

REPRESENTATIVE PHOTO - FRISCO, TX LOCATION



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SPANISH SCHOOLHOUSE

MELISSA, TX (DALLAS FORT WORTH MSA)

New Construction NNN Education Asset in High-Growth Dallas Suburb

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Absolute NNN Spanish Schoolhouse opening August 2026 with significant tenant investment, located in a rapidly growing, high-income Dallas suburb. Surrounded by new housing, major retailers (H-E-B, Walmart Supercenter, Buc-ee's), and strong demographics.



Price \$4,126,000

Cap Rate 6.00%

NOI \$247,584

Lease Type Absolute NNN

Leasable Area 7,737 SF

Land Area 1.67 AC

Year Built 2026

2115 MCKINNEY ST, MELISSA, TX





WHY INVEST

Abs NNN Lease with Significant Tenant Investment

The property is secured by an absolute triple-net (NNN) lease, providing a truly passive investment with zero landlord responsibilities. The tenant is investing over \$1 million in tenant improvements, demonstrating a strong financial commitment to the location and long-term operational success. This level of tenant investment, combined with new construction, significantly reduces near-term capital expenditure risk and supports stable, predictable cash flow. The property is scheduled to open in August 2026.

Complementary, Family-Focused Tenant Synergy

The development features a highly curated, family-oriented tenant mix including a swim school, an autism center, indoor play space, and Tropical Smoothie Café. These uses create a destination environment tailored to families with children, driving repeat visitation and consistent traffic throughout the day. The synergy between education, recreation, and wellness tenants reinforces the center's role as a community hub.

Premier Spanish Immersion Education Provider with Proven Model

The tenant is a leading Spanish-immersion early education provider, offering a fully bilingual curriculum designed to develop language skills alongside core academic fundamentals. Founded in 1999, the brand has expanded across the Dallas–Fort Worth and Houston markets, becoming one of the largest Spanish immersion preschool networks in the United States. The program emphasizes small class sizes, individualized attention, and a nurturing, family-oriented environment. Its established reputation and comprehensive offerings, including preschool, kindergarten, after-school care, and summer programs, support enrollment and long-term tenant stability.

High-Growth Submarket in Dallas' Path of Expansion

Melissa sits directly in the path of northward expansion from Dallas, making it one of the next major growth frontiers in the DFW Metroplex. The area is experiencing rapid residential and commercial development, with strong momentum driven by in-migration, job growth, and continued suburban expansion toward the Oklahoma border. As one of the most economically dynamic regions in the U.S., the DFW Metroplex provides a powerful backdrop for long-term population and income growth.

In a Rapidly Expanding Retail Corridor

Melissa has recently attracted major national retailers including HEB, Walmart Supercenter, Chick-fil-A, Costco, Chipotle, and Buc-ee's, signaling strong retailer confidence and long-term growth potential. These anchors, combined with ongoing infrastructure improvements, are transforming the area into a dominant regional retail corridor. As a mission-driven, immersion-based education provider, Spanish Schoolhouse aligns well with the area's demographics and continues to expand strategically into high-growth, high-income markets.

Affluent Demos and Family-Oriented Community

The surrounding area is characterized by high household incomes, often exceeding \$170,000, and a strong base of families drawn to Melissa's quality of life and suburban appeal. New housing developments feature home values ranging from approximately \$750,000 to \$1 million, reflecting the area's affluence and desirability. This "suburban paradise" environment is further reinforced by strong local schools, large athletic facilities, and a growing sense of community pride.



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		CURRENT
Price		\$4,126,000
Capitalization Rate		6.00%
Price Per Square Foot		\$533.28
Building Size (SF)		7,737
Lot Size (AC)		1.67
Stablized Income	\$/SF	
Scheduled Rent	\$32.00	\$247,584
Effective Gross Income		\$247,584
Adjusted Gross Income		\$247,584
Expense (YE 2024)	\$/SF	
Property Taxes	NNN	\$0
Insurance	NNN	\$0
CAM/Management	NNN	\$0
Total Operating Expenses	NNN	\$0
Net Operating Income		\$247,584

Buyer must verify all information and bears all risk for any inaccuracies.



Tenant Info			Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT	INCREASES
Spanish Schoolhouse	7,737	100.00%	08/01/26	07/31/36	\$20,632	\$247,584	\$32.00	
		<i>increase</i>	08/01/27	07/31/28	\$21,251	\$255,012	\$32.96	3.0%
		<i>increase</i>	08/01/28	07/31/29	\$21,889	\$262,671	\$33.95	3.0%
		<i>increase</i>	08/01/29	07/31/30	\$22,547	\$270,563	\$34.97	3.0%
		<i>increase</i>	08/01/30	07/31/31	\$23,224	\$278,687	\$36.02	3.0%
		<i>increase</i>	08/01/31	07/31/32	\$23,920	\$287,043	\$37.10	3.0%
		<i>increase</i>	08/01/32	07/31/33	\$24,636	\$295,631	\$38.21	3.0%
		<i>increase</i>	08/01/33	07/31/34	\$25,377	\$304,528	\$39.36	3.0%
		<i>increase</i>	08/01/34	07/31/35	\$26,138	\$313,658	\$40.54	3.0%
		<i>increase</i>	08/01/35	07/31/36	\$26,925	\$323,097	\$41.76	3.0%
		<i>Option 1</i>	08/01/36	07/31/41		FMV		
		<i>Option 2</i>	08/01/41	07/31/46		FMV		
(2 x 5 year Options)								
OCCUPIED	7,737	100.00%	TOTAL CURRENT		\$20,632	\$247,584	\$32.00	

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PREMISES & TERM

LEASE SIGNATORY	Spanish Schoolhouse, LLC
LEASE TYPE	Net Lease (explicitly stated as a "completely net lease")
LEASE TERM EXPIRE	10 years from the Rent Commencement Date
OPTIONS	Two, 5-Year Options
YEAR BUILT	2026

EXPENSES

CAM	Tenant
PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
REPAIRS & MAINTENANCE	Tenant
ROOF & STRUCTURE	Tenant



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Contact Agent for more detail.



SPANISH SCHOOLHOUSE
A Spanish Immersion Preschool

SPANISH IMMERSION PRESCHOOL LEADER

Spanish Schoolhouse is a premier Spanish-immersion preschool program offering early childhood education designed to help children develop language skills through full Spanish instruction in a structured, engaging environment. Founded in 1999, the concept has grown to multiple locations across the Dallas–Fort Worth and Houston areas and is recognized as one of the largest Spanish immersion preschool networks in Texas. The curriculum integrates language acquisition with early academic fundamentals, helping students build a strong foundation in both communication and cognitive development.

The program offers preschool, kindergarten, after-school care, and summer camps, all centered around immersive bilingual learning and cultural enrichment. With over 25 years of experience, Spanish Schoolhouse has developed a proven educational model that emphasizes small class sizes, individualized attention, and a nurturing, family-oriented atmosphere. Its commitment to quality education and cultural exposure has made it a trusted choice for families seeking early childhood programs that combine academic excellence with real-world language skills.

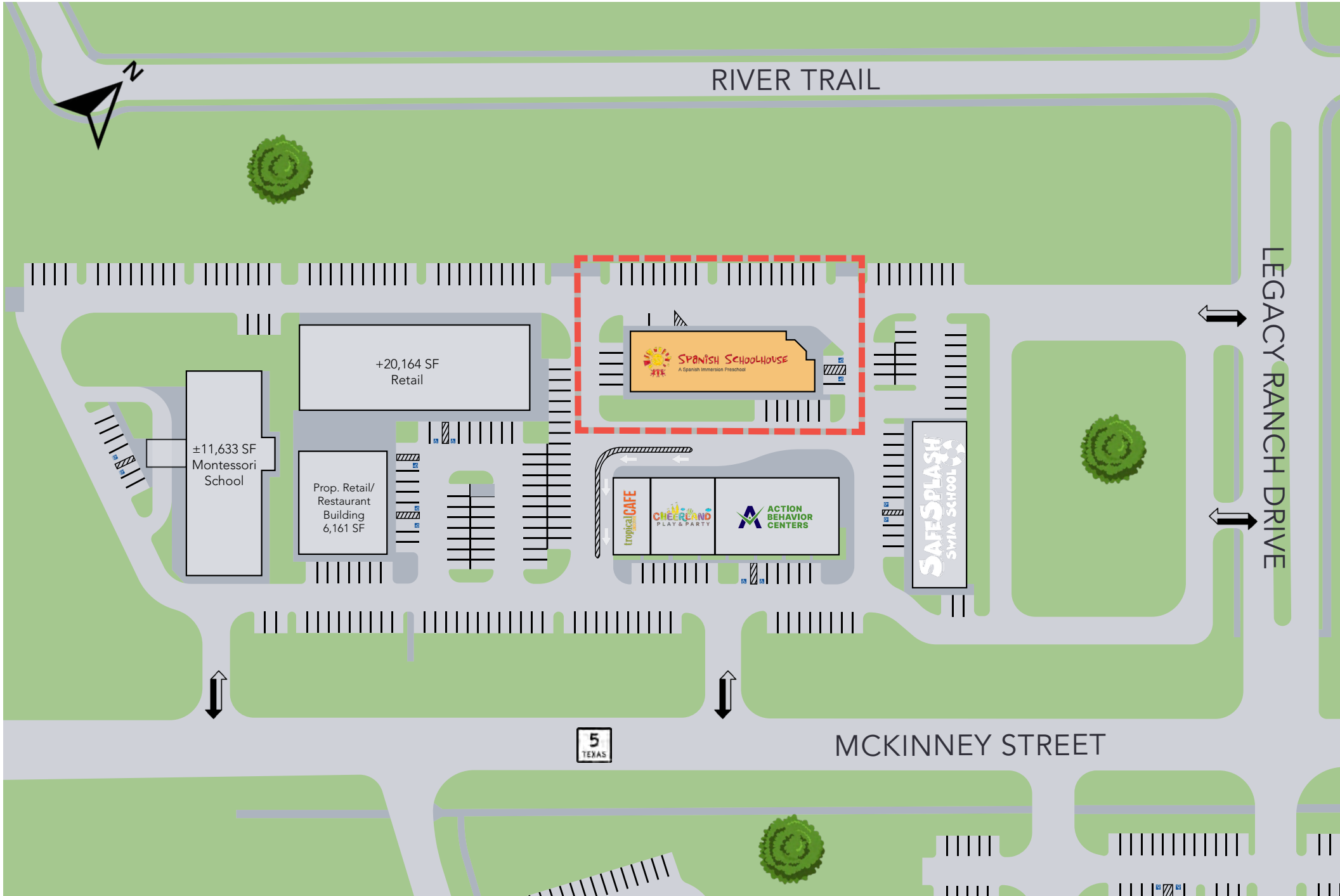
23

LOCATIONS ACROSS
TEXAS

1999

YEAR
FOUNDED





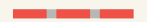
PROPERTY DATA

7,737
Rentable SF

1.67
Acres

36
Parking Spaces

LEGEND



Property Boundary

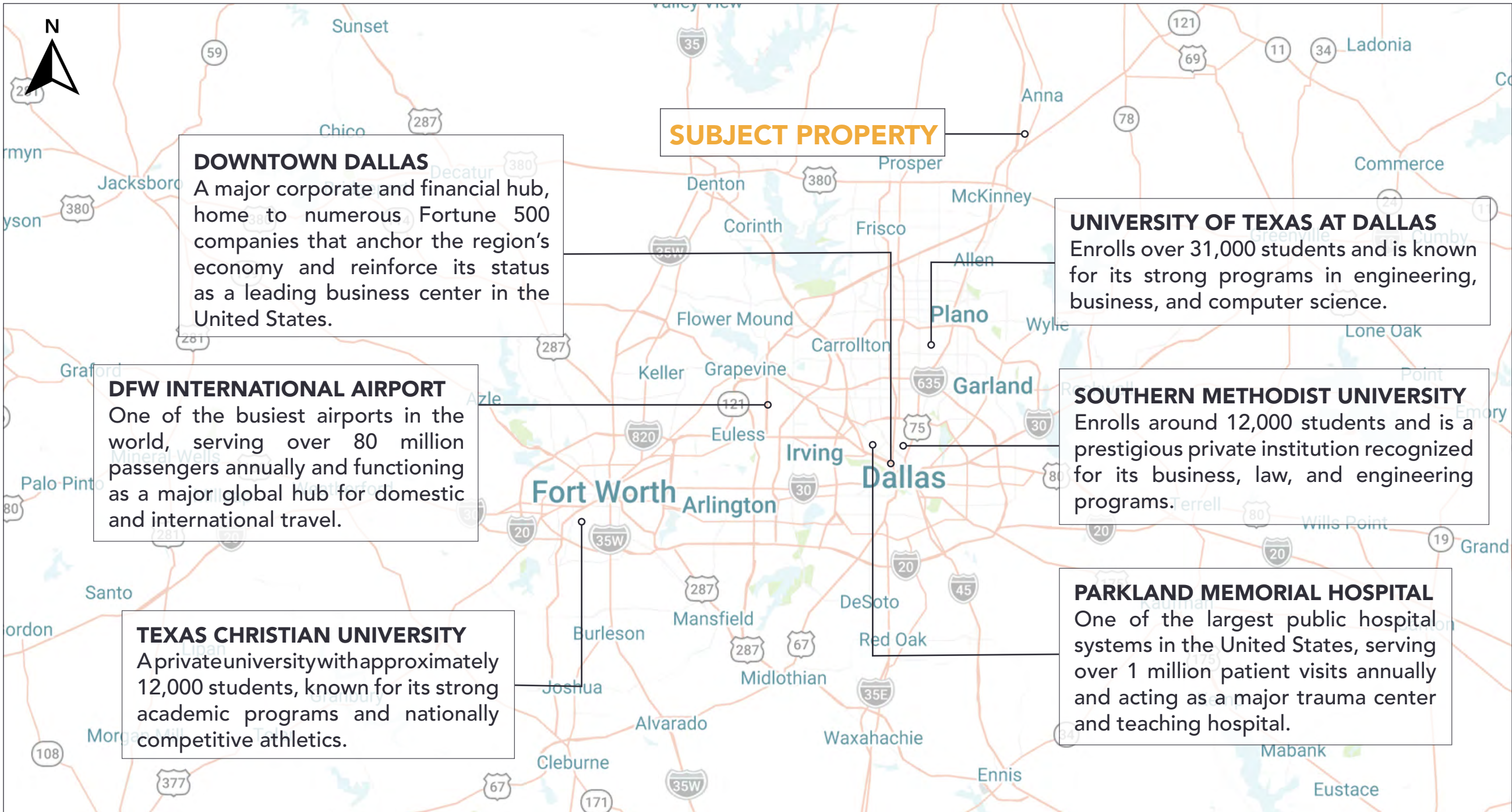


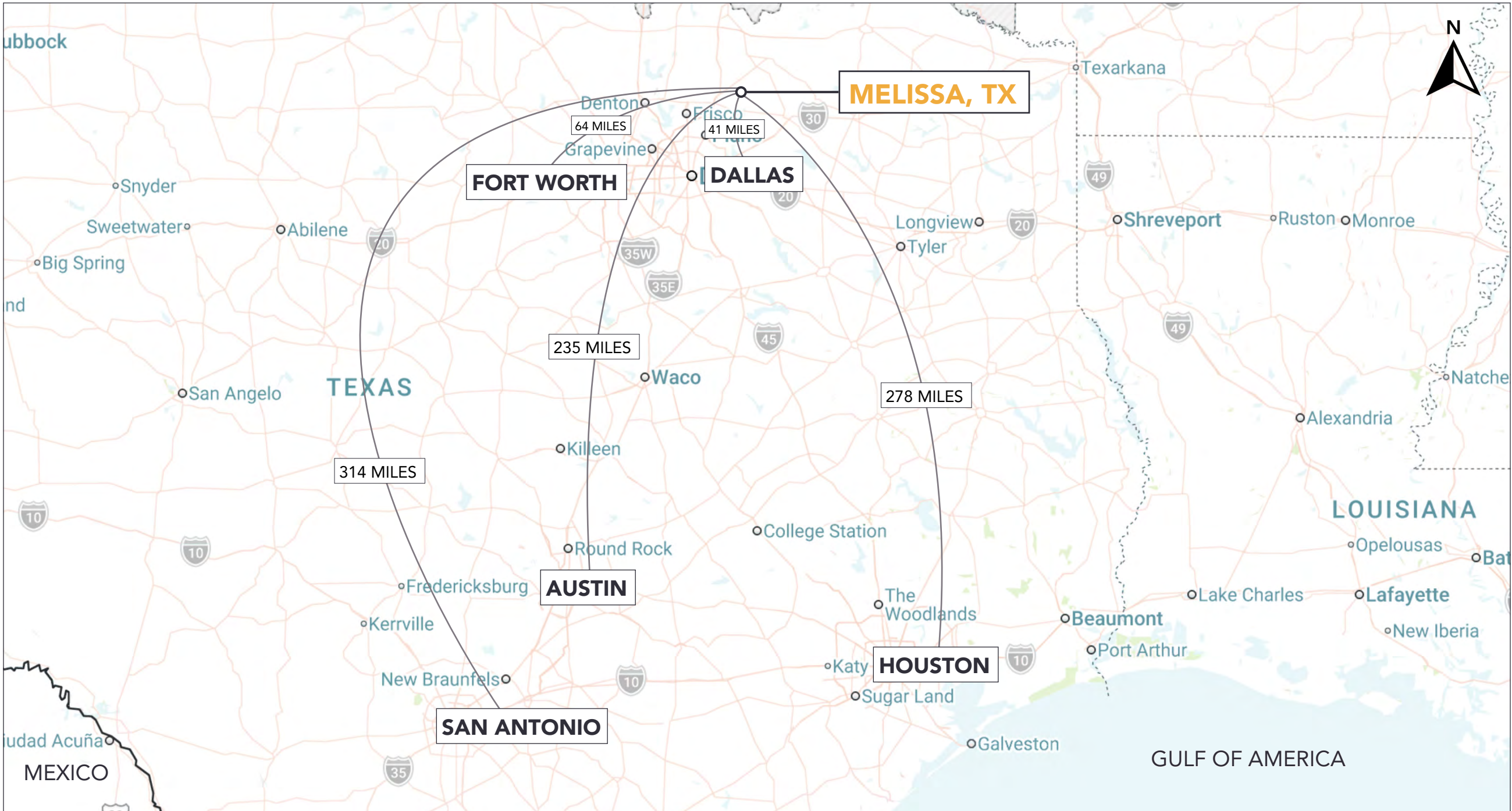
Egress



SUBJECT PROPERTY
 **SPANISH SCHOOLHOUSE**
A Spanish Immersion Preschool

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The subject property is surrounded by incredibly dense high-income housing developments that continue to expand rapidly along key commuting arterials.

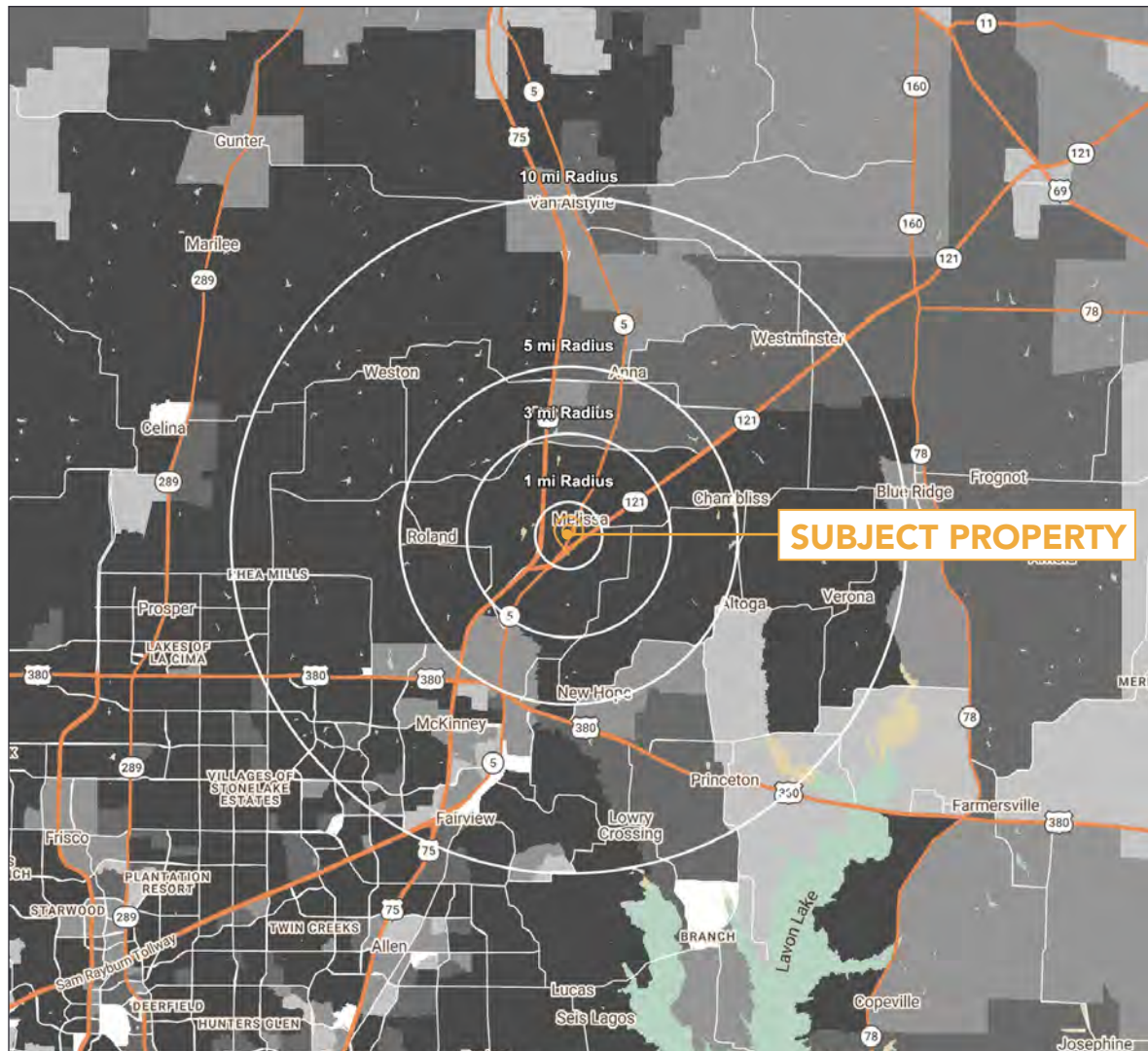






DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	5,208	40,516	74,574	276,687
Average HH Income	\$176,750	\$181,304	\$163,303	\$160,008
Median HH Income	\$156,811	\$144,973	\$128,302	\$123,130
Historical Annual Growth (2010-2020)	9.8%	19.3%	10.6%	5.3%
Projected Annual Growth (2025-2030)	6.5%	8.7%	7.7%	4.8%
Estimated Households	1,690	13,749	24,921	96,621
Estimated Household Net Worth	\$1.8M	\$1.85M	\$1.62M	\$1.53M
Total Household Expenditure	\$267M	\$2.02B	\$3.4B	\$12.65B



SUBJECT PROPERTY

HIGHLIGHTS

\$1.85M

HOUSEHOLD NET WORTH
WITHIN A 3-MILE RADIUS

\$181K

AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

Household Income Heat Map: Melissa, TX Trade Area

This map highlights the distribution of average household incomes surrounding the subject property. The shading indicates income levels by census block group, revealing a solid concentration of middle- to upper-income households throughout the area. Strong income demographics extend south, reinforcing the site's position within a growing and affluent corridor. Map & data sourced from REGIS Online, Sites USA.



MELISSA, TX, IN FOCUS

A RAPIDLY GROWING SUBURBAN
COMMUNITY IN THE DALLAS METRO AREA



A HIGH INCOME TEXAS SUBURB

Melissa, Texas, is a suburban community located in Collin County, approximately 40 miles north of Downtown Dallas along U.S. Highway 75. With a population that has surged to over 20,000 residents in recent years, Melissa is one of the fastest-growing cities in North Texas, driven by strong in-migration and new residential development. Its strategic location within the Dallas–Fort Worth Metroplex provides residents with convenient access to major employment centers in McKinney, Plano, and Frisco, while maintaining a more suburban, family-oriented environment.

The local economy benefits from its proximity to the broader DFW Metroplex, one of the largest and most dynamic economies in the United States, with major industries including technology, finance, healthcare, logistics, and telecommunications. While Melissa itself is primarily residential, it is supported by expanding retail, education, and service sectors that cater to its growing population. Continued infrastructure investment along the U.S. 75 corridor has further enhanced accessibility and supported both commercial and residential growth.

Melissa is known for its high quality of life, strong school system, and master-planned communities, making it an attractive destination for families and professionals seeking affordability relative to nearby cities. Ongoing development of housing, retail centers, and community amenities continues to shape Melissa into a well-rounded suburban market. With sustained population growth, strategic location within Collin County, and access to one of the nation's strongest regional economies, Melissa is well positioned for long-term residential and commercial expansion.



8M

ESTIMATED DFW MSA
POPULATION

\$700B

DFW MSA GDP
FOR 2025

4TH

LARGEST METRO AREA
IN THE UNITED STATES

19.5%

AREA GROWTH RATE
FROM 2010 TO 2022

AN ECONOMIC POWERHOUSE IN THE U.S.

The Dallas–Fort Worth Metroplex is one of the largest and fastest-growing metropolitan areas in the U.S., with a population exceeding 8 million residents. DFW benefits from exceptional connectivity via an extensive highway network and two major commercial airports, making it a critical national hub for business, travel, and logistics.

The DFW economy is highly diversified and among the strongest in the nation, with a gross domestic product exceeding \$700 billion, ranking it as one of the top metropolitan economies in the U.S. Key industries include technology, finance, healthcare, telecommunications, logistics, defense, and energy, supported by a pro-business environment and favorable tax structure. The region is home to numerous Fortune 500 companies, including AT&T, American Airlines, ExxonMobil, Texas Instruments, and Southwest Airlines, along with a rapidly expanding presence of corporate relocations and headquarters.

DFW’s central location and infrastructure have made it one of the country’s premier logistics and distribution hubs, with major interstates, rail networks, and air cargo operations enabling efficient access to national markets. The region also continues to see significant investment in industrial development, data centers, and large-scale mixed-use projects, further strengthening its long-term economic outlook.

In addition to its economic strength, the Metroplex offers a high quality of life with a diverse mix of urban, suburban, and master-planned communities. The region features world-class entertainment venues such as AT&T Stadium, Globe Life Field, and a vibrant arts and dining scene. With continued infrastructure expansion, a young and growing workforce, and sustained corporate investment, the Dallas–Fort Worth MSA remains one of the most dynamic, resilient, and opportunity-rich markets in the United States.

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