

19559 CHAMPION FOREST DR

Spring, TX 77379

Retail
Investment Opportunity
Offering Memorandum



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PROPERTY OVERVIEW

19559 Champion Forest Dr
Spring, TX 77379



INVESTMENT HIGHLIGHTS

Property Highlights

- **Established Early Education Facility** – Turnkey Infrastructure Purpose-built as a childcare center, this modern facility provides a fully operational early education environment with core infrastructure already in place. The property enables a new operator to significantly reduce startup costs compared to ground-up development.
- **Attractive Real Estate Offering – Flexible Ownership Structure** - The offering includes fee-simple ownership of the real estate, allowing full control of the asset. Buyers can implement a variety of strategies, including lease, sale-leaseback, or owner-operator models, to align with their investment objectives.
- **Second-Generation Childcare Facility** – Accelerated Go-to-Market With existing improvements specifically designed for early education use, a new operator can streamline licensing, staffing, and opening timelines. This creates a faster path to revenue generation while leveraging existing facility recognition within the local market. With strong operations, marketing, and enrollment strategies, ownership can effectively capture unmet demand in the Spring submarket.
- **Affluent, Family-Oriented Submarket** - Located in Spring, Texas, the property is surrounded by dense, established residential communities with strong demographics. Average household income within a one-mile radius exceeds \$180,841, well above market averages, supporting sustained demand for quality childcare services.
- **Strong Real Estate Fundamentals** - The property is situated on a highly visible and accessible parcel along Champion Forest Drive, a major north-south corridor. The location offers excellent connectivity to surrounding residential neighborhoods, retail centers, and commuter routes.
- **Proximity to National Retail & Daily Traffic Drivers** - The asset benefits from immediate proximity to a strong retail corridor featuring national and regional tenants such as H-E-B, CVS, Club Pilates, and EoS Fitness. These anchors generate consistent daily traffic and enhance overall consumer activity in the area.





Adley at Gleannloch
±260 Units

Frank Elementary School
±574 Students

Gleannfield
±110 Homes

Dove Manor
±150 Homes

The Arbors
±90 Homes

The Village at Gleannloch Farms
±122 Residences

Stone Loch Apartments
±384 Units



Northlake
±120 Homes

David Wayne Hooks Memorial Airport
±3 Miles Away

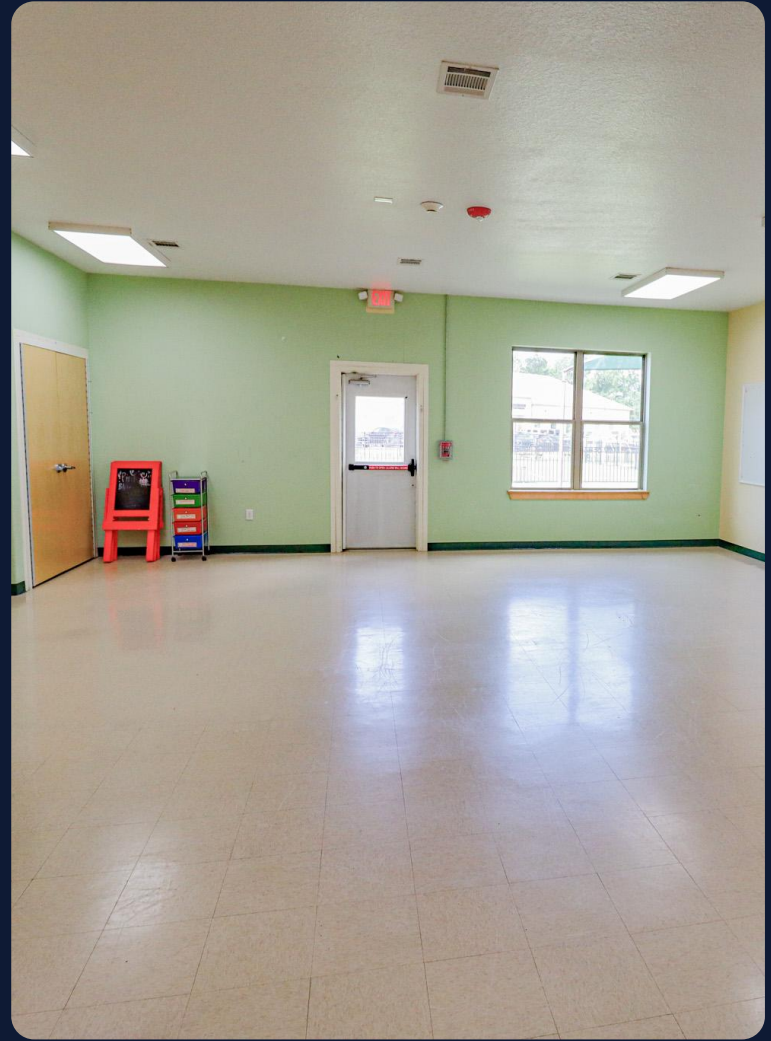
Gleannloch Golf Club
Golf Course

Subject Property

Champion Forest Dr
± 13,422 VPD



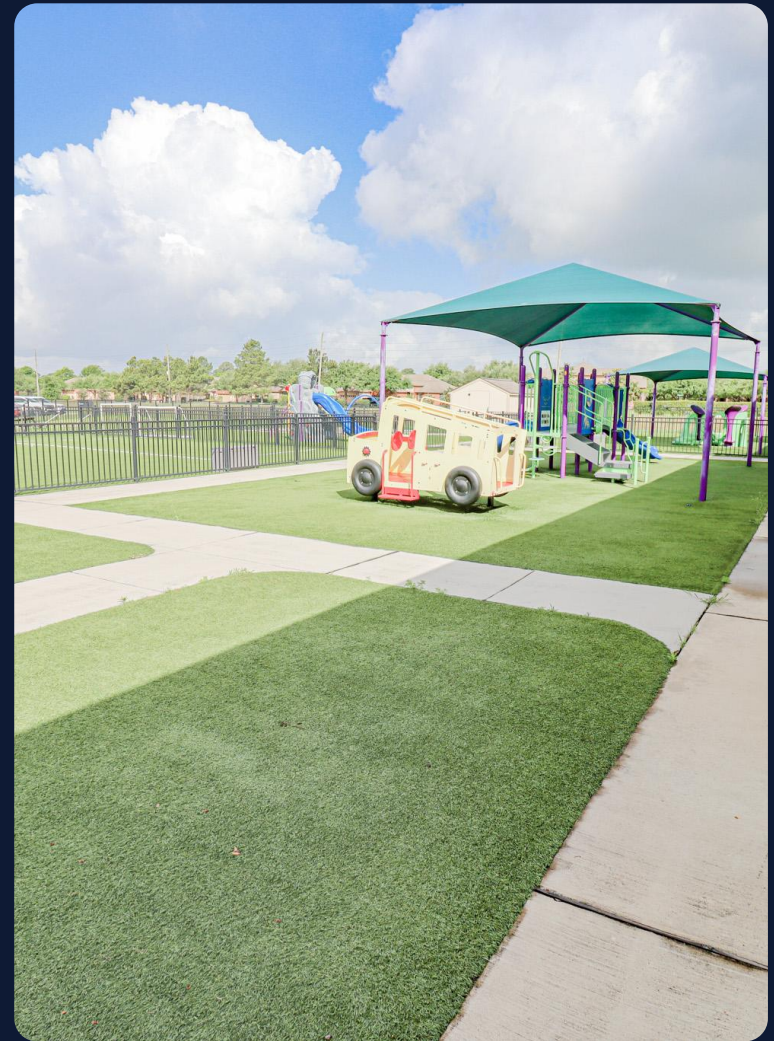
INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



FINANCIAL OVERVIEW

19559 Champion Forest Dr
Spring, TX 77379



FINANCIAL SUMMARY

\$3,813,120
List Price

±10,592
Building SF

±1.07 AC
Lot Size

Property Details

Year Built 2019

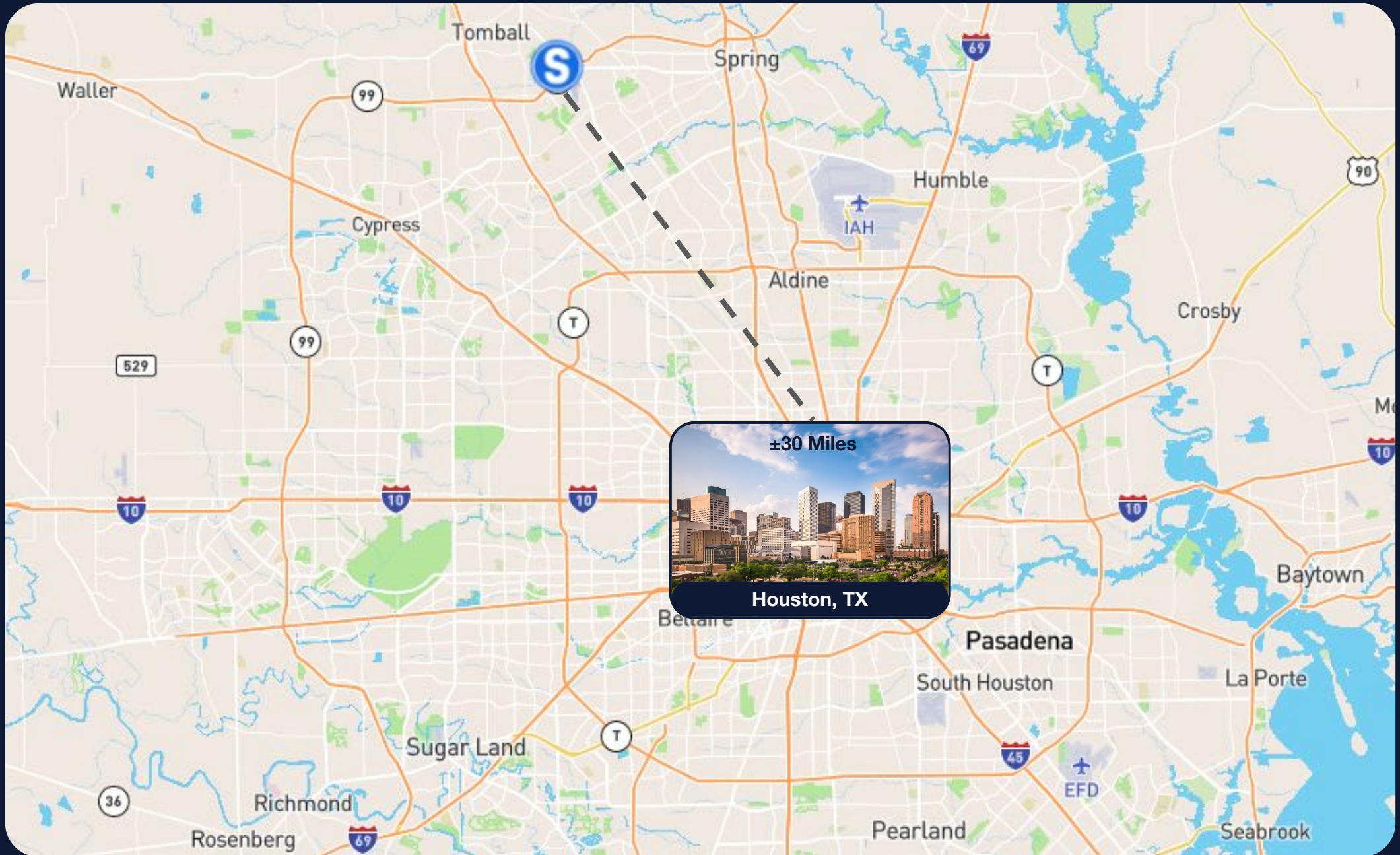
±5-Mile Population 248,788

±3-Mile Avg. Household Income \$137,888



MARKET OVERVIEW

19559 Champion Forest Dr
Spring, TX 77379



SPRING, TX



Market Demographics

70,058
Total Population

\$88,997
Median HH Income

34,500
Employed Population

33
Median Age

Local Market Overview

Spring, Texas presents a dynamic and steadily growing suburban market within the greater Houston metropolitan area. The area benefits from strong population growth, a diverse residential base, and continued commercial development, making it an attractive environment for both businesses and residents. Its proximity to major employment hubs, including The Woodlands, ExxonMobil's campus, and central Houston, supports consistent economic activity and commuter traffic throughout the region.

The local retail landscape is well-established and continues to expand, driven by a combination of national brands and locally owned businesses. Retail centers range from neighborhood strip centers to larger regional destinations, catering to everyday needs as well as discretionary spending. Consumer demand remains stable, supported by a mix of families and young professionals who contribute to steady foot traffic and spending patterns. Ongoing residential development further reinforces the need for additional retail services and conveniences.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,091	94,029	248,788
Current Year Estimate	9,011	92,587	241,420
2020 Census	7,372	87,593	226,087
Growth Current Year-Five-Year	11.99%	1.56%	3.05%
Growth 2020-Current Year	22.23%	5.70%	6.78%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,339	31,271	89,001
Current Year Estimate	2,941	30,325	84,705
2020 Census	2,435	28,885	79,247
Growth Current Year-Five-Year	13.53%	3.12%	5.07%
Growth 2020-Current Year	20.78%	4.99%	6.89%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$180,841	\$137,888	\$135,452

HOUSTON, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

Total Population

2.3 Million

Median HH Income

\$64,813

Annual Visitors

53.9 Million

GDP

\$697+ Billion



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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 19559 Champion Forest Dr, Spring, TX, 77379 ("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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date