



# THE LEARNING EXPERIENCE

7743 North Sam Houston Parkway East - Humble, TX 77396-4118

THE LEARNING EXPERIENCE - HUMBLE, TX

# EXCLUSIVELY MARKETED BY



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## CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,340 SF Learning Experience Located at 7743 N Sam Houston Pky E in Humble, TX. This Deal Includes a Long-Term 15 year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Unique Investment.

Sale Price

\$5,000,000

## OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$300,000
Price / SF:	\$483.56
Guarantor:	Maru Holdings

## BUILDING INFORMATION

Street Address:	7743 N Sam Houston Pky E
City, State, Zip:	Humble, TX 77396-4118
County:	Harris
Building Size:	10,340 SF
Lot Size:	0.97 Acres
Year Built:	2014





# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- The Franchisee of This School is the Largest Collective Franchisee Within the The Learning Experience System; They Are Very Experienced Operators With a Proven Track Record of Success
- This Center Has Had a Stabilized Enrollment of 85%+ Over the Last Few Years
- Long-Term 15 year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- The Learning Experience Started in 1980 With One Center and Has Since Grown to 450+ Locations That Are Open or Under Development; They Are a Clear Leader and One of the Fastest Growing Names in the Early Education Sector
- Affluent Demographics With a Population of 138,791 Residents Making an Average Household Income of \$70,095 Within a 5-Mile Radius
- Nearby Feeder Elementary Schools Include: Northbelt, Fall Creek, Francis, Park Lakes, Johnson and Jack Fields
- Humble, TX, a Suburb of Houston, Has Small-Town Charm Without Sacrificing Access and Convenience to Downtown City Life
- Top Employers in the Area Include Texas A&M, Rice University and Houston Methodist Hospital
- Nearby Retailers Include Walmart Supercenter, Target, Whole Foods Market, Lowes, Walgreens, Chili's, Starbucks, McDonald's, Whataburger and Lone Star Market



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



## LEASE ABSTRACT

Tenant:	The Learning Experience
Premises:	10,340 SF
Base Rent:	\$300,000
Rent Per SF:	\$29.01
Lease Commencement:	Close of Escrow
Lease Expiration:	15 Years From Close of Escrow
Lease Term:	15 Years
Renewal Options:	2 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Maru Holdings

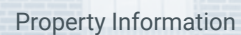




SECTION 3

# *PROPERTY INFORMATION*



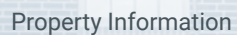




# PROPERTY IMAGES









# AERIAL MAP





# DEMOGRAPHICS MAP & REPORT

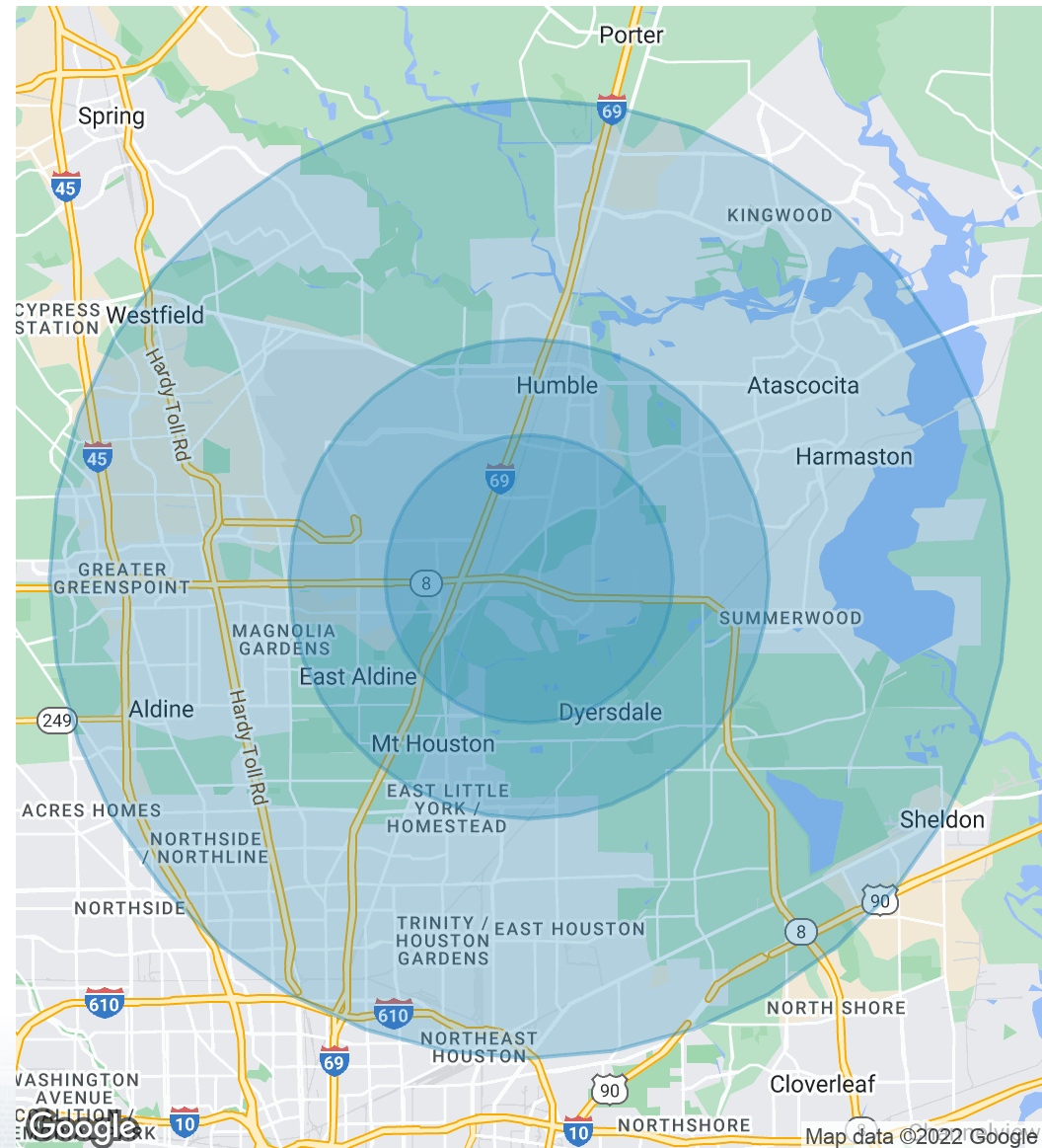
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,076	138,791	666,555
Average Age	33.3	33	33.3
Average Age (Male)	31.5	31.2	32
Average Age (Female)	33.4	33.5	34.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,276	47,648	230,832
# of Persons per HH	3	2.9	2.9
Average HH Income	\$81,133	\$70,095	\$66,642
Average House Value	\$163,705	\$152,475	\$140,479

## TRAFFIC COUNTS

Sam Houston Parkway	124,921 VPD
Eastex Freeway	209,569 VPD
Interstate 45	290,908 VPD
Humble Road	18,799 VPD

\* Demographic data derived from 2020 ACS - US Census







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Houston, TX



Memorial Hermann Northeast Hospital

## HUMBLE, TX

Humble, Texas, in Harris county, is 17 miles N of Houston, Texas. The city is located approximately 18 miles north of downtown Houston, in the northeast quadrant of Harris County. The city occupies approximately 10 square miles. Downtown Humble is located on a salt dome. Most of the petroleum production is shallow and encircles the city by about a 2.5-mile radius. The people of the city are in the Houston metropolitan area. Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expansive city in the whole country. The City of Humble had a population of 17,370 as of July 1, 2022.

Humble, being a suburb of the City of Houston, Humble is naturally linked economically to the Greater City of Houston region. Many of the area residents work in Houston's diverse business community that includes the petrochemical industry, world renown medical facilities, land, air and water based shipping and transportation, energy, manufacturing, educational facilities and tourism. However, with the large number of commercial businesses located in the City, the daytime population of Humble dramatically increases. The city profits from a number of large employers including a major retail outlet, state-of-the-art medical facilities, manufacturing, and smaller but well established retail and service type businesses. The city also benefits from being immediately adjacent to the Houston Intercontinental Airport. This has helped propel growth in the hotel/motel industry within the city bringing numerous visitors into our city for shopping and dining opportunities. Major employers include Memorial Hermann Northeast Hospital, Humble ISD, Lawler Foods, CDI Seals and Harris County Annex.

The city of Humble offers several parks and open spaces including Hirsch Memorial Park, Humble City Park, Timberwood Park, Uptown Park, and Schott Park. Some of the local churches worth visiting are the First Baptist Church of Humble, Bread of Life Baptist Church, Lamb of God Lutheran Church, and Church of Christ Humble. You can also visit Humble Museum to explore the city's history. Shopping can be enjoyed at Deerbrook Shopping Center. Humble and nearby attractions include: Mercer Arboretum and Botanical Gardens, Humble Historical Museum, Jesse H. Jones Park and Nature Center, San Jacinto Battleground State Historic Site, Sheldon Lake State Park and National Museum of Funeral History. Other tourist attractions in nearby Houston include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park. Houston is home to Discovery Green, Buffalo Bayou Park and Sam Houston Park. Within Hermann Park are the Houston Zoo and the Houston Museum of Natural Science.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## TENANT OVERVIEW

Company:	Private
Founded:	1980
Locations:	275+
Headquarters:	Deerfield Beach, FL
Website:	<a href="http://thelearningexperience.com">thelearningexperience.com</a>

## THE LEARNING EXPERIENCE

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, Florida the unique and proprietary programs that the Weissmans developed quickly caught on and the expansion soon followed. The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as they say at TLE®, "learn, play, and grow!" The company is an industry leader and one of the nation's fastest growing early education and child care franchises, with a proven track record of success for both the students and the franchisees. More than 95% of their pre-school graduates read before kindergarten, and more than 70% of their franchisees buy additional units or refer new franchisees to the company. The Weissman family started TLE® in 1980 with one location in Boca Raton, FL. More than 275 locations have opened since, each built on the same effective early childhood programs the Weissmans developed, the company is America's fastest growing childcare franchise that is recognized as a leader in the early education industry.



# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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## **Texas Disclosure**

### **PAGE TITLE: ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.



#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.