Childcare Real Estate + Operations Opportunity

22031 Bellaire Blvd | Richmond, TX 77407

Childcare Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Financial Summary

$3,600,000	±10,000	±1.74	2017
List Price	Building SF	AC	Year Built

Property Highlights

- **Established Early Education Facility**: Turnkey Opportunity: Purpose-built premier franchise offers a fully operational early-education environment with all infrastructure in place. The property allows a new operator to step in with limited startup cost compared to new development.
- **Attractive Business + Real Estate Offering:** The sale includes both the operating business and fee-simple real estate, providing full control of the asset and the ability to restructure the ownership model to fit a new operator's needs.
- **Brand Recognition & Proven Curriculum:** National franchise recognized as one of the premier brands in the space.
- **Value-Add / Repositioning Potential:** A new owner-operator or experienced multi-unit franchisee can benefit from existing enrollment, staffing, and local awareness while implementing stronger marketing, operational, and community-engagement strategies to capture unmet demand.
- **High-Growth Submarket:** The property sits within a dense residential area supported by a population of more than 266,656 residents within a five-mile radius, with average household incomes exceeding $146,151 within a one-mile radius and continued in-migration of young families.
- **Strong Real Estate Fundamentals:** The ±10,000 SF building sits on an attractive parcel with excellent visibility and accessibility surrounded by major retailers.


NW
The Shops of Bella Terra
Seven Lakes High School
±3,780 Students
Southpark at Cinco Ranch
Meadows Marketplace
Harmony Science Academy
±701 Students
Grand Pkwy ± 40,000 VPD
± 37,800 VPD
1093
99
Parkway Lakes
±308 Single Family Homes
Prose District West
±360 Units
Bellaire Blvd ± 11,300 VPD
Subject Property
Mio District West Apartments
±386 Units
MATTHEWS™

Richmond, TX

Houston, TX | 30 Miles Away

Market Demographics

13,389	**$50,337**	**4,756**	**36.6**
Total Population	Median HH Income	# of Households	Median Age

Local Market Overview

Richmond sits within Fort Bend County, one of Greater Houston’s most attractive family-growth corridors, combining small-city accessibility with direct proximity to the region’s employment base. The city benefits from steady household formation, continued residential development, and a commuter-friendly location near Sugar Land, Katy, Rosenberg, and west Houston. For childcare operators and investors, Richmond’s appeal is tied to its family-oriented neighborhoods, expanding master-planned communities, and a population base supported by healthcare, education, retail, professional services, logistics, and energy-related employment across the broader Houston MSA. The city offers access to major corridors including US 90A, US 59/I-69, SH 99/Grand Parkway, FM 359, and FM 762, connecting residents to job centers throughout Fort Bend County and Houston. Ongoing road improvements, residential subdivision activity, and public-sector investment continue to support demand for convenient daily-needs services.

Economy

Richmond’s key strength is its position within Fort Bend County’s expanding residential and employment corridor.The city benefits from west Houston access, proximity to Sugar Land and Rosenberg, and connectivity to regional transportation routes serving Greater Houston. Richmond’s economy is supported by public administration, education, healthcare, retail trade, professional services, construction, logistics, and regional energy-linked employment. Fort Bend County’s labor base is highly diversified and anchored by major school districts, healthcare systems, government operations, business services, and large corporate campuses in nearby Sugar Land and west Houston. The area’s economic momentum is strengthened by continued population growth, master-planned residential development, and mobility investments designed to support expanding commuter and commercial activity.

HOUSTON, TX MSA

2,300,000
Total Population

1,140,000
Employed Population

$830,000
Median Property Value

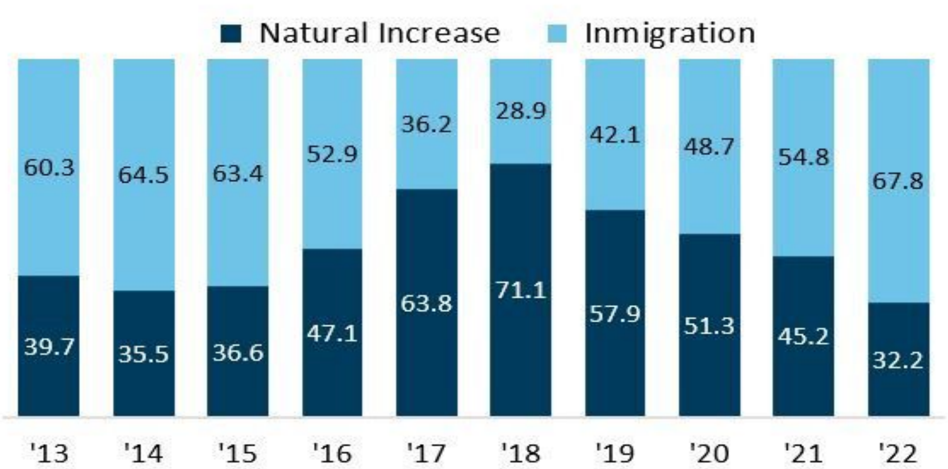
920,000
# of Households

Market Overview

Houston, Texas is the fourth-largest city in the United States and one of the most dynamic metropolitan areas in the country. Recognized for its economic strength, population growth, and cultural diversity, Houston continues to attract residents and businesses from across the nation. The city serves as a global hub for the energy, healthcare, aerospace, manufacturing, and logistics industries, creating a resilient economy supported by a broad and expanding employment base. Home to NASA's Johnson Space Center, the Texas Medical Center, and one of the nation's busiest port systems, Houston plays a critical role in both domestic and international commerce.

In addition to its economic influence, Houston offers a relatively affordable cost of living compared to other major U.S. metros, making it an increasingly attractive destination for relocation and long-term investment. With a diverse population, thriving culinary and arts scene, and extensive outdoor amenities including Buffalo Bayou Park and Hermann Park, Houston combines economic opportunity with a high quality of life. As one of the fastest-growing major metros in the country, Houston remains well-positioned for sustained residential and commercial growth in the years ahead.

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

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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 in Richmond, TX ("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.

11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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.

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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