



Located in Sunterra - a 7,000 home master planned, resort style development

Huge demand for child care. Everbrook is an early entrant with little competition

Katy, Texas is one of the fastest growing suburban markets in the United States

Everbrook Academy - Katy lease is guaranteed by Learning Care Group

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Powered by:
Bang Realty-Texas Inc.
Lic: 9007017

Purchase Price: \$6,745,000

Initial Cap Rate: 7.0%

Lease Terms:

- **Fifteen (15) Year Primary Term**
- **Triple Net Lease - Landlord responsible for structure and roof replacement (not repairs)**
- **Rent increases by 7.5% every 5 years**
- **Three x 5 year renewal options**

Annual Rent Schedule:

\$472,000	Years 1 - 5	
\$507,400	Years 6 - 10	(+7.5%)
\$545,455	Years 11 - 15	(+7.5%)

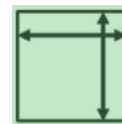
Option Rent Schedule:

\$586,364	Years 16 - 20	(+7.5%)
\$630,341	Years 21 - 25	(+7.5%)
\$677,617	Years 26 - 30	(+7.5%)

Lease Commencement: January 21, 2026

Rent Commencement: May 21, 2026

Everbrook Academy - Katy Texas is a newly constructed child care center located in the dynamic west Houston suburb of Katy, Texas. **Our lease is executed by Everbrook Academy, LLC as Tenant, with a guaranty from Learning Care Group, Inc., the second largest for-profit child care provider in North America.** The Property consists of a freestanding ± 11,400 sf school with an ± 8,800 sf, secure play-yard, on ± 1.3 acres of land at 2171 Tantara Bend Rd. Katy is 30 miles west of Houston and has experienced 29% population growth since 2020. Everbrook Academy chose this superb site in the award winning Sunterra master planned, resort style community. Katy Texas enjoys a combination of rapid population growth, relatively affordable housing and highly rated public schools. With more than 200 new subdivisions and one of the nation's highest rates of new home absorption, Katy will benefit from continued demand for child care. The Learning Care Group operates 11 unique child care concepts and enjoys annual revenues of \$1.6 billion, making Everbrook Academy - Katy Texas a secure investment property. The child care market is a \$60+ billion industry with increasing demand. **This is an opportunity to acquire a passive, single tenant investment property with a fifteen year primary term, rental escalations and a lease guaranteed by the nation's 2nd largest child care provider.** In addition, Texas has no state income tax, a feature sought by many real estate investors to improve after tax returns. Rent commenced May 21, 2026.



Land Area:	± 1.3 Acres	(± 56,664 SF)
Building Area:	± 11,400 SF	(± 8,800 SF) play area

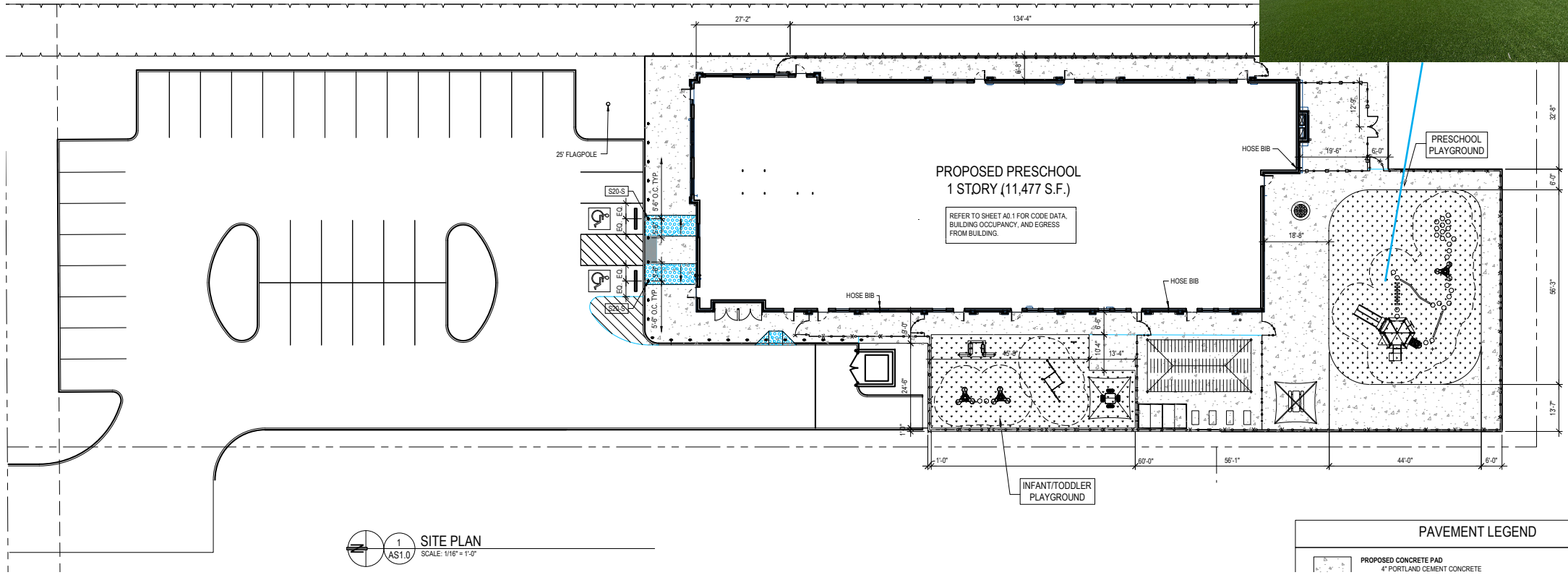


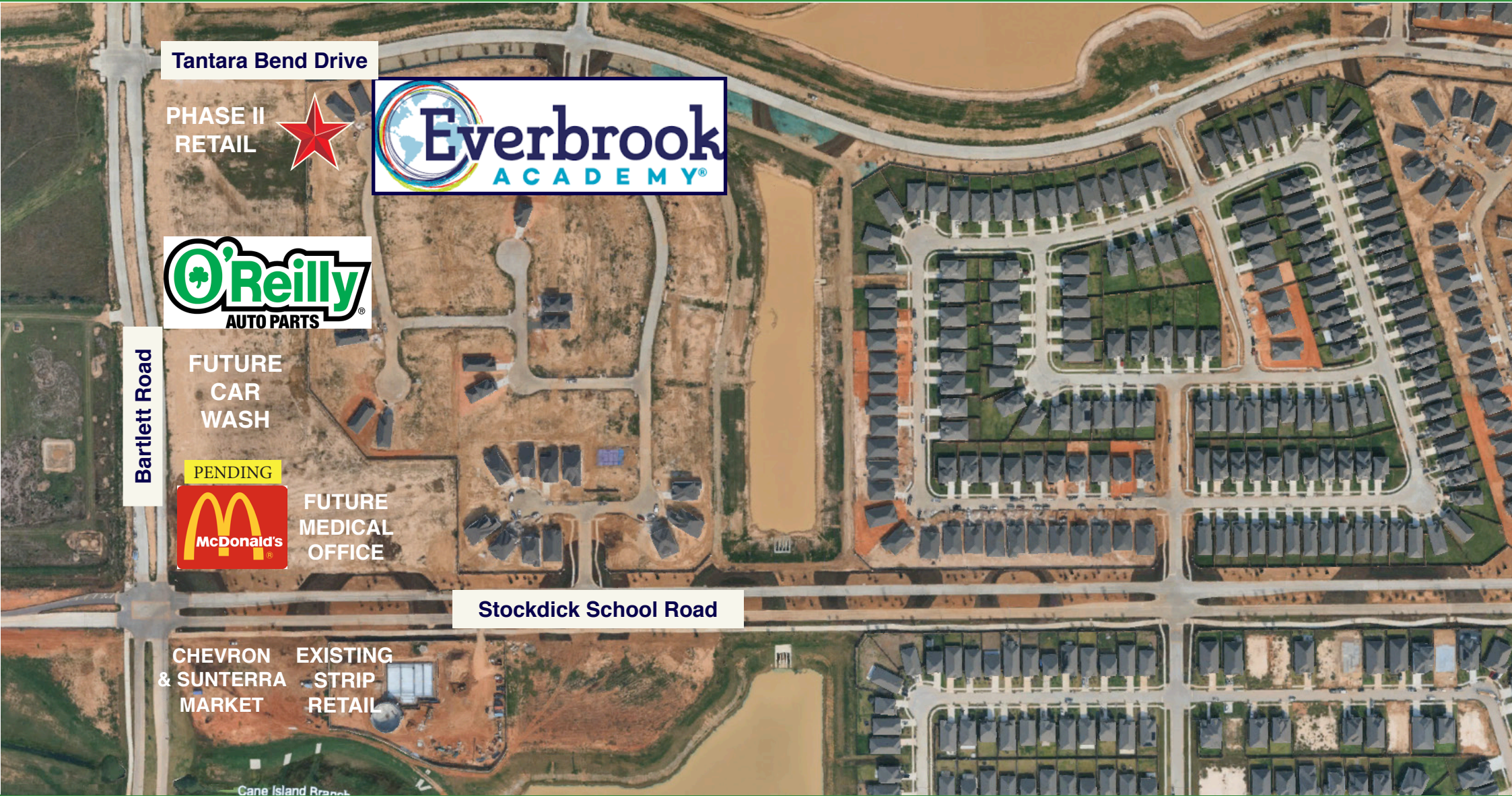
	3 miles	5 miles
2025 Population:	20,000	65,000
Average HH Income:	\$150,250	\$135,420

The information contained herein has been received from sources we believe to be reliable, but The Silver Group has made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group encourages all interested parties to complete their own due diligence investigation.



2171 Tantara Bend Drive Katy, Texas

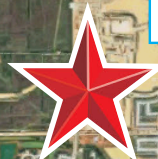




Feeder Schools -

Everbrook Academy (LCG)
2171 Tantara Bend Dr., Katy, Texas 77493

Katy ISD is expected to hit the 100,000 student milestone by the 2029-30 school year to accommodate the surge in families.



Royal Prairie Elementary School

Future Home of Katy ISD Elementary

Alfred & Ann Boudry Elementary School

McElwain Elementary School

Harmony School of Excellence

Catherine Bethke Elementary School

James & Mitzi Cross Elementary School

Russell & Cindie Faldyn Elementary School

Olga Leonard Elementary School

Morton Ranch Elementary School

Zelma Hutsell Elementary School

Robertson Elementary School

Katy Elementary School



Woodcreek - 2,500 homes

Lennar @ Winward - 825 homes

**Sunterra is designed for 7,000 homes priced between \$200,000 - \$800,000.
Ranked as the #1 best-selling community in Texas (2024-2025)**

Anniston - 3,200 homes

Elyson - 6,200 homes

Freeman Ranch - 750 homes

Sunterra ± 7,000 homes

Katy Crossing - 700 homes



Katy Manor II - 775 homes

Katy Manor - 500 homes

Katy Lakes Estates - 125 homes

Mission Prairie - 508 homes

Katy Manor So. - 283 homes

Lakehouse - 250 homes






Katy Park - 380 homes




SUNTERRA

Master plan calls for 7,000 new homes

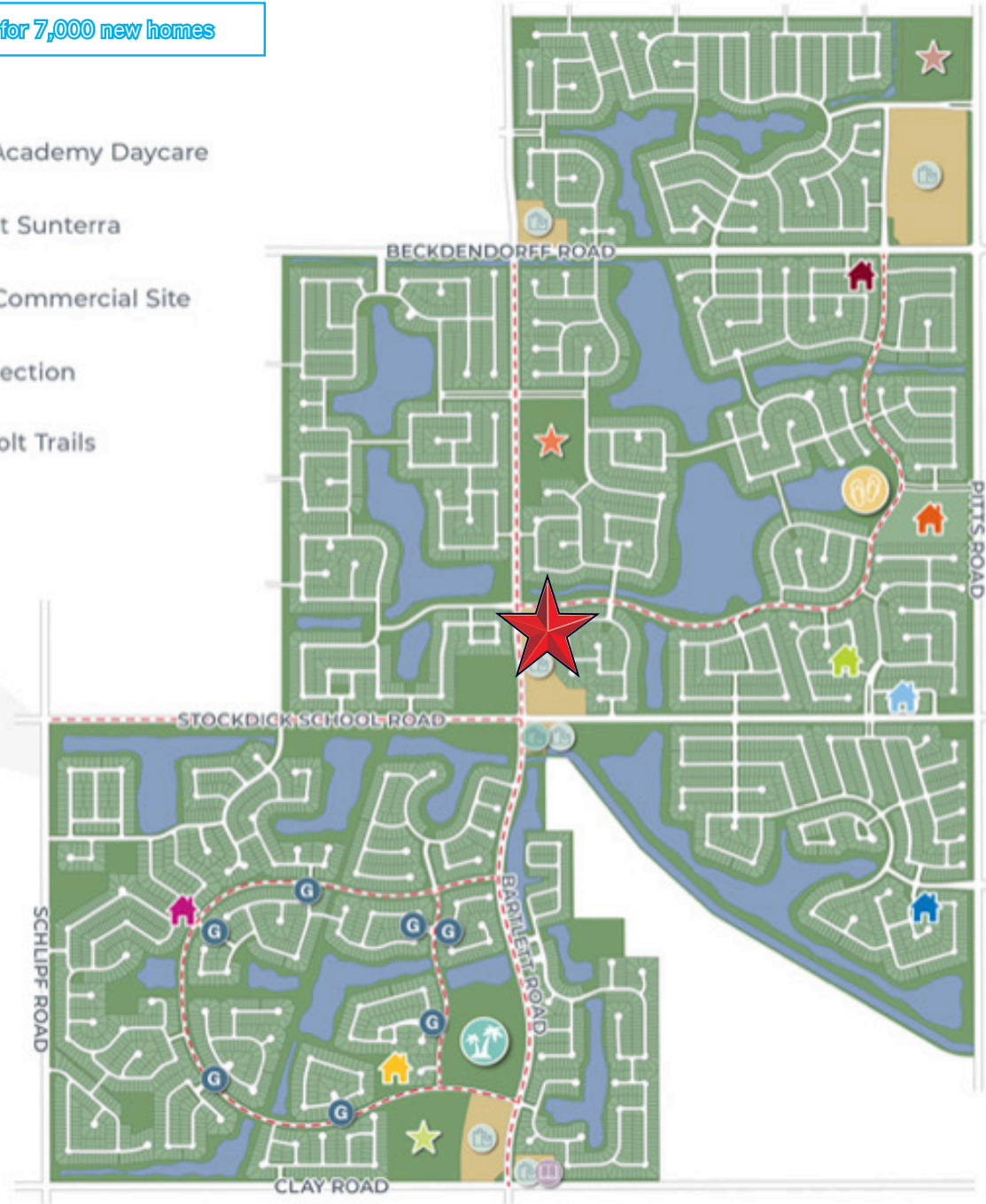
-  **SOL CLUB:**
Crystal Lagoon Amenity Village
-  **THE RETREAT:**
Lazy River Amenity Village
-  Katy ISD James & Mitzi Cross Elementary
-  Future Katy ISD Elementary School Site
-  Royal ISD Royal Prairie Elementary School

-  Kiddie Academy Daycare
-  Shops at Sunterra
-  Future Commercial Site
-  Gated Section
-  GreenBolt Trails

Model Home Parks

-  **WELCOME CENTER**
- Ashton Woods
- Beazer Homes
- Brightland Homes
- CastleRock
- Century Communities
- Colina Homes
- Davidson Homes
- D.R. Horton
- HistoryMaker
- KB Home
- Lennar Homes
- Long Lake
- Terrata Homes
- Tricoast Homes
- Westin Homes

-  Lennar Homes
 -  Starlight Homes
 -  Highland Homes
 -  New Home Co
- ### New Rental Homes
-  Villas at Sunterra - ONM Living
 -  Eden at Sunterra
 -  Summerwell Sunterra Rental Homes



*Conceptual rendering. Subject to change without notice. 07/25

ABOUT THE LEARNING CARE GROUP

Learning Care Group, Inc.

2nd Largest for-profit childcare provider in U.S.
Operating 1,150 schools and 11 unique brands
Currently Privately Held



Learning Care Group, Inc., (“LCG”) is the nation’s second largest, for-profit provider of early childhood care and education services for children between the ages of 6 weeks to 12 years. Founded in 1967 as a division of Gerber Products Corporation, Learning Care

Group, Inc. has grown into a network of more than 1,150 schools in 40 states, enabling 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 expectations, and enhancing the way children learn and grow every day. They offer child care, preschool, kindergarten and school-age education. Schools are located across the country and the District of Columbia, with a number operated in hospitals, corporations, government facilities and office parks. The schools operate under 11 unique brands Everbrook Academy, Childtime Learning Centers, Tutor Time Child Care, The Children’s Courtyard, Creative Kids, Montessori Unlimited, Young School, Pathways Learning Academy, AppleTree, U-GRO, and La Petite Academy. Everbrook Academy is a 21st century preschool focussing on STEAM learning. This concept is being rolled out in selected wealthy markets. The childcare market is reported to be \$60+ billion and growing.

ABOUT KATY, TEXAS



Katy, Texas is a rapidly growing city located 30 miles west of downtown Houston. Bordered by Cypress to the north and Sugar Land to the south, Katy is strategically positioned along Interstate 10, making it an ideal place for those seeking a blend of suburban tranquility and city convenience. The current population is 29,000 residents. Katy’s significant population increase is driven by Katy ISD’s expansion, major energy companies and numerous other businesses expanding to west Houston, leading to high demand for housing, child care and infrastructure.

Sunterra is the #1 selling master planned community in Texas based on 2024 year end and 2025 mid-year rankings from RCLCO Real Estate Consulting. RCLCO also ranked Sunterra as #4 on the nation’s top-selling master planned communities for 2024. Sunterra is an inviting 1,040 acre master planned community featuring resort-style living with world class amenities like the crystalline lagoon and lazy river. Katy Texas has more than 20,000 new homes under construction, recently completed or to be built. Many of the country’s largest home builders are developing subdivisions here including Ashton Woods, Beazer Homes, Century Communities, DRB Homes, Davidson Homes, DR Horton, Highland Homes, KB Home, Lennar, Terrata Homes, Tricoast Homes and Weston Homes.

Some of the largest employers in Katy are Katy ISD (9,185 employees), Shell Exploration & Production (6,500), BP North America (5,100), WoodGroup Subsidiaries (5,000), Katy Mills (3,500), Academy Sports & Outdoors (2,800), Memorial Hermann Health (2,500), Houston Methodist West (2,000), La Canterra - Cinco Ranch (1,700), Igloo (1,550) and Conoco Phillips (1,400).



Secondary: **Day Care Center**
GLA: **11,800 SF**
Year Built: **2026**

% Leased: **100%**
Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	6,419	23,096	74,770
2025 Estimate	5,395	19,845	66,143
2020 Census	2,207	10,392	31,006
Growth 2025 - 2030	18.98%	16.38%	13.04%
Growth 2020 - 2025	1.45%	90.96%	50.00%
2025 Population by Hispanic Origin			
2025 Population	5,395	19,845	66,143
White	2,233 41.39%	8,912 44.91%	29,321 44.33%
Black	682 12.64%	2,554 12.87%	9,412 14.23%
Am. Indian & Alaskan	45 0.83%	166 0.84%	554 0.84%
Asian	319 5.91%	1,157 5.83%	4,529 6.85%
Hawaiian & Pacific Island	4 0.07%	14 0.07%	48 0.07%
Other	2,112 39.15%	7,041 35.48%	22,279 33.68%
U.S. Armed Forces	2	9	37
Households			
2030 Projection	2,031	7,174	23,268
2025 Estimate	1,703	6,148	20,562
2020 Census	687	3,197	13,818
Growth 2025 - 2030	19.26%	16.69%	13.16%
Growth 2020 - 2025	1.48%	92.31%	48.81%
Owner Occupied	1,485 87.20%	5,402 87.87%	17,018 82.76%
Renter Occupied	217 12.74%	746 12.13%	3,545 17.24%
2025 Households by HH Income			
Income: <\$25,000	104 6.11%	418 6.80%	1,424 6.93%
Income: \$25,000 - \$50,000	215 12.63%	695 11.31%	2,655 12.91%
Income: \$50,000 - \$75,000	202 11.87%	629 10.23%	2,206 10.73%
Income: \$75,000 - \$100,000	148 8.70%	517 8.41%	2,424 11.79%
Income: \$100,000 - \$125,000	232 13.63%	740 12.04%	2,244 10.91%
Income: \$125,000 - \$150,000	115 6.76%	599 9.74%	2,464 11.98%
Income: \$150,000 - \$200,000	301 17.69%	1,110 18.20%	3,565 17.34%
Income: \$200,000+	305 22.62%	1,430 23.26%	5,000 17.41%
2025 Avg Household Income	\$146,425	\$149,957	\$135,875
2025 Med Household Income	\$119,611	\$128,109	\$117,513

Demographic Market Comparison Report

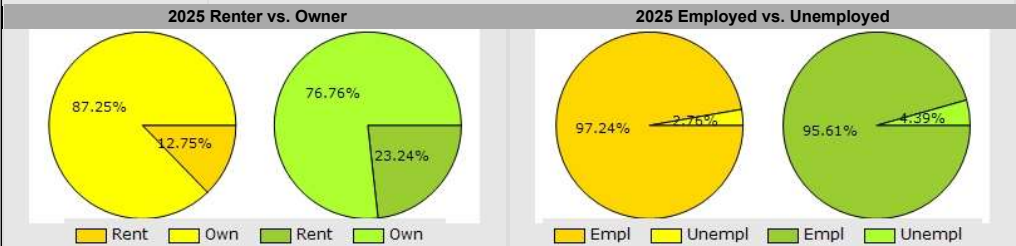
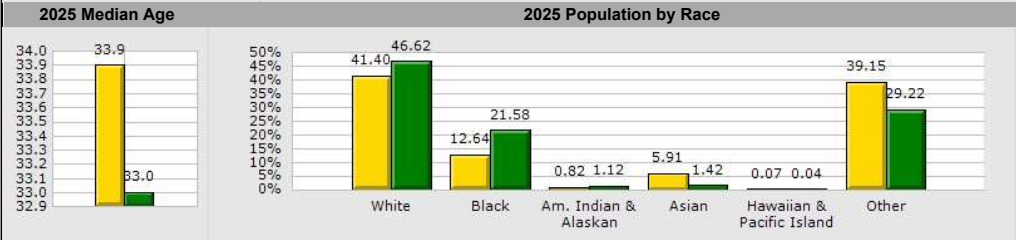
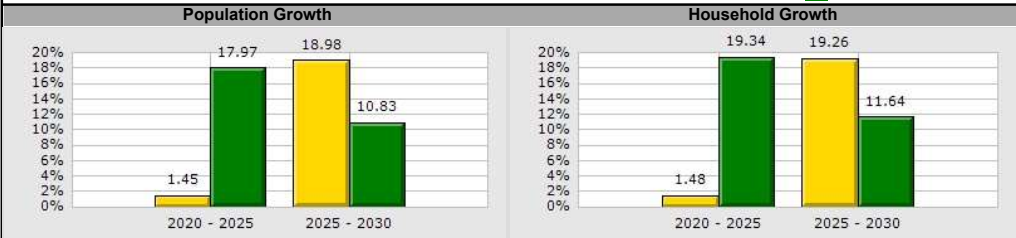
1 mile radius

Everbrook Academy

2171 Tantara Bend Dr, Katy, TX 77493

Type: **Retail/Day Care Ctr**
County: **Waller**

1 Mile
County





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.

11-2-2015



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.

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.

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.

Brian Brockman	701472	brian@bangrealty.com	513-898-1551
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>