



Jump!Zone Lewisville, Texas



Client

Jump!Zone Play Centers

Location

Lewisville, Texas

Real Estate Type

Retail

Square Footage

14,000 SF

PROJECT OVERVIEW

Jump!Zone is an indoor children's play center franchise where there are massive themed inflatable slides, obstacle courses, moon-walks, arcades, and other interactive games.

THE CHALLENGE

Jump!Zone has a key set of requirements they need to open a location. The franchisee had been working with another commercial real estate broker for close to a year. He was looking for a property that was near schools, close to a freeway, had a solid VPD, had a strong HH income and had 18' or higher ceiling height. The aforementioned parameters would make it best that the play center be in a retail location, however only industrial properties were being presented to the client.

THE SOLUTION

After being enlisted by Jump!Zone to assist in the search for a location in the greater Metroplex area of Dallas/Ft. Worth (~18 suburban regions), the FEC Real Estate team surveyed 160+ properties and within 1.5 weeks, a tour of 3 retail properties was setup.

RESULTS ACHIEVED

A few months after the tour and after conjoining the franchisee, the landlord, the attorneys, the contractors, etc. FEC Real Estate was able to work out a long term lease that included: a tenant improvement allowance of \$12.50/SF with any unused monies going toward rent, a budget friendly rent schedule with 6 months of free rent, and a ROFR clause so they could grow into additional space if necessary.