



GRACE PLACE CHILD CARE CENTER

Texarkana, TX 75503



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

GRACE PLACE CHILD CARE CENTER

4225 McKnight Rd | Texarkana, TX 75503

EXCLUSIVELY LISTED BY



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2021

Year Renovated



4-Star

Texas Rising Star Program



±33,000

Combined Vehicles Per Day

INVESTMENT HIGHLIGHTS

PROVEN TRACK RECORD

- The current operator has been operating this location since 1983. This opportunity presents a prime chance for a new investor to step into a thriving business poised for continued success.

RECENT PROPERTY IMPROVEMENTS

- A complete remodel was done in 2021 including many walls to studs, new flooring, paint, HVAC, and kitchen.

SURROUNDING SCHOOLS

- This property is well positioned with over ten public schools serving over 7,000 students within a 5-mile radius.

IDEAL FOR OWNER-OCCUPANT

- This turnkey facility features a ready-to-operate business with classrooms, kitchen, office space, restrooms, and outdoor play areas.
- The current licensed capacity for the daycare is 90 children.

PRIME LOCATION FOR CHILDCARE DEMAND

- The property is located in a high-growth residential area surrounded by family neighborhoods and schools, creating strong, consistent demand for daycare services.
- The average household income exceeds \$86,306 within a 3-mile radius.





PROPERTY OVERVIEW



GRACE PLACE CHILD CARE CENTER
SUBJECT PROPERTY



4225 MCKNIGHT RD TEXARKANA, TX 75503
PROPERTY ADDRESS



\$775,000
LIST PRICE



±3,998 SF
GLA



±0.5 AC
LOT SIZE



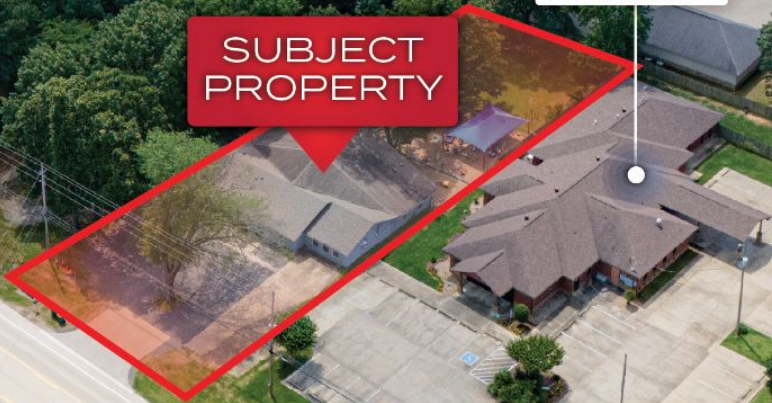
2021
YEAR RENOVATED



RICHMOND RD ± 29,000 VPD



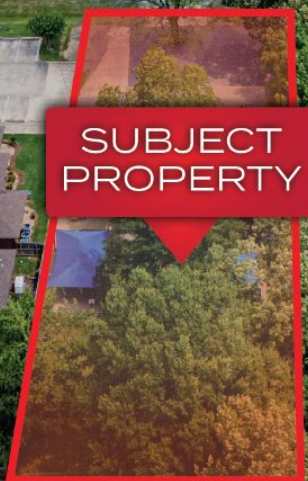
MCKNIGHT RD ± 4,000 VPD





RICHMOND RD ± 29,000 VPD

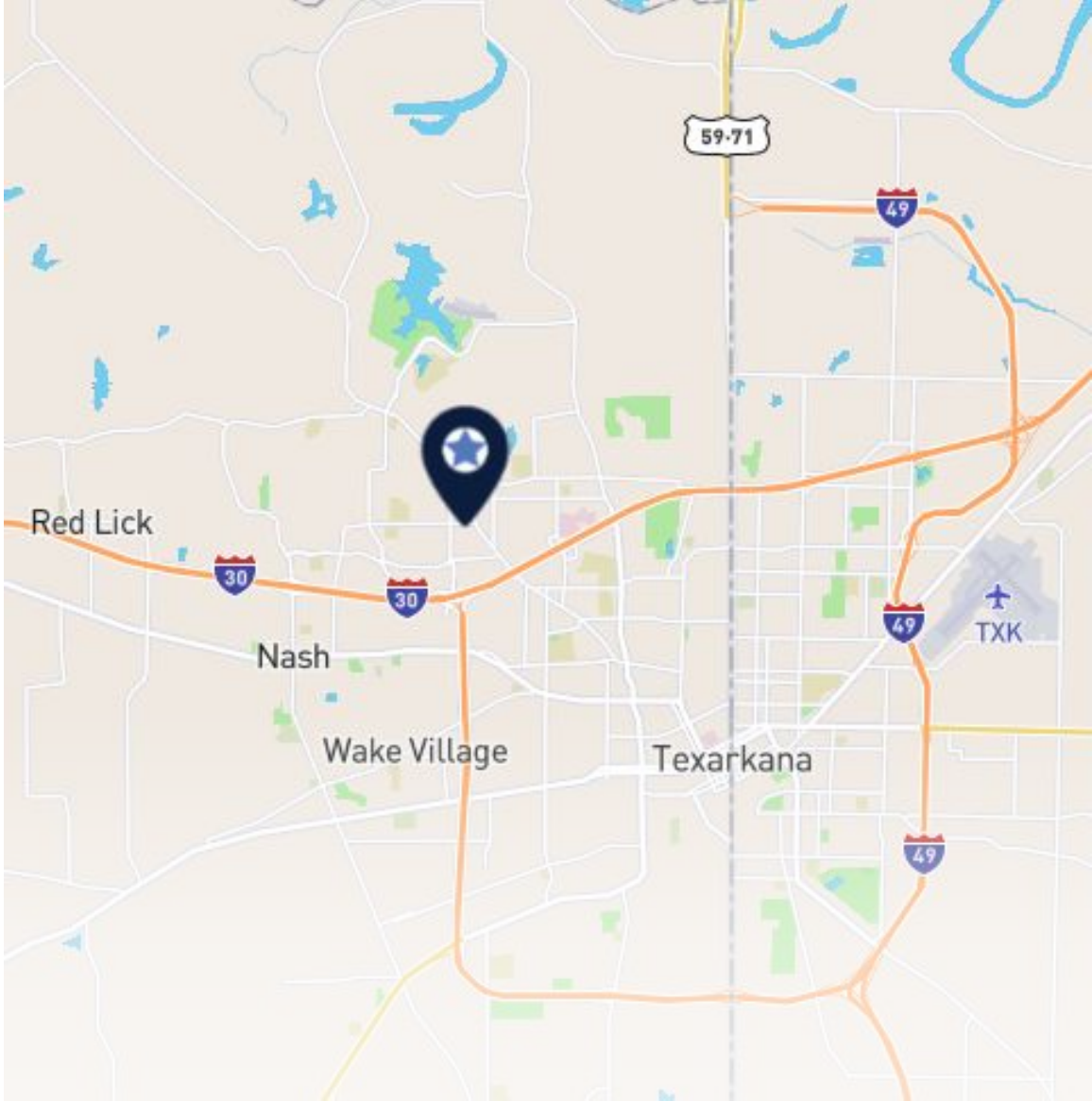
MCKNIGHT RD ± 4,000 VPD



MARKET OVERVIEW

Texarkana, Texas, serves as a regional hub for employment, healthcare, and education, drawing a workforce from a 60-mile radius encompassing parts of three states. The city's economy is diversified, with significant employment in defense, healthcare, education, and retail sectors. Major employers include the Red River Army Depot, Christus St. Michael Health System, and Cooper Tire & Rubber Company. The presence of institutions like Texas A&M University-Texarkana and Texarkana College further underscores the city's role in regional education and workforce development, making it an ideal location for services that support working families.

In the context of childcare services, Texarkana presents a favorable environment. Demand for early childhood education remains strong due to the city's steady employment base and population of working families. Facilities like Grace Place Child Care Center provide essential services that support both workforce participation and early childhood development. With relatively low overhead compared to larger metro areas, operators can deliver quality care while remaining accessible to a broad segment of the community. Texarkana's infrastructure, family-oriented amenities, and stable economic base continue to support long-term viability for childcare-related commercial assets.



±1.5 MILLION
NUMBER OF ANNUAL VISITORS



\$5.8 MILLION
ANNUAL REVENUE

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	34,614	67,471	97,922
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	14,055	27,182	38,660
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$86,306	\$79,909	\$81,110

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4225 McKnight Rd, Texarkana, TX, 75503** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date