

JUNE 2026

We Sell Businesses & Real Estate

AVAILABLE

BUSINESS / INVESTMENT LISTINGS

2451849

\$679,000



Quadplex in Northeast Dallas

- Recently Renovated 2 Duplexes
- Totaling 2,798 sq. ft. With Space to Add
- Across from Elementary School / Church in Back
- Income Producing/Property 75% Occupied
- 2021 Appraisal – \$720,000

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 Parkway – Great Location
- Ideal for Service Business for Corporate Office/Fleet Parking
- Zoned Commercial

2056902

\$1,900,000



Enormous Lumber and Hardware Center

- 3 Acres – City Blocks
- 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 Refrigeration in South TX

- Business, RE, & FF&E Included
- 10 Employees
- \$358,982 Cash Flow
- \$2,014,700 Top Line Revenue
- Est. 1990

2495686

\$1,905,500



Business Brokerage & Real Estate Agency

- \$131M in Listings – Book of Business
- Including: M&A – Business Brokerage
- Top 1% Producer Nation Wide
- Top Brokerages in Transactions and Sales
- Commercial Real Estate Company
- #1 in DFW Market Region

SCAN ME!



No More Waiting!
Scan For Success!



KRISTY THORNTON
BUSINESS BROKER
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Office: 972-806-0592
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kt Texas Empire Properties

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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
- Business, FF&E, and 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



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



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



2448610

\$7,900,000



Childcare Center in Collin County, Texas

- Modern Purpose-Built 10,000+ Sq. Ft.
- Capacity – 230+
- Business, FF&E, and Prime Real Estate
- Revenue \$2M+ / EBITDA \$800K+
- Leading "Top Franchise"



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AVAILABLE — SCHOOL LISTINGS —

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+ with Expansion
- Private School Component

2504491 **\$3,200,000**



 **Texas School Ready Texas Rising Star**

- FF&E Included
- 10,000 sq. ft.
- 4 ★ Texas Rising Star
- Summer Camps, Water Activities, Pool
- Capacity: 186/Infants: 39

2229386 **\$2,300,000**



 **Long Standing Childcare Center**

- 3,250 + sq. ft. / 1.5 acres
- Capacity: 85
- Business, FF&E, + Real Estate
- Well Equipped Facility
- 30+ Years of Operation

2507172 **\$4,800,000**



 **Top Brand Texas School North Texas**

- Top Leading Franchise
- 8,000+ sq. ft.
- Great Location
- After School + Programs
- Capacity of 175+

2504491 **\$3,200,000**



 **High-Accredited Childcare Opportunity**

- 4 ★ Texas Rising Star
- Business, FF&E, + Real Estate
- Approx. 4Acres
- Room for Growth and Expansion
- Growing Childcare Market

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.



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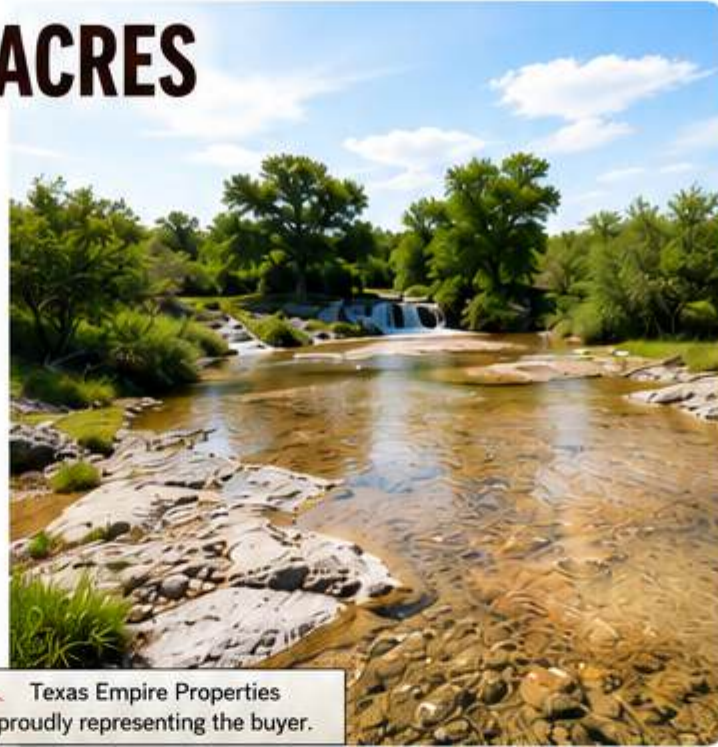


— FARM, RANCH, & LAND OPPORTUNITIES —

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



APPRAISAL COMPLETED!

PRE-APPROVED

kt 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 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

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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



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RIVER BLUFF RANCH ★ 293 ACRES

PARKER / PALO PINTO COUNTY LINE

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

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— 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 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
- **Price:** \$4,995,000



PRE-APPROVED FINANCING

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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

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



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