ExpansionPoint AI

SUMMARY SITE REPORT

1920 US-287 BUS, Waxahachie, TX 75165, USA

PREPARE ON:

JANUARY 15, 2026

PREPARED FOR:

PRELIMINARY SITE REVIEW

REPORT ID

293-1-15-2026

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MARKET SNAPSHOT REPORT SUMMARY

MARKET SIGNAL OVERVIEW

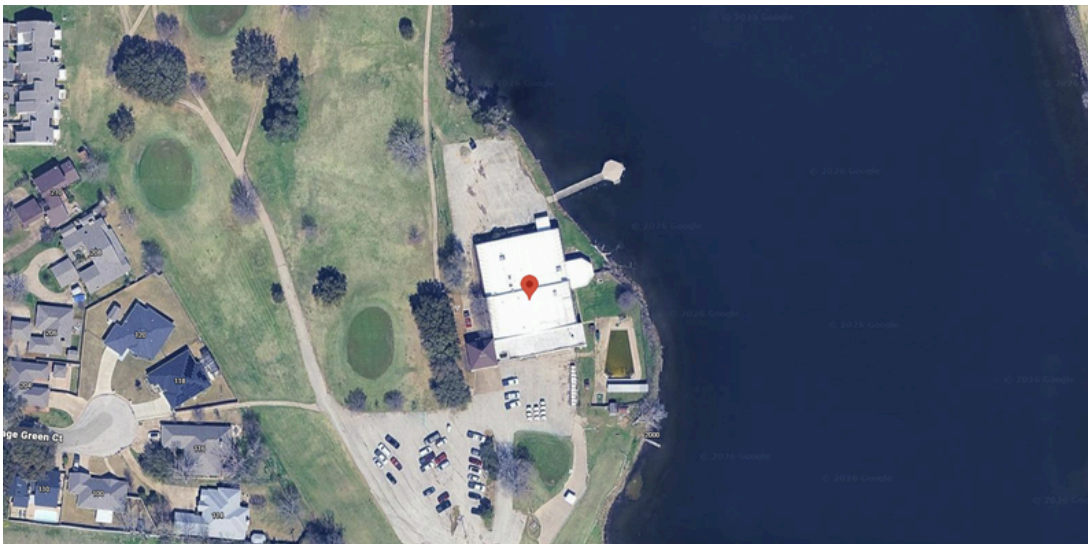
This section provides a high-level snapshot of recent childcare market signals within the defined drive-time catchment area.

The analysis focuses on observable supply-demand dynamics, licensed capacity changes, and competitive distribution, based on publicly available regulatory and demographic data sources.

The purpose of this snapshot is to surface what has recently changed in the local childcare landscape, offering contextual reference for further market research.

MARKET SNAPSHOT REPORT SUMMARY

Category	Details
County / City	Ellis County / City of Waxahachie
Address	1920 US-287 BUS, Waxahachie, TX 75165
Coordinates	32.409, -96.869
Analytical Catchment Area	10-Minute Drive Catchment

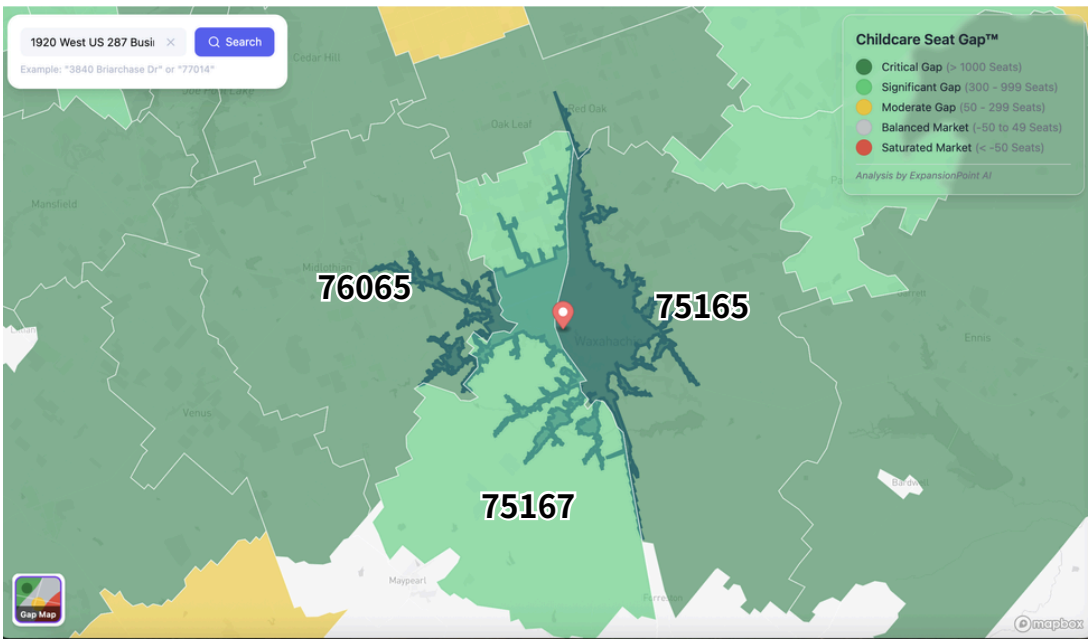


CURRENT MARKET SNAPSHOT (10MINTE DRIVE)

The map below illustrates the 10-minute drive-time area and the key ZIP Codes covered by our analysis. Our core KPI calculations are based on the "Core Market," defined as the following ZIP Codes with the most significant area overlap within the drive-time radius.

Core market ZIP codes include:

- 75165: Waxahachie
- 75167: Waxahachie
- 76065: Midlothian



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CORE MARKET SIZE & SUPPLY

ZIP Code	City Name	Total Families	Total Child Population (<5y Est.)	Income > $150k	Total Licensed Capacity
75165	Waxahachie	13,073	4,416	19.3%	1549
75167	Waxahachie	3,499	813	31.1%	51
76065	Midlothian	12,435	3,559	37.4%	2,164

DEMAND BREAKDOWN BY AGE GROUP (0–5)

ZIP Code	Infant Est.	Toddler Est.	Preschooler Est.
75165	1505	1402	1509
75167	256	253	303
76065	1,243	1,137	1,179

Population estimates reflect ZIP codes materially covered within the 10-minute drive catchment.

MARKET STRESS INDICATORS

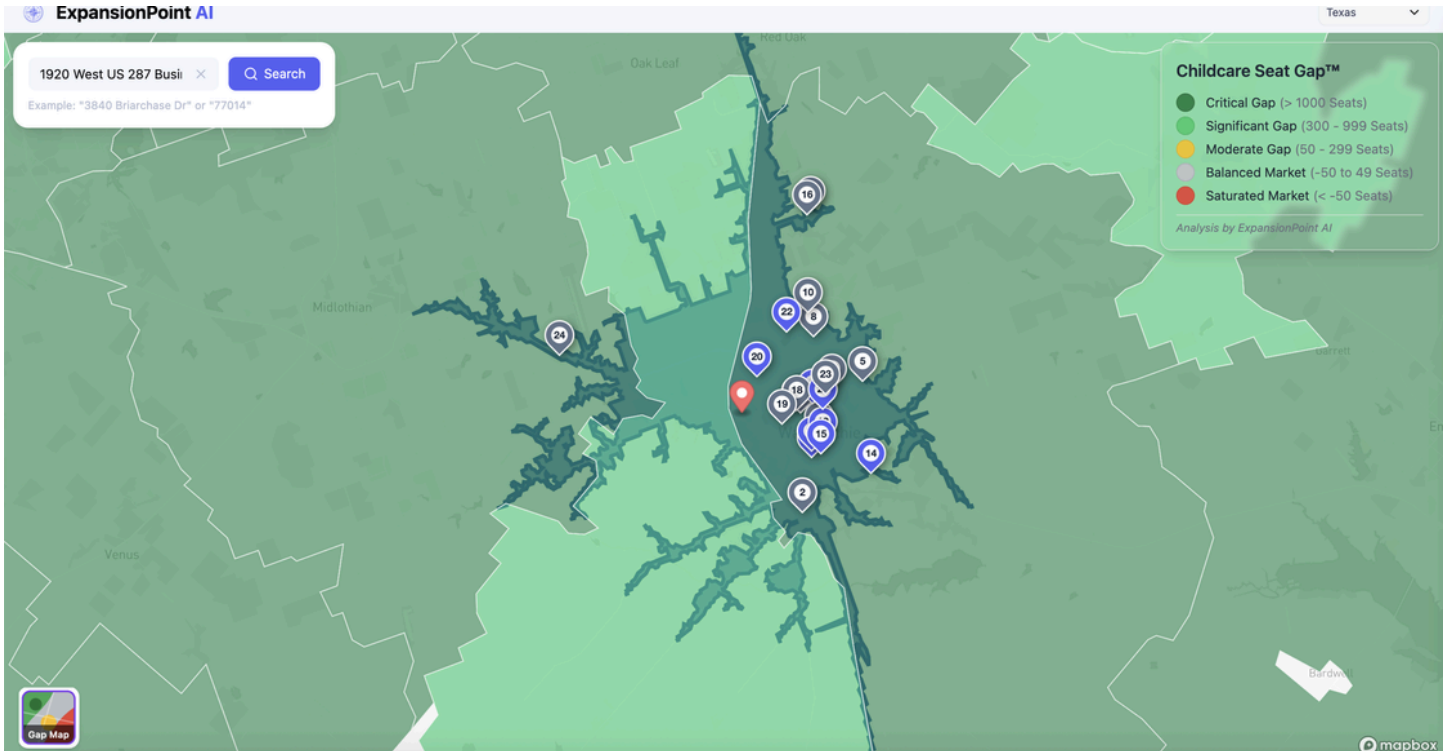
ZIP Code	Saturation	Childcare Seat Gap™	Addressable Seat Gap™
75165	34.4%	2867	977
75167	6.4%	762	402
76065	62.7%	1395	-286

Childcare Seat Gap™ represents the estimated difference between the number of children under age 5 and the total licensed childcare capacity within the defined area.

Addressable Seat Gap™ further adjusts this figure by excluding non-addressable care preferences (e.g. informal or in-home arrangements), reflecting the realistically serviceable demand for childcare.

Addressable metrics reflect model-based estimates for comparative reference only.

COMPETITION ANALYSIS IN 10-MIN DRIVE



Methodology note:

The competitive set includes licensed childcare centers with capacity ⩾ 75 seats. Smaller providers are excluded from individual listings.

Competitor Name	Address	Total Capacity	Hours	Program Type	Age Group	Pricing	Billing Basis	Texas Rising Star	Deficiencies
EverStar Academy of Discovery	1401 FERRIS AVE	238	Mon - Fri: 6:00 AM-6:30 PM	Full Day	Infant-School Age	Quote Required	N/A	2-Star	2
Fire House Kids, LLC	423 N COLLEGE ST	170	Mon - Fri: 6:00 AM-6:00 PM	Full Day	Infant-School Age	Quote Required	N/A	3-Star	5
Ark of Friendship	1116 BROWN ST	170	Mon - Thu: 8:30 AM-2:30 PM	Short Day	Infant-School Age	$142.50-$472.50	Monthly		4
Growing in Grace	5401 E HIGHWAY 287	159	Mon - Fri: 7:00 AM-5:45 PM	Full Day	Infant-School Age	$110-$260	Weekly		8
Condor Child Care	102 CHAMBERS CIR	153	Mon - Fri: 6:30 AM-6:00 PM	Full Day	Infant-School Age	Quote Required	N/A	3-Star	3
First Steps MDO	450 US-287 BYPASS	105	Tue - Thu: 9:00 AM-2:00 PM	Short Day	Infant-School Age	$295	Monthly		0
Connect: KIDS Childcare Cente	1971 JOHN ARDEN DR	100	Mon - Fri: 6:30 AM-6:00 PM	Full Day	Todder-School Age	Quote Required	N/A	4-Star	4
Waxahachie ISD Child Care Center	614 N GETZENDANER ST	95	Mon - Fri: 6:45 AM-5:00 PM	Full Day	Infant-School Age	Quote Required	N/A	4-Star	1

Licensing and quality indicators are shown as reported by Texas HHS for informational reference only. No operational, compliance, or quality assessment is performed in this report.

CORE MARKET SIZE & SUPPLY

Key capacity drivers since October

Recent activity has been limited to small home-based providers entering and exiting the market. Several in-home programs opened or closed over the past 90 days, resulting in minimal net capacity change. No large center openings or closures have materially altered the competitive landscape.

These changes were incremental and do not meaningfully impact overall capacity pressure.

KEY SIGNALS

1. Core demand exceeds current supply in the primary trade area.

Across ZIP 75167 and 75165, licensed childcare capacity has not kept up with recent birth volumes, resulting in a combined Childcare Seat Gap™ of over 3,600 seats.

2. Not all gaps are equally valuable.

While both ZIPs show large seat gaps, ZIP 75167 stands out for its higher share of high-income, addressable families relative to its population size.

3. Adjacent demand does not always convert.

Although ZIP 76065 shows a theoretical seat gap, higher reliance on informal care and nannies limits center-based demand, resulting in a negative Addressable Seat Gap™ under conservative assumptions.

4. Market risk varies by operator model, not by demand.

Recent activity has been limited to small operators opening and closing, suggesting that outcomes depend more on operator positioning than on short-term market changes

LOOKING AHEAD: FORWARD MARKET SIGNALS

This report focuses on current market conditions based on existing licensed capacity and recent birth cohorts within the defined trade area.

For owners or brokers who need to understand where the market may be heading, ExpansionPoint AI offers an optional forward-looking market signal analysis.

This extended analysis looks at how supply and demand may evolve over the next ~18 months, based on real development and population signals, including:

- Recent residential permit activity and upcoming housing deliveries
- Estimated future childcare demand from new households
- Forward-looking Childcare Seat Gap™ scenarios
- Income-weighted demand and Premium Seat Gap™ signals
- Early identification of emerging wealth pockets and future demand clusters

This analysis is designed to support site-level evaluation and longer-term planning, especially for decisions involving land acquisition, pricing strategy, or multi-year expansion timing.

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Upgrade Option

If deeper, forward-looking insight is required, this report can be extended to include additional market signals focused on how the trade area may evolve over the next ~18 months.

If you choose to proceed:

- The $249 paid for this report is fully credited
- The extended analysis is delivered within ~7 business days

This option is typically used when a decision involves land acquisition, pricing strategy, or longer-term expansion planning.

If you would like to explore whether this extended analysis is appropriate for your situation, feel free to reach out directly:
contact @expansionpoint.ai

Disclaimer

This report is provided for informational and comparative reference purposes only.

ExpansionPoint AI does not provide legal, financial, or investment advice.

All data is sourced from publicly available regulatory and demographic records and modeled estimates, which may be subject to change.

Users should conduct independent due diligence before making investment or operational decisions.