



Tierra Encantada

CORPORATE LEASE WITH 2% ANNUAL RENTAL INCREASES
ADDISON, TX, IS SITUATED IMMEDIATELY NORTH OF DALLAS

ADDISON, TX (DALLAS-FT. WORTH MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



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Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Tierra Encantada

14450 MARSH LANE IN ADDISON, TEXAS 75001 [↗](#)

\$5,156,000

PRICE

7.30%

CAP RATE

NOI	\$376,410
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	10,641 SF
LAND AREA	1.72 AC



Tierra Encantada is a leading early education operator having recently partnered with Susquehanna Growth Equity (SGE)

Tierra Encantada features a long-term lease with annual rental increases in the **Dallas Fort Worth MSA**, which is home to the **4th largest concentration of Fortune 500 companies** in the United States. Addison, TX, boasts over **120,000 daytime visitors**.

Low-Price Point Early Education Center

- **Strategic price advantage amid rising costs:** With construction and rental rates climbing, this property presents a rare opportunity to acquire a 10,000+ sq. ft. early education facility for under \$5.5MM.
- **Competitive lease rates for enhanced operational efficiency:** Lower per-square-foot rents compared to nearby facilities create an operational advantage, reducing overhead costs and offering the operator a sustainable and scalable business model.

About the Operator

- **Respected leader in bilingual early education:** Tierra Encantada has built a strong reputation for success in bilingual early education, garnering high satisfaction among parents and communities it serves.
- **Innovative, culturally enriching curriculum:** Known for its Spanish immersion and STEAM-focused curriculum, Tierra Encantada provides a unique, culturally immersive learning environment that appeals to families seeking more than traditional early education.
- **Backed by leading growth equity partner:** Recently partnering with Susquehanna Growth Equity (SGE), Tierra Encantada is poised for accelerated expansion, further strengthening its operational capabilities and reach.

Prime Location in a Thriving Metroplex

- **Located in the 4th largest MSA in the U.S.:** Positioned in the Dallas-Fort Worth metroplex, this property is in an area experiencing substantial population growth, particularly among young, affluent families moving into surrounding neighborhoods.
- **High-density area with robust economic indicators:** Dallas-Fort Worth hosts the 4th largest concentration of Fortune 500 companies, providing a stable, affluent community ideal for supporting long-term early education demand.
- **Significant daytime traffic and demographics:** The property is surrounded by a daytime population of over 120,000 people and an average household income of \$126,103 within a 5-mile radius, creating consistent demand and visibility for early education services.



Surrounding Retail

		CURRENT
Price		\$5,156,000
Capitalization Rate		7.30%
Building Size (SF)*		10,641
Lot Size (AC)		1.72
Stabilized Income		
Scheduled Rent		\$376,410
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$376,410

**Estimated SF*

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Tierra Encantada
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	2% Annual
Rent Commencement	1/1/2022
Options	2, 5-Year
Year Built / Renovated	1995 / 2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Tierra Encantada	10,641	1/1/2022	12/31/2024		\$30,752	\$369,030	\$2.89	\$34.68
	Increase	1/1/2025	12/31/2025	\$376,410	\$31,368	\$376,410	\$2.95	\$35.37
	<i>Increase</i>	1/1/2026	12/31/2026		\$31,995	\$383,939	\$3.01	\$36.08
	<i>Increase</i>	1/1/2027	12/31/2027		\$32,635	\$391,617	\$3.07	\$36.80
	<i>Increase</i>	1/1/2028	12/31/2028		\$33,287	\$399,450	\$3.13	\$37.54
	<i>Increase</i>	1/1/2029	12/31/2029		\$33,953	\$407,439	\$3.19	\$38.29
	<i>Increase</i>	1/1/2030	12/31/2030		\$34,632	\$415,588	\$3.25	\$39.06
	<i>Increase</i>	1/1/2031	12/31/2031		\$35,325	\$423,899	\$3.32	\$39.84
	<i>Increase</i>	1/1/2032	12/31/2032		\$36,031	\$432,377	\$3.39	\$40.63
	<i>Increase</i>	1/1/2033	12/31/2033		\$36,752	\$441,025	\$3.45	\$41.45
	<i>Increase</i>	1/1/2034	12/31/2034		\$37,487	\$449,845	\$3.52	\$42.27
	<i>Increase</i>	1/1/2035	12/31/2035		\$38,237	\$458,842	\$3.59	\$43.12
	<i>Increase</i>	1/1/2036	12/31/2036		\$39,002	\$468,019	\$3.67	\$43.98
	<i>Increase</i>	1/1/2037	12/31/2037		\$39,782	\$477,380	\$3.74	\$44.86
	<i>Increase</i>	1/1/2038	12/31/2038		\$40,577	\$486,927	\$3.81	\$45.76
	<i>Increase</i>	1/1/2039	12/31/2039		\$41,389	\$496,666	\$3.89	\$46.67
	Option 1	1/1/2040	12/31/2045		\$42,217	\$506,599	\$3.97	\$47.61
	Option 2	1/1/2046	12/31/2050		\$43,061	\$516,731	\$4.05	\$48.56
TOTALS:	10,641			\$376,410	\$31,368	\$376,410	\$2.95	\$35.37

*Options are 5-years with annual 2% increases.

LEGEND

Property Boundary

10,641
Rentable SF

1.72
Acres

Egress



The Leader in Spanish Immersion Early Education



About Tierra Encantada

- Tierra Encantada is a community-oriented, Spanish immersion daycare and preschool that specializes in nurturing children through a culturally rich and bilingual environment
- Founded with the mission to promote language acquisition from an early age, Tierra Encantada serves children from 6 weeks to 6 years old, offering high-quality care with a focus on cognitive development and social skills
- Tierra Encantada is making a significant impact in the childcare industry with its rapidly expanding network of over 16 daycare centers across Minnesota, Illinois, Kansas, Texas, and Virginia
- The company brings 50+ years of combined experience in business development and franchising, ensuring sustainable growth and success
- Recognized as one of *Entrepreneur's* Franchise 500 Top New & Emerging Franchise 2023, Tierra Encantada continues to expand its impact and reach

[Tenant Website](#) 

16+ LOCATIONS
IN 5 STATES

#1 LARGEST SPANISH IMMERSION
EARLY EDUCATION CONCEPT







DALLAS FORT WORTH INTERNATIONAL AIRPORT

Located in a thriving Dallas-Ft. Worth submarket

29,790 VPD

29,790 VEHICLES PER DAY ALONG MARSH LANE

SUBJECT PROPERTY
Tierra Encantada

15.1 miles TO DOWNTOWN DALLAS

DALLAS 15.1 MILES



DOWNTOWN DALLAS
15.1 MILES

29,772 VPD

140,642 VPD

30,632 VPD

MARSH LANE

181,125 VPD

107,714 VPD

150,047 VPD

DALLAS NORTH TOLWAY

GOLF COURSE
SPORTS COMPLEX

AQUATIC CENTER
STADIUM
ARENA
ELEMENTARY SCHOOL
SCHOOL

MIDDLE SCHOOL
PERFORMING ARTS CENTER
ELEMENTARY SCHOOL
SCHOOL

STADIUM
HIGH SCHOOL
PERFORMING ARTS CENTER

DALLAS COLLEGE
BROOKHAVEN
CAMPUS
HIGH SCHOOL

at home
LA BOY
BEST BUY

Guitar Center
NISSAN
CHEVROLET

NORDSTROM
rack

DICK'S
SPORTING GOODS

GUCCI
macy's
H&M
OLD NAVY
NORDSTROM
TIFFANY & Co.

TARGET

SCHOOL

Sam's CLUB
Walmart

HIGH SCHOOL

ELEMENTARY SCHOOL

SCHOOL

HIGH SCHOOL

Hilton

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	13,600	137,530	316,541

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$119,323	\$109,509	\$126,103
Median	\$91,083	\$78,525	\$80,996

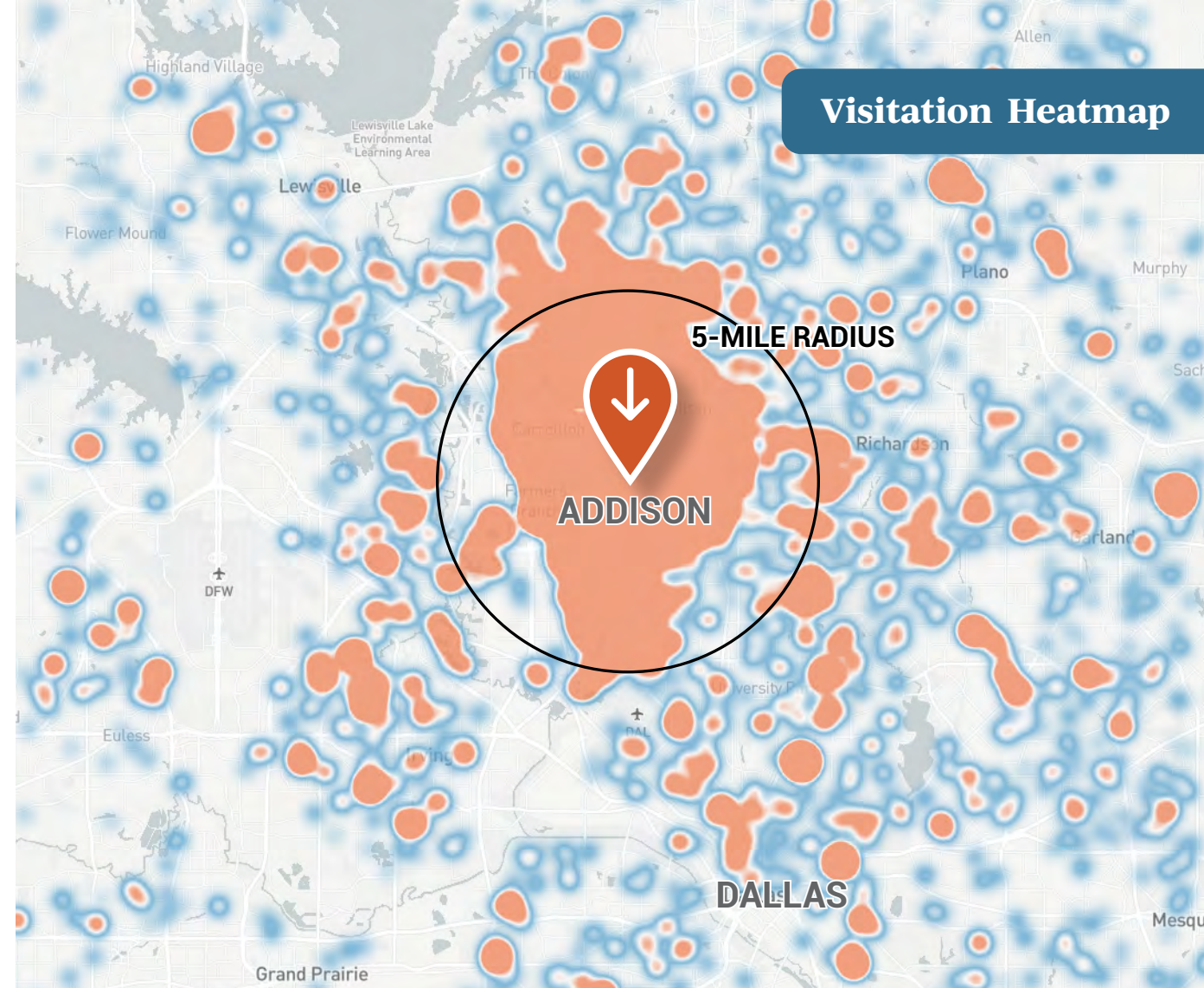
537.5K individuals have visited the nearby Tom Thumb grocery store **at least 5 times** in the last 12 months

685K Visits

OVER PAST 12 MONTHS AT THE NEARBY TOM THUMB

23 Minutes

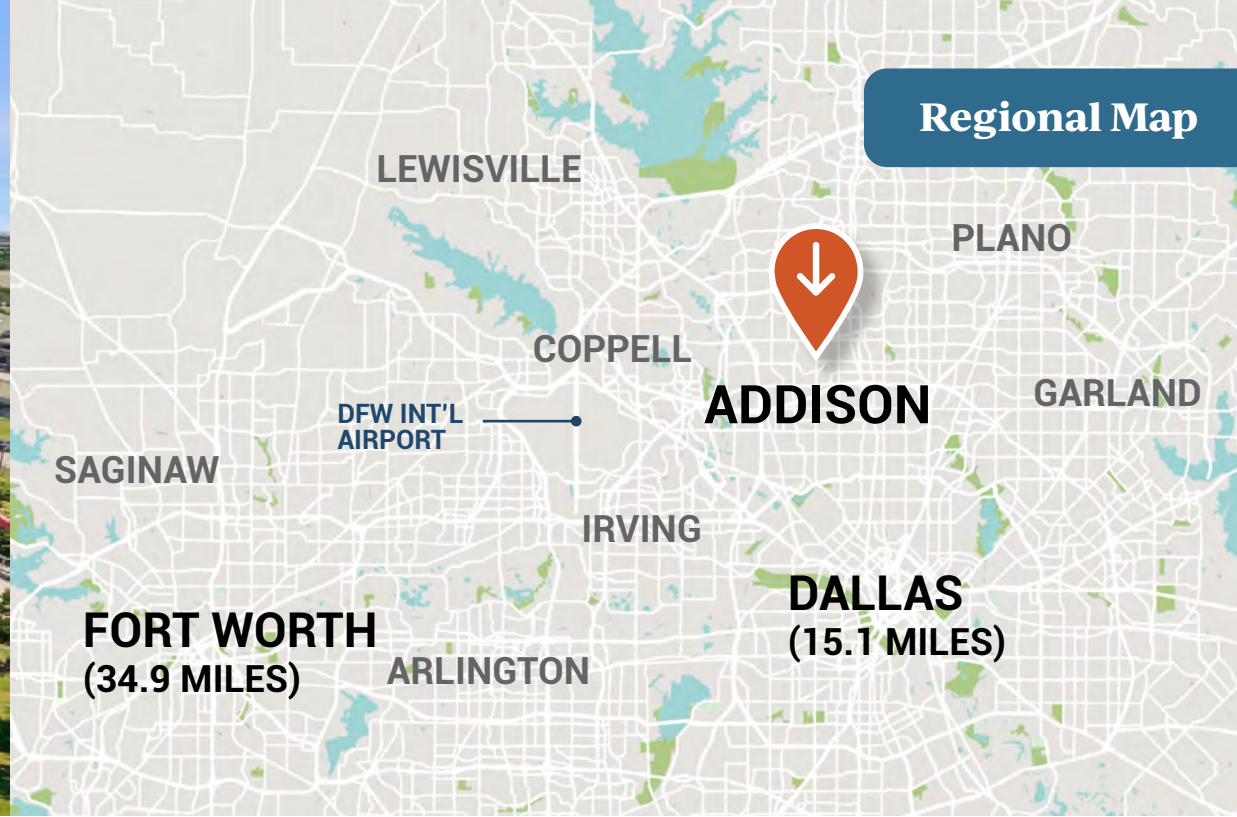
AVERAGE DWELL TIME AT THE NEARBY TOM THUMB



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Tom Thumb grocery store over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Addison, TX

A VIBRANT DALLAS SUBURB



8.1 Million

DALLAS MSA
ESTIMATED POPULATION

\$688.9 B

DALLAS MSA GDP

Lively Community with Big City Amenities

- Addison is a vibrant town located north of Dallas in Dallas County, home to approximately 17,100 residents
- Conveniently situated along the Dallas North Tollway, Addison is approximately 15 miles from downtown Dallas and 18 miles from the Dallas Fort Worth International Airport
- The town offers a high standard of living with nearby shopping centers like the Galleria Dallas and Village on the Parkway, and 113 acres of lush green space including Addison Circle and Les Lacs

The DFW Metroplex

- The largest metropolitan area in Texas and the fourth largest in the U.S., spanning an area of 9,286 square miles with a population of approximately 8.1 million residents
- It holds the fourth-largest concentration of Fortune 500 companies in the U.S.
- Recognized for the highest concentration of schools in Texas, Dallas is a hub for major educational institutions

Regional Map



ADDISON

DFW INT'L
AIRPORT

FORT WORTH
(34.9 MILES)

DALLAS
(15.1 MILES)



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Information About Brokerage Services

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

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date