



OFFERING MEMORANDUM

FORMER TREE HOUSE ACADEMY

7501 Dalrock Rd, Rowlett, TX 75089

Marcus & Millichap

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Activity ID #ZAH0230143

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Marcus & Millichap

OFFERING SUMMARY

7501 DALROCK RD



Listing Price
\$1,706,000



Occupancy
Vacant/Available



Price/SF
\$150.00

FINANCIAL

Listing Price	\$1,706,000
Price/SF	\$150.00

OPERATIONAL

Gross SF	11,373 SF
Lot Size	1.34 Acres (58,370 SF)
Occupancy	0.00% - AVAILABLE
Year Built	1991



FORMER TREE HOUSE ACADEMY

7501 Dalrock Rd, Rowlett, TX 75089

INVESTMENT OVERVIEW

The Former Tree House Academy presents a rare opportunity to acquire a purpose-built childcare facility in one of the most desirable family-oriented suburban markets within the Dallas-Fort Worth Metroplex. Situated on approximately 1.34 acres and encompassing 11,373 square feet, the property offers an established childcare layout, dedicated outdoor play areas, and immediate operational functionality for a new early education operator.

The asset is positioned within an affluent and growing residential corridor characterized by strong household incomes, expanding population, and a highly educated workforce. Within a five-mile radius, the area supports approximately 149,500 residents, more than 54,000 households, and median household incomes exceeding \$124,000 annually. Population growth is projected to continue through 2030, further expanding the customer base for childcare and early education services.

As part of the Dallas-Fort Worth Metroplex, Rowlett benefits from one of the strongest economic environments in the United States. The metro area contains more than 8.2 million residents, has added over 820,000 people in the last five years, and continues to attract corporate relocations, job growth, and new household formation. The region is expected to remain one of the nation's leading markets for employment and population growth through the remainder of the decade.

INVESTMENT HIGHLIGHTS

- **11,373 Square Feet on 1.34 Acres - Former Childcare Facility Available Immediately**
- **Priced at Only \$150/SF – Below Replacement Cost**
- **Ideal Demographics – Nearly 150,000 People Within 5 Miles and Median Household Income Exceeding \$124,000**
- **Excellent Visibility Along Main Thoroughfare (Dalrock Road)**

FORMER TREE HOUSE ACADEMY

ADDITIONAL PHOTOS



FORMER TREE HOUSE ACADEMY

ADDITIONAL PHOTOS



FORMER TREE HOUSE ACADEMY

ADDITIONAL PHOTOS



FORMER TREE HOUSE ACADEMY

ADDITIONAL PHOTOS



FORMER TREE HOUSE A CADEMY

ADDITIONAL PHOTOS



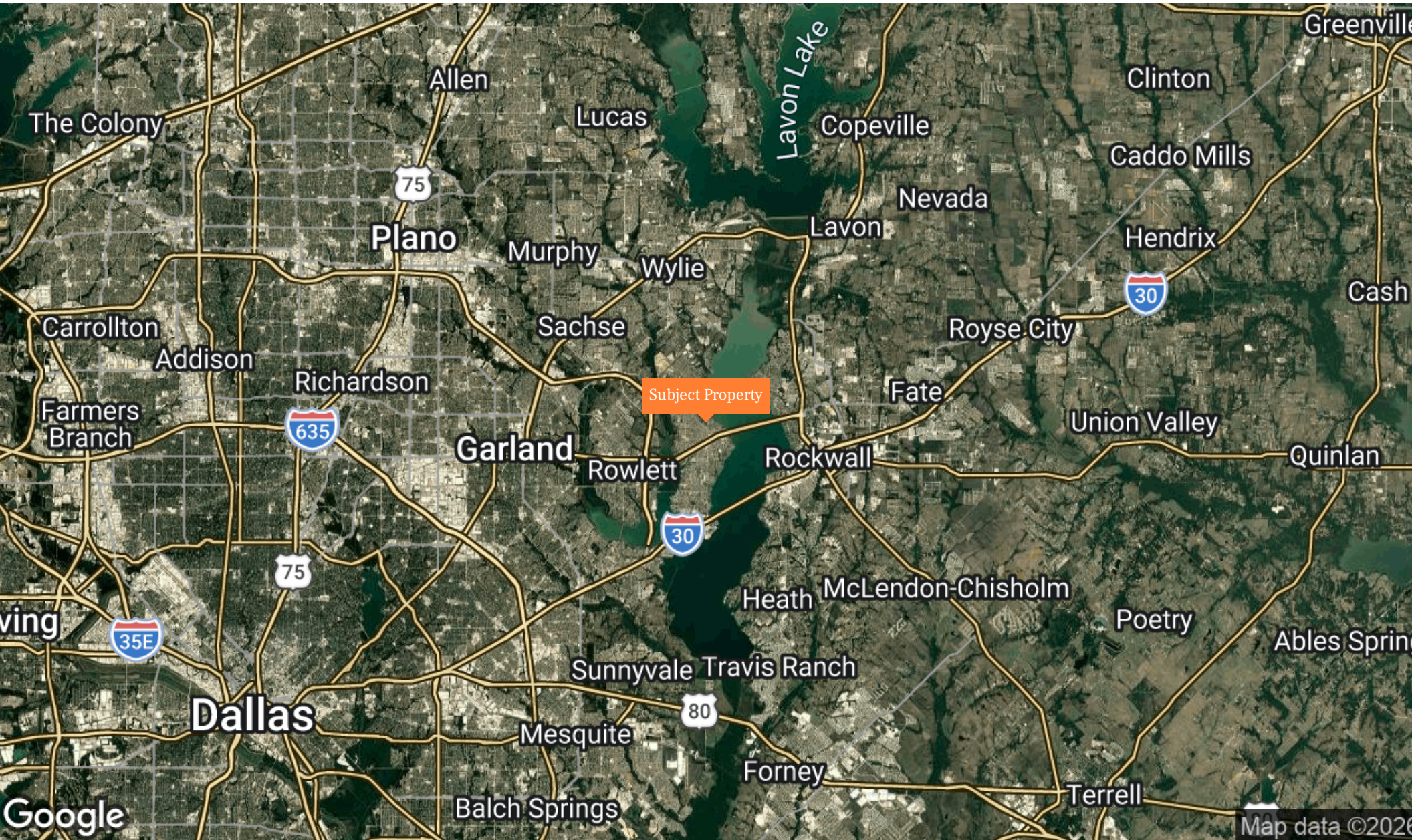
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ADDITIONAL PHOTOS



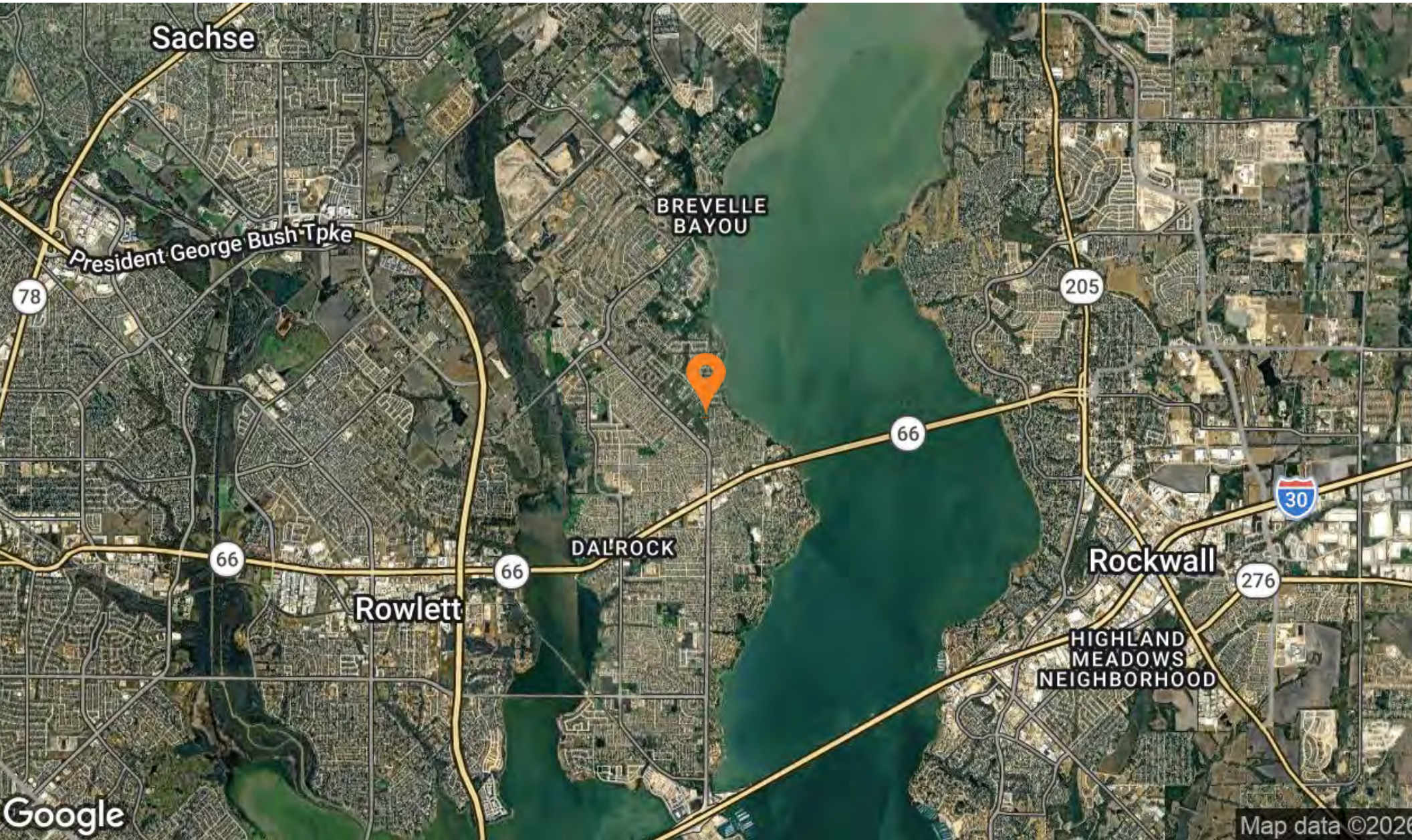
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REGIONAL MAP



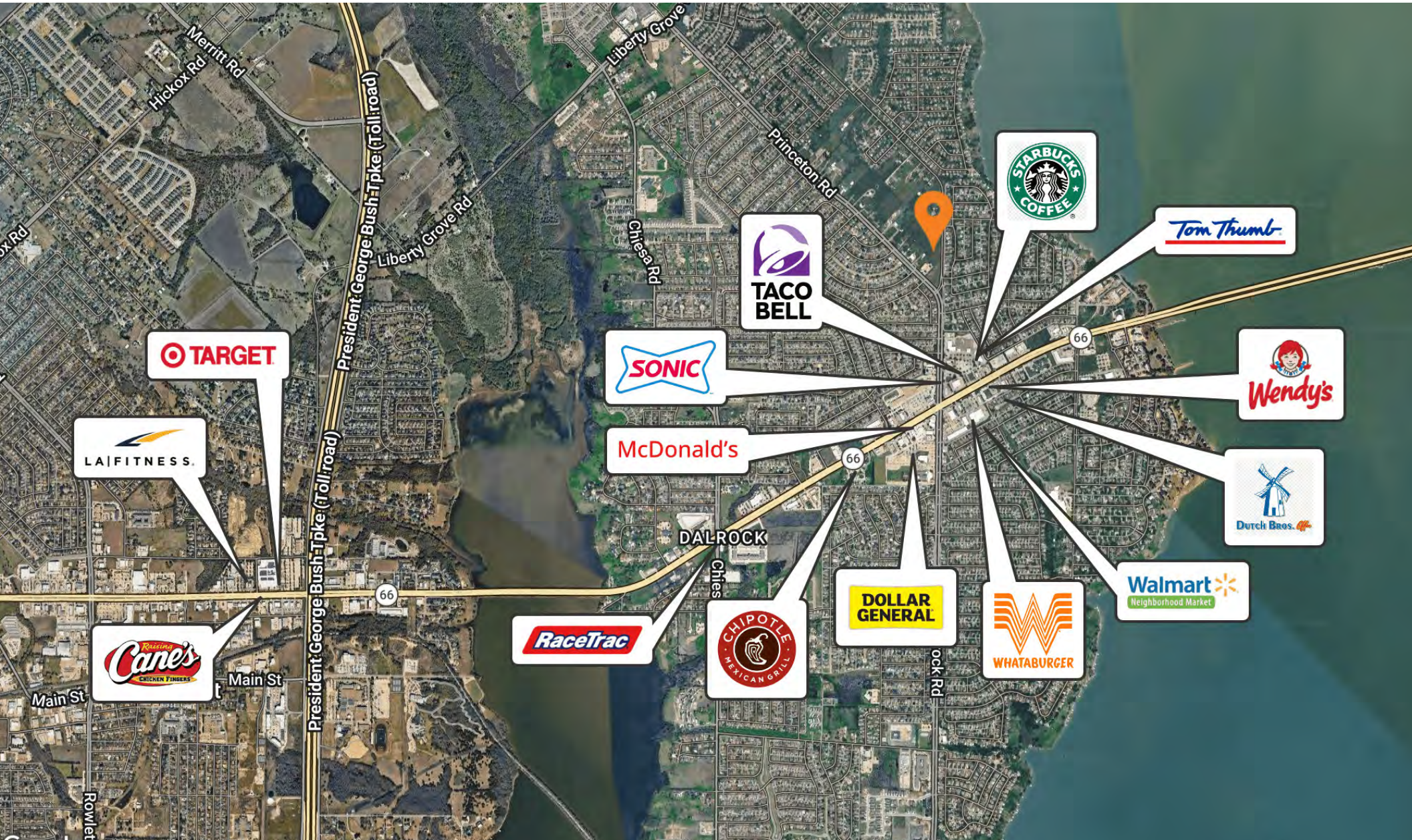
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LOCAL MAP



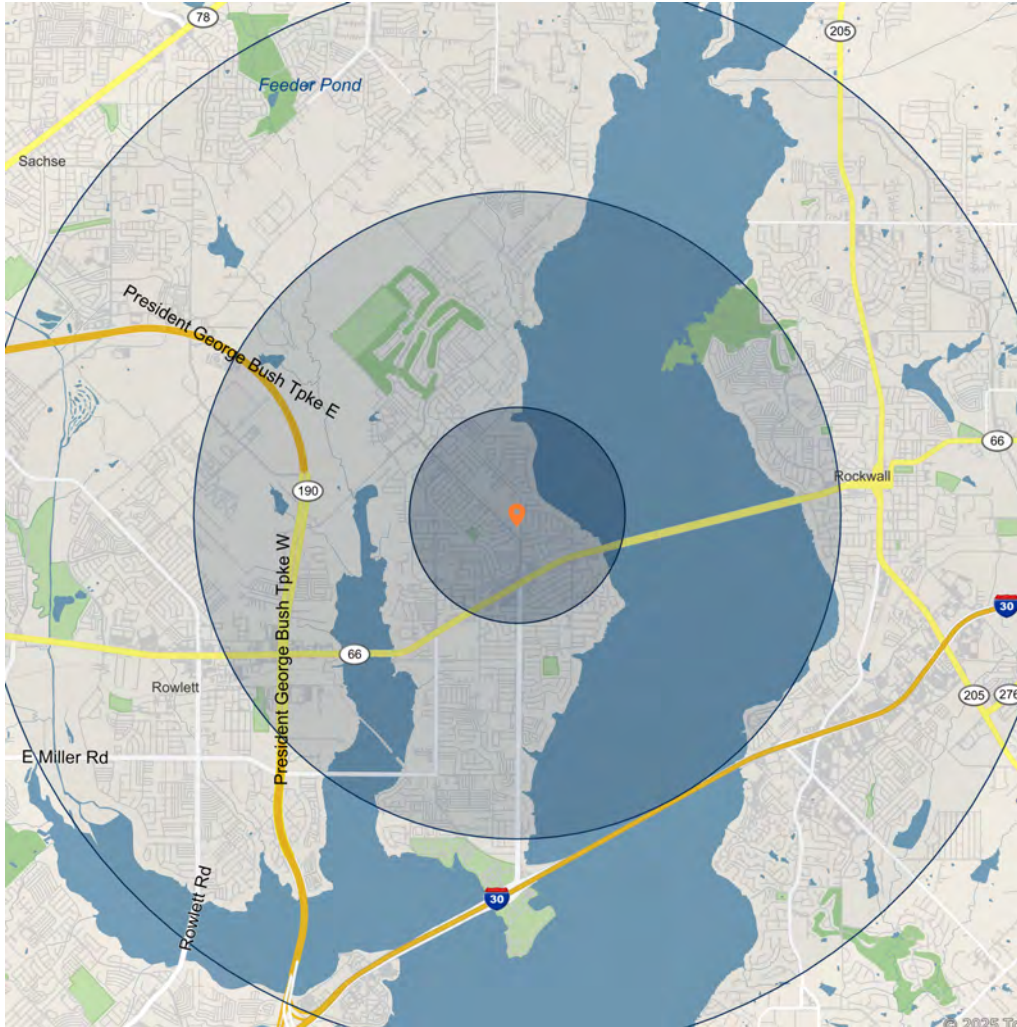
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RETAILER MAP



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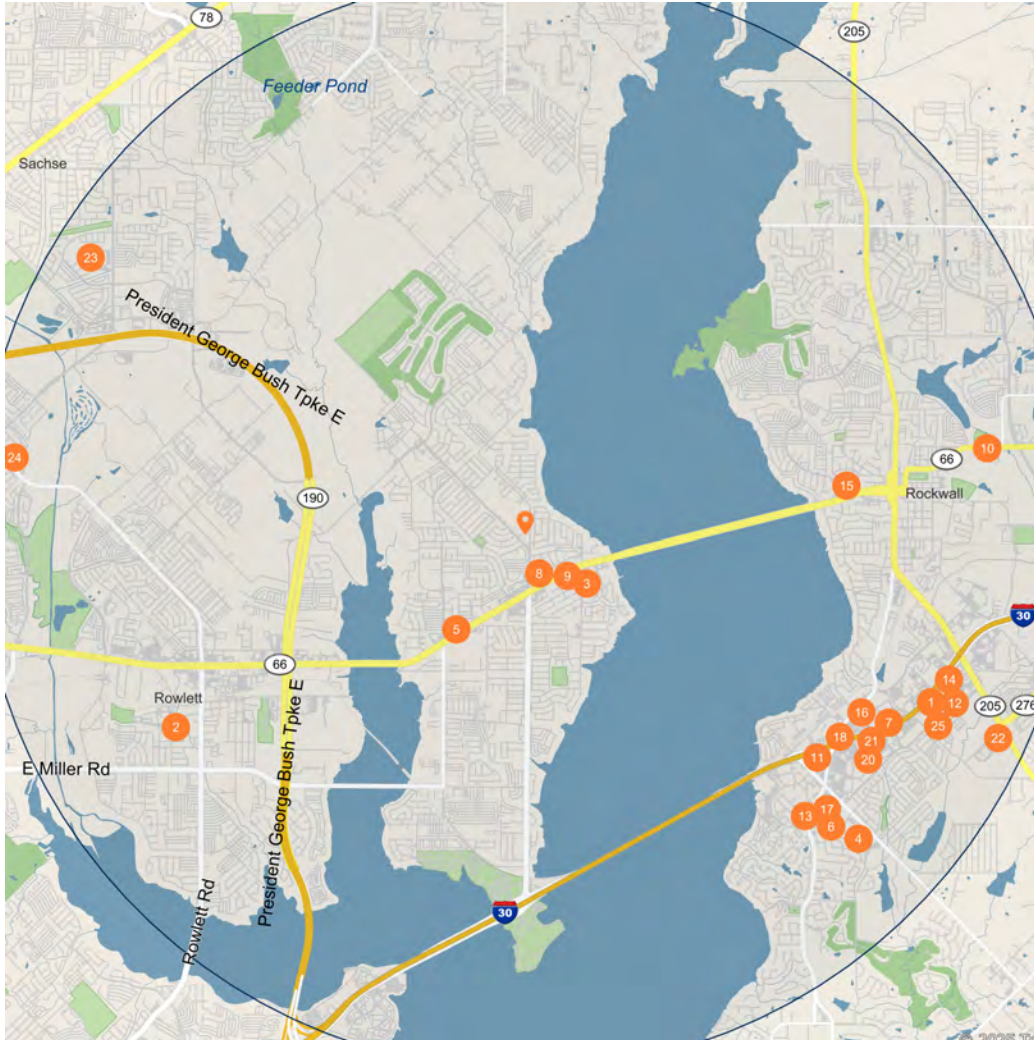
DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2030 Projection	12,955	50,961	159,690
2025 Estimate	12,555	48,847	149,531
2020 Census	11,863	45,666	134,864
2010 Census	10,660	40,839	113,230
HOUSEHOLD INCOME			
Average	\$138,261	\$143,305	\$146,957
Median	\$120,443	\$123,676	\$124,434
Per Capita	\$47,668	\$50,400	\$52,591
HOUSEHOLDS			
2030 Projection	4,508	18,025	58,029
2025 Estimate	4,300	17,098	54,065
2020 Census	3,903	15,323	46,486
2010 Census	3,314	13,148	38,652
HOUSING			
Median Home Value	\$326,919	\$354,381	\$377,662
EMPLOYMENT			
2025 Daytime Population	7,476	26,155	109,851
2025 Unemployment	3.01%	2.84%	2.69%
Average Time Traveled (Minutes)	37	37	35
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	5.83%	3.00%	1.74%
Some College (13-15)	28.54%	27.91%	28.05%
Associate Degree Only	19.12%	15.88%	15.23%
Bachelor's Degree Only	9.51%	9.40%	9.16%
Graduate Degree	33.77%	39.57%	39.87%

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DEMOGRAPHICS



Major Employers		Employees
1	Blazin Wings Inc-Buffalo Wild Wings	860
2	Nations Roof Central LLC-Affiliated With Nations Roof	600
3	Lakepointe Emergency Cons Pllc-Lake Pointe Medical Center	575
4	Rockwall Regional Hospital LLC-Presbyterian Hospital Rockwall	500
5	Lake Pointe Medical Center-	340
6	Lake Pointe Medical Center-	287
7	Walmart Inc-Walmart	263
8	Tom Thumb Food & Drugs Inc-Tom Thumb 1925	256
9	Forney Lake Healthcare LLC-Rowlett Hlth Rhabilitation Ctr	255
10	Rockwall School Board-	224
11	El Chico Restaurants Inc-El Chico Restaurant	219
12	Penney Opco LLC-JC Penny	215
13	Emeritus Corporation-Summer Ridge	205
14	Gmri Inc-Olive Garden	193
15	Walmart Inc-Walmart	187
16	Foss Energy Services Inc-Boss Equipment and Trnsp Depo	185
17	Cco Holdings LLC-	176
18	Chevron Stations Inc-Chevron	137
19	Rockwall Isd Food Services-Child Nutrition Department	125
20	Lakepointe Church Inc-Lake Pointe Baptist Bookstore	125
21	OfficeMax North America Inc-OfficeMax	118
22	Transam Trucking Inc-	116
23	Garland Independent School Dst-Sachse High School	115
24	Harmony Public Schools-Harmony Scnce Academy - Garland	114
25	Legend Senior Living LLC-	107

FORMER TREE HOUSE A CADEMY

MARKET OVERVIEW

DALLAS-FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 8.2 million residents. It encompasses 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 980,000 residents, respectively. Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 820,000 people over the past five years. In keeping with historical trends, Collin and Denton counties have received the majority of recent growth. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade — a trend that is set to continue for the near future.



MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

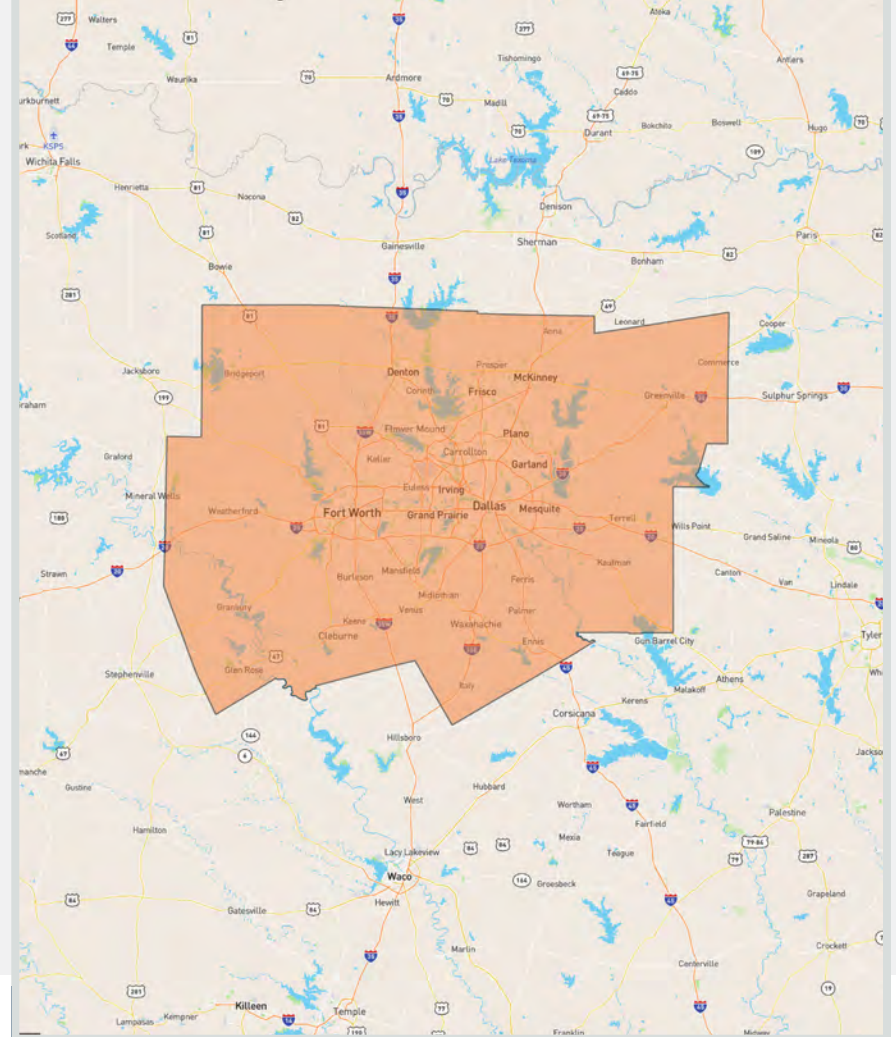


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MARKET OVERVIEW

TRANSPORTATION

- The Dallas-Fort Worth metroplex is linked to the rest of the country by a network of interstates: Interstates 20, 30, 35E/W and 45, along with the inner-city loops I-635 and I-820.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 22 million in 2024. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, as well as Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



7

INTERSTATES
across
the metro



2

Major
AIRLINES
based locally



<4

HOURS of FLIGHT
Time to East or
West Coasts



MORE THAN
90

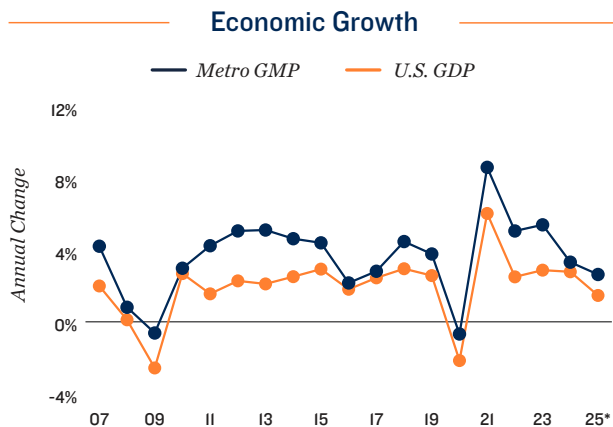
Miles of a Light Rail System
Serving Dallas and Surrounding
Cities

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MARKET OVERVIEW

ECONOMY

- The Metroplex offers a central U.S. location, no state income tax and a business-friendly regulatory environment that includes right-to-work laws — factors frequently cited by employers during site selection.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs as of early 2025 — double the labor force size in 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2025. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Frito-Lay Inc.
- Woot Services LLC
- UT Southwestern Medical Center
- Tandy Financial Services
- Vrio Corp
- Thryv Holdings, Inc.
- Exco Holdings, Inc.
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services

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MARKET OVERVIEW

DEMOGRAPHICS

- Roughly 470,000 new people are expected through 2029, fueled by robust job growth, natural increases and north-to-south migration.
- The Metroplex is projected to add 174,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates into a skilled labor pool and higher incomes. Roughly 38 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$97,800, which is above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2024, providing a vibrant rental market.

QUICK FACTS



POPULATION
8.2M
2024-2029* Growth:
5.6%



HOUSEHOLDS
3.0M
2024-2029* Growth:
5.8%



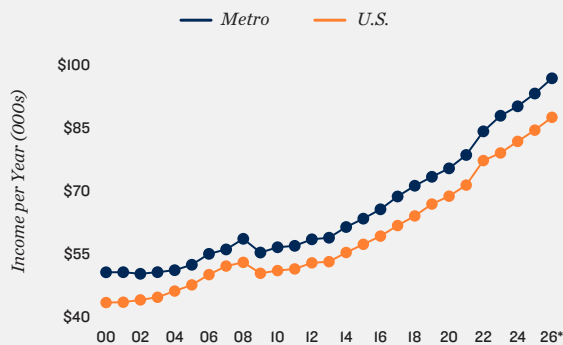
MEDIAN AGE
36
U.S. Median:
39



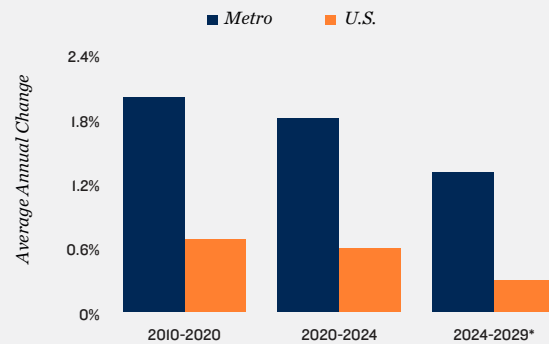
MEDIAN HOUSEHOLD INCOME
\$98,000
U.S. Median:
\$76,000

* Forecast

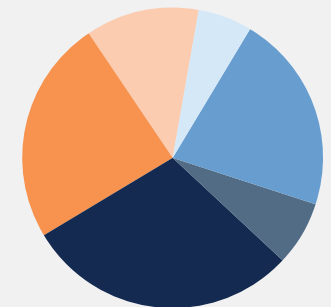
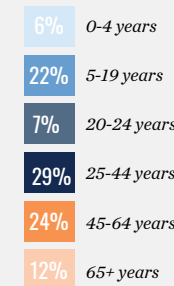
Median Household Income



Population Growth



2025 Population by Age



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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MARKET OVERVIEW

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth also hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.



SPORTS

- Baseball | **MLB** | Texas Rangers
- Football | **NFL** | Dallas Cowboys
- Basketball | **NBA** | Dallas Mavericks
- Ice Hockey | **NHL** | Dallas Stars
- Soccer | **MLS** | FC Dallas
- Basketball | **WNBA** | Dallas Wings



EDUCATION

- University of Texas at Dallas
- University of North Texas at Dallas
- Southern Methodist University
- Texas Christian University
- University of Dallas
- Texas Woman's University, Denton



ARTS & ENTERTAINMENT

- Perot Museum of Nature and Science
- The Modern Art Museum of Fort Worth
- Kimbell Art Museum
- Dallas Zoo

\$391,500

Median
Home Price



150+

Museums and
Art Galleries



150+

Private and Public
Golf Courses



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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