

Subject Property

**5721 HAMPTON POINTE BOULEVARD
SPRING, TX (THE WOODLANDS)**

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



ESSENTIAL CRE

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ESSENTIAL CRE

Brokerage | Investments | Asset Management

AMAZING EXPLORERS ACADEMY

PRICE	CAP RATE	NOI
\$6,508,965	7.25%	\$471,900

PROPERTY SUMMARY

ADDRESS	5721 Hampton Pointe Blvd, Spring, TX
TENANCY	Single
YEAR BUILT	2025
OWNERSHIP	Fee Simple (Land & Building)
BUILDING SIZE (SF)	12,512
LOT SIZE (AC)	1.47

LEASE SUMMARY

BASE LEASE TERM	15.00
REMAINING TERM	14.57
INCREASES	10% every 5 years
GUARANTY	Personal & Entity Level
LEASE TYPE	Absolute NNN

*All property & lease information to be independently verified by Buyer during Due Diligence Period.



INVESTMENT HIGHLIGHTS



- Brand New 2025 Build to Suit Construction
- 15 Year Abs NNN Lease w/ 10% Increases Every 5 Years
- Very Strong Personal Guaranty from Amazing Explorers' Co-Founder, as Well as An Investor (Contact Broker for More Info)

LOCATION HIGHLIGHTS



- This Center is Strategically Located to Serve The Woodlands, an Award Winning, High-End, Master Planned Community w/ Globally Ranked Venues, Highly Rated Schools, Upscale Neighborhoods, and Shopping
- Easy Commute via Gosling Rd. (23k+ VPD), Which Connects to Both Hwy 99 (64k+ VPD) & Hwy 242 (52k+ VPD)
- Population Counts of 206K+ in a 5-Mile Radius & Projected to Grow Close to 12% % by 2030
- Excellent Average HH Income of \$158K+ in a 1-mile Radius & Projected to Grow 16%+ by 2030
- 15 Minute Drive to The Woodlands Mall, Market Street, & The Cynthia Woods Mitchell Pavilion.
- Nearby National Brands Include Whole Foods, Target, Kroger, H-E-B, Walmart, The Home Depot, Bass Pro Shops, & More
- Feeder School to 24 Elementary & Intermediate Schools in a 3-Mile Radius
- \$701+ Million Spent on Education & Day Care in a 10-Mile Radius

TENANT HIGHLIGHTS



- Amazing Explorers Academy Operates 25 Schools Across TX, FL, TN, NY, NC, and is Growing
- This Location is Operated by the Co-Owner of Amazing Explorers
- The Founders of Amazing Explorers Academy are Wharton Business School Graduates, with Strong Backgrounds in Investment Banking and Strategic Marketing
- Amazing Explorers Academy was Founded in 2015



ADVANTAGES OF EARLY EDUCATION/CHILDCARE REAL ESTATE

- **HIGHER CAP RATES WITHOUT SACRIFICE**

Over the last 5 years we have seen an **86-basis point** spread on average **between single-tenant net-leased retail & early education/childcare** despite attractive locations & solid tenants **due to a lack of knowledge about the property type**

- **HIGH GROWTH BUSINESS**

\$60B+ Industry with projected **growth to \$83B+ by 2030**

- **RECESSION & E-COMMERCE RESISTANT**

Early education is considered **recession-resistant** because working parents continue to rely on childcare **regardless of economic conditions**, making it an **essential**, non-discretionary service as well as **“Amazon proof”**

- **EASY TO RE-TENANT**

Early education properties are **easy to re-tenant**, with **high demand from other childcare operators and flexible layouts** that also appeal to **medical and service-based users**

- **“STICKY” BUSINESS MODEL**

Parents **don’t typically switch schools** once enrolling, often **enroll all their children & recommend other families**

- **RECOGNIZED AS AN “ESSENTIAL BUSINESS”**

Early education and childcare are **recognized by both federal and state governments as essential services**, especially during emergencies, due to their critical role in supporting working families and child development.

- **INSTITUTIONAL INVESTMENT**

Institutional investors are **heavily invested** in early education businesses and are the **predominant owners** of early education/childcare real estate

- **APPRECIATION POTENTIAL**

Early education properties offer **strong upside potential**, with **cap rate compression** at market peak and **added value** if a smaller tenant improves credit or gets acquired



AMAZING EXPLORERS ACADEMY

5721 Hampton Pointe Blvd, Spring, TX

LEASE ABSTRACT

TENANT	Amazing Explorers Academy
GUARANTOR	AE Green, LLC, Fabrizio Spinelli & Leonardo Baldin
RENT COMMENCEMENT	05/29/2025
EXPIRATION DATE	05/28/2040
LEASE TERM REMAINING	14.57
NET OPERATING INCOME	\$471,900
RENT INCREASES	10% every 5 years
OPTION PERIODS	4, 5 yr

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
TAXES	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rental Increases
1-5	\$471,900	\$39,325	
6-10	\$519,090	\$43,258	10%
11-15	\$570,999	\$47,583	10%

OPTION PERIODS

Year	Annual Rent	Monthly Rent	Rental Increases
16-20	\$628,099	\$52,342	10%
21-25	\$690,909	\$57,576	10%

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EXTERIOR PHOTOS



Subject Property



Subject Property



Subject Property



Subject Property

SURROUNDING PHOTOS





TRADE NAME	Amazing Explorers Academy
COMPANY TYPE	Private
LOCATIONS	25
FOUNDED	2015
HEADQUARTERED	Ocoee, FL
WEBSITE	www.aexplorers.com



ABOUT AMAZING EXPLORERS ACADEMY

Amazing Explorers Academy (AEA) is recognized as a nurturing educational environment that encourages young children to develop lifelong learning skills while fostering curiosity and engagement. Their preschools are designed for the 21st-century learner and draw inspiration from globally respected educational approaches, including Reggio Emilia and Project-Based Learning. AEA has also introduced a proprietary STEAM-based curriculum specifically tailored for early childhood education.

The academy emphasizes a collaborative learning model, where teachers facilitate education, value each child's individuality, and work closely with parents and caregivers. AEA provides programs for children ranging from 6 weeks to 5 years old, as well as after-school programs for children ages 5 to 12. The organization positions itself as an environment that promotes exploration, creativity, and 21st-century skills development.



THE WOODLANDS, TX

- The Woodlands is a city in Texas in Montgomery County and is one of the best places to live in the state.
- It is also conveniently located only 28 miles north of downtown Houston along Interstate 45.
- The Woodlands has a 2025 population of 116,916.
- It's known for its upscale neighborhoods, tree-lined streets, and strong mix of residential, commercial, and natural spaces. It is a destination whose culture and offerings rival the nation's largest and most vibrant cities, The Woodlands is a place designed for great experiences from beautiful nature to top-tier amenities, globally ranked venues, and hidden gems.



ECONOMY

- The Woodlands has developed into one of Greater Houston's major employment and commercial hubs, with a strong presence of corporate offices, healthcare, retail, and hospitality.
- ExxonMobil, Chevron Phillips Chemical, Occidental Petroleum, and Huntsman Corporation all have large campuses here.
- Memorial Hermann, Houston Methodist, and St. Luke's Health operate major hospitals and medical centers.
- Anchored by The Woodlands Mall, Market Street, and several resort properties like The Woodlands Resort & Conference Center.
- Over 70,000+ jobs are located within The Woodlands.
- Many residents also commute to nearby Houston, though the local job base has expanded enough to make it a self-sustaining economy.
- The community continues to attract new commercial and mixed-use projects, strengthening its position as a regional business hub north of Houston.



DEVELOPMENTS / COMING SOON PROJECTS

- The Woodlands Innovation District: A massive 80+-acre cluster dedicated to life-sciences and advanced manufacturing, offering build-to-suit shell spaces of 40,000-200,000+ sq ft.
- Commercial / Mixed-Use Expansion: Plans for a major expansion of the Woodlands Mall—including two hotels, ~80,000 sq ft of retail, and up to 1,200 parking stalls—are moving forward.
- Infrastructure & Transportation: Key road projects such as the flyover ramp from I-45 northbound to eastbound Hwy 242 are in the works, helping ease connectivity and traffic flow.



"#2 BEST CITY TO LIVE IN AMERICA"



CYNTHIA WOODS MITCHELL PAVILLION



THE WOODLANDS MALL



MARKET STREET - THE WOODLANDS



GREATER HOUSTON

- Greater Houston, designated by the United States Office of Management and Budget as Houston–Pasadena–The Woodlands, is the fifth-most populous metropolitan statistical area in the United States.
- It encompasses Houston and surrounding counties such as Harris, Montgomery, Fort Bend, Brazoria, and Galveston.
- With a population of 7,824,643 in 2025, Greater Houston is the second-most populous metropolitan area in Texas, and the Southern United States, after the Dallas–Fort Worth metroplex.

ECONOMY

- Greater Houston has a highly diversified economy driven by energy, healthcare, manufacturing, logistics, and aerospace, and is rapidly expanding into life sciences, technology, and global trade.
- Advanced Manufacturing: Texas's \$64B high-tech manufacturing sector is growing rapidly, driven by semiconductor investment and supply chain innovation.
- Aerospace & Aviation: Over 150,000 Texans work across 2,000+ aerospace firms, with new state initiatives boosting sector growth.
- Biotech & Life Sciences: More than 7,000 life science firms and research hubs make Texas a national leader in biotech innovation.
- Energy & Renewables: Texas leads the U.S. in renewable energy, with renewables providing up to 80% of power on peak days.
- Information & Technology: The tech industry adds \$198B to Texas's GDP, with major expansions from Apple, Tesla, and Meta.

DEVELOPMENTS / COMING SOON PROJECTS

- Eli Lilly is investing \$6.5 billion in a new biomanufacturing plant on 236 acres in Generation Park near IAH, expected to create ~615 permanent jobs.
- A massive hotel & convention-center project in Rosenberg (Fort Bend County) valued at \$235 million will boost tourism and events.
- The Main Street Promenade in downtown Houston will convert seven blocks into a pedestrian corridor by 2026.
- A 22-acre mixed-use "lifestyle destination" in Fulshear is underway (130,000 sq ft retail/dining/office) with first phase by early 2026.



Close Aerial



Kreinhop
Elementary
School

Klein
Collins High
School

LOWE'S
SPROUTS
FARMERS MARKET

Kroger

LAIFITNESS
HOBBY LOBBY
Academy
SPORTS/OUTDOORS
CINEMARK

Krimmel
Intermediate
School

THE HOME
DEPOT

Fox
Elementary
School

H-E-B

Starbucks
Domino's Pizza

Walmart
petco
DOLLAR TREE
Planet Fitness

Target
Burlington
TJ-MAXX
PETSMART
MICHAEL'S
ROSS
DSW
BARNES & NOBLE
FIVE BELOW
Changemyway
Bath Works

Klein
Oak High
School

David Wayne
Hooks
Memorial
Airport

Zwink
Elementary
School

ELIZABETH GARDNER
ELEMENTARY
PANICAFÉ
KIDSPARK
SHRIMP & DONUTS
FAJITA PETE'S

SUBJECT PROPERTY
amazing
Explorers
ACADEMY

Gosling Rd
23,189 VPD

SUBWAY

HAMPTON POINTE BLVD

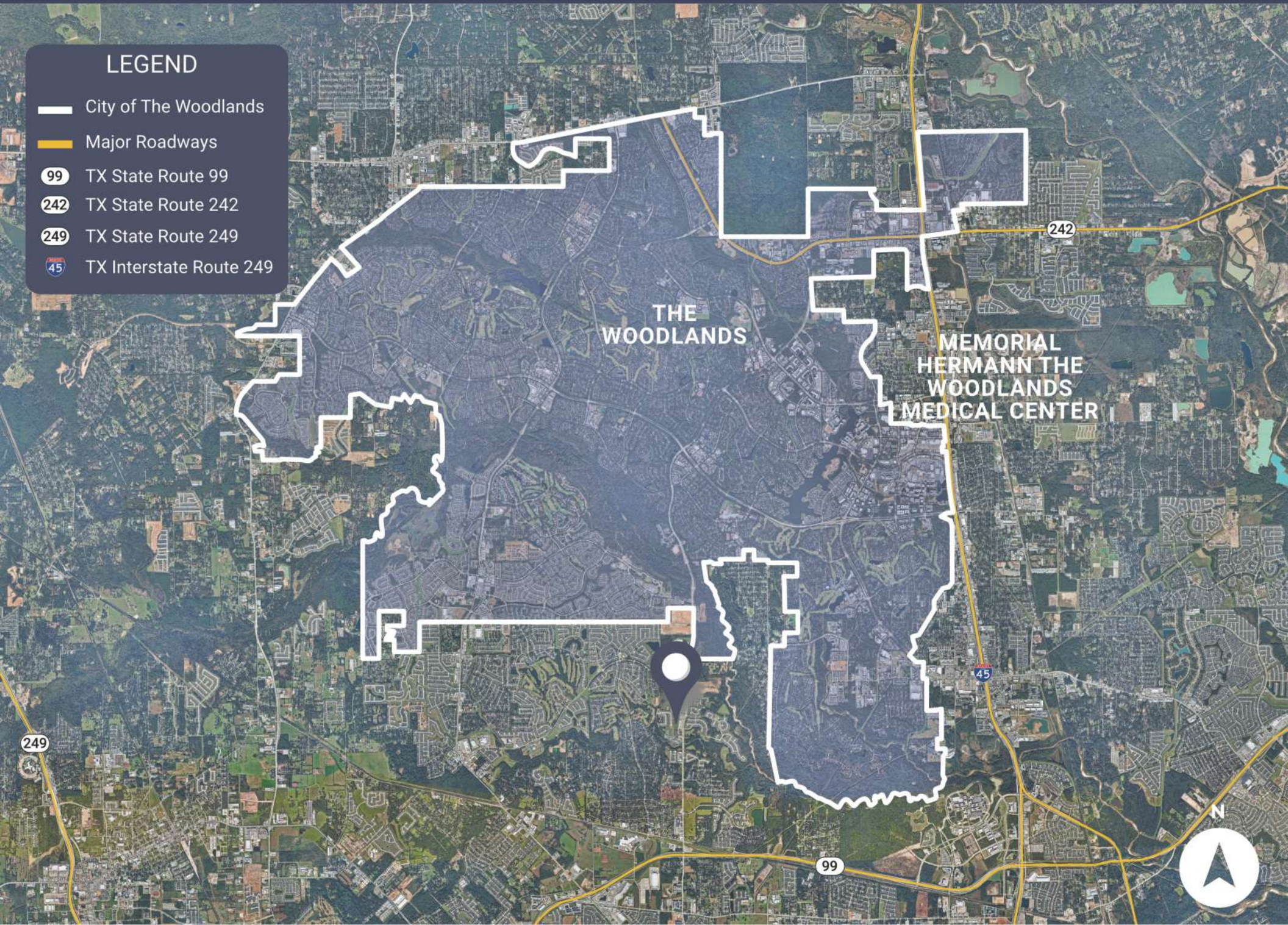


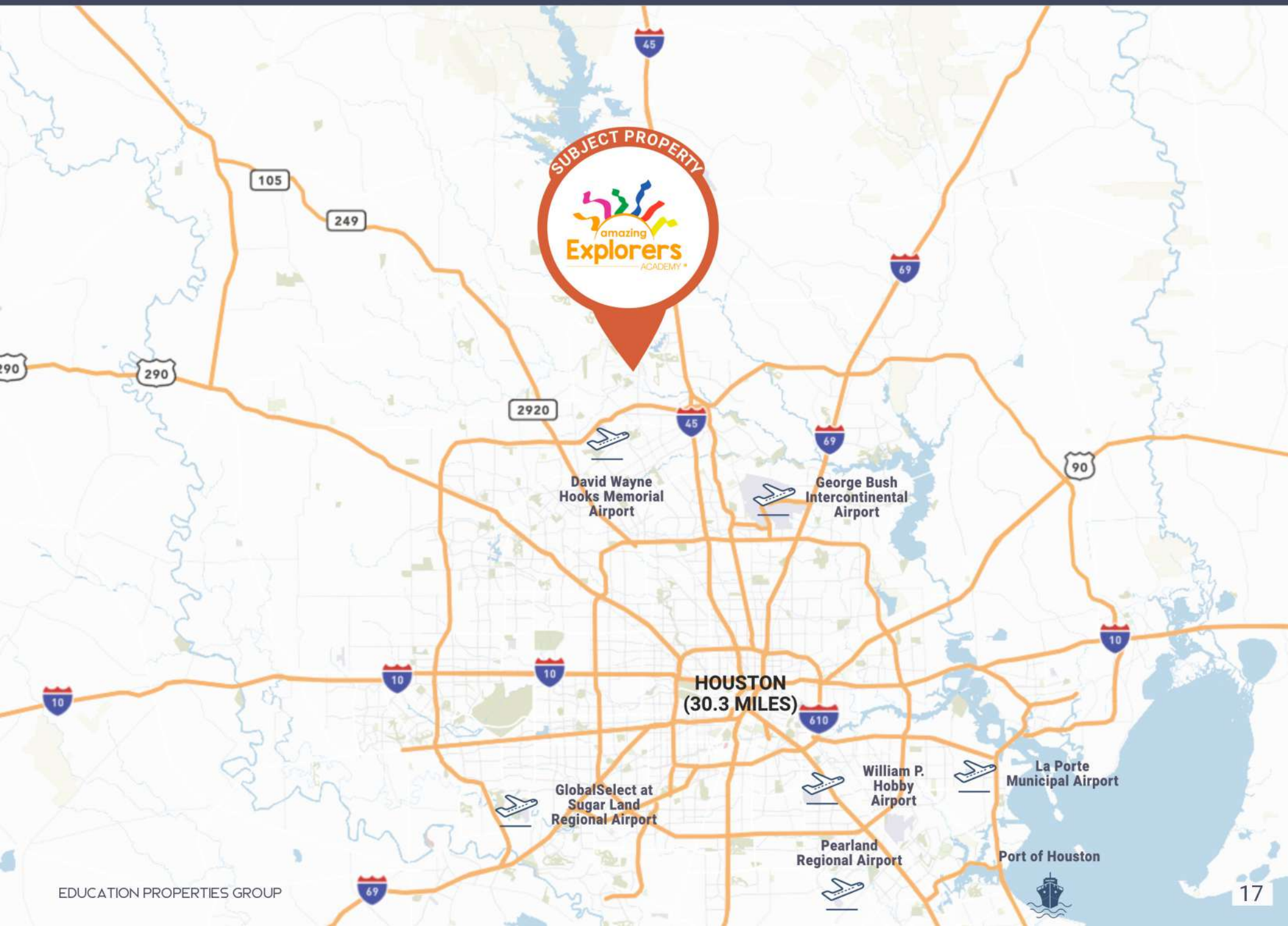


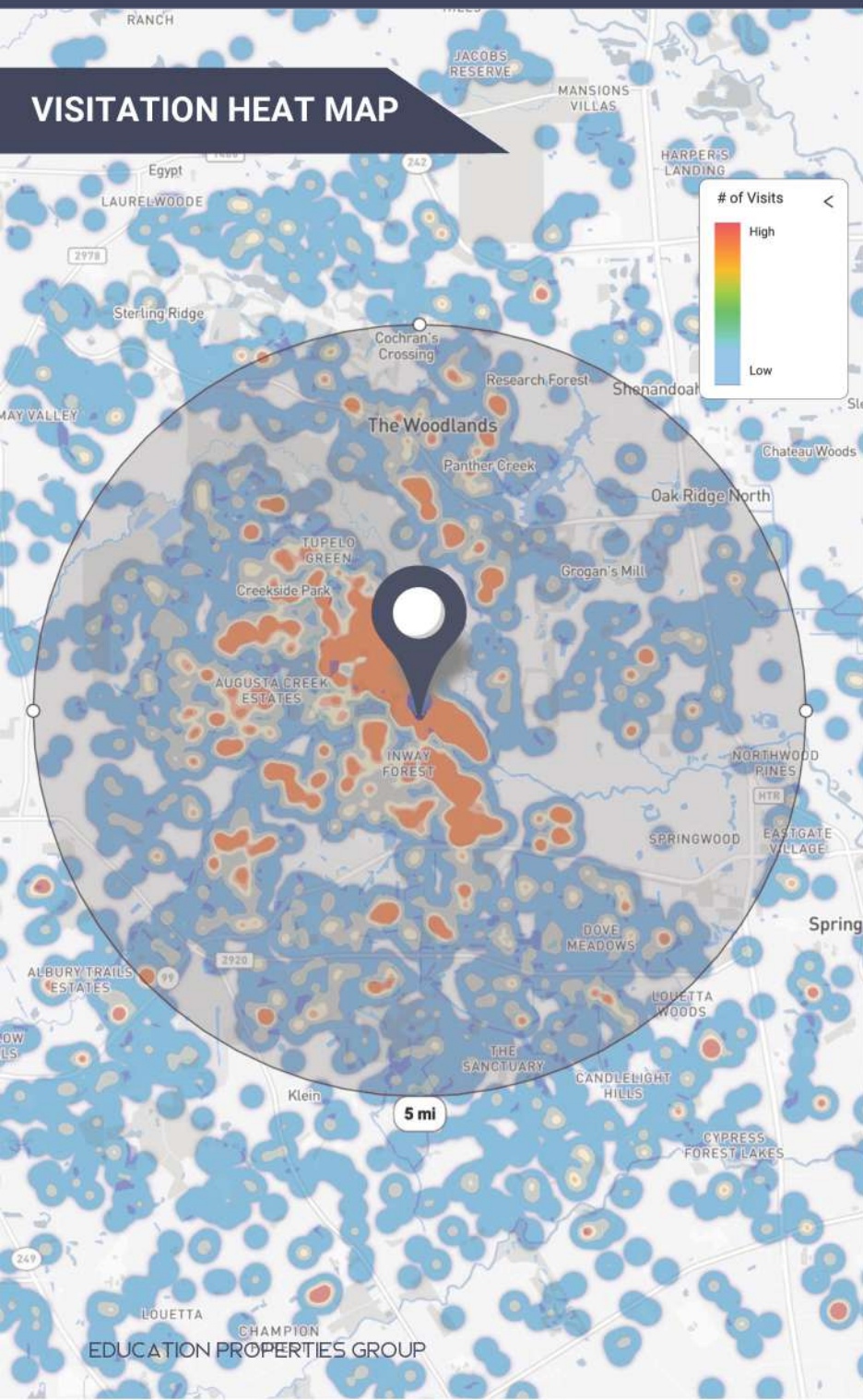
LOCATION MAP

LEGEND

-  City of The Woodlands
-  Major Roadways
-  TX State Route 99
-  TX State Route 242
-  TX State Route 249
-  TX Interstate Route 249







DEMOGRAPHICS

5721 Hampton Pointe Blvd, Spring, TX



POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	8,086	73,454	206,994
2030 Population	9,045	77,965	223,390
% Change	11.86%	6.14%	7.92%



AVERAGE HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2025 Average HH Income	\$158,874	\$157,900	\$152,688
2030 Average HH Income	\$184,978	\$174,057	\$167,082
% Change	16.43%	10.23%	9.43%



HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2025 Households	3,084	24,894	77,286
2030 Households	3,513	27,252	84,963
% Change	13.91%	9.47%	9.93%

AMAZING EXPLORERS ACADEMY

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The information contained herein is not a substitute for a thorough due diligence investigation. Essential CRE and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Essential CRE and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Essential CRE and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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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 sub agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 sub agent 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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Buyer/Tenant/Seller/Landlord Initials

Date