

MATTHEWS™



OWNER/USER DAYCARE

4415 Sachse Road | Sachse, TX 75048

**Retail
Investment Opportunity**

Offering Memorandum

EXCLUSIVELY LISTED BY



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TX Disclaimer Bryce Wong (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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PROPERTY OVERVIEW

Owner/User Daycare
4415 Sachse Road Sachse, TX



INVESTMENT HIGHLIGHTS

Property Highlights

- **Turnkey Childcare Facility:** Rare opportunity to acquire a purpose-built, freestanding childcare center ideal for an owner/operator or corporate platform seeking immediate operational capability.
- **Premier DFW Location:** Situated within the Dallas–Fort Worth metroplex, a top-10 U.S. MSA with sustained population growth, strong job formation, and continued in-migration from families.
- **Compelling Childcare Demographics:** Over 233,000 residents within a 5-mile radius and an average household income exceeding \$172,000 within 3-miles, supports strong long-term enrollment demand.
- **Purpose-Built Real Estate:** Existing classroom configuration, outdoor playground, and dedicated drop-off infrastructure eliminates costly retrofit risks and accelerates time to operations.
- **Recession-Resilient Industry Tailwinds:** The U.S. childcare market was valued at approximately \$59.9 billion in 2023 and is projected to reach \$73 billion by 2030, driven by dual-income households and long-term demographic trends.





Miles One 90
±26 Units



Domain at the One Forty
±299 Units



Rye Bunker Apartments
±356 Units

Dallas, TX
±25.4 Miles Away



The Village at Bunker Hill
±164 Units

Sachse High School
±2,900 Students

John W. Armstrong Elementary
±735 Students



B. G. Hudson Middle School
±1,165 Students



Riverplace Residential Community
Neighborhood with Fitness Center, Park, and Pond

Dave Sanford Park

Sachse Rd



Subject Property





* Plot Map available upon request.

4415 Sachse Rd
Sachse, TX 75048

\$2,000,000

List Price

±13,041 SF

GLA

2003

Year Built

±2.18 AC

Lot Size

±36

Parking Spaces

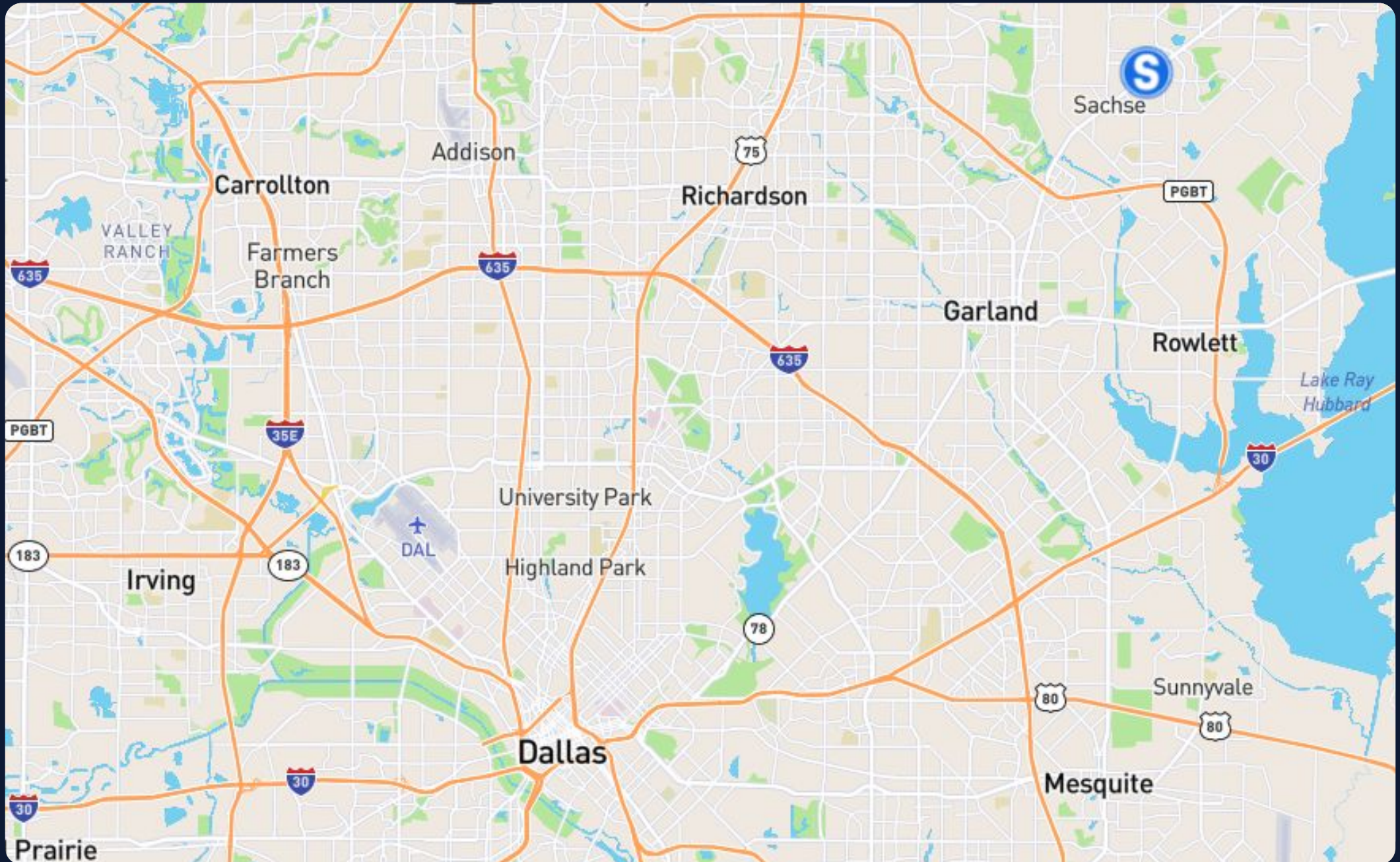


PROPERTY PHOTOS



MARKET OVERVIEW

Owner/User Daycare
4415 Sachse Road Sachse, TX



SACHSE, TX

Market Demographics



29,075
Total Population

\$130,839
Median HH Income

10,200
of Households

87%
Homeownership Rate

15,700
Employed Population

46%
% Bachelor's Degree

40.5
Median Age

\$366,100
Median Property Value

Local Market Overview

Sachse, Texas is located approximately 20–25 miles northeast of Downtown Dallas and is firmly positioned within the Dallas–Fort Worth–Arlington (DFW) metropolitan area. The city has experienced steady population growth that continues to outpace many peer communities in North Texas, driven by strong household incomes, high owner-occupancy rates, and its appeal as a family-oriented suburban community. Recent estimates place Sachse’s population near 29,000 and growing year-over-year, supporting increasing demand for neighborhood-serving retail and essential services, including childcare.

Sachse’s demographics and residential density make the area particularly well-suited for early childhood education and service-oriented retail uses. The surrounding trade area is characterized by established single-family neighborhoods, expanding rooftops, and a strong concentration of working families seeking convenient, close-to-home childcare options. Retail corridors near State Highway 78 and the President George Bush Turnpike provide strong visibility, accessibility, and traffic counts, further enhancing the appeal for childcare operators and complementary retail tenants. As residential growth continues, demand for high-quality childcare facilities and daily-needs retail is expected to remain resilient and well-supported.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,228	74,081	235,502
Current Year Estimate	12,217	70,143	233,232
2020 Census	10,541	64,328	224,741
Growth Current Year-Five-Year	8.27%	5.61%	0.97%
Growth 2020-Current Year	15.90%	9.04%	3.78%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,347	25,798	80,832
Current Year Estimate	3,962	23,838	77,998
2020 Census	3,377	20,808	72,819
Growth Current Year-Five-Year	9.72%	8.22%	3.63%
Growth 2020-Current Year	17.31%	14.56%	7.11%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$156,585	\$172,172	\$152,236

DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

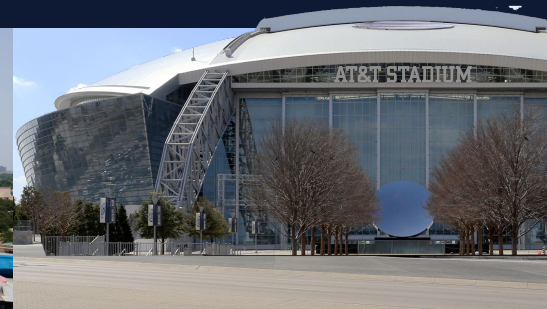
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

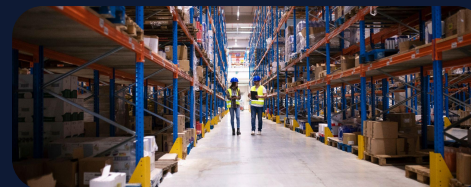
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4415 Sachse Rd, Sachse, TX, 75048 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

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

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date