

Available School Listings

2317243



School of Modern Upgrades, Timeless Legacy, and Exceptional Potential

- Licensed capacity: 120+
- 6,000+ sq ft.
- Fully renovated
- Experienced directors in place
- Incredible FF&E
- South Texas

\$2,400,000

2206252



Private Montessori in Hood County

- Licensed capacity: 80+
- 2 acres
- Room for expansion
- Includes Business & Real Estate
- Hot growing market

\$3,200,000

2031368



One Owner Legacy School

- Licensed capacity: 240+
- 11,900+ sq ft.
- 4.65+ acres
- One owner, well established and a GREAT location

\$3,500,000

2308612



Sophisticated School in Collin County Texas

- Licensed capacity: 180+
- 9,100+ sq ft. Building
- Business, FF&E and Real Estate
- Huge Playgrounds
- Upscale location

\$5,000,000

2229386



Long Standing Childcare Center

- 3,250+ sq ft.
- Business, FF&E, and Real Estate
- Operating over 30 years
- Well-equipped facility
- Prime location

\$2,300,000



KRISTY THORNTON

Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (214) 500-0894

contact@txempireproperties.com
www.txempireproperties.com

TEXAS EMPIRE PROPERTIES

18333 Preston Rd.
Dallas, TX 75252



BEST D 2024

Current as of 12/1/2025

Available School Listings



Move-In Ready Childcare Facility in Tarrant County

- Licensed capacity was 120
- 5,100+ sq ft. recently renovated
- Fully equipped
- Turnkey real estate opportunity for a childcare business

UNDER CONTRACT
\$1,375,000

2401602



Proven, Profitable Preschool with Property Included in Harris County

- Licensed capacity: 95+
- 4,000 sq ft. Building
- Business and FF&E
- Cash flow is \$135K
- Lender pre-approved

UNDER CONTRACT
NOW ACCEPTING
BACK UP OFFERS
\$1,050,000

2337101



Superb Top-Tier Early Learning Center

- Licensed capacity: 215+
- 9,800+ sq ft.
- 350K Cash Flow
- Business and FF&E
- Pre-Approved financing

UNDER CONTRACT
NOW ACCEPTING
BACK UP OFFERS
\$1,900,799

COMING SOON!



Childcare Center in Northeast Texas

- Licensed capacity: 85+
- 4,000+ sq ft.
- Fully equipped
- Business, FF&E and Real Estate

\$790,000



Childcare Center in Harris County Texas

- Licensed capacity: 75+
- Absentee Owned
- Recently Renovated
- Business, FF&E and Real Estate

**Under
\$500K**



Childcare Center in Collin County Texas

- Licensed capacity: 230+
- 10,000+ sq ft. & 100+ ac
- EBITDA \$800K+
- Modern, purpose-built
- Business, FF&E and Real Estate

\$7,900,000



**KRISTY
THORNTON**
Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (214) 500-0894
contact@txempireproperties.com
www.txempireproperties.com

**TEXAS EMPIRE
PROPERTIES**
18333 Preston Rd.
Dallas, TX 75252



**BEST
D
2024**

Current as of 12/1/2025

Additional Available Listings

2312168



Secure and Versatile Commercial Property on 2.93 Acres in Ft. Worth

- 1, 512 sq ft. building
- 2 storage buildings
- Advanced security system in place
- Zoned commercial

\$1,500,000

2056902



Enormous Lumber and Hardware Center

- 27,555 sq ft. of Usable Space
- Includes: Business, FF&E and Real Estate
- 3 acres
- Est. 1948 – Locally owned and operated

\$3,200,000

2252786



HVAC and Refrigeration in South TX

- \$2,014,794 top line revenue
- \$358,982 Cash Flow
- Business, Real Estate and FF&E included
- 10 Employees
- Est. 1990

\$2,250,000



KRISTY THORNTON
Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (214) 500-0894
contact@txempireproperties.com
www.txempireproperties.com

TEXAS EMPIRE PROPERTIES
18333 Preston Rd.
Dallas, TX 75252



BEST D 2024

Current as of 12/1/2025


Texas Ranches

W-W RANCH ★ 5,888 ACRES

WESTERN PALO PINTO COUNTY

- **Waterfront:** Nearly 3 miles of crystal-clear Ioni Creek with waterfalls and shaded valleys
- **Land:** Rolling native pastures, limestone bluffs, and 350 ft of elevation change
- **Improvements:** Two residential compounds with lodge, bunkhouse, and stone cottage
- **Operations:** Full working cattle facilities, barns, steel pens, and equipment for 350 head
- **Wildlife & Minerals:** Trophy-class game • all owned minerals and royalties convey
- **Price:** \$8,500 per acre

Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.



Appraisal
Completed!



SCENIC RANCH ★ 333.8 ACRES

WISE COUNTY

- **Waterfront:** Elm Creek, a natural spring, and two ponds enhance the property
- **Terrain & Trees:** Rolling native landscape with hardwoods and sandstone outcroppings
- **Fencing & Utilities:** High-fenced on two sides with electricity on site
- **Wildlife:** Abundant deer, turkey, hogs, and other native game
- **Minerals:** No mineral rights included; one pumping unit present
- **Price:** \$8,500 per acre

Pre-Approved
Financing


 Texas Empire Properties
proudly representing the buyer.

THE BRAZOS RETREAT ★ 428.85 ACRES

PARKER COUNTY

- **Waterfront:** Over 5,500 ft of Brazos River frontage
- **Terrain & Trees:** Rolling meadows, elevated bluffs, and mixed hardwoods
- **Improvements:** Stone pavilion, bunkhouse, metal shop, fencing, pipe & cable entry
- **Wildlife:** Strong habitat for deer, turkey, hogs, and more
- **Minerals:** Most minerals and royalties convey; one producing gas well
- **Price:** \$22,500 per acre

Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.



RIVER BLUFF RANCH ★ 293 ACRES

PARKER / PALO COUNTY LINE

- **Waterfront:** 926 ft of Brazos River frontage and views from a 120-ft bluff
- **Terrain & Trees:** Pasture with live oak, elm, cedar, and mesquite cover
- **Water Resources:** 3 wells, 8 stock ponds, wet-weather creeks
- **Improvements:** Historic 1880s homestead (partially restored), barn, cattle pens
- **Wildlife & Minerals:** Deer, turkey, and hogs • minerals convey (~\$1,000/mo income)
- **Price:** \$3,772,375 (~ \$12,866 per acre)

Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.

KRISTY
THORNTON

Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (214) 500-0894

contact@txempireproperties.com
www.txempireproperties.com

TEXAS EMPIRE
PROPERTIES

18333 Preston Rd.
Dallas, TX 75252



**BEST
D
2024**

Current as of 12/1/2025


Texas Ranches

COTTONWOOD BEND RANCH ★ 174.2 ACRES

WESTERN PARKER COUNTY

- **Waterfront:** 4,400 ft of Brazos River frontage
- **Terrain & Trees:** Gently rolling land with hardwoods, cottonwoods, and mesquite
- **Water Resources:** 3 wells, 2 ponds, and Parker County water tap
- **Improvements:** Two ranch-style homes, shop, pens, and outbuildings
- **Wildlife & Minerals:** Deer, turkey, hogs, and eagles • all minerals convey
- **Price:** \$4,995,000

Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.




RED BANK RANCH ★ 2,959 ACRES

PARKER AND HOOD COUNTIES

- **Waterfront:** 4,548 ft of Brazos River frontage plus two spring-fed creeks
- **Terrain & Trees:** Rolling to rugged land with hardwoods, mesquite, and canyons
- **Water Resources:** Multiple wells, 20+ ponds, and natural springs
- **Improvements:** Custom home, guest and foreman residences, barns, and cattle facilities
- **Wildlife & Minerals:** Abundant game • partial mineral ownership
- **Price:** \$48,995,000 (≈ \$16,558 per acre)

Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.




NEW AGE RANCH ★ 138.7 ACRES

SAN JACINTO COUNTY

- **Terrain & Trees:** Gently rolling hills with scattered hardwoods and pastureland
- **Water Resources:** 3-acre lake, 5 ponds, and 2 natural springs
- **Improvements:** 4,600 sq ft main home (4 beds, 4 full & 1 half baths, built 2013), guest house, automatic gates, and working cattle facilities
- **Usage & Fencing:** Fully fenced and cross-fenced for livestock or leisure use
- **Price:** \$3,200,000

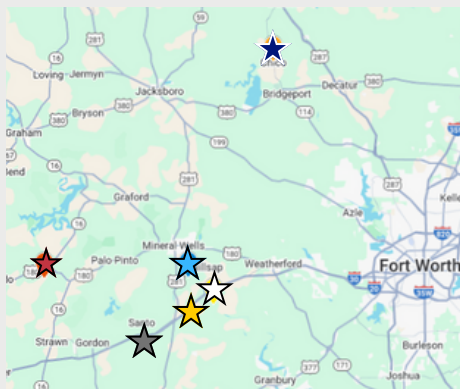
Pre-Approved
Financing

 Texas Empire Properties
proudly representing the buyer.

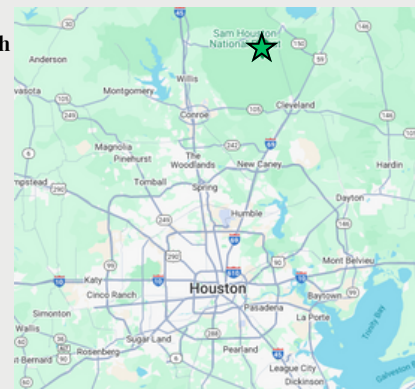


Appraisal
Completed!

- ★ W-W Ranch
- ★ Scenic Ranch
- ★ The Brazos Retreat
- ★ River Bluff Ranch
- ★ Cottonwood Bend Ranch
- ★ Red Bank Ranch



★ New Age Ranch



KRISTY
THORNTON
Business Broker
KW Commercial

Office: (972) 806-0592
Cell: (214) 500-0894
contact@txempireproperties.com
www.txempireproperties.com

TEXAS EMPIRE
PROPERTIES
18333 Preston Rd.
Dallas, TX 75252



**BEST
D
2024**

Current as of 12/1/2025