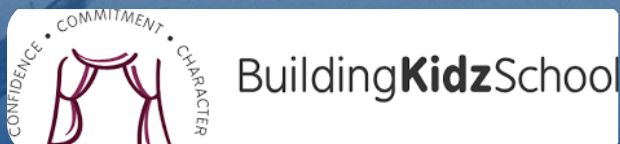




Building Kidz Daycare

Listed By:



**120 S BIRMINGHAM ST
WYLIE, TEXAS 75098**

**NEW 5-YEAR LEASE WITH 2.5% ANNUAL INCREASES
HIGH-GROWTH DFW SUBMARKET**

**ATTRACTIVE BASIS & YIELD
RESILIENT ASSET CLASS**

Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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Offering Summary



Asking Price
\$2,484,000



Cap Rate
7.25%



NOI
\$180,080



The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in Building Kidz, a newly executed net lease investment located at 120 S Birmingham St, Wylie, Texas 75098 (“Subject Property”). The property is a 10,098 square-foot single-tenant childcare facility situated on 1.2 acres in the heart of the fastest growing county in the nation.

The tenant, Building Kidz, has recently executed a brand new 5-year lease with 2.5% annual increases in both the primary term, as well as throughout each of the (2) 5-year option periods. This offering provides both fixed annual rent increases to mitigate against inflation, and also a high probability of future tenant exercised options due to the extensive Tenant Improvements invested.

Located within the rapidly expanding Dallas-Fort Worth metroplex, the property benefits from high-income demographics, strong school district demand drivers, and robust suburban housing growth. The surrounding area has seen a population increase of over 20% in the past decade, further fueling demand for early education and childcare services. This offering presents a rare opportunity to acquire a needs-based net lease asset in one of the most dynamic suburban markets in the nation.



Property Details



Address

120 S Birmingham St
Wylie, Texas 75098
County – Collin County



Property Size

Building: 10,098 SF
Land: 1.2 AC



Construction & Zoning

Year Built: 1998
Zoning: Commercial Corridor (CC)



Occupancy

100% Occupied
Lease Type – NN



Parcel Number

Parcel # (APN):
R-3248-000-0010-1



Traffic Counts

S Hwy 78 // 26,024

Investment Highlights



Deal Structure

- Brand new 5-year lease with two (2) 5-year renewal options
- 2.5% annual rent increases throughout base and option terms
- Personally guaranteed lease from experienced childcare operator

Tenant Strength & Sector

- Tenant paying below market rents
- Building Kidz is an established childcare provider with locations across the United States
- Long operating history in Texas with a strong regional footprint
- Childcare is a needs-based sector with resilience in economic cycles

Wylie Location

- Collin County: a top 5 fastest-growing counties in the U.S.
- Median household income of \$107,416+ in a 10-mile radius
- Wylie population growth of 15.5% since 2020, driven by suburban DFW expansion
- Surrounded by residential neighborhoods and within minutes of higher education school related systems

Texas Market

- Business-friendly, income-tax-free state
- DFW continues to attract inbound population migration, job growth, and new development



Project Overview

[Lease Overview](#) | [Rent Roll](#) | [Tenant Profile](#)

Lease Overview

Tenant Entity	UP n UP, Inc.
Tenant DBA	Building Kidz
Guarantor	Personal
Lease Commencement Date	June 1, 2025 (4-month rent abatement)
Lease Expiration Date	May 30, 2030
Base Term (Years)	5.0
Term Remaining (Years)	4.9
Renewal Options	Two (2) 5-year options
Rent/SF	\$17.83
Lease Type	NN
Annual Rent	\$180,090
Rent Increases	2.5% Annually
Tenant Responsibilities	Taxes, Insurance, CAM
Landlord Responsibility	Roof & Structure



Rent Roll

Tenant Name	RSF Pro Rata %	Lease Status	Lease Term		Rental Rates						Reimbursement Structure
			Start Date	End Date	Begin	Monthly	Annually	NNN Annual Costs	\$/SF	% Increase [2]	
Building Kidz	10,098 100.0%	Contract	6/1/2025	5/30/2030	Year 1	\$15,006.67	\$180,080	\$2,254	\$17.83		NNN
					Year 2	\$15,381.84	\$184,582	TBD	\$18.28	2.5%	
					Year 3	\$15,764.50	\$189,174	TBD	\$18.73	2.5%	
					Year 4	\$16,154.67	\$193,856	TBD	\$19.20	2.5%	
					Year 5	\$16,559.83	\$198,718	TBD	\$19.68	2.5%	
					Year 6 - Option 1	\$16,973.83	\$203,686	TBD	\$20.17	2.5%	
					Year 7 - Option 1	\$17,398.17	\$208,778	TBD	\$20.68	2.5%	
					Year 8 - Option 1	\$17,833.13	\$213,998	TBD	\$21.19	2.5%	
					Year 9 - Option 1	\$18,278.96	\$219,347	TBD	\$21.72	2.5%	
					Year 10 - Option 1	\$18,735.93	\$224,831	TBD	\$22.26	2.5%	
					Year 11 - Option 2	\$19,204.33	\$230,452	TBD	\$22.82	2.5%	
					Year 12 - Option 2	\$19,684.44	\$236,213	TBD	\$23.39	2.5%	
					Year 13 - Option 2	\$20,176.55	\$242,119	TBD	\$23.98	2.5%	
					Year 14 - Option 2	\$20,680.96	\$248,172	TBD	\$24.58	2.5%	
					Year 15 - Option 2	\$21,197.99	\$254,376	TBD	\$25.19	2.5%	



Tenant Overview



Building**Kidz**School

Building Kidz School is a premier early childhood education provider that integrates a robust academic curriculum with a strong emphasis on the performing arts. Serving children from infancy through kindergarten, the school offers a unique blend of music, dance, and theater alongside core educational subjects to promote whole-child development. With a proprietary curriculum and a nurturing environment, Building Kidz focuses on fostering confidence, creativity, and social-emotional growth. The school operates both corporate and franchise locations nationwide, maintaining high standards in safety, staff training, and community involvement. As a tenant, Building Kidz brings long-term stability, consistent enrollment-driven revenue, and a mission-driven presence that aligns well with family-oriented commercial spaces.

Tenant Summary

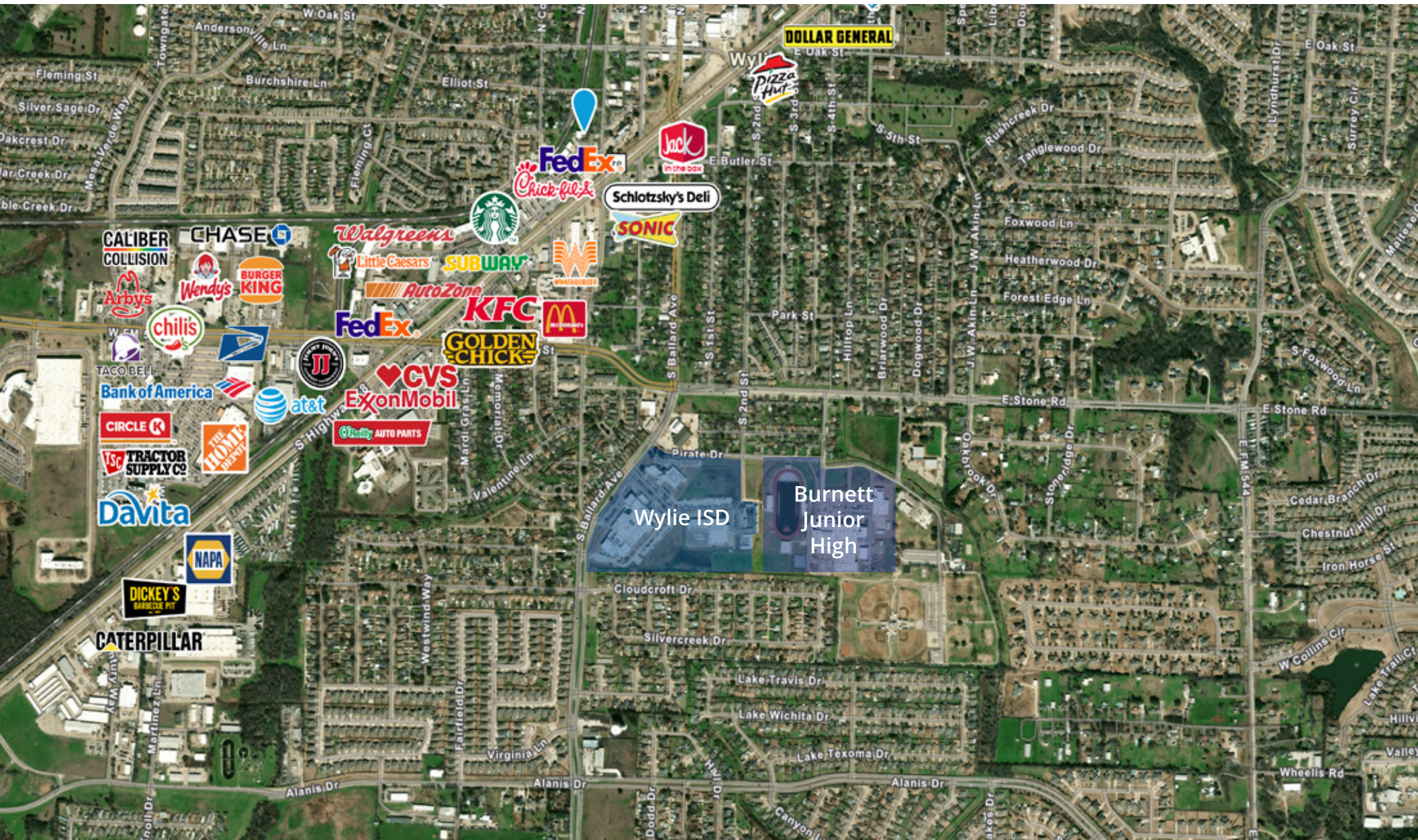
No. of Locations	49
Ownership	Private
Website	https://www.buildingkidzschool.com
Headquarters	Foster City, CA

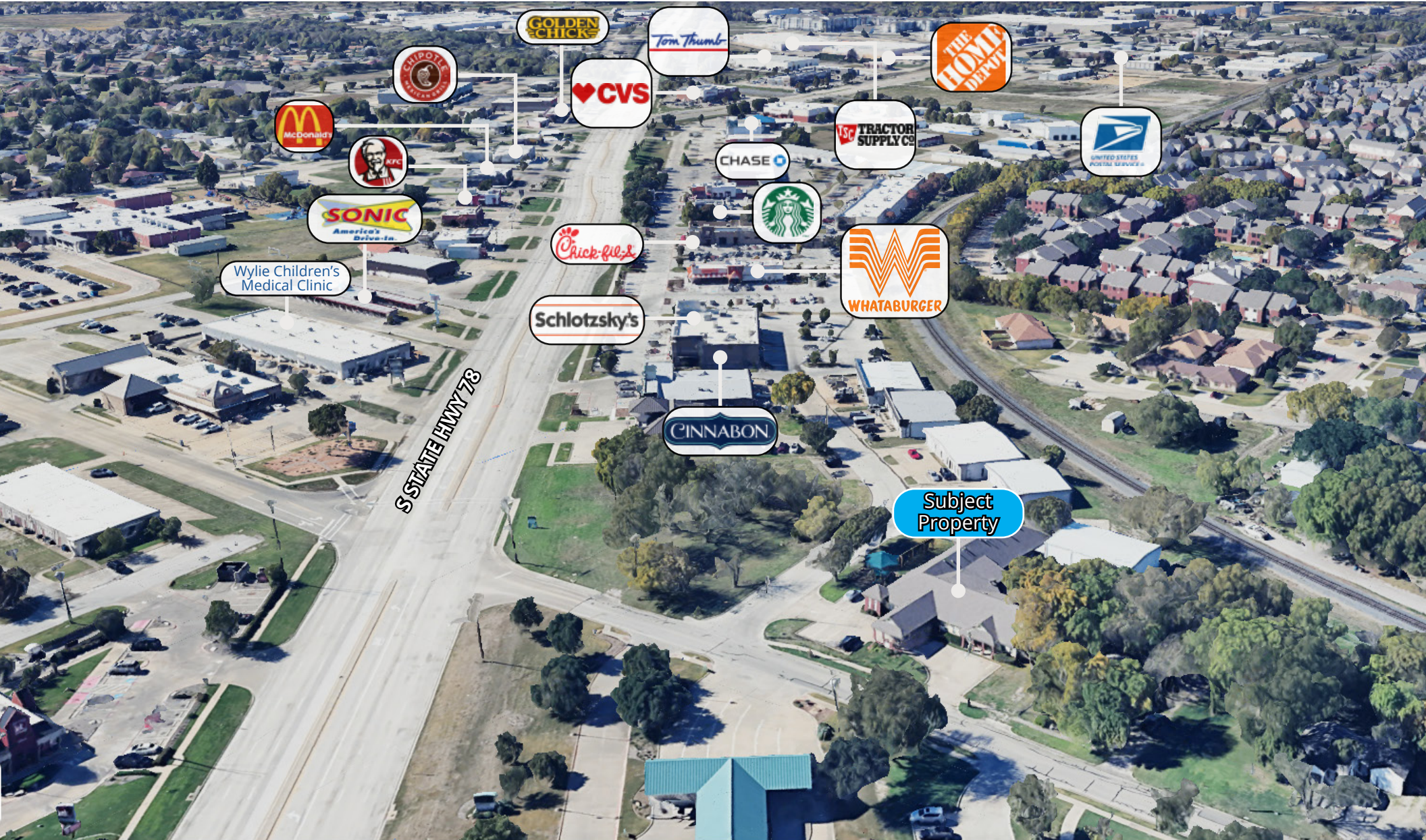




Market Overview

Aerial Map | Demographics | Lubbock Market Overview









Wylie, TX Demographics

Collin County



County Population (2023 census)

1,064,465+

Wylie Overview | 10 Mile Radius



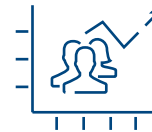
\$139,223

Average Household Income



\$411,516

Median Home Value



600,566

Current Total Population



210,169

Current Total Households



45%

Bachelor's/Graduate/Prof Degree



28%

Undergraduate enrollment



18,333

Total Businesses



189,868

Total Employees

Source: ESRI

Market Overview

Wylie, Texas

Wylie, Texas is a vibrant and rapidly growing suburb located northeast of Dallas, known for its strong sense of community, excellent public schools, and family-friendly atmosphere. With its charming historic downtown, an abundance of parks and recreational areas, and proximity to Lake Lavon and Lake Ray Hubbard, Wylie offers residents plenty of opportunities for outdoor activities and relaxation. The city boasts a low crime rate, a variety of local events and festivals, and a welcoming small-town feel combined with the conveniences of nearby urban centers. Its blend of affordability, quality of life, and community spirit makes Wylie an appealing place to live and raise a family.



Wylie is poised for success

Top-Rated Schools

The Wylie Independent School District is well-regarded for academic excellence and student support.

High Household Income

Median household income is approximately \$113,700–\$112,000, significantly above both Texas and national averages

Major Industrial Investment

Commercial and industrial construction recently surpassed \$1 billion, boosting taxable property valuation and economic development



Colliers recommends taking
this property out to market
priced as

Price
\$2,484,000

Cap Rate
7.25%



Offering Instructions

Offers should be submitted via email to:

**Geoff.Ficke@colliers.com , Zack.Ficke@colliers.com &
William.Paredes@colliers.com**

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours

By Appointment Only

Form of PSA

TBD

Title & Escrow

TBD

Thank you.



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