

LITTLE GENIUSES' ACADEMY | FOR SALE & LEASE

150 ISAACKS RD, HUMBLE, TX 77338



Location Description

Located in the bustling hub of Humble, TX, on Isaacks Rd, less than 1/2 mile from Main Street, and just a mile to I-59 or FM1960, this area is a dynamic retail destination surrounded by a diverse array of attractions. With the convenient access to major highways and the George Bush Intercontinental Airport, the location presents a strategic advantage for businesses seeking high visibility and accessibility. From the lively local eateries to the thriving entertainment options, the area surrounding Little Genius Day Care presents an exciting opportunity for retail and street retail investors or tenants to capitalize on the vibrant, consumer-rich landscape.

Property Lease Highlights

- Turn key Daycare facility with over 6,900 SF
- Prime location less than 1/2 mile from Main St. in Humble
- Just 1 mile from I-59 and FM 1960
- Near Deerbrook Mall
- Close to Bush Intercontinental Airport
- Established Day Care location

FOR MORE INFORMATION:



RON BROWN
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 RON@TX-CRG.COM

Offering Summary

Sale Price:	Part of 2-Piece Portfolio
Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	6,910 SF
Lot Size:	19,623 SF
Building Size:	6,910 SF
NOI:	\$112,500.00
Cap Rate:	7.53%

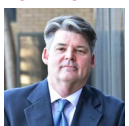
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	386	1,004	3,162
Total Population	1,073	2,703	8,129
Average HH Income	\$50,531	\$59,522	\$69,233

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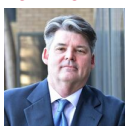


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(Improvements over last 7 Years)

All AC units replaced
All Ductwork replaced
New flooring throughout building
New carpeting
All new piping and plumbing throughout building with a pump with grinder /supply and return sewage
New dropped ceilings and light fixtures throughout building and outside
New breaker box and electrical wiring
New wall repairs throughout building and painting
New front entrance area greeting desk
New roof and metal roof repair
New door fixtures
New fencing of entire outside
New signage
Remodel entire kitchen
New furnace
New tankless water heater
New toilets and rebuilt toilets
New insulation throughout building
New basketball court
New kitchen equipment and fire suppression system and monitoring
New wall base
4k security cameras outside and inside
Burglar systems
New Attic Ladder Just Installed
3 rooms under remodel discussed below:
2 rooms done with drywall, texture and paint
1 room has drywall, tape and float

FOR MORE INFORMATION:**RON BROWN**

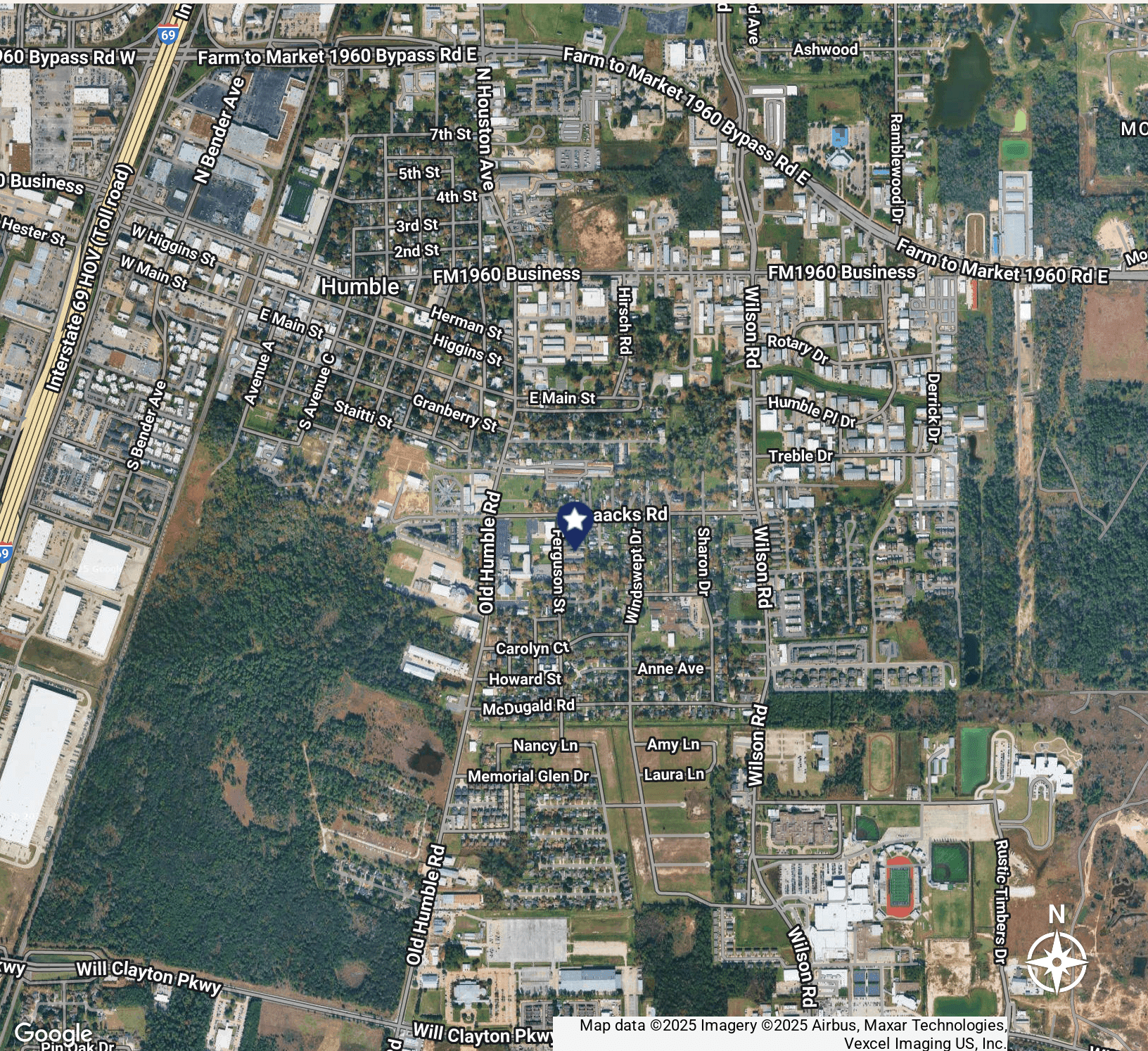
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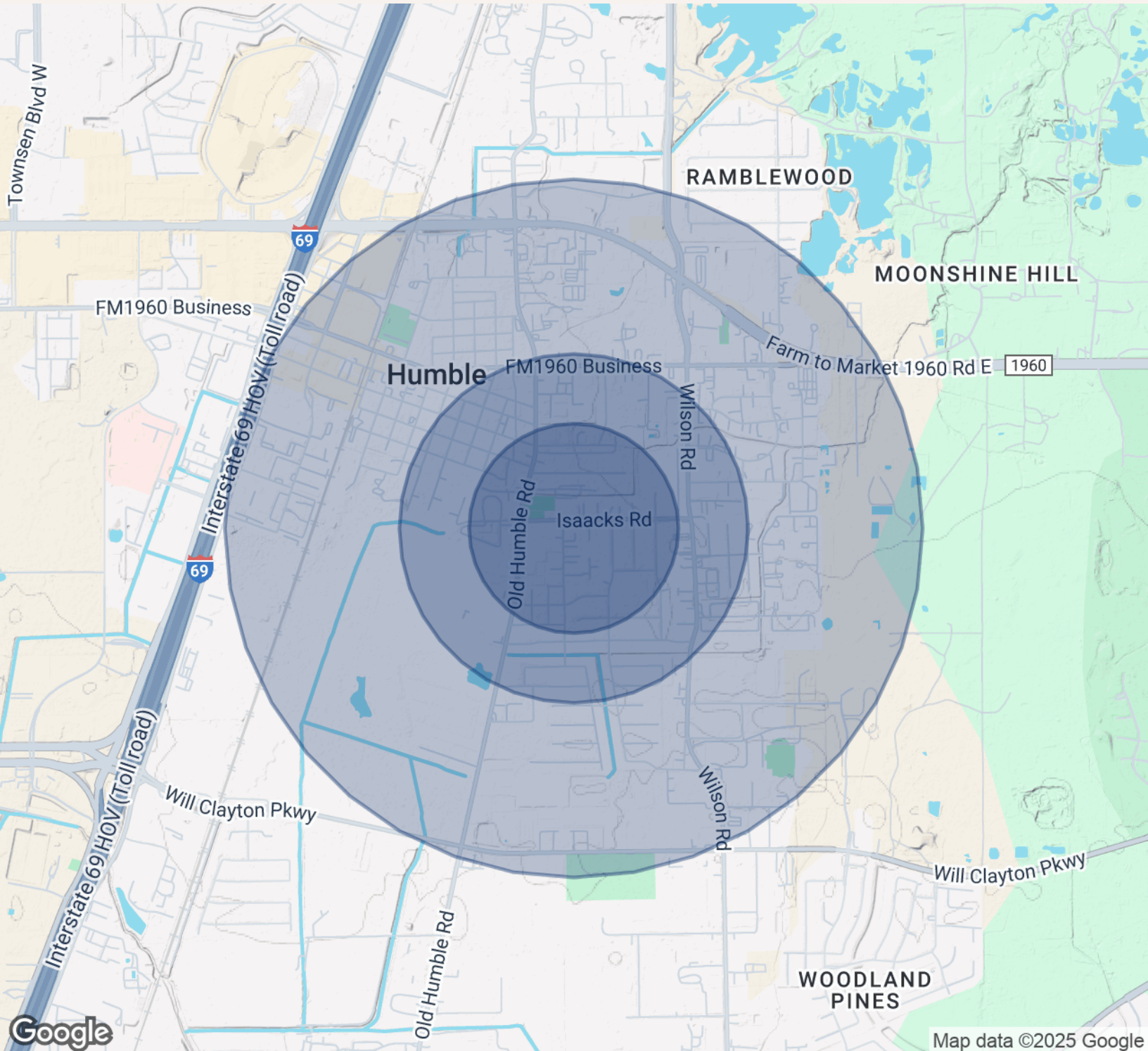
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,073	2,703	8,129
Average Age	35	36	37
Average Age (Male)	33	34	35
Average Age (Female)	37	38	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	386	1,004	3,162
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$50,531	\$59,522	\$69,233
Average House Value	\$196,916	\$213,127	\$229,493
Race	0.3 Miles	0.5 Miles	1 Mile
Total Population - White	286	763	2,340
% White	26.7%	28.2%	28.8%
Total Population - Black	455	1,060	2,870
% Black	42.4%	39.2%	35.3%
Total Population - Asian	8	30	158
% Asian	0.7%	1.1%	1.9%
Total Population - Hawaiian	10	35	154
% Hawaiian	0.9%	1.3%	1.9%
Total Population - American Indian	21	47	107
% American Indian	2.0%	1.7%	1.3%
Total Population - Other	137	354	1,202
% Other	12.8%	13.1%	14.8%

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Commercial Realty Group, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Bryan Roberts

Designated Broker of Firm

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date