

Round Rock Montessori

1818 Sam Bass Rd, Round Rock, TX 78681

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



Spencer Vise

Associate

(972) 474-8964

spencer.vise@matthews.com

License No. 809846 (TX)



Kevin McKenna

VP & Associate Director

(214) 295-6517

kevin.mckenna@matthews.com

License No. 742093 (TX)



Josh Bishop

EVP & Senior Director

(315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)

Patrick Graham

Broker of Record

License No. 528005 (TX)

Firm Lic. No. 9005919 (TX)

MATTHEWS™





Table of Contents

- 04** Property Overview
- 10** Tenant Overview
- 11** Market Overview

Property Overview

Round Rock Montessori
1818 Sam Bass Rd, Round Rock, TX 78681



Investment Highlights

Property Highlights

- **Prime Hard Corner Location** – Strategically positioned on the hard corner of Sam Bass Rd., offering exceptional visibility, convenient access, and strong exposure to daily commuter traffic.
- **Located in a High-Growth Trade Area** – Situated within one of the fastest-growing submarkets in the greater Austin MSA, with continued population growth projected over the next five years, driving sustained demand for childcare, medical, and service-oriented uses.
- **Flexible End-User & Repositioning Potential** – The property is well suited for a variety of owner-user or investment scenarios, including childcare, medical office, traditional office, religious assembly, and other community-oriented uses.
- **Established Retail & Residential Corridor** – Surrounded by a strong mix of national retailers, expanding residential communities, and daily-needs service businesses that support long-term stability and consistent traffic generation.
- **Turnkey Childcare Facility** – Currently operating as a childcare center, with furniture, equipment, and supplies included in the sale, allowing for a seamless transition for a new operator.
- **Efficient & Adaptable Building Layout** – Functional floor plan featuring multiple classrooms/offices, outdoor play areas, and flexible configurations capable of supporting a wide range of operational needs and alternative uses.
- **Strong Traffic Exposure** – Located directly along Sam Bass Rd., a major east-west corridor through Round Rock with traffic counts of approximately 12,000 vehicles per day.
- **Dense & Affluent Demographics** – More than 197,719 residents within a 5-mile radius, with average household incomes exceeding \$171,507, providing strong consumer demand and access to a deep labor pool.
- **Recent Capital Improvements Completed** – Ownership has recently invested in multiple property enhancements, including a new roof on the main building, new gutter systems, installation of two electronic gates, and fully fenced grounds.





COURTYARD[®] **tru** NISSAN WHISKEY
 Marriott **Springhill** **H** GMC JACK ALLEN'S
 SUITES[®] BY MARRIOTT Holiday Inn hopdoddy KITCHEN

HYUNDAI
Firestone
FERGUSON
ROUND ROCK
 COLLISION

Rock Creek Plaza
PTERRY'S TUMBLE 22
 BURGER STAND TEXAS CHICKEN JOINT
VENUE TACO **LIFE FORCE** Kerbey Lane
 Personal Fitness SINCE 1980
 Celebrating 45 Years

Starbucks **Anna Garcia's**
Days Inn **the Y**
 BY WYNDHAM

Warehouse
amazon

FedEx
 Freight

WONDERCIDE

LAQUINTA INNS & SUITES **Red Roof**
IHOP extended STAY AMERICA
 Shell

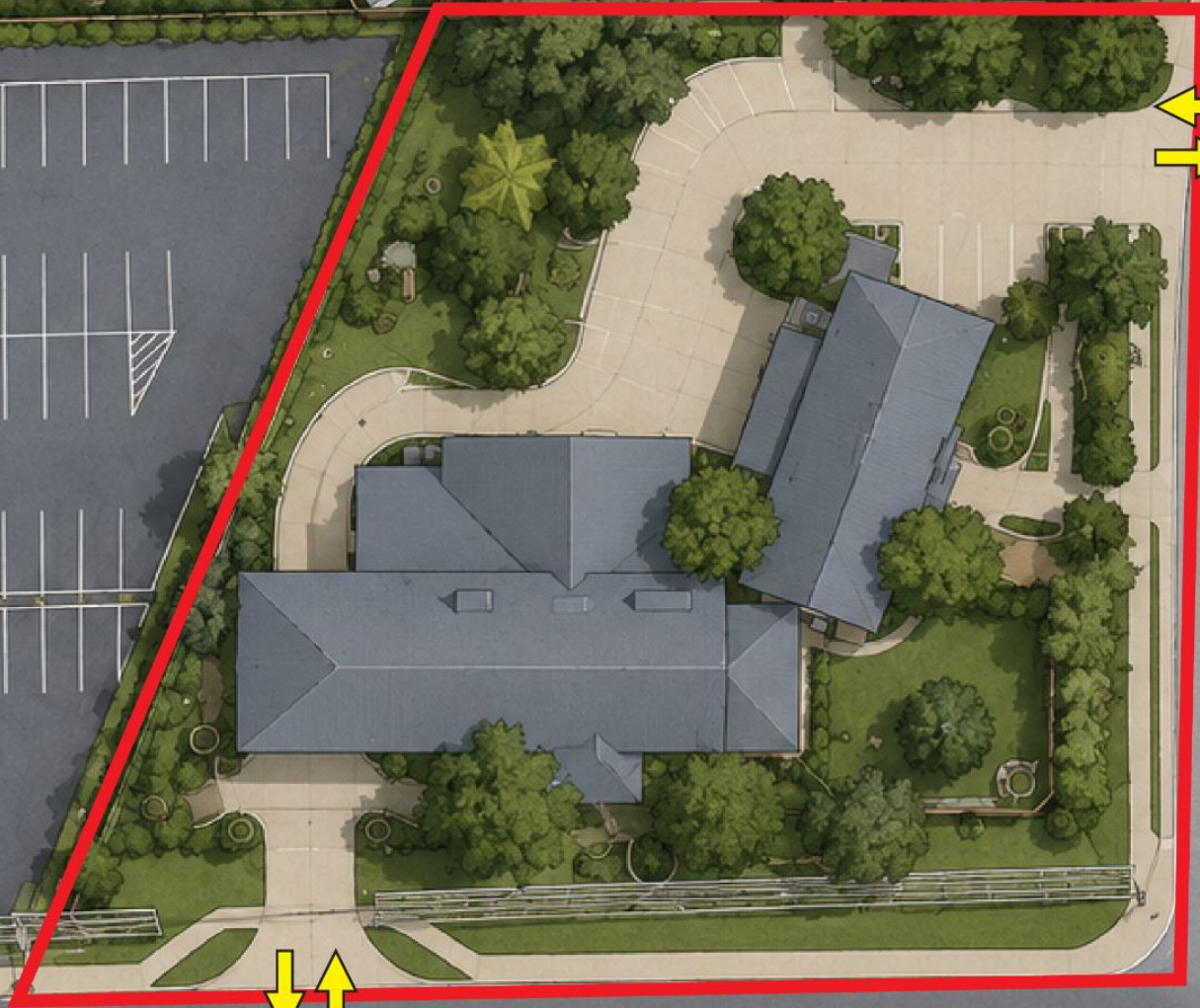
International Union of Elevator Constructors
 Labor Union

Subject Property

Mimi's Learning Center

Sylvia Ln

Sam Bass Rd ± 11,800 VPD



Sylvia Ln

Sam Bass Rd ± 11,800 VPD

1818 Sam Bass Rd
Round Rock, TX 78681

\$2,083,200

Price

2011

Year Built

±11,800

Vehicles Per Day

±1,909 SF

GLA



Property Photos



Tenant Summary



Tenant Overview

This two-building commercial campus offers a turnkey opportunity for childcare, educational, or owner-user operations with extensive commercial-grade upgrades already in place. The property features interconnected communications infrastructure, hardwired security and fire systems, ADA compliance, separate utilities, automatic gated access, and professionally landscaped grounds. Both buildings include fully equipped kitchens, updated mechanical systems, and flexible operational layouts, while the campus-wide Ethernet, camera, phone, and media systems provide exceptional functionality and efficiency for daily operations.

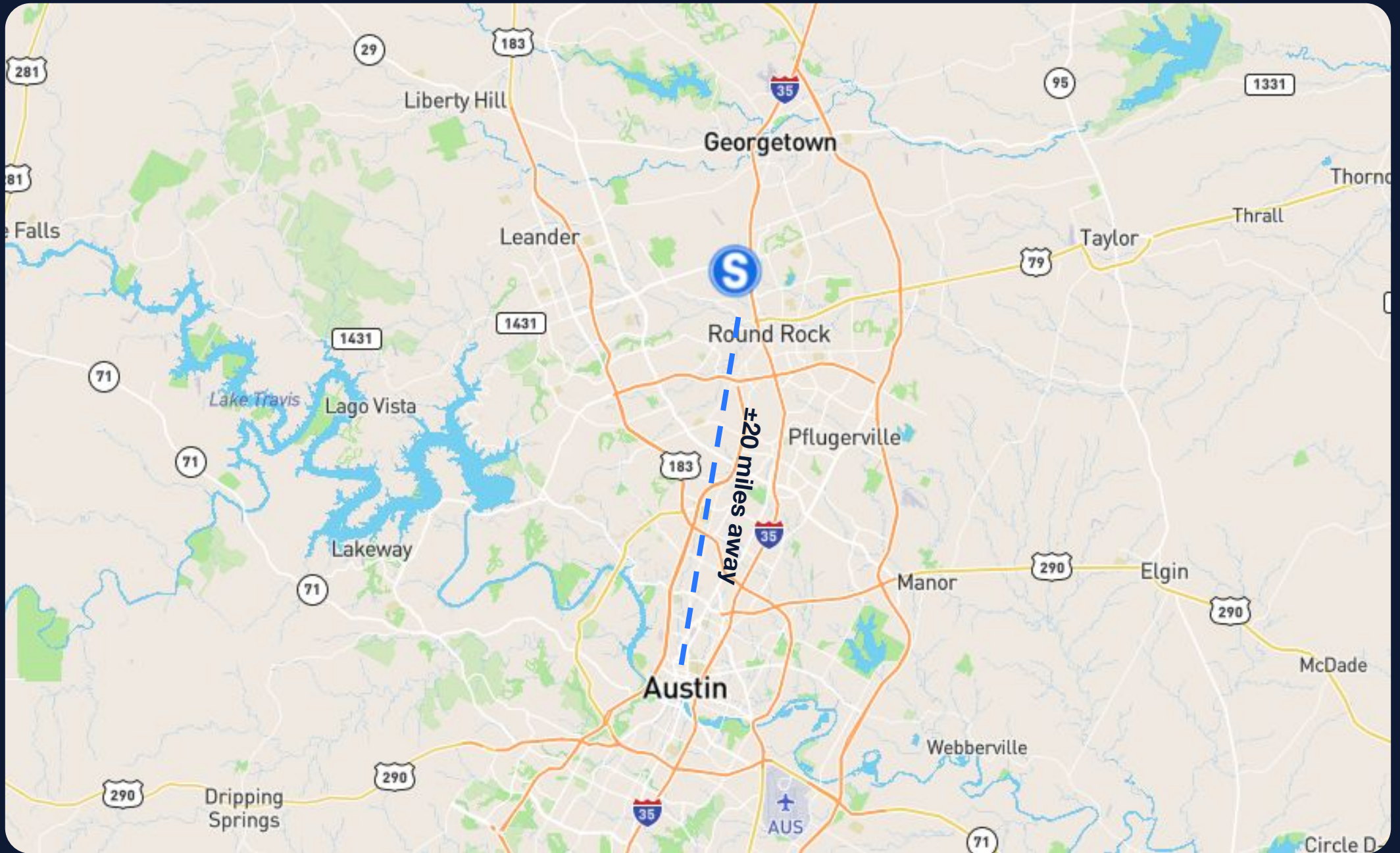
This property represents a strong investment opportunity because much of the costly infrastructure and operational buildout has already been completed, significantly reducing future capital expenditures for a buyer or tenant. The extensive security systems, technology integration, and utility separation create operational efficiency and flexibility that appeal to a wide range of users. Additionally, the specialized improvements for educational and childcare use position the property in a niche asset class that often experiences stable long-term demand. The well-maintained condition, ADA compliance, gated security, and modernized systems also enhance long-term value retention while minimizing immediate renovation needs for an owner-user or investor.

Why Invest in Round Rock Montessori?

- **Turnkey Infrastructure & Operational Readiness:** Extensive commercial-grade upgrades, integrated technology systems, and fully operational security and communication infrastructure significantly reduce future capital expenditures and allow for immediate occupancy.
- **Flexible Multi-Use Functionality:** Designed to support childcare, educational, or owner-user operations, the property offers adaptable layouts, dual-building functionality, and separate utility metering to accommodate a variety of business models.
- **Strong Security & Life Safety Features:** Comprehensive hardwired camera systems, monitored fire alarms, controlled gate access, remote entry systems, and perimeter fencing provide a secure and professionally managed environment.
- **Modern Mechanical & Utility Systems:** Well-maintained HVAC systems, upgraded utility infrastructure, tankless water heating, irrigation systems, and dedicated communication hubs enhance long-term operational efficiency and reliability.
- **Competitive Market Positioning:** ADA compliance, high-quality site improvements, landscaped grounds, and specialized educational infrastructure position the property as a premium asset within the childcare and educational real estate sector.
- **Long-Term Value & Demand Potential:** The specialized buildout, excellent maintenance history, and scarcity of fully improved educational-use facilities create strong appeal for owner-users and investors seeking stable long-term occupancy and asset appreciation.

Market Overview

Round Rock Montessori
1818 Sam Bass Rd, Round Rock, TX 78681



Round Rock, TX

Market Demographic

142,601

Total Population

\$99,287

Median HH Income

85,000

Employed Population

36

Median Age



Local Market Overview

Located within the Austin metropolitan area, Round Rock is one of Central Texas's most established and fastest-growing suburban markets, supported by sustained population growth and a strong regional employment base. The city has experienced consistent in-migration over the past decade, driven by job creation, corporate investment, and its position as a primary suburban alternative to Austin. Household incomes in Round Rock exceed state and national averages, reflecting a predominantly middle- to upper-income population with strong purchasing power and long-term housing stability.

The city is located approximately 17 miles north of downtown Austin, with direct access to Interstate 35, SH-45, and SH-130, providing efficient regional and commuter connectivity throughout the Austin MSA. These major transportation corridors support daily commuter traffic, regional mobility, and ongoing commercial development.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,540	78,348	197,719
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,004	29,735	76,825
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$200,617	\$163,493	\$171,507

Austin, TX

Austin, the capital of Texas, is one of the fastest-growing metropolitan areas in the United States. Located in Central Texas along the Colorado River, the city serves as a major center for government, technology, education, and innovation. Austin is home to The University of Texas at Austin, one of the largest public universities in the country, and has developed a strong presence in advanced manufacturing, semiconductor production, artificial intelligence, and corporate headquarters operations. Its business-friendly environment, skilled workforce, and steady population growth continue to attract national and international investment.

The region offers a diverse mix of urban amenities and natural features, including Lady Bird Lake, the Barton Creek Greenbelt, and numerous parks and trail systems. Austin's cultural landscape includes a nationally recognized music scene, major festivals such as SXSW and Austin City Limits, and a growing culinary sector. With expanding infrastructure, a strong employment base, and a central location within Texas' "Triangle" corridor between Dallas-Fort Worth, Houston, and San Antonio, Austin remains an important economic engine for the state and the broader region.

Total Population

1 Million

Median HH Income

\$93,658

Annual Visitors

30 Million+

GDP

\$248 Billion



MATTHEWS™

Exclusively Listed By



Spencer Vise

Associate

(972) 474-8964

spencer.vise@matthews.com

License No. 809846 (TX)



Kevin McKenna

VP & Associate Director

(214) 295-6517

Kevin.McKenna@matthews.com

License No. 742093 (TX)



Josh Bishop

EVP & Senior Director

(315) 730-6228

Josh.Bishop@matthews.com

License No. 688810 (TX)

Patrick Graham | Broker of Record | License No. 528005 (TX) | Firm Lic. No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1818 Sam Bass Rd, Round Rock, TX, 78681** ("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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

1818

Sam

Bass

Rd

XXXX

Round Rock, TX 78681
Year Built

±0 SF

GLA

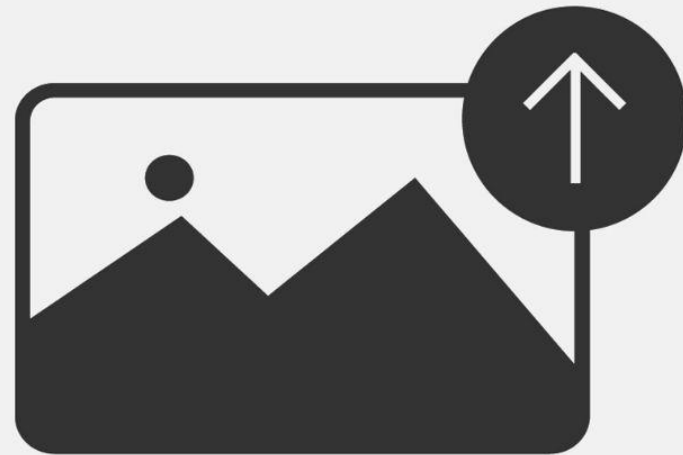
Xxxx

Lease Type

Retail

Investment Opportunity

Offering Memorandum



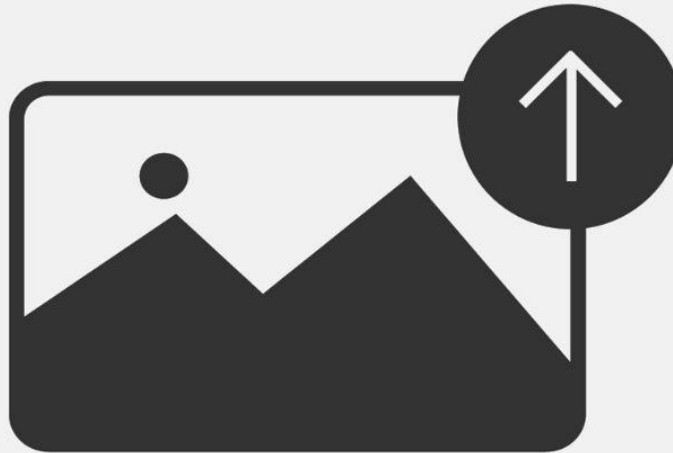
PENDING PHOTOS

MATTHEWS™

1818 Sam Bass Rd

Round Rock, TX 78681

Retail
Investment Opportunity
Offering Memorandum



PENDING PHOTOS

MATTHEWS™

Executive Summary

1818 Sam Bass Rd

Round Rock, TX 78681

XXXX
Year Built

±0 SF
GLA

XXXX
Lease Type

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	2024-07-30
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



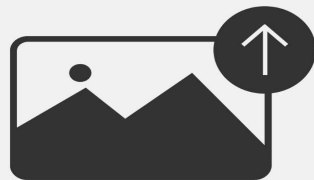
PENDING PHOTOS

Round Rock, TX

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,216	76,678	204,782
Current Year Estimate	8,540	78,348	197,719
2020 Census	9,256	83,620	192,209
Growth Current Year-Five-Year	-3.79%	-2.13%	3.57%
Growth 2020-Current Year	-7.74%	-6.31%	2.87%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,929	29,717	81,570
Current Year Estimate	3,004	29,735	76,825
2020 Census	3,147	30,079	70,312
Growth Current Year-Five-Year	-2.49%	-0.06%	6.18%
Growth 2020-Current Year	-4.55%	-1.14%	9.26%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$200,617	\$163,493	\$171,507