

FOR SALE

5651 SHERATON OAKS DRIVE

HOUSTON, TEXAS 77091

LICENSED CHILD CARE FACILITY

FULLY EQUIPPED & TURN-KEY OPERATION

\$599,000

ASKING PRICE

4,181 SF

BUILDING SIZE

22,652 SF

LOT SIZE

75 CHILDREN

PERMITTED CAPACITY



KW MEMORIAL
KELLERWILLIAMS, REALTY

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EXECUTIVE SUMMARY

5651 SHERATON OAKS DR | HOUSTON, TX 77091

INVESTMENT OVERVIEW

Keller Williams Memorial is pleased to present the exclusive sale of 5651 Sheraton Oaks Drive, a fully previously licensed and operational child care facility located in northwest Houston. The property is offered as it was a turn-key, with all furniture, fixtures, and equipment included, and previously holds a permitted capacity of 75 children. The facility benefits from its location within an NCI-approved program area and qualifies for government-funded food programs — providing a significant operational advantage for incoming operators.

KEY FACTS

Asking Price:	\$599,000
Building Size:	4,181 SF
Lot Size:	22,652 SF
Capacity:	75 Children (recently Permitted)
Roof:	2018
HVAC:	3 New AC Units (2024, 5-Ton)

PROPERTY HIGHLIGHTS

Turn-Key Operation

All daycare furniture, equipment, and supplies convey with the sale.

Government Program Eligible

Located within an approved NCI program area and qualifies for government-funded food assistance programs.

High-Demand Submarket

Operating in an underserved northwest Houston corridor with strong demographic demand for childcare services.

Licensed for 75 Children

Previously permitted for 75-child capacity across 6 classrooms and 1 convertible office room.

Recent Capital Improvements

3 brand-new 5-ton AC units installed in 2024. Roof replaced in 2018. Gated parking for 8 vehicles.

Flexible Layout

6 classrooms + 1 office (convertible to 7th classroom), 2 storage closets, 10 children's restrooms, 1 adult bathroom.

PROPERTY GALLERY

5651 SHERATON OAKS DR | HOUSTON, TX 77091



EXTERIOR — FRONT ELEVATION



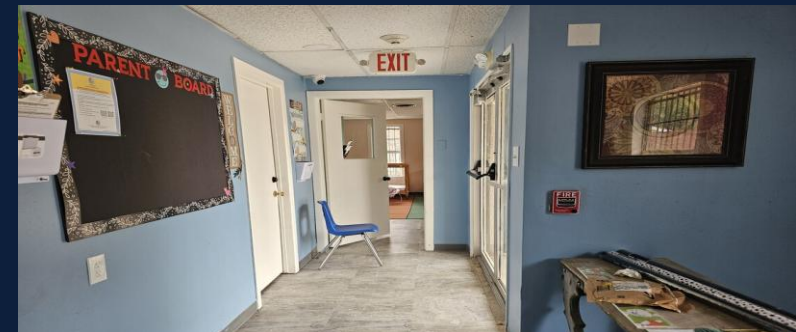
AERIAL VIEW — SITE & SURROUNDINGS



CLASSROOM — PRESCHOOL



CLASSROOM — TODDLERS



RECEPTION & HALLWAY

INTERIOR TOUR

6 CLASSROOMS | INFANT ROOM | TODDLER ROOM | HALLWAY



PRESCHOOL CLASSROOM

Multi-station learning environment with educational displays and activity areas.



TODDLER CLASSROOM

Age-appropriate furniture, cubbies, and play zones; direct view to adjacent rooms.



INFANT ROOM

Dedicated cribs, soft play area, and ample natural lighting.



ACTIVITY ROOM

Large open space with sensory play equipment and indoor crawl tunnel.

PROPERTY DETAILS & SPECIFICATIONS

PROPERTY INFORMATION

Property Address	5651 Sheraton Oaks Dr, Houston, TX 77091
Property Type	Licensed Child Care / Day Care Facility
Year Built	N/A (Converted Residential)
Building Size	4,181 SF
Lot Size	22,652 SF (0.52 Acres)
Parking	8 Spaces (Gated & Secured)
Zoning	Please Verify with City
Sale Type	Fee Simple
Asking Price	\$599,000
Price per SF	\$143.26 / SF
Operating Status	Vacant
Licensed Capacity	75 Children (Permitted)

BUILDING SYSTEMS & IMPROVEMENTS

HVAC	3 New 5-Ton AC Units (2024)
Roof	Replaced 2018
Security	Gated Perimeter, Secured Parking
Restrooms	10 Children's Restrooms + 1 Adult

FACILITY ROOM SCHEDULE

Classrooms	6	Preschool, Toddler, Infant + Additional
Office / Conv. Classroom	1	Can be converted to 7th classroom
Storage Closets	2	Dedicated storage areas
Children's Restrooms	10	ADA-compliant (verify)
Adult Bathroom	1	Staff facility

LOCATION & MARKET OVERVIEW



AERIAL SITE MAP — 5651 SHERATON OAKS DR

LOCATION HIGHLIGHTS

- Located at the intersection of Sheraton Oaks Dr & Antoine Dr in NW Houston
- High-traffic arterial corridor with strong drive-by visibility
- Dense residential neighborhoods within walking distance — ideal childcare demand driver
- Proximity to Loop 610, Hwy 290, and Hwy 610 provides regional accessibility
- Served by multiple METRO bus routes — accessible for staff and families

MARKET OPPORTUNITY

NCI Approved

Qualifies for federal nutrition reimbursement programs

Gov. Food Program

USDA-funded child meal assistance eligibility

High-Demand Area

Underserved childcare market in NW Houston corridor

Strong demographic fundamentals underpin long-term demand for licensed childcare in this submarket.

Houston Texas



Houston is a global leader in international trade, with strong economic and cultural ties around the world. It's one of just five cities that connect to all six inhabited continents, positioning it as a key center for manufacturing, logistics, and finance. The city's extensive logistical infrastructure, including the port of Houston and the Houston airport system, supports its strategic location and access to global markets, making it an ideal hub for international business.

Houston has a rich history of achievements, from the first word spoken from the moon to the first artificial heart transplant. The city's favorable business environment promotes trade, commerce, industry, and economic growth, attracting numerous businesses. Although it was once dominated by oil-related jobs, Houston's economy has diversified, and it now boasts the 7th largest economy in the U.S. And the nation's youngest and most diverse talent pool. This diversification has cemented Houston's status as a top headquarters city in the Americas.

Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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INITIAL INITIAL Date

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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EXCLUSIVELY OFFERED BY



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