

FOR SALE

Children of America Fulshear TX

27107 FULSHEAR BEND DRIVE
FULSHEAR, TX 77441

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CHILDREN OF AMERICA FULSHEAR TX

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Property Information

SECTION 1

PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | PropNexUSA.com

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Property Summary

CHILDREN OF AMERICA FULSHEAR TX



PROPERTY DESCRIPTION

Total 10,000 SF

Land +- 1.9403 Acres

15 Year Corporate Net Lease with 2% Annual Bump (2028-2038)

Located on Retail Strip with Major Anchor Tenants

Couple Minutes to Elementary School, Middle School and High School

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$4,833,333 |
| Number of Units: | 1 |
| Lot Size: | 1.94 Acres |
| Building Size: | 10,000 SF |
| NOI: | \$290,000.00 |
| Cap Rate: | 6.0% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 4,635 | 25,820 | 50,156 |
| Total Population | 16,422 | 88,997 | 164,644 |
| Average HH Income | \$198,223 | \$189,047 | \$182,140 |

Complete Highlights

CHILDREN OF AMERICA FULSHEAR TX



LOCATION INFORMATION

| | |
|------------------|---------------------------------|
| Building Name | Children of America Fulshear TX |
| Street Address | 27107 Fulshear Bend Drive |
| City, State, Zip | Fulshear, TX 77441 |
| County | Fort Bend |

BUILDING INFORMATION

| | |
|-------------|--------------|
| NOI | \$290,000.00 |
| Cap Rate | 6.0% |
| Occupancy % | 100% |
| Year Built | 2023 |

Property Highlights

Children of America (COA) is a national chain of early childhood education centers offering licensed daycare and preschool services across 19 U.S. states. Each COA center serves children aged 6 weeks up to 12 years old, with programs including Infant, Toddler, Preschool (2-5years), Pre-Kindergarten, before- and after-school care, and full-summer camp programming called "Summer Camp WOW". COA emphasizes an educational philosophy it calls "Mind & Body Matters," which includes the COA Star curriculum for academic readiness, its "Just Read" literacy initiative featuring a mascot and monthly books, the "Apple a Day" nutrition program overseen by a dietitian, and a Presidential Fitness Program to promote physical health from an early age

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Location Information

SECTION 2

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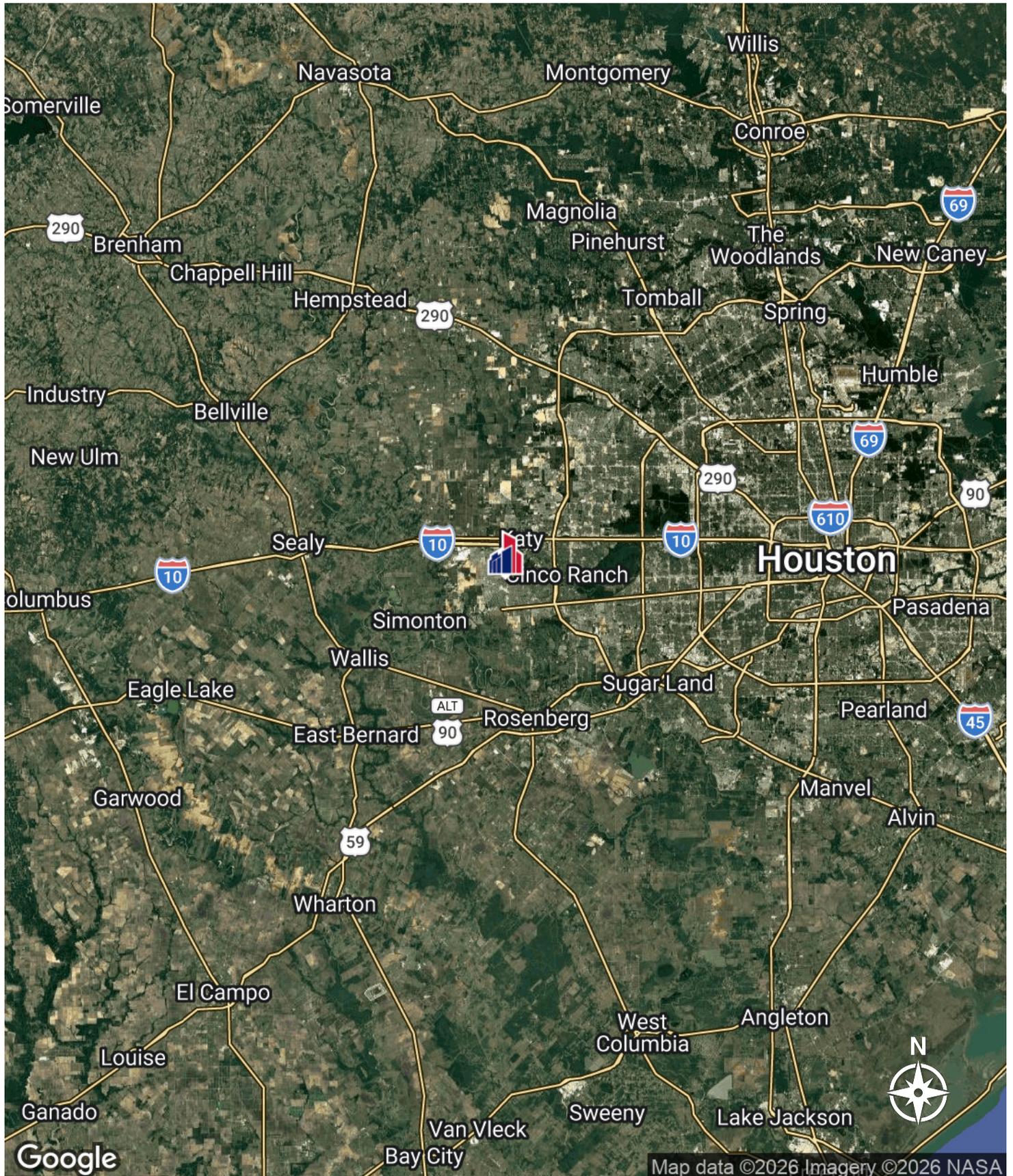
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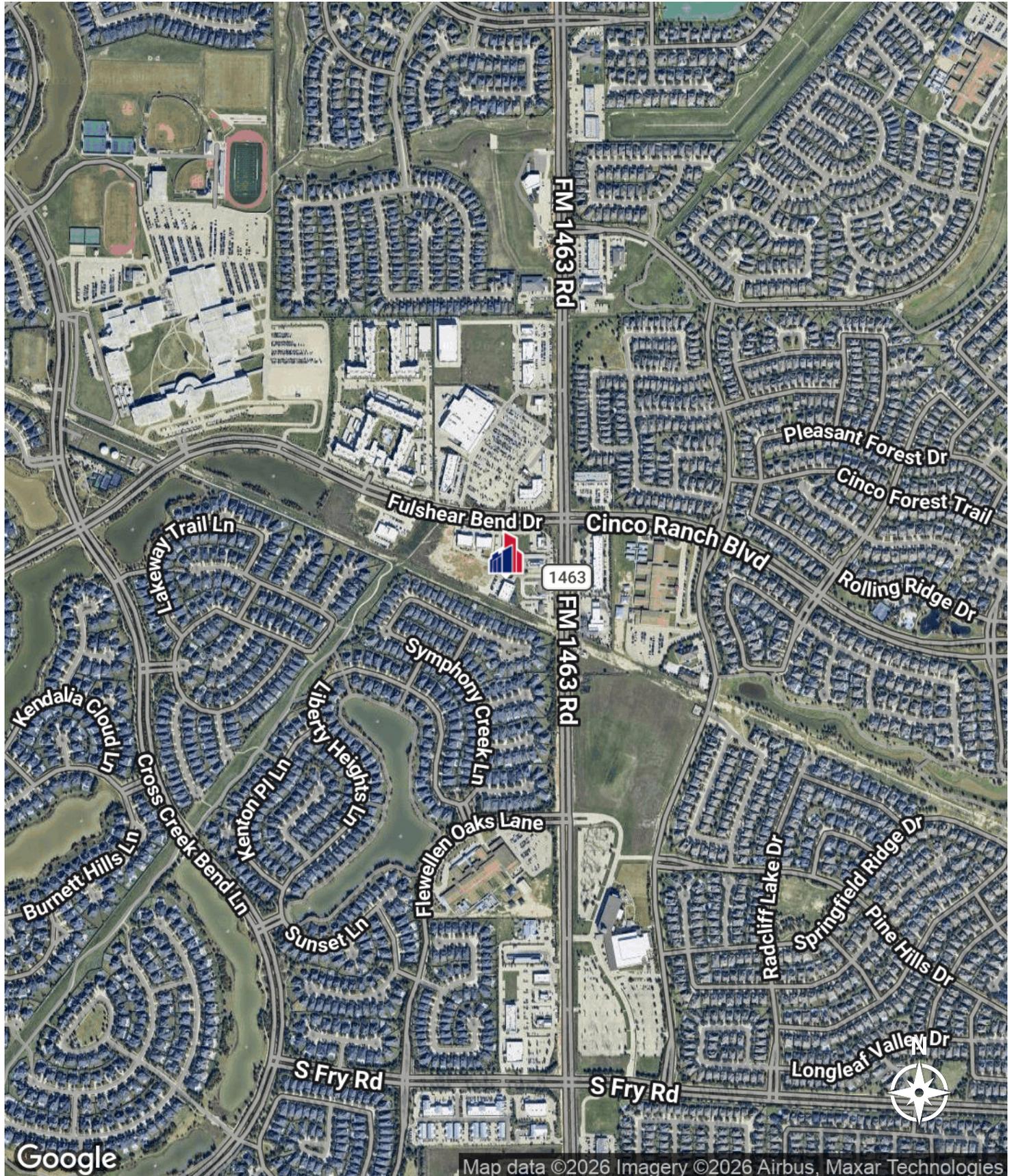
Regional Map

CHILDREN OF AMERICA FULSHEAR TX



Location Map

CHILDREN OF AMERICA FULSHEAR TX

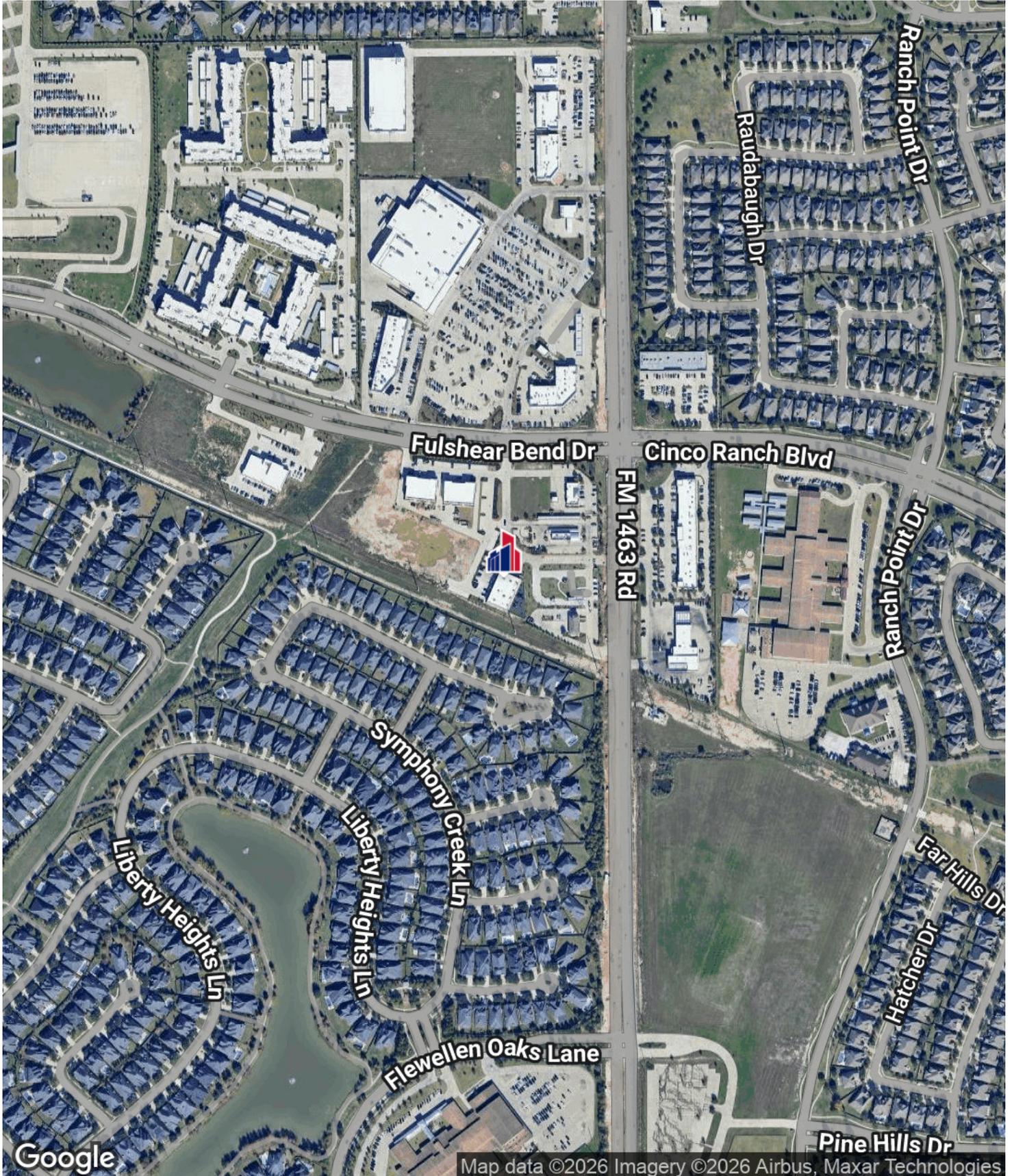


Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Aerial Map

CHILDREN OF AMERICA FULSHEAR TX



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Demographics

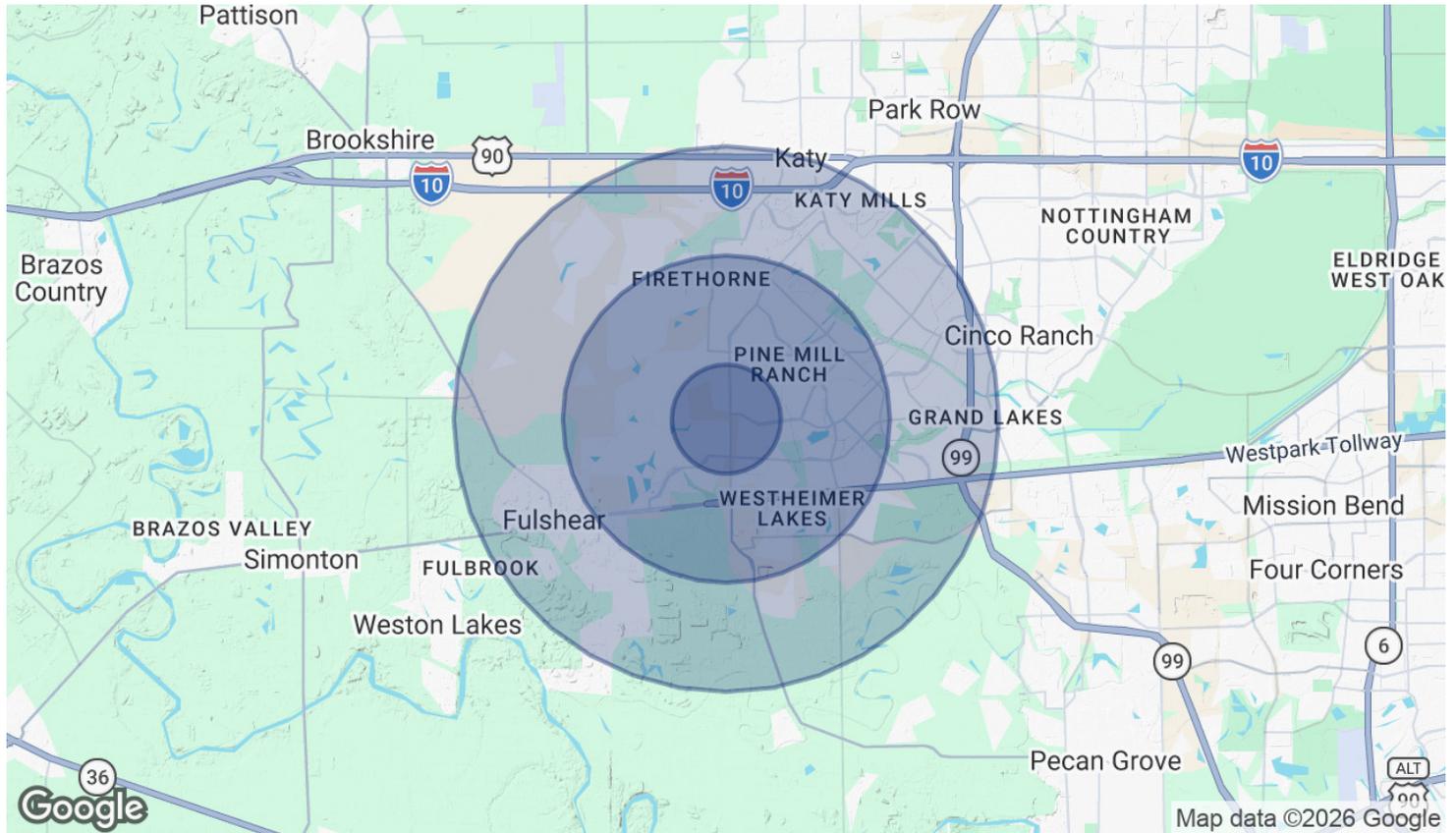
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Demographics Map & Report

CHILDREN OF AMERICA FULSHEAR TX



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 16,422 | 88,997 | 164,644 |
| Average Age | 36.7 | 37.1 | 37.3 |
| Average Age (Male) | 36.9 | 36.8 | 36.8 |
| Average Age (Female) | 36.1 | 34.8 | 36.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 4,635 | 25,820 | 50,156 |
| # of Persons per HH | 3.5 | 3.4 | 3.3 |
| Average HH Income | \$198,223 | \$189,047 | \$182,140 |
| Average House Value | \$509,848 | \$507,627 | \$489,493 |

2023 American Community Survey (ACS)

Advisor Bio 1

CHILDREN OF AMERICA FULSHEAR TX



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