



Vacant Childcare Redevelopment Opportunities

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**

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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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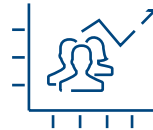
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Portfolio Overview



	ADDRESS	PROPERTY SIZE	LICENSED CAPACITY	YEAR BUILT	OCCUPANCY
1	606 Pioneer Rd, Mesquite, TX 75149	8,275 SF	150	1975	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	702 S Hampton Rd Dallas, TX 75208	14,525 SF	322	1979	Delivered vacant, or with students enrolled
TOTAL		57,774 SF			



Individual Properties

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



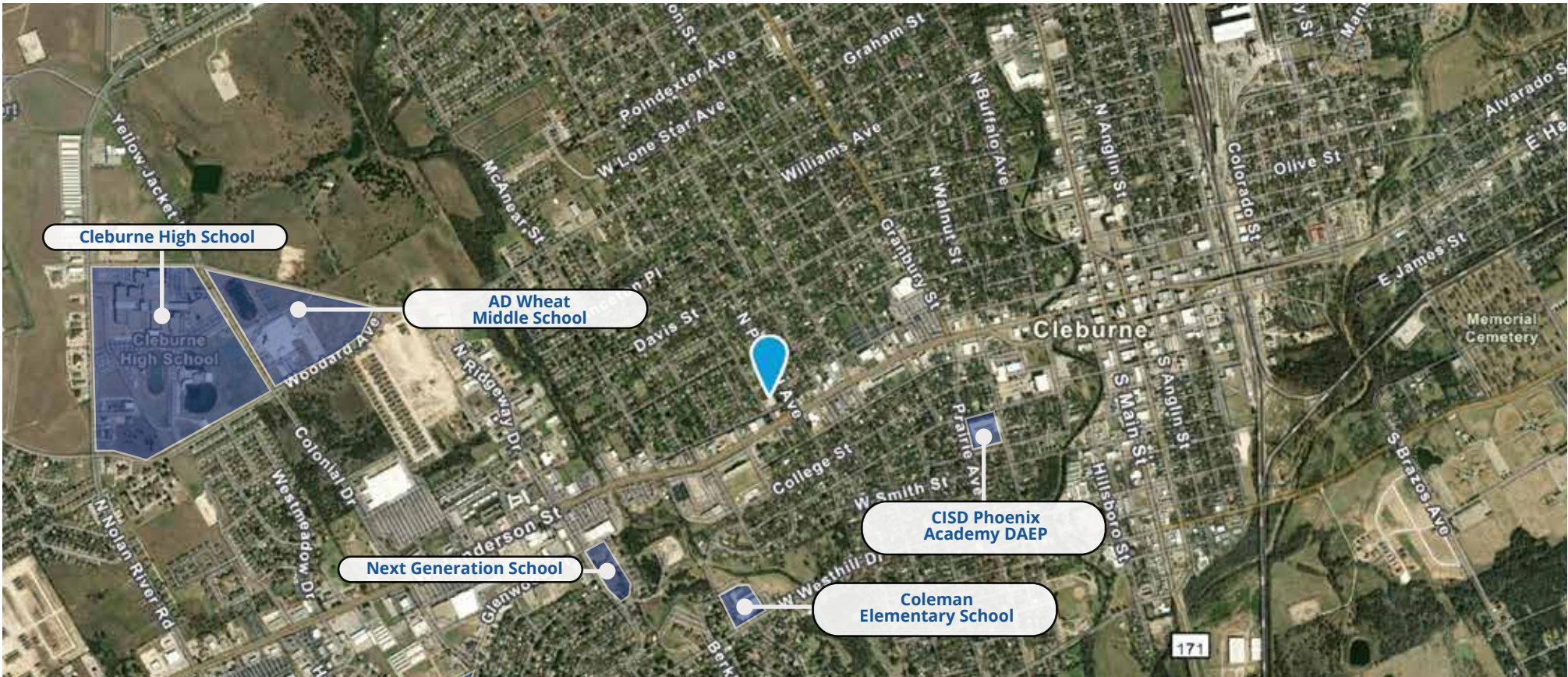
Occupancy
100% Vacant



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



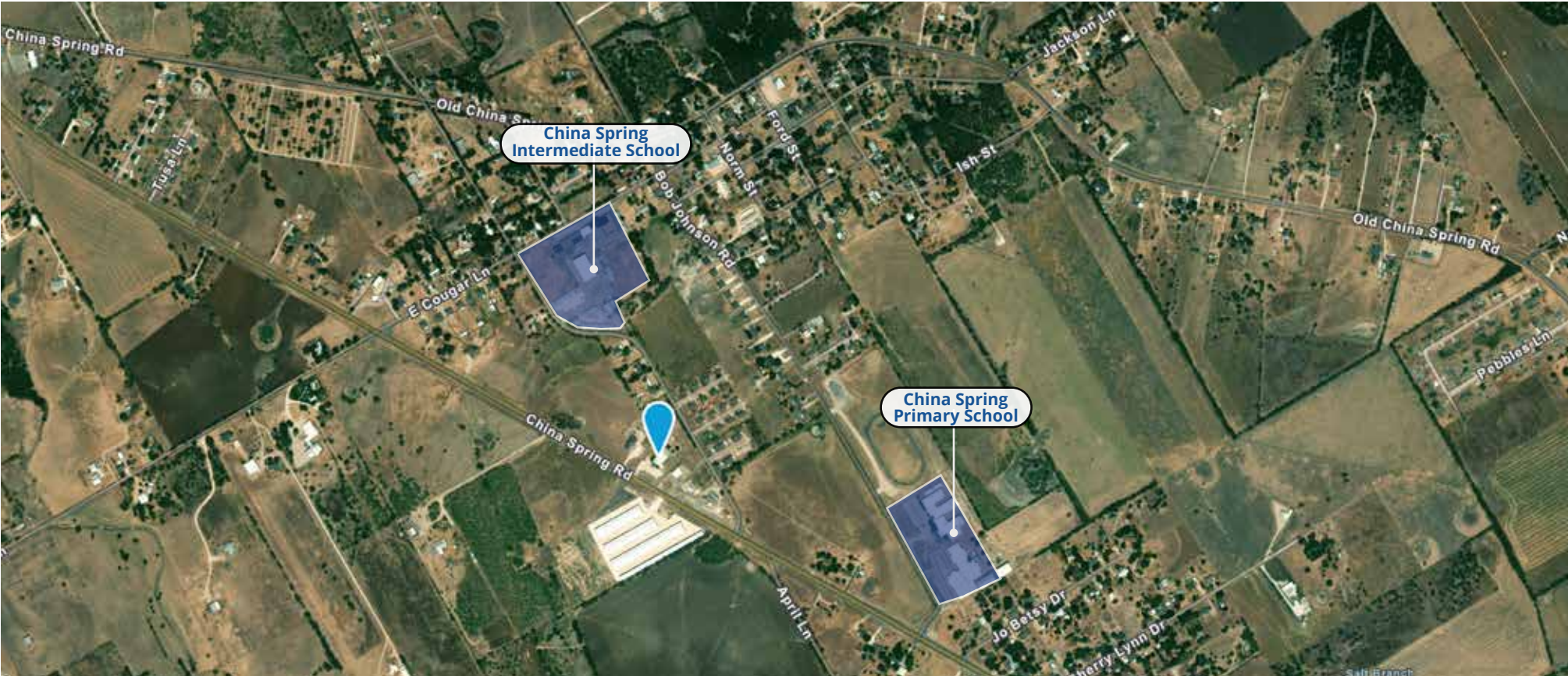
Occupancy
100% Vacant



Parcel Number
Parcel # (APN):
406780



Traffic Counts
China Spring Rd \ \ 2,673



Childcare Dallas Location



Asking Price
\$2,150,000



Price/Sqft
\$148



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 ±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 China Spring 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



Thank you.



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