Flower Mound, TX (Dallas-Ft. Worth MSA)

Guidepost Montessori at Flower Mound (TNC Schools)

Affluent / Explosive Growth Dallas Submarket

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COMMERCIAL REAL ESTATE

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Surrounding Retail

Guidepost Montessori at Flower Mound (TNC Schools)

2501 Simmons Rd, Flower Mound, TX 75022

PRICE: $5,200,000 **CAP RATE:** 6.93%

NOI	$360,424
LEASE TYPE	Corporate NNN
LEASE TERM REMAINING	12+ Years
OPTIONS	Three, 5-Year
BUILDING SIZE	12,113 SF
LOT SIZE	3.90 AC

Extremely affluent parent demographics – $204,000 average household incomes within a 1-mile radius

Over 12 years remaining in the base term of this lease featuring 2% annual rental increases and a full-term corporate guaranty from Guidepost Global Education (see Page 9). The subject property is located in Flower Mound, **a high growth Dallas suburb** that is estimated to experience roughly **20% population growth** over the next five years within a 1, 3, and 5-mile radius.

Surrounding Retail

The Offering

- **Long-Term Lease:** 12+ years remaining on corporate net lease featuring 2% annual rental increases
- **Strong Corporate Backing:** Lease features a full-term corporate guaranty from tenant's parent company – Guidepost Global Education (see below)
- **Oversized Parcel:** Extremely large 3.90 acre lot

About The Guarantor

- **Financial Stability:** EBITDA positive "4-wall" company
- **Large Student Base:** 8,000+ system-wide enrollments driving corporate revenues
- **Experienced Operator:** Owns a network of over 100 Montessori schools in the U.S. and Asia and is led by seasoned executives in the early childhood education sector
- **Strategic Partnerships:** Investors and strategic partners include 2 Hour Learning (Alpha Schools), the leader in AI education, and Learn Capital, one of the prominent edtech venture capital firms in the world

Market Highlights

- **Residential Density:** 4th largest MSA in the country – 8,100,000+ residents
- **Explosive Growth:** Estimated to experience roughly 20% population growth over the next five years within a 1, 3, and 5-mile radius
- **Affluent Parent Demographics:** $204,000 average household incomes within a 1-mile radius of the subject property
- **Economic Stimulation:** Home to the 4th largest concentration of Fortune 500 companies in the country

		CURRENT
Price		**$5,200,000**
Capitalization Rate		**6.93%**
Building Size (SF)		12,113
Lot Size (AC)		3.90
Stabilized Income		
Scheduled Base Rent		$351,060
Additional Rent[1]		$9,364
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	**NNN**	**$0.00**
Net Operating Income		**$360,424**

[1]Tenant pays additional rent to cover administrative/management expenses incurred by Landlord. The Additional Rent increases 2% annually consistent with the Base Rent increases.

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	TNC Flower Mound LLC
Lease Guarantor	Guidepost Global Education
Lease Type	Corporate NNN
Lease Term Remaining	12+ Years
Rent Increases	2% Annually
Rent Commencement	3/26/2018
Options	Two, 10-Year
Year Renovated	2018

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	Tenant's Responsibility
Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	**SQ. FT.**	**TERM YEARS**		**CURRENT RENT**	**MONTHLY RENT**	**YEARLY RENT**
Guidepost Montessori at Flower Mound	**12,113**	**3/26/2018**	3/31/2027	**$351,060**	**$29,255**	**$351,060**
	2% Increase	4/1/2027	3/31/2028		$29,840	$358,082
	2% Increase	4/1/2028	3/31/2029		$30,437	$365,243
	2% Increase	4/1/2029	3/31/2030		$31,046	$372,548
	2% Increase	4/1/2030	3/31/2031		$31,667	$379,999
	2% Increase	4/1/2031	3/31/2032		$32,300	$387,599
	2% Increase	4/1/2032	3/31/2033		$32,946	$395,351
	2% Increase	4/1/2033	3/31/2034		$33,605	$403,258
	2% Increase	4/1/2034	3/31/2035		$34,277	$411,323
	2% Increase	4/1/2035	3/31/2036		$34,962	$419,550
	2% Increase	4/1/2036	3/31/2037		$35,662	$427,941
	2% Increase	4/1/2037	**3/31/2038**		$36,375	$436,500
	Option 1	4/1/2038	3/31/2048		$37,102	$445,230
	Option 2	4/1/2048	3/31/2058		$45,228	$542,732
TOTALS:	**12,113**			**$351,060**	**$29,255**	**$351,060**

LEGEND

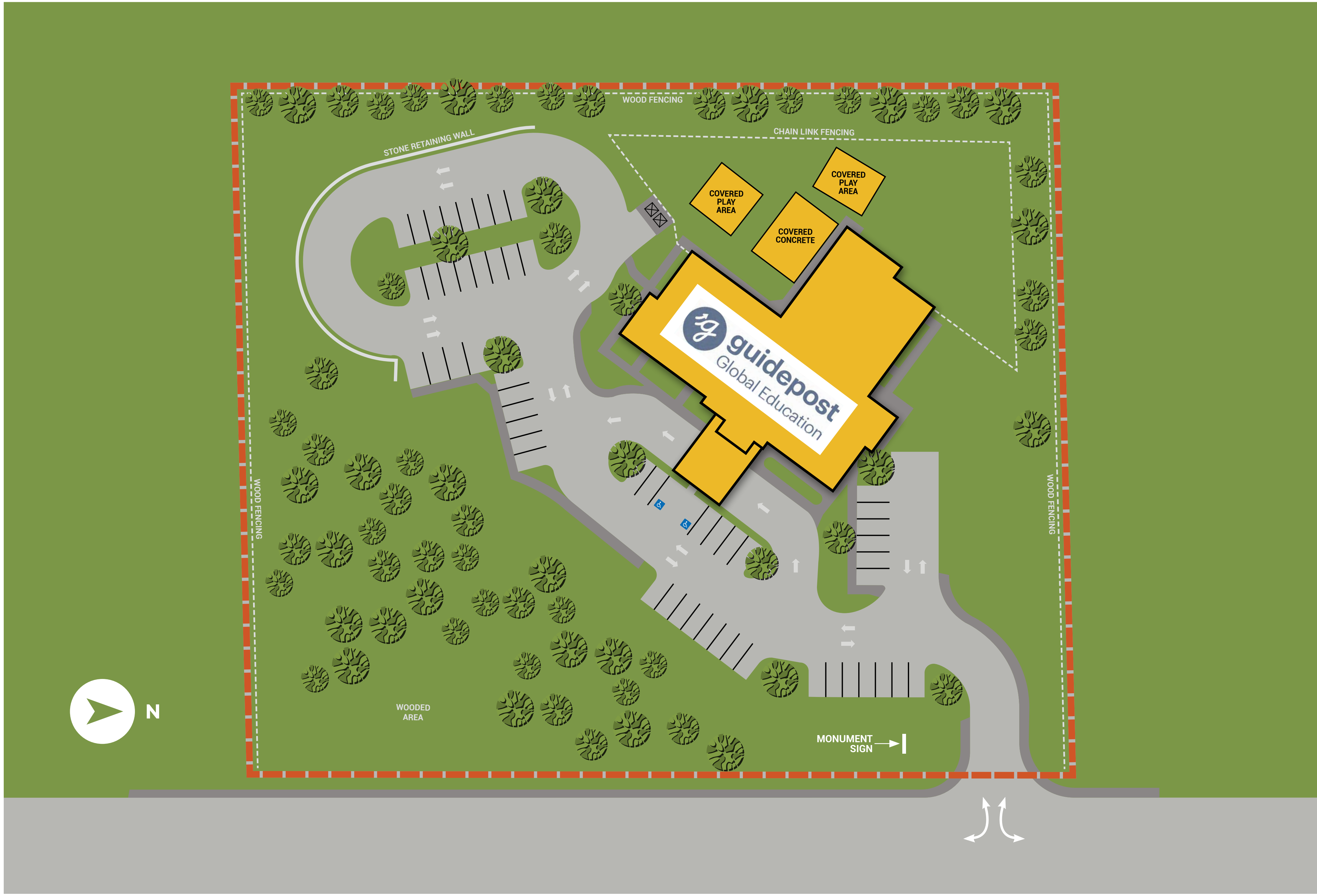
Property Boundary

12,113
Rentable SF

3.90
Acres

55
Parking Spaces

Egress



guidepost
Global Education

8,000+

SYSTEM-WIDE ENROLLMENTS

109+

STORES WORLDWIDE

Guidepost Global Education

About the Guarantor

- EBITDA Positive “4-Wall” Company
- 109 schools globally including 84 in the U.S.
- 8,000+ system-wide enrollments

Company Highlights

- Portfolio includes 84 of the highest-performing schools formerly operated by Guidepost Montessori, trademark / curriculum IP, and the Prepared Montessorian which is 1 of 3 accredited Montessori teacher training institutes in the U.S.
- Investors include Learn Capital, Venn Growth Partners, Cosmic Education Group, Trilogy Group, and Yu Capital whom have a combined $1B+ AUM
- Strategic collaboration with 2 Hour Learning/Alpha Schools, the leader in AI education
- Receives royalties from Cosmic’s 25 Asia campuses

GUARANTOR WEBSITE


Walmart

Culver's

TREK
chili's
Chick-fil-A

McDonald's
Welcome

Located in an affluent Dallas submarket

$204,276

1-MILE AVERAGE HH INCOME

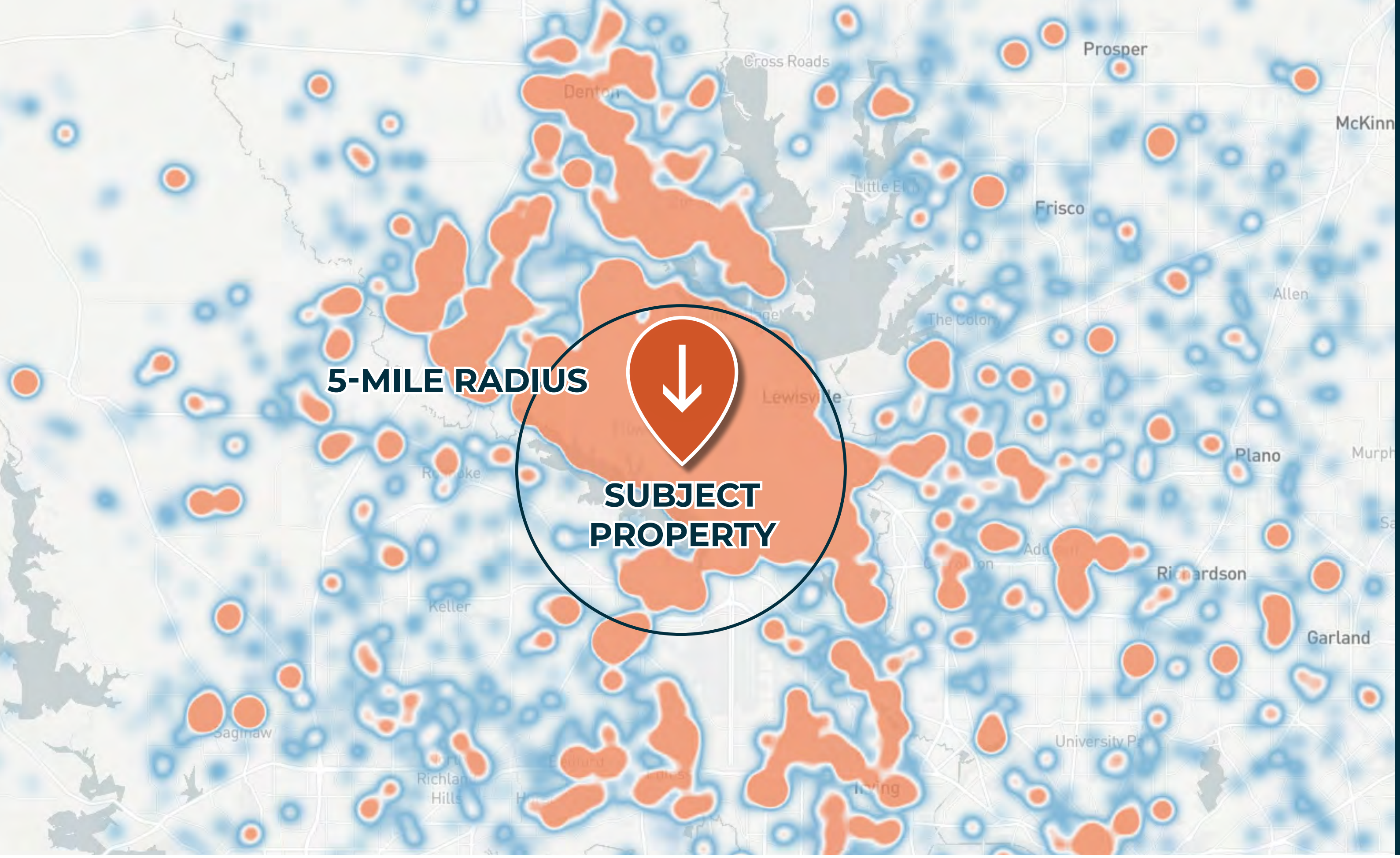
27.7 miles

TO DALLAS

32.5 miles

TO FORT WORTH

GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
DOWNTOWN DALLAS 27.7 MILES
N
Subject Property
guidepost Global Education
FLOWER MOUND
GRAPEVINE LAKE
GRAPEVINE
COPPELL
8,996 VPD
5,558 VPD
19,362 VPD
39,207 VPD
128,527 VPD
130,821 VPD
100,536 VPD
137,198 VPD
95,013 VPD
FLOWER MOUND ROAD
SIMMONS ROAD
INTERNATIONAL PARKWAY
W ROUND GROVE ROAD
SAM RAYBURN TOLLWAY
35E
121
114
635
SPROUTS FARMERS MARKET
KOHL'S
NORTH CENTRAL TEXAS COLLEGE
WHOLE FOODS MARKET
DOLLAR GENERAL
Kroger
Tom Thumb
Walmart Neighborhood Market
Firestone
ups
TACO BELL
SONIC
OLD NAVY
Marshalls
PETSMART
five BELOW
DICK'S SPORTING GOODS
TARGET
Academy
NORTHERN TOOL + EQUIPMENT
SPEC'S
Michaels
Burlington
Office DEPOT OfficeMax
DOLLAR TREE
HOBBY LOBBY
at home
Walmart
ROSS
Dillard's
BEST BUY
COSTCO WHOLESALE
Guitar Center
ASHLEY
LEGOLAND
Burlington
OLD NAVY
ROSS
OFF 5TH
Neiman Marcus
amc THEATRES
amazon
SPROUTS FARMERS MARKET
TRADER JOE'S
Staples
The Container Store
DOLLAR TREE
Bass Pro Shops
GAYLORD TEXAN
NAPA
CVS pharmacy
SAMSUNG
Builders FirstSource
NORTHROP GRUMMAN
Walmart
Methodist SOUTHLAKE MEDICAL CENTER
HomeGoods
Staples
LOFT
BARNES & NOBLE
POTTERY BARN
WILLIAMS-SONOMA
Eddie Bauer
COACH
LOWE'S
COSTCO WHOLESALE
OLD NAVY
TJ·MAXX
KOHL'S
five BELOW
REI co-op
KIRKLAND'S
west elm
Michaels
NORDSTROM rack
Marshalls
sam's club
Walmart
Academy
BEST BUY
BaylorScott&White HEALTH
ROSS
PETCO
TARGET
Office DEPOT OfficeMax
GREAT WOLF LODGE
DFW
DALLAS FORT WORTH INTERNATIONAL AIRPORT
CVS pharmacy
HOBBY LOBBY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Walmart Neighborhood Market** over the past 12 months, signaling strong vistation to the immediate trade area.

Visitation Data

1M Visits

OVER THE PAST 12 MONTHS TO THE NEARBY WALMART NEIGHBORHOOD MARKET

19 Min

AVERAGE DWELL TIME AT THE NEARBY WALMART NEIGHBORHOOD MARKET

*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.

Demographics

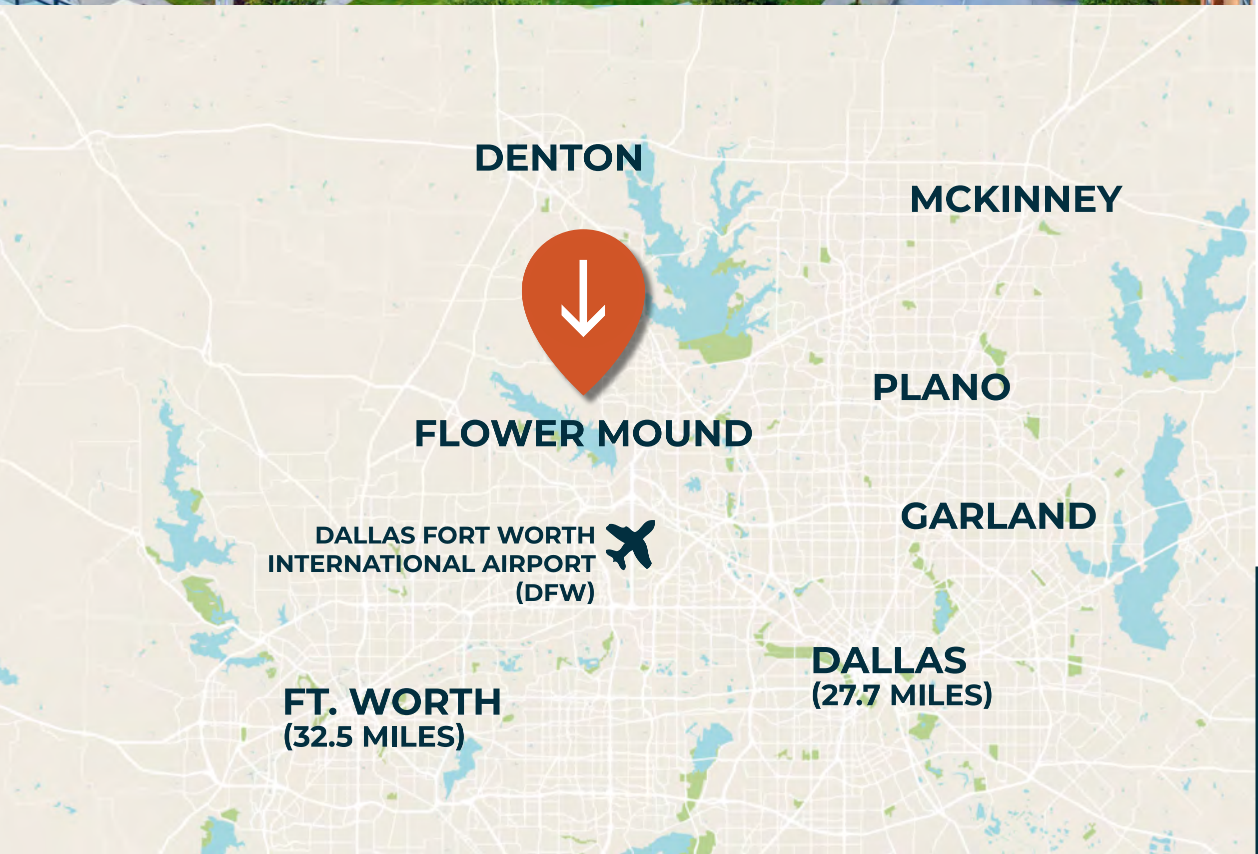
Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2024	11,031	61,724	176,658
2029 PROJ.	13,120	73,757	207,876

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$204,276	$173,569	$145,273
MEDIAN	$185,518	$147,288	$119,073

*Population & Income data sourced from CoStar



Flower Mound, TX

Lakeside Living in the Heart of DFW

An Established Dallas Suburb

- Flower Mound is an affluent, family-oriented community of 79,540 residents in southern Denton County, near the Dallas-Fort Worth Metroplex
- It sits approximately 25 miles northeast of Fort Worth, 28 miles northwest of downtown Dallas, and 3 miles north of the DFW Int'l Airport
- Flower Mound boasts a strategic central location, low tax rate, excellent school system, and overall quality of life
- Convenient access to regional highways including Interstate 35E, Interstate 35W, Interstate 635, State Highway 114, and the Sam Rayburn Tollway

Local Attractions

- Situated between Grapevine Lake and Lake Lewisville, Flower Mound provides access to miles of beautiful shoreline for outdoor activities, including the newly-upgraded 243-acre Twin Coves Park on the north shore of Grapevine Lake
- Additionally, the city has nearly 1,000 acres of parkland, featuring more than 75 miles of hike, bike, and equestrian trails, numerous athletic fields, 57 parks, and 37 unique playgrounds

8.4 Million
DALLAS MSA ESTIMATED POPULATION (2025)

$744 Billion
DALLAS MSA GDP

Why Dallas?

Where Business Meets Big Texas Energy

A City Built for Growth

- Dallas is a vibrant metropolitan city situated along the Trinity River, ranking as the ninth-largest city in the U.S. with an estimated population of 1.3 million residents
- Spanning 9,286 square miles, the Dallas-Fort Worth Metroplex is the largest metropolitan area in Texas and the fourth-largest in the U.S., adding more than 100,000 new residents annually, driven by business expansion, job creation, and relative affordability
- DFW International Airport (~75 million annual passengers) and Dallas Love Field (~18 million annual passengers) connect the metro to 260+ global destinations, supporting commerce and tourism
- Texas levies no state income tax, and its pro-business policy environment continues to attract companies, entrepreneurs, and residents from across the country

A Corporate and Innovation Powerhouse

- The DFW Metroplex is home to 24 Fortune 500 headquarters and over 10,000 corporate offices, including AT&T, ExxonMobil, McKesson, and American Airlines, ranking it third in the U.S. for Fortune 500 concentration
- Consistently ranked a top-5 U.S. metro for corporate relocation, Dallas leads national rankings in job growth and new headquarters activity
- The city hosts the highest concentration of colleges in Texas, with renowned educational institutions including The University of Texas at Dallas, Southern Methodist University, and University of Dallas collectively supporting a highly educated regional workforce
- Named one of the top U.S. metros for startup activity and venture capital growth, Dallas has cultivated a thriving culture of entrepreneurship and innovation that continues to accelerate alongside its population and corporate base

Surrounding Retail

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TREC
TEXAS REAL ESTATE COMMISSION

11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date