

THE LEARNING EXPERIENCE[®]

Academy of Early Education

BRAND NEW CONSTRUCTION
RARE 20 YEAR ABSOLUTE NNN LEASE
STRONG CORPORATE GUARANTY

1195 W FM 3040
LEWISVILLE, TX 75067
DALLAS MSA



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

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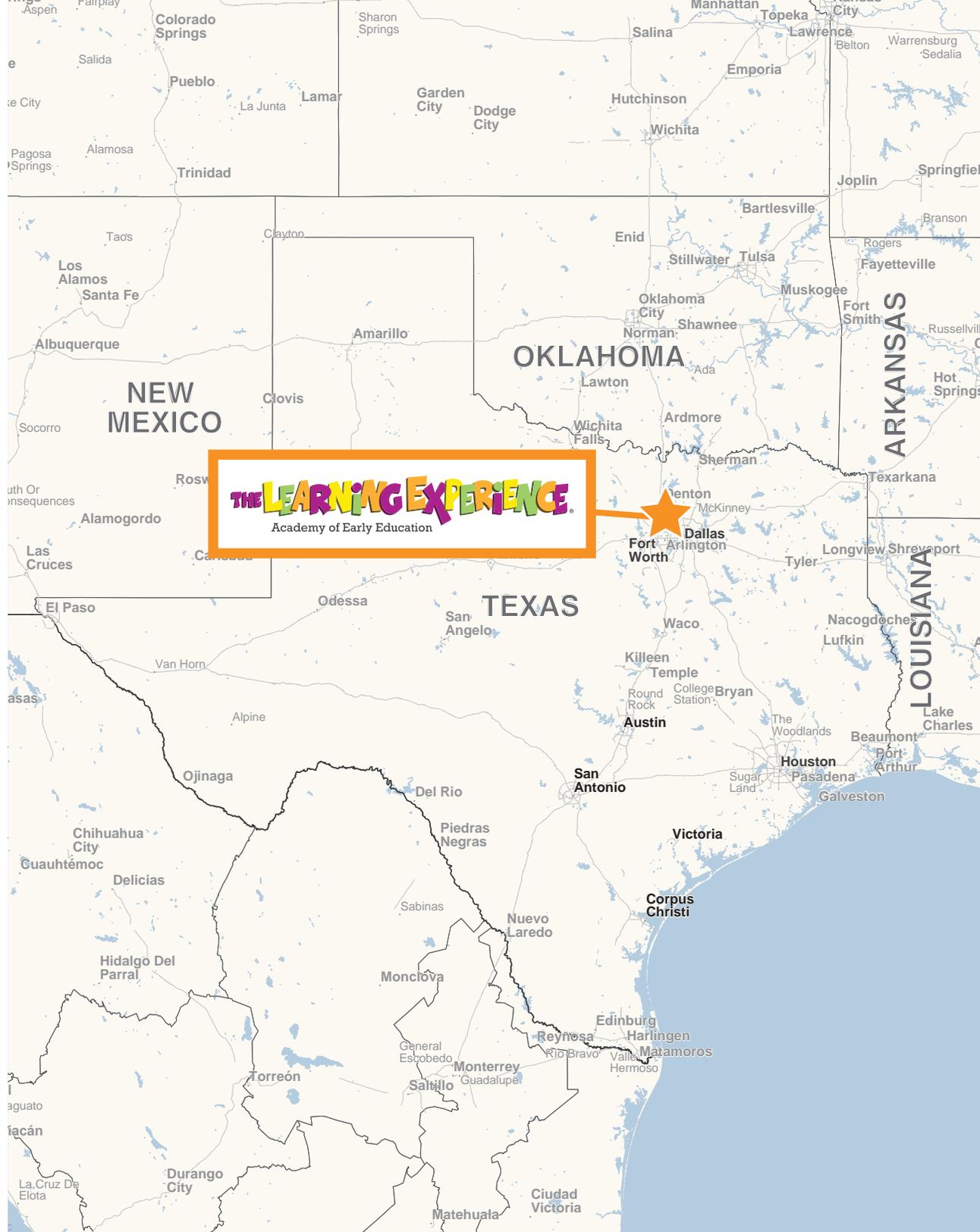
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Academy of Early Education

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INVESTMENT SUMMARY

1195 W FM 3040, LEWISVILLE, TX 75067*

PRICE: \$6,370,370

CAP: 6.75%

NOI: \$430,000

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
LEASE START (ESTIMATE)	Jan 2026
LEASE EXPIRATION (ESTIMATE)	Jan 2046
LEASE TERM	20 Years
RENEWAL OPTIONS	2x5
RENT INCREASES	12% Every 5 Years
LANDLORD OBLIGATIONS	None At All
GROSS LEASABLE AREA (GLA)	10,000 SF
LOT SIZE	1.14 Acres
YEAR BUILT	2025

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT	CAP RATE
YEARS 1-5	\$430,000	6.75%
YEARS 6-10	\$481,600	7.56%
YEARS 11-15	\$539,392	8.47%
YEARS 16-20	\$604,119	9.48%
Option 1	\$676,613	10.62%
Option 2	\$757,807	11.90%

*Address on Google & TLE website is 1165 Round Grove Rd, Lewisville, TX 75067

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INVESTMENT HIGHLIGHTS



RARE 20 YEAR ABSOLUTE NNN LEASE

Truly passive ownership with zero landlord responsibilities



BRAND NEW CONSTRUCTION

Modern facility built to attract long-term tenant stability



CORPORATE GUARANTEED TENANT

Industry leading, #1 ranked Childcare and Education franchise, operating over 460 locations nationwide



TEXAS TAX-FREE STATE

Investors benefit from no state income tax



RAPIDLY EXPANDING DALLAS-FORT WORTH METROPLEX

Projected population growth within 1 mile from the subject site is 3.21% over the next 5 years



STRONG DEMOGRAPHICS

Dense and affluent immediate area, with average household incomes of \$142,000 within 1 mile





Garden Ridge Elementary School

Forest Vista Elementary School

SUBWAY Starbucks

THE LEARNING EXPERIENCE
Academy of Early Education

HTeaO
TEXAS BORN & BREWED

W ROUND GROVE RD - 34,166 VPD

Lewisville High School

Kroger

Parkway Elementary School

Walgreens
McDonald's

INDUSTRIAL AREA

INDUSTRIAL AREA

DFW Airport - 7 Miles
Fort Worth - 30 Miles
Dallas - 20 Miles

Firestone
TACO BELL Burger King

Tom Thumb
The UPS Store Starbucks
SUBWAY

NISSAN

TOYOTA

CHEVROLET

FERGUSON

Advance Auto Parts

TARGET
Starbucks KFC AT&T

Burlington Marshalls
DOLLAR TREE HOBBY LOBBY
PET SMART MICHAEL'S
OfficeMax HIBBETT SPORTS
SKECHERS five BELOW
Wendy's McDonald's
OLD NAVY AT&T

HONDA

at home
The Home & Holiday Superstore

Academy SPORTS+OUTDOORS
OLLIE'S OUTLET
GOOD STUFF CHEAP

TACO BELL

Goodwill
Central and Coastal Virginia

PET SUPPLIES PLUS
Save money. Save time. Shop local.

POPEYES

MATTRESS FIRM

Walmart
Supercenter

Dillard's

petco
ROSS
DRESS FOR LESS
HARBOR FREIGHT

SUBWAY

COSTCO
WHOLESALE

ExtraSpace Storage

DSW
DESIGNER SHOE WAREHOUSE
ULTA BEAUTY

Firestone

HWY 121 - 142,733 VPD

121

SAM RAYBURN TOLLWAY - 67,380 VPD

Starbucks Market STREET
WHATASBURGER PAPA JOHN'S

Coppell High School

Walgreens

CVS pharmacy



Westside Aquatic Center

Lewisville High School



W FM 3040 / W ROUND GROVE RD -34,166 VPD

THE LEARNING EXPERIENCE
Academy of Early Education

Avalon
Memory Care

Parkway Elementary School



THE LEARNING EXPERIENCE
Academy of Early Education

Parkway Elementary School

Avalon
Memory Care

W FM 3040 / W ROUND GROVE RD -34,166 VPD



TECCW

Lewisville Independent School District



Westside Aquatic Center



McDonald's

Walgreens



W FM 3040 / W ROUND GROVE RD -34,166 VPD

Parkway Elementary School

THE LEARNING EXPERIENCE

Academy of Early Education



Lewisville High School

THE LEARNING EXPERIENCE
Academy of Early Education

W FM 3040 / W ROUND GROVE RD -34,166 VPD

Parkway Elementary School

Avalon
Memory Care

SITE PLAN



TENANT SUMMARY

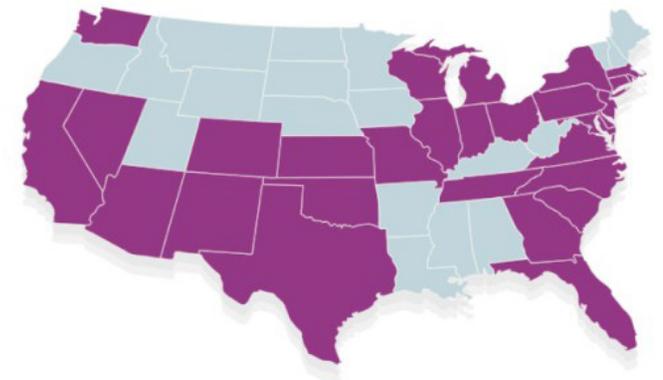


The Learning Experience is the **#1 ranked** childcare franchise and is experiencing record breaking growth in 2025, marking one of the strongest development years in company history. The brand currently operates 469 centers with 276 additional locations in development across 35 states and internationally. In 2025 alone, TLE signed 80 new leases, the most in a single year, and matched its all time high of 57 center openings. The company has an aggressive but clearly defined growth roadmap, targeting 65 openings in 2026, 75 the following year, and 90 plus new centers annually within five years.

This momentum is driven by strong franchise demand, a proven prototype, and a reliable long term operating model within the resilient childcare sector. With a multi-year development pipeline that provides visibility well into the future, TLE offers developers stable partnerships, predictable income potential, and institutional quality real estate opportunities, reinforcing its position as one of the **most dynamic brands in the early education industry.**

ABOUT THE FOUNDERS

The Weissman family has been shaping the childcare industry for over 40 years, establishing trusted brands and creating learning environments that inspire children to grow, play, and thrive. In 1987, Michael Weissman and his son Richard acquired Tutor Time, a childcare company with over 200 centers across 25 states and four countries. In 2002, they launched The Learning Experience brand, and for more than 20 years, The Learning Experience has flourished and remained dedicated to providing excellence in early education.



NATIONWIDE TLE LOCATIONS



Year Founded
2002



Headquarters
Deerfield Beach, FL



Ranked
**#1 Childcare Franchise
&
#1 Education Franchise**



Locations
**469 Open
276 Under Development**



Employees
10,000+

LEWISVILLE, TEXAS

Lewisville, Texas is a growing city in the Dallas Fort Worth metroplex strategically located near DFW International Airport and major highways. The local economy is diverse, with strengths in logistics, healthcare, retail, manufacturing, and professional services, supported by access to the larger DFW labor force. Ongoing developments, along with continued revitalization of Old Town Lewisville, are driving new residential and commercial growth. Lewisville offers solid long term economic stability and investment appeal.

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



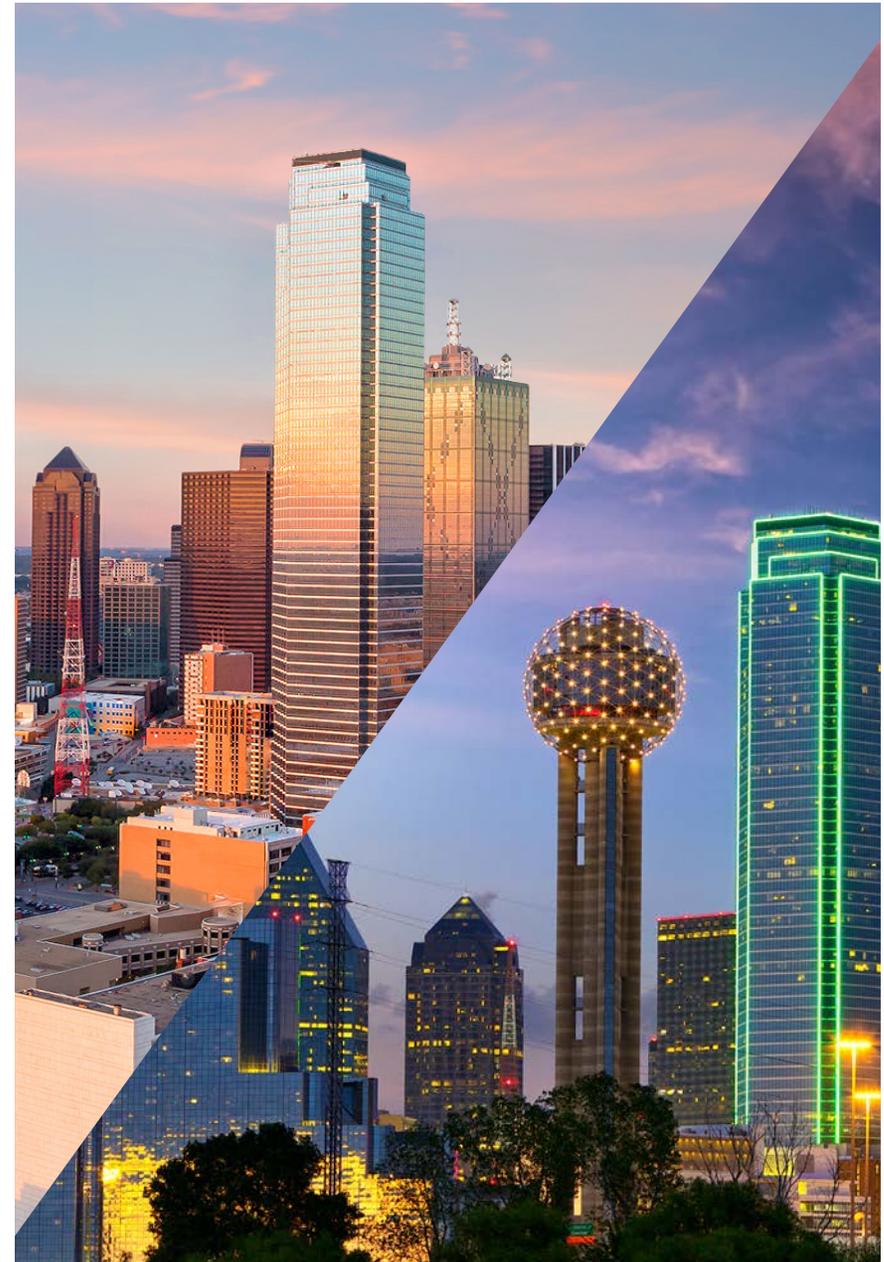
SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.



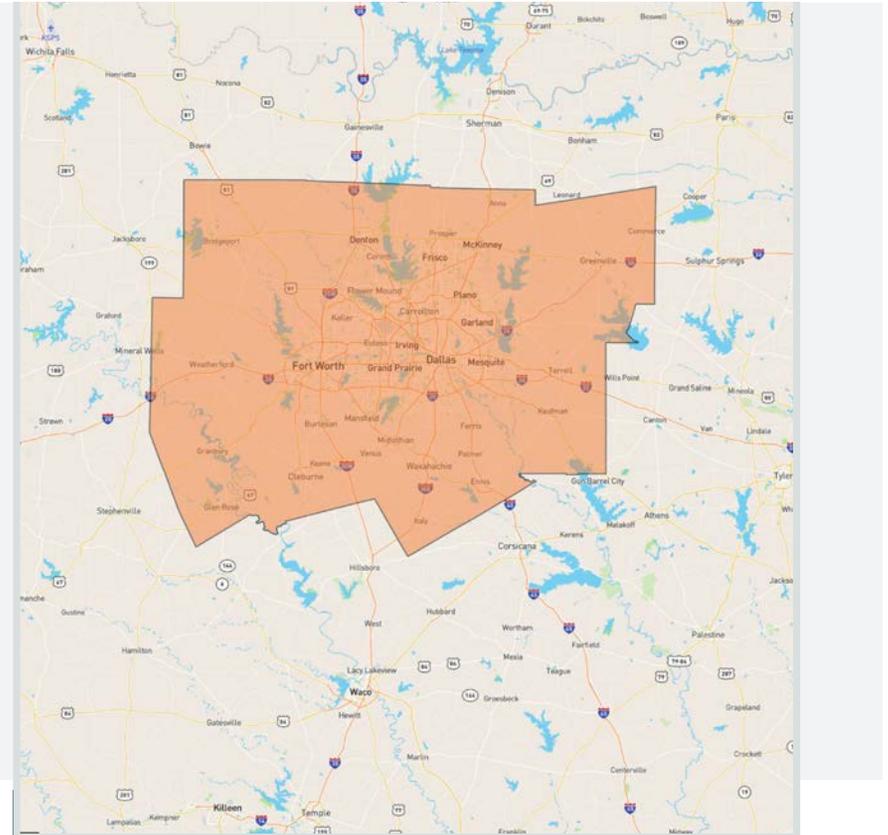
MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.



TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of inter-states: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, as well as Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



7

INTERSTATES
 across
 the metro



2

Major
 AIRLINES
 based locally



<4

HOURS of FLIGHT
 Time to East or
 West Coasts



MORE THAN

90

Miles of a Light Rail System
 Serving Dallas and Surrounding
 Cities

ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws —factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2025. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth also hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$391,500

Median Home Price



150+

Museums and Art Galleries



150+

Private and Public Golf Courses



SPORTS

Baseball | **MLB** | Texas Rangers

Football | **NFL** | Dallas Cowboys

Basketball | **NBA** | Dallas Mavericks

Ice Hockey | **NHL** | Dallas Stars

Soccer | **MLS** | FC Dallas

Basketball | **WNBA** | Dallas Wings



EDUCATION

- University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman's University, Denton



ARTS & ENTERTAINMENT

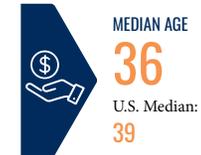
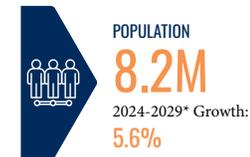
- Perot Museum of Nature and Science
- The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

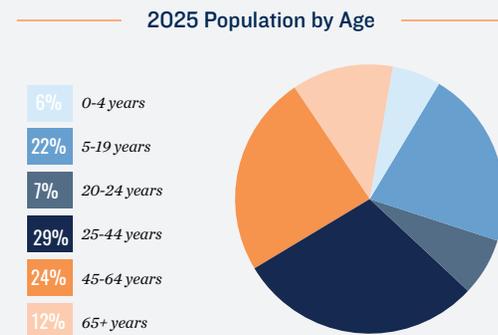
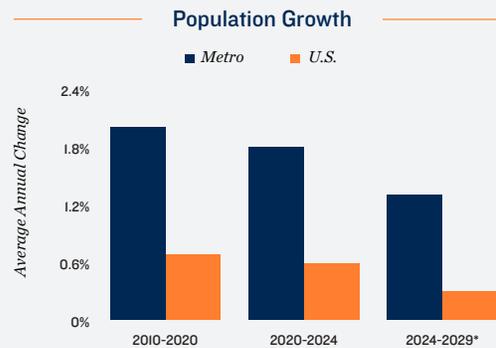
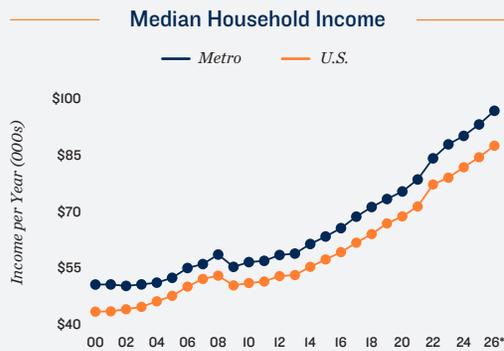
DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates into a skilled labor pool and higher incomes. Roughly 38 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$97,800, which is above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

QUICK FACTS



* Forecast



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS / LEWISVILLE, TX

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	12,769	124,496	235,331
2025 Estimate	12,372	118,906	224,985
Growth 2025 - 2030	3.21%	4.70%	4.60%
2010 Census	9,645	99,187	190,142
2020 Census	11,440	114,058	215,464
Growth 2010 - 2020	18.61%	14.99%	13.32%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	5,055	50,577	93,341
2025 Estimate	4,829	48,114	88,829
Growth 2025 - 2030	4.70%	5.12%	5.08%
2010 Census	3,345	37,722	69,980
2020 Census	4,393	43,401	80,188
Growth 2010 - 2020	31.35%	15.06%	14.59%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	17.04%	14.36%	19.23%
\$150,000 - \$199,999	14.82%	11.98%	13.32%
\$100,000 - \$149,999	26.35%	21.30%	21.08%
\$75,000 - \$99,999	14.21%	13.07%	12.84%
\$50,000 - \$74,999	13.92%	16.22%	13.96%
\$35,000 - \$49,999	4.90%	9.58%	8.09%
\$25,000 - \$34,999	2.78%	6.30%	5.22%
\$15,000 - \$24,999	2.20%	3.50%	2.93%
\$10,000 - \$14,999	0.59%	1.20%	1.15%
Under \$9,999	3.20%	2.49%	2.17%
2025 Est. Average Household Income	\$141,903	\$127,015	\$143,776
2025 Est. Median Household Income	\$118,050	\$107,839	\$122,643
2025 Est. Per Capita Income	\$53,131	\$49,677	\$54,328

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	12,372	118,906	224,985
Under 4	5.3%	5.6%	5.2%
5 to 14 Years	11.9%	12.7%	13.0%
15 to 17 Years	4.1%	4.1%	4.5%
18 to 19 Years	2.1%	2.4%	2.5%
20 to 24 Years	5.4%	6.3%	6.0%
25 to 29 Years	6.4%	8.2%	7.1%
30 to 34 Years	8.0%	8.6%	7.5%
35 to 39 Years	7.9%	8.0%	7.3%
40 to 49 Years	15.0%	15.0%	15.2%
50 to 59 Years	15.6%	13.8%	14.7%
60 to 64 Years	6.6%	5.5%	5.9%
65 to 69 Years	4.5%	3.6%	4.0%
70 to 74 Years	3.2%	2.6%	2.8%
Age 75+	4.0%	3.7%	4.1%
2025 Median Age	39.0	37.0	38.0

2025 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	8,813	81,961	154,591
Some High School (9-11)	0.86%	2.30%	1.60%
High School Graduate (12)	2.19%	4.33%	3.30%
Some College (13-15)	14.95%	18.42%	16.18%
Associates Degree Only	22.08%	18.79%	19.07%
Bachelors Degree Only	8.49%	7.21%	7.17%
Graduate Degree	32.89%	30.39%	32.71%
	14.31%	15.98%	17.99%

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Information About Brokerage Services

2-10-2025

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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

LIOR REGENSTREIF

EXECUTIVE MANAGING DIRECTOR INVESTMENTS
EXECUTIVE DIRECTOR, NET LEASED DIVISION
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