



**FOR SALE**

**PRICE IMPROVED | BAYOU VILLAGE SCHOOL |  
Inner-Loop Opportunity 3701 Hardy St**

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# EXECUTIVE SUMMARY

**Bayou Village School** offers a turnkey, purpose-built daycare and school campus in Houston's Inner Loop/Heights submarket. The ±10,000 SF single-story facility spans ±0.90 acres across two improved parcels, with an additional expansion lot included. The fully fenced property features high visibility, ample parking, and a secure layout—ideal for educational, childcare, or community-focused use. Located in a dense, high-income area, it provides strong user appeal and long-term value through redevelopment or expansion potential.

## Investment Highlights:

- **Offering Price:** \$1,975,000 (~\$197.5/SF)
- **Building Size:** ±10,000 SF specialty facility on ±0.90 acres
- **Fully Equipped Campus:** Central HVAC, secure fencing, paved access, and support structures
- **Corner Lot Exposure:** ±250 FT of Hardy Street frontage with ±40 surface parking spaces
- **Expansion Potential:** ±39,375 SF across multiple parcels, including land suitable for playgrounds or future development
- **Prime Location:** Inner Loop/Heights submarket with strong demographics and demand for service-based uses
- **Ideal Uses:** Daycare, private school, early education center, or community-focused services



**PRICE IMPROVED to \$1.975M!**

**Melanne Carpenter**

Managing Director  
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Call (713) 489-9819 • [melanne@kwcommercial.com](mailto:melanne@kwcommercial.com) • Bayou Village School



0.90 Acres + Frontage Advantage at  
3701 Hardy Street, Houston, TX 77009

## CITY-CORE COMMUNITY HUB Ideal for School, Church, Nonprofit, or Training Center

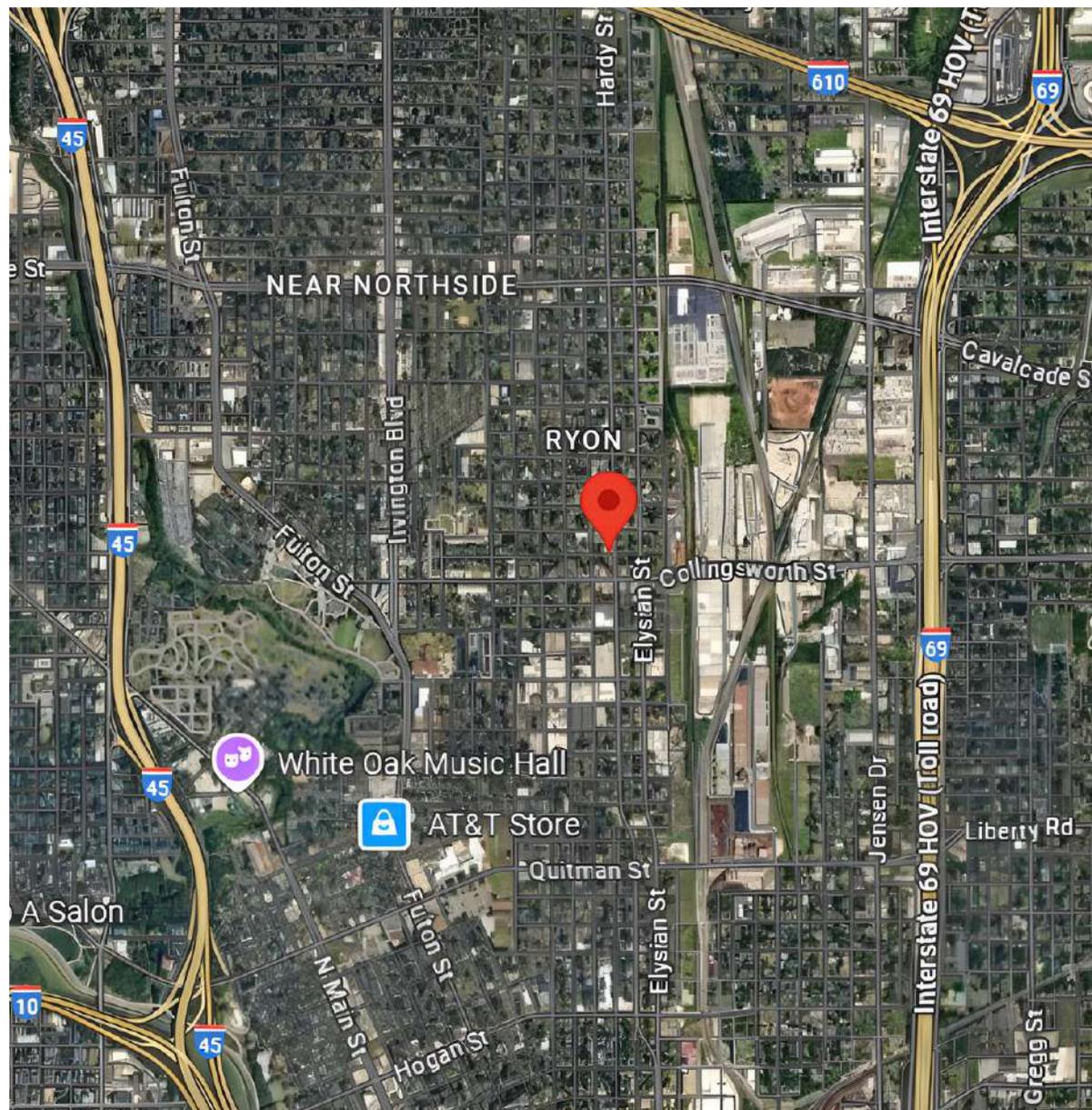
With  $\pm 10,000$  SF education/assembly building on a two corner lot with 250 ft footage on Hardy St, just minutes from Downtown Houston/I-45. Durable steel/metal construction with central HVAC and a  $\pm 14,000$  SF paved yard. Includes an adjacent  $\pm 5,000$  SF lot—total land  $\pm 39,375$  SF—for parking or expansion. Ideal for schools, churches, nonprofits, training centers, or creative community use.



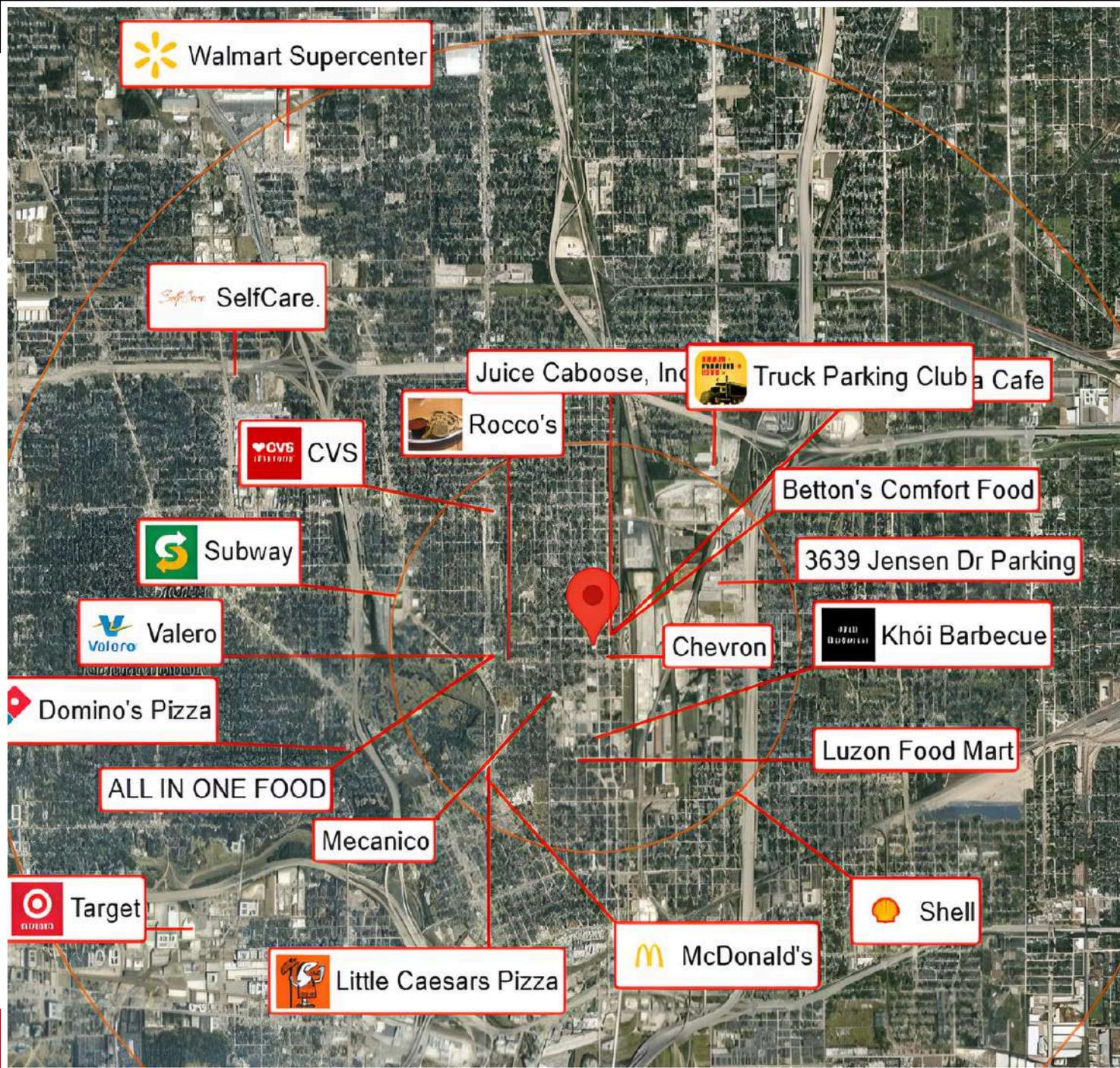
# LOCATION MAP



- Corner visibility on Hardy Street with traffic counts over 6,000 vehicles per day, supporting strong signage and daily trip generation.
- Inner Loop / Heights submarket, where estimated retail pricing (~\$332/SF) and cap rates (~6.8%) outperform the broader Houston market, reinforcing long-term value.
- Dense urban demographics with 423,000+ residents, 178,000+ households, and roughly \$11.9B in buying power within 5 miles, supporting tuition-based, and service-oriented users.
- Central Northside Houston location with convenient access to major corridors and Downtown, drawing from both neighborhood rooftops and a broad employment base of IM+ jobs within 10 miles.
- Turnkey-ready site for a school, daycare, or specialty commercial concept that can immediately leverage the area's traffic, density, and spending power.



# BUSINESS MAP







# DEMOGRAPHICS

3701 HARDY STREET, HOUSTON, TX 77009

## TRAFFIC COUNT (VPD)

Hardy St.	Collingsworth St.	Ellysian St.
6,290 (VPD)	6,475 (VPD)	5,591 (VPD)

## MEDIAN HOME VALUE

1 mile	3 miles	5 miles
\$ 213,897	\$309,133	\$351,075

## POPULATION GROWTH (5 YR FORECAST)

1 mile	3 miles	5 miles
14,986	154,518	423,231

## AVERAGE HOUSEHOLD INCOME 2025

1 mile	3 miles	5 miles
\$ 51,614	\$94,954	\$103,150





# ABOUT US

KW Commercial is the commercial division of Keller Williams Realty International — a global network of more than 2,000 brokers in 800+ offices. Built on collaboration, innovation, and education, we operate across every major real estate sector, from Office and Retail to Industrial, Land, and Development. KW Commercial provides the foundation for professionals who lead with expertise and purpose.

At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

## MELANNE CARPENTER

M A N A G I N G   D I R E C T O R

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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 Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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Exclusively Listed by

**Melanne Carpenter - Managing Director**

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## 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



# Call Now, Lock Your Tour, Make the Play.

3701 HARDY STREET, HOUSTON, TX 77009

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