

THE GODDARD SCHOOL OF NEW BRAUNFELS

582 GENEVA STREET, NEW BRAUNFELS, TEXAS 78132

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



TOP PERFORMING EARLY EDUCATION FACILITY IN BOOMING NEW BRAUNFELS SUBMARKET | NET LEASE OPPORTUNITY WITH +/- 11 YEARS OF REMAINING TERM



[VIEW LANDING PAGE](#)

[VIEW ASSETS ON MAP](#)

EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present The Goddard School of New Braunfels, a premier single-tenant early-education facility located at 582 Geneva Street within the highly acclaimed Veramendi master-planned community in New Braunfels, Texas. The offering consists of a 10,483 square foot building situated on 1.44 acres, delivered in 2021 with high-quality construction and modern design tailored to premier childcare use. The property is 100% leased to The Goddard School, a top-tier national operator, with 11+ years of remaining lease term and below-market rents, providing a rare opportunity to acquire an asset with long-term, stable cash flow with embedded upside. This location is among the operator's top-performing schools, consistently maintaining a waitlist, which further reinforces the long-term durability of the income stream. Situated in an irreplaceable location within Veramendi, the property sits directly adjacent to Veramendi Elementary School, creating a natural and enduring demand driver for childcare services. The surrounding community continues to experience strong population and household growth, supporting long-term asset performance and residual value. Please reach out to a team member to learn more about this opportunity.



LONG-TERM SINGLE TENANT NET LEASE OPPORTUNITY
±11 Years of Remaining Lease Term



UPSIDE FROM BELOW-MARKET RENTS
Rents 33% Below Schools Built in 2024-2025



HIGH QUALITY CONSTRUCTION BUILT IN 2021



EXCEPTIONAL DEMOGRAPHICS
\$122,262 Avg. Household Income
71,023 Population Count
5 mile radius



IRREPLACEABLE LOCATION WITHIN THE VERAMENDI NEIGHBORHOOD
Adjacent to Veramendi Elementary School
±950 Students



NATIONS LEADING EARLY-CHILDHOOD EDUCATION PROVIDER
#1 Ranked Childcare/Early Education Franchise 670 Schools Across 37 States
100,000+ Children Enrolled



TOP PERFORMING GODDARD SCHOOL LOCATION
Full Enrollment with Waitlist

OFFERING OVERVIEW



YEAR BUILT:
2021



OCCUPANCY:
100%



PROPERTY SIZE:
10,483 SF



TENANT OVERVIEW:
The Goddard School of New Braunfels
Lease Expiration: April 30, 2037
±11 Years of Remaining Term
Three, Five Year Renewal Options at Market Rate
Rents 33% Below-Market from New Construction



LAND AREA:
1.44 Acres



PARKING:
±48 Spaces (4.59:1,000 SF)



NET OPERATING INCOME:
\$349,928

Demographics | 5 Mile Radius
\$122,262 Average Household Income
71,023 Population Count
\$316,392 Median Home Value



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ONE TEAM THIRTEEN MARKETS