

# WE SELL BUSINESSES & REAL ESTATE

AVAILABLE BUSINESS / INVESTMENT LISTINGS



**\$89,500**

Listing #123456

### PROVEN PROFITABLE ICE CREAM PARLOR

- Business only
- Ice cream business + truck
- Great location
- Little competition
- Modern and Unique Style



**\$1,500,000**

Listing #2312168

### 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



**\$1,999,999**

Listing #2056902

### ENORMOUS LUMBER & 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

USA



USA



**\$2,250,000**

Listing #2252786

### HVAC & REFRIGERATION IN SOUTH TX

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



**\$1,905,000**

Listing #2495686

### 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



### BUILD-TO-SUIT DAYCARE SITE IN ANNA, TX

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

**TENANT NEEDED**



**KRISTY THORNTON**  
BUSINESS BROKER  
KW COMMERCIAL



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# AVAILABLE SCHOOL LISTINGS

## 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



2520000

\$1,775,000

PRIME CHILDCARE AND TEXAS SCHOOL READY CERTIFIED

- Licensed Capacity 160
- 3 Vans
- Business Established 2009 – Long Lasting
- 6,000+ sq. ft.
- 1.5+ Acres





# AVAILABLE SCHOOL LISTINGS

## 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

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



- Thinking about buying or selling a school?
- Scan to get a free consultation and explore available opportunities.
- Your next success story starts here.





# FARM, RANCH, & LAND OPPORTUNITIES

PREMIER PROPERTIES • PRODUCTIVE LAND • LIMITLESS POTENTIAL

## 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  
FINANCING

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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

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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



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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

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

