

**FOR
SALE/LEASE**

**19115 Spanish Needle Dr
Houston, TX 77084**



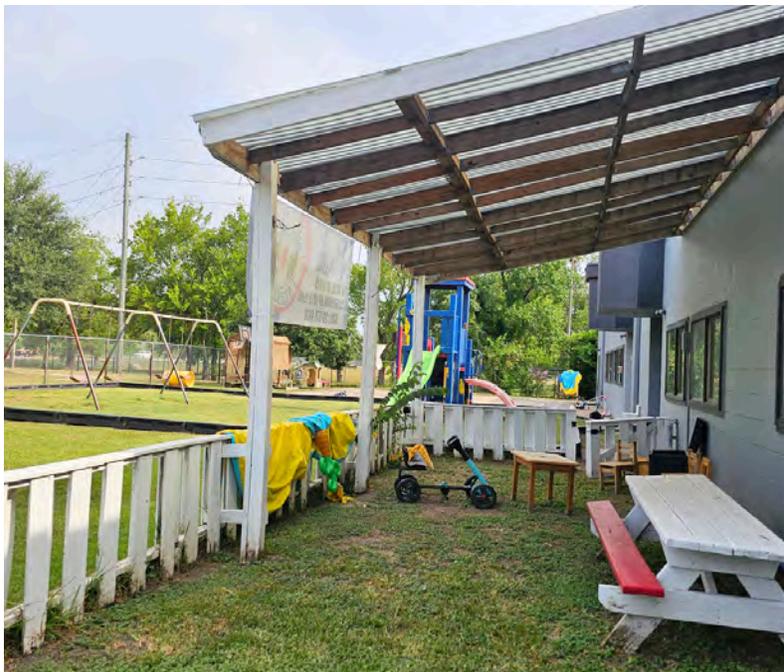
- For Sale- \$1,200,000
- For Lease- \$9,000/m + NNN
- Former Childcare Building
- Building size- 5,882 sqft
- Year built- 1983
- Lot size- 0.54 acres approx.
- Current licensed capacity- 112
- 6 Classrooms, Office, Teachers Lounge, multiple Restrooms & Playground
- Located across the street from the Mayde Creek Elementary School
- Close to major retail developments
- Easy access from IH-10
- Building zoning- Multiple uses permitted



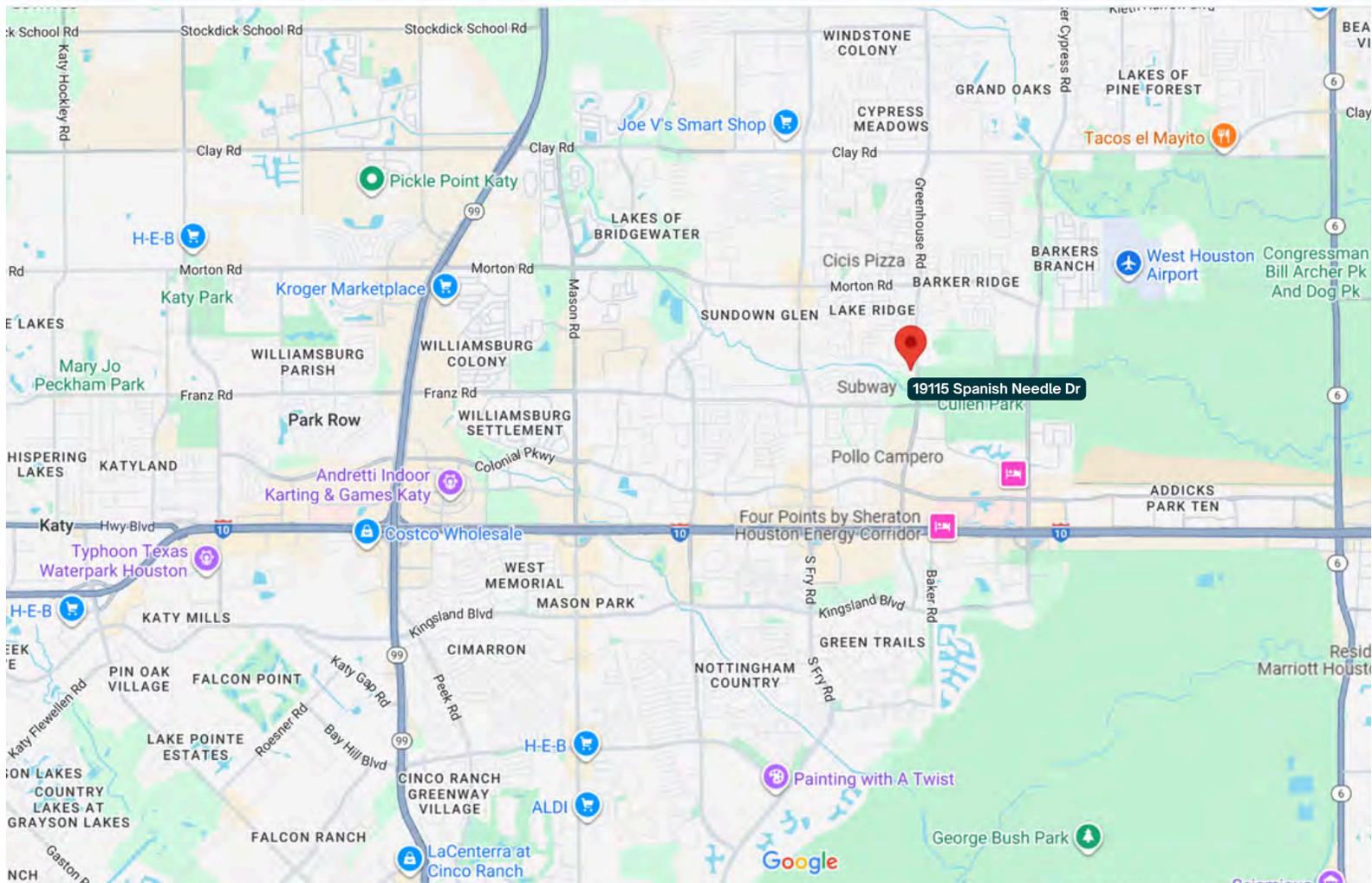
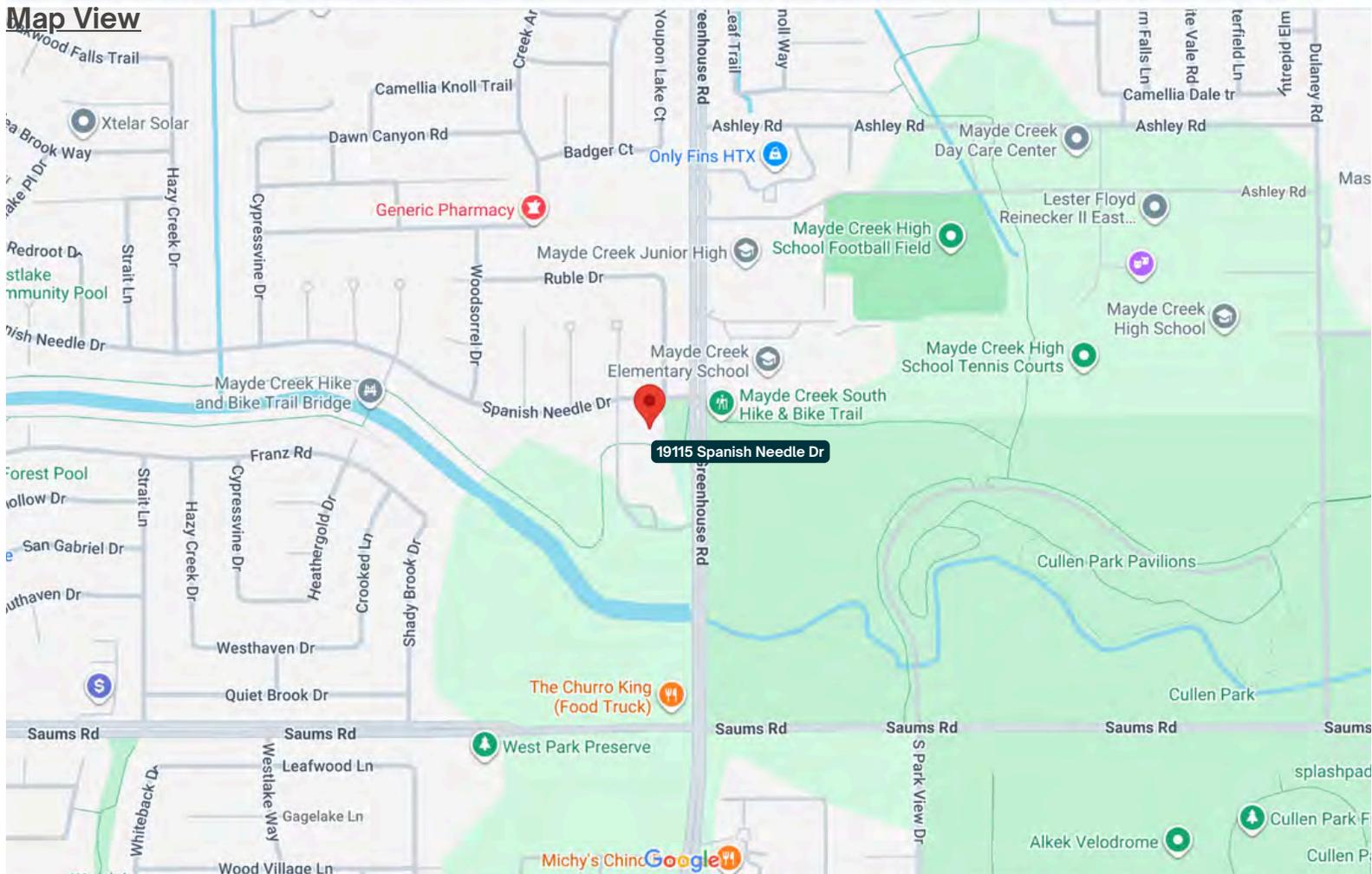
Neal Agrawal
972-804-0742
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Crest Real Estate Advisors
www.preschoolexchange.com

Pictures

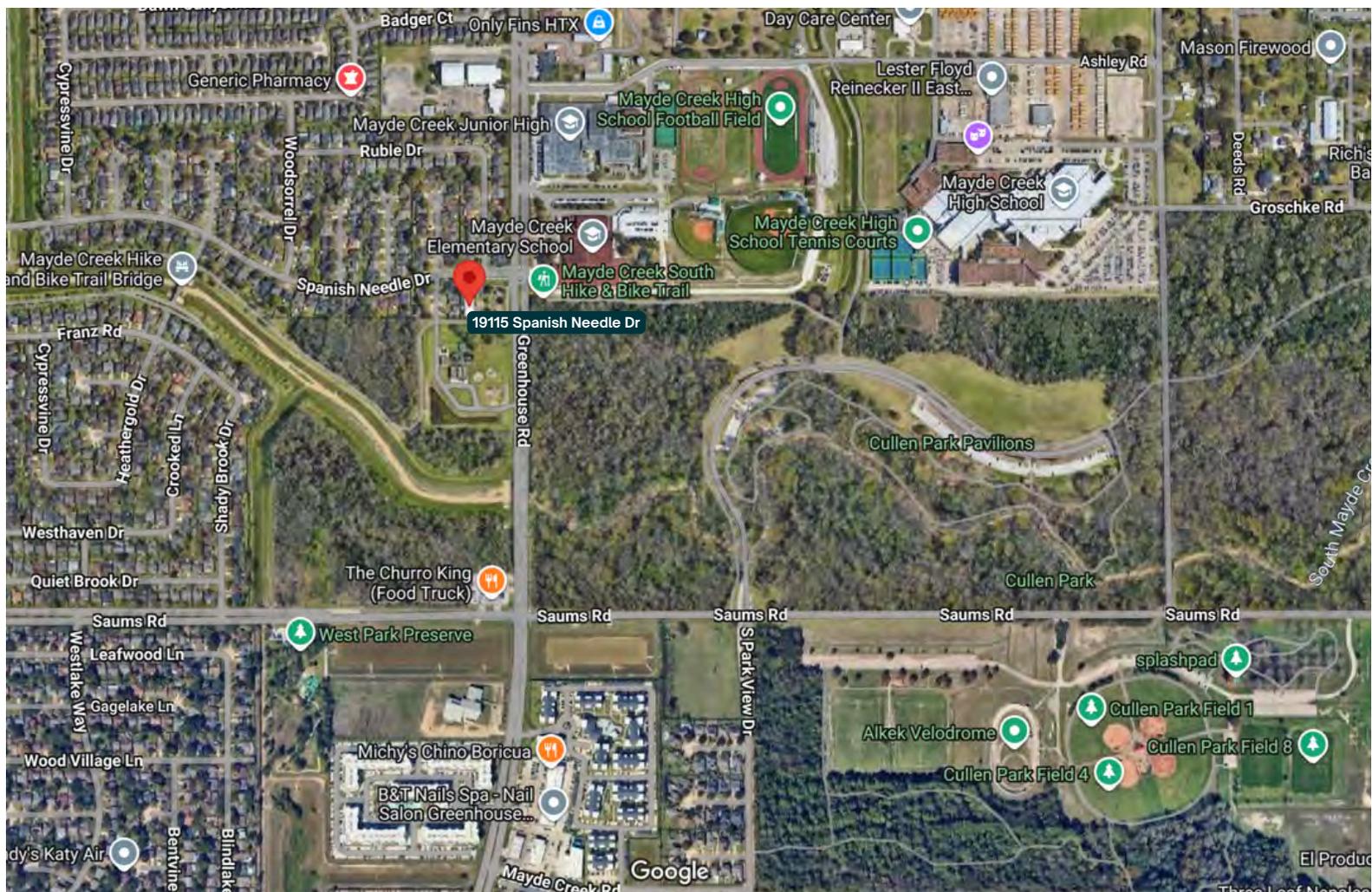
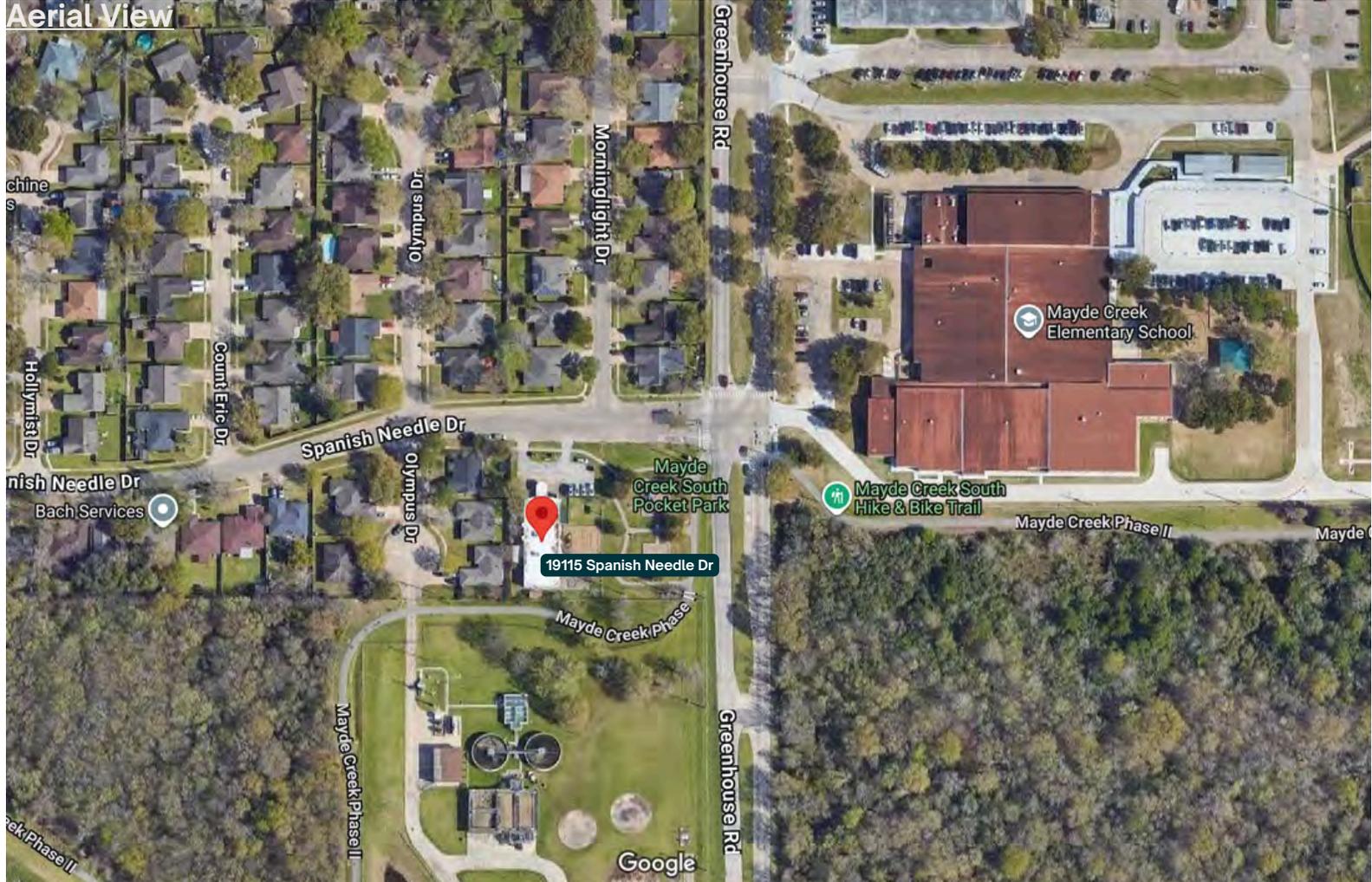




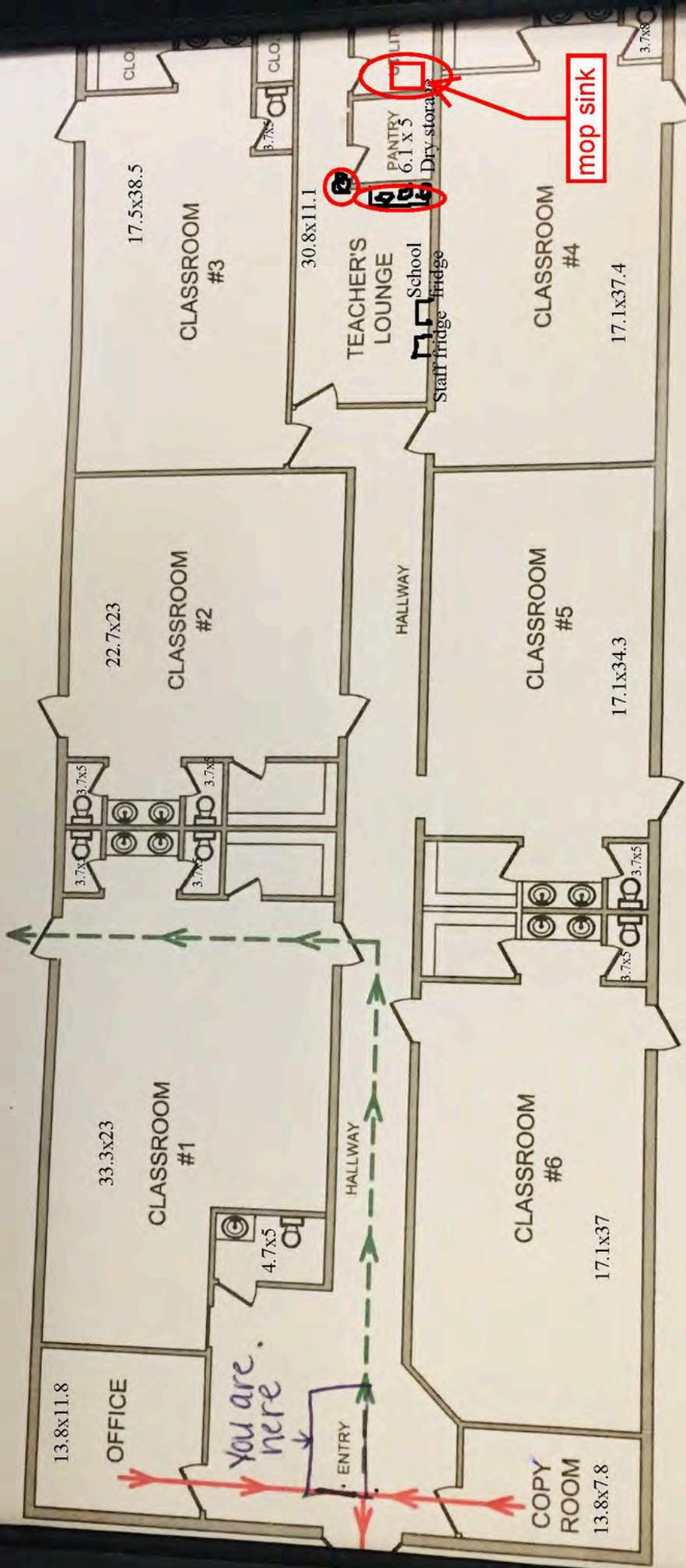
Map View



Aerial View



DURING AN EMERGENCY, EVACUATE TO BACK FENCE OF PLAYGROUND WHICH IS FARTHEST AWAY FROM THE BUILDING



3- Sink Dimensions:
25.5in x 16in x 9.5 in

Notes for Teacher's lounge:

- 2 refrigerators: 1 for staff, 2nd for school, storing ice packs
- 3 sink against the wall of the pantry
- Pantry used for dry food storage

PRIMARY EXIT: ————

SECONDARY EXIT: - - - - -

Demographic and Income Profile

19115 Spanish Needle Dr, Houston, Texas, 77084
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.80497
Longitude: -95.70482

Summary	Census 2010	Census 2020	2025	2030
Population	14,724	16,073	17,594	18,322
Households	4,594	5,160	6,005	6,450
Families	3,605	3,979	4,382	4,631
Average Household Size	3.21	3.10	2.92	2.83
Owner Occupied Housing Units	3,213	3,032	3,111	3,304
Renter Occupied Housing Units	1,381	2,128	2,894	3,146
Median Age	31.0	33.7	34.8	36.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.81%	1.10%	0.42%
Households	1.44%	1.41%	0.64%
Families	1.11%	1.31%	0.54%
Owner HHs	1.21%	1.80%	0.91%
Median Household Income	1.76%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	324	5.4%	305	4.7%
\$15,000 - \$24,999	247	4.1%	212	3.3%
\$25,000 - \$34,999	350	5.8%	304	4.7%
\$35,000 - \$49,999	660	11.0%	614	9.5%
\$50,000 - \$74,999	1,584	26.4%	1,611	25.0%
\$75,000 - \$99,999	892	14.9%	981	15.2%
\$100,000 - \$149,999	912	15.2%	1,010	15.7%
\$150,000 - \$199,999	587	9.8%	754	11.7%
\$200,000+	450	7.5%	660	10.2%

Median Household Income	\$71,978	\$78,529
Average Household Income	\$97,371	\$108,995
Per Capita Income	\$33,626	\$38,809

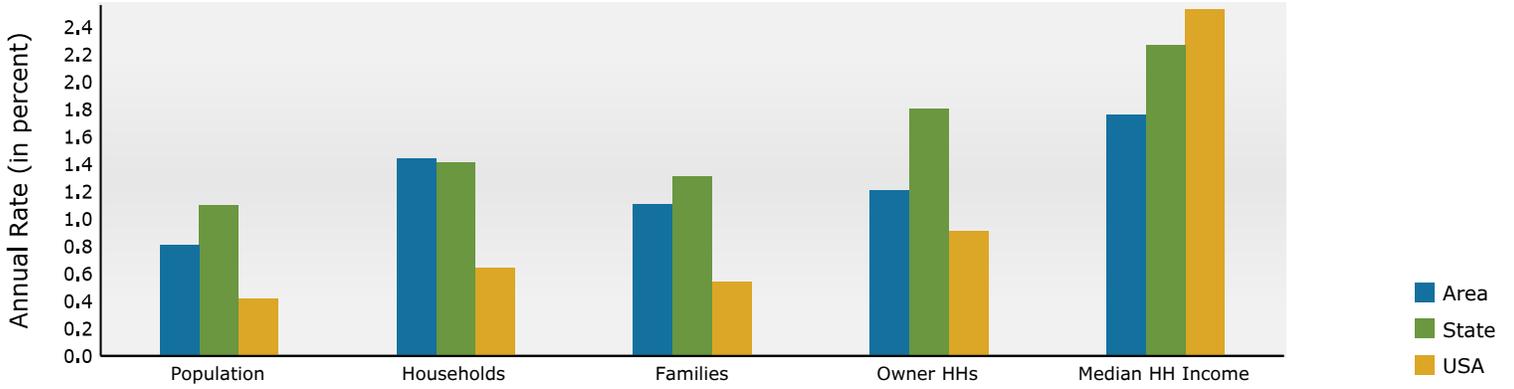
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,209	8.2%	987	6.1%	1,044	5.9%	1,064	5.8%
5 - 9	1,237	8.4%	1,103	6.9%	1,087	6.2%	1,042	5.7%
10 - 14	1,258	8.5%	1,190	7.4%	1,126	6.4%	1,081	5.9%
15 - 19	1,250	8.5%	1,259	7.8%	1,166	6.6%	1,090	5.9%
20 - 24	1,059	7.2%	1,279	8.0%	1,329	7.6%	1,261	6.9%
25 - 34	2,258	15.3%	2,541	15.8%	3,112	17.7%	3,243	17.7%
35 - 44	2,326	15.8%	2,256	14.0%	2,567	14.6%	2,790	15.2%
45 - 54	2,110	14.3%	2,109	13.1%	2,205	12.5%	2,260	12.3%
55 - 64	1,304	8.9%	1,901	11.8%	1,902	10.8%	1,963	10.7%
65 - 74	478	3.2%	1,002	6.2%	1,413	8.0%	1,636	8.9%
75 - 84	192	1.3%	344	2.1%	521	3.0%	723	3.9%
85+	43	0.3%	100	0.6%	121	0.7%	171	0.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,888	60.4%	5,520	34.3%	5,409	30.7%	5,164	28.2%
Black Alone	1,961	13.3%	2,735	17.0%	3,184	18.1%	3,311	18.1%
American Indian Alone	104	0.7%	191	1.2%	226	1.3%	238	1.3%
Asian Alone	1,258	8.5%	1,410	8.8%	1,521	8.6%	1,594	8.7%
Pacific Islander Alone	7	0.0%	16	0.1%	20	0.1%	22	0.1%
Some Other Race Alone	2,000	13.6%	2,948	18.3%	3,474	19.7%	3,900	21.3%
Two or More Races	506	3.4%	3,254	20.2%	3,758	21.4%	4,092	22.3%
Hispanic Origin (Any Race)	6,046	41.1%	7,184	44.7%	8,436	47.9%	9,360	51.1%

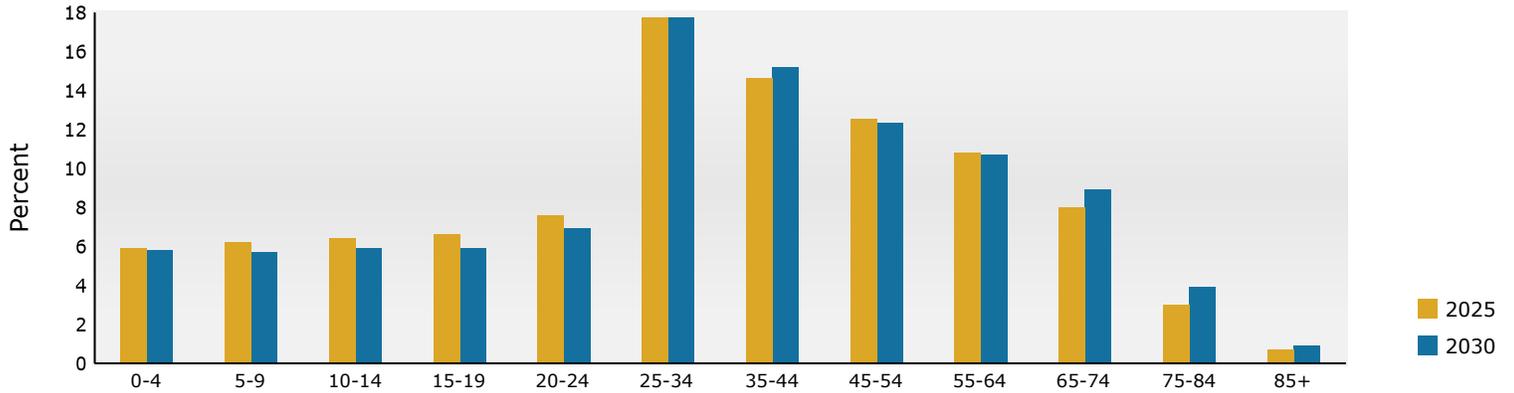
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

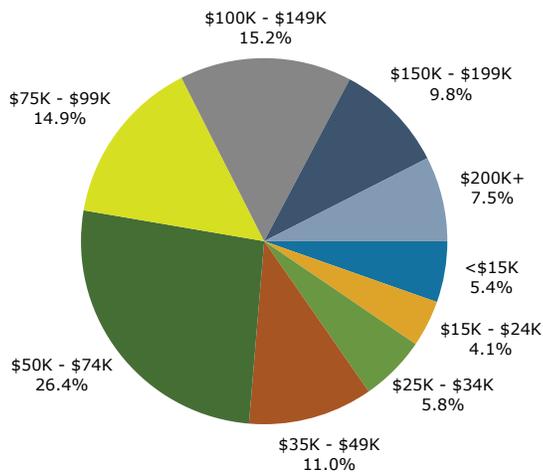
Trends 2025-2030



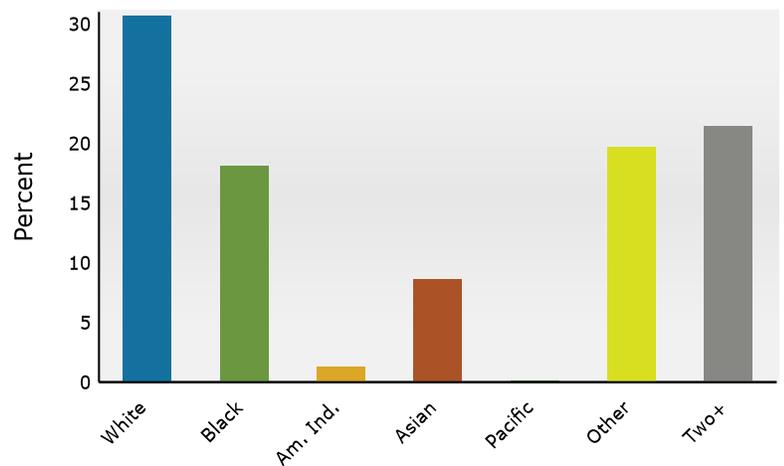
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 47.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

19115 Spanish Needle Dr, Houston, Texas, 77084
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.80497
Longitude: -95.70482

Summary	Census 2010	Census 2020	2025	2030
Population	91,766	112,451	117,327	121,114
Households	29,536	36,490	39,349	41,467
Families	23,195	28,412	29,683	30,998
Average Household Size	3.10	3.07	2.97	2.91
Owner Occupied Housing Units	21,003	23,298	24,308	25,832
Renter Occupied Housing Units	8,533	13,192	15,041	15,635
Median Age	31.8	34.4	35.3	36.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.64%	1.10%	0.42%
Households	1.05%	1.41%	0.64%
Families	0.87%	1.31%	0.54%
Owner HHs	1.22%	1.80%	0.91%
Median Household Income	2.04%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,054	5.2%	1,925	4.6%
\$15,000 - \$24,999	1,752	4.5%	1,477	3.6%
\$25,000 - \$34,999	2,074	5.3%	1,798	4.3%
\$35,000 - \$49,999	3,961	10.1%	3,590	8.7%
\$50,000 - \$74,999	6,659	16.9%	6,640	16.0%
\$75,000 - \$99,999	5,946	15.1%	6,140	14.8%
\$100,000 - \$149,999	7,900	20.1%	8,646	20.9%
\$150,000 - \$199,999	4,579	11.6%	5,460	13.2%
\$200,000+	4,424	11.2%	5,792	14.0%

Median Household Income	\$86,508	\$95,688
Average Household Income	\$115,961	\$127,849
Per Capita Income	\$38,960	\$43,861

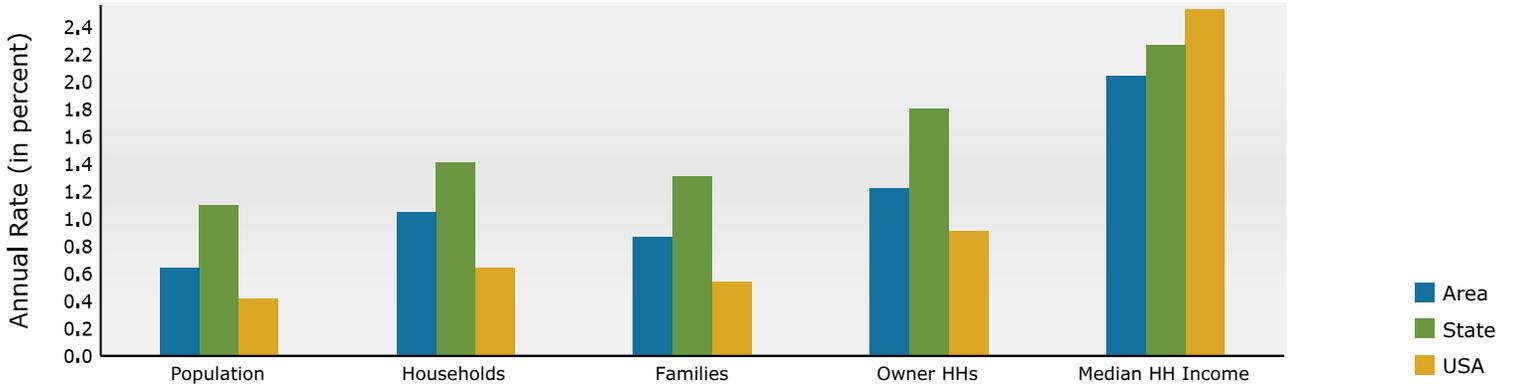
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,352	8.0%	7,264	6.5%	7,296	6.2%	7,409	6.1%
5 - 9	7,791	8.5%	8,173	7.3%	7,746	6.6%	7,364	6.1%
10 - 14	8,145	8.9%	8,756	7.8%	8,080	6.9%	7,687	6.3%
15 - 19	7,777	8.5%	8,734	7.8%	8,044	6.9%	7,466	6.2%
20 - 24	5,697	6.2%	8,063	7.2%	8,580	7.3%	8,177	6.8%
25 - 34	13,560	14.8%	16,215	14.4%	18,492	15.8%	20,491	16.9%
35 - 44	14,341	15.6%	16,464	14.6%	17,093	14.6%	17,147	14.2%
45 - 54	13,459	14.7%	14,775	13.1%	15,048	12.8%	15,541	12.8%
55 - 64	8,480	9.2%	12,867	11.4%	12,761	10.9%	13,035	10.8%
65 - 74	3,287	3.6%	7,581	6.7%	9,505	8.1%	10,392	8.6%
75 - 84	1,399	1.5%	2,768	2.5%	3,799	3.2%	5,185	4.3%
85+	479	0.5%	790	0.7%	884	0.8%	1,219	1.0%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	56,251	61.3%	40,127	35.7%	37,981	32.4%	36,177	29.9%
Black Alone	12,208	13.3%	18,878	16.8%	20,608	17.6%	21,136	17.5%
American Indian Alone	618	0.7%	1,331	1.2%	1,523	1.3%	1,618	1.3%
Asian Alone	7,319	8.0%	10,921	9.7%	11,486	9.8%	12,063	10.0%
Pacific Islander Alone	72	0.1%	94	0.1%	105	0.1%	110	0.1%
Some Other Race Alone	11,847	12.9%	19,788	17.6%	22,246	19.0%	24,720	20.4%
Two or More Races	3,452	3.8%	21,311	19.0%	23,379	19.9%	25,291	20.9%
Hispanic Origin (Any Race)	35,050	38.2%	47,412	42.2%	53,028	45.2%	58,473	48.3%

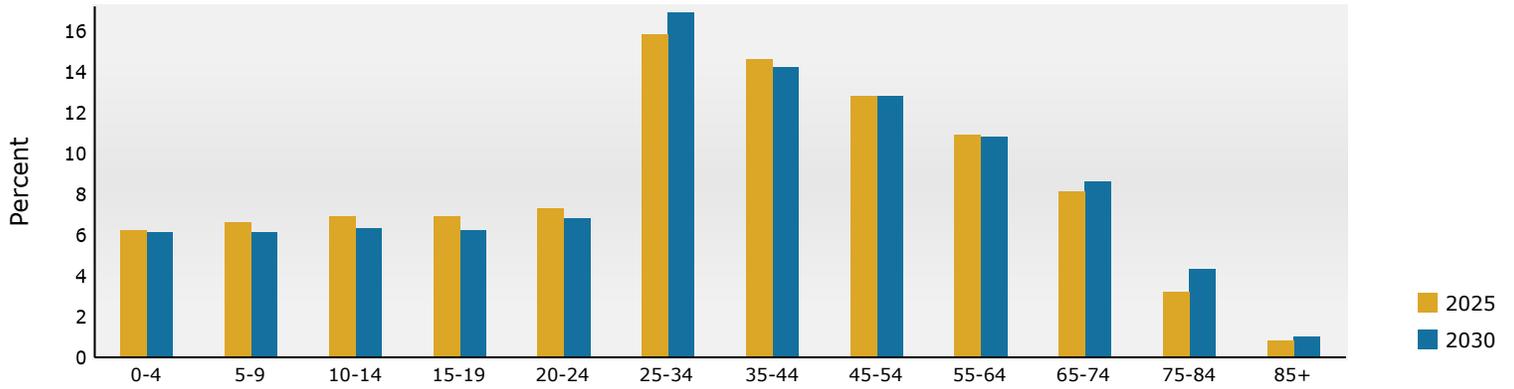
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

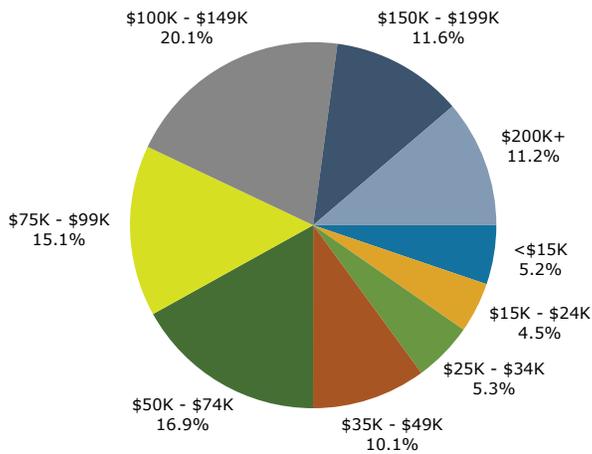
Trends 2025-2030



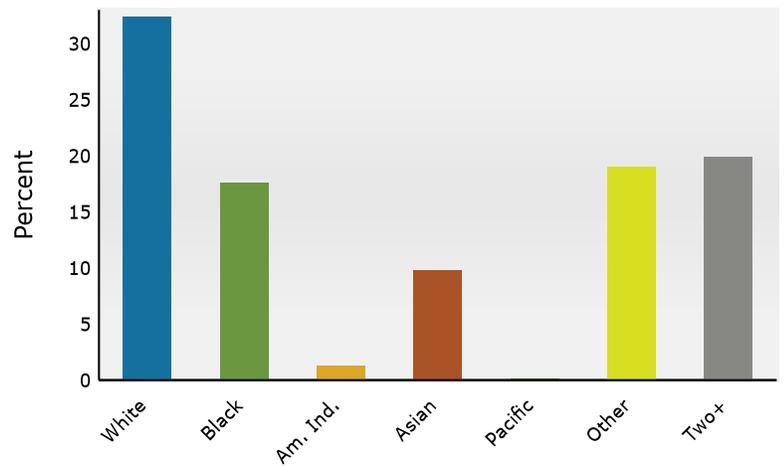
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 45.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographic and Income Profile

19115 Spanish Needle Dr, Houston, Texas, 77084
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.80497
Longitude: -95.70482

Summary	Census 2010	Census 2020	2025	2030
Population	223,844	282,989	301,264	309,882
Households	72,061	91,794	100,497	105,445
Families	56,891	71,659	76,546	79,781
Average Household Size	3.10	3.07	2.98	2.93
Owner Occupied Housing Units	52,810	59,121	63,680	67,428
Renter Occupied Housing Units	19,252	32,673	36,817	38,016
Median Age	32.2	34.3	35.2	36.1

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.57%	1.10%	0.42%
Households	0.97%	1.41%	0.64%
Families	0.83%	1.31%	0.54%
Owner HHs	1.15%	1.80%	0.91%
Median Household Income	2.22%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	5,012	5.0%	4,582	4.3%
\$15,000 - \$24,999	3,695	3.7%	3,077	2.9%
\$25,000 - \$34,999	4,971	4.9%	4,219	4.0%
\$35,000 - \$49,999	8,920	8.9%	7,965	7.6%
\$50,000 - \$74,999	17,655	17.6%	17,187	16.3%
\$75,000 - \$99,999	15,699	15.6%	15,929	15.1%
\$100,000 - \$149,999	22,926	22.8%	25,161	23.9%
\$150,000 - \$199,999	10,538	10.5%	12,747	12.1%
\$200,000+	11,081	11.0%	14,578	13.8%

Median Household Income	\$89,155	\$99,514
Average Household Income	\$114,064	\$125,731
Per Capita Income	\$38,248	\$43,034

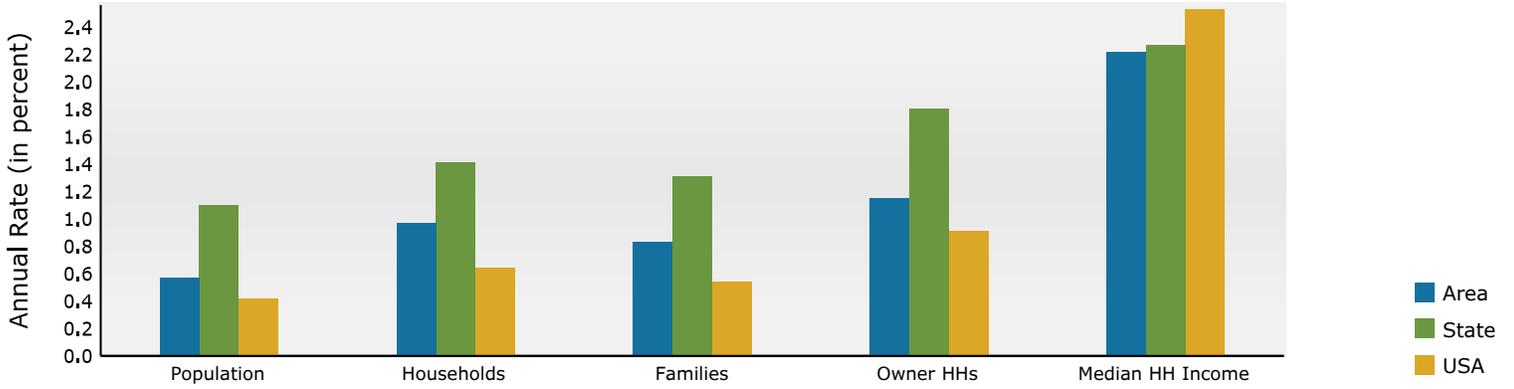
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,835	8.0%	18,697	6.6%	19,370	6.4%	19,486	6.3%
5 - 9	19,155	8.6%	20,780	7.3%	20,559	6.8%	19,558	6.3%
10 - 14	19,933	8.9%	22,781	8.1%	21,087	7.0%	20,392	6.6%
15 - 19	18,645	8.3%	22,109	7.8%	21,180	7.0%	19,204	6.2%
20 - 24	13,417	6.0%	19,367	6.8%	21,435	7.1%	20,553	6.6%
25 - 34	32,509	14.5%	40,540	14.3%	46,106	15.3%	50,887	16.4%
35 - 44	35,146	15.7%	41,941	14.8%	44,591	14.8%	44,239	14.3%
45 - 54	32,721	14.6%	36,905	13.0%	39,079	13.0%	40,416	13.0%
55 - 64	21,145	9.4%	31,136	11.0%	31,642	10.5%	32,962	10.6%
65 - 74	8,374	3.7%	19,011	6.7%	23,401	7.8%	25,418	8.2%
75 - 84	3,712	1.7%	7,298	2.6%	10,133	3.4%	13,266	4.3%
85+	1,253	0.6%	2,425	0.9%	2,682	0.9%	3,502	1.1%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	139,255	62.2%	103,294	36.5%	100,332	33.3%	95,710	30.9%
Black Alone	29,365	13.1%	48,647	17.2%	54,224	18.0%	55,392	17.9%
American Indian Alone	1,472	0.7%	3,173	1.1%	3,657	1.2%	3,850	1.2%
Asian Alone	18,025	8.1%	26,690	9.4%	28,491	9.5%	29,872	9.6%
Pacific Islander Alone	172	0.1%	206	0.1%	232	0.1%	243	0.1%
Some Other Race Alone	27,293	12.2%	47,256	16.7%	54,020	17.9%	59,749	19.3%
Two or More Races	8,262	3.7%	53,723	19.0%	60,307	20.0%	65,068	21.0%
Hispanic Origin (Any Race)	82,437	36.8%	116,431	41.1%	132,668	44.0%	145,622	47.0%

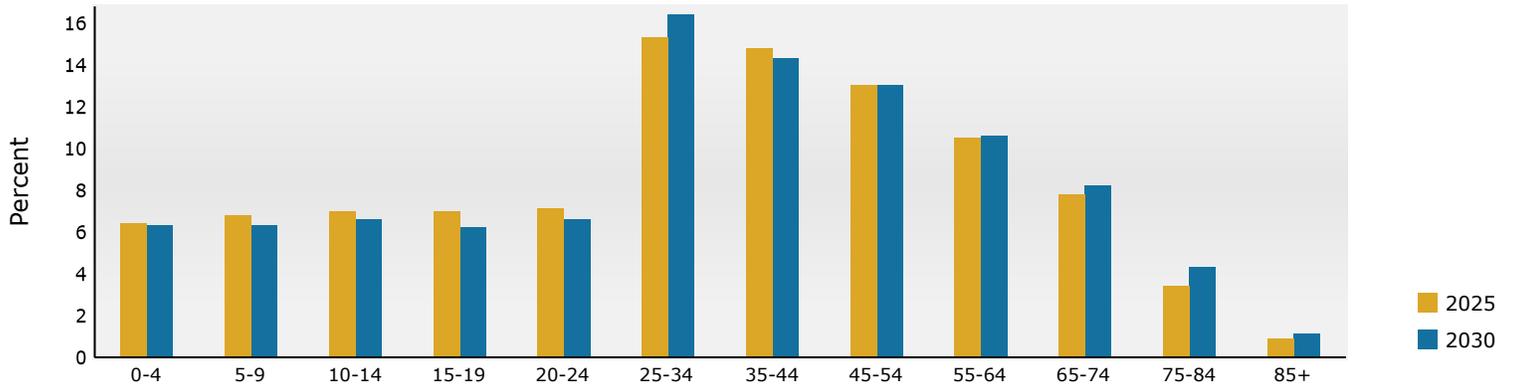
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Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

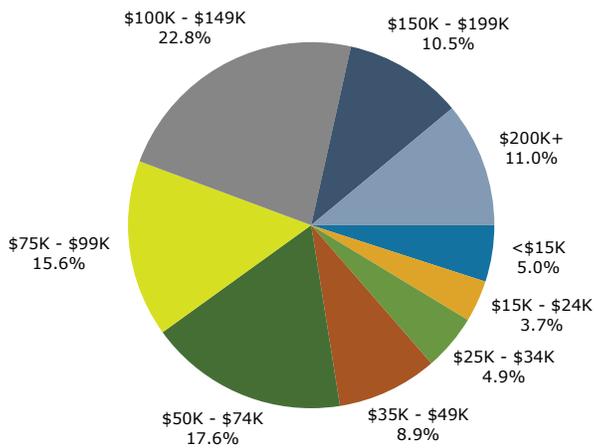
Trends 2025-2030



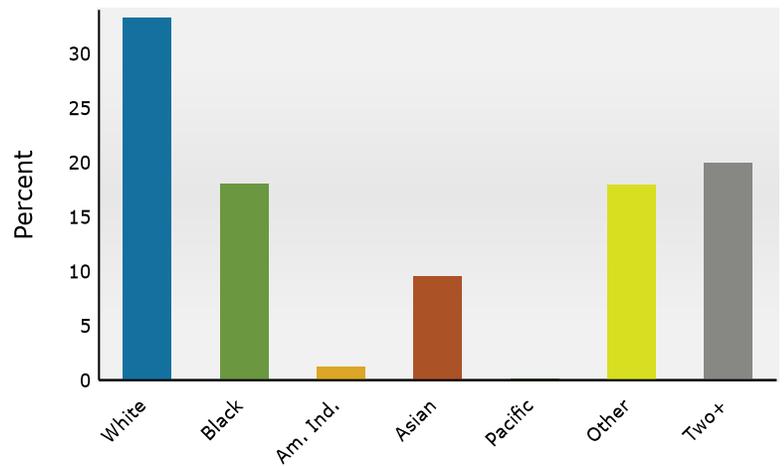
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 44.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date