

# The Learning Experience Little Elm, TX

**Purchase Price: \$4,000,000**

**Stan Johnson Company**, on behalf of ownership, is pleased to offer the opportunity to acquire a fee-simple building, 100% leased to The Learning Experience (TLE), one of the fastest growing child care and early education franchises in the country. The ± 10,000 SF building is located in Little Elm, Texas, an affluent suburb of the Dallas-Fort Worth Metroplex and its 7.2 million residents. The Dallas-Fort Worth-Arlington Metropolitan area is the largest Metropolitan Statistical Area (MSA) in Texas and the fourth largest in the United States.

## Investment Highlights

- Top-Tier Daycare Provider in Midst of Rapid Expansion
- Attractive Location
- Brand New Build-to-Suit Construction
- New Long-Term Lease with Rent Increases & Renewal Options
- Excellent Visibility and Access
- Robust Demographics



Representative Photos

[Click Here for Website & Full Offering Memorandum](#)

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