



**guidepost**  
Global Education

**Early Education  
Investment Opportunity**  
Offering Memorandum



7220 Independence Pkwy | Plano, TX 75025

**MATTHEWS™**

Exclusively Listed By



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# Investment Highlights



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**\$7,600,388**

List Price

**6.95%**

Cap Rate

**\$639**

Price/SF

## Property Highlights:

### Long-Term Lease Stability

- **20-Year Lease Term:** The property benefits from a long-term lease with 16 years remaining, ensuring stable and predictable income.
- **Established Tenant Operations:** Guidepost Global has been operating successfully at this location for the past 4 years, reinforcing tenant reliability and operational stability.

### Tenant Strength & Corporate Guarantee

- **Corporate Guarantee:** The lease is backed by a corporate guarantee from Guidepost Global Education, a prominent global operator with 100+ campuses.
- **Global Presence:** Guidepost Global operates 84 Montessori schools across 14 states in the US and has 12 campuses in Hong Kong, with additional locations in key cities across China, Indonesia, and Singapore.
- **4-Wall EBITDA Positive Company:** Over 8,800+ system wide enrollments as of January 2026.



# Investment Highlights



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## Property Highlights:

### Learn Capital Backing & Alpha School Partnership

- **Learn Capital:** Guidepost Global is backed by Learn Capital, a leading global edtech venture firm.
- **2 Hour AI Learning Platform:** The Plano school location is one of five active Texas Alpha School partnerships providing additional revenue generators for the tenant. Alpha School partnered with Guidepost Global in the early education space providing Artificial Intelligence technology learning for children heavily backed by Bill Ackman. They now have over 20 locations and continue to grow.

### Recently Renovated

- **Significant Capital Commitment:** Recent renovations totaling over \$1 million were completed in 2022, reflecting a substantial investment to this location and tenant commitment.

### Landlord Friendly State

- **Income Tax-Free State:** Located in Texas, the property benefits from an income tax-free environment, enhancing net returns for investors.

### Lease Structure

- **Triple Net (NNN) Lease:** The property features a NNN lease, where the tenant assumes responsibility for all operating expenses, including taxes, insurance, and maintenance, while the owner is only responsible for structural and roof maintenance.



## Location Highlights:

### Prime North Dallas Location (Legacy West) & Oversized Parcel

- **Prime Retail Location:** Situated on an oversized 2.06-acre parcel within a Kroger-anchored power center, this location benefits from significant consumer traffic and visibility.
- **High Traffic Area:** The building is ideally located in a shopping center on the corner of Legacy Drive and Independence Parkway with a combined 50,700 vehicles per day at this intersection.
- **Strong Demographics:** “Legacy West” in Plano Texas is a prominent suburb of North Dallas. Average Household income in a 5-mile radius is \$149,377 with 142,693 total households in 2025.



# Financial Overview



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**\$7,600,388**  
Sale Price

**±11,880**  
Total GLA (SF)

**±2.06**  
Lot Size (AC)

**±50,700**  
VPD (Independence Pkwy & Legacy Dr)

## Investment Summary

Price/SF	\$639
NOI	\$528,227
Cap Rate	6.95%

## Property Overview

Tenant	Guidepost Global Montessori
Address	7200 Independence Parkway
Year Built	2022
State	Texas
City	Plano
Postal Code	75025

## Lease Abstract

Tenant Name	Guidepost Global Montessori
Ownership Type	Fee Simple
Tenant Entity	Cosmic Education Group
Lease Type	NNN
Roof and Structure	Landlord's Responsibility
Initial Term	20 Years
Rent Commencement	3/22/2022
Lease Expiration	8/31/2042
Lease Term Remaining	±16 Years
Increases	Flat until August 1st 2032; then 2% annual increases
Renewal Options	Four, 5-Year Options

## Rent Schedule





From	To	Monthly Rent
8/1/26	3/31/32	\$44,018.91
4/1/32	3/31/33	\$44,899.29
4/1/33	3/31/34	\$45,797.28
4/1/34	3/31/35	\$46,713.22
4/1/35	3/31/36	\$47,647.49
4/1/36	3/31/37	\$48,600.44
4/1/37	3/31/38	\$49,572.44
4/1/38	3/31/39	\$50,563.89
4/1/39	3/31/40	\$51,575.17
4/1/40	3/31/41	\$52,606.67
4/1/41	3/31/42	\$53,658.81
4/1/42	8/31/42	\$54,731.98

*Note: Current Rent is based on the Future Rent starting 8/1/2026. Seller shall credit Buyer the monthly rent differential on a pro rata basis if closing takes place prior to 8/1/26.*

# Sales Comparables







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Tenant	Address	Year Built/Renovated	Sale Price	GLA (SF)	Price/SF	Cap Rate	Sale Date
 Guidepost Global Montessori	7200 Independence Pkwy, Plano, TX 75025	2022	\$7,600,388	±11,880	\$639	6.95%	-
 Guidepost Montessori	10555 Big Bend Rd, Kirkland, MO 63122	2024	\$7,350,000	±10,541	\$697	6.78%	12/19/25
 Guidepost Montessori	1140 W Campbell Rd, Richardson, TX 75080	2024	\$7,550,000	±11,336	\$666	7.50%	11/04/25
 Guidepost Montessori	8414 E 101st St, Tulsa, OK 74133	1984	\$5,759,000	±15,285	\$377	7.00%	07/21/25
<b>Totals</b>			<b>\$6,654,500</b>	<b>±13,311</b>	<b>\$521</b>	<b>7.25%</b>	

# Rent Comparables



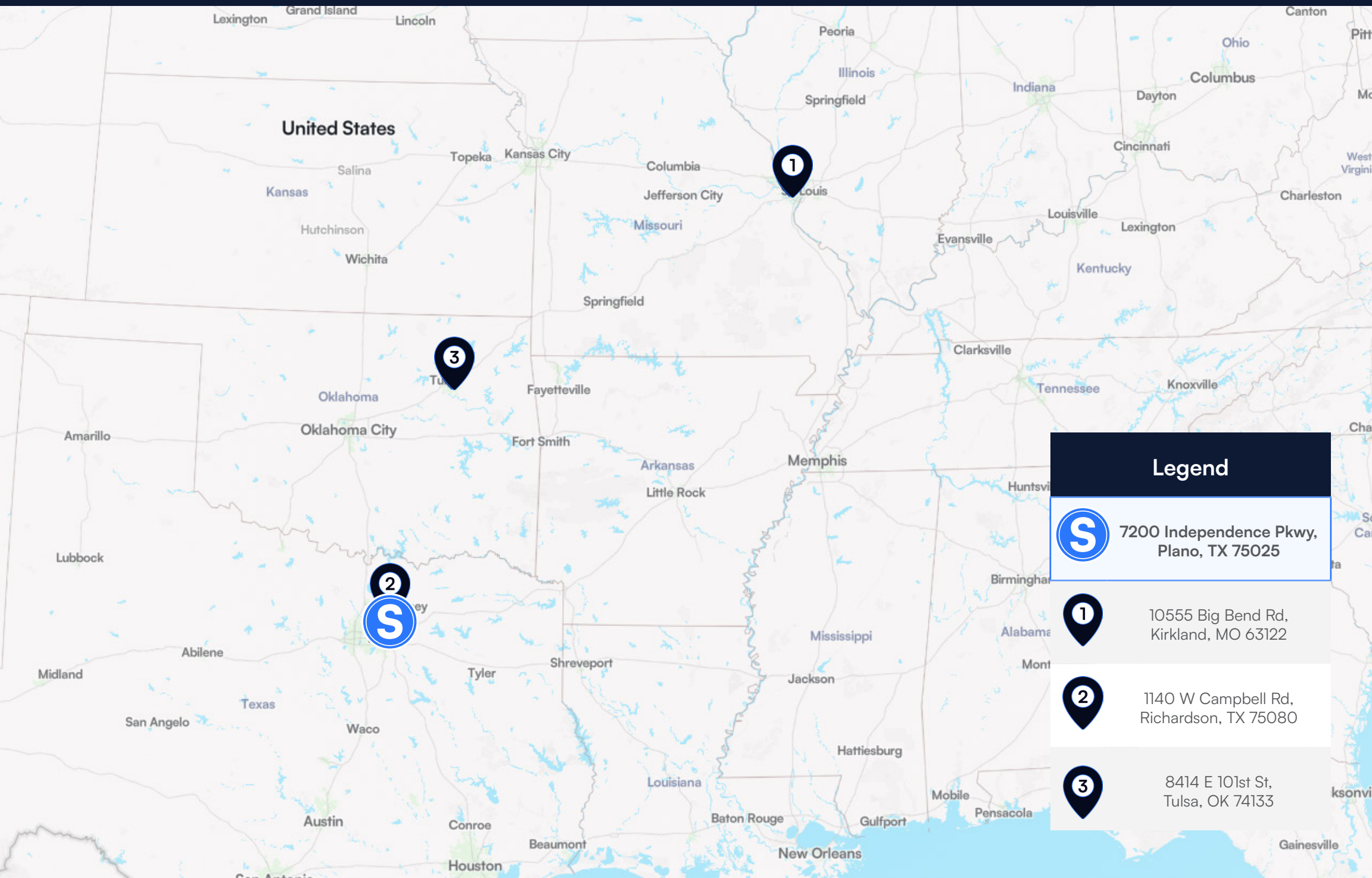
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Tenant	Address	Year Built/Renovated	GLA (SF)	Rent/SF/Year
 Guidepost Global Montessori	7200 Independence Pkwy, Plano, TX 75025	2022	±11,880	\$44.44
 Guidepost Montessori	10555 Big Bend Rd, Kirkland, MO 63122	2024	±10,541	\$47.28
 Guidepost Montessori	1140 W Campbell Rd, Richardson, TX 75080	2024	±11,336	\$49.95
 Guidepost Montessori	8414 E 101st St, Tulsa, OK 74133	1984	±15,285	\$26.37
Totals			±12,387	\$41.20

# Sales & Rent Comparables Map



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# Interior Photos





The University of Texas at Dallas  
±3,100 Students | ±6.7 Miles Away

Walmart  
Supercenter

The Plaza on Legacy  
SPROUTS FARMERS MARKET  
CHASE  
Walgreens  
CLUB 4 FITNESS

APPLIANCES 4 LESS

crumbl cookies  
SCRAMBLER CAFE

Salsa Tex Mex Restaurant

vca animal hospitals



WELLS FARGO

BANK OF AMERICA

Legacy Dr ± 29,600 VPD

Denham Village  
Neighborhood Homes

PNC

fnbo



Kroger

Independence Pkwy ± 21,100 VPD

CLOTHES MENTOR  
Plano, TX

Once upon a child

Legacy Drive Village



DUNKIN'



Subject Property

Legacy Village  
Veterinary Clinic

Lita's

**Subject Property**

**Legacy Village**  
Veterinary Clinic

*Lita's*  
by the Sea

**Legacy Drive Village**

**CLOTHES MENTOR**  
Plano, TX

**Once upon a child**

**Kroger**

**WING STOP**

**ENSTEIN BROS**  
BAGELS

**crumbl**  
cookies  
**SCRAMBLER CAFE**  
BREAKFAST • LUNCHE

**everbowl**  
CRAFT SUPERFOODS

After Hours  
**Pediatrics**  
URGENT CARE

**DUNKIN'**

**Independence Pkwy**  
± 21,100 VPD



**Heritage Yards**  
Fields & Park

 **Rice Middle School**  
±914 Students

**Walmart**  
Supercenter  
**MURPHY**  
USA

**Hedgcoxe Rd**

 **Matthews Elementary**  
±466 Students

 **Bethany Elementary**  
±282 Students

 **CVS pharmacy** Public Storage  


**SPROUTS**  
FARMERS MARKET  
**PET SUPPLIES PLUS**  
Minus the hassle.  
**HANDEL'S**  
HOMEMADE ICE CREAM SINCE 1945  
**GREAT CLIPS**  
**WELLS FARGO**  
**CLUB 4 FITNESS**

**Chevron**  
**TACO BELL**  
**McDonald's**  
**Starbucks**  
**Jersey Mike's**  
SUBS

 **Hendrick Middle**  
±642 Students

**Independence Pkwy ±21,100 VPD**

**Guster Rd ±26,000 VPD**

 **Subject Property**

 **Gulledge Elementary**  
±767 Students

**Kroger**  
**ENSTEIN BROS BAGELS**  
**pbt**  
A BETTER SHADE OF YOU  
**crumbl cookies** **DUNKIN'**

 **Windsor West Plano**  
±363 Units

**Legacy Dr ±29,600 VPD**

 **Jasper High**  
±1,347 Students

**WELLS FARGO** **PNC**  
**Kwik-Kar**  
ON EXCHANGE AUTO CARE

 **Schimelpfenig Middle**  
±828 Students

 **Thomas Elementary**  
±612 Students

**Carpenter Park**  
Recreation Center

**Coit Rd ±35,200 VPD**

 **Robinson Middle**  
±1,018 Students

**McDonald's** ExtraSpace Storage  
**meineke**  
DOING CAR CARE RIGHT

**Western Union** **7 ELEVEN**

 **Carlisle Elementary**  
±529 Students

**PATEL BROTHERS**  
**Starbucks**

**Spring Creek Pkwy ±33,600 VPD**

**Chevron**  
**SHERWIN WILLIAMS**

**W**  
**TAKE 5**  
OIL CHANGE

**Walmart**  
Supercenter

Google Earth



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**2016**

Year Founded

**84**

Locations

**2,000+**

Employees

The company operates as a *privately held* education organization and manages its school network primarily *under the Guidepost Montessori brand*. Through a combination of directly operated campuses and partnerships with property owners and developers, the company has *rapidly expanded* its footprint across the United States and internationally. Guidepost Montessori campuses typically *serve children from infancy through elementary age* and emphasize a modernized approach to Montessori education supported by technology, standardized training, and curriculum infrastructure. With *dozens of schools operating globally and continued expansion into major U.S. metropolitan markets*, Guidepost Global Education has positioned itself as a leading platform for scalable Montessori education.





**2016**

Year Founded

**13**

Locations

**245+**

Employees

Alpha School is a *fast-growing private education platform* positioned at the intersection of *experiential learning and AI-enabled instruction*. While not a traditional retail concept, the brand presents as a differentiated experiential-use tenant with a modern operating model, premium tuition profile, and expanding national footprint. Its *“2 Hour Learning” platform*, emphasis on life-skills programming, and strong media visibility have helped Alpha build a recognizable identity among affluent families seeking alternative K-12 education formats. For investors, the concept’s appeal lies in its *niche positioning, high-touch parent engagement, and continued expansion into major metro markets*.



# PLANO, TX

## Market Demographics

**290,000**      **\$108,000**

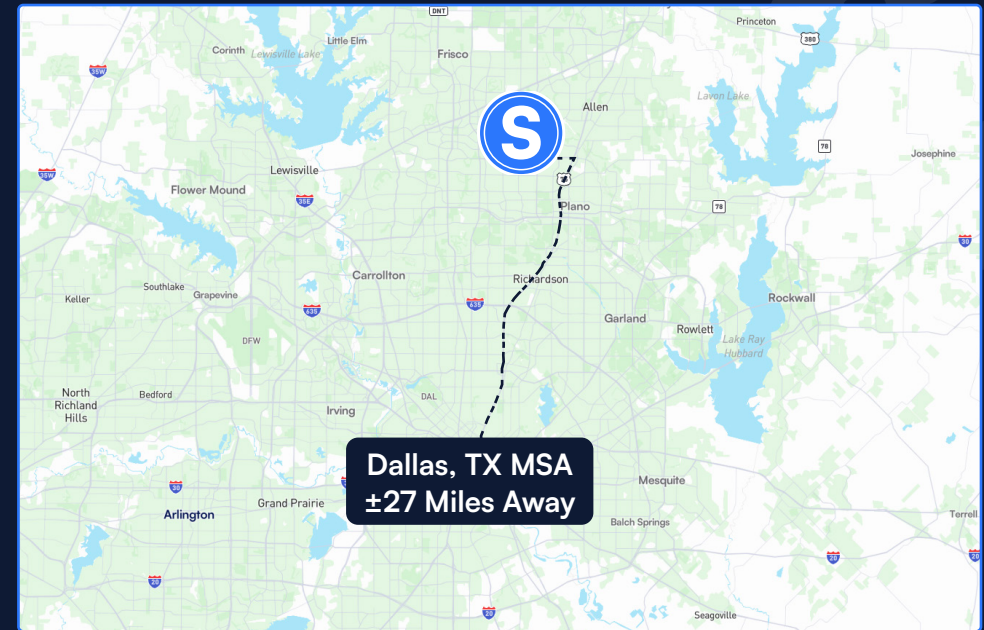
Total Population

Median HH Income

**110,000**      **38 Years**

# of Households

Median Age



## Local Market Overview

Plano, Texas is a prominent North Texas city known for its strong corporate presence, high quality of life, and well-planned urban environment. Located within the Dallas-Fort Worth metroplex, Plano benefits from direct access to major transportation corridors including the Dallas North Tollway and U.S. Highway 75, enabling efficient connectivity to regional employment hubs and airports. The city has established itself as a destination for major employers, particularly in the technology, finance, and telecommunications sectors, supporting a stable economic base and sustained commercial growth. Master-planned developments, extensive park systems, and a highly ranked public school system further contribute to its appeal for both businesses and residents.

In addition to its economic strength, Plano offers a balanced mix of urban amenities and suburban accessibility. The Legacy West and Granite Park districts provide a walkable, mixed-use environment with dining, retail, and office space that attracts a skilled workforce and corporate relocations. Ongoing investment in infrastructure and redevelopment initiatives continues to enhance the city's long-term positioning within the region. Plano's reputation for safety, cleanliness, and business-friendly governance supports continued demand across residential and commercial real estate sectors, making it a consistent performer within the broader Dallas-Fort Worth market.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	17,449	141,537	325,395
2025 Population	18,495	153,093	370,187
2030 Population	20,791	172,660	420,445
2020-2025 Population Growth	1.2%	1.6%	2.8%
2030 Population Projection	2.5%	2.6%	2.7%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	6,267	50,818	123,947
2025 Households	6,668	55,204	142,693
2030 Households	7,510	62,375	162,544
2020-2025 Households Growth	1.6%	1.9%	2.8%
2025-2030 Households Growth	2.5%	2.6%	2.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$171,496	\$162,001	\$149,377

# INNOVATION GROWTH HUB

## Plano's Corporate Growth Driving Regional Demand

Plano's proximity to the subject property is a significant advantage, as the city has emerged as *one of the most important corporate and employment hubs in the Dallas-Fort Worth metroplex*. Just a short drive from the site, Plano's *Legacy District* continues to attract major corporate investment and a large daytime workforce. Most recently, *AT&T announced it will relocate its global headquarters to a new 54-acre campus in Plano*, bringing approximately *6,000 employees to the area* as part of a \$1.35 billion development. The district already hosts major corporate campuses including Toyota North America, Liberty Mutual, and Frito-Lay, creating a dense concentration of high-income employees and daily commuters traveling through the surrounding road network.



# 260,000+

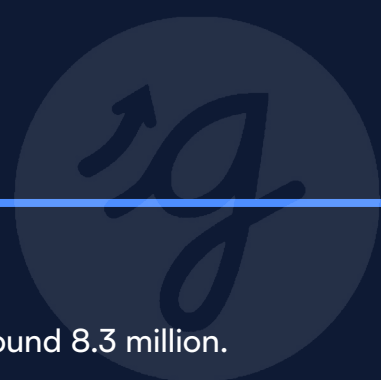
Total Jobs in the Plano Market

The *Texas Research Quarter is a planned \$4 billion life sciences and innovation district* in Plano that will redevelop the former Electronic Data Systems campus into a major biotechnology and pharmaceutical hub. Spanning *more than 200 acres*, the project is expected to deliver millions of square feet of laboratory, research, and advanced manufacturing space designed to attract biotech firms, pharmaceutical companies, and medical research organizations. The *multi-phase development will also incorporate mixed-use components including office space, retail, hospitality, and residential uses*. Once completed, the Texas Research Quarter is expected to bring a *large number of highly skilled employees to the area* and further strengthen Plano's position as a major corporate and innovation center in North Texas, *generating significant commuter traffic throughout the surrounding region*.



# DFW, TEXAS

## DALLAS-FORT WORTH, TX



The Dallas-Fort Worth (DFW) 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 highlights this surge, with DFW adding approximately 177,922 residents from

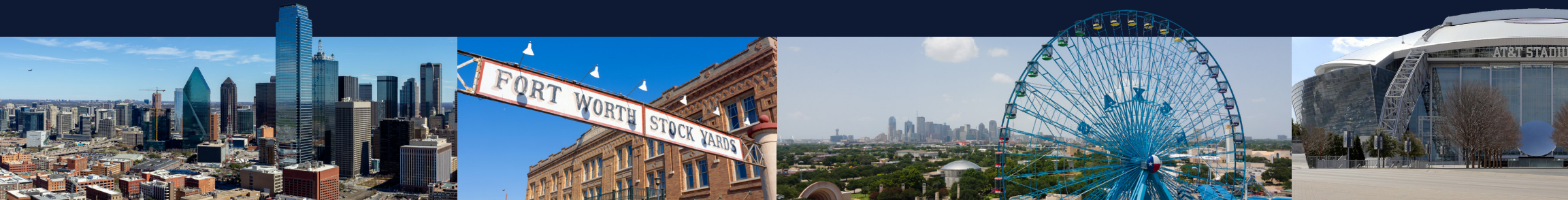
2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, 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 in 2024**

**GDP**  
**\$745+ Billion**



# Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7220 Independence Pkwy, Plano, TX 75025** ("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.

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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.



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*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