

Available Business/Investment Listings

2451849 \$679,000



Quadplex in Northeast Dallas

- Recently renovated 2 units & 2 duplexes
- Totaling 2,798 sq ft. With space to add
- Across from elementary school / church in back
- income producing/property 75% occupied

2312168 \$1,500,000



Commercial Property on 2.93 Acres in Ft. Worth TX

- 1,512 sq ft. building + 2 storage buildings
- Off Chisolm Trail Pkwy
- Ideal for service biz for corporate
- office/ fleet parking
- Zoned Commercial

2056902 \$1,900,000



Enormous Lumber and Hardware Center

- 3 acres
- Locally owned and operated
- 27,555 sq ft. of useable space
- includes: Business, FF&E, and RE
- EST. 1948-

2252786 \$2,250,000



HVAC and Refridgeration in South TX

- Business, RE,, & FF&E included
- 10 employees
- \$358,982 cash flow
- \$2,014, 794 top line revenue
- EST. 1990

2495686 \$1,905,500



Business Brokerage & Real Estate Agency

- \$131,000,000 in listings
- Book of Business
- Including: M + A, top 1% nation
- wide producers + commercial
- Real Estate Company
- #1 inDFW market region

SCAN ME!



No More Waiting!

Scan For Success!



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Available School Listings

2459542 \$799,000



Childcare Center in Gregg County Texas

- 2 Acres + room for expansion
- Capacity 80+ expanding now
- Biz, FF&E, + Real Estate
- Texas school ready certified
- 4 ★ Texas rising star

2317243 \$2,400,000



School of modern upgrades, Timeless Legacy, and Exceptional Potential

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

2401602 \$1,050,000



Proven, Profitable Preschool with Property Included in Harris County

- Business + FF&E
- Capacity 95+
- 4,000 sq ft.
- Cash flow: 350K
- Lender Pre-Approved

2337101 \$1,399,999
PRICE REDUCED



Superb Top-Tier Early Learning Center

- 9,800+ sq ft.
- Capacity: 215+
- Cash flow: 350K
- Business + FF&E
- National Franchise

2448610 \$7,900,000



Childcare Center in Collin County Texas

- Modern Purpose-Built-10,000+ sq.ft
- Capacity - 230+
- Biz, FF&E, + PRIME "Real Estate"
- Revenue \$2M +/EBITDA \$800K +
- Leading "TOP FRANCHISE"

2459181 \$699,000



Established Learning Center in East Texas

- Biz, FF&E, + Real Estate
- Capacity 80+
- Recently renovated - 3,650 sq ft.
- Absentee owned
- Two large playgrounds



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Available School Listings

2031368 \$3,500,000



One Owner Legacy School

- 4.65+ "commercial" PRIME LOCATION
- Capacity - 240
- 11,900+ sq ft building
- Well established
- Uniquely themed

2481470 \$600,000



Licensed Childcare Center in Southeastern Texas

- Room for growth and development
- Capacity: 161+ room for expansion for potential capacity of 220
- 10,000 sq ft. Indoor facility
- 13,000 sq ft. Playground area
- Business only

2229386 \$2,300,000



Long Standing Childcare Center

- 3,250 + sq ft. / 1.5 acres
- Capacity: 85
- Biz, FF&E, + Real Estate
- Well equipped facility
- 30+ years of operation

2206252 \$3,200,000



Private Childcare in Hood County Texas

- 2+ Acres off Main Road
- Only Montessori in "Hot Market"
- Room for growth & expansion
- Capacity 80+
- Private School Componet

Build-To-Suit Daycare site in Anna, TX



Tenant Needed

Daycare Site in Anna Texas. Developer has permits and approval to build a \$5.6mm campus on this premium site in a rapidly growing demographic area.

COMING SOON!



Two New School Listings in Texas!

1. Denton County, Franchise + Real Estate
2. Lubbock County, School + Real Estate



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Texas, Farm, Ranch, + Land Availabilities

W-W Ranch ★ 5,888 Acres Western Palo Pinto County

- **Waterfront:** Nearly 3 miles of crystal-clear 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, equipment, and 350 head of cattle
- **Wildlife & Minerals:** Trophy-class game • all owned minerals and royalties convey
- **Price:** \$8,500 per acre

Pre-Approved

Texas Empire Properties proudly representing the buyer.



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 hard wood sand 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 5,500ft 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

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.



River Bluff Ranch ★ 293 Acres Parker/Palo County Line

- **Waterfront:** 926ft of Brazos River frontage and views from a 120-ft bluff
- **elm, cedar:** 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**
- **Price:** \$3,772,375

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Texas, Farm, Ranch, + Land Availabilities

Cottonwood Bend Ranch ★ 174.2 Acres Western Parker County

- **Waterfront:** 4,400 sq ft. of Brazos River frontage
- **Terrain & Trees:** Gently rolling land with hard woods, cotton woods, 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
- **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:** \$16,558 per acre

Pre-Approved Financing

Texas Empire Properties proudly representing the buyer.



★ W-W Ranch

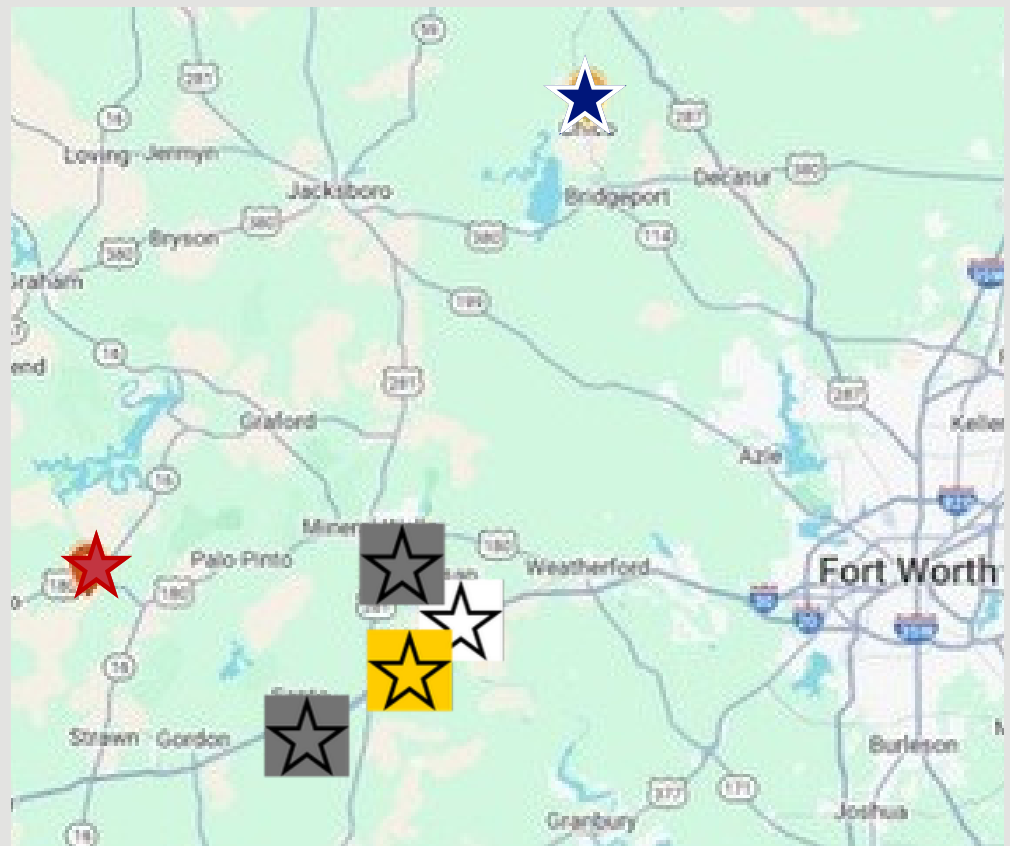
★ Scenic Ranch

★ The Brazos Retreat

★ River Bluff Ranch

★ Cottonwood Bend Ranch

★ Red Bank Ranch



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