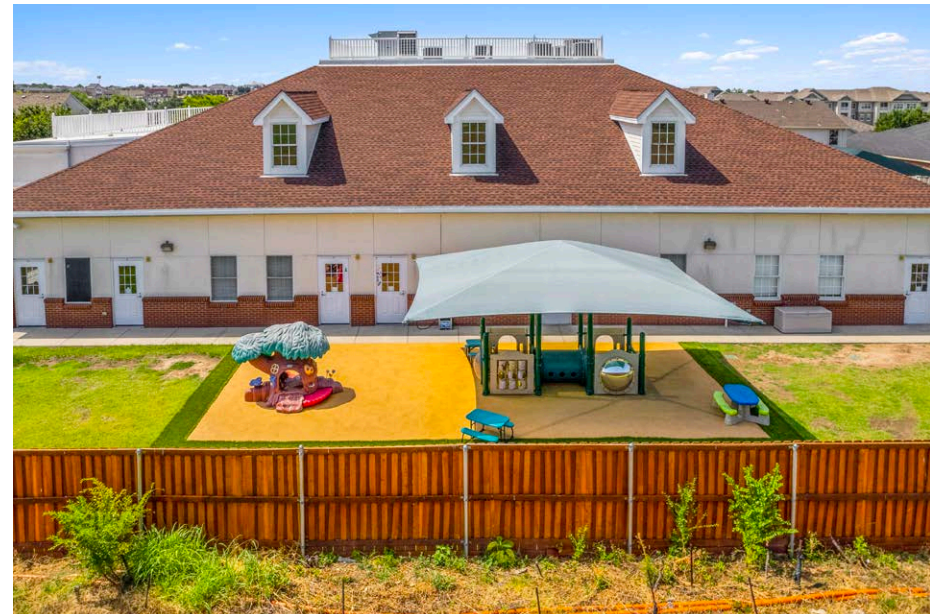
600+

Franchised
Academies

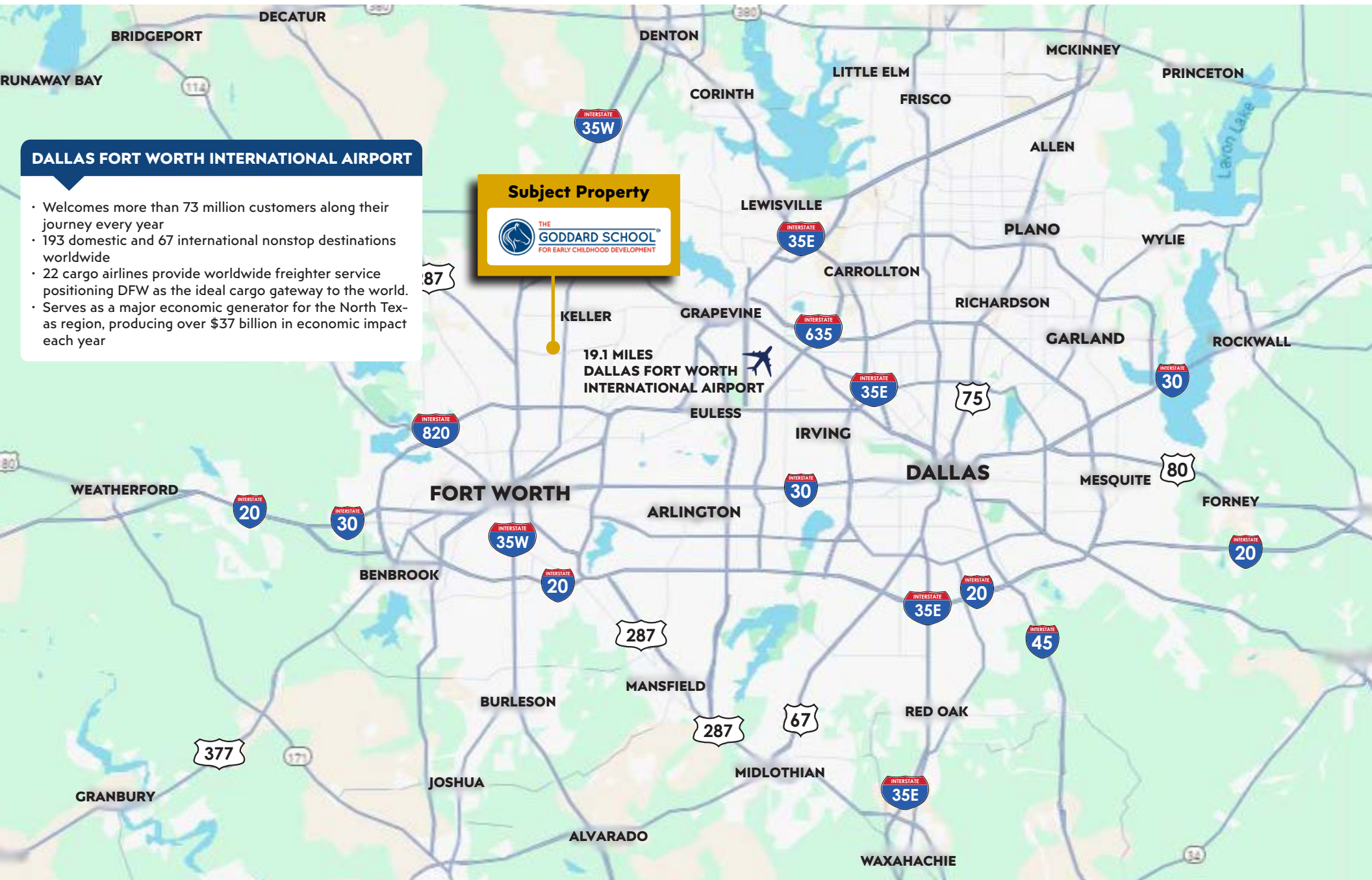
77+

Multi-Unit
Operators

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

KELLER

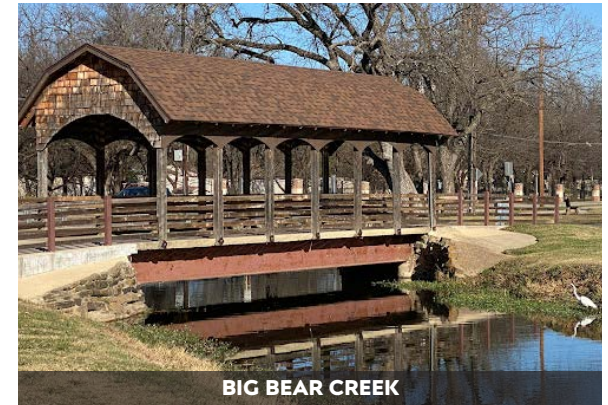
- Nestled comfortably in the heart of the Dallas-Fort Worth Metroplex, the city of Keller has gained national attention by pairing big-city conveniences and amenities with small-town roots and an emphasis on quality of life.
- Blessed with a warm and welcoming atmosphere, an excellent school system, a wide variety of shopping and dining destinations, and award-winning city facilities, programs and services, Keller is Texas's Most Family-Friendly City.
- The community's distinct business districts, historic Old Town Keller and the urban Keller Town Center, are just two of the unique economic engines.
- The citywide parks and trails system, anchored by Big Bear Creek, offers recreation and mobility among the city's recreation and aquatics center, The Keller Pointe, and multiple sports facilities.
- Recent accolades have included mentions as one of the "Best Small Cities in America," among the "Top 10 Places to Live in Texas," and among the "Best Places to Raise a Family in Texas." With the help of accredited police and fire departments, Keller is also consistently named among the nation's safest cities.

FORT WORTH

- 12th largest city in the United States, larger than San Francisco, Boston and Nashville.
- The metro is home to several higher education institutions, including Texas Christian University, the University of Texas at Arlington, Tarrant County College and Texas Wesleyan University, which supply an educated labor force that attracts employers.
- Fort Worth cuisine is as flavorful as the city's rich heritage and world-class artistic masterpieces. Featuring Texas' best ingredients and a mix of flavors from around the world.
- The critically acclaimed entertainment district has 35 square blocks of delightful shopping, 30-plus restaurants, three live theaters, an AMC movie theater, art galleries and more.
- Fort Worth is conveniently located 27 kilometers from Dallas-Fort Worth International Airport and just 20 minutes from AT&T Stadium, where the Dallas Cowboys play football, and Globe Life Park in Arlington, home to Texas Rangers baseball.

ECONOMY


- Lockheed Martin Aeronautics operates in Air Force Plant 4 in Fort Worth.
- Health care is a strong economic driver, supported by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and JPS Health Network.
- General Motors' assembly plant has been operating since 1954 and currently manufactures large SUVs for various divisions, such as Chevrolet, GMC and Cadillac, providing numerous local jobs.
- Local amenities include the Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.



DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	15,723	115,514	243,129
2020 Population	19,183	128,779	303,884
2023 Population	18,835	127,998	304,364
2028 Population	19,785	135,929	328,023
HOUSEHOLDS			
2010 Households	5,088	38,452	84,873
2020 Households	6,235	43,548	105,640
2023 Households	6,421	45,363	111,026
2028 Households	6,757	48,354	119,824
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	77.5%	80.1%	74.1%
2020 Owner Occupied Housing Units	0.6%	0.7%	0.7%
2023 Owner Occupied Housing Units	69.1%	74.0%	70.5%
2028 Owner Occupied Housing Units	68.6%	73.4%	70.4%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	22.5%	19.9%	25.9%
2020 Renter Occupied Housing Units	0.4%	0.3%	0.3%
2023 Renter Occupied Housing Units	30.9%	26.0%	29.5%
2028 Renter Occupied Housing Units	31.4%	26.6%	29.6%
AVERAGE HOUSEHOLD INCOME	\$137,682	\$127,311	\$125,875

AREA SNAPSHOT




304,364

POPULATION (5-MILE)




242,843

DAYTIME POPULATION (5-MILE)



7.3%

POPULATION GROWTH (2023-2028)



\$137,682

AVERAGE HOUSEHOLD INCOME (1-MILE)