



Price:  
**\$5,267,000**



Cap Rate:  
**7.50%**



**BEST IN CLASS OPERATOR & FASTEST-GROWING CHILDCARE CONCEPT IN THE US**



**15-YEAR NNN LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES & 10% RENTAL INCREASES EVERY 5 YEARS**



**BRAND NEW 2023 BUILT-TO-SUIT CONSTRUCTION, SURROUNDED BY NEW RESIDENTIAL AND RETAIL CONSTRUCTION**



**RARE ABOVE MARKET CORPORATE GUARANTY**



**PART OF SUMMER CREEK VILLAGE, A NEWLY CONSTRUCTED MIXED-USE DEVELOPMENT**



**LOCATED IN A HIGH GROWTH, AFFLUENT SUBURB OF DALLAS/FORT WORTH**



**MAJOR RETAIL HUB LOCATED WITHIN 3 MILES OF THE PROPERTY**



**POPULATION OF 202K PROJECTED TO GROW 4.05% BY '27**



**AVERAGE HH INCOME OF \$109K+ EXPECTED TO RISE 16.44% BY '27**



[View the Full OM Here](#)



## The Learning Experience | Fort Worth, TX

### The Offering

**Northmarq**, is pleased to exclusively offer for sale this brand new 2023 construction single tenant property operating as "The Learning Experience" located in Fort Worth, Texas. The tenant has signed a 15-year NNN lease with minimal landlord responsibilities, 10% rental increases every 5 years and a corporate guaranty from The Learning Experience. The Learning Experience is the fastest-growing childcare franchise with over 630 locations open, planned or under development across 22 states and internationally. TLE is featured on Entrepreneur Magazine's Top 500 Franchisee list and was ranked in Franchise Business Review's "Best of the Best" list in 2019's Top 200 franchises.

The property is located in Summer Creek Village, a brand-new neighborhood mixed-use development located at the signalized intersection of Sycamore School Road and Summer Creek Drive (combined VPD of 46k+). Nearby national tenants include a Walmart Neighborhood Market located just south of the property with several other major nationally known tenants around that include iCare Urgent Care, Fort Worth Eye Center, Starbucks, Dunkin', Sherwin Williams, McDonald's, Burger King and more. Several elementary schools are within a 5-mile radius of the property, making it a strong feeder school location. The area boasts an excellent average household income of \$109k+ within a 1-mile radius and population counts are 202k+ within a 5-mile radius of the property.



#### POINT OF CONTACT

**Ryan Butler**  
Regional Managing Director  
rbutler@northmarq.com  
918.794.9523

In Association With:  
**Brett Butler**  
TX License #558227

