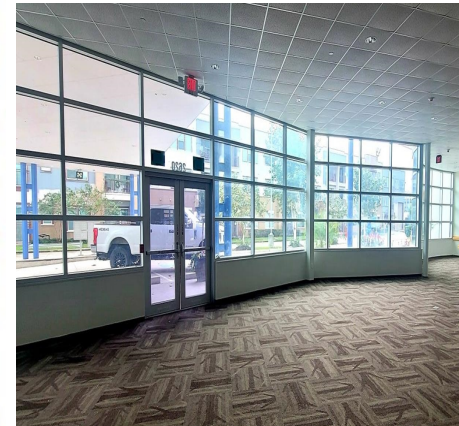


Tanglewilde place



OFFERING MEMORANDUM | MULTI USED SPACE



2620 Tanglewilde St
Houston, TX 77063



Tanglewilde place

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Floor Plan

Parcel Map

Property Images

04 Demographics

General Demographics

Race Demographics

For information call :



Toktam Ettehadi

Toke Properties

Broker Associate

(713) 398-5009

Toke@tokeproperties.com

Lic: 577559



Reza Shirazi

Century 21 Olympian

Realtor Associate/ Investment Adviser

(832) 657-3310

reza@tokeproperties.com

Lic: 620533





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.

2-10-2025



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.

Century 21 Olympian	0569020	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Designated Broker of Firm	License No.	Email	Phone
Stephen Williams	0529036	OlympianBroker@Yahoo.com	(832)553-8300
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toktam Ettehadieh	0577559	Toke@tokeproperties.com	(713)398-5009
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

TANGLEWILDE PLACE

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	2620 Tanglewilde St Houston TX 77063
COUNTY	Harris
MARKET	Houston
SUBMARKET	Galleria
BUILDING SF	15,576 SF
LAND ACRES	.8264
LAND SF	36,000 SF
YEAR BUILT	2010
YEAR RENOVATED	2020
APN	1049130000005
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	24,105	200,499	545,434
2025 Median HH Income	\$54,680	\$59,486	\$63,634
2025 Average HH Income	\$86,743	\$108,328	\$114,619

Ideal for medical, daycare, or shared office use

- Ideal for medical offices, outpatient care, or rehabilitation centers.

Perfect for daycare facilities or education-related services.

Great for shared workspaces or a single company with multiple offices.

Flexible layout that supports a variety of business or community purposes.

- Spacious building with 20+ rooms, easily adaptable to your needs.

High ceilings and a large open area create a bright, flexible space.

Movable vault allows for easy redesign and customization.

Attractive entrance and exterior with potential for a welcoming waiting area.

No deed restrictions — endless opportunities for use.

- Why It Stands Out

Customizable design — adapt the space to fit your vision.

Strong curb appeal with professional and welcoming atmosphere.

Rare versatility: suitable for both specialized use (medical/daycare) or general business needs.

02

Location

Location Summary
Local Business Map
Major Employers

TANGLEWILDE PLACE

Prime Location Advantages

- Just 3 blocks from Westheimer Road, one of Houston's busiest and most recognized commercial corridors.

Tanglewilde & Westheimer intersection offers excellent connectivity without the congestion of being directly on the main street.

Surrounded by dense residential communities, including numerous apartment complexes and multi-family developments — ensuring a steady flow of potential clients, patients, or customers.

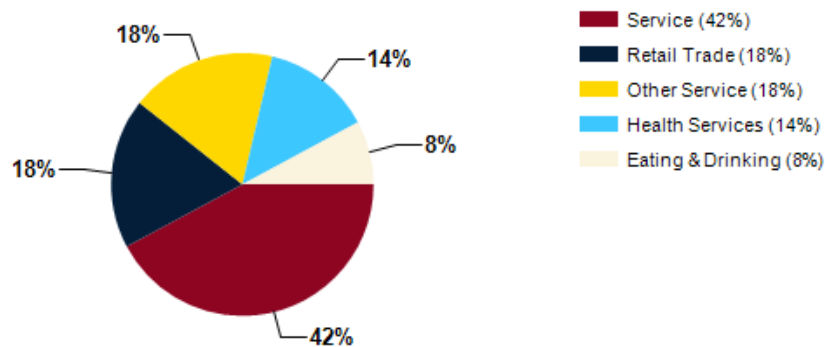
In the heart of a thriving commercial hub, with major businesses such as Walgreens, Randalls, Tesla, multiple banks, restaurants, and retail stores nearby.

Provides the perfect balance: easy access to high traffic areas while still maintaining a convenient, slightly quieter environment.

The high local population density creates endless opportunity for businesses catering to medical, professional, or community services.

Visibility and proximity make it an ideal location for growth, whether for a healthcare facility, daycare, shared office space, or business headquarters.

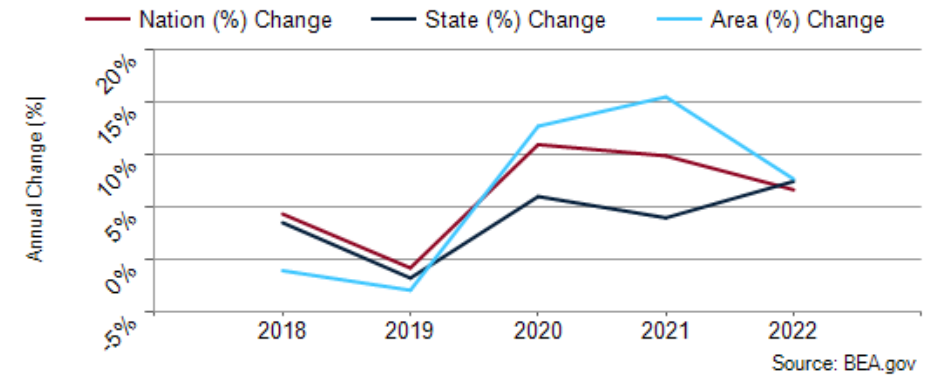
Major Industries by Employee Count

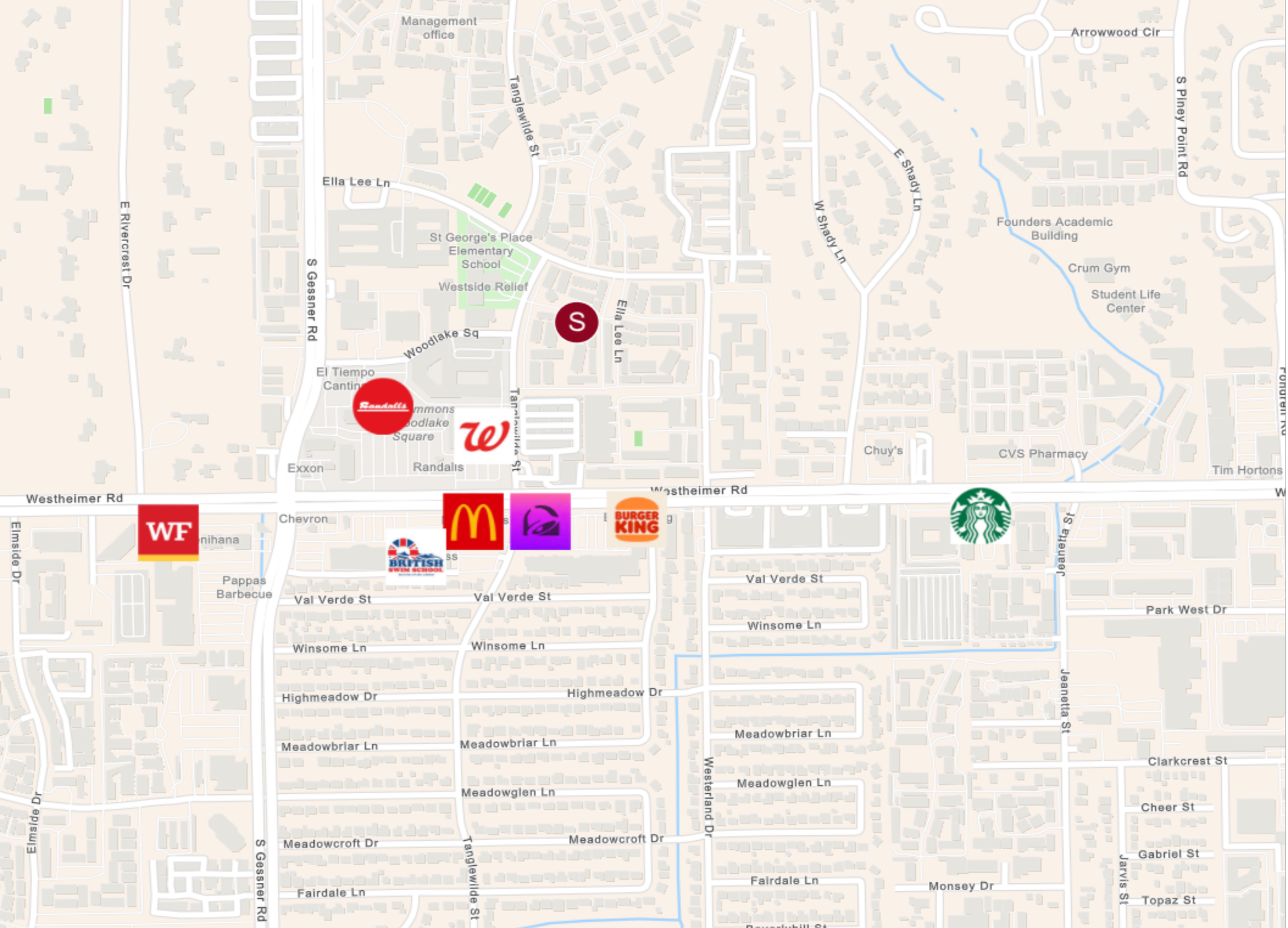


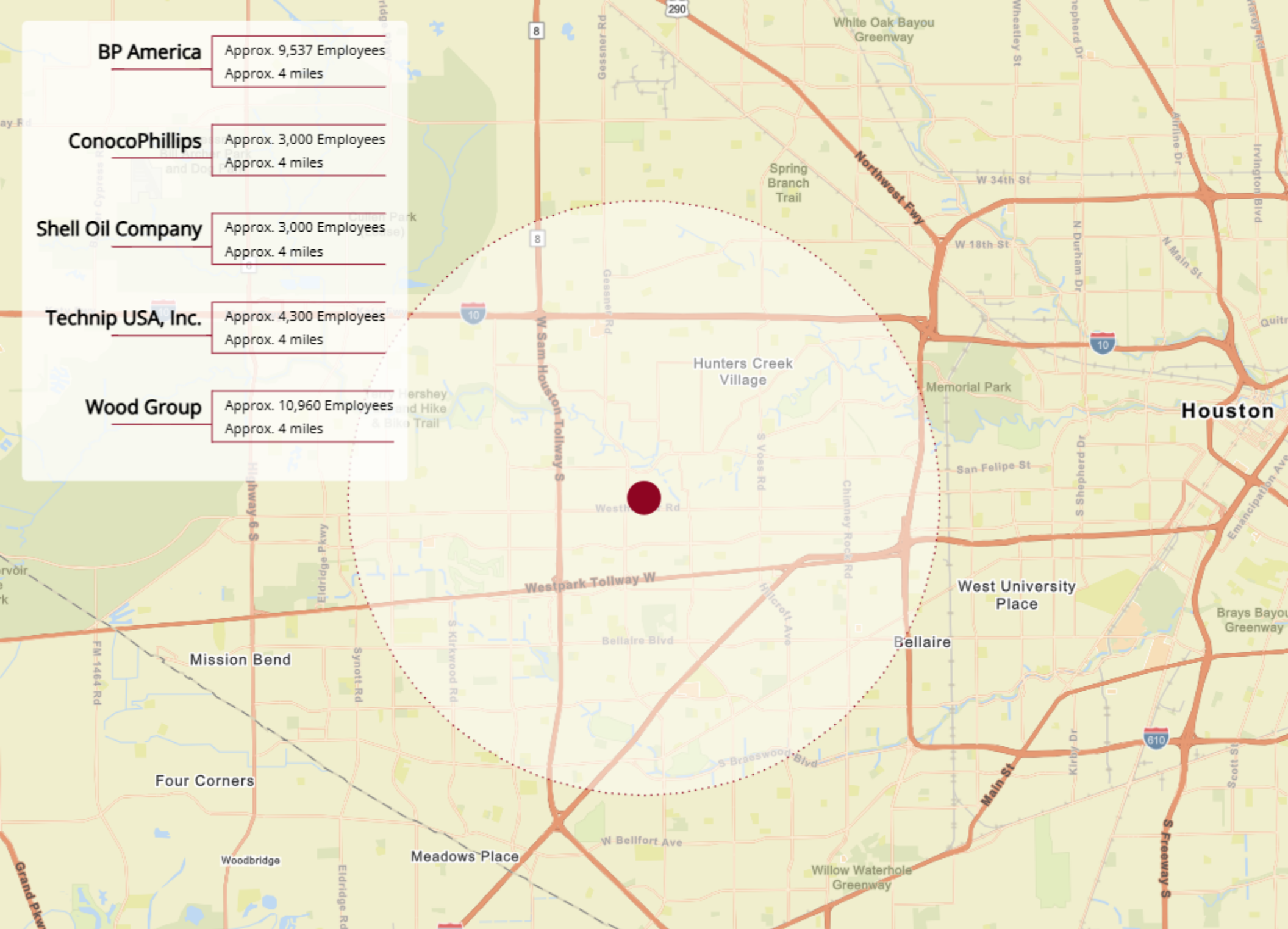
Largest Employers

CBRE Group	24,354
Enterprise Products Partners	2,010
Service Corporation International	1,828
Insperty	1,673
Memorial Hermann Health System	1,238
Edward Jones Investments	667
Allegiance Bank	564
Visible Changes	500

Harris County GDP Trend







TANGLEWILDE PLACE

03 Property Description

Property Features

Floor Plan

Parcel Map

Property Images

GLOBAL

NUMBER OF UNITS	1
BUILDING SF	15,576
LAND SF	36,000
LAND ACRES	.8264
# OF PARCELS	1
YEAR BUILT	2010
YEAR RENOVATED	2020
ZONING TYPE	Unrestricted
LOCATION CLASS	B
BUILDING CLASS	A
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	280x130
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

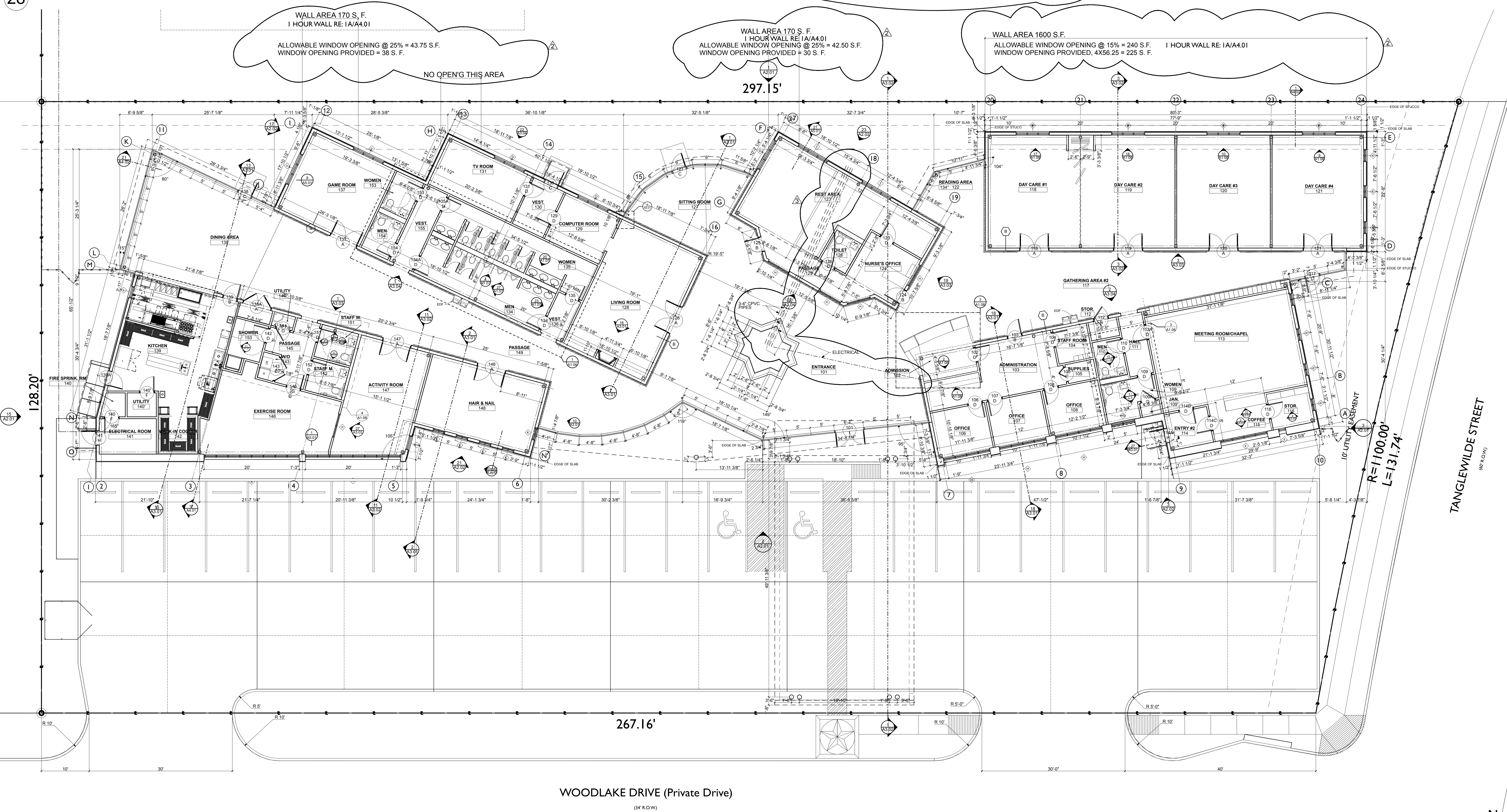
MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	29
HVAC	Electric

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO
LANDSCAPING	None

28 STANDARD CITY OF HOUSTON DRIVEWAY DETAILS



1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
09/18/07	ISSUED FOR BID	
10/01/07	ISSUED FOR PERMIT	
11/02/07	PERMIT REVISION	
04/01/08	ISSUED FOR CONSTRUCTION	

CIVIL ENGINEERS

HRS and Associates,
Civil, Traffic Engineering, and Consulting
618 Van Fleet Drive
Houston, Texas 77040-1509
Tel: 713 466 9775
Fax: 713 466 3290
E-mail: hrs@houstonhouston.com

MEP ENGINEERS

MSS ENGINEERS
5444 Westheimer, Suite 1680
Houston, Texas 77056

STRUCTURAL ENGINEERS

Morris Engineers, Inc.
Consulting Structural Engineers
29902 Park Place
Tomball, Texas 77377
832 721-7761

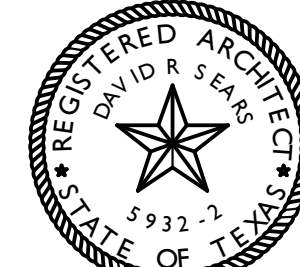
PROJECT DESIGNER

URBANGROUP
DESIGN
& BUILDING SERVICES
2900 WESLEYAN, SUITE 310 HOUSTON, TEXAS 77027
713 627-9677

The Wingfield/Sears Group, Inc.
ARCHITECTS
INTERIOR DESIGNERS

10.1.07

2900 Wesleyan, Suite 310
Houston, Texas 77027-5109
(713) 627-9690 Fax (713) 627-9680



La Mansion
Adult Day Care Center
2620 Tanglewilde Street
Houston, Texas 77063
07102

ARCH. FLOOR PLAN

A1.01

SHEET 6 OF 45



Location



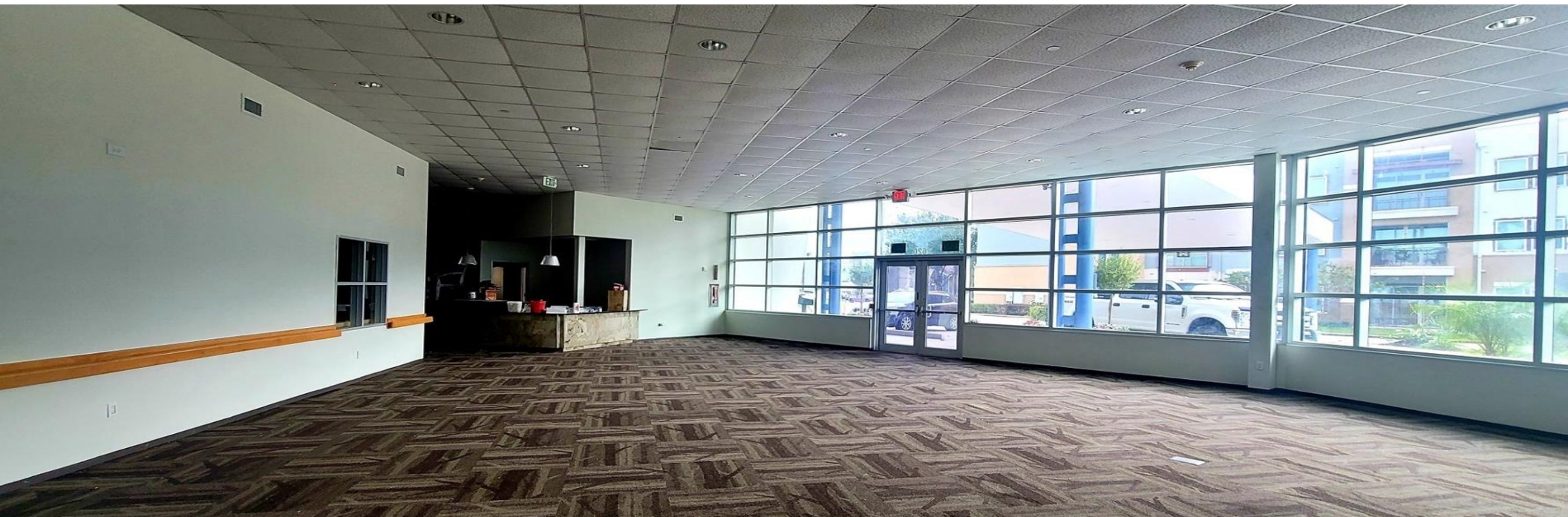
Exterior side view



Opposite view exterior



Entrance



Lobby



Hallway



One of rooms



Deli with bar and kitchen



Exterior

Demographics

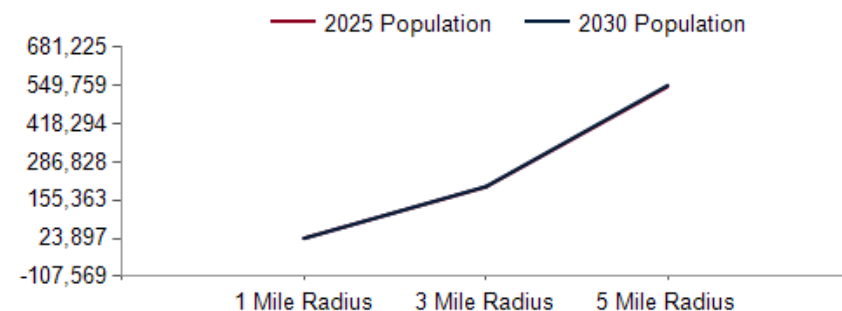
General Demographics

Race Demographics

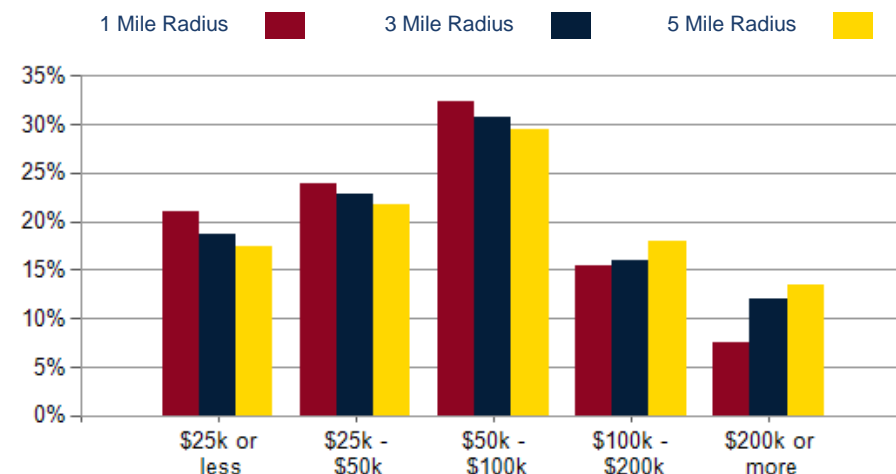
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,002	173,730	489,904
2010 Population	21,998	185,223	508,131
2025 Population	24,105	200,499	545,434
2030 Population	23,897	201,854	549,759
2025 African American	5,551	36,045	88,025
2025 American Indian	292	2,918	7,632
2025 Asian	2,048	26,160	62,873
2025 Hispanic	8,337	78,468	234,049
2025 Other Race	3,476	39,698	119,230
2025 White	8,670	66,038	181,917
2025 Multiracial	4,063	29,543	85,491
2025-2030: Population: Growth Rate	-0.85%	0.65%	0.80%

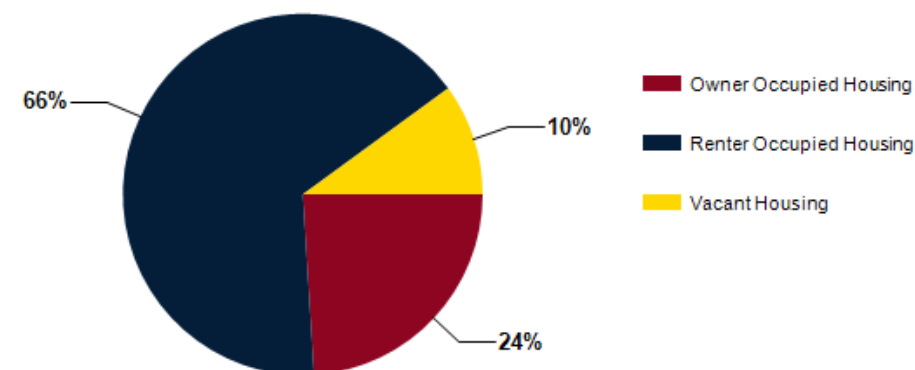
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,441	9,162	22,163
\$15,000-\$24,999	1,196	7,416	17,969
\$25,000-\$34,999	1,017	7,773	20,522
\$35,000-\$49,999	1,994	12,512	29,822
\$50,000-\$74,999	2,541	16,571	40,834
\$75,000-\$99,999	1,516	10,877	27,165
\$100,000-\$149,999	1,479	10,268	28,534
\$150,000-\$199,999	453	3,971	13,010
\$200,000 or greater	949	10,685	30,980
Median HH Income	\$54,680	\$59,486	\$63,634
Average HH Income	\$86,743	\$108,328	\$114,619



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

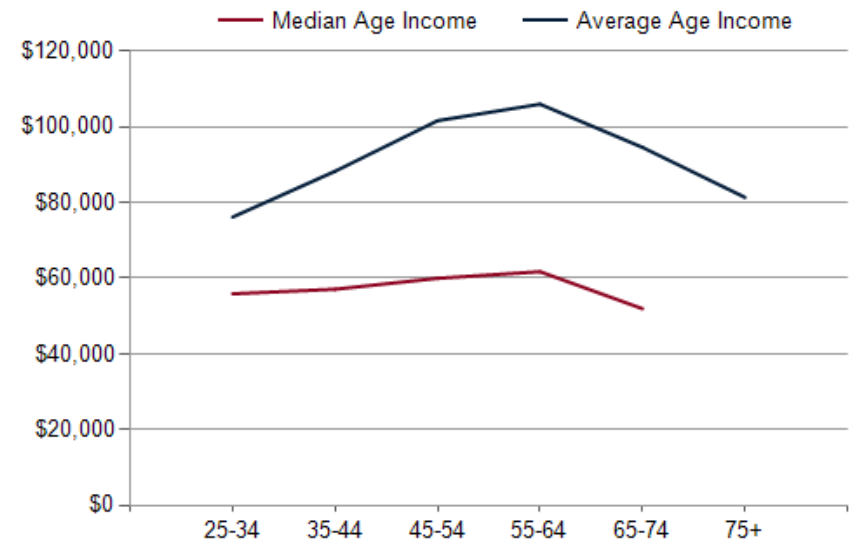
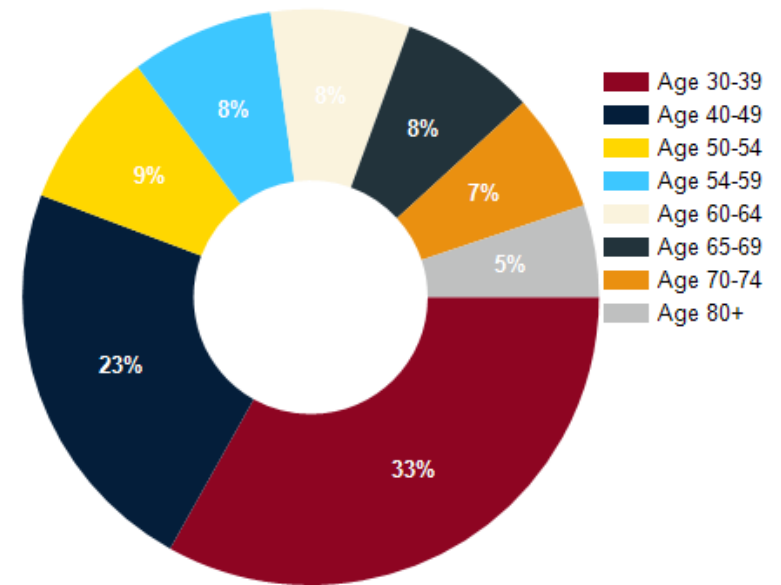


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,457	17,615	45,159
2025 Population Age 35-39	2,139	16,819	43,043
2025 Population Age 40-44	1,798	15,154	40,379
2025 Population Age 45-49	1,348	12,342	34,084
2025 Population Age 50-54	1,247	11,439	31,537
2025 Population Age 55-59	1,112	9,963	27,999
2025 Population Age 60-64	1,086	9,147	26,323
2025 Population Age 65-69	1,056	8,194	23,668
2025 Population Age 70-74	921	6,838	19,158
2025 Population Age 75-79	718	5,122	14,145
2025 Population Age 80-84	487	3,519	9,146
2025 Population Age 85+	513	3,485	8,533
2025 Population Age 18+	19,526	155,352	419,378
2025 Median Age	36	36	36
2030 Median Age	37	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,877	\$58,795	\$62,361
Average Household Income 25-34	\$76,126	\$86,823	\$93,190
Median Household Income 35-44	\$57,068	\$63,394	\$67,374
Average Household Income 35-44	\$88,254	\$110,260	\$118,430
Median Household Income 45-54	\$59,960	\$67,814	\$72,357
Average Household Income 45-54	\$101,620	\$129,740	\$134,674
Median Household Income 55-64	\$61,722	\$67,864	\$72,965
Average Household Income 55-64	\$105,987	\$140,965	\$143,623
Median Household Income 65-74	\$51,929	\$57,610	\$61,484
Average Household Income 65-74	\$94,563	\$120,583	\$121,900
Average Household Income 75+	\$81,341	\$91,287	\$99,072

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	88	89	89
Diversity Index (current year)	87	89	89
Diversity Index (2020)	86	88	88
Diversity Index (2010)	77	81	81

POPULATION BY RACE



1 MILE



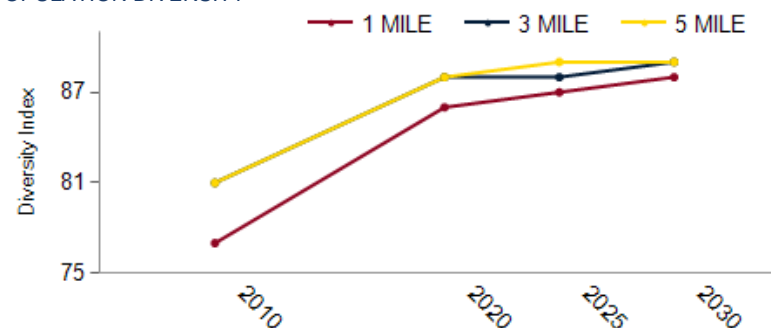
3 MILE



5 MILE

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	17%	13%	11%
American Indian	1%	1%	1%
Asian	6%	9%	8%
Hispanic	26%	28%	30%
Multiracial	13%	11%	11%
Other Race	11%	14%	15%
White	27%	24%	23%

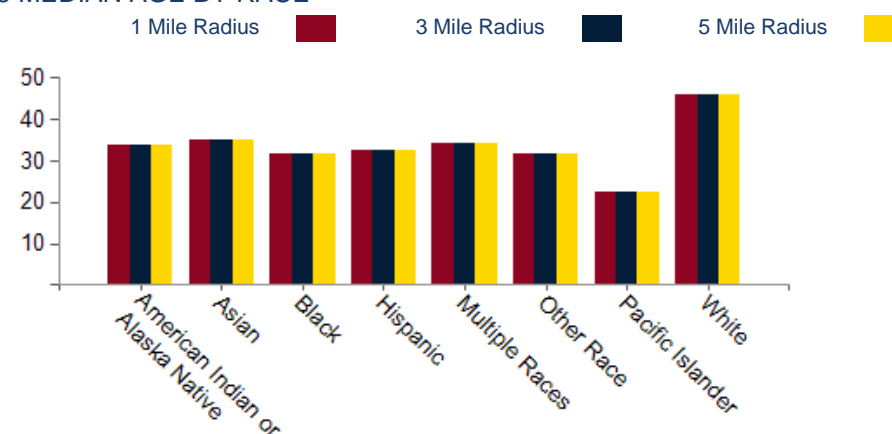
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	31	31
Median Asian Age	35	38	39
Median Black Age	32	32	32
Median Hispanic Age	33	32	31
Median Multiple Races Age	34	33	33
Median Other Race Age	32	31	31
Median Pacific Islander Age	23	37	35
Median White Age	46	43	43

2025 MEDIAN AGE BY RACE



Tanglewilde place

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