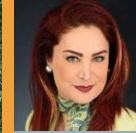


FOR SALE



Sepi Akhavi

832 545 7393

sepiakhavi@kw.com

kw MEMORIAL
KELLERWILLIAMS REALTY

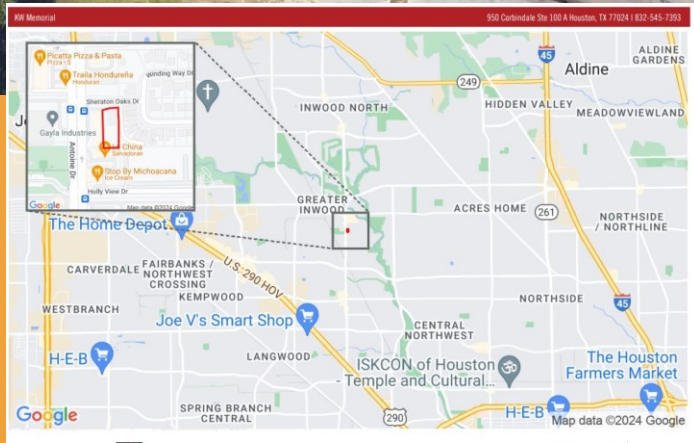
5651 SHERATON OAKS DR HOUSTON TX 77091

FOR SALE




PROPERTY HIGHLIGHTS

- Day Care Furnished
- Turnkey Ready
- 4181 SF Building
- 22652 sf Lot
- 3 New 2024 AC units 5 Tons
- Roof 2018
- 8 Parking in gated area
- Fits 75 Child – Permitted (currently)
- 6 Class room
- One additional offices (it can be converted to class room)
- 2 Storage Closet
- 10 kids Toilet
- 1 adult bathroom
- High demand Area
- Approved NCI program area Government Funded food program area
- Asking \$799K



For More Information

Sepi Akhavi
832 545 7393
sepiakhavi@kw.com




The information contained herein was obtained from sources believed reliable; however, neither KW Memorial nor Sepi Akhavi makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The Presentation of property is submitted subject to errors, omissions, changes of price or sale or lease, withdrawal without notice. All information contained herein should be verified by person relying thereon.



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FOR SALE



Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2023	17812	124,887	351,661
Average Age	35	36	36
Median HouseHold Income	35k	44 k	50k

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5651 Sheraton Oaks Drive, Houston, TX 77091

CITY, STATE

Houston, TX

POPULATION

186,388

AVG. HHSIZE

2.95

MEDIAN HH INCOME

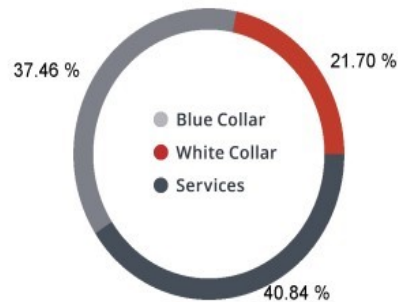
\$43,534

HOME OWNERSHIP

Renters: **32,446**

Owners: **31,633**

EMPLOYMENT



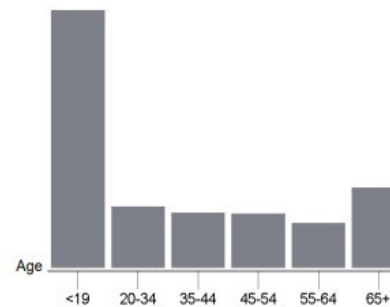
Employed: **45.30%**
Unemployed: **2.23%**

EDUCATION

High School Grad: **25.07%**
Some College: **20.83%**
Associates: **4.02%**
Bachelors: **15.67%**

GENDER & AGE

49.40% 50.60%

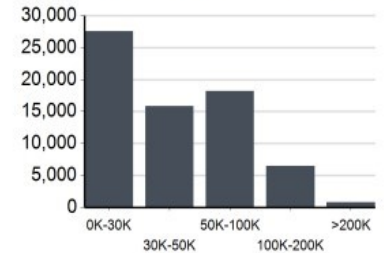


RACE & ETHNICITY

White: **24.30%**
Asian: **0.73%**
Native American: **0.20%**
Pacific Islanders: **0.00%**
African-American: **30.85%**
Hispanic: **31.20%**
Two or More Races: **12.72%**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
**REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
 HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS
 AND TIMESHARE INTEREST PROVIDERS**

YOU CAN FIND MORE INFORMATION AND
 CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
 A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO
 SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,
 REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,
 IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
 A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE
 RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION
 P.O. BOX 12188
 AUSTIN, TEXAS 78711-2188
 (512) 936-3000

Confidentiality & Disclaimer

Sepi Akhavi Agent
 832-545-7393
 sepiakhavi@kw.com

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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 Memorial and Sepi Akhavi, makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Memorial, Sepi Akhavi, does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sepi Akhavi with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable.

However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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.

11-2-2015

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:
 - 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.

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.

Keller Williams Realty Memorial Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw10@kw.com Email	713-461-9393 Phone
Lawrence (Larry) Frawley Designated Broker of Firm	622776 License No.	LarryFrawley@kw.com Email	713-461-9393 Phone
Lawrence (Larry) Frawley Licensed Supervisor of Sales Agent/ Associate	622776 License No.	LarryFrawley@kw.com Email	713-461-9393 Phone
Sepi Akhavi Sales Agent/Associate's Name	600771 License No.	sepiakhavi@kw.com Email	832-545-7393 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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 sepiakhavi@kw.com

