



Rare DFW Urban
Investment Opportunity



Zero Landlord
Responsibilities



2% Annual Increases



OFFERING MEMORANDUM

Angel's on Earth Learning Center

2805 Peavy Rd, Dallas TX

Exclusive Investment Advisory Team

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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.

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Property Overview





Executive Summary

The Ficke Team of Colliers is pleased to present the opportunity to acquire the fee simple interest in an absolute NNN childcare investment located at 2805 Peavy Road, Dallas, Texas ("Subject Property"). The property is a single tenant childcare facility totaling approximately 11,906 square feet and situated on a 0.93 acre site within a dense and established East Dallas submarket.

The tenant, Angel's on Earth Learning Center, is a highly experienced early education operator with strong enrollment and a proven operating history. The tenant has executed a long term absolute NNN lease, with all operating expenses, capital items, roof, structure, and systems fully the responsibility of the tenant. The lease includes 2% annual rent increases, delivering predictable income growth and inflation protection.

The Subject Property is located just off Ferguson Road, which sees traffic counts exceeding 10,000 vehicles per day, and minutes from I-635, offering strong visibility and accessibility. The surrounding area is characterized by established single family neighborhoods, schools, churches, and community services, creating durable demand drivers for early childhood education. Nearby schools include Bishop Lynch High School, George W. Truett Elementary, and Bryan Adams High School.

This offering represents a rare opportunity to acquire a needs based, absolute NNN childcare asset in a supply constrained infill Dallas location, backed by an experienced operator and positioned for durable long term cash flow.

Property Overview



Property Name Angel's On Earth Learning Center

Property Address 2805 Peavy Rd, Dallas, TX 75228

Building Square Feet (+/-) 11,906

Lot Size, Acres 0.93

Year Built 1965

Licensed Capacity 179 Students

Traffic Counts (VPD) Peavy Rd // 10,143
N Buckner Rd // 23,840

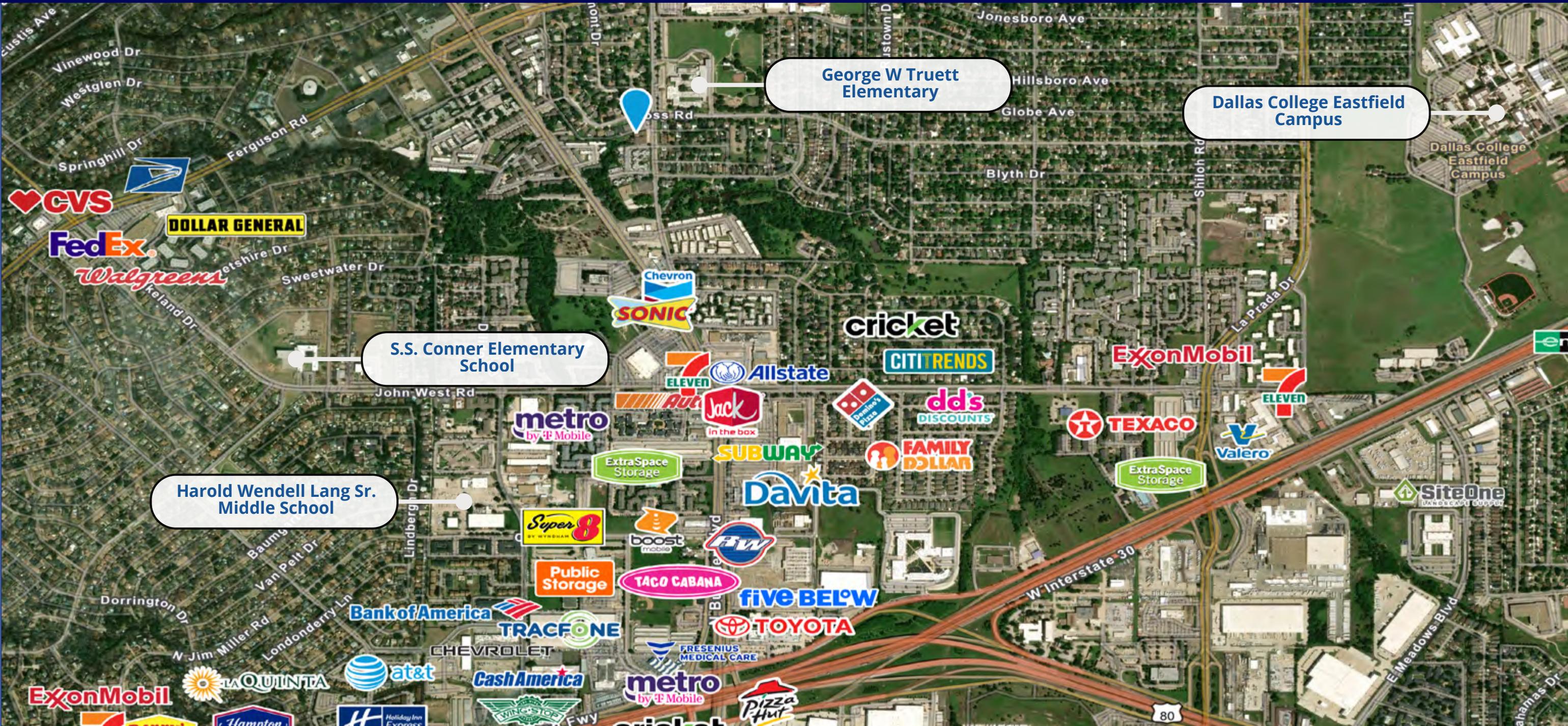
Parcel Number 00000727735000000

Lease Overview

Lease Executor	Booker Malone Murdock LLC
Tenant DBA	Angel's on Earth Learning Center
Rent Commencement Date	October 1, 2025
Lease Expiration Date	September 30, 2032
Term Remaining (Years)	6.7
Lease Type	Absolute NNN
Current Base Rental Rate	\$10.08
Escalations	2% Annually
Landlord Responsibilities	None
Lease Guarantor	Personal



Area Overview



Market Overview

Dallas–Fort Worth remains one of the nation’s most dynamic and resilient growth markets, with strong population gains and steady job creation fueling demand for essential community-serving uses like retail and childcare. As families continue moving into the Metroplex, the region’s expanding household base is driving opportunities for retailers, early-education providers, and service operators in both established corridors and fast-growing suburban nodes. While industrial activity remains healthy and multifamily supply

continues to normalize, these demographic trends particularly benefit neighborhood-oriented retail centers and childcare facilities that thrive on consistent, family-driven foot traffic. Even as the office sector softens, DFW’s diversified economy and rising wages support consumer spending and bolster the long-term viability of retail and childcare operators. Together, these dynamics position the market as one of the country’s most reliable environments for sustained retail and family-oriented service growth.

#1

Labor Market & Migration Destination in the U.S. (2025)

#5

Largest Metro GDP in the U.S.

#2

In Year-Over-Year Job Growth Among the Largest U.S. Metros (2025)

#1

in Broader Labor Market Performance (Composite Ranking)



Demographics

Demographics in a 5-Mile Radius



359,117
Population



33%
College Educated



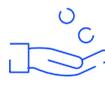
111,696
Average Household Income



23%
Undergraduate Enrollment



132,412
Total Households



10,117
Total Businesses



\$336,150
Median Home Value



107,189
Total Employees



02

Financials



Rent Roll

TENANT	RSF	LEASE TERM		BEGIN	RENTAL RATES			
		START DATE	END DATE		MONTHLY	ANNUAL	\$/SF	% INCREASE
Angel's On Earth Learning Center	11,906	10/1/2025	9/30/2032	11/1/2025 - 9/30/2026	\$10,000.00	\$120,000.00	\$10.08	-
				10/1/2026 - 9/30/2027	\$10,200.00	\$122,400.00	\$10.28	2.0%
				10/1/2027 - 9/30/2028	\$10,404.00	\$124,848.00	\$10.49	2.0%
				10/1/2028 - 9/30/2029	\$10,612.08	\$127,344.96	\$10.70	2.0%
				10/1/2029 - 9/30/2030	\$10,824.32	\$129,891.84	\$10.91	2.0%
				10/1/2030 - 9/30/2031	\$11,040.81	\$132,489.72	\$11.13	2.0%
				10/1/2031 - 9/30/2032	\$11,261.62	\$135,139.44	\$11.35	2.0%

NOTES:

[1] The first full monthly rent is due on November 1, 2025 with a October 1, 2025 commencement date (1 Month Rent Abatement).



Pricing

Sale Price

\$1,715,000

CAP Rate

7.00%

Offering Instructions

Offers should be submitted via email to Geoff.Ficke@colliers.com, Zack.Ficke@colliers.com, & William.Paredes@colliers.com

Please include the following:

- 1 Purchase Price
- 2 Source of Debt & Equity
- 3 Earnest money deposit
- 4 Due diligence and closing timelines
- 5 Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
- 6 Detailed list of closing cost responsibilities



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