Freestanding Daycare

10,610 SF AVAILABLE

15221 Spencer Road, Houston, TX 77095

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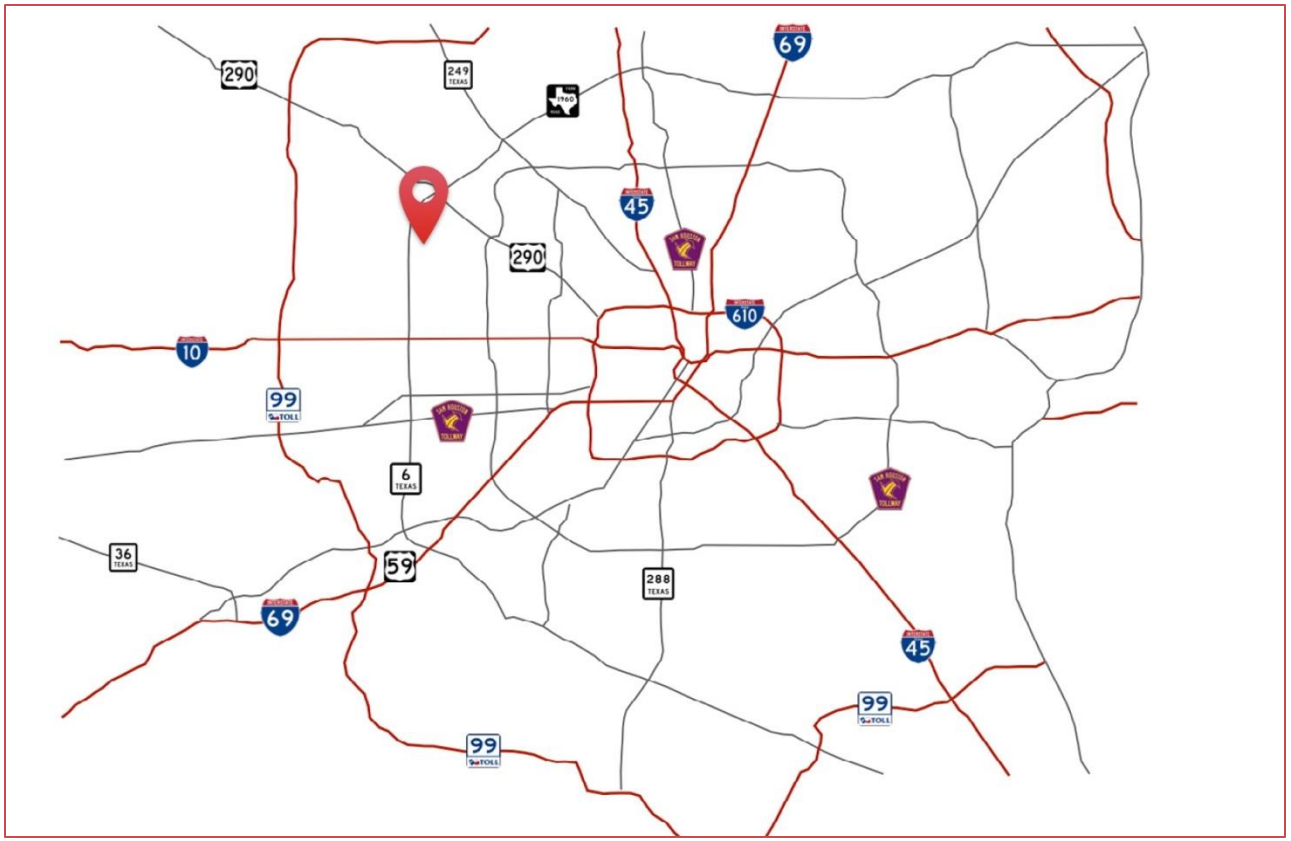

LOCATION

15221 Spencer Road, Houston, TX 77095

AVAILABLE

10,610 SF

RATE

Please call for pricing

TRAFFIC COUNTS (TXDOT)

35,663 VPD
FM-529

43,463 VPD
Highway 6 North

PROPERTY INFORMATION

- Built in 2021, the facility is modern and includes existing furniture and equipment for a seamless transition.
- Property features easy access to Highway 6 and offers 40 surface parking spaces for convenience.
- A high average household income ($100,715) characterizes the strong surrounding 5-mile demographic area.
- Location provides excellent connectivity, offering quick travel times to Cypress (15 mins), IAH (30 mins), and Downtown (40 mins).
- Clearly configured for educational or childcare use, the 10,610 SF space features a classroom layout and outdoor amenities like a playground and water feature.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	14,604	129,577	292,218
AVG HH INCOME	$102,176	$95,560	$100,715

AREA RETAILERS

Starbucks, Quick Quack Car Wash, The Home Depot, Barnes & Noble, Best Buy, Outback Steakhouse, Sprouts Farmers Market, Half Price Books, Texas Buffet, Target, Walmart, Kroger, McDonald's, Panda Express, Cavender's Boot City, Marshall, Skechers, Chick-fil-A, Pho 99 & Grill, Rising Cane's, Discount Tire

Visitor data from Placer.ai

17225 Westheimer Road, Houston, TX 77082
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15221 Spencer Road is a substantial **10,610 SF free-standing building** available for lease in Houston, TX 77095. Constructed recently in 2021, the property is **move-in ready** and includes **existing furniture and equipment**. The site provides **40 surface parking spaces.**

The property is situated off Spencer Road, offering easy access to **Highway 6,** and is conveniently located near a variety of **restaurants and retail establishments**, including Starbucks, McDonald's, Panda Express, The Home Depot, Target, and Walmart. The location boasts strong regional connectivity, positioned near the U.S. 290 corridor and N Eldridge Pkwy. The location is approximately **30 minutes from IAH** (George Bush Intercontinental Airport) and **40 minutes to Downtown Houston**.

The surrounding trade area features a robust demographic profile within a 5-mile radius, which includes **292,218 people** and **97,146 households**. The average household income is high at **$100,715**.

Currently configured for an **educational or childcare** use, the floor plan showcases multiple classrooms and restrooms alongside outdoor amenities, including a water feature and playground. This layout makes the building exceptionally well-suited for continued use as a school, daycare, or other facility that benefits from a **dedicated, structured environment**.

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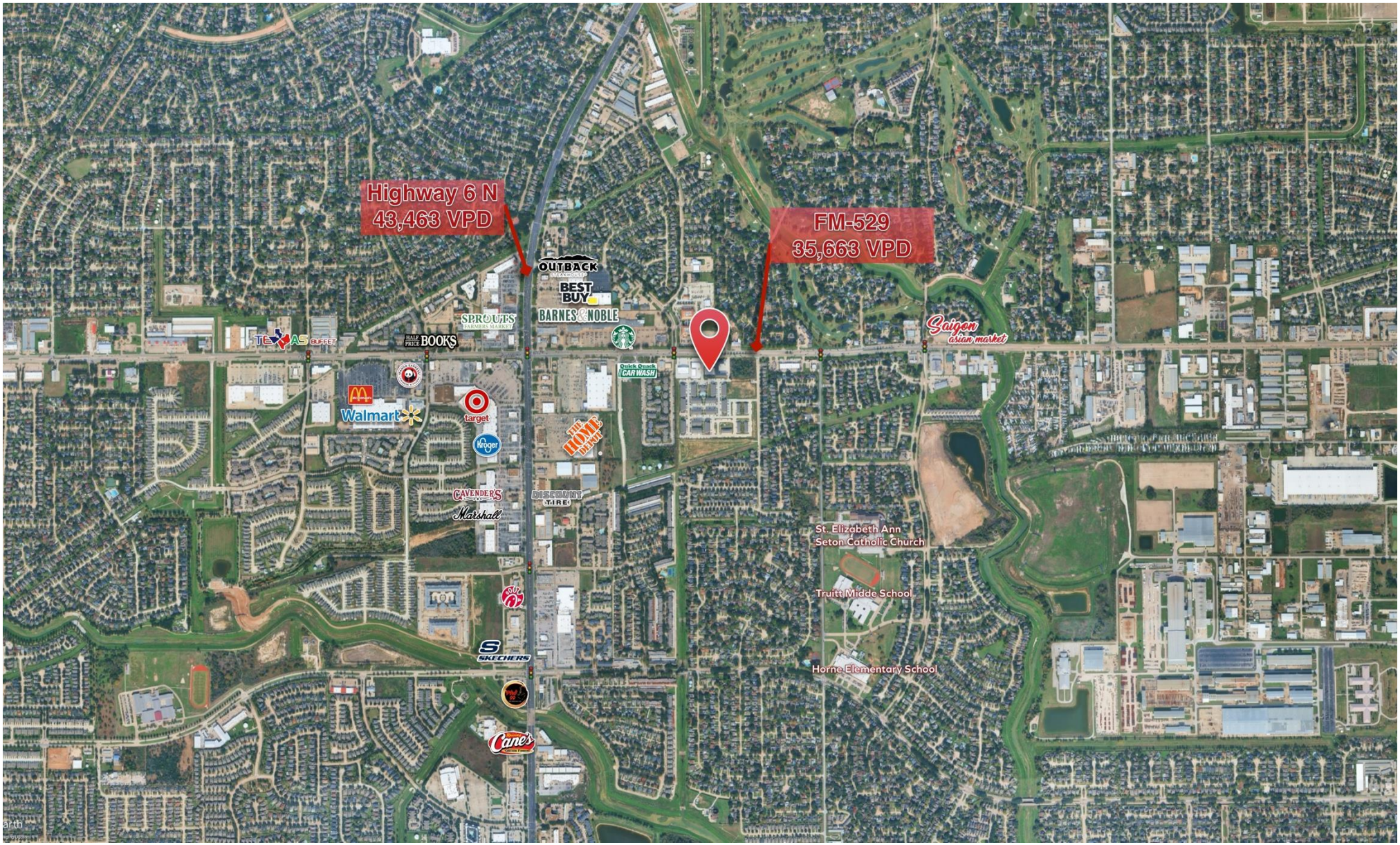

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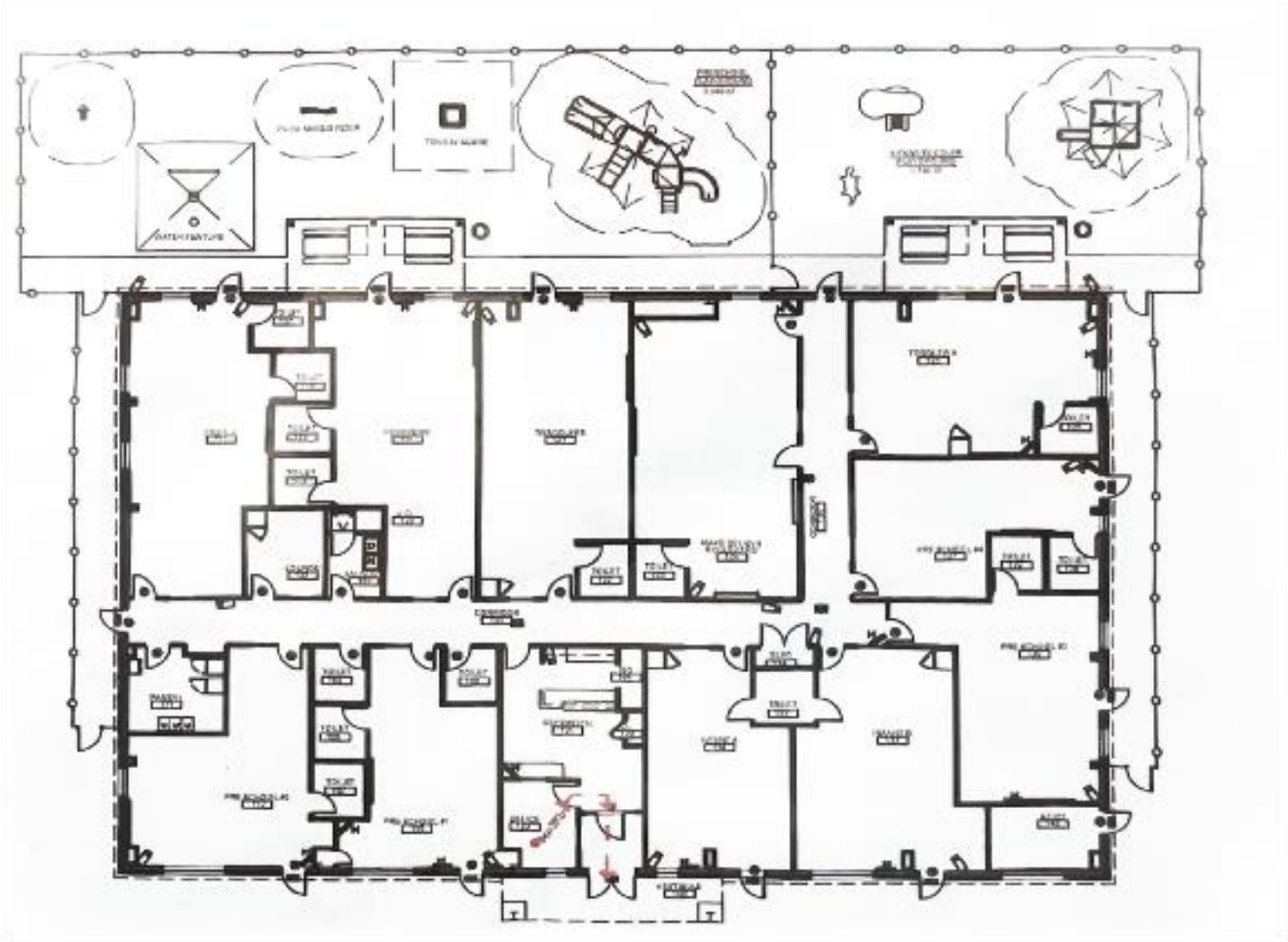

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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	14,604	129,577	292,218
2029 Population Projection	14,819	130,814	295,371
Annual Growth 2024-2029	0.30%	0.20%	0.20%
Households			
2024 Households	5,025	43,853	97,146
2029 Household Projection	5,098	44,259	98,142
Annual Growth 2024-2029	0.30%	0.20%	0.20%
Avg Household Size	2.8	2.9	2.9
Avg Household Vehicles	2	2	2
Housing			
Median Home Value	$221,232	$220,123	$231,827
Median Year Built	1988	1991	1996
Household Income			
Avg Household Income	$102,176	$95,560	$100,715
Median Household Income	$84,507	$73,979	$81,840
Population Summary			
Median Age	37.2	36.2	36
Avg Age	37.6	36.8	36.5
Employment			
Civilian Employed	8,069	69,542	155,811
Marital Status			
Married	2,590	22,593	51,366
Married No Children	1,502	12,725	27,716
Married with Children	1,088	9,868	23,650

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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:
  - 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	**LICENSE NO.**	**EMAIL**	**PHONE**
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER/TENANT/SELLER/LANDLORD INITIALS **DATE**