



Crème de la Crème

# KINDERCARE

5516 West Plano Parkway - Plano, TX 75093

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

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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 20,417 SF KinderCare Located at 5516 West Plano Parkway in Plano, TX. This Deal is 100% Leased to KinderCare on an Absolute Triple Net (NNN) Lease and the Lease Features CPI Rental Increases Every Five Years, Providing For a Secured Investment.

Sale Price	\$6,265,097
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## OFFERING SUMMARY

Cap Rate:	8.75%
NOI:	\$548,196
Price / SF:	\$306.86
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	5516 W. Plano Pkwy
City, State, Zip:	Plano, TX 75093
County:	Collin
Building Size:	20,417 SF
Lot Size:	2.95 Acres
Year Built:	1998



Actual Property Image



Actual Property Image



# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- KinderCare is the Largest For-Profit Childcare Company in North America and a Leader in Early Education With a Network of Over 2,300 Locations Across the Country Serving More Than 165,000 Children and Employing Over 38,000 Teachers and Staff
- Crème de la Crème is a Premium Early Education Organization With 45+ Locations Nationally and Were Recently Acquired By KinderCare, Which Corporately Backs the Lease
- The Asset is 100% Leased to KinderCare (Crème de la Crème) on an Absolute Triple Net (NNN) Lease
- The Lease Features CPI Rental Increases Every Five Years
- Total Consumer Spending on Education and Daycare Exceeds \$218 Million Annually Within a 3-Mile Radius of This Location
- The Childcare and Early Education Industry is Projected to Grow at an Annual Rate of 5.0% Over the Next Five Years Due to the Rising Population of Young Children as Well as the Societal Shift That Has Sent More Parents Into the Workforce
- There Are Approximately 454,625 Residents in a 5-Mile Radius and an Average Household Income That Exceeds \$135,075 in a 1-Mile Radius of the Property
- The Property is Ideally Positioned on a 2.95 Acre Corner Lot Between Several Large Suburban Neighborhoods and Many Key Employers in the Area





SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	KinderCare
Premises:	20,417 SF
Base Rent:	\$548,196
Rent Per SF:	\$26.85
Lease Commencement:	April 2, 2004
Lease Expiration:	May 1, 2026
Lease Term:	1 Year and 9 Months Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	CPI Every Five Years
Lease Type:	Absolute 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:	Corporate

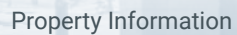




SECTION 3

# *PROPERTY INFORMATION*







# PROPERTY IMAGES





# AERIAL MAP





# AERIAL MAP





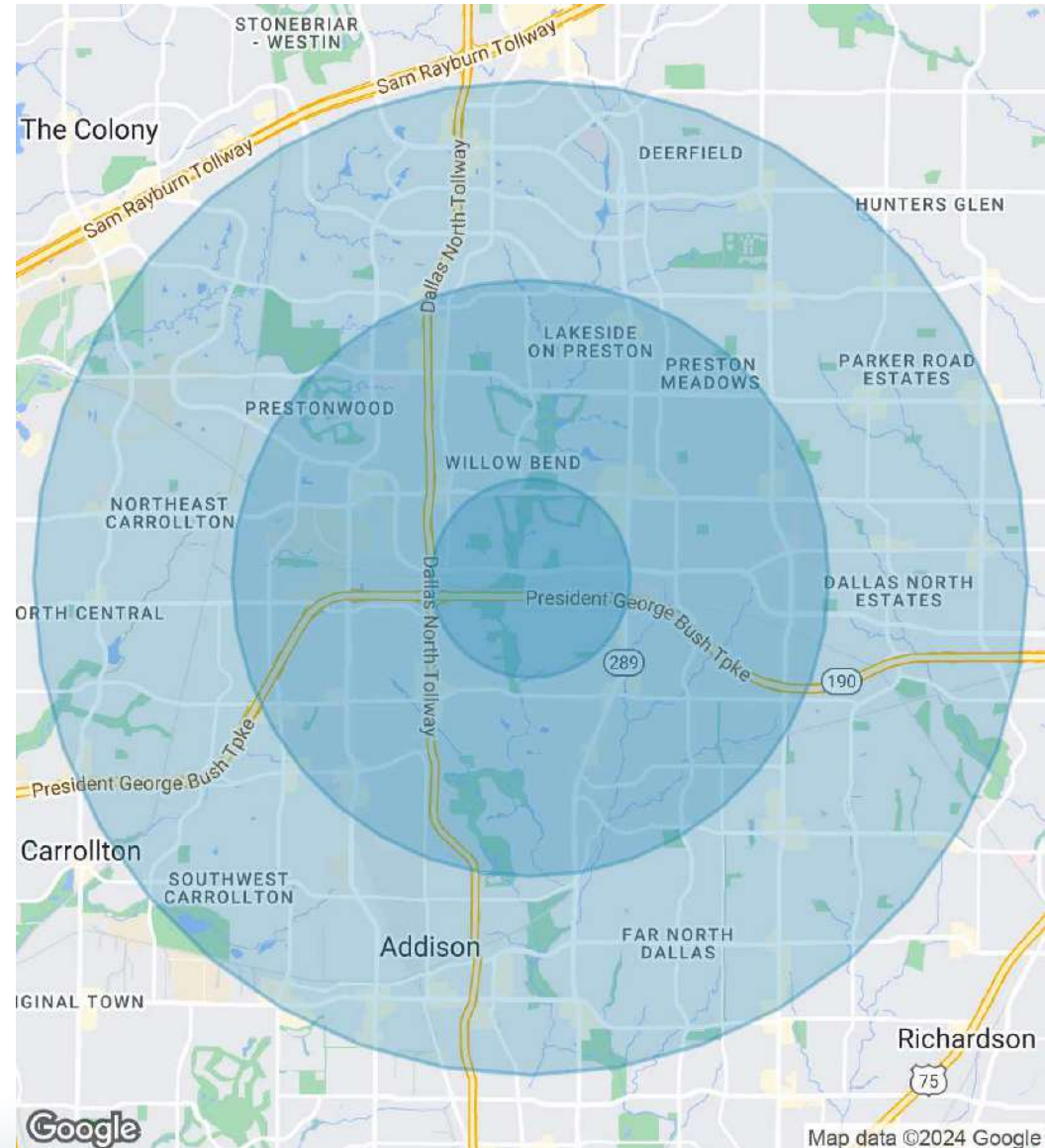
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,034	218,631	454,625
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,489	93,023	191,886
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$135,075	\$141,745	\$135,143
Average House Value	\$612,367	\$578,404	\$511,505

## TRAFFIC COUNTS

Plano Pkwy	36,852 VPD
Preston Rd (St Hwy 289)	62,000 VPD
President George Bush Tpke	173,198 VPD
Dallas N Tollway	158,480 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Plano, TX



Jp Morgan Chase – Corporate Headquarters

## PLANO, TX

The City of Plano is the largest city in Collin County, located in the southwest corner of the county, approximately 20 miles north of downtown Dallas. Plano is located in North Central Texas on the northern edge of the Blackland Prairie. There are currently 72.2 square miles of land in the City's boundary. The city was incorporated on June 2, 1873. Located just 30 minutes from DFW International Airport. Plano businesses and residents alike enjoy a high quality of life thanks to a well-educated workforce, world-class real estate, outstanding transportation infrastructure, award-winning schools, and affordable housing all within easy access to recreation, cultural and entertainment venues. The City of Plano is the 9th largest city in Texas with a population of 290,648 as of July 1, 2023.

Plano is known for its thriving tech sector, with several major tech companies like Hewlett Packard Enterprise, Ericsson, and Dell Services having significant operations in the city. The city is home to numerous financial services firms, including Capital One, Bank of America, and JPMorgan Chase, providing a substantial number of jobs. Plano hosts the headquarters of J.C. Penney, Frito-Lay, and Dr Pepper Snapple Group, contributing to the retail and consumer goods sector. The city boasts excellent infrastructure, including transportation networks and modern amenities, making it an attractive location for businesses. Healthcare services and biomedical companies also play a significant role in Plano's economy, with Texas Health Plano being a major employer. Home to several Fortune 1000 corporations, global companies and over 10,000 businesses, Plano is much more than a suburban community. Plano's proximity to the Telecom Corridor and has attracted manufacturers and service firms in electronics, defense and telecommunications.

The Municipal Art Galleries of Plano encourage the arts and provide a venue for artists in the city. Plano has an impressive Courtyard Theater in its Haggard Park Historic District, and the Cox Gymnasium, started as a 1938 Works Progress Administration project, is a good example of the city's cultural heritage. There are a number of festivals and other events that take place every year in Plano, including Arbor Day, Plano Balloon Festival, the Big Tex Cat Show, the Fall Home and Garden Show, Picnic in the Park Concert Series, and the Very Special Arts Festival. There's the Dallas Cowboys Football & Texas Stadium, which offers tours and behind-the-scenes views of a popular NFL team. There's Dallas Mavericks basketball at the American Airlines Center. Toyota Stadium is a 20,000-seat soccer stadium for area soccer fans. The city has six recreation centers and many golf courses, such as Chase Oaks, Los Rios, and Pecan Hollow. Chase Oaks ranks in the top 100 courses in the country and has a driving range, pro shop, and restaurant.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



Actual Property Image



Actual Property Image



## TENANT OVERVIEW

Company:	Private
Founded:	1969
Locations:	2,300+
Headquarters:	Portland, OR
Website:	kindercare.com

## KINDERCARE

KinderCare Learning Companies is one of America's largest providers of early childhood and school-age education and childcare. KinderCare supports hardworking families with differentiated flexible childcare solutions to meet today's dynamic work environment in 40 states and the District of Columbia: In neighborhoods, with KinderCare Learning Centers that offer early childhood education and childcare for children six weeks to 12 years old; At work, through KinderCare Education at Work, providing customized family benefits for employers across the country, including on-site and near-site early learning centers and backup care for last-minute childcare, and In local schools, with Champions® before and after-school programs. Headquartered in Portland, Oregon, KinderCare operates more than 2,300 early learning centers and sites. In 2022, KinderCare earned its sixth Gallup Exceptional Workplace Award – one of only four companies worldwide to win this award for six consecutive years. They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.



# CONFIDENTIALITY AGREEMENT

## CONFIDENTIALITY AGREEMENT

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.





Crème de la Crème

# KINDER CARE

5516 West Plano Parkway - Plano, TX 75093

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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.