



DAYCARE / OFFICE AT LAKES ON ELDRIDGE

13233 W LITTLE YORK RD | HOUSTON, TEXAS

FREE-STANDING 3,840 SF WITH PRIVATE OUTDOOR PARK FOR LEASE



PROJECT HIGHLIGHTS

Daycare/Office at Lakes On Eldridge

13233 W LITTLE YORK RD | HOUSTON, TEXAS

- **Move-in ready** former daycare
- **6 classrooms** with adjoining bathrooms and a kitchen
- **Peaceful, shaded outdoor play area** can be converted to outdoor picnic area
- **Proposed uses:** daycare, doggy daycare, veterinarian, dentist, insurance agency, real estate agency, medical or general office
- **Very high incomes** in established NW Houston Corridor
- **Heavy daytime and residential traffic**
- **Approximate size:** 3,840 SF for lease

TRAFFIC COUNTS



27,972 VPD south on Eldridge Pkwy

27,974 VPD north on Eldridge Pkwy

33,182 VPD west on Little York Rd

30,490 VPD east on Little York Rd



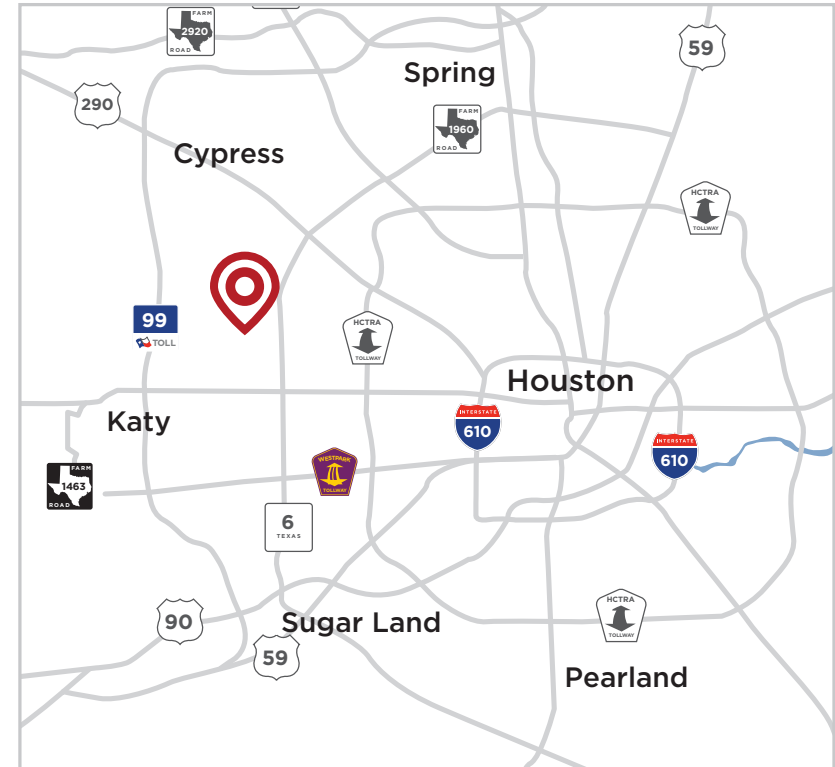
\$147,206 AVG HHI

within 1 mile



257,338 POPULATION

within 5 miles



MAJOR BUSINESSES

TOSHIBA BANK OF AMERICA

QT LifeStorage BANK OF TEXAS

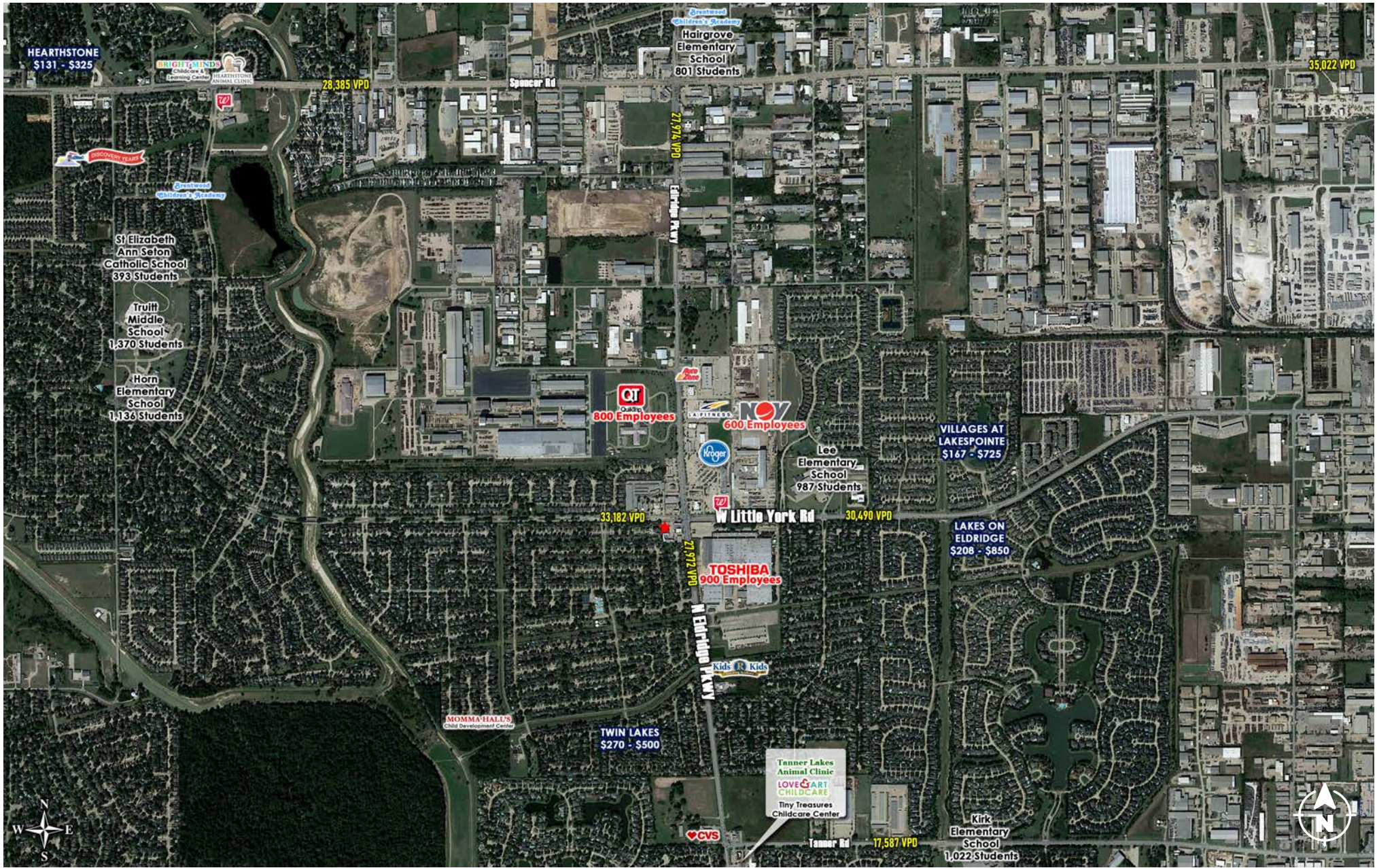
Airgas PRAXAIR NOV
an Air Liquide company

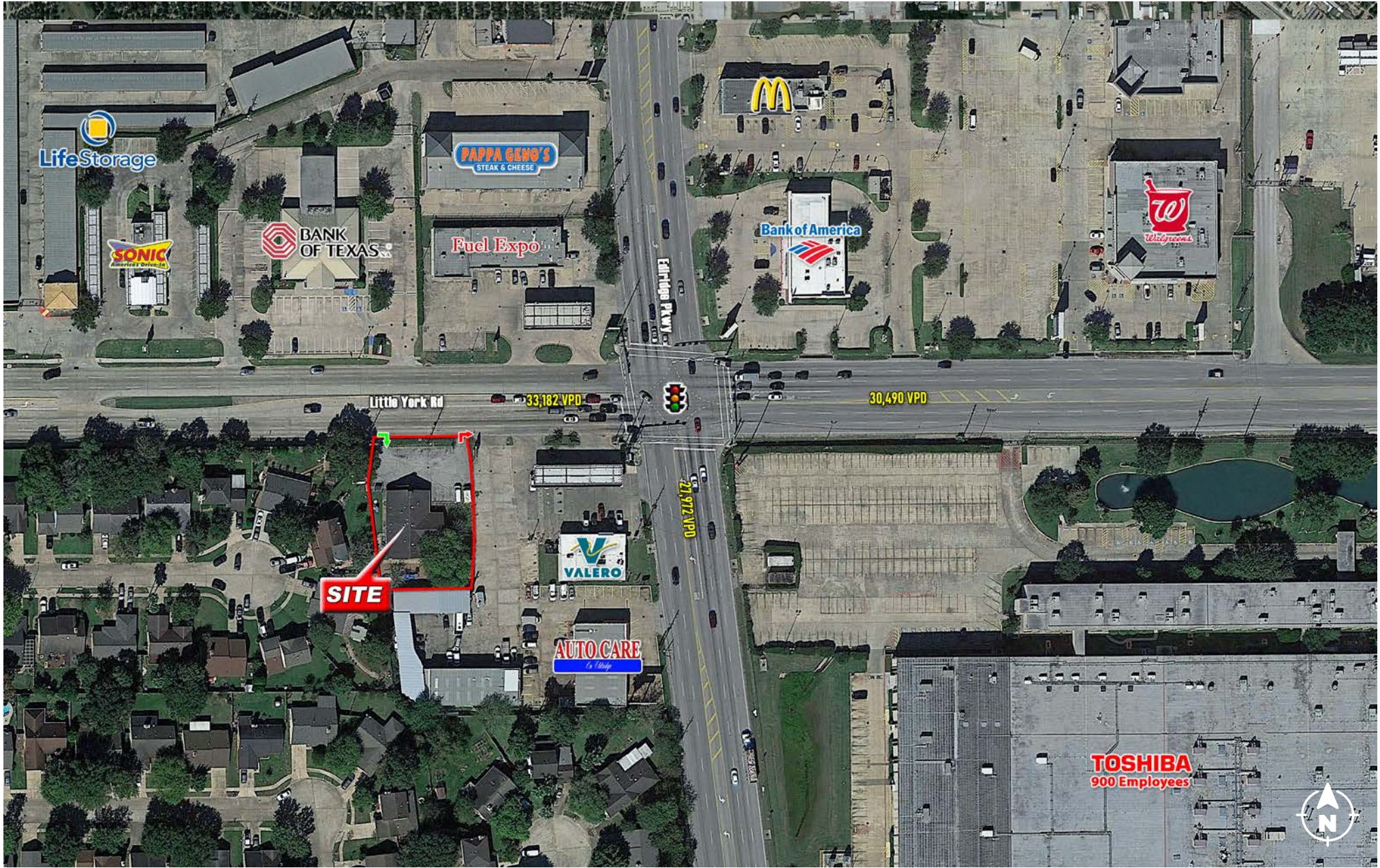
SHIREEN OWLIA

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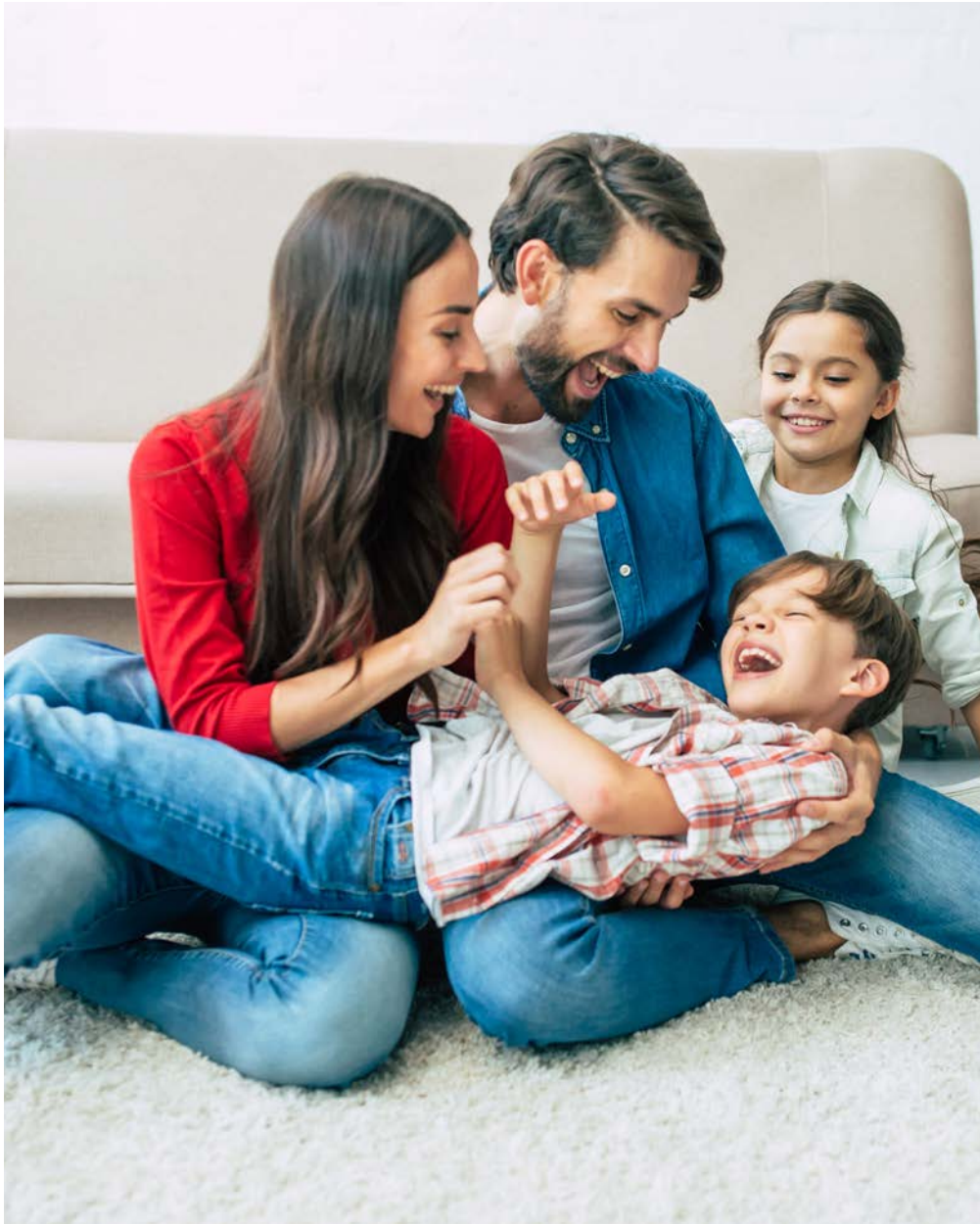
sowlia@newquest.com

NewQuest
PROPERTIES









POPULATION	1 MILE	2 MILES	3 MILES	5 MILES
Current Households	3,962	11,973	27,856	89,103
Current Population	12,429	37,276	81,641	257,338
2010 Census Population	11,984	35,065	77,937	242,859
Population Growth 2010 to 2019	3.74%	6.32%	4.78%	6.37%
2019 Median Age	35	35	34	34

INCOME	1 MILE	2 MILES	3 MILES	5 MILES
Average Household Income	\$147,206	\$126,525	\$97,326	\$92,023
Median Household Income	\$104,037	\$89,876	\$76,988	\$72,508
Per Capita Income	\$48,461	\$42,433	\$34,917	\$33,223

RACE AND ETHNICITY	1 MILE	2 MILES	3 MILES	5 MILES
White	51%	55%	55%	55%
Black or African American	8%	10%	13%	14%
Asian or Pacific Islander	26%	18%	14%	14%
Other Races	14%	16%	17%	17%
Hispanic	35%	40%	41%	39%

CENSUS HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
1 Person Household	12%	15%	20%	22%
2 Person Households	29%	29%	29%	28%
3+ Person Households	58%	56%	51%	50%
Owner-Occupied Housing Units	85%	79%	64%	65%
Renter-Occupied Housing Units	15%	21%	36%	35%

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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