



# THE LEARNING EXPERIENCE

Sachse (Dallas), TX

Asking Price: **\$5,454,545** | Cap Rate: **7.15%**

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**Best-in-Class Operator & Fastest-Growing Childcare Concept in the US**



**Nearby Several Retail Corridors with National Tenants**



**Brand New 2024 Construction, Surrounded by Residential, Retail and Industrial Corridors**



**Feeder School for Whitt Elementary School, Cheri Cox Elementary School and R.F. Hartman Elementary School**



**15-Year NNN Lease with Minimal Landlord Responsibilities & 10% Rental Increases Every 5 Years**



**Population Counts Exceed 191k in a 5-Mile Radius, and are Projected to Grow 4.65% by '29**



**\$613M+ Spent on Education & Daycare in a 10-Mi Radius**



**Excellent Average HH Income of \$161k+ in a 1-Mile Radius is Expected to Rise 16.17% by '29**



**Growing Suburb of Dallas**



## POINT OF CONTACT

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