THE CHILDREN'S COURTYARD

1308 PICADILLY DRIVE
PFLUGERVILLE | TEXAS 78660

AFFLUENT DEMOGRAPHICS
AUSTIN METRO AREA

commercial investment advisors

OFFERING MEMORANDUM

ADVISORY TEAM

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Highlights

The Children's Courtyard™

PRICE	CAP RATE	NOI
$5,745,000	6.50%	$373,428

POINTS OF INTEREST

Retailers | Entertainment: Retailers in Pflugerville & nearby Round Rock include Walmart, Sam's Club, Target, Burlington, Kohl's, At Home, Hobby Lobby, Home Depot, Lowe's, Ross Dress for Less, Marshalls, Old Navy, Lane Bryant, World Market, Barnes & Noble, Half Price Books, Daiso, dd's Discounts, Boot Barn, Michaels, Ulta Beauty, Dollar Tree, Best Buy, PetSmart, Petco, H-E-B, Goodwill, Gold's Gym, Planet Fitness, Cinemark

Higher Education: 8 miles from **Texas State University Round Rock** - a public research university offering master's, doctoral, certification programs & continuing education with 2,918 students (Fall 2025); 15 miles from **University of Texas at Austin** - a public research university offering various undergraduate & graduate degree programs with total enrollment of 55,000 (Fall 2025)

Healthcare: 4 miles from **Baylor Scott & White Medical Center Pflugerville** - offering 24/7 emergency services and other various medical services with 25 beds; 9 miles from **Baylor Scott & White Medical Center Round Rock** - a 168-bed, full-service hospital providing a range of personalized care in more than 40 specialties

ABSOLUTE NNN LEASE

5 years remaining on extended 10-year Absolute NNN lease with one 5-year renewal option remaining

STRONG SALES & HISTORICAL OCCUPANCY

Successfully open and operating for decades with **VERY STRONG REPORTED SALES (***Ask Broker for details***)**

CORPORATELY GUARANTEED LEASE

Learning Care Group has more than 1,070 schools nationwide across 11 unique brands such as La Petite Academy, Childtime, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, etc.

IRREPLACEABLE LARGE LOT

Positioned on a large ±3.43-acre lot in affluent suburb of Austin at the intersection of Picadilly Dr & Grand Ave Pkwy with excellent drive-by visibility/access with **traffic counts of 22,077 CPD**!

VERY AFFLUENT 2026 DEMOGRAPHICS

Population (5-mi)	252,163
Households (5-mi)	101,578
Average Household Income (1-mi)	**$145,511**

Texas is an income tax-free state.

Financial Analysis

SITE ADDRESS	1308 Picadilly Drive Pflugerville (Austin MSA) | Texas 78660
TENANT	**Childtime Childcare, Inc.**
GUARANTOR	**Learning Care Group**
ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±19,680 SF
LOT SIZE	±3.43 acres
YEAR BUILT	1999
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	Absolute NNN*
LEASE TERM	5+ Years Remaining
RENTAL INCREASES	Lesser of 10% or combined CPI over 5-year period
RENT COMMENCED	January 1, 2021
EXPIRATION DATE	December 31, 2030
OPTIONS	One 5-year renewal remaining
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow.

** This is a NNN lease. Any portion of the Premises or any system or equipment in the Premises cannot be fully repaired or restored, Tenant shall promptly replace such portion of the Premises or system or equipment in the Premises, regardless of whether the cause to wear and tear or damage began before the term this Lease or if the benefit of such replacement extends beyond the Lease Term by more than three years: provided, however, that if the benefit or useful life of such replacement extends beyond the end of the Lease Term by more than three (3) years. The cost of such replacement shall be amortized on a straight line basis over us life in accordance with generally accepted accounting principles and with the prior consent and approval of Landlord.*

Rent Roll

TERM	ANNUAL RENT	CAP RATE
01/01/26 to **12/31/30**	**$343,428**	**6.50%**

RENEWAL OPTIONS

1st Option	01/01/31 to 12/31/35	$410,771**

*** Assumes 10% rental escalation*

Tenant Profile

The Children's Courtyard™

The Children's Courtyard is a well-established provider of early childhood education, offering high-quality care and research-based learning programs for children from six weeks through 12 years of age. Founded in Arlington, Texas, in 1986, the company has grown to **195 locations across Texas and beyond**. Its customized Learning Pathway and age-appropriate curricula are designed to support each child's individual interests, abilities, and developmental needs while building strong academic, social, and problem-solving skills.

Each Children's Courtyard location features thoughtfully designed learning environments and is staffed by experienced, nurturing teachers and dedicated support personnel. The company's focus on personalized education, engaging activities, and school-readiness helps create a strong foundation for lifelong learning. Since becoming part of Learning Care Group in 2006, The Children's Courtyard has benefited from the resources and expertise of one of the nation's leading providers of early childhood care and education.

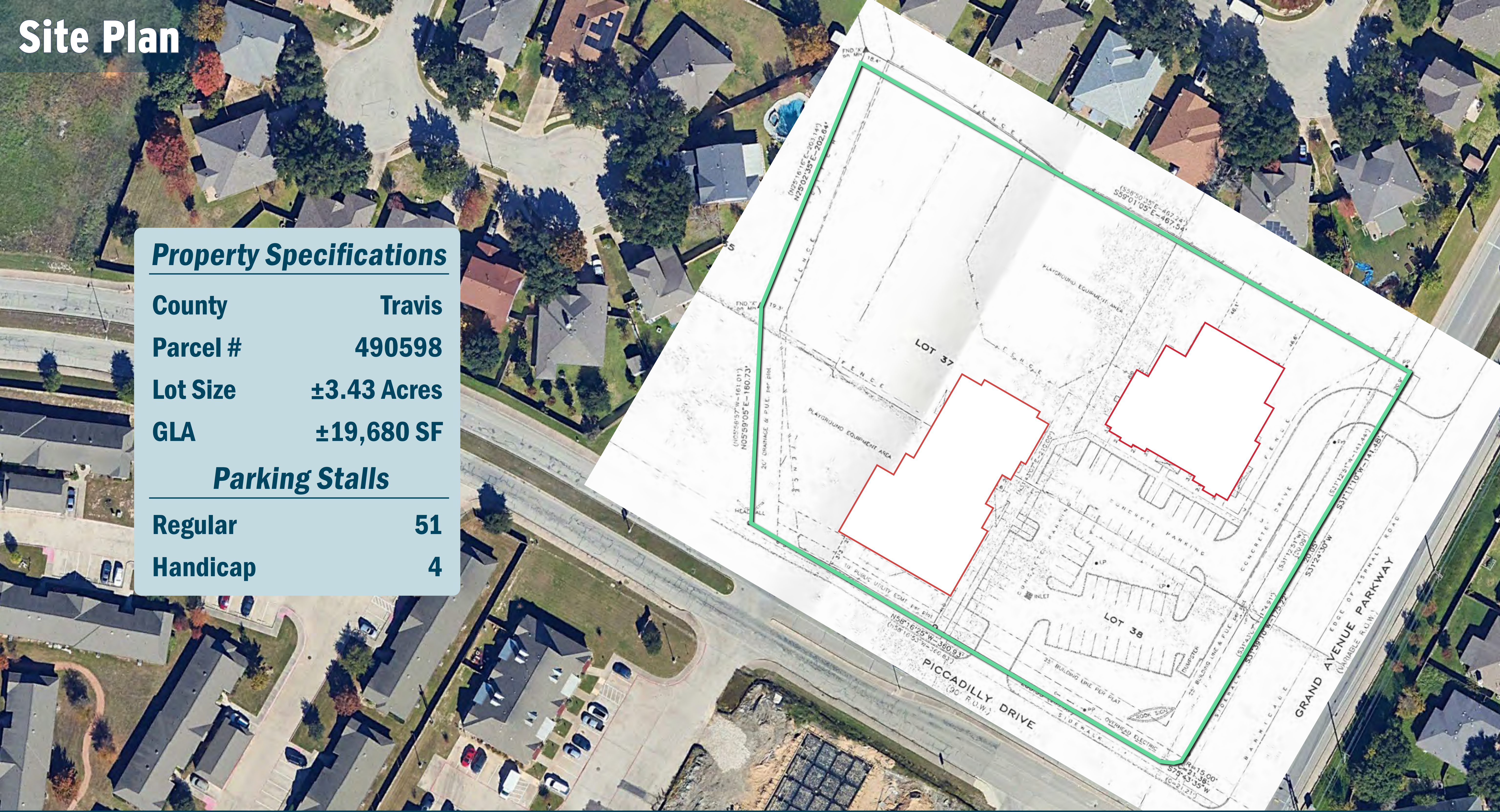
ABOUT PARENT COMPANY

Learning Care

Learning Care Group (LCG) is the second-largest for-profit early education and child care provider in North America and a leader in employer-sponsored solutions that meet the needs of organizations and their working families. Headquartered in Novi, Michigan, LCG provides quality care and early learning for children 6 weeks to 12 years through 11 unique brands. Supporting families and inspiring children to love learning for more than 50 years, **LCG operates 1,150+ schools in 40 states** and enables child development through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment. LCG is committed to transforming the child care industry, exceeding its partners' expectations, and enhancing the way children learn and grow every day.

La Petite ACADEMY Tutor Time CHILD CARE / LEARNING CENTERS
Childtime LEARNING CENTERS
Young School Explore. Learn. Create.
montessori unlimited
AppleTree & Gilden Woods EARLY CARE AND PRESCHOOL
U-GRO
Everbrook ACADEMY
CREATIVE Kids LEARNING CENTER
Pathways LEARNING ACADEMY

Site Plan



Property Specifications

County	Travis
Parcel #	490598
Lot Size	±3.43 Acres
GLA	±19,680 SF

Parking Stalls

Regular	51
Handicap	4


North
As of September 2026
DELL CORPORATE
element BY WESTIN
avid
CEDAR RIDGE HIGH SCHOOL 2,713 STUDENTS
ExtraSpaceStorage
ups WAREHOUSE
THE HOME DEPOT DISTRIBUTION
Sealed Air
STARBUCKS
7 ELEVEN
CVS
BUDDHA BURGER THE ART OF PURE BURGER
W Pflugerville Pkwy | 20,216 CPD
The Children's Courtyard
Picadilly Dr | 3,096 CPD
Grand Ave Pkwy | 18,981 CPD

Southeast

As of September 2026

2026 AVERAGE HOUSEHOLD INCOME (1-MI)

$145,511

West

As of September 2026

Pflugerville
45 TEXAS
THE HOME DEPOT DISTRIBUTION
TX-45: 78,356 CPD
LOUIS HENNA BLV: 35,281 CPD
TOTAL HWY TRAFFIC COUNTS 113,637 CPD
amazon WAREHOUSE
UPS WAREHOUSE
The Children's Courtyard
AMBERLIN 55+ ACTIVE ADULT 196 UNITS
TIMMERMAN ELEMENTARY 426 STUDENTS
PFLUGERVILLE HIGH SCHOOL 1,794 STUDENTS
BASIS PFLUGERVILLE 240 STUDENTS
GATTIS ELEMENTARY 610 STUDENTS
CEDAR RIDGE HIGH SCHOOL 2,713 STUDENTS
WINDERMERE ELEMENTARY 703 STUDENTS
PFLUGERVILLE MIDDLE SCHOOL 829 STUDENTS
SPRINGHILL ELEMENTARY 541 STUDENTS
CVS
sabey Data Centers
McDonald's
DUTCH BROS
Walgreens
AutoZone
CALDWELL ELEMENTARY 545 STUDENTS
HIGHLANDS LUXURY APTS 292 UNITS
DOLLAR GENERAL
OXFORD AT SANTA CLARA 600 UNITS
Red Bull DISTRIBUTION
CHURCH'S
NEYSA CALLISON ELEMENTARY 631 STUDENTS
CVS
H-E-B
target
BEST BUY
Michaels
DOLLAR TREE
five BELOW
DISCOUNT TIRE
planet fitness
H-E-B
goodwill
I-35: 165,489 CPD
I-35 FRONTAGE RD: 10,988 CPD
TOTAL HWY TRAFFIC COUNTS 192,626 CPD
CINEMARK
DELL CORPORATE
Walmart
LOWE'S
ROSS DRESS FOR LESS
sam's club
THE HOME DEPOT
PETSMART
KOHL'S
HOBBY LOBBY
ALTITUDE
Burlington
BOOT BARN
CLUB PILATES
WORLD MARKET
HALF PRICE BOOKS
CRUNCH
LANE BRYANT
The Tile Shop
AspenDental
ROOMS TO GO
Goodwill DISTRIBUTION
Crate&Barrel WAREHOUSE
INTERSTATE 35
LANTOWER AMBROSIO 370 UNITS
LANTOWER EDGEWATER 328 UNITS

City View

The Children's Courtyard
KOHL'S
COSTCO WHOLESALE
WEISS HIGH SCHOOL 1,985 STUDENTS
CARPENTER ELEMENTARY 600 STUDENTS
KELLY LANE MIDDLE SCHOOL 910 STUDENTS
BOHLS MIDDLE SCHOOL 830 STUDENTS
HENDRICKSON HIGH SCHOOL 2,128 STUDENTS
Austin Executive AIRPORT
MANOR MIDDLE SCHOOL 565 STUDENTS
MANOR HIGH SCHOOL 2,211 STUDENTS
MANOR ELEMENTARY 360 STUDENTS
MANOR NEW TECHNOLOGY SCHOOL 1,384 STUDENTS
130 TOLL
FARM 685 ROAD
WHOLE FOODS MARKET DISTRIBUTION
Keurig DrPepper DISTRIBUTION
MILLER LIGHT/ COORS LIGHT DISTRIBUTOR
SOUTHEASTERN FREIGHT LINES
pepsico Frito Lay DISTRIB
NORTHEAST METRO PARK Baseball & Soccer Fields
amazon WAREHOUSE
FedEx Ground WAREHOUSE
45 TEXAS
EMPOWERMENT ACADEMY 716 STUDENTS
SAMSUNG AUSTIN SEMICONDUCTOR MANUFACTURER
TEXMIX READY-MIX CONCRETE
PIONEER CROSSING ELEMENTARY 503 STUDENTS
290
BROWN DISTRIBUTING COMPANY BUDWEISER/ BUD LIGHT DISTRIBUTOR
Kalahari RESORTS & CONVENTIONS
DELL CORPORATE
PFLUGERVILLE TEXAS
gm AUSTIN INNOVATION CENTER
POPSTROKE EAT. PUTT. DRINK.
ATD
STONY POINT HIGH SCHOOL 2,508 STUDENTS
VOIGT ELEMENTARY 446 STUDENTS
HERNANDEZ MIDDLE SCHOOL 572 STUDENTS
C D FULKES MIDDLE SCHOOL 604 STUDENTS
INTERSTATE TEXAS 35
ROUND ROCK TEXAS
ACE Hardware
ROUND ROCK HIGH SCHOOL 3,824 STUDENTS
KOHL'S HOBBY LOBBY WORLD MARKET Burlington sam's club LOWE'S BOOT BARN LANE BRYANT
JOHN B CONNALLY HIGH SCHOOL 1,974 STUDENTS
LOWE'S
Walmart
THE HOME DEPOT ROSS DRESS FOR LESS DOLLAR TREE my Melrose Fashion for Less FLOOR & DECOR AMC THEATRES JCPenney FITNESS CONNECTION five BELOW H-E-B JAMES AVERY CareNow Urgent Care AspenDental PETSMART PINSTACK Casa Mia FURNITURE sears HOME SERVICES COUCHPOTATOES SUPERCUTS
Target THE HOME DEPOT DICK'S CINEMARK petco SPEC'S ROSS at home HAVERTYS ULTA DOLLAR TREE Office DEPOT Bath & Body Works DAISO five BELOW maurices MINISO RACK ROOM SHOES MATTRESS FIRM verizon Hallmark

Austin Metro

Pflugerville Synopsis

Pflugerville is a city in Travis County and is part of the Austin-Round Rock Metropolitan Statistical Area. Pflugerville offers the best of Central Texas living: a welcoming community atmosphere, convenient access to major employment centers, and a growing collection of amenities, recreation, dining and entertainment such as ***Costco*** (the membership-only, big box warehouse retailer); ***DogJoy Ranch*** (a 10-acre dog ranch, which offers boarding, daycare & training); ***Dining options*** such as Hao Hao Vietnamese & Chinese Restaurant, Mam Mam, Desi Circle Express, Graze Craze, Prost Alehouse, and Everest Sunrise Kitchen.

Pflugerville's strategic location puts residents within easy reach of Austin, Round Rock, Georgetown, and the broader Central Texas region. With convenient access to major roadways, including SH 45 and SH 130, the community offers excellent connectivity for commuters, businesses and visitors.

Companies in Pflugerville include ***Austin Steel Company, Waukesha-Pearce Industries, Amazon, Home Depot Distribution Center, Cortec Precision, Business Assets Enterprises, EOS North America, Command Manufacturing***, etc.

2025 Top 5 Major Employers in Pflugerville:

1. Pflugerville ISD (public education) - 3,675 employees
2. Amazon (wholesaler/retailer) - 2,600 employees
3. City of Pflugerville (city government) - 532 employees
4. Typhoon Texas (entertainment) - 505 employees
5. Rosendin Electric (electrical contractors) - 500 employees

2026 Demographics

	1-MI	3-MI	5-MI
Population	13,736	113,167	252,163
Households	5,409	46,464	101,578
Labor Population Age 16+	11,255	91,942	202,395
Median Age	36.8	35.0	35.1
Average Household Income	**$145,511**	**$134,889**	**$142,335**

17 Miles Southbound
24-Minute Drive
2026 Metro Population: 2,348,000

Austin is the capital city of Texas and the county seat of Travis County. Austin is home to a diverse concentration of Fortune 500 companies and global technology leaders, including Dell, Apple, Amazon, Google, Meta, Oracle, Tesla, IBM, Intel, NXP Semiconductors, Advanced Micro Devices, Texas Instruments, General Motors and CrowdStrike. Austin is also anchored by The University of Texas at Austin, one of the nation's largest and most prominent universities, serving 55,000 students.

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will a pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______