



KID CITY USA

2101 Shiloh Road - Tyler, TX 75703

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 8,273 SF Kid City USA Located at 2101 Shiloh Road in Tyler, TX. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities Having a Corporate and Personal Guarantee, Providing For a Secure Investment.

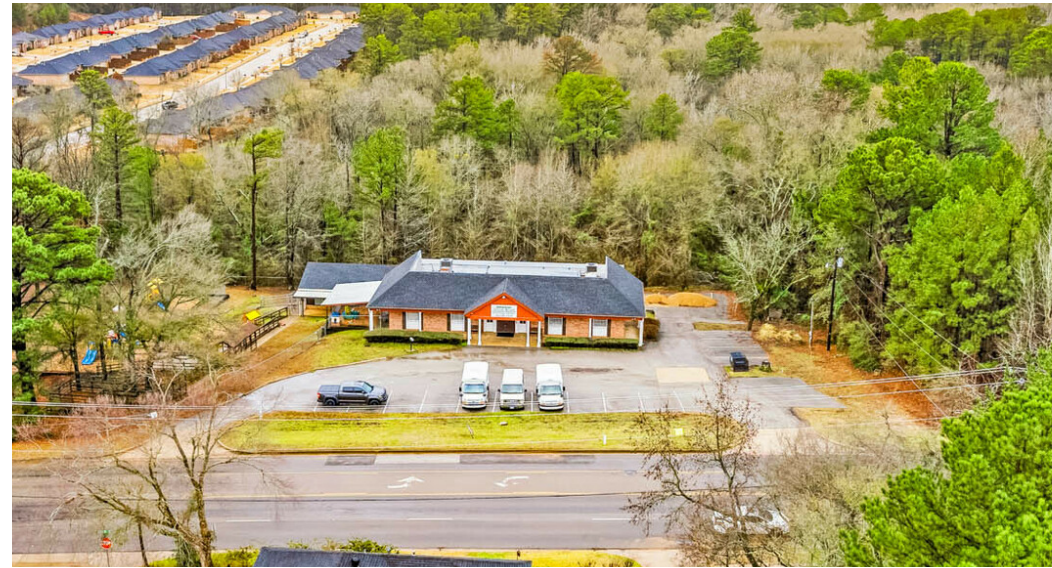
Sale Price	\$2,488,889
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OFFERING SUMMARY

Cap Rate:	6.75%
NOI:	\$168,000
Price / SF:	\$300.84
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	2101 Shiloh Road
City, State, Zip:	Tyler, TX 75703
County:	Smith
Building Size:	8,273 SF
Lot Size:	1.41 Acres
Year Built:	1980



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 Personal Guarantee
- Nearby Feeder Elementary School Include: Rice, Woods, Clarkston, Bell and Gary
- Demographics With an Average Household Income of \$77,405 and a Population of 98,861 Residents Within a 5-Mile Radius
- Conveniently Located Minutes From UT Health Tyler, a 359-Bed Hospital; This is Just a Short 10 Minute Drive to The University of Texas at Tyler With an Average of 10,250 Students and Staff
- A Short Minute Drive to Tyler Pounds Regional Airport Serving 150,000 Passengers Per Year
- Less Than a 2 Hour Drive to Either Dallas, the Third Largest City in Texas, or Shreveport, the Third Most Populous City in the Louisiana
- Nearby Retailers Include: Broadway Square Mall, Walmart Supercenter, Sprouts, Target, Lowes, Family Dollar, BJ's Restaurant and Brewhouse, Applebee's and Chuy's



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

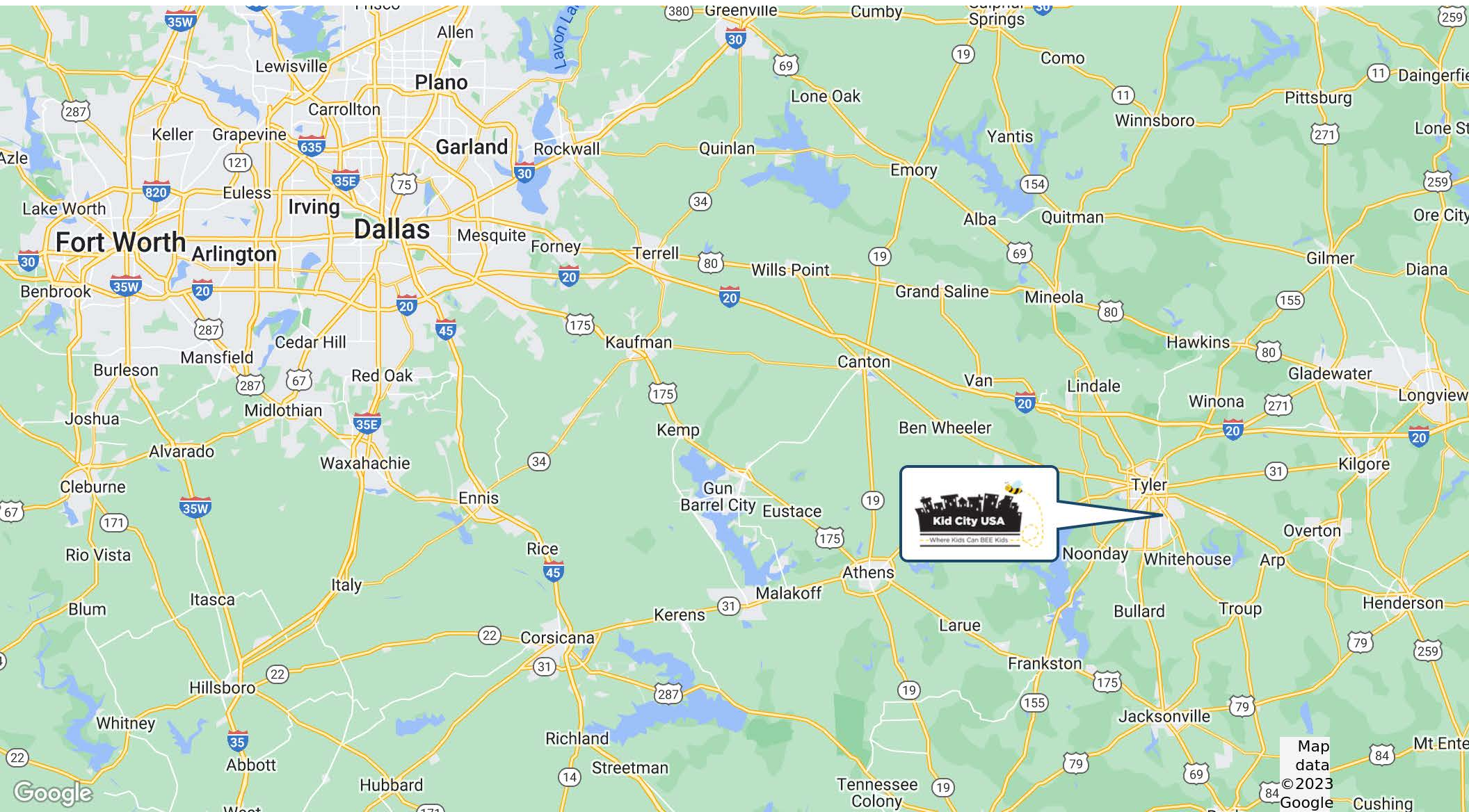
Tenant:	Kid City USA
Premises:	8,273 SF
Base Rent:	\$168,000
Rent Per SF:	\$20.31
Lease Commencement:	2/13/2023
Lease Expiration:	2/13/2038
Lease Term:	15 Years
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
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:	None
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

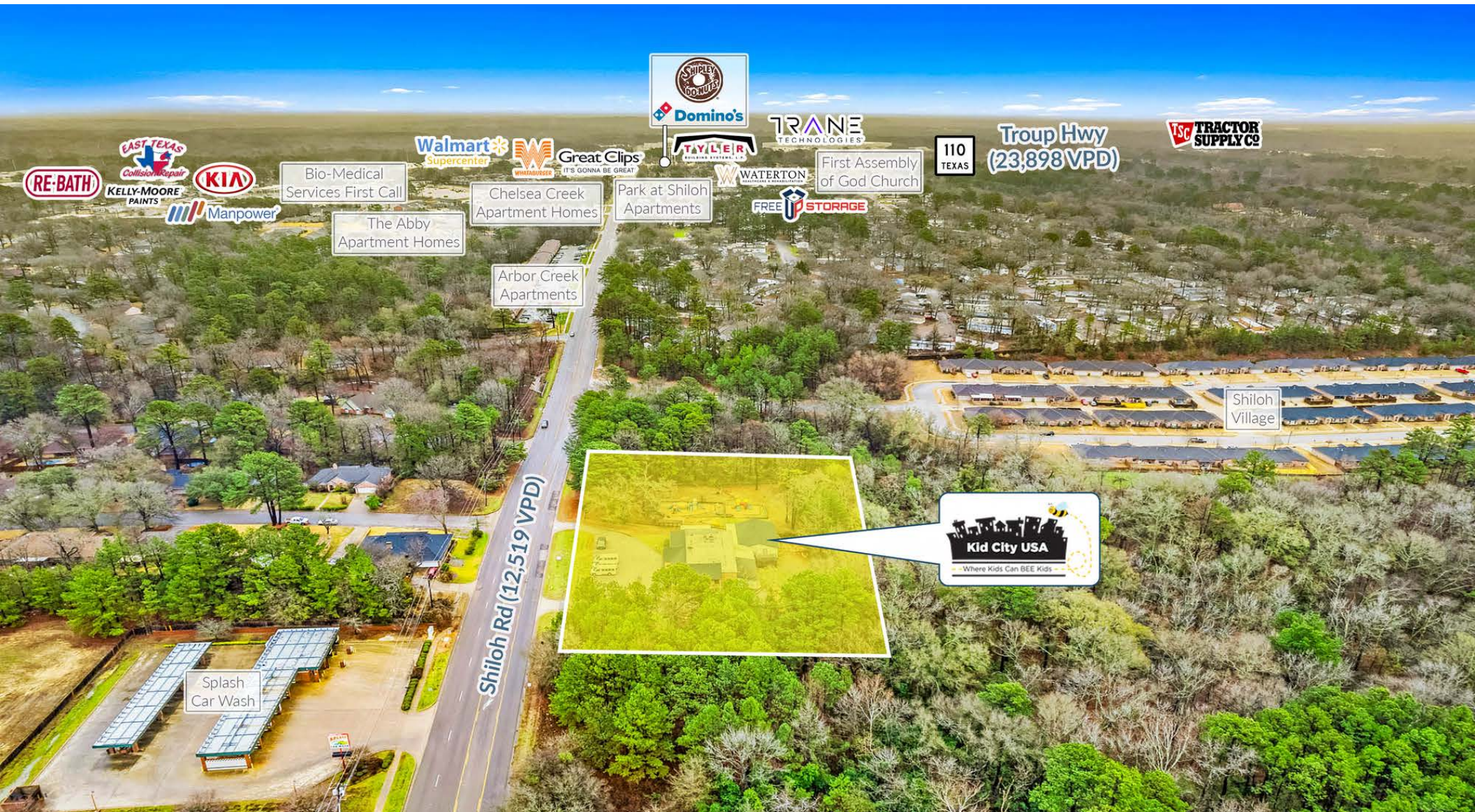
LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

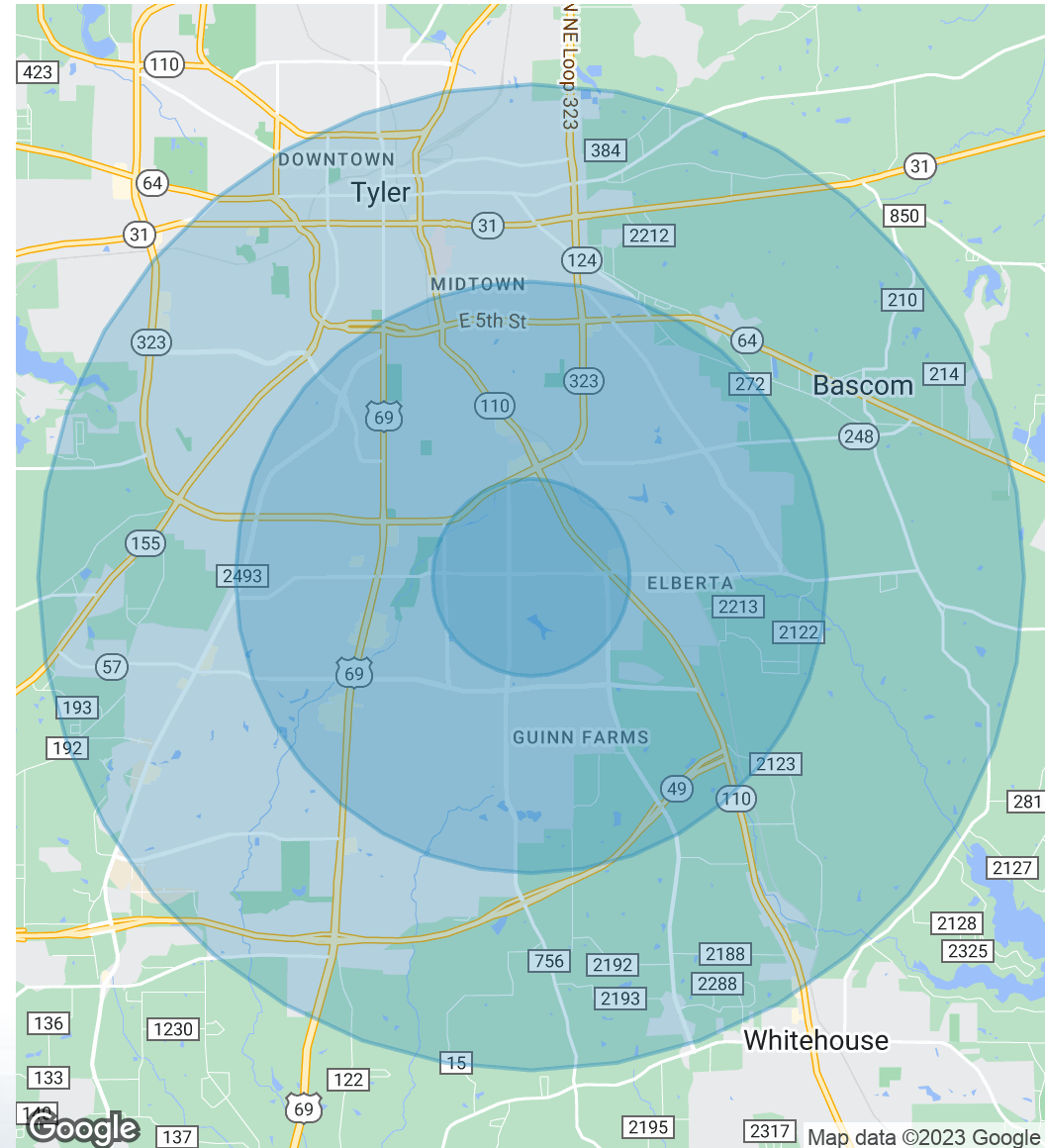


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,930	98,861	177,210
Average Age	38.0	37.8	37.2
Average Age (Male)	35.4	36.1	35.1
Average Age (Female)	39.4	38.8	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,373	39,176	66,293
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,410	\$77,405	\$77,558
Average House Value	\$196,379	\$181,794	\$166,863

TRAFFIC COUNTS	
Paluxy Dr	13,232 VPD
Shiloh Rd	12,519 VPD
Troup Hwy	23,898 VPD





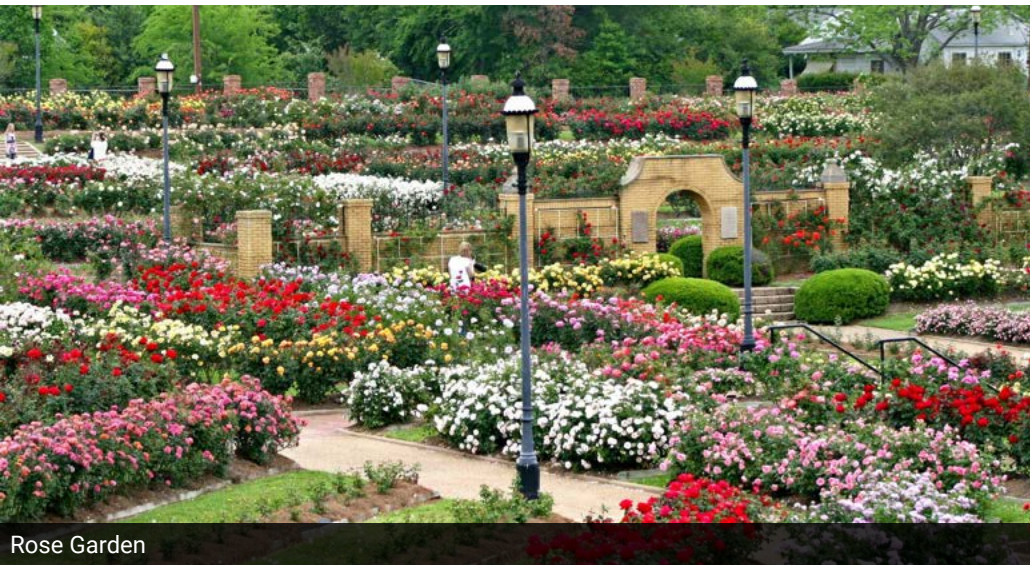
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



UT Health Tyler



Rose Garden

TYLER, TX

Tyler is located on U.S. Highway 69 just south of Interstate 20 equal distance (approximately 90 miles) between the cities of Dallas, Texas and Shreveport, Louisiana. It's known as the "Rose Capital of America" or simply "Rose City". The area encompasses approximately 53 square miles with a population of 106,592 as of July 1, 2022. It serves as the principal city of the Greater Tyler metro area, and a principal city in the Tyler-Longview area, a conurbation of the Tyler and Longview metropolitan and combined statistical areas.

As a center of advanced manufacturing, health care, educational, and retail sectors, it offers companies a quality, middle market location with many of the advantages of a major market. The economy is diverse and the area offers abundant and low cost labor, land, and buildings. One of the fastest growing and most significant industries in Tyler comes from the medical community. Given its 3 primary hospitals and a large number of supporting clinics, practices, and specialty hospitals, it has become the regional medical hub of East Texas. It is home to one of the fastest growing campuses in the University of Texas system, UT Tyler, which currently has 10,334 students. The technology sector is strengthening with the 2012 Milken Institute's Best Performing Cities Report noting the 77% growth in the telecommunications industry over the last five years. The annual Tyler Tech Expo serves as a valuable resource for area professionals and technology companies. Principal employers in the city include: CHRISTUS Trinity Mother Frances, UT Health East Texas, Tyler Independent School District, Sanderson Farms and Walmart.

There are also many tourist attractions. The Texas Rose Festival includes the crowning of the Rose Queen attracting a large number of visitors each year. The East Texas State Fair takes place each September for one week providing music, carnival rides and games, and 4H activities. The Azalea Trails and Tyler State Park provide nature trails and camping in a scenic setting. Visitors enjoy swimming, hiking, bicycle riding, canoeing, fishing, camping and picnicking. Lake Palestine and Lake Tyler are in the region as well as numerous quality golf courses. Lake Tyler East, located twelve miles southeast of the City, are popular recreational and fishing sites. Tyler Skateplex has one of the largest skating floors in the nation.



SECTION 5

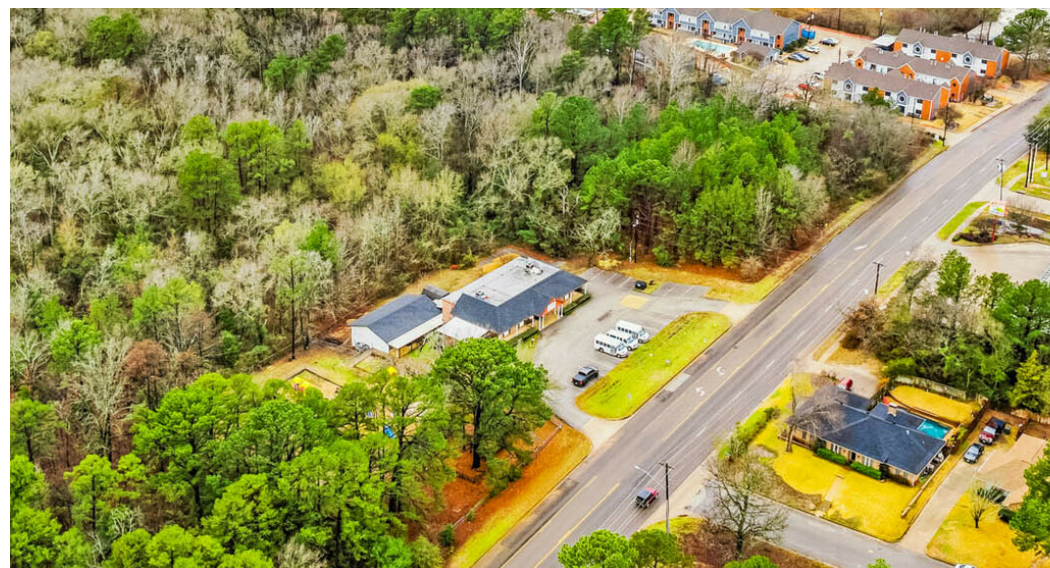
TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	100+
Headquarters:	Daytona Beach, 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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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.