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EARLY CHILDCARE / MONTESSORI SCHOOL

20715 BELLAIRE BLVD., RICHMOND, TX 77407
± 11,852 SF | \$4,900,000 | ALL FF&E INCLUDED

EXCLUSIVE OFFERING MEMORANDUM

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01

PROPERTY OVERVIEW



PROPERTY OVERVIEW

20715 BELLAIRE BLVD.

This property is an excellent purchase opportunity in Richmond, TX, just south of Cinco Ranch. The building is strategically located between multiple large residential communities, near the intersection of major thoroughfares Mason Road and Bellaire Boulevard, with an average of approximately 13,000 and 16,000 VPD respectively, per TxDOT.

20715 Bellaire Boulevard was built in 2022 with premier finishes and up-to-date safety measures. The property is comprised of a large reception area, two private offices, conference room, commercial kitchen, (10) individual classrooms with restrooms en-suite, a laundry room, and additional storage rooms.

The property is located in the Floodplain, however it has not seen any flooding. The building is in the 500-year Floodplain and the South side of the parking lot is located in the 100 Year floodplain, per FEMA.



PROPERTY DETAILS



20715 BELLAIRE BLVD.
RICHMOND, TX 77407



± 11,852 SF



± 1.23 ACRES

2022

YEAR BUILT



\$4,900,000

243

LICENSED CAPACITY



[PROPERTY VIDEO](#)

PROPERTY HIGHLIGHTS

Motion sensor lights throughout

Exit doors in every classroom

Entire building is fully fenced

High-End Security system

26 Security Cameras (inside & outside)

Toilets in classrooms (except infant room)

Full Commercial Kitchen with Grease Trap

Washer & Dryer

Fire Detection in every room

Flood Lights Outside

Procure Keyless Entry System

Indoor Gymnasium

40 Parking Spaces

10 Classrooms

20715 BELLAIRE BLVD | RICHMOND, TX



MOVE-IN READY OPPORTUNITY

This property is ideal for a Daycare/Montessori operator who is looking for a turn-key operation without waiting months, if not years, to build and permit a new building. The property is almost brand-new with all the latest safety features in place. All furniture, fixtures and equipment are included in the sale. To view a full list of the included inventory, please see next page.

The building has 10 Classrooms with the following breakdown: (1) Infant room, (2) Toddler rooms, (2) two-year old rooms, (2) three-year old rooms, (2) four-year old rooms and (1) schooler room.

PROPERTY OVERVIEW

INVENTORY LIST

Items listed below are included in the sale.

Initial FF&E Purchase Value:	
Kitchen Equipment:	\$50,000
Playground Equipment:	\$150,000
<small>(Completed by Advanced Playground Systems)</small>	
Security Systems, Cameras, Etc:	\$50,000
Two Vans:	\$150,000
All FF&E inside classrooms:	\$250,000
<small>(Includes supplies, furniture, toys etc):</small>	
Front Office and other FF&E:	\$10,000
Washer & Dryer:	\$2,000
Total FF&E Included in Sale: \$662,000	

2 Year A		2 Year B	
Tables	4	Tables	4
Chairs	20	chairs	20
Shelving	4	Shelving	4
4 Year B		5 Year A	
Tables	3	Tables	3
Chairs	20	Chairs	25
Shelving	4	Shelving	7
Computer	1	Computer	1
Laundry		Copy Room	
Washer/SN#010TNFAI907S	1	Printer	1
Dryer/LG 7329170201207	1	Shelves	1
Shelving	1		

Infant		Toddler A	Toddler B
Cribs	8	Tables	4
High Chair	4	Chairs	18
Shelving	4	Shelving	7
3 Year A		3 Year B	4 Year A
Tables	4	Tables	4
Chairs	20	Chairs	20
Shelving	5	Shelving	5
Computer	1	Computer	1
Kitchen		Serial/Model #	
Freezer	1	Avantco DLEEX7800VE	
Refrigerator	1	Continental 159B1324	
Dishwasher	1	Hobart LXE ML130191	
Stove	1	Whirlpool Gold WFE710HOAS1	
Microwave	2	MSFOB100072352/P1043ALH-WTB1	
Office 1		Office 2	
Desk	1	Desk	1
Chair	2	Chair	2
Computer	1	Computer	1
Shelf	1	Shelf	1
Filing Cabinet	2		
Carpet	1		
Lobby/Reception		Conf. Room	
Desk	1	Conf. Room Table	1
Chair	2	Chairs	6
Computer	2	Misc. Off. Equip	6
TV	2		
Coffee Table	1		
Sofa	1		
Accent Chair	2		
Carpet	1		

02

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

20715 Bellaire Boulevard is an outstanding purchase opportunity for a Montessori School or Daycare operator in the Houston Suburbs. With all FF&E included in the sale (and permits in place), a new company can quickly begin enrollment. The property was developed and briefly operated by an experienced childcare owner. The premises were built with the highest efficiency and safety measures. It can easily be used as-is, or retro-fitted for a National Franchise.

The property is situated in a very dense residential area that has over 32,000 households within a 3 mile radius. Within those households, about 80% are White Collar workers, with an average Household Income of almost \$112,000 per year.

Although the area surrounding this property is primarily residential, just several miles in any direction there are large retail corridors with national brands such as Walmart, Starbucks, Chick-Fil-A, Kroger and Sam's Club. The property is at the intersection of major thoroughfares Bellaire Boulevard and Mason Road. These roads directly feed into SH 99 and the Westpark Tollway, creating incredible convenience for parents to drop their children off on the way to work.



EXECUTIVE SUMMARY

NEARBY COMPARABLE TUITION RATES

The information below was compiled from schools in a 3 mile radius. All prices included are weekly rates.

	PROPERTY ADDRESS	SCHOOL NAME	INFANTS	TODDLERS	3'S & 4'S	GRADE SCHOOL AFTERSCHOOL
1	20625 Lakemont Bend Ln, Richmond, TX 77407	Montessori House For Children & Elementary School	N/A	\$360	\$340	N/A
2	22031 Bellaire Blvd, Richmond, TX 77407	Kiddie Academy	\$285	\$255	\$240	\$110
3	31 Pkwy Lake Ct, Richmond, TX 77407	Kids 'R' Kids	\$280	\$255	\$240	\$95
4	7307 Grand Mission Blvd, Richmond, TX 77407	Children's Lighthouse of Richmond	\$305	\$285	\$275	\$120
5	19919 Lakemont Bend Ln, Richmond, TX 77407	Ivy Kids of Lakemont	\$295	\$265	\$245	\$125
6	7402 Grand Mission Blvd, Richmond, TX 77407	Prescolaire Early Learning Academy	\$389	\$300	\$280	\$100

*Tuition rates were compiled through research in early Nov. '24. Rates are subject to change. Buyer to complete their own due diligence.

THE MARKET

Our research (shown on the previous page) indicates that nearby childcare centers are charging between \$285 and \$305 per week for Infants, \$255 - \$1,482 for Toddlers, \$240 - \$1,364 for Pre-School aged children and \$95 - \$125 for Elementary Students (after school care). Additionally, most schools are charging between \$150 and \$300 per child for initial enrollment fees.

OPPORTUNITY

With a Licensed Capacity of 243, these comparative tuition rates indicate that, even taking Median rates for those respective children's ages, could produce an estimated \$2,000,000 in Gross Revenue (at a 80% enrollment rate). Additional income at higher rates and occupancy could also be supplemented with ancillary programs and services, creating opportunities for future growth and income.

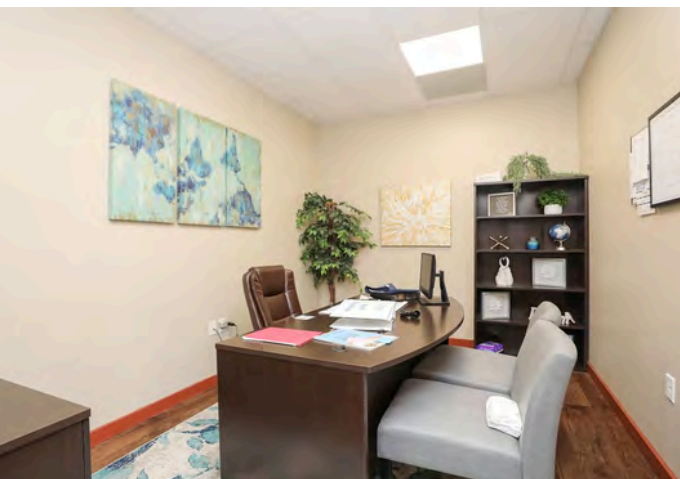
Please reach out for more details on property expenses.



03

PROPERTY PHOTOS & DOCUMENTS







PRE-K CLASSROOM



INFANT ROOM



PRE-K CLASSROOM



TODDLER CLASSROOM



TODDLER CLASSROOM



PRE-K CLASSROOM



PRE-K CLASSROOM



PRE-K CLASSROOM



COMMERCIAL KITCHEN



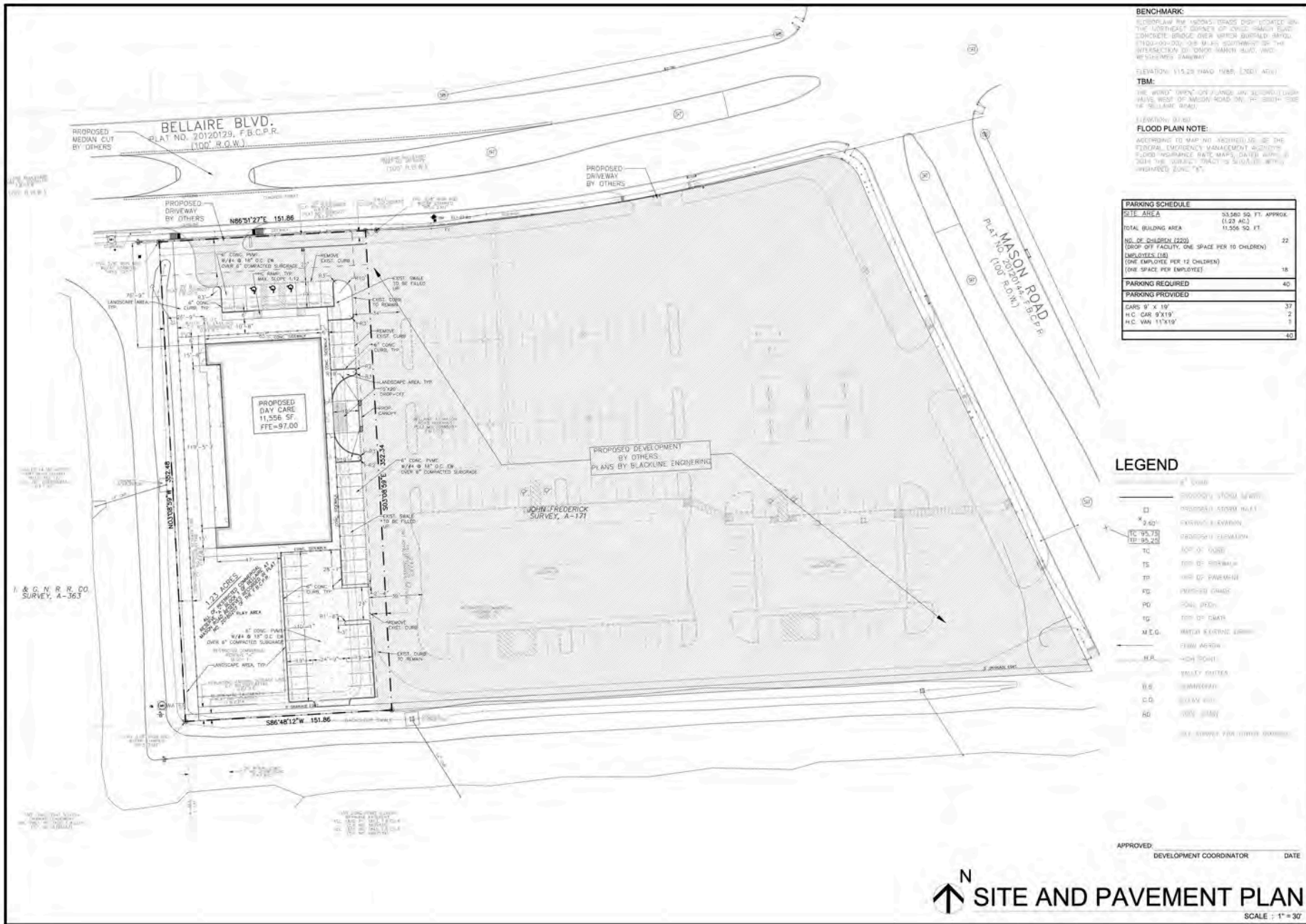
INDOOR GYM



SCHOOLERS CLASSROOM







BENCHMARK
 ELEVATION 115.28 (MAD 1985) (200' ADJ.)

TBM:
 THE WINDY OPEN PLAINS ARE BEING LIFTED
 MAINS WEST OF MASON ROAD SW. BY 2000' TO
 THE BELLAIRE ROAD.

ELEVATION: 01.00

FLOOD PLAIN NOTE:
 ACCORDING TO MAP NO. 48000-100-02 OF THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY
 FLOOD INSURANCE RATE MAPS, DATED APRIL 8
 1984 THE SUBJECT TRACT IS SHOWN WITH
 UNDESIGNED FLOOD "X".

PARKING SCHEDULE	
SITE AREA	33,560 SQ. FT. APPROX (1.23 AC.)
TOTAL BUILDING AREA	11,506 SQ. FT.
NOL. OF CHILDREN (22)	22
GROUP OF FACILITY (ONE SPACE PER 10 CHILDREN)	
EMPLOYEES (18)	18
ONE EMPLOYEE PER 12 CHILDREN (ONE SPACE PER EMPLOYEE)	
PARKING REQUIRED	40
PARKING PROVIDED	40
CARS 9' X 19'	37
H.C. CAR 9' X 19'	2
H.C. VAN 11' X 19'	1
	40

LEGEND

—	1" CONC.
—	PROPOSED 1" CONC. DRIVE
—	PROPOSED 1" CONC. DRIVE
—	EXISTING 1" CONC.
—	PROPOSED 1" CONC.
—	TOP OF DRIVE
—	TOP OF SIDEWALK
—	TOP OF DRIVE
—	PROPOSED DRIVE
—	SOIL SPILL
—	TOP OF DRIVE
—	M.E.G. WATER EXISTING DRIVE
—	EXIST. DRIVE
—	TOP DRIVE
—	TRUCK DRIVE
—	SEWER
—	SOIL SPILL
—	SOIL SPILL
—	SEE SURVEY FOR OTHER SYMBOLS

APPROVED: _____ DATE _____
 DEVELOPMENT COORDINATOR

↑ N SITE AND PAVEMENT PLAN
 SCALE : 1" = 30'

2025 WLO003 DR. 315.459 HOUSTON, TX 77042
 PHONE: (713) 789-1153



DAYCARE
 BELLAIRE BLVD. NEAR S. MASON ROAD, TEXAS 77427

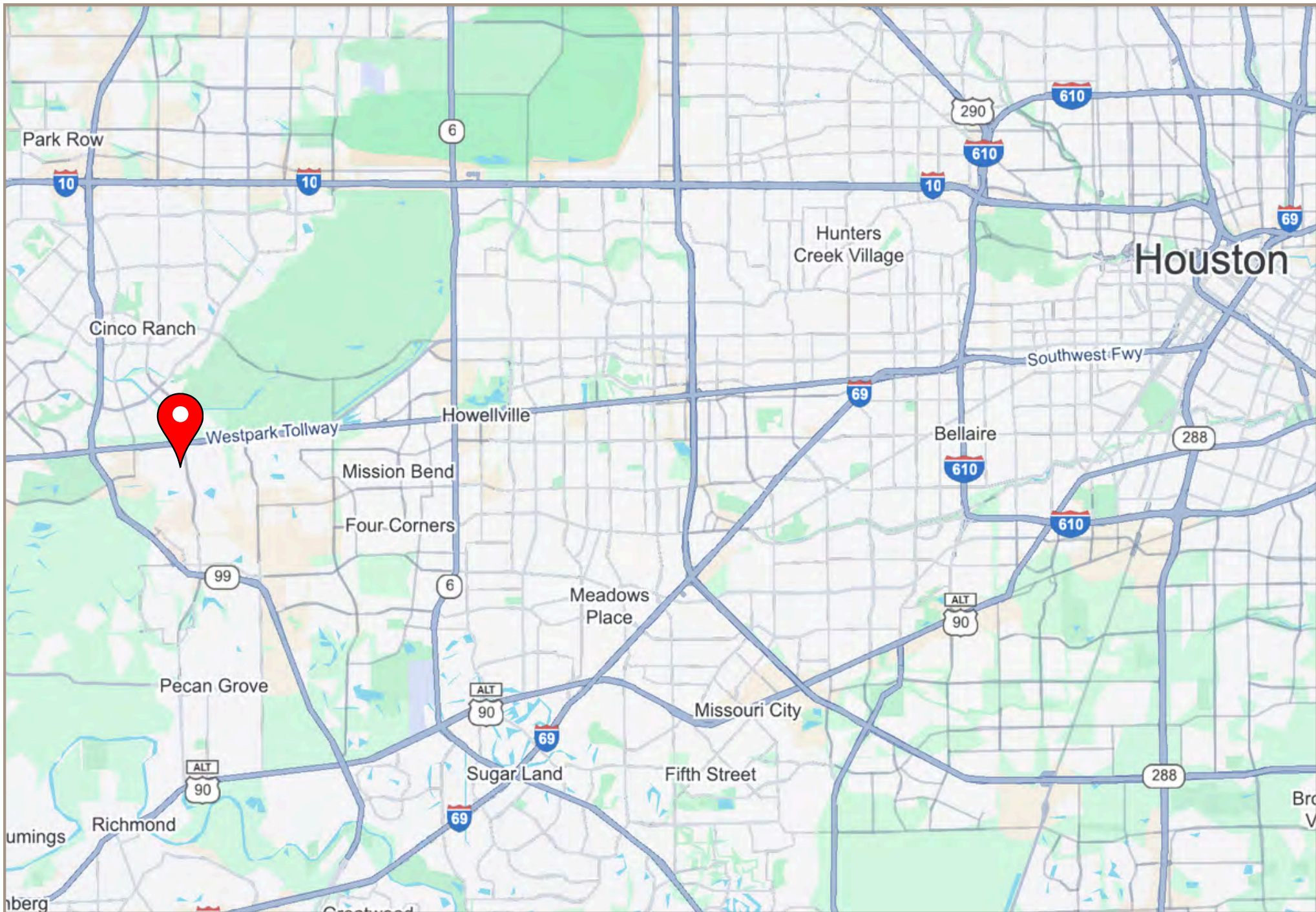
DATE	
REVISION	

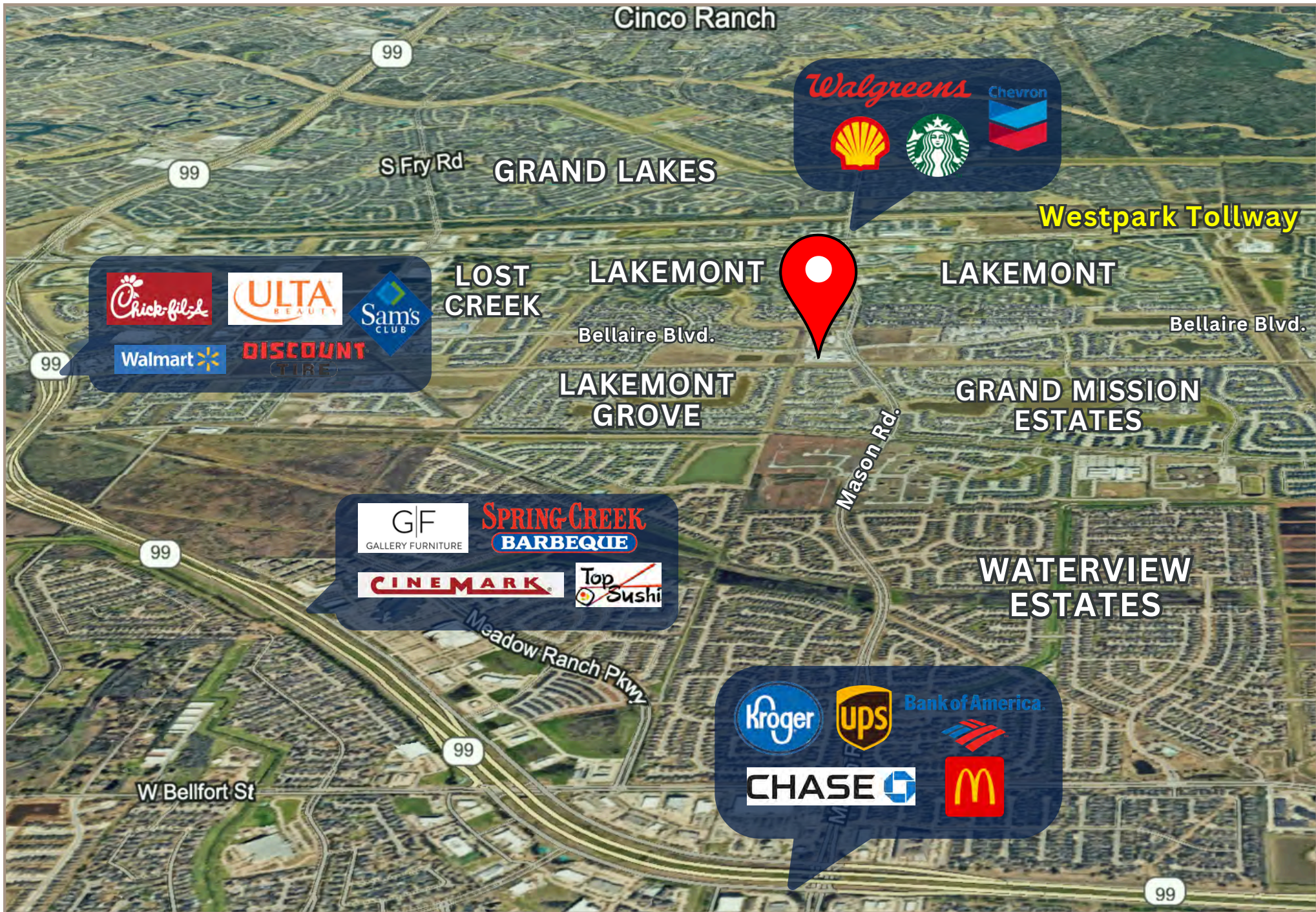
PROJECT NO.	11-2016
MADE BY	CHECKED
DATE	
DRAWING NO.	C1

04

LOCATION OVERVIEW







LOCATION OVERVIEW

ADJACENT SUBDIVISIONS

The subject property is in a dense residential area sandwiched between multiple affluent masterplanned communities. Those adjacent neighborhoods are Lakemont, Grand Mission Estates, Lost Creek and Waterview Estates.

The Lakemont master community surrounds this subject property on the North and West borders. According to Homes.com, Lakemont's average home value is \$432,403, with homes ranging between \$250,000 and \$650,000. McNeill Elementary is located at the front of the community. The neighborhood has grown from a few hundred homes to now over 2,200 Homes.

Grand Mission Estates, bordering the East of the property, is a newer community by Coventry Homes with houses ranging from \$372,990 to \$654,999 (www.livabl.com). The median home value is estimated at \$460,908, per Homes.com. The community was ranked as the #38 largest master-planned community in the nation in 2014 (www.friendswooddevelopment.com).

Lost Creek and Waterview Estates are also very close, in addition to multiple luxury multi-family developments in the immediate vicinity.



LAKEMONT

**GRAND MISSION
ESTATES**

**LAKEMONT
GROVE**

MASON RD.

BELLAIRE BLVD.



**LAKEMONT
GROVE**

LOST CREEK

LAKEMONT

BELLAIRE BLVD.



05

DEMOGRAPHICS



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

20223-20707 Bellaire Blvd, Richmond, Texas, 77407

Ring of 3 miles

KEY FACTS

102,113

Population

35.3

Median Age



32,188

Households

\$95,538

Median Disposable Income

EDUCATION

4.5%

No High School Diploma

13.9%

High School Graduate

21.8%

Some College/
Associate's Degree

59.7%

Bachelor's/Grad / Prof Degree

102,113

2023 Total Population (Esri)

INCOME



\$111,909

Median Household Income



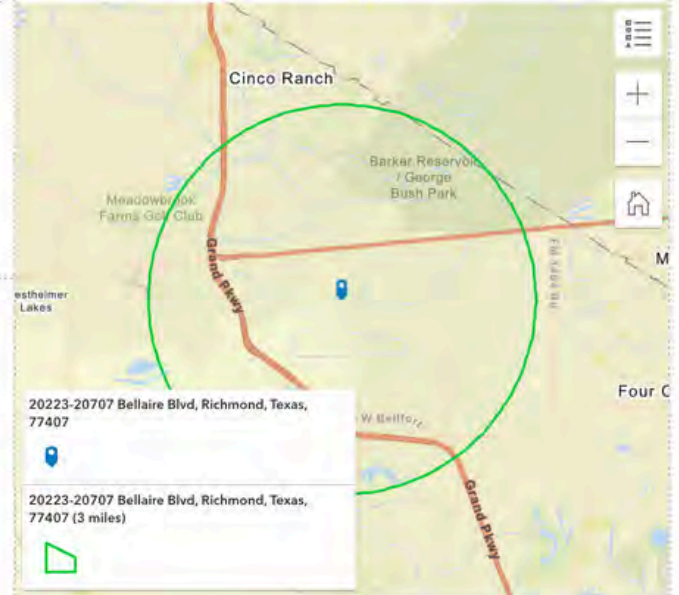
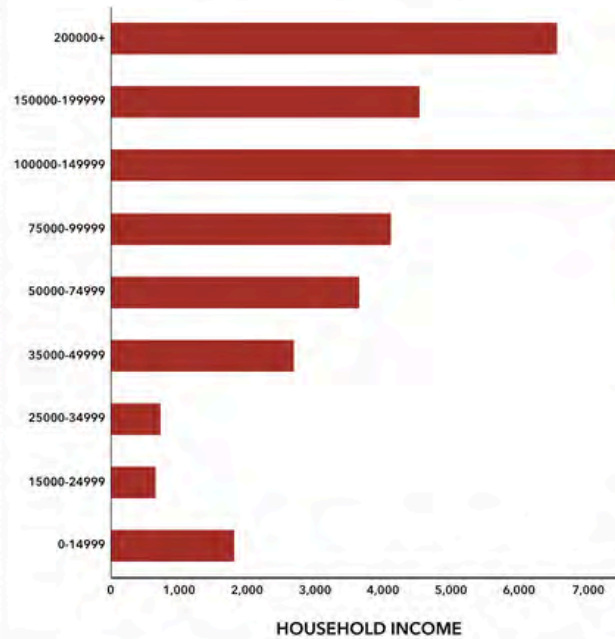
\$45,213

Per Capita Income



\$354,011

Median Net Worth



EMPLOYMENT



White Collar

80.1%



Blue Collar

11.2%



Services

10.7%

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHICS



Executive Summary

20223-20707 Bellaire Blvd, Richmond, Texas, 77407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.69157
Longitude: -95.74232

	1 mile	3 miles	5 miles
Population			163,905
2010 Population	8,264	50,972	238,516
2020 Population	13,948	88,410	265,542
2024 Population	17,467	102,113	289,633
2029 Population	20,421	113,675	3.82%
2010-2020 Annual Rate	5.37%	5.66%	2.56%
2020-2024 Annual Rate	5.44%	3.45%	1.75%
2024-2029 Annual Rate	3.17%	2.17%	48.6%
2020 Male Population	48.1%	48.3%	51.4%
2020 Female Population	51.9%	51.7%	36.3
2020 Median Age	35.1	35.0	49.6%
2024 Male Population	49.1%	49.2%	50.4%
2024 Female Population	50.9%	50.8%	36.6
2024 Median Age	35.4	35.3	

In the identified area, the current year population is 265,542. In 2020, the Census count in the area was 238,516. The rate of change since 2020 was 2.56% annually. The five-year projection for the population in the area is 289,633 representing a change of 1.75% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	24.8%	30.0%	33.5%
2024 Black Alone	29.1%	24.4%	18.6%
2024 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2024 Asian Alone	25.0%	24.8%	24.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.0%
2024 Other Race	6.9%	6.8%	8.3%
2024 Two or More Races	13.8%	13.5%	14.2%
2024 Hispanic Origin (Any Race)	22.2%	21.2%	23.6%

Persons of Hispanic origin represent 23.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	99	119	132
2010 Households	2,758	16,085	51,115
2020 Households	4,299	27,769	74,152
2024 Households	5,360	32,188	82,843
2029 Households	6,312	36,094	91,914
2010-2020 Annual Rate	4.54%	5.61%	3.79%
2020-2024 Annual Rate	5.33%	3.54%	2.64%
2024-2029 Annual Rate	3.32%	2.32%	2.10%
2024 Average Household Size	3.26	3.17	3.19

The household count in this area has changed from 74,152 in 2020 to 82,843 in the current year, a change of 2.64% annually. The five-year projection of households is 91,914, a change of 2.10% annually from the current year total. Average household size is currently 3.19, compared to 3.21 in the year 2020. The number of families in the current year is 68,503 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. **Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 17, 2024
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Executive Summary

20223-20707 Bellaire Blvd, Richmond, Texas, 77407
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.69157
Longitude: -95.74232

	1 mile	3 miles	5 miles
Mortgage Income			20.6%
2024 Percent of Income for Mortgage	21.1%	21.5%	\$115,792
Median Household Income	\$107,659	\$111,909	\$131,142
2024 Median Household Income	\$120,372	\$124,802	2.52%
2029 Median Household Income	2.26%	2.20%	\$150,330
2024-2029 Annual Rate	\$130,615	\$144,127	\$169,841
Average Household Income	\$149,028	\$163,007	2.47%
2024 Average Household Income	2.67%	2.49%	\$46,803
2029 Average Household Income	\$39,634	\$45,213	\$53,450
2024-2029 Annual Rate	\$45,530	\$51,518	2.69%
Per Capita Income	2.81%	2.65%	33.7
2024 Per Capita Income			
2029 Per Capita Income	33.6	33.8	
2024-2029 Annual Rate			

GINI Index

2024 Gini Index

Households by Income

Current median household income is \$115,792 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$131,142 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$150,330 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$169,841 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$46,803 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,450 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	101	100	104
2010 Total Housing Units	2,894	16,599	52,983
2010 Owner Occupied Housing Units	2,342	14,206	43,895
2010 Renter Occupied Housing Units	416	1,879	7,219
2010 Vacant Housing Units	136	514	1,868
2020 Total Housing Units	4,577	29,329	77,716
2020 Owner Occupied Housing Units	3,372	20,986	57,440
2020 Renter Occupied Housing Units	927	6,783	16,712
2020 Vacant Housing Units	225	1,554	3,522
2024 Total Housing Units	6,176	34,366	87,369
2024 Owner Occupied Housing Units	3,739	23,466	63,717
2024 Renter Occupied Housing Units	1,621	8,722	19,126
2024 Vacant Housing Units	816	2,178	4,526
2029 Total Housing Units	7,130	38,233	96,729
2029 Owner Occupied Housing Units	4,079	25,374	69,496
2029 Renter Occupied Housing Units	2,233	10,720	22,418
2029 Vacant Housing Units	818	2,139	4,815
2029 Vacant Housing Units	53.0		

Socioeconomic Status Index

2024 Socioeconomic Status Index 55.3 54.4

Currently, 72.9% of the 87,369 housing units in the area are owner occupied; 21.9% are renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 77,716 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.79%. Median home value in the area is \$381,563, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.79% annually to \$437,755.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality. **Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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06

OUR TEAM



OUR TEAM



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IMPORTANT DISCLOSURES

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