



KID CITY USA

790 South MacArthur Boulevard - Coppell, TX 75019

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary
- 9 Exterior Property Images
- 10 Interior Property Images

3 PROPERTY INFORMATION

- 12 Location Map
- 13 Aerial Map
- 14 Aerial Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview

5 TENANT OVERVIEW

- 19 Tenant Profile
- 20 Confidentiality Agreement
- 22 IABS - TX

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 12,576 SF Kid City USA Located at 790 South MacArthur Boulevard in Coppell, TX. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities and Corporate and Personal Guarantee, Providing For a Secured Investment.

Sale Price	\$6,814,815
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OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$460,000
Price / SF:	\$541.89
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	790 South MacArthur Boulevard
City, State, Zip:	Coppell, TX 75019
County:	Dallas
Building Size:	12,576 SF
Lot Size:	2.07 Acres
Year Built:	1995



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Kid City USA Has Been in Business For More Than 20 Years With Over 100 Locations; They Are Rapidly Expanding Due to the Quality of Their Programs
- Corporate and Person Guarantee
- Nearby Feeder Elementary School Include: Lakeside Elementary, Pinkerton Elementary, Riverchase Elementary, Mockingbird Elementary and Town Center Elementary
- Nearby Retailers Include: Kroger, Tom Thumb, Target, Natural Grocers, Walmart Supercenter, Bank of America, Chase Bank, Newk's and Wataburger
- Coppell, a Suburb of Dallas, is Conveniently Located 20 Minutes From the Dallas-Fort Worth Airport and Baylor Scott and White Medical Center and 30 Minutes From the University of North Texas and Dallas's Vibrant Downtown
- Wealthy Demographics With an Average Household Income of \$124,932 and a Population of 30,630 Residents Within a 3-Mile Radius



SECTION 2

LEASE ABSTRACT

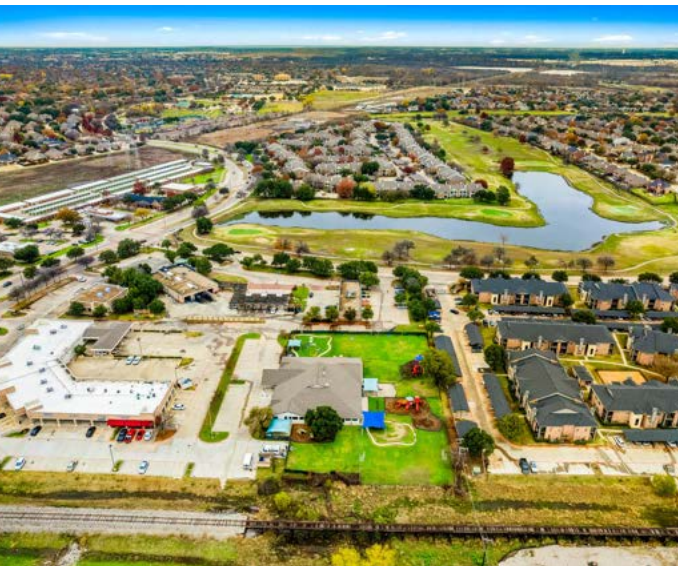
LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Discover & Share
Premises:	12,576 SF
Base Rent:	\$460,000
Rent Per SF:	\$36.58
Lease Commencement:	12/02/2022
Lease Expiration:	11/30/2037
Lease Term:	~15 Years Remaining
Renewal Options:	4 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:	No
Guarantor:	Personal & Corporate

EXTERIOR PROPERTY IMAGES



INTERIOR PROPERTY IMAGES

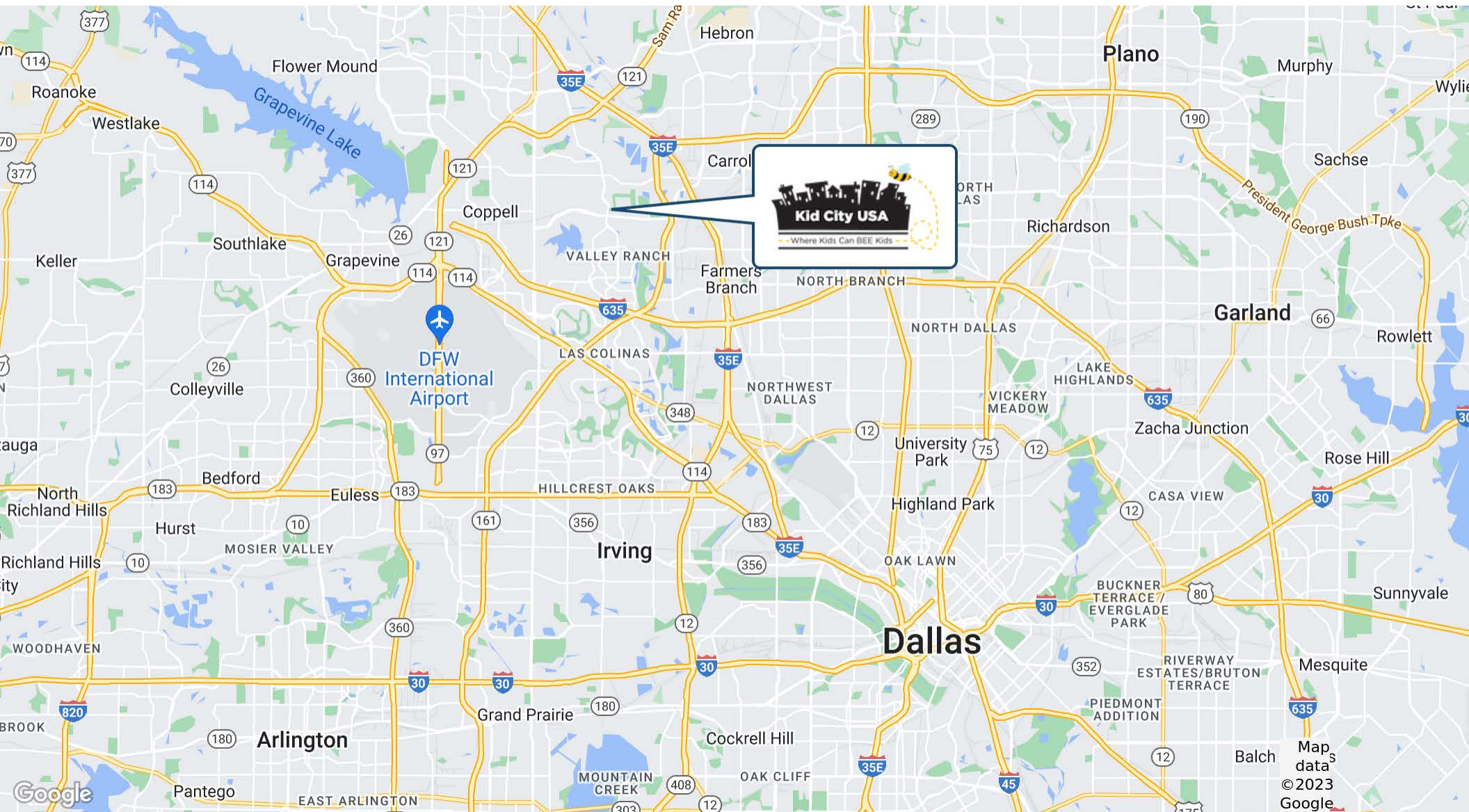




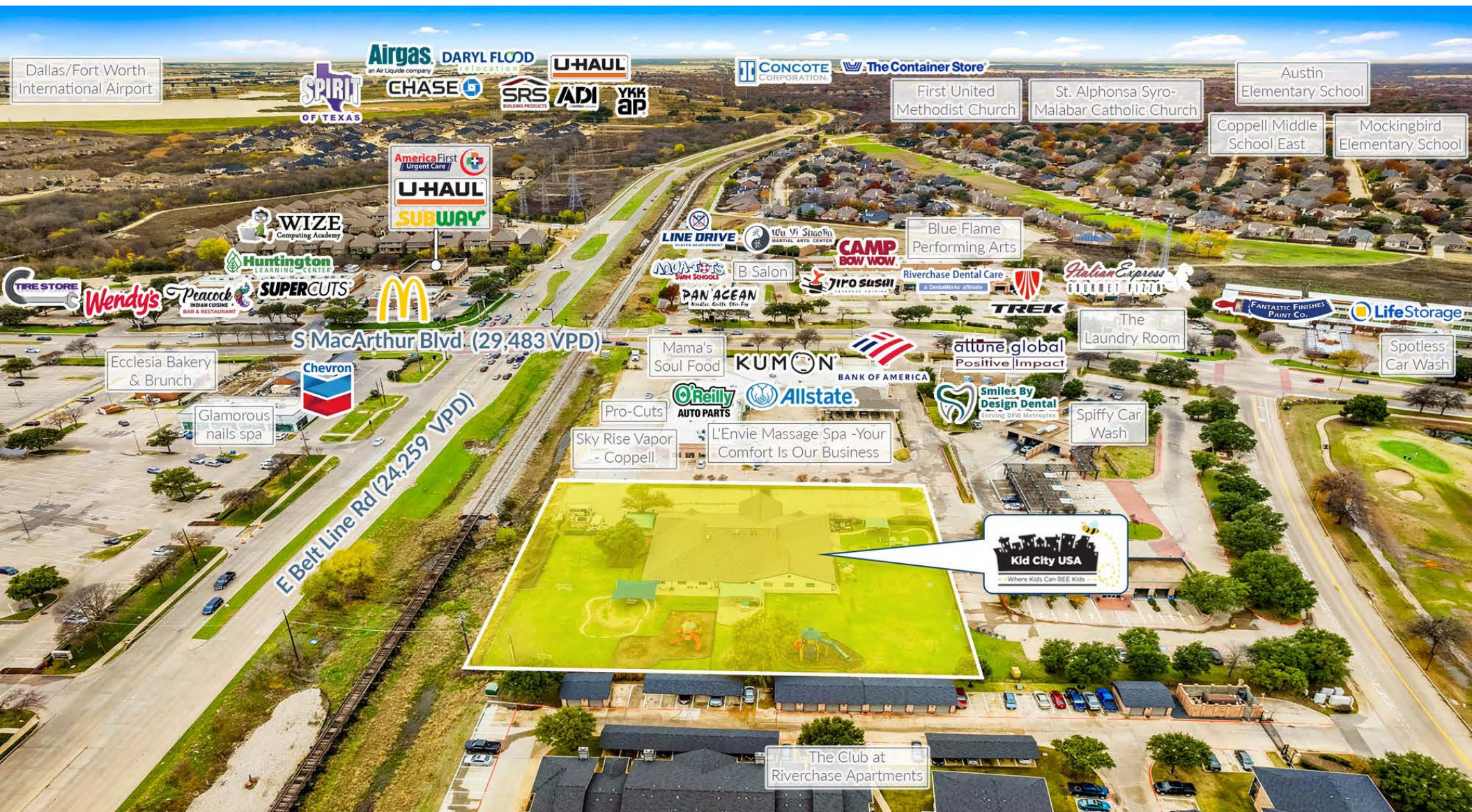
SECTION 3

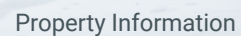
PROPERTY INFORMATION

LOCATION MAP



AERIAL MAP





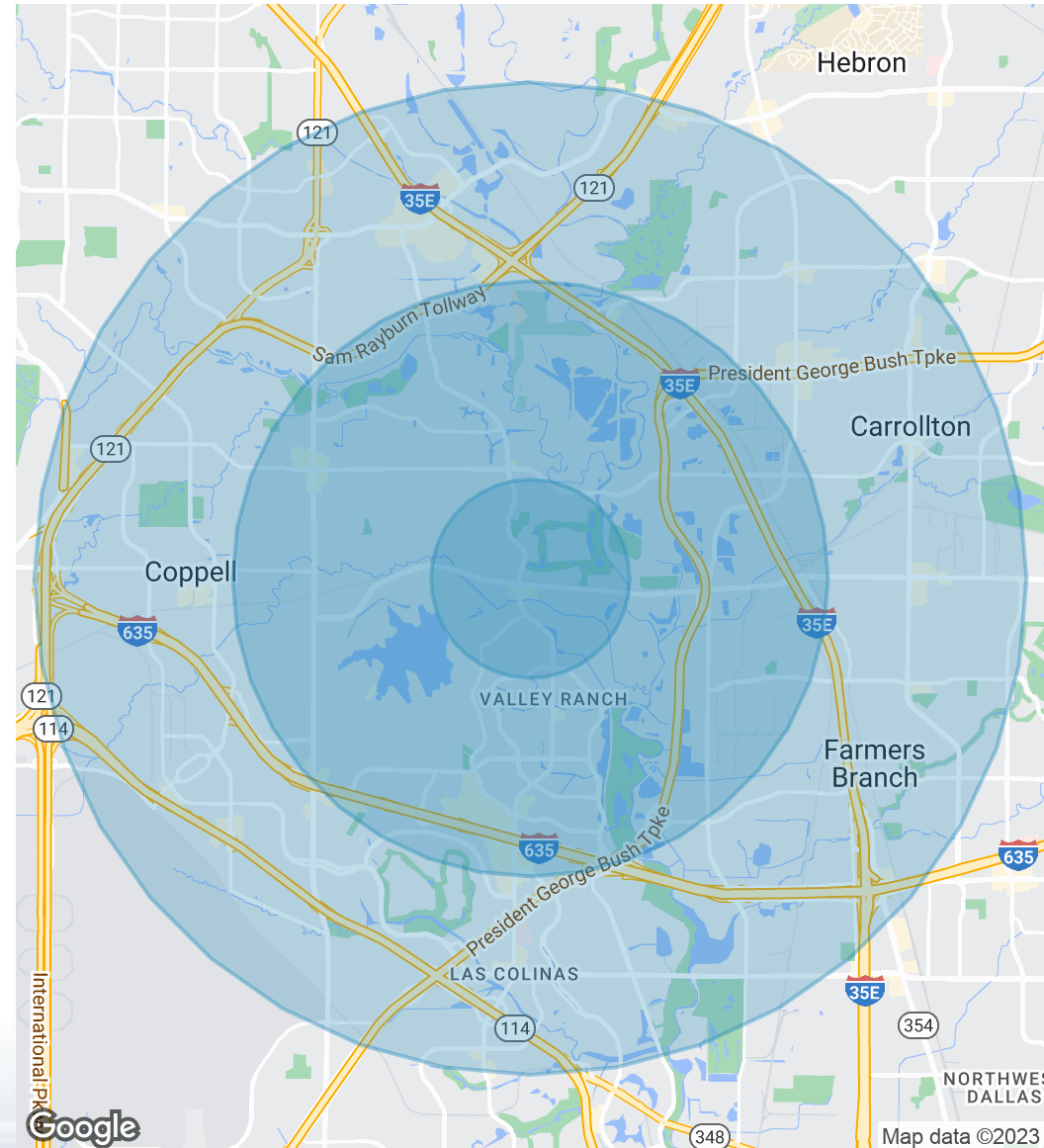
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,999	68,715	223,267
Average Age	37.1	38.1	36.1
Average Age (Male)	36.2	37.2	34.9
Average Age (Female)	37.0	38.6	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,388	26,909	86,788
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$125,597	\$134,484	\$111,718
Average House Value	\$409,847	\$375,797	\$320,494

TRAFFIC COUNTS

N MacArthur Blvd	29,483 VPD
E Belt Line Rd	24,259 VPD
President George Bush Tpke	53,227 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Amazon



DFW International Airport

COPPELL, TX

The City of Coppell is located in the northwest portion of Dallas County with a small area of the city extending into Denton County. The city is bound by the cities of Lewisville on the north, Grapevine on the west, Carrollton on the east, Irving on the south, Dallas on the southeast, and the Dallas-Fort Worth International Airport on the southwest. Interstate Highway 635 is a direct route between the City and City of Dallas. The City of Fort Worth is approximately 20 miles to the southwest via Highway 121. Coppell's land area is 14.71 square miles and has an estimated population of 42,983. In addition to the diverse residential community, Coppell is also home to 1,900 businesses, including 280 corporate headquarters and 1 fortune 500 businesses.

Coppell's central location, superior school system, excellent quality of life, and commitment to the business community explain why over 1,000 businesses call Coppell home. Coppell has a large industrial area within the city with rail service and adequate water storage to meet fire protection and other demands. The City is not financially dependent upon any one industry or type of industry. Railroad freight service is provided by the Dallas, Garland, and Northeastern Railroad which operates along the Cotton Belt Rail Corridor. Coppell's economy relies largely on its proximity to DFW International Airport, which is directly to its southwest and accessible by multiple highways and surface routes. As such, many corporations have shipping, distribution facilities and headquarters in a large commercial zone comprising the southwestern section of the city. Among them are Amazon, Lucent, The Container Store, Gordon Foods, Samsung, Mohawk Industries and many more. It is also home to AAA Texas Headquarters. Major employers in the city include: Amazon, U.S. Postal Service – N Texas Processing & Distribution Center, Coppell Independent School District, Verizon Service Center & IBM.

While in Coppell, you can spend your leisure hours at the Andrew Brown Community Park, Denton Creek Park, Allen Road Park, Hunterwood Park, Grapevine Springs Park and Riverchase Park. Wagon Wheel Park includes 6 baseball fields, 8 tennis courts and 5 soccer fields. You can also visit the Dallas World Aquarium, Fort Worth Botanic Garden, Southfork Ranch or the Dallas Zoo from Coppell. The City of Coppell also organizes various recreational events and festivals throughout the year, such as the Oaktober Fest, Spirit of Coppell July 4th Celebration and the Sweetheart Ball Dance.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	100+
Headquarters:	Port Orange, FL
Website:	kidcityusa.com

KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment filled with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child. For over 20 years, Kid City USA has grown to over 100 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.

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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Exclusively Marketed by:

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TEXAS DISCLOSURE: 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.