



2129 Teakwood Ln | Plano, TX 75075

Owner-User Childcare Opportunity

Offering Memorandum

45+ Years of Successful Operation | Flexible Business & Real Estate Acquisition



MATTHEWS™

Exclusively Listed By



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Property Overview

\$1,630,000

List Price

1981

Year Built

±5,482 SF

GLA

2023

Year Renovated

Investment Highlights

Lease & Location Highlights

- **Premier Plano Location:** Located in one of the Dallas–Fort Worth Metroplex's most desirable and established submarkets.
- **Strong Demographics:** Approximately 355,000 residents and average household incomes exceeding \$158,616 within a five-mile radius.
- **Growing Trade Area:** Continued population growth is expected to support long-term demand for childcare services.
- **Established Retail Corridor:** Positioned at a signalized intersection near major shopping centers and surrounded by a strong mix of national retailers.
- **Below Replacement Cost:** Opportunity to acquire an established childcare facility below today's development cost and timeline.

Tenant Highlights

- **Established Childcare Business:** Well-established preschool with strong financial performance, healthy enrollment, and a proven operating history.
- **Flexible Acquisition Opportunity:** Ownership is willing to sell the business only or the business together with the real estate.
- **45+ Years of Successful Operation:** Purpose-built childcare facility that has operated continuously since 1981, with the current ownership in place since 2008.
- **Recently Renovated Facility:** Recent capital improvements include a new roof, interior finishes, synthetic playground turf, and a new perimeter fence.
- **Enrollment Growth Opportunity:** Opportunity for a new owner to increase enrollment through enhanced advertising efforts and the addition of an after-school program to expand the student base.

Aerial Map



Site Plan



Property Photos



Property Photos



Tenant Overview

Year Founded
1998

Headquarters
Plano, TX

Ownership Status
Privately Owned

Employees
±10

Locations
1

Annual Revenue
Private / Not Publicly
Disclosed



Tenant Overview

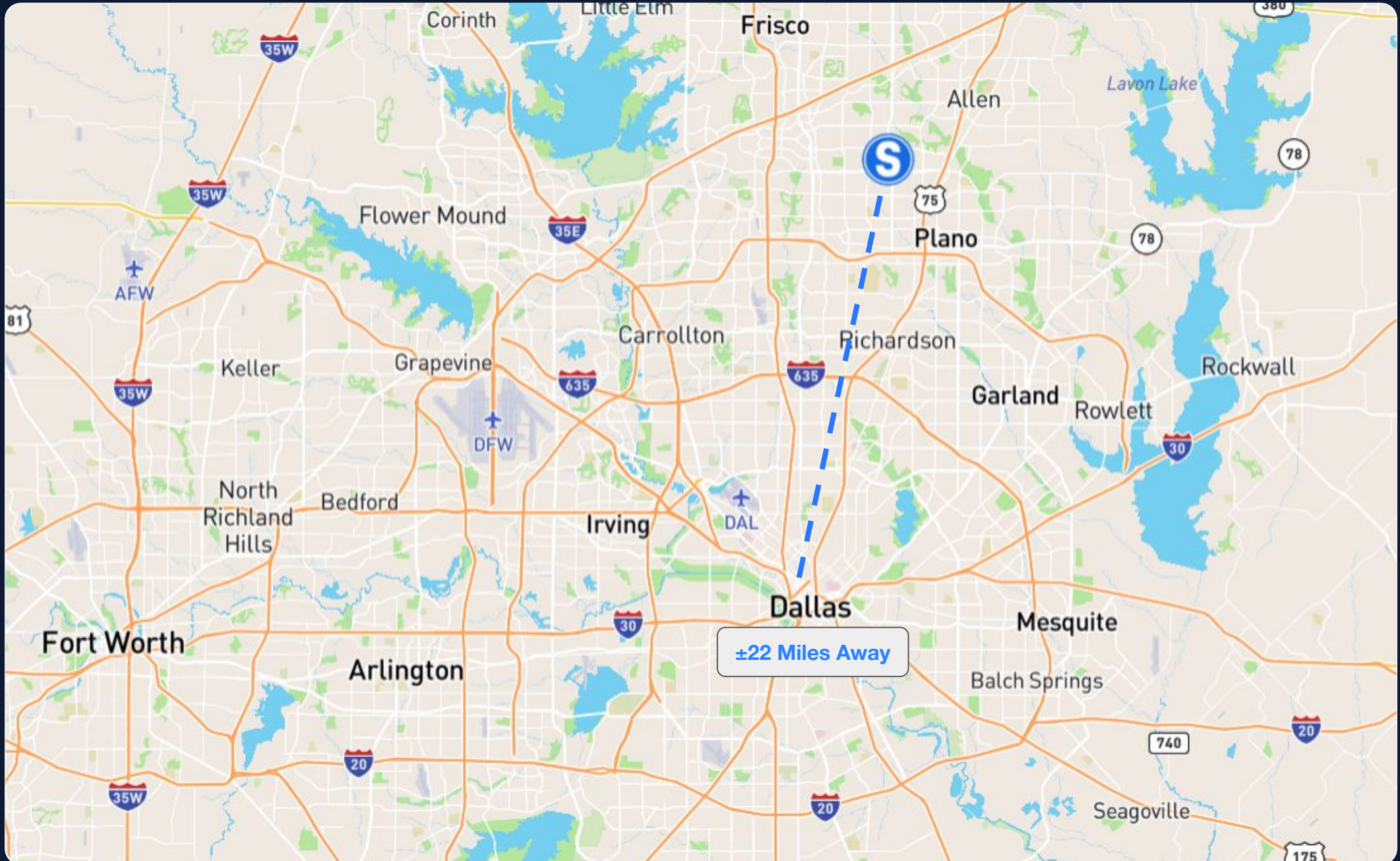
Custer Parkway Preschool is a privately owned early childhood education center located in Plano, Texas. The school provides educational programs for infants, toddlers, preschool, and pre-kindergarten, emphasizing a nurturing environment that supports both academic and social development. The curriculum focuses on age-appropriate learning, creativity, character development, and kindergarten readiness, serving families throughout the Plano community.

Why Invest in Custer Parkway Preschool

- Established preschool with a long operating history in the Plano market.
- Serves children from infancy through pre-kindergarten and school-age programs, creating multiple enrollment opportunities.
- Located in an affluent, family-oriented Plano neighborhood with strong demographics that support long-term childcare demand.
- Private operator with a community-focused reputation and emphasis on early childhood education.
- Benefits from the stable and recession-resistant childcare industry, supported by working families and consistent demand for quality preschool education.
- Significant potential to grow enrollment and revenue through strategic advertising and the addition of an after-school program.

Market Overview

2129 Teakwood Ln | Plano, TX 75075



Plano, TX

Market Demographics (5-Mile Radius)

355,000

Total Population

\$158,616

Average Household Income

139,638

Households

6.22%

Retail Vacancy



Local Market Overview

Plano, Texas is one of the most affluent and economically dynamic communities in the Dallas–Fort Worth Metroplex, benefiting from a highly educated workforce, exceptional household incomes, and a diverse employment base. Strategically located along the Dallas North Tollway and U.S. Highway 75, the city provides convenient access to Downtown Dallas, Dallas/Fort Worth International Airport, and many of the region's largest employment centers.

Plano's retail market remains one of the healthiest in the Dallas–Fort Worth region, supported by high consumer spending, affluent demographics, and nationally recognized shopping destinations including Legacy West, The Shops at Legacy, and The Shops at Willow Bend. Strong daytime population, continued commercial investment, and limited retail vacancy have helped maintain a highly competitive retail environment. As part of one of the nation's fastest-growing metropolitan areas, Plano continues to benefit from sustained population growth, infrastructure investment, and a diversified economy, positioning the city as one of the premier retail and business markets in Texas.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,983	130,888	347,016
Current Year Estimate	13,362	128,048	339,513
2020 Census	13,850	128,446	333,121
Growth Current Year-Five-Year	-2.83%	2.22%	2.21%
Growth 2020-Current Year	-3.53%	-0.31%	1.92%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,209	55,413	146,746
Current Year Estimate	5,256	52,893	139,638
2020 Census	5,419	49,509	128,114
Growth Current Year-Five-Year	-0.88%	4.76%	5.09%
Growth 2020-Current Year	-3.01%	6.83%	9.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$174,199	\$146,812	\$158,616

Dallas, TX | MSA

#2 Metro for Fortune 500 Headquarters
(Fortune, 2025)

**Top 10 Best Economically
Performing U.S. Metro**
(Milken Institute Best-Performing Cities Index, 2024)

Local Market Overview

Dallas, Texas is the economic center of one of the nation's largest metropolitan areas, with a diverse economy supported by finance, technology, healthcare, logistics, telecommunications, and professional services. Its central location and extensive transportation network, including Dallas/Fort Worth International Airport, Love Field, and major interstate highways, make the city a critical hub for commerce and distribution across the United States. Dallas continues to attract businesses and residents due to its pro-business environment, skilled workforce, and steady population growth, contributing to sustained commercial and residential development throughout the region.

The city offers a broad mix of cultural amenities, higher education institutions, entertainment districts, and established neighborhoods that support a high quality of life. Dallas is home to several Fortune 500 headquarters and benefits from ongoing investment in infrastructure, mixed-use developments, and corporate campuses. Strong employment growth, a large consumer base, and continued migration into North Texas have reinforced Dallas's position as one of the country's leading metropolitan markets, supporting long-term demand across office, industrial, retail, multifamily, and healthcare real estate sectors.

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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 **2129 Teakwood Ln, Plano, TX, 75075** ("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:
 - 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