Aspiring Minds Montessori

12615 Jereme Trl | Frisco, TX 75035

Owner-User Childcare Opportunity

Offering Memorandum

Established Montessori Operation | High-Growth Frisco Location

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Exclusively Listed By

Spencer Vise
Associate
(972) 474-8964
spencer.vise@matthews.com
License No. 809846 (TX)

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

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Property Overview

Contact Broker	2014	±10,572 SF
List Price	Year Built	GLA

Investment Highlights

- **Established Childcare Business:** Excellent opportunity to acquire a well-established Montessori school with over a decade of successful operations, strong enrollment, and a longstanding presence within the surrounding community.
- **Strong Financial Performance:** The business has demonstrated a history of profitable operations, providing an attractive opportunity for both existing operators looking to expand and new owners entering the childcare industry. Please contact broker for additional operational and financial information.
- **Enrollment Growth Opportunity:** Opportunity for a new owner to further increase enrollment through potential participation in government subsidy programs, including Texas Rising Star, as well as the implementation of transportation services to expand the school's reach within the surrounding community.
- **Below Replacement Cost:** Opportunity to acquire an established, purpose-built childcare facility at a discount to the cost and timeline associated with developing a comparable property, while benefiting from an existing operation and established childcare infrastructure.
- **Flexible Acquisition Structure:** Ownership is willing to consider the sale of the business independently or together with the underlying real estate, providing flexibility for a variety of buyer profiles and acquisition strategies.
- **Modern, Purpose-Built Childcare Facility:** The property consists of a ±10,572-square-foot childcare facility situated on ±1.50 acres, originally constructed in 2014. The site features 58 parking spaces and dedicated outdoor play areas, providing the infrastructure necessary for continued childcare operations.
- **Excellent Demographics:** The property benefits from strong surrounding demographics, with approximately 341,216 residents within five miles and average household incomes of approximately $229,199 within one mile, $197,233 within three miles, and $185,635 within five miles.
- **Exceptional Population Growth:** The five-mile population has grown approximately 8.93% since 2020 and 6.58% over the most recent five-year period, reaching approximately 341,216 residents today. The population is projected to increase to approximately 363,667 residents over the next five years, adding more than 22,000 new residents to the surrounding trade area.
- **Prime Frisco Location:** Strategically located in Frisco, one of the fastest-growing communities in the Dallas-Fort Worth Metroplex, surrounded by dense residential development, strong household incomes, major employment centers, and highly rated schools.
- **High-Traffic, Easily Accessible Location:** Positioned directly off Coit Road, a major north-south thoroughfare through Frisco seeing more than 31,000+ vehicles per day, providing excellent visibility and convenient access to the property. Additionally, the property is located less than 0.75 miles from Sam Rayburn Tollway, which sees more than 100,000 vehicles per day, providing convenient connectivity throughout Frisco and the surrounding North Dallas communities.

Aerial Map

Centennial High School
±2,040 Students
Kenneth Rex Talley Elementary School
±616 Students
SCOTTISH RITE FOR CHILDREN
±100 Beds | ±1,000 Employees
Preston Rd ±31,600 VPD
COLLIN COLLEGE
Collin College Frisco Campus
±17,000 Students | ±437 Employees
Subject Property
Billy Thompson Vandeventer Middle School
±895 Students
FRISCO ISD CAREER AND TECHNICAL EDUCATION CENTER
Career and Technical Education Center
±5,600 Students
Claude Curtsinger Elementary School
±652 Students
Sam Rayburn Tollway ±100,510 VPD
Lamar and Norma Hunt Middle School
±850 Students
Lebanon Trail High School
±2,100 Students
99 RANCH MARKET
Raising Cane's
FIREHOUSE SUBS
goodwill
SONIC
CAVA
Steak n Shake
Panera BREAD
CRUNCH FITNESS
Ayla Stonebriar Apartments
±289 Units
Kroger
Pat and Catherine Fowler Middle School
±970 Students
Major Retail Corridor
Walmart Supercenter
Dillard's
THE HOME DEPOT
TARGET
sam's club
macy's
JCPenney
IKEA
DICK'S SPORTING GOODS
Burlington
NORDSTROM
LIVING SPACES
CVS pharmacy
Russell Creek Park
N
Google Earth

Property Photos

Operator Overview

Year Founded
2014

Ownership Status
Privately Owned

Ages Served
6 Months – 6 Years

Licensed Capacity
204

NURTURING MINDS ONE CHILD AT A TIME

ASPIRING MINDS MONTESSORI

Tenant Overview

Aspiring Minds Montessori is a privately operated Montessori school located in Frisco, Texas, providing early childhood education and care for children ranging from 6 months through 6 years old. The school offers Infant, Toddler, Pre-Primary, Preschool, Kindergarten, enrichment, extracurricular, and summer programs. Its curriculum follows Montessori principles and emphasizes independence, responsibility, self-motivation, and age-appropriate academic development within a prepared learning environment.

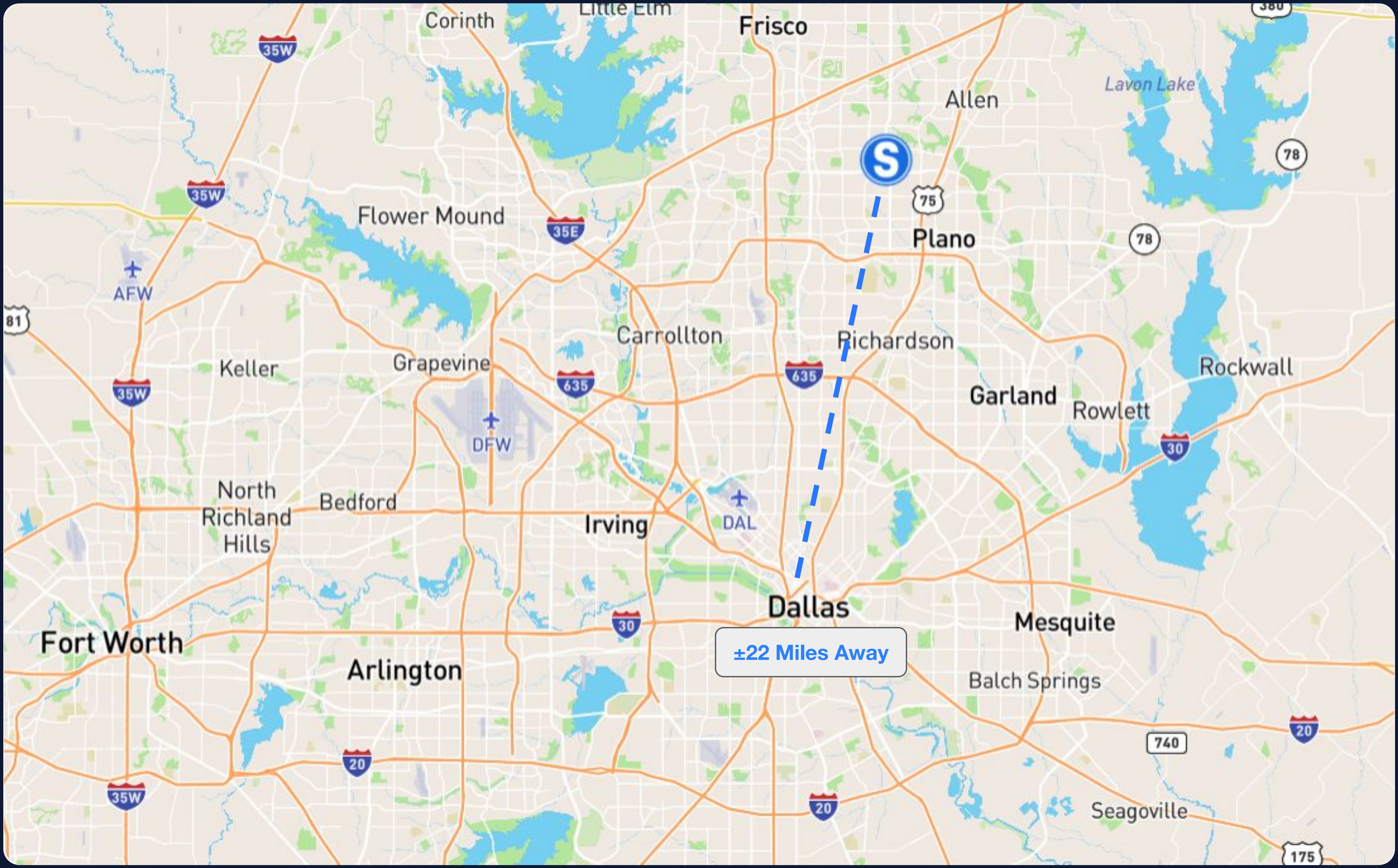
Why Invest in Aspiring Minds Montessori?

- Established Montessori school serving Frisco and surrounding North Dallas communities.
- Provides programs spanning infant care through kindergarten, supporting enrollment across multiple age groups.
- Licensed capacity of 204 children, providing meaningful enrollment capacity at the Frisco location.
- Offers additional enrichment programming including music, physical education, yoga, Spanish, and art.
- Serves families throughout Frisco, Plano, McKinney, Prosper, Allen, Celina, and surrounding areas.
- Benefits from the consistent demand characteristics of early childhood education and childcare services.

Market Overview

12615 Jereme Trl | Frisco, TX 75035

ASPIRING MINDS MONTESSORI



Market Overview

Frisco, TX

Frisco is part of the Collin and Denton counties in Texas. Just ***27 miles northeast of the Dallas-Fort Worth International Airport***, planners, economists, and site selectors have identified Frisco as one of the nation's brightest spots for development. Strategically located in the development hotbed of the North Texas Platinum Corridor, Frisco means business when it comes to corporate relocation opportunities.

Frisco boasts an impressive list of companies that call it home. The city is a magnet for a skilled workforce who are contributing to Frisco's ***rapid annual residential growth-rate of more than five percent***. Business and residents alike enjoy a high quality of life thanks to outstanding real estate, an impressively educated workforce, proximity to transportation hubs, award-winning schools, and easy access to recreation, cultural, and entertainment venues. Frisco is one of the most desirable locations in the United States to live, work, educate, and innovate.

341,216

Population in a 5-Mile Radius

55.7%

Job Growth In The Next Decade

$229,199

Avg Household Income (1-Mile Radius)

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,217	129,006	363,667
Current Year Estimate	12,575	123,807	341,216
2020 Census	11,458	115,593	313,256
Growth Current Year-Five-Year	5.11%	4.20%	6.58%
Growth 2020-Current Year	9.74%	7.11%	8.93%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,562	48,317	146,230
Current Year Estimate	4,286	45,492	133,388
2020 Census	3,940	41,847	115,309
Growth Current Year-Five-Year	6.42%	6.21%	9.63%
Growth 2020-Current Year	8.80%	8.71%	15.68%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$229,199	$197,233	$185,635

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Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | **2025 Dataset**

8.5M+
Total Population

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

Tourism with $10.9B in Economic Impact
with 27M+ Visitors Annually Supporting 60K+ Jobs (2024- 2025)

Demographics & Demand Drivers

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1 U.S. Metro for Jobs Added	**4M+** Total in Workforce	**50K+** Jobs Added in 2025	**>2%** Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

American Airlines · McKesson · Southwest · Texas Instruments · Sinclair · Charles Schwab · Kimberly-Clark · AT&T · D.R. Horton America's Builder · Energy Transfer

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

Workforce & Household Formation

22K+ New Households
Formed Annually Since 2019

180K+ Housing Units
Delivered Since 2020

Attainable Housing Supply
Supports Sustained In-Migration

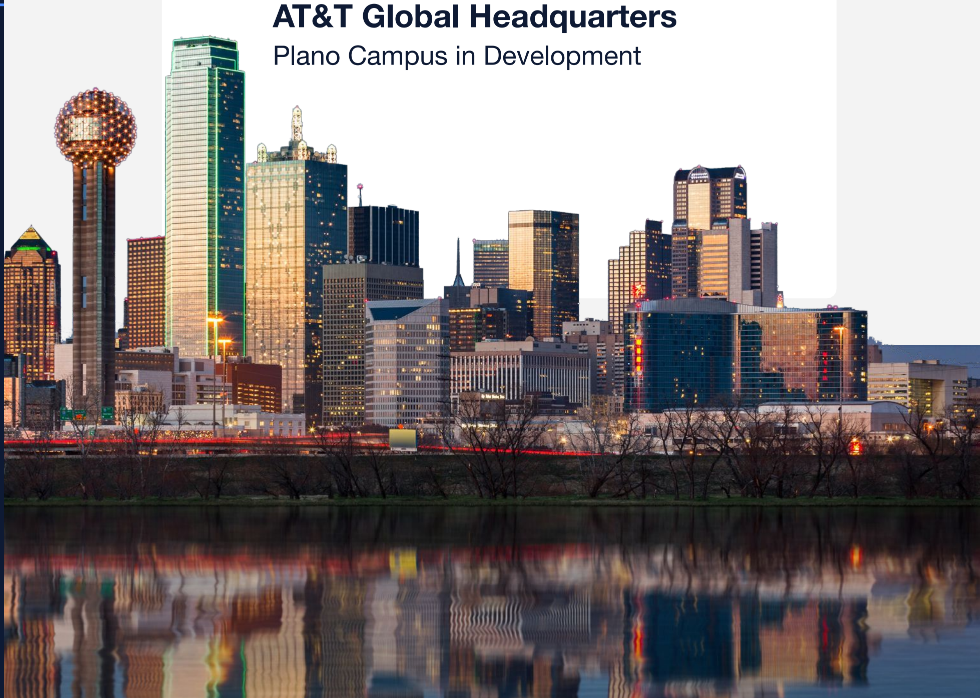
Corporate Relocations & Expansions

New York Stock Exchange
Relocated Chicago Branch to Dallas

Nasdaq Texas
Dual-Listing Exchange Announced

Coinbase Headquarters
Relocated to Texas

AT&T Global Headquarters
Plano Campus in Development



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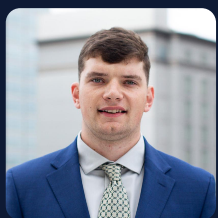

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Associate
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12615 Jereme Trl, Frisco, TX, 75035** ("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.

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 ______