

The Learning Experience

5433 North Fry Road | Katy, TX 77449

Purchase Price: \$3,457,000

Stan Johnson Company is pleased to offer for sale to qualified investors a 100% fee-simple building leased to The Learning Experience (TLE), the fastest growing childcare and early education franchise in the country. The ± 10,000 SF building is located in Katy, Texas, an affluent suburb of the Houston Area. Katy is located approximately 20 miles away from downtown Houston, and part of the Greater Houston Metropolitan Statistical Area (MSA), which is the fifth largest MSA in the United States.

The Subject Property is operating under a sixteen (16) year primary lease term with over ten (10) years remaining and features two (2), five (5) year options with ten (10) percent increases every five (5) years during the primary term and option periods.

Investment Highlights

- Advantageous Debt Market Movement
- Houston MSA Acquisition Opportunity
- Affluent Community with Premier Demographics
- Credible Tenant
- “Recession-Proof” Industry Impervious to Internet Disintermediation



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

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