CUSTER PARKWAY PRESCHOOL

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

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

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)

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

MATTHEWS™

Table of Contents

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

N
Dallas North Tollway ± 106,800 VPD
President George Bush TPKE ± 134,600 VPD
N Central Expy ± 207,000 VPD
The Shops at Willow Bend
Subject Property
THE UNIVERSITY OF TEXAS AT DALLAS
The University of Texas at Dallas
±29,553 Students | ±6,767 Employees

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

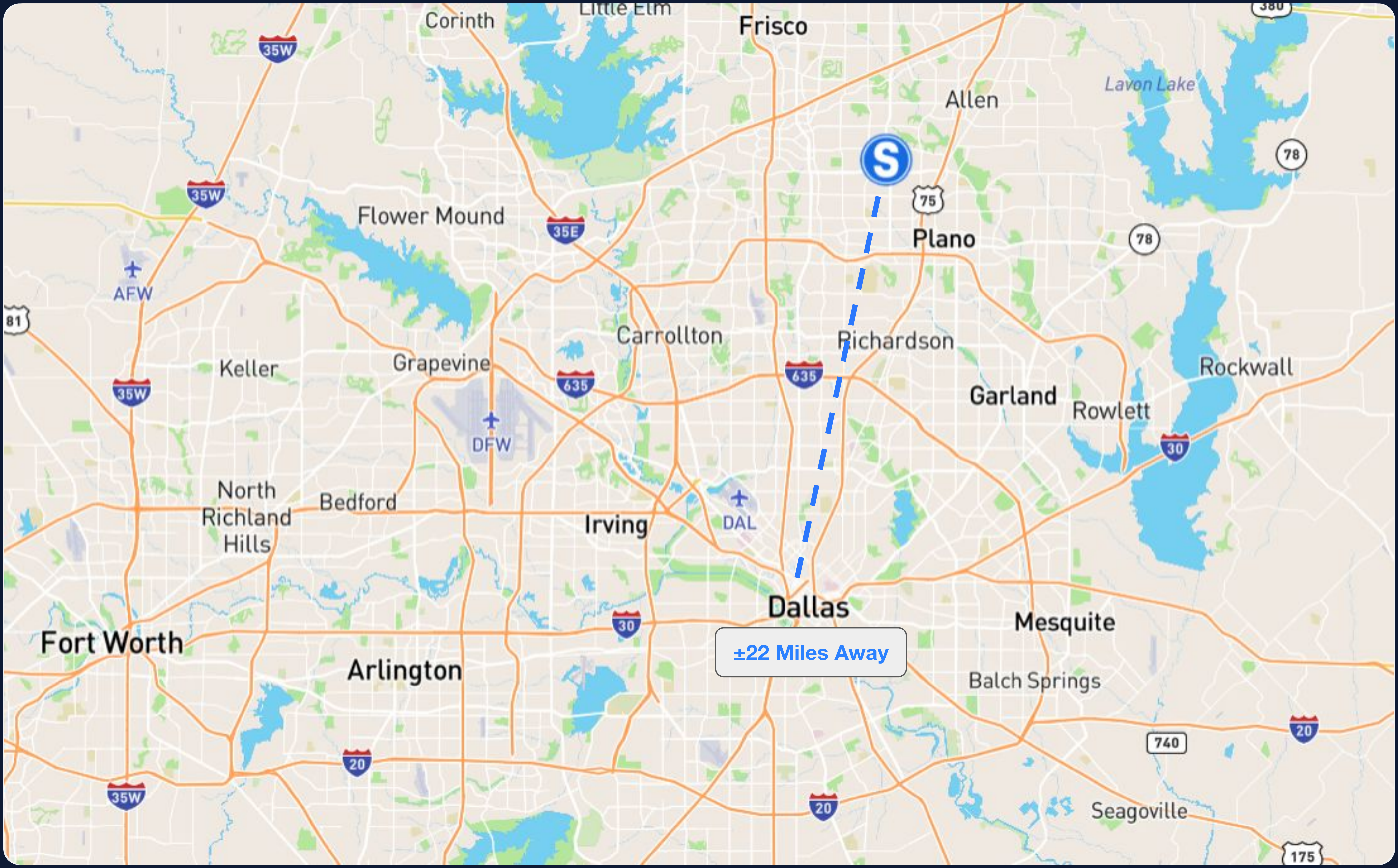
Tenant Overview
Custer Parkway Preschool is a privately owned early childhood education center located in Plano, Texas. The school provides educational programs for infants, toddlers, preschool, and pre-kindergarten, emphasizing a nurturing environment that supports both academic and social development. 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.

MATTHEWS™

Exclusively Listed By

Josh Bishop
EVP & Senior Director
(315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

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)

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

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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