FOR SALE

20004 CHAMPION FOREST

SPRING, TX 77379

MAJOR PRICE REDUCTION
OFFERS DUE SEPT 30TH

OPERATING DAYCARE

BUILDING | 10,543 SF
LAND | 2.2 ACRES
INCLUDED | .38 ACRE PAD SITE
ALL FFE INCLUDED

SALES PRICE

$3,600,000

PROPERTY HIGHLIGHTS

- Turn-Key operation
- Half a mile to Highway 99 Toll
- Surrounded by residential developments
- Monument sign at major intersection
- 10 classrooms
- 5 restrooms
- 58 parking spots
- 6 wheel chair ramps

DO NOT DISTRUB TENANT

ESTABLISHED CHILDCARE ASSET

This operating daycare facility offers a rare owner-user acquisition opportunity with a proven childcare layout, expansive outdoor play areas, and ample parking. Located within a well-established residential community, the property benefits from strong underlying demand drivers while providing flexibility for future occupancy planning as the current tenant operates the business.

OWNER-USER. ESTABLISHED. FLEXIBLE.

NEWCOR

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OPERATING DAYCARE | DEMOGRAPHICS & LOCATION ADVANTAGES

INTERIOR PHOTOS

DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	11,661	83,362	224,520
Households	3,795	26,974	76,650
2030 Projected Households	4,100	28,786	81,928
Avg Income	$152,807	$132,470	$132,060

CHILDCARE DEMAND DRIVERS

- Affluent master-planned neighborhoods
- High concentration of families with young children
- Strong household growth
- Excellent commuter accessibility viw SH-99

SURROUNDING RETAIL & FAMILY AMENITIES

NEARBY BUSINESSES

- RETAIL
- MEDICAL
- SCHOOLS
- RESTAURANTS
- CHURCHES
- RECREATION

STRONG COMMUNITY SUPPORT

Surrounded by established neighborhoods, quality schools, major employers and daily conveniences that drive consistent demand for childcare services.

WHY THIS LOCATION WORKS

RESIDENTIAL DENSITY

Large neighborhood base surrounding the property with direct access from Champions Forest and Crescent Clover.

ESTABLISHED CHILDCARE LAYOUT

Purpose-built improvements with classroom configuration, indoor learning spaces, outdoor play areas, and dedicated parking for safe and convenient operations.

FUTURE FLEXIBILITY

Existing childcare operation with potential for owner-user, investor, or alternative educational occupancy in a high-demand submarket.

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