

GREATWOOD PRESCHOOL

903 Greatwood Glen Dr, Sugar Land, TX 77479

Exclusive Preschool Opportunity

Buy or Lease a preschool in one of the most attractive areas in the Houston MSA



PRESCHOOL

- Located in the Greatwood Neighborhood (**2,250 Households**)
- **149 Child Capacity**
- **7,200 SF** with opportunity for future expansion

Contact for Pricing 713.562.7770

Stuart Monteith Stuart@vertiquedevelopment.com

2019 Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,013	48,512	123,313
Total Households	4,137	15,735	38,957
Avg. Household Income	\$123,553	\$134,930	\$143,772
Total Population: Age 0-4	773	3,526	8,192
Total Population: Age 5-9	907	3,956	9,147
Median Age	38.3	35.7	36.2

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HOUSING MAP



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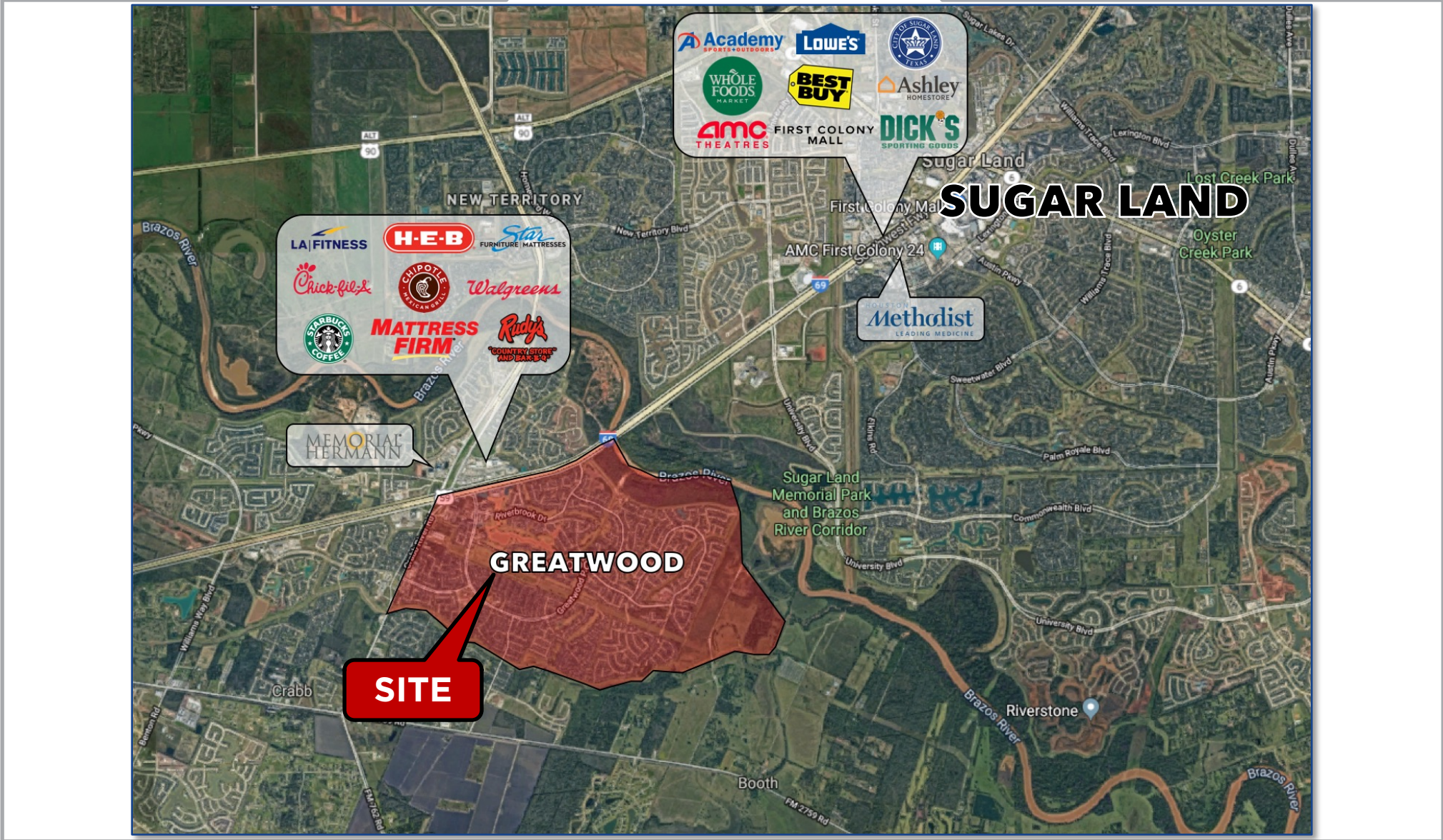
- 7,200 SF
- 1.08 Acres
- Ability to grow the building footprint to ~10,000 SF
- Less than 0.5 miles from Dickinson Elementary (523 Students)



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RETAIL MAP



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EMPLOYER MAP



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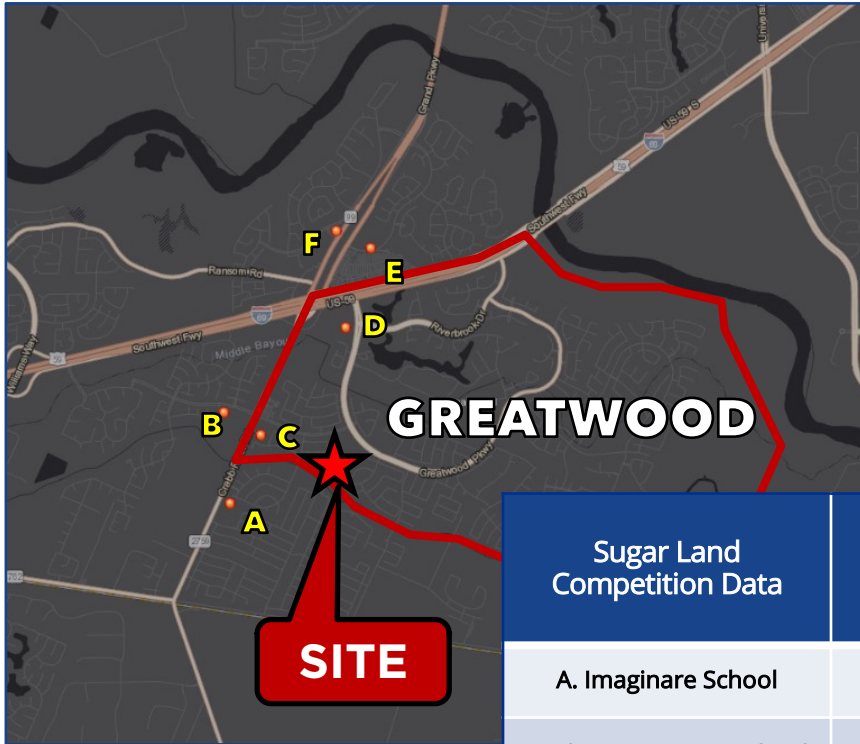
ELEMENTARY SCHOOLS



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PRESCHOOL COMPETITION



Sugar Land Competition Data	Address	2019 Monthly Tuition		Data Compiled 10-7-19	
		Infant	3 Year Old	Waiting List Infant	Waiting List 3 Year Old +
A. Imaginare School	748 Crabb River Rd, Richmond, TX 77469	\$980	\$800	No	No
B. The Kensington School	6410 Sansbury Blvd, Richmond, TX 77469	\$1,024	\$840	Yes	No
C. Kids 'R' Kids of Greatwood/Canyon Gate	1250 Crabb River Rd, Richmond, TX 77469	\$1,000	\$920	1 Opening	Yes
D. Primrose School of Greatwood	6550 Greatwood Pkwy, Sugar Land, TX 77479	\$960	\$880	No	3 Openings
E. The Goddard School of Sugar Land (River Park)	6500 E Riverpark Dr Drive, Sugar Land, TX 77479	\$1131	\$1030	No	No
F. The Learning Experience – River Park	4920 River Falls Dr, Sugar Land, TX 77479	\$1075	\$850	No	1 Opening

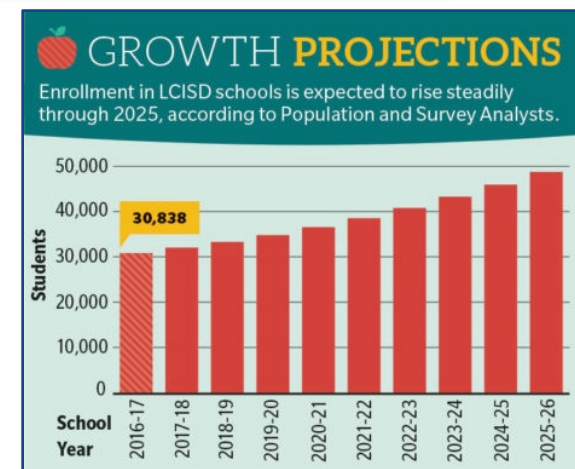
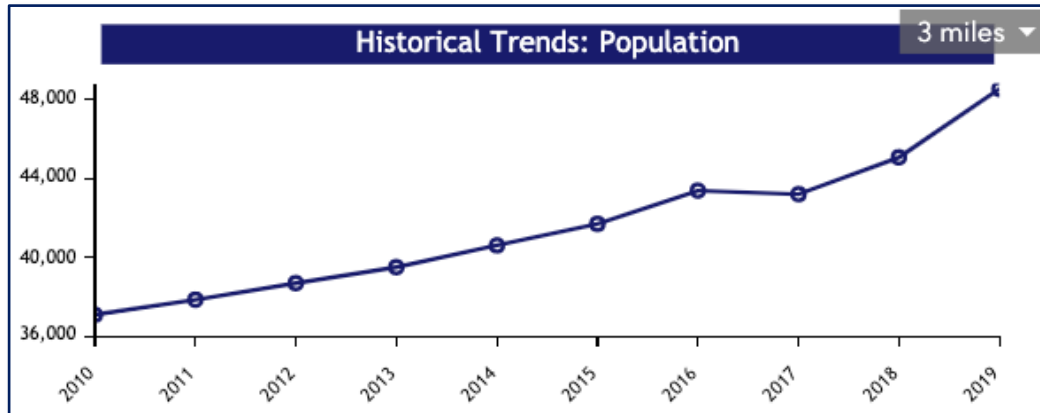
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DEMOGRAPHICS

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