LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM

12152 SHADOW CREEK PWKY.

PEARLAND, TEXAS 77584

TABLE OF CONTENTS

EXCLUSIVE INVESTMENT CONTACTS:

LAUREN KONEN
Associate
832.515.4062
lkonen@lee-associates.com

PHIL ROSENFELD
Principal
469.222.4159
prosenfeld@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Dallas nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

Lee & Associates is pleased to offer for sale the fee simple interest in **12152 Shadow Creek Parkway, in Pearland, Texas**. It is a single tenant, single story retail building of 15,832 square feet that is on a single lot totaling 1.5 acres. It is leased to a Texas entity but operated by Kid City USA Enterprises and fully guaranteed by the Corporate offices of Kid City USA Enterprises, Inc. The lease is a 15 year Triple Net lease with approximately 13 years of term remaining. Tenant is responsible all repairs and maintenance on the property, except for the roof, but Landlord's responsibility for the roof expires at the end of the third year of the lease.

The building was built in 2016 and has been occupied by Kid City USA since 2017. Kid City USA (www.kidcityusa.com) is a For Profit childcare/early childhood education provider with approximately 140 locations across the United States. Their business model is primarily franchise based, but they have guaranteed the lease at this location. The business serves children from age 6 months to 12 years with day care and after school programs. Kid City USA has been in business in its current form since 2012

The City of Pearland, Texas located just south of Houston, Texas, is expected to grow from approximately 125,000 people in 2020 to approximately 155,000 people in 2040. The median Household income in Pearland is $112,470.

PROPERTY OVERVIEW

PROPERTY SUMMARY

Address	12152 Shadow Creek Parkway Pearland, TX 77584
Year Built	2016
Building Size	15,832 SF
Rentable SF	15,832 SF
Land Size	1.5 Acres
Property Type	Single Tenant Retail
Parking	50 Spaces
Zoning	PUD (Retail, Office & Services)
County	Brazoria County

TENANT OVERVIEW

Tenant	Kid City USA Pearland
Lease Type	Triple Net (NNN)
Annual Rent	$480,000
Annual Escalations	2%
Original Lease Term	15 Years
Lease Expiration	9/30/2038
Term Remaining	13 Years
Tenant Responsibility	Tenant is responsible for all maintenance, except the roof. After 9/30/26, Tenant is also responsible for all roof maintenance.
Landlord Responsibility	None, except as described above.

Kid City USA

Where Kids Can BEE Kids

TENANT SUMMARY

Kid City USA serves as the occupying Tenant of the Property. While many of the over 140 locations nationwide are franchise owned locations, this location is owned and operated by the Parent Company. Kid City USA is a full service, For Profit, Child Care Company operating in 11 states. They provide Day Care services, Before and After School Services as well as operate full time pre-schools. The Company's Mission is to provide a nurturing environment tailored to the unique needs of children aged 6 weeks to 12 years old. Kid City USA has been in business for over 25 years.

There are 15 Kid City USA locations in Texas, with 3 in the Houston area (League City, Friendswood and Pearland). Most of their locations are found in the suburban area of larger cities like Houston and Dallas that have significant demographic growth or expected demographic growth. Kid City USA has been operating from this location since 2017 and has been the only Tenant in this building.

PROPERTY IMAGES

PROPERTY IMAGES

PROPERTY AERIAL

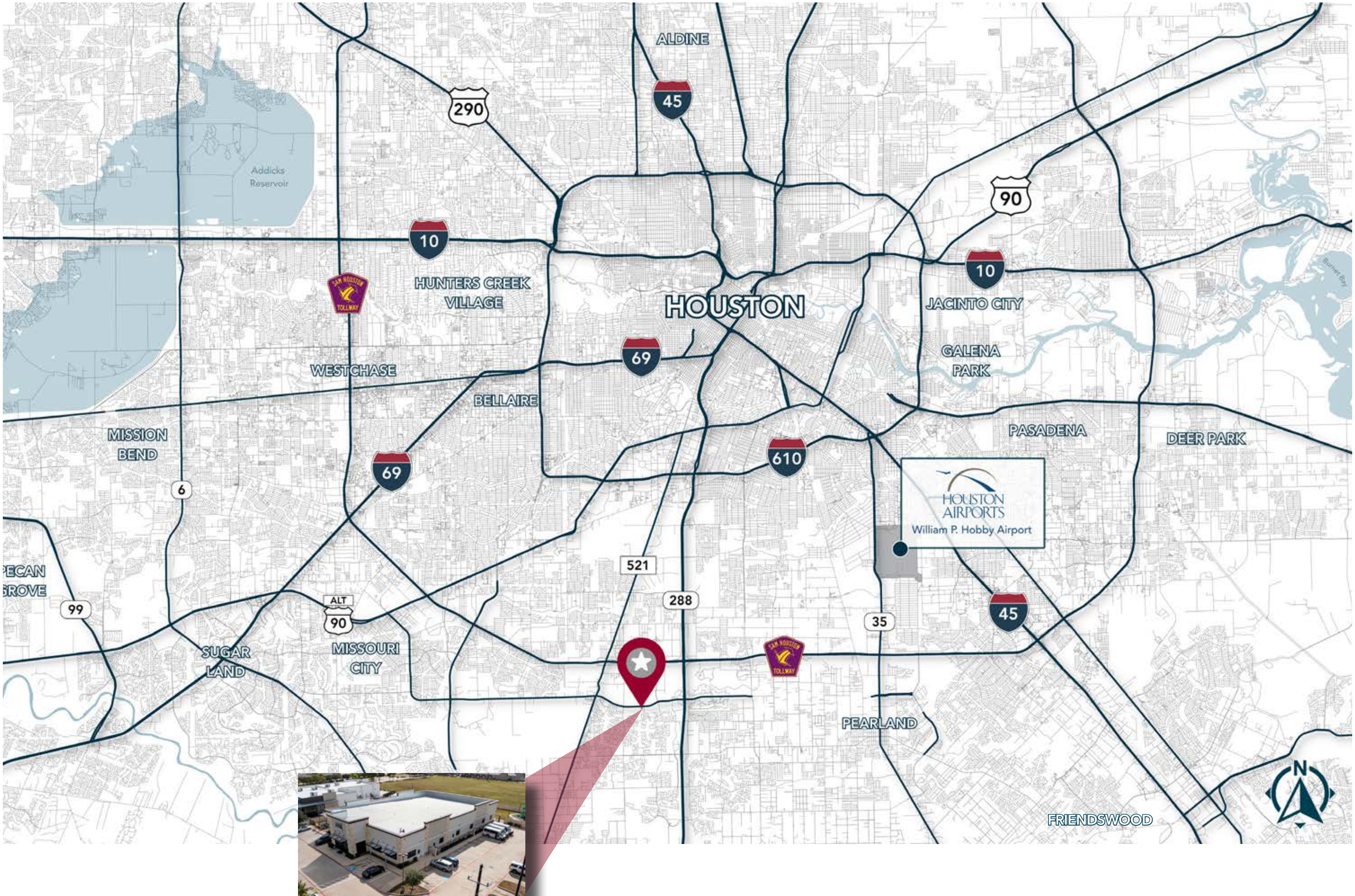
LOCATION OVERVIEW

PEARLAND, TEXAS

12152 Shadow Creek Parkway is ideally located in Pearland, Texas on the northwestern side of the city and just a few minutes south of the southern boundary of Houston, Texas. The property benefits from being located within one of the fastest growing suburbs in the Houston area. In 2000, the population of Pearland was approximately 37,640. By 2025, the population is estimated to be about 130,000 people. The median age of the population is 36.5 years old and the Median Household income is about $112,470. The home ownership rate is over 75%. All of the census data points to an ideal location for Child Care businesses.

The Property is located near mostly single family homes, with easy access off of Shadow Creek Parkway, a Four (4) Lane major thoroughfare. Also nearby is a Junior High School and an Elementary School as well as Retail developments, hotels, office buildings and several city buildings. Pearland is neighbored by Friendswood to the East and Missouri City to the west, two other fast-growing suburbs. The Property is approximately 30 minutes from downtown Houston.

LOCATION MAP



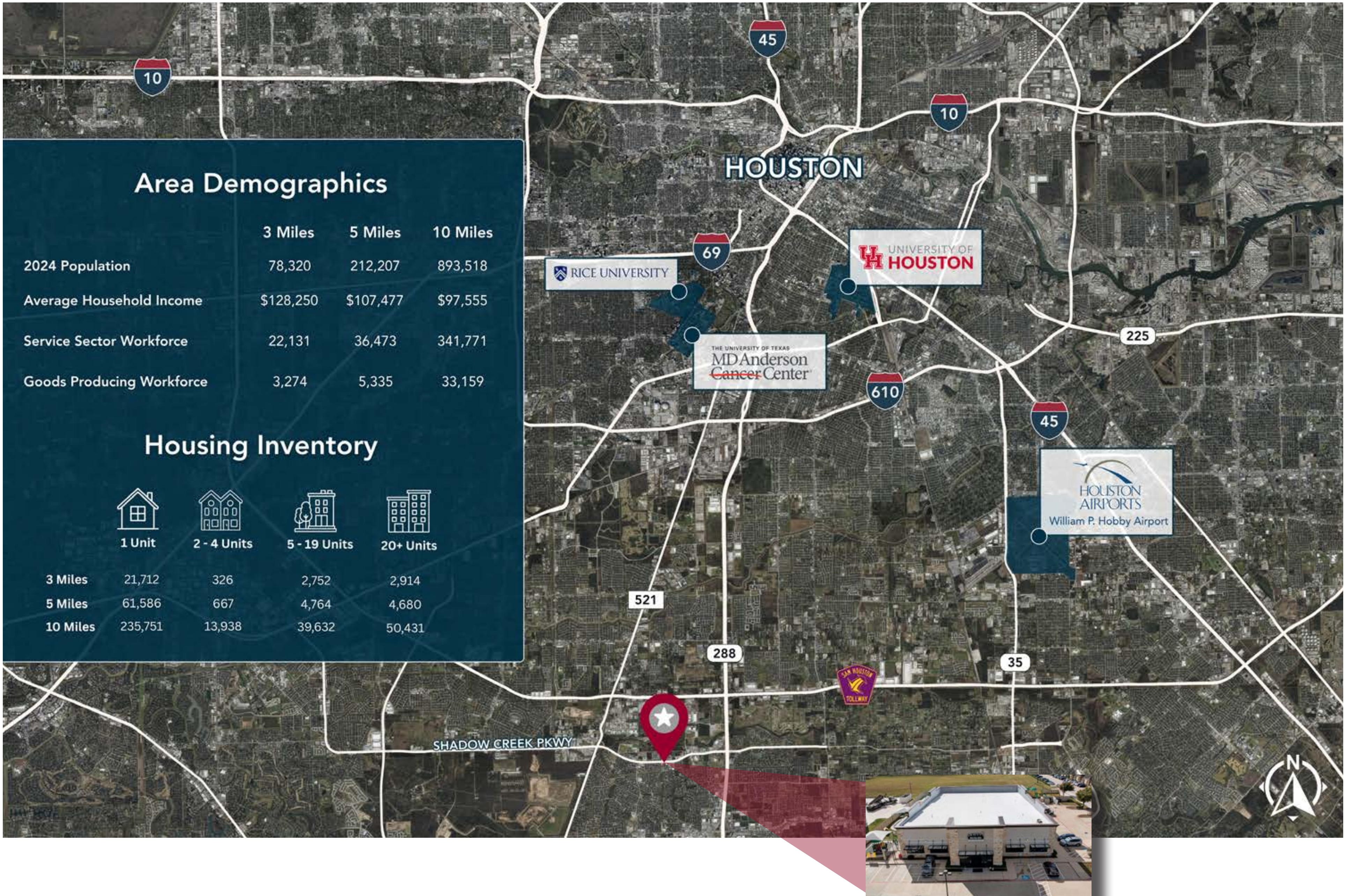
DEMOGRAPHICS

Area Demographics

	3 Miles	5 Miles	10 Miles
2024 Population	78,320	212,207	893,518
Average Household Income	$128,250	$107,477	$97,555
Service Sector Workforce	22,131	36,473	341,771
Goods Producing Workforce	3,274	5,335	33,159

Housing Inventory

	1 Unit	2 - 4 Units	5 - 19 Units	20+ Units
3 Miles	21,712	326	2,752	2,914
5 Miles	61,586	667	4,764	4,680
10 Miles	235,751	13,938	39,632	50,431



PRICING DETAILS

OFFERING INSTRUCTIONS

PURCHASE PRICE

$6,300,000
$398.00/SF (15,832 RSF)

CAP RATE

6.50%

NET OPERATING INCOME (NOI)

$407,988

Offers should be submitted via email to the exclusive brokers listed within this offering memorandum.

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee,appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, CONTACT:

Lauren Konen
Associate
Lee & Associates
832.515.4062
lkonen@lee-associates.com

Phil Rosenfeld
Principal
Lee & Associates
469.222.4159
prosenfeld@lee-associates.com