



# Vacant Childcare Portfolio

Listed By:



606 PIONEER RD  
MESQUITE, TX 75149

1004 SPELL AVE  
CLEBURNE, TX 76033

310 W BELT LINE RD  
CEDAR HILL, TX 75104

14062 CHINA SPRING RD  
CHINA SPRING, TX 76633

702 S HAMPTON RD  
DALLAS, TX 75208

809 MARTIN LUTHER KING JR DR  
COPPERAS COVE, TX 76522

# Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



**Table of Contents**

- 5**  
Portfolio Overview
- 6**  
Childcare China Spring Location
- 6**  
Childcare Mesquite Location
- 8**  
Childcare Cleburne Location
- 10**  
Childcare Mesquite Location

**Exclusive Investment Advisory Team**

**GEOFF FICKE**

Executive Vice President  
+ 1 972 759 7814  
geoff.ficke@colliers.com

**ZACK FICKE**

Vice President  
+1 972 759 7854  
Zack.Ficke@colliers.com

**JACK FRANCE**

Senior Associate  
+1 972 759 7819  
jack.france@colliers.com

**WILLIAM PAREDES**

Associate  
+1 214 695 1441  
William.Paredes@colliers.com

**Debt & Structured Finance Team**

**SHAWN GIVENS**

Vice Chairman  
+1 214 217 4868  
shawn.givens@colliers.com

**WILL GIVENS**

Senior Vice President  
+1 214 217 4869  
william.givens@colliers.com

**ROBERT SIDDALL**

Vice President  
+1 214 217 4870  
robert.siddall@colliers.com

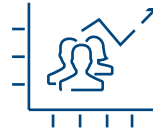
**KEN HIGGINS**

Chief Transaction Analyst  
+1 214 217 4871  
ken.higgins@colliers.com

**BRYCE FINLEY**

Financial Analyst  
+1 214 217 1214  
bryce.finley@colliers.com

# Portfolio Overview



	ADDRESS	PROPERTY SIZE	LICENSED CAPACITY	YEAR BUILT	OCCUPANCY
1	702 S Hampton Rd Dallas, TX 75208	14,525 SF	322	1979	Delivered vacant, or with students enrolled
2	304, 310, 312 W Belt Line Rd, Cedar Hill, TX 75104	12,877 SF	290	1969	Delivered vacant, or with students enrolled
3	1004 Spell Ave Cleburne, Tx 76033	14,440 SF	319	1986	Delivered vacant, or with students enrolled
4	14062 China Spring Rd, China Spring, TX 76633	7,657 SF	140	1999	Delivered vacant, or with students enrolled
5	606 Pioneer Rd, Mesquite, TX 75149	8,275 SF	150	1975	Delivered vacant, or with students enrolled
6	809 Martin Luther King Jr Dr, Copperas Cove, TX 76522	5,000 SF	88	1987	Delivered vacant, or with students enrolled
TOTAL		62,774 SF			



## Individual Properties

# Childcare Dallas Location



Asking Price  
\$1,950,000



Price/Sqft  
\$134.25



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire or lease a vacant childcare facility located at 702 S Hampton Rd, Dallas, TX 75208. The property spans 14,525 square feet across four contiguous parcels totaling  $\pm$ 1.25 acres, providing exceptional frontage and visibility along South Hampton Road, which sees over 32,000 vehicles per day.

Strategically positioned in the heart of the newly approved West Oak Cliff Rezoning District, the property sits directly within the Hampton-Clarendon Corridor—recently designated by the Dallas City Council to encourage mixed-use and small-scale multifamily development. This new zoning framework enhances long-term redevelopment flexibility and strengthens underlying land value for both investors and developers.

Originally constructed in 1979, the existing facility offers a large, functional floor plate ideal for a new owner-operator childcare user. The building previously served up to 85 students with capacity for 300, and features ample playground and parking areas that can be readily reactivated.

With its dual-path potential, either redevelopment into small-scale multifamily or adaptive reuse by a childcare operator, this asset offers investors a rare chance to control a sizable infill site in a prime, high-growth DFW corridor undergoing significant zoning-driven transformation.

# Childcare Dallas Location



### Address

702, 714, 718, & 722 S Hampton Rd  
Dallas, TX 75208  
County – Dallas County



### Property Size

Building: 14,525 SF  
Land: 1.25 AC (4 Separate parcels)



### Construction

Year Built: 1979



### Occupancy

100% Vacant



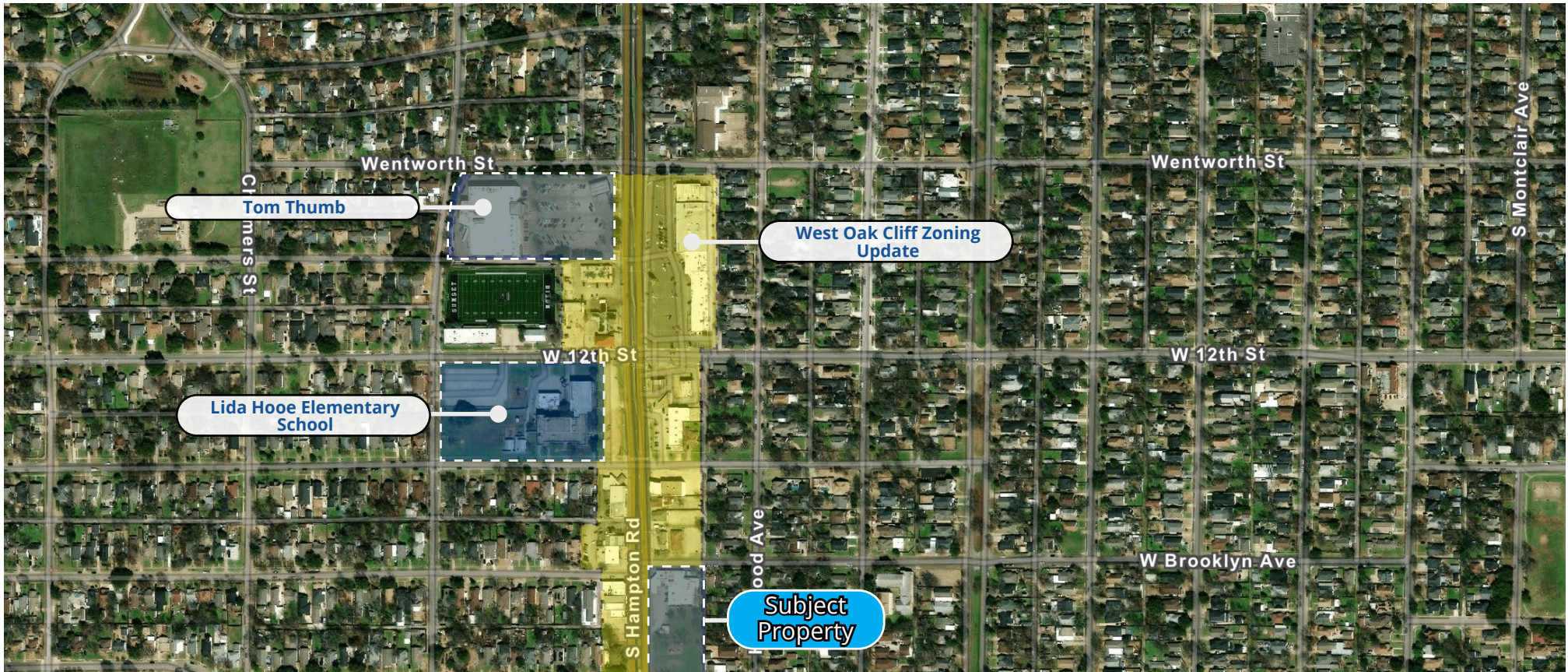
### Parcel Number

Parcel # (APN):  
00000272089000000



### Traffic Counts

Hampton Rd \\\ 31,930



# Childcare Mesquite Location



Asking Price  
**\$1,450,000**

---



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a 8,275 square foot former childcare facility located at 606 Pioneer Rd, Mesquite, TX 75149. The property sits on a 1.22-acre parcel in the heart of a well-established residential neighborhood.

Located just east of the intersection of Pioneer Rd and E Glen Blvd, the site benefits from strong neighborhood visibility, multiple access points, and proximity to several schools, parks, and churches. The surrounding area is primarily residential, providing a built-in demand base for uses such as childcare, education, medical office, general office, religious, or nonprofit services.

The property features ample parking, a functional layout, and favorable zoning that allows for a variety of reuses or redevelopment strategies. Whether configured for a new childcare operator, educational facility, community center, or other service-oriented use, the asset offers flexibility and a cost-efficient basis for repositioning.

Mesquite continues to benefit from ongoing residential growth, major retail redevelopment along Belt Line and Town East corridors, and accessibility to I-635 and US-80. This offering provides an opportunity to acquire an infill asset with long-term upside in a stable and growing submarket of East Dallas.

# Childcare Mesquite Location



### Address

606 Pioneer Rd  
Mesquite, TX 75149  
County – Dallas County



### Property Size

Building: 8,275 SF  
Land: 1.22 AC



### Construction

Year Built: 1975



### Occupancy

100% Vacant



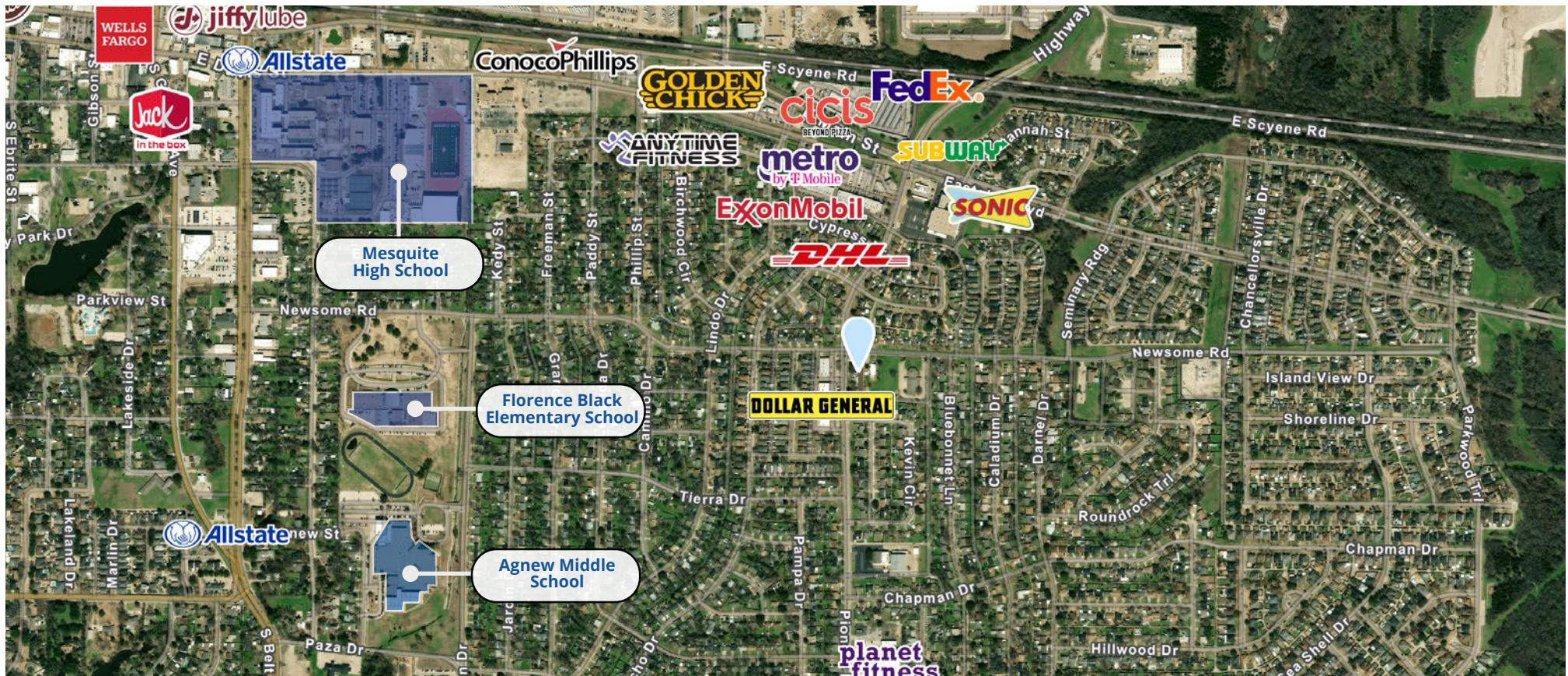
### Parcel Number

Parcel # (APN):  
38104600000010000



### Traffic Counts

Pioneer Rd // 12,702



# Childcare Cleburne Location



Asking Price  
\$2,150,000



Price/Sqft  
\$149



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a vacant childcare facility located at 1004 Spell Ave, Cleburne, TX 76033. The property totals 14,400 square feet situated on approximately 0.59 acres.

Strategically positioned in a well-established residential neighborhood, the site offers excellent accessibility and visibility, benefiting from close proximity to major local thoroughfares and community amenities. The property is surrounded by single-family residences, schools, retail establishments, and local parks, making it ideally suited for reconversion or adaptive reuse.

With favorable zoning and strong underlying land value, this asset presents an attractive opportunity for owner-users or investors seeking to reposition the building for childcare, medical office, general office, religious or nonprofit use, or even selective retail re-tenanting. The property's flexible layout offers potential configurations for single or multi-tenant occupancy.

Cleburne continues to experience steady population growth and economic development, driven by its proximity to Fort Worth and ongoing local investment. This offering provides a rare chance to secure an infill asset with robust redevelopment fundamentals in a growing Texas submarket.

## Childcare Cleburne Location



### Address

1004 Spell Ave  
Cleburne, TX 76033  
County – Dallas County



### Property Size

Building: 14,440 SF  
Land: 0.59 AC



### Construction

Year Built: 1986



### Occupancy

100% Vacant



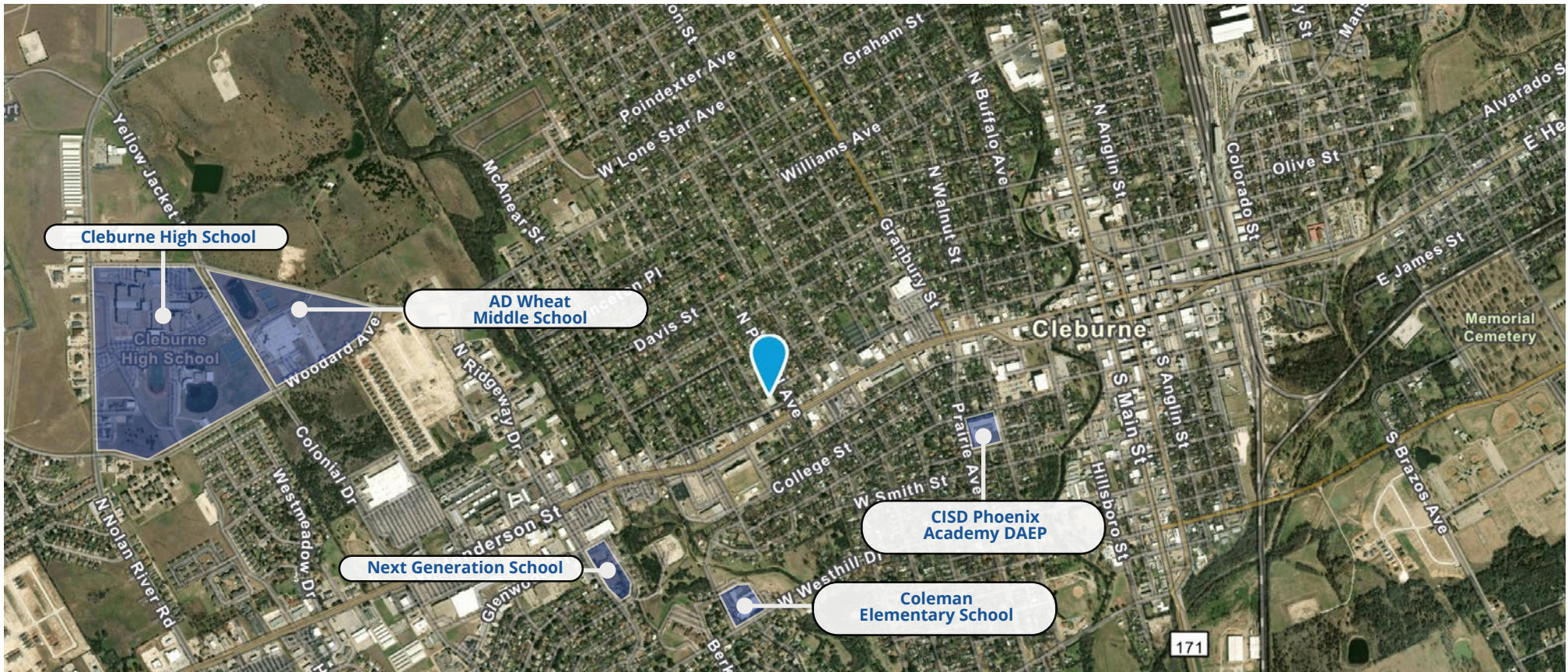
### Parcel Number

Parcel # (APN):  
126.2073.01010



### Traffic Counts

W Henderson St \\\ 23,810



# Childcare Cedar Hill Location



Asking Price  
\$2,000,000



Price/Sqft  
\$155



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a vacant childcare facility located at 310 W Belt Line Rd, Cedar Hill, TX 75104. The property totals 12,877 square feet situated on approximately 1.49 acres and 3 adjacent parcels (304, 310, 312 W Belt Line Rd.)

Strategically positioned along Belt Line Road, one of Cedar Hill's primary commercial corridors, the site offers exceptional accessibility and high visibility within a vibrant residential and retail trade area. The property benefits from proximity to numerous single-family homes, educational institutions, shopping centers, and community services, making it highly suitable for reconversion or adaptive reuse.

With favorable zoning and substantial underlying land value, this asset provides an attractive opportunity for owner-users or investors seeking to reposition the building for childcare, medical office, general office, religious or nonprofit use, or selective retail re-tenanting. The expansive layout allows flexibility for multiple tenancy arrangements or campus-style development.

Cedar Hill continues to experience significant growth driven by residential development, retail expansion, and its advantageous location within the greater Dallas-Fort Worth metroplex. This offering represents a rare chance to acquire a well-positioned infill property with compelling redevelopment fundamentals in an economically thriving submarket.

# Childcare Cedar Hill Location



### Address

304, 310, 312 W Belt Line Rd,  
Cedar Hill, TX 75104  
County – Dallas County



### Property Size

Building: 12,877 SF  
Land: 1.49 AC



### Construction

Year Built: 1969



### Occupancy

100% Vacant



### Parcel Number

Parcel # (APN):  
16002500020070000



### Traffic Counts

W Henderson St \ \ 23,810



# Childcare China Spring Location



Asking Price  
\$675,000



Price/Sqft  
\$88.15

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a vacant childcare facility located at 14062 China Spring Rd, China Spring, TX 76633. The property totals 7,657 square feet situated on approximately 2.57 acres.

Strategically positioned along a key corridor in the growing China Spring submarket of Waco, the site offers excellent accessibility and visibility, benefiting from its proximity to residential neighborhoods, schools, and local retail. The property is surrounded by single-family homes, educational facilities, churches, and community amenities, making it well-suited for reconversion or adaptive reuse.

With favorable zoning and a sizable land parcel, this asset presents an attractive opportunity for owner-users or investors seeking to reposition the building for childcare, medical office, general office, religious or nonprofit use, or selective retail re-tenanting. The property's layout offers flexibility for single or multi-tenant occupancy, and the large lot allows for ample parking or potential expansion.

China Spring has experienced steady population growth as part of the greater Waco area's economic expansion, driven by new residential developments, strong school district performance, and continued investment in local infrastructure. This offering provides a rare opportunity to secure a well-located asset with strong redevelopment fundamentals in a growing Central Texas market.



## Childcare China Spring Location



### Address

14062 China Spring Rd  
China Spring, TX 76633  
County – McLennan County



### Property Size

Building: 7,657 SF  
Land: 2.57 AC



### Construction

Year Built: 1999



### Occupancy

100% Vacant



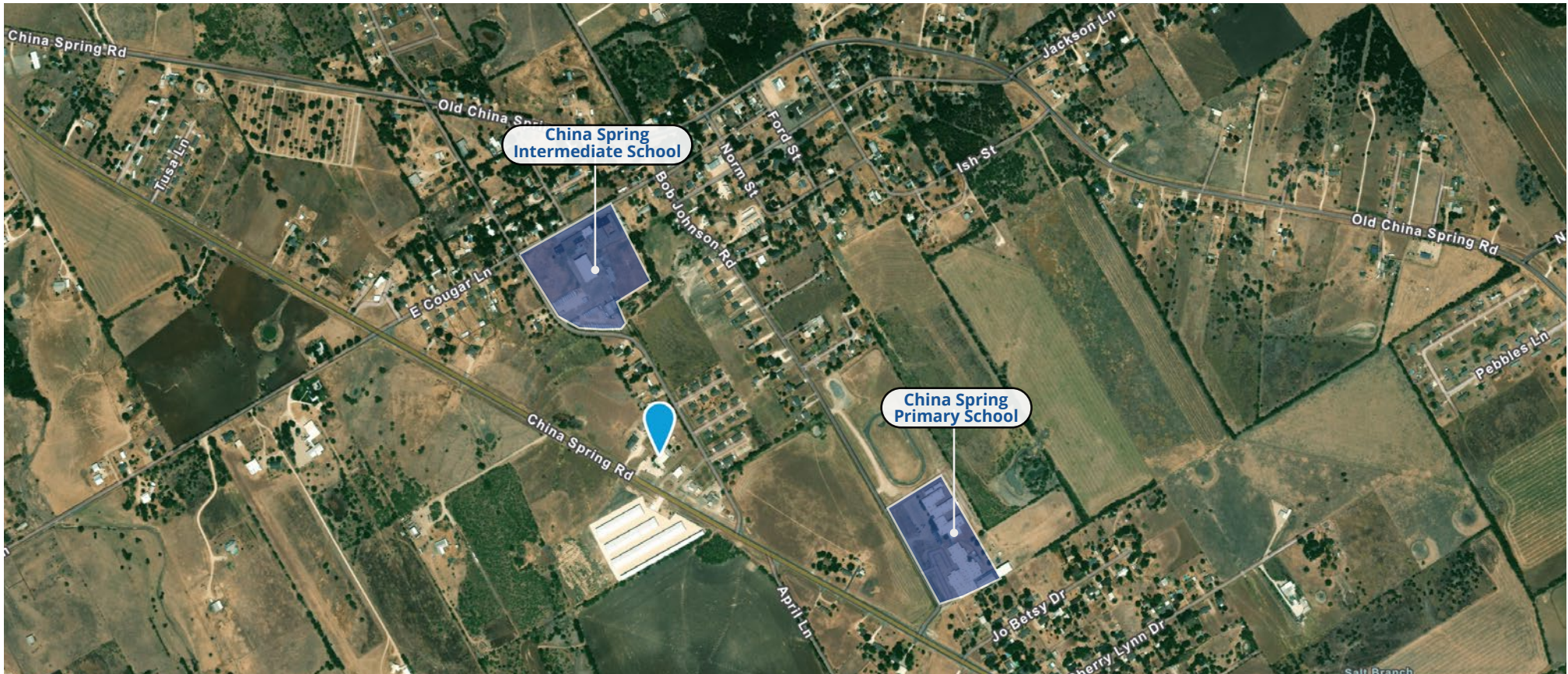
### Parcel Number

Parcel # (APN):  
406780



### Traffic Counts

China Spring Rd \ \ 2,673



# Childcare Copperas Cove Location



Asking Price  
\$825,000



Price/Sqft  
\$165



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a vacant former childcare facility located at 809 Martin Luther King Jr Drive, Copperas Cove, Texas 76522. The property totals approximately 5,000 square feet situated on roughly 0.57 acres.

Strategically positioned off of East Business 190, which sees approximately 28,000 vehicles per day, the site offers strong visibility and accessibility within one of Copperas Cove's primary retail corridors. The property benefits from its proximity to Copperas Junior High School, established residential neighborhoods, and a concentration of credit retailers and professional office users, creating consistent daytime traffic and activity in the immediate area.

With flexible zoning and a functional building footprint, this asset presents an attractive opportunity for owner users or investors seeking to reposition the property for childcare, medical office, or general office use. The site layout supports efficient parking and straightforward tenant improvements, making it well suited for a variety of professional or service based users.

Copperas Cove continues to experience steady demand driven by population growth, its proximity to Killeen and Temple, and ongoing retail and commercial development along Business 190. This offering provides a compelling opportunity to secure a well located, turn key facility in a strengthening Central Texas market.

## Childcare Copperas Cove Location



### Address

809 Martin Luther King Jr Dr  
Copperas Cove, TX 76522  
County – Coryell County



### Property Size

Building: 5,000 SF  
Land: 0.58 AC



### Construction

Year Built: 1987



### Occupancy

100% Vacant



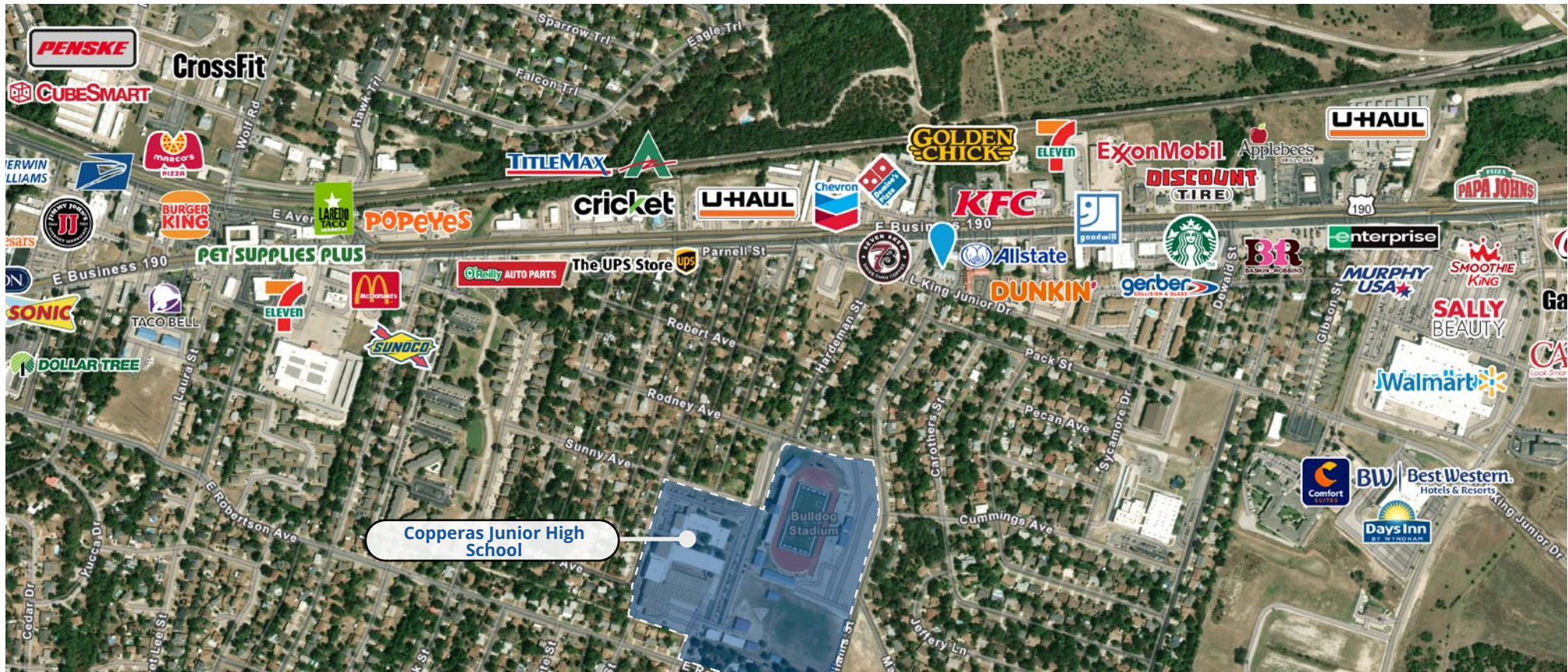
### Parcel Number

Parcel # (APN):  
0-28-34-0200



### Traffic Counts

E Business 190 \\\ 28,300 VPD  
M L King Junior Dr \\\ 6,700 VPD



Thank you.



Colliers | Dallas-Fort Worth  
1717 McKinney Avenue, Suite 900  
Dallas, Texas 75202

## Exclusive Investment Advisory Team

### **Geoff Ficke**

Executive Vice President  
+1 972 759 7814  
geoff.ficke@colliers.com

### **Zack Ficke**

Vice President  
+1 972 759 7854  
zack.ficke@colliers.com

### **Jack France**

Senior Associate  
+1 972 759 7819  
jack.france@colliers.com

### **William Paredes**

Associate  
+1 214 217 1218  
william.paredes@colliers.com

### **Sydney Gonzalez**

Sr. Client Services Specialist  
+1 972 759 7840  
sydney.gonzalez@colliers.com

### **Rokas Samas**

Marketing Specialist  
+1 972 759 7824  
rokas.samas@colliers.com

### **Nash Corcoran**

Financial Analyst  
+1 214 217 9366  
nash.corcoran@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

[colliers.com](https://www.colliers.com)