



OFFERING MEMORANDUM · FOR SALE
TURNKEY ASSET · NORTHWEST HOUSTON

Turnkey Childcare & ABA Facility.

ASKING PRICE

\$5,000,000

±\$1.2M of completed improvements · income in place from Building #2

6910 N. Eldridge Parkway

HOUSTON, TEXAS 77041

±7,613

BUILDING SF

±2.02

ACRE SITE

9

CLASSROOMS

10

RESTROOMS

130

DESIGNED CAPACITY

TWO PATHS TO VALUE

Owner-Operator — acquire a completed daycare, Pre-K, Montessori, ABA or pediatric therapy platform

NNN Investor — lease the main facility while retaining in-place income from Building #2

±\$1.2M already invested

Classroom program, life-safety systems, kitchen, laundry, restrooms and outdoor areas transfer with the real estate.

Income already in place

Building #2 is fully occupied, providing \$60,000 per year of in-place rent.

Defined site upside

Approximately 4,000 SF of additional developable area, subject to diligence and approvals.

SCHEDULE A PRIVATE TOUR

DIRECT INQUIRIES

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Own the operation-ready real estate — not the risk.

Ownership has already deployed approximately \$1.2 million into the childcare and ABA buildout. The completed platform transfers with the real estate.

ASSET OVERVIEW

A completed children's facility on a two-acre standalone site.

A purpose-built, turnkey childcare facility designed for 130 children, with capacity of up to 150 potentially licensable subject to TX HHS Child Care Licensing approval of the operator's staffing plan and use approval. Accessibility was incorporated in the renovation design per IBC 2018. The classroom program, life-safety systems, kitchen, laundry connections, restrooms and outdoor areas are complete — positioning a buyer to open or lease rather than fund a construction cycle.

PATH 1

Owner-Operator

Acquire a completed childcare, ABA, pediatric therapy, Montessori or Pre-K platform. Direct opening capital toward licensing, staffing, FF&E and enrollment rather than a new construction cycle — avoiding a typical 12-18 month startup and construction cycle.

PATH 2

NNN Investor

Lease the main facility at the \$4.73 per SF per month target rate (NNN) while retaining \$60,000 per year of in-place rent from Building #2. Approximately 4,000 SF of additional developable area provides a further value-creation option, subject to diligence and governmental approvals.

±\$1.2M

COMPLETED IMPROVEMENTS
Already deployed

\$60,000

IN-PLACE ANNUAL RENT
Building #2, fully occupied

4

FENCED PLAYGROUNDS
±10,000 SF total; ~35% turfed

10

RESTROOMS
Child and adult fixtures



COMPLETED ENTRY AND RECEPTION



FLEXIBLE CLASSROOM PROGRAM

PROPERTY SNAPSHOT

Address	6910 N. Eldridge Parkway, Houston, TX 77041
Submarket	Harris County · Northwest Houston · Eldridge Park / Twin Lakes
Main Building	±7,613 SF per architectural plans, two stories — delivered vacant and turnkey
Building #2	Fully occupied — \$60,000 per year of in-place rent
Site Size	±2.0188 acres (87,940 SF), standalone with N. Eldridge Pkwy frontage
Outdoor Area	±10,000 SF across 4 fenced playgrounds; roughly 35% of the playground area fully turfed
Sale Rationale	Ownership is relocating and elected to sell before opening — not presented as distressed

Income in place today.

Defined upside on activation.

A turnkey acquisition priced against completed improvements, current rent and two clear paths to stabilization.

ASKING PRICE \$5,000,000 Seller asking price	PRICE / BUILDING SF ±\$657 Main building, ±7,613 SF	PRICE / LAND ACRE ±\$2.48M ±2.0188 acres	IMPROVEMENTS INCLUDED ±\$1.2M Already deployed
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ILLUSTRATIVE INCOME SUMMARY

COMPONENT	STATUS	RATE	ANNUAL
Building #2	Fully occupied — in place today	In place	\$60,000
Main facility (±7,613 SF)	Vacant — target rate, NNN	\$4.73 / SF / mo	\$432,000
Combined potential gross rent at target			\$492,000

Illustrative only. The main facility is currently vacant; \$4.73 per SF per month is ownership's target rate and is not in place, guaranteed or projected. Building #2 rent is shown on an annual basis; its area has not been separately measured for a per-SF rate. Figures are arithmetic based on the stated amounts above and exclude taxes, insurance, reserves, vacancy, leasing costs and any operating expenses not recovered under a triple-net structure. No representation is made regarding future income, value or operating performance. Buyer should complete independent underwriting.

What a buyer acquires ✓ ±2.02-acre standalone site with N. Eldridge Pkwy frontage and a monument signage location ✓ ±7,613 SF two-story building with 9 classrooms and 10 restrooms ✓ ±\$1.2M of completed improvements conveying with the real estate ✓ Four fenced playgrounds totaling ±10,000 SF, roughly 35% turfed ✓ Building #2 with current tenancy and documented income	Value-creation levers ✓ Lease-up of the main facility to a credit childcare or ABA operator on a long-term NNN ✓ Owner-operator activation capturing operating margin rather than rent ✓ ±4,000 SF developable area for additional rentable improvements, subject to approvals ✓ Capacity headroom — up to 150 licensable versus 130 designed, subject to TX HHS approval ✓ Furnishings — seller-held furniture available separately to accelerate opening
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DEMAND SIGNAL Enrollment inquiries are already being received. The completed facility gives a qualified operator a credible path to begin enrollment preparation while completing operator-specific approvals. Ownership is relocating and elected to sell before opening — the asset is not presented as distressed.
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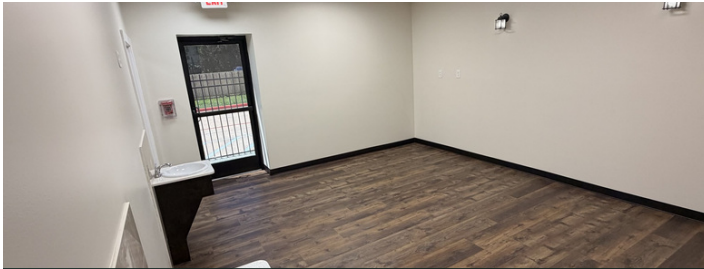
REPLACEMENT COST & TIME AVOIDANCE

TYPICAL NEW-BUILD / RETAIL CONVERSION	THIS ASSET — ALREADY IN PLACE
Ground-up build or shell conversion required	±\$1.2M already invested by ownership
County reviews to be obtained	HC Fire Code (6/20/2024) and Public Health (3/15/2024) reviews on file
Outdoor play areas to be designed and built	Four fenced playgrounds totaling ±10,000 SF, ~35% turfed
Total typical timeline to open: 12-18 months	Buyer opens or leases, not builds

The 12-18 month figure reflects a typical childcare/ABA startup and construction cycle, shown for context only and not as an appraisal or valuation of this asset.

Built around children and clinical programming.

Nine classrooms across two levels — configurable for a 130-child daycare program or an ABA / pediatric therapy operation.



CLASSROOM WITH DEDICATED SINK



UPSTAIRS PROGRAM ROOM

INTERIOR ROOM PROGRAM — AS DESIGNED

ROOM	DESIGNED USE	APPROX. SF	FLOOR	DESIGNED CAP.
105	Infant Classroom (0-12 months)	285	1	9
106	Infant Classroom (0-12 months)	292	1	9
107	Toddler (12-17 months)	449	1	13
112	Toddler (18-24 months)	518	1	15
114	Twos (2 years)	516	1	15
116	Flex Classroom 02 (3-yr / Pre-K)	566	1	17
118	Flex Classroom 01 (3-yr / Pre-K)	586	1	17
204	Flex Classroom 03 (Pre-K) — largest	675	2	20
208	Flex Classroom 04 (Pre-K)	498	2	15
—	Reception & Parent Lounge	223	1	—
—	Office (Ground Floor) / Office (Second Floor)	95 / 95	1 / 2	—
—	Pantry (Commercial)	223	1	—
Program Total — 9 Classrooms + Admin + Pantry		±5,021	—	130

Designed classroom capacity per architectural occupancy analysis (Daniel Scott Turner Design, Project 23115). Final licensed child capacity (up to 150) is subject to TX HHS Child Care Licensing review of the operator's plan, staffing model and use approval. For non-daycare uses, classroom dimensions are indicative.

PROGRAMMING FLEXIBILITY

Daycare / Pre-K Configuration

- ✓ **Infant Care** — Rooms 105 & 106 (18 children)
- ✓ **Toddler Program** — Rooms 107 & 112 (28 children)
- ✓ **Twos / Pre-K** — Rooms 114, 116, 118 (49 children)
- ✓ **Pre-K Upstairs** — Rooms 204 & 208 (35 children)
- ✓ **Total designed program:** 130 children

ABA / Therapy Configuration

- ✓ **1:1 DTT Rooms** — 6 smaller rooms (285-518 SF)
- ✓ **NET / Group Rooms** — 3 larger rooms (566-675 SF)
- ✓ **Parent Observation** — via parent lounge
- ✓ **Staff Workspace** — two offices (ground + second floor)
- ✓ **Client capacity** depends on the operator's programming, staffing and approvals

CAPACITY HEADROOM

130 designed — up to 150 licensable.

The architectural occupancy analysis supports 130 children. **Up to 150 may be licensable** subject to TX HHS Child Care Licensing approval of the operator's staffing plan and use approval — additional capacity without additional construction.

Major infrastructure already in place.

Building systems, life safety and durable finishes installed under the completed renovation scope.



BUILDING SYSTEMS & LIFE SAFETY

Fire Suppression	Full automatic sprinkler system throughout, designed to NFPA 13. Standpipe room installed.
Fire Alarm	Manual fire alarm with emergency voice/alarm communication system per IFC 907.2.3.
Smoke & CO Detection	Smoke detectors and carbon monoxide detection in all rooms (IFC 915.1.1).
Security	CCTV camera system installed throughout interior and exterior; keypad-secured entry.
Egress	10 exits provided (2 required); 396" of exit width provided (29" required).
FDC & Hydrants	Fire Department Connection at building front; hydrant on N. Eldridge Pkwy ROW.
HVAC	Zoned commercial HVAC sized for high-occupancy children's programming.
Construction Type	Type II-B existing, fully sprinkler-protected two-story per IBC 504.3.
Accessibility	Accessibility incorporated in the renovation design per IBC 2018. Buyer to verify compliance against intended use.

RESTROOMS — 10 TOTAL, BUILT FOR CHILD CAPACITY

- ✓ Toddler-height accessible toilet rooms in each classroom group
 - ✓ Adult restrooms on both floors designed to accessibility standards
 - ✓ Dedicated handwash stations at adult, Pre-K and toddler heights
- ✓ FRP-paneled — smooth, nonabsorbent and easily cleanable
 - ✓ Adult staff/visitor restrooms separated from program-area restrooms

ALREADY INSTALLED — NO ADDITIONAL BUILDOUT REQUIRED

- ✓ **Welcome porch & reception entry** with branded sign zone
 - ✓ **Director's / administration offices** on both floors
 - ✓ **Dedicated commercial pantry** with cleanable finishes
 - ✓ **Indoor and outdoor** multi-purpose play areas
- ✓ **Curated landscape** with shade trees, mounds and natural play features
 - ✓ **Full CCTV security system** throughout interior and exterior
 - ✓ **NFPA 13 sprinklers** + monitored fire alarm system
 - ✓ **Zoned commercial HVAC** sized for high-occupancy programming

PERMITS, REVIEWS & COMPLIANCE SUMMARY

Fire Code & Public Health	Harris County Fire Code permit/review dated June 20, 2024 and Harris County Public Health permit/review dated March 15, 2024 are on file. These county documents do not replace the operator's TX HHS Child Care Licensing process.
Plans & Survey	Daniel Scott Turner Design, Project 23115 (full architectural set) + Land Title Survey, October 2023.

Operator-specific licensing, FF&E, staffing, branding finishes and use-specific approvals remain the operator's responsibility. Final permit status to be confirmed at closing. Buyer should independently verify all measurements and code compliance against intended use.

±10,000 SF of play area. A two-acre site with room to grow.

Four fenced, age-segregated playgrounds — roughly 35% fully turfed — plus additional developable area.



COVERED TURFED PLAY AREA



LARGE FENCED YARD



OUTDOOR CIRCULATION

4

FENCED PLAYGROUNDS
Age-segregated zones

±10,000 SF

TOTAL PLAYGROUND AREA
All four combined; ~35% turfed

±4,000 SF

ADDITIONAL DEVELOPABLE AREA
Subject to approvals



MAIN FACILITY
±7,613 SF

Temporarily closed

BUILDING #2
Occupied

N. ELDRIDGE PARKWAY SITE ORIENTATION

Income already in place

Building #2 is fully occupied, providing \$60,000 per year of in-place rent while the main facility is activated or leased. Income documentation is available in the diligence package.

Additional site upside

Approximately 4,000 SF of additional developable area may support future rental income, subject to buyer diligence, utilities, design, permitting and governmental approvals.

Northwest Houston position

Located in the Eldridge Park / Twin Lakes corridor with N. Eldridge Parkway visibility and convenient access to the Energy Corridor and northwest Houston neighborhoods.

Controlled access and privacy

A standalone building on a fenced two-acre parcel — separation and privacy that inline retail bays do not offer to client families.

FOUR AGE-SEGREGATED PLAYGROUNDS

Playground A

Infant and crawler safe-surface zone with shaded pad. Direct connection to infant classrooms.

Playground B

Toddler and two-year play yard with low-height equipment and run-out areas.

Playground C

Multi-purpose open play area with landscape mounds and natural shade trees. Largest of the four.

Playground D

Pre-K and older active play yard with room for organized games or sensory circuits.

Development potential is subject to buyer diligence and governmental approvals. No representation is made regarding future income, value or operating performance.

Energy Corridor proximity. Twin Lakes affluence.

A captive, high-income, family-dense submarket aligned with corporate site selection criteria.

SUBMARKET POSITION

Minutes from the Energy Corridor. Adjacent to Twin Lakes.

The property sits on N. Eldridge Parkway, a primary north-south arterial connecting US-290 to I-10 and the Energy Corridor — Houston's largest concentration of energy-sector employment with 100,000+ daytime workers. Twin Lakes, one of NW Houston's most established premium master-planned communities, is directly adjacent to the property — a captive base of dual-income families with strong preference for premium childcare close to home and the Energy Corridor commute.

TRADE AREA & DEMOGRAPHICS

STRONG FAMILY DENSITY & AFFLUENT MARKET



6910 N. Eldridge Parkway
Houston, TX 77041

KEY DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	15,089	112,253	289,508
HOUSEHOLDS	5,734	41,615	105,208
CHILDREN UNDER 5 YEARS	1,213	8,583	21,175
CHILDREN AGES 5-17	2,614	18,618	46,168
MEDIAN AGE	36.4	35.8	36.7
AVERAGE HH INCOME	\$132,576	\$123,586	\$118,319
MEDIAN HH INCOME	\$101,343	\$91,219	\$86,322
HOUSEHOLDS WITH CHILDREN	2,182 (38.1%)	16,842 (40.5%)	42,998 (40.9%)
DAYTIME POPULATION (16+ YEARS)	13,672	104,894	245,874
POPULATION GROWTH (2024-2029 EST.)	5.8%	6.4%	6.7%

WHY THIS MATTERS

- ✓ High concentration of young families within 5 miles
- ✓ Affluent, established neighborhoods with premium spending power
- ✓ Strong daytime employment base in the Energy Corridor
- ✓ Proven demand for premium childcare & therapy services

Source: ESRI 2024 Demographics | Sites USA
Rings are approximate.



CONVENIENT ACCESS TO MAJOR EMPLOYMENT CENTERS

ENERGY CORRIDOR 10 MIN	I-10 8 MIN	BELTWAY 8 6 MIN	US-290 3 MIN	DOWNTOWN HOUSTON 25 MIN
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Trade area and demographics map showing 1-mile, 3-mile and 5-mile rings centered on the property, with population, household, child, income and growth data for each ring. Drive-time access to major employment centers shown along bottom. Source: ESRI 2024 Demographics / Sites USA · Rings approximate.

WHY THIS LOCATION UNDERWRITES WELL · DEMOGRAPHICS: SOURCE ESRI, 2024

- ✓ **280,000 residents** within 5 miles
- ✓ **19,600 children** under age 5 within 5 miles
- ✓ **38,950 households** with children in the 5-mile trade area
- ✓ **Energy Corridor** employment base of 100,000+ daytime workers
- ✓ **Premium-income** Twin Lakes trade area
- ✓ **Rare 2-acre** standalone site with N. Eldridge Pkwy frontage
- ✓ **Four fenced playgrounds** totaling ±10,000 SF, roughly 35% turfed

A turnkey acquisition with current income and defined upside.

Structure and timing negotiable with a qualified buyer.

PRICING

\$5,000,000 — not a distressed sale.

Ownership is relocating and elected to sell before opening. The main facility delivers vacant and turnkey; Building #2 conveys with its current tenancy in place. Ownership will review offers from qualified buyers on price, financing contingency, diligence period and closing timeline as a package.

TRANSACTION FRAMEWORK

Asking Price	\$5,000,000
Delivery	Main facility delivered vacant and turnkey
In-Place Rent	Building #2: \$60,000 per year, fully occupied
Main-Building Target Rate	\$4.73 / SF / month + NNN (\$56.75 / SF / year on $\pm 7,613$ SF) — target, not in place
Additional Upside	$\pm 4,000$ SF developable area, subject to diligence and approvals
Permitted Target Uses	Childcare, Pre-K, Montessori, ABA and pediatric therapy
Furnishings	Seller-held furniture and facility furnishings available separately
Sale Rationale	Ownership is relocating and elected to sell before opening; not presented as distressed
Availability	Touring and buyer diligence available now

AVAILABLE DILIGENCE MATERIALS

- ✓ Full architectural plan set and room schedule
- ✓ Harris County Fire Code approvals
- ✓ Harris County Public Health approvals
- ✓ Land Title Survey (October 2023)
- ✓ Site plan & life safety plans
- ✓ Building #2 income documentation
- ✓ Existing-condition photographs
- ✓ Demographic & market study (1/3/5-mile)

DIRECT INQUIRIES

Three ways to move forward.

01

Schedule a
private tour

02

Review plans and
diligence package

03

Submit a
purchase offer

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PROPERTY

6910 N. Eldridge Pkwy, Houston, TX 77041

All information furnished is from sources deemed reliable but not guaranteed. Measurements are approximate; SF figures are based on architectural plans (Daniel Scott Turner Design, Project 23115) and should be independently verified. Designed capacity of 130 reflects architectural occupancy analysis; up to 150 licensable is subject to TX HHS Child Care Licensing approval. Operator-specific licensing, staffing, FF&E, curriculum and regulatory approvals remain the operator's responsibility. Development potential is subject to buyer diligence and governmental approvals. No representation is made regarding future income, value or operating performance. © 2026 Sekhon Investments LLC.