

FOR SALE

Daycare / Commercial Investment

OFFERING PRICE

\$2,550,000

Purpose-built childcare facility available for investor or owner-user acquisition. Seller is willing to sell the real estate alone or the real estate together with the operating business entity.

EXECUTIVE SUMMARY

3421 E Walnut St presents an opportunity to acquire a 5,975 SF single-story commercial building on a 0.98-acre site in Pearland, Texas. The property is currently operating as Little Dreamers and offers immediate utility for a childcare operator while also presenting a compelling acquisition for investors seeking a specialty-use commercial asset in a strong suburban market.

The offering is structured with flexibility in mind: a buyer may acquire the real estate only, or pursue a transaction that includes both the real estate and the business entity. This optionality broadens the buyer pool and supports both operational and investment-driven strategies.

PROPERTY DETAILS

ADDRESS	3421 E Walnut St	YEAR BUILT	2000
CITY / STATE	Pearland, TX	BUILDING CLASS	B
PROPERTY TYPE	Daycare / Commercial	STORIES	Single Story
BUILDING SIZE	5,975 SF	PARKING	15 Spaces
LOT SIZE	0.98 Acres	OCCUPANCY	Operating as Little Dreamers

LICENSE & CAPACITY

LICENSED CAPACITY

148 Students

INFANT CAPACITY

25

LISTING CONTACT

Brooke Thedford

eXp Realty

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INVESTMENT HIGHLIGHTS

- Operating daycare with established community presence
- Well-suited for owner-user or investor acquisition
- Purpose-built single-story layout for childcare use
- 0.98-acre site with on-site parking
- Located in a strong Pearland submarket

ACQUISITION OPTIONS

- Real estate only acquisition
- Real estate plus business entity acquisition
- Flexible structure broadens buyer appeal
- Suitable for expansion-minded operators
- Appealing to investors seeking specialty-use assets

MARKET POSITIONING

Pearland continues to benefit from strong residential growth, making childcare-oriented real estate attractive to both operators and investors. This offering combines an established operating location, scalable licensed capacity, and acquisition flexibility that can support multiple buyer profiles.

PROPERTY PHOTOS

Professional photography included for buyer review.



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