

# CHILDREN'S LIGHTHOUSE

OFFERING MEMORANDUM



## RETAIL INVESTMENT OPPORTUNITY

6155 Sienna Ranch Rd. **Missouri City, TX 77459**

[john@debobenproperties.com](mailto:john@debobenproperties.com) | [charli@debobenproperties.com](mailto:charli@debobenproperties.com) | [harrison@debobenproperties.com](mailto:harrison@debobenproperties.com)

**DEBOBEN**  
**PROPERTIES**  
INVESTMENT BUILDERS

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# PROPERTY OVERVIEW

Children's Lighthouse Early Learning Schools is a **nationally recognized early education provider** serving children from 6 weeks through 12 years old, distinguished by its proprietary Lighthouse C.A.R.E.S.® curriculum. Designed to balance academic rigor with character development and social growth, the program reflects a thoughtful, whole-child approach that sets the brand apart within the early education space. With **more than 90 locations open or in development nationwide**, Children's Lighthouse continues to expand as part of a stable, recession-resilient industry.

This location is strategically positioned in Missouri City within the highly desirable **Sienna Plantation master-planned community**, one of the Houston area's most dynamic suburban growth corridors. The site benefits from strong surrounding demographics, proximity to major employment hubs including the Texas Medical Center, Fluor Corporation, and Houston Methodist Sugar Land Hospital, and adjacency to high-traffic national retailers such as H-E-B, Lifetime, and Chick-fil-A. It is also located just 0.8 miles from Jan Schiff Elementary School, further enhancing convenience for families and reinforcing the property's long-term positioning within a family-oriented community.

**Total Population**  
11,073

**Total Households**  
3,610

**Avg. Household Income**  
\$162,700

**Avg. Home Value**  
\$462,300

*\*Data from AlphaMap, all within 1-mile radius*



# INVESTMENT HIGHLIGHTS

Lease **guaranteed** by the **largest franchisee** in the Children's Lighthouse system, an **experienced operator** with nine locations across Texas and a strong track record of profitability and operational excellence.

Average **household incomes exceed \$162,700** within a one-mile radius, with a growing base of young families actively seeking high-quality childcare services.

Positioned along **Sienna Ranch Road**, a primary arterial with direct connectivity to **Highway 6** and **Fort Bend Parkway Toll Road**, ensuring high visibility and ease of access.

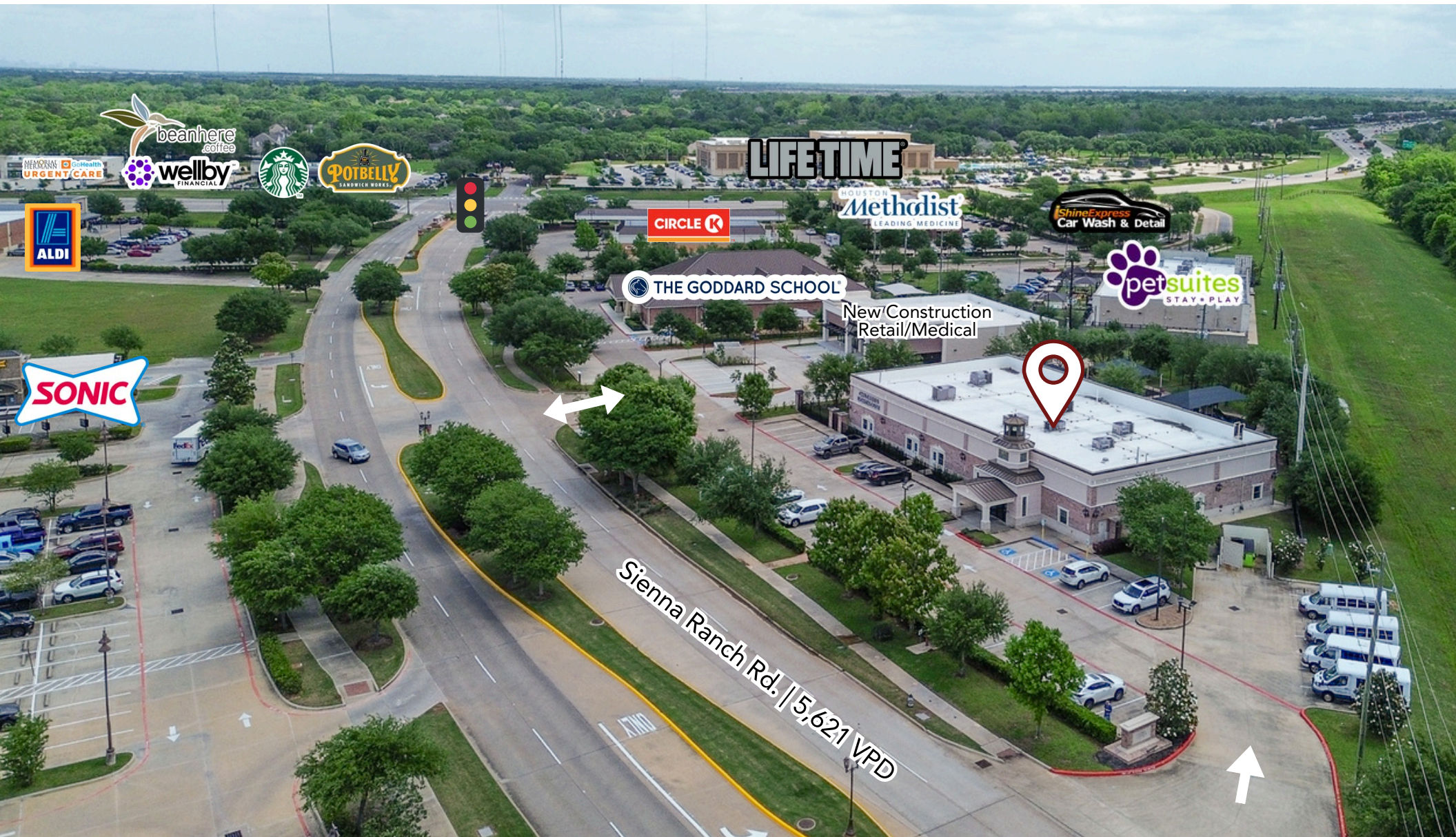
Lease includes **scheduled rent increases—5%** in both **2029 and 2031**, followed by a **10% increase in 2034**—providing predictable income growth and a hedge against inflation.

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# AREA OVERVIEW



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# AREA OVERVIEW



New Construction  
Retail/Medical

HERITAGE GRAND  
AT SIENNA  
BY IRT LIVING

Sienna Ranch Rd. || 5,621 VPD

**RETAIL INVESTMENT OPPORTUNITY** 6155 Sienna Ranch Rd. Missouri City, TX 77459

# AREA OVERVIEW



**RETAIL INVESTMENT OPPORTUNITY** 6155 Sienna Ranch Rd. Missouri City, TX 77459

# FINANCIAL OVERVIEW

List Price:

**\$3,696,000**

Cap Rate:

**7.00%**

NOI:

**\$258,720**

Lot Size:

**±1.40 Acres**

GLA:

±10,530 SF

Renewal Options:

2, 5-Year Options

Year Built:

2014

Rent Increases:

5% in '29 and '31

10% in '34

Rent

Commencement:

2/5/2024

Lease Type:

NNN

Lease Expiration:

8/31/2039

Initial Lease Term:

15 Years

Roof & Structure:

Landlord Responsibility

Time Remaining:

±13 Years

CAM:

Tenant Responsibility



## Annualized Operating Data:

| Years       | Annual Rent | Monthly Rent |
|-------------|-------------|--------------|
| Years 1-5   | \$258,720   | \$21,560     |
| Years 6-7   | \$271,656   | \$22,638     |
| Years 8-10  | \$285,240   | \$23,770     |
| Years 11-15 | \$313,764   | \$26,147     |

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# TENANT OVERVIEW

Children's Lighthouse is a leading early education and childcare franchise offering a **values-driven curriculum** for children from infancy through school age. **Headquartered in Fort Worth, Texas**, the brand combines **boutique-quality education** with a scalable, well-supported franchise platform, delivering consistent programming focused on safety, character development, and measurable learning outcomes. Operating within a necessity-based sector, Children's Lighthouse has **demonstrated resilience across economic cycles**, including maintaining full franchise continuity during COVID-19. Locations are typically purpose-built  $\pm 10,000$  SF facilities, often providing operators with the opportunity for long-term real estate ownership, while flexible lease structures can reduce upfront capital requirements. Supported by proprietary programs such as Lighthouse Pathways®, Lighthouse BRIGHT®, and xSTREAM Quest, the brand continues to drive enrollment stability and family retention. With **ongoing expansion, rising national recognition, and a hands-on franchisor support model**, Children's Lighthouse represents a stable and growing tenant within the early education sector.

|                             |                                       |                                    |                          |                         |  |
|-----------------------------|---------------------------------------|------------------------------------|--------------------------|-------------------------|--|
| <b>Year Founded</b><br>1997 | <b>Headquarters</b><br>Fort Worth, TX | <b>Ownership Status</b><br>Private | <b>Employees</b><br>350+ | <b>Locations</b><br>90+ | <b>Annual Revenue</b><br>\$130.4 Million |
|-----------------------------|---------------------------------------|------------------------------------|--------------------------|-------------------------|--|



## Houston Economic Strength

Houston is the **fourth-largest city in the United States** and a leading industrial and economic hub, driven by its dominance in energy, manufacturing, and aerospace. The region is home to a deep concentration of oil and gas companies, engineering firms, and industrial service providers that support global exploration, refining, and petrochemical operations, **reinforcing long-term economic stability and job creation.**

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## Global Infrastructure & Connectivity

Houston's infrastructure network is among the most robust in the country, anchored by the **Port of Houston**, one of the nation's busiest ports for foreign tonnage and petrochemical exports. Extensive rail lines, major highway systems, and pipeline networks connect the Gulf Coast to national and global markets, positioning the region as a **critical logistics and distribution hub.**

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## Innovation & Employment Drivers

The region's economic base is further strengthened by world-class institutions such as Johnson Space Center, which anchors the aerospace sector and supports ongoing innovation, research, and workforce development. Continued investment in energy technology, life sciences, and advanced manufacturing ensures Houston remains a **forward-looking, diversified economy.**

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## Missouri City Growth & Accessibility

Missouri City benefits from its strategic location along Houston's southwest corridor, offering **direct access to major highways and key employment centers including the Texas Medical Center.** The area continues to see strong residential and commercial growth, supported by expanding retail corridors, enhanced transit options such as Metro Park & Ride service, and a high quality of life driven by parks, trails, and community amenities—positioning it as **one of the region's most attractive suburban submarkets.**



Located approximately 26 miles from the urban core, the area benefits from strong connectivity via major highways and proximity to key infrastructure, including the Port of Houston and both major airports. This accessibility, paired with continued residential growth, expanding retail corridors, and enhanced commuter options such as Metro Park & Ride service, has positioned Missouri City as a high-demand submarket within the greater Houston metropolitan area, **attracting both families and businesses seeking connectivity without sacrificing space and quality of life.**

**Total Population**

75,234

**Employed Population**

37,779

**Median HH Income**

\$163,889

**% Bachelor's Degree**

29%

**# of Households**

26,740

**Median Age**

40.6

**Homeownership Rate**

81.4%

**Median Property Value**

\$281,600



*\*Data from Missouri City*



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**PROPERTIES**  
INVESTMENT BUILDERS

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**PROPERTIES**  
INVESTMENT BUILDERS  
[debobenproperties.com](http://debobenproperties.com)

## John Deboben

Broker

[john@debobenproperties.com](mailto:john@debobenproperties.com)

713.871.9044x2

## Charli Slaughter

Sales & Leasing Agent

[charli@debobenproperties.com](mailto:charli@debobenproperties.com)

832.892.0094

## Harrison Weyel

Sales & Leasing Agent

[harrison@debobenproperties.com](mailto:harrison@debobenproperties.com)

713.202.0346



# 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.

2-10-2025



## 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 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.

|  |             |                                |              |
|--|-------------|--------------------------------|--------------|
| JOCRI, LLC   | 9013998     | john@debobenproperties.com     | 713.871.9044 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                          | Phone        |
| John Raymond Deboben III   | 574639      | john@debobenproperties.com     | 713.871.9044 |
| Designated Broker of Firm  | License No. | Email                          | Phone        |
| Harrison Weyel   | 814212-SA   | harrison@debobenproperties.com | 713.202.0346 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                          | Phone        |
| Charli Slaughter   | 797537-SA   | charli@debobenproperties.com   | 832.892.0094 |
| Sales Agent/Associate's Name                                       | License No. | Email                          | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date