

FOR SALE

# 20004 CHAMPIONS FOREST

SPRING, TX 77379

## OPERATING DAYCARE

BUILDING | 10,543 SF

LAND | 2.2 ACRES

INCLUDED | .38 ACRE PAD SITE

ALL FFE INCLUDED

## SALES PRICE

# \$4,500,000

## PROPERTY HIGHLIGHTS

- 🔑 Turn-Key operation
- 📍 Half a mile to Highway 99 Toll
- 🏠 Surrounded by residential developments
- 🚧 Monument sign at major intersection
- 🎓 10 classrooms
- 🚻 5 restrooms
- 🅅 58 parking spots
- ♿ 6 wheel chair ramps

# DO NOT DISTURB TENANT

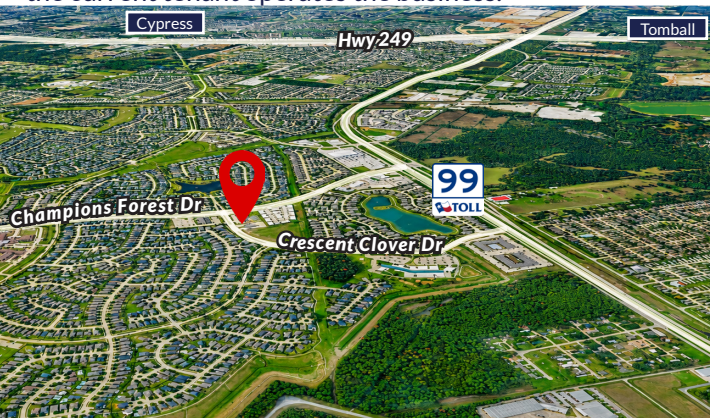


## ESTABLISHED CHILDCARE ASSET

This operating daycare facility offers a rare owner-user acquisition opportunity with a proven childcare layout, expansive outdoor play areas, and ample parking. Located within a well-established residential community, the property benefits from strong underlying demand drivers while providing flexibility for future occupancy planning as the current tenant operates the business.



**OWNER-USER. ESTABLISHED. FLEXIBLE.**



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# OPERATING DAYCARE

## DEMOGRAPHICS & LOCATION ADVANTAGES

### INTERIOR PHOTOS



### DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	11,661	83,362	224,520
Households	3,795	26,974	76,650
2030 Projected Households	4,100	28,786	81,928
Avg Income	\$152,807	\$132,470	\$132,060

### CHILDCARE DEMAND DRIVERS

- ✓ Affluent master-planned neighborhoods
- ✓ High concentration of families with young children
- ✓ Strong household growth
- ✓ Excellent commuter accessibility viw SH-99

### SURROUNDING RETAIL & FAMILY AMENITIES



### NEARBY BUSINESSES



RETAIL



MEDICAL



SCHOOLS



RESTAURANTS



CHURCHES



RECREATION



**STRONG COMMUNITY SUPPORT**

Surrounded by established neighborhoods, quality schools, major employers and daily conveniences that drive consistent demand for childcare services.

### WHY THIS LOCATION WORKS



#### RESIDENTIAL DENSITY

Large neighborhood base surrounding the property with direct access from Champions Forest and Crescent Clover.



#### ESTABLISHED CHILDCARE LAYOUT

Purpose-built improvements with classroom configuration, indoor learning spaces, outdoor play areas, and dedicated parking for safe and convenient operations.



#### FUTURE FLEXIBILITY

Existing childcare operation with potential for owner-user, investor, or alternative educational occupancy in a high-demand submarket.



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