

PREMIER LEASE OPPORTUNITY · NORTHWEST HOUSTON

NEWLY RENOVATED · AVAILABLE JULY 2026

Rare Turnkey Childcare & ABA Facility For Lease.

±7,600 SF • ±2.0 Acres • 4 Turf Playgrounds • 53 Parking Spaces

6910 N. Eldridge Parkway

HOUSTON, TEXAS 77041



±7,600

BUILDING SF



±2.0

ACRES



130

DESIGNED CAPACITY



4

TURF PLAYGROUNDS



53

PARKING SPACES

TOURING NOW · DELIVERY

June 2026 Renovation Completion · Occupancy July 2026

AVAILABLE

TARGETED TENANTS

Premium Daycare · Pre-K · Montessori · ABA & Behavioral Therapy
Speech, OT, PT & Pediatric Therapy Operators

Sekhon Investments LLC

OWNER · DIRECT LEASING

CONFIDENTIAL
MARKETING MATERIAL

SCHEDULE A PRIVATE TOUR

DIRECT LEASING

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Eliminate 12-18 months of startup timeline.

Major infrastructure already in place — focus your capital on operations, not construction.

FOR OPERATORS EXPANDING IN HOUSTON

A newly renovated children's facility, available July 2026.

This two-story facility is being completed in 2024–2026 as a state-licensed early childhood education facility, with Harris County Fire Code review and Public Health Department review obtained for the daycare buildout. ADA compliance is incorporated throughout. The capital improvements that typically delay a new daycare or ABA center are largely in place — allowing the operator to focus on licensing, staffing, FF&E, and use approvals specific to their operating model.

AT-A-GLANCE

 ±7,600 SF 2-STORY BUILDING	 ±2.02 ac STANDALONE SITE	 53 PARKING SPACES
 9 CLASSROOMS	 10 RESTROOMS	 ±10,000 SF TURF PLAYGROUNDS (4)

WHY THIS SITE

<p>Renovation in completion Newly renovated children's facility with major infrastructure already in place. Anticipated completion June 2026.</p>	<p>Reduce startup capex Major build-out infrastructure already in place — typical retail-shell conversion can run \$400K–\$700K (industry benchmark, Callaway 2025).</p>
<p>Energy Corridor proximity Captive parent demand from Houston's largest concentration of daytime workers within a short commute.</p>	<p>Affluent submarket Adjacent to Twin Lakes — one of NW Houston's premier high-income family neighborhoods.</p>
<p>Premium tuition validation Kids 'R' Kids West Houston (600 ft south on Eldridge) commands \$45,000/yr tuition. Source: privateschoolreview.com, 2026.</p>	<p>Standalone visibility 2-acre site with N. Eldridge Pkwy frontage, monument signage rights, and controlled access.</p>

PROPERTY SNAPSHOT

Address	6910 N. Eldridge Parkway, Houston, TX 77041
Submarket	Harris County · Northwest Houston · Eldridge Park / Twin Lakes
Building Size	±7,613 SF (per architectural plans), two stories
Site Size	±2.0188 acres (87,940 SF)
Parking	53 dedicated spaces (~7.0 per 1,000 SF)
Outdoor Area	±10,000 SF of turf outdoor space across 4 dedicated playgrounds
Designed Capacity	130 children per architectural occupancy analysis; up to 150 licensable subject to TX HHS approval of tenant's staffing plan, curriculum, and use approval
Permits On File	Harris County Fire Code 06/20/2024 · Harris County Public Health 03/15/2024 (initial daycare buildout). Tenant-specific use approvals to be confirmed at lease execution.
Lease Type	NNN (Triple Net) — long-term preferred, all terms negotiable
Availability	Touring now · Delivery June 2026 · Occupancy July 2026

Designed for daycare. Equally ready for ABA.

Two of the most demanding children's-services use cases — both supported by the as-built infrastructure.

TENANT TYPE 1

Premium Daycare, Pre-K & Montessori

A purpose-built early childhood facility designed for a 130-child program (up to 150 licensable subject to TX HHS review). Suited for premium national and regional operators including Kids 'R' Kids, The Learning Experience, Primrose Schools, Goddard School, Children's Lighthouse, KinderCare, La Petite Academy, Endeavor Schools, and independent Montessori concepts.

DAYCARE / PRE-K FEATURES

- > **9 dedicated classrooms** across infant, toddler, twos, and Pre-K
- > **4 age-segregated playgrounds** totaling ±10,000 SF of turf
- > **Welcome porch + parent reception** for premium brand experience
- > **Commercial pantry** finished to Harris County Public Health standards
- > **Toddler-height restrooms** integrated into each classroom group
- > **Dedicated drop-off lane & covered porches** for safe daily transitions
- > **Two-story design** separating infant programs from Pre-K floor
- > **Energy Corridor commuter convenience** for working-parent enrollment

TENANT TYPE 2

ABA, Autism & Pediatric Therapy

A rare ABA-ready footprint with outdoor space — sized for a 30–50 client program. Direct fit for Hopebridge, Action Behavior Centers, Centria Autism, BlueSprig Pediatrics, Caravel Autism Health, Behavior Frontiers, Autism Learning Partners, and Texas-based regional operators in ABA, speech, OT, PT, and pediatric therapy.

ABA / THERAPY FEATURES

- > **9 discrete therapy rooms** sized 285–675 SF for 1:1 sessions
- > **Dedicated outdoor space** — uncommon for ABA centers in retail shells
- > **Larger flex rooms** suitable for group, NET, and parent-training sessions
- > **Parent observation zones** via parent lounge and reception areas
- > **53 parking spaces** support BCBA + RBT staff and parent surge
- > **Standalone building, controlled access** for privacy of client families
- > **ADA compliant** throughout — required for many state Medicaid waivers

WHY THIS PROPERTY IS RARE FOR ABA OPERATORS

Most ABA centers operate in retail shells with limited or no outdoor space.

Outdoor space may support gross-motor activity, sensory regulation, natural-environment teaching (NET), parent training, and differentiated programming — capabilities that are difficult to deliver in a typical inline retail bay. **This site offers four turfed playgrounds totaling approximately 10,000 SF on a controlled-access 2-acre standalone site** — an unusual combination in the Houston market for an ABA or pediatric therapy operator seeking to differentiate clinically.

CAPEX & TIME AVOIDANCE SNAPSHOT

TYPICAL NEW-BUILD / RETAIL CONVERSION	THIS PROPERTY — ALREADY IN PLACE
Buildout from cold shell: \$400K–\$700K	Major infrastructure complete
Permitting & entitlements: 6–12 months	Daycare permits on file (HC Fire Code, Public Health)
Outdoor play installation: \$80K–\$150K	Four turfed playgrounds totaling ±10,000 SF
Parking buildout / striping	53 dedicated spaces with ADA-compliant drop-off
Total typical timeline to open: 12–18 months	Operator focuses on licensing, staffing & FF&E only

Industry capex benchmarks are illustrative ranges (Callaway Childcare Construction 2025 and comparable industry sources). Final timeline depends on operator's specific licensing, FF&E, and staffing model.

Major infrastructure already in place.

Building systems, life safety, and finishes installed under the current renovation scope.

BUILDING SYSTEMS & LIFE SAFETY

Fire Suppression	Full automatic sprinkler system throughout, designed to NFPA 13. Standpipe room installed.
Fire Alarm	Manual fire alarm with emergency voice/alarm communication system per IFC 907.2.3.
Smoke & CO Detection	Smoke detectors and carbon monoxide detection in all rooms (IFC 915.1.1).
Security	CCTV camera system installed throughout interior and exterior (operator-specific access control to be added by tenant as needed).
Egress	10 exits provided (2 required); 396" of exit width provided (29" required).
FDC & Hydrants	Fire Department Connection at building front; hydrant on N. Eldridge Pkwy ROW.
HVAC	Zoned commercial HVAC sized for high-occupancy children's programming.
Construction Type	Type II-B existing, fully sprinkler-protected two-story per IBC 504.3.
Accessibility	ADA-compliant per IBC 2018 — restrooms, doors, drop-off lane, and parking.

RESTROOMS — 10 TOTAL, BUILT FOR CHILD CAPACITY

Ten total bathrooms distributed to support TX HHS licensing for a 130-child program (up to 150 licensable). The same fixture count translates directly to a 30-50 client ABA program with dedicated client, family, and staff zones.

- ✓ Toddler-height accessible toilet rooms in each classroom group.
- ✓ ADA-compliant adult restrooms on both floors.
- ✓ Dedicated handwash stations at adult, pre-K, and toddler heights.
- ✓ FRP-paneled to required heights — smooth, nonabsorbent, easily cleanable per Harris County Public Health.
- ✓ Adult staff/visitor restrooms separated from program-area restrooms.

ALREADY INSTALLED — NO ADDITIONAL BUILDOUT REQUIRED

- ✓ **Welcome porch & reception entry** with branded sign zone for tenant logo
- ✓ **Director's / administration offices** on both floors
- ✓ **Commercial pantry** with full health-code finishes
- ✓ **Indoor and outdoor** multi-purpose play areas
- ✓ **Drop-off and pick-up lane** with covered porches
- ✓ **Curated landscape** with shade trees, mounds, and natural play features
- ✓ **Full CCTV security system** throughout interior and exterior
- ✓ **NFPA 13 sprinklers** + monitored fire alarm system
- ✓ **Zoned commercial HVAC** sized for high-occupancy programming
- ✓ **53 dedicated parking spaces** with ADA-compliant drop-off

Operator-specific licensing, FF&E, staffing, branding finishes, and use-specific approvals remain tenant responsibility. Final permit status to be confirmed at lease execution. Tenant should independently verify all measurements and code compliance against intended use.

PERMITS, REVIEWS & COMPLIANCE SUMMARY

Fire Code & Public Health	Harris County Fire Code reviewed 06/20/2024 + Harris County Public Health approved 03/15/2024 (initial daycare buildout). Sprinkler & alarm per NFPA 13 / IFC 907.2.3.
IBC Construction Type	Type II-B, fully sprinkler-protected two-story per IBC 504.3 — height and area within allowable limits.
ADA & IBC 2018 Accessibility	Compliant throughout — restrooms, doors, drop-off lane, and parking.
Plans & Survey	Daniel Scott Turner Design, Project 23115 (full architectural set) + Land Title Survey, October 2023.

±10,000 SF of turfed outdoor space.

Four age-segregated playgrounds — a key operational differentiator in this submarket.

OUTDOOR PROGRAMMING

Four turfed playgrounds totaling ±10,000 SF.

Age-segregated zones designed for safe, simultaneous use by infant, toddler, two-year, and Pre-K groups. Synthetic turf surfacing — low-maintenance, all-weather, and aligned with current TX HHS playground safety standards. Shade trees, landscape mounds, and natural play features integrated throughout. For ABA and therapy tenants, the same outdoor footprint may support gross-motor programming, sensory regulation, natural-environment teaching (NET), parent training, and outdoor staff break zones.

PLAYGROUND A

Infant and crawler safe-surface zone with shaded pad. Direct connection to infant classrooms.

PLAYGROUND C

Multi-purpose open play area with landscape mounds and natural shade trees. Largest of the four zones.

PLAYGROUND B

Toddler and two-year play yard with low-height equipment and turfed run-out areas.

PLAYGROUND D

Pre-K and older active play yard with room for organized games, sensory circuits, or outdoor programming.

INTERIOR ROOM PROGRAM — AS DESIGNED

ROOM	DESIGNED USE	APPROX. SF	FLOOR	DESIGNED CAP.
105	Infant Classroom (0-12 months)	285	1	9
106	Infant Classroom (0-12 months)	292	1	9
107	Toddler (12-17 months)	449	1	13
112	Toddler (18-24 months)	518	1	15
114	Twos (2 years)	516	1	15
116	Flex Classroom 02 (3-yr / Pre-K)	566	1	17
118	Flex Classroom 01 (3-yr / Pre-K)	586	1	17
204	Flex Classroom 03 (Pre-K) — largest	675	2	20
208	Flex Classroom 04 (Pre-K)	498	2	15
—	Reception & Parent Lounge	223	1	—
—	Office (Ground Floor)	95	1	—
—	Office (Second Floor)	95	2	—
—	Pantry (Commercial)	223	1	—
PROGRAM TOTAL — 9 Classrooms + Admin + Pantry		±5,021	—	130

Designed classroom capacity per architectural occupancy analysis (Daniel Scott Turner Design, Project 23115). Final licensed child capacity (up to 150) subject to TX HHS Child Care Licensing review of tenant's operating plan, staffing model, and use approval. For non-daycare uses, classroom dimensions are indicative; tenant should verify suitability for their specific operating model.

PROGRAMMING FLEXIBILITY

DAYCARE / PRE-K CONFIGURATION

- ✓ **Infant Care** — Rooms 105 & 106 (18 children)
- ✓ **Toddler Program** — Rooms 107 & 112 (28 children)
- ✓ **Twos / Pre-K** — Rooms 114, 116, 118 (49 children)
- ✓ **Pre-K Upstairs** — Rooms 204 & 208 (35 children)
- ✓ **Total designed program:** 130 children

ABA / THERAPY CONFIGURATION

- ✓ **1:1 DTT Rooms** — 6 smaller rooms (285-518 SF)
- ✓ **NET / Group Rooms** — 3 larger rooms (566-675 SF)
- ✓ **Parent Observation** — via Parent Lounge
- ✓ **Staff Workspace** — Two offices (G+2 floor)
- ✓ **Estimated client capacity:** 30-50 clients

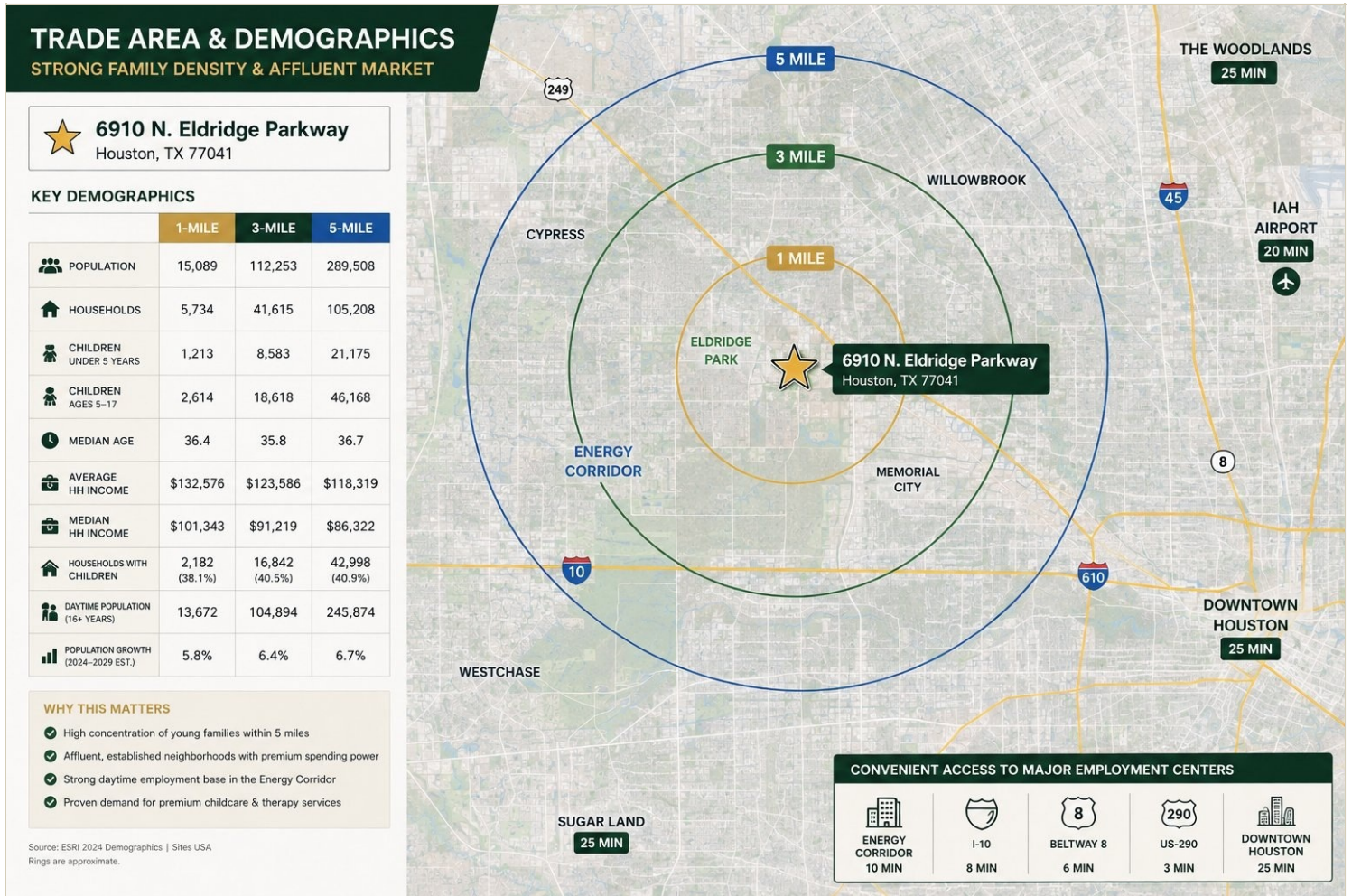
Energy Corridor proximity. Twin Lakes affluence.

A captive, high-income, family-dense submarket aligned with corporate site selection criteria.

SUBMARKET POSITION

Minutes from the Energy Corridor. Adjacent to Twin Lakes.

The property sits on N. Eldridge Parkway, a primary north-south arterial connecting US-290 to I-10 and the Energy Corridor — Houston's largest concentration of energy-sector employment with 100,000+ daytime workers. Twin Lakes, one of NW Houston's most established premium master-planned communities, is directly adjacent to the property — a captive base of dual-income families with strong preference for premium childcare close to home and the Energy Corridor commute. The trade area map below shows 1-, 3-, and 5-mile demographic rings centered on the site, along with drive times to all major employment centers.



Trade area and demographics map showing 1-mile, 3-mile, and 5-mile rings centered on the property, with population, household, child, income, and growth data for each ring. Drive-time access to major employment centers shown along bottom. Source: ESRI 2024 Demographics / Sites USA · Rings approximate.

WHY NATIONAL OPERATORS LIKE THIS LOCATION

- ✔ **280,000 residents** within 5 miles
- ✔ **19,600 children** under age 5 within 5 miles
- ✔ **38,950 households** with children in 5-mile trade area
- ✔ **Energy Corridor** employment base of 100,000+ daytime workers
- ✔ **Premium-income** Twin Lakes trade area
- ✔ **Rare 2-acre** standalone site
- ✔ **Four dedicated playgrounds** totaling ±10,000 SF
- ✔ **53 parking spaces** — supports staff plus parent surge

Lease terms structured for long-term operators.

All economic terms negotiable based on operator quality, lease term, and proposed structure.

PRICING APPROACH

Rate to be considered based on lease terms proposed.

Ownership is open to offers from qualified operators. Final base rent, escalators, free-rent periods, guaranty structure, and TI considerations will be negotiated as a package based on lease term length, tenant credit, brand strength, and proposed start date. Operators are encouraged to submit a Letter of Intent with their proposed structure for review.

PROPOSED LEASE FRAMEWORK

Lease Type	NNN (Triple Net)
Base Rent	To be negotiated based on lease term and operator profile
Term Length	10 to 15 years preferred, with renewal options
Annual Escalators	To be negotiated (market range typically 2.5%–3.0% annually)
Tenant Improvement	Property delivered with major infrastructure complete; tenant-specific finishes negotiable
Personal Guaranty	Reduced or waived for credit-quality multi-unit operators with verifiable financials
Use Approval	Childcare / pre-K / Montessori / ABA / pediatric therapy. Operator-specific licensing, staffing plan, and regulatory approvals remain tenant responsibility.
Delivery	June 2026 — available for immediate occupancy
Touring	Available now by appointment

AVAILABLE DOCUMENTATION — PROVIDED AFTER SITE TOUR

A complete documentation package is shared with qualified operators following a private site tour and signed Confidentiality Agreement.

- ✓ Full architectural plan set
- ✓ Harris County Fire Code approvals
- ✓ Harris County Public Health approvals
- ✓ Land Title Survey (October 2023)
- ✓ Site plan & life safety plans
- ✓ Door, window, accessibility detail sheets
- ✓ Existing condition photos & tour video
- ✓ Demographic & market study (1/3/5-mi)

DIRECT LEASING INQUIRIES

Three ways to move forward.

SCHEDULE A
PRIVATE TOUR

RECEIVE DOCUMENTATION
POST-TOUR

SUBMIT
LETTER OF INTENT

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TOURS By appointment · Confidentiality Agreement available