

6025 HIGHWAY 6 NORTH

HOUSTON, TX



FOR SALE

REDUCED SALES PRICE

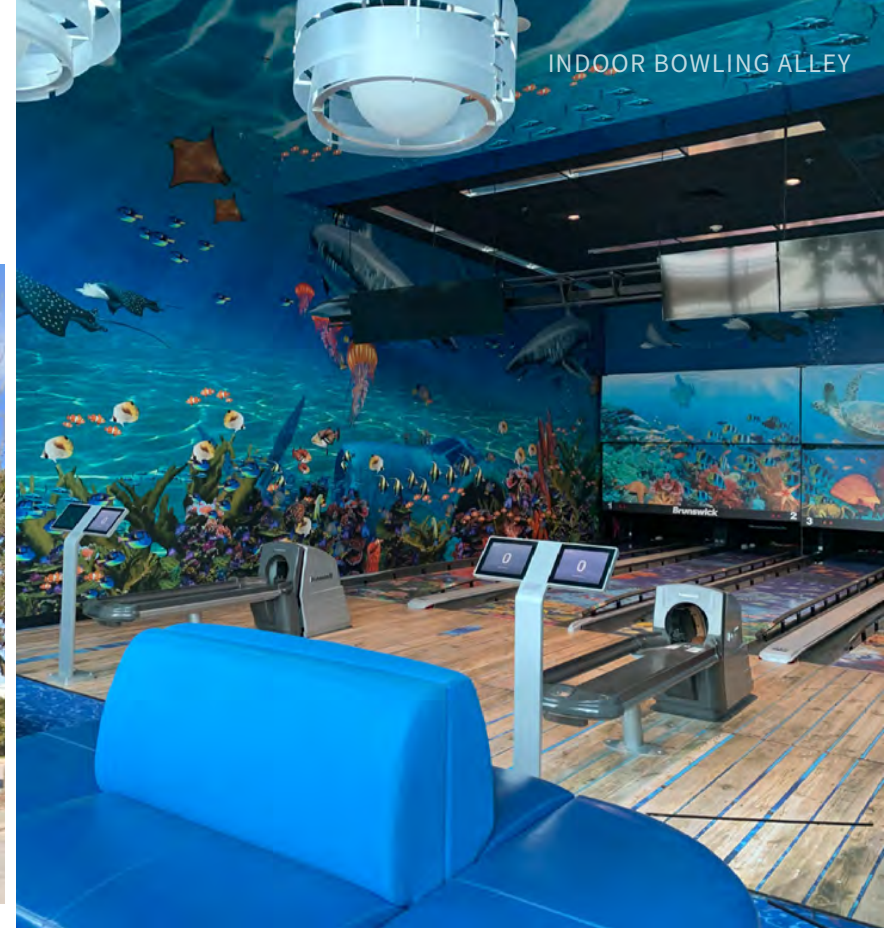


6025 HIGHWAY 6 NORTH



PROPERTY SUMMARY

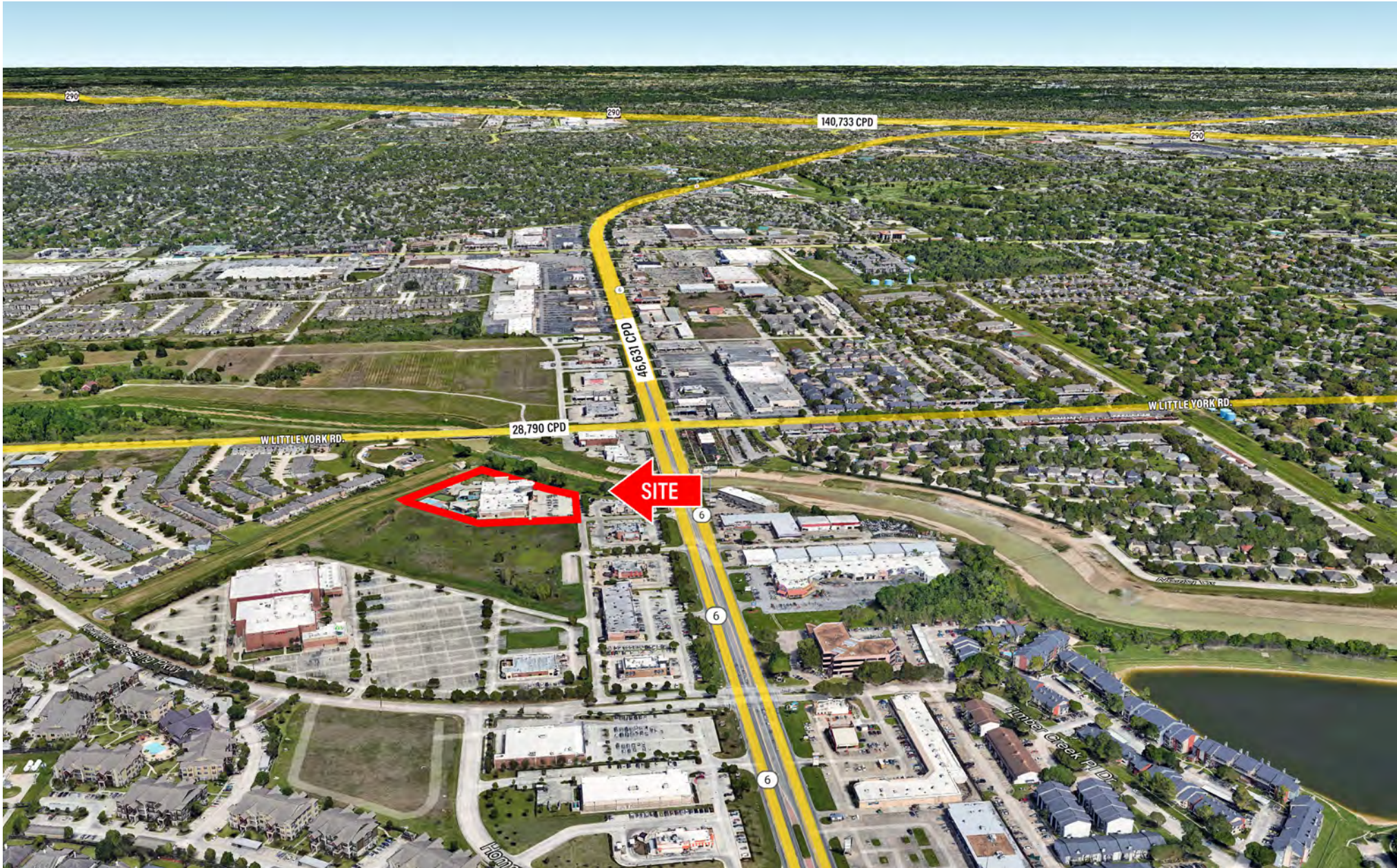
ADDRESS :	6025 Hwy 6N Houston, TX 77084
LAND USE:	School
PROPERTY TYPE:	Retail [Daycare Center]
LAND AREA:	±4.02 AC
BUILDING SIZE:	±31,834 SF
YEAR BUILT:	2014
TRAFFIC COUNTS (CPD):	Hwy 6N: 46,631 CPD W Little York Rd: 28,791 CPD
PRICE:	REDUCED TO \$6.5M



PROPERTY DESCRIPTION

- » The former school is located on Hwy 6N, just south of the intersection with the Northwest Freeway (US-290), which sees traffic in excess of 140,733 vehicles per day
- » Potential for: Entertainment, Fitness, Medical, or Flex

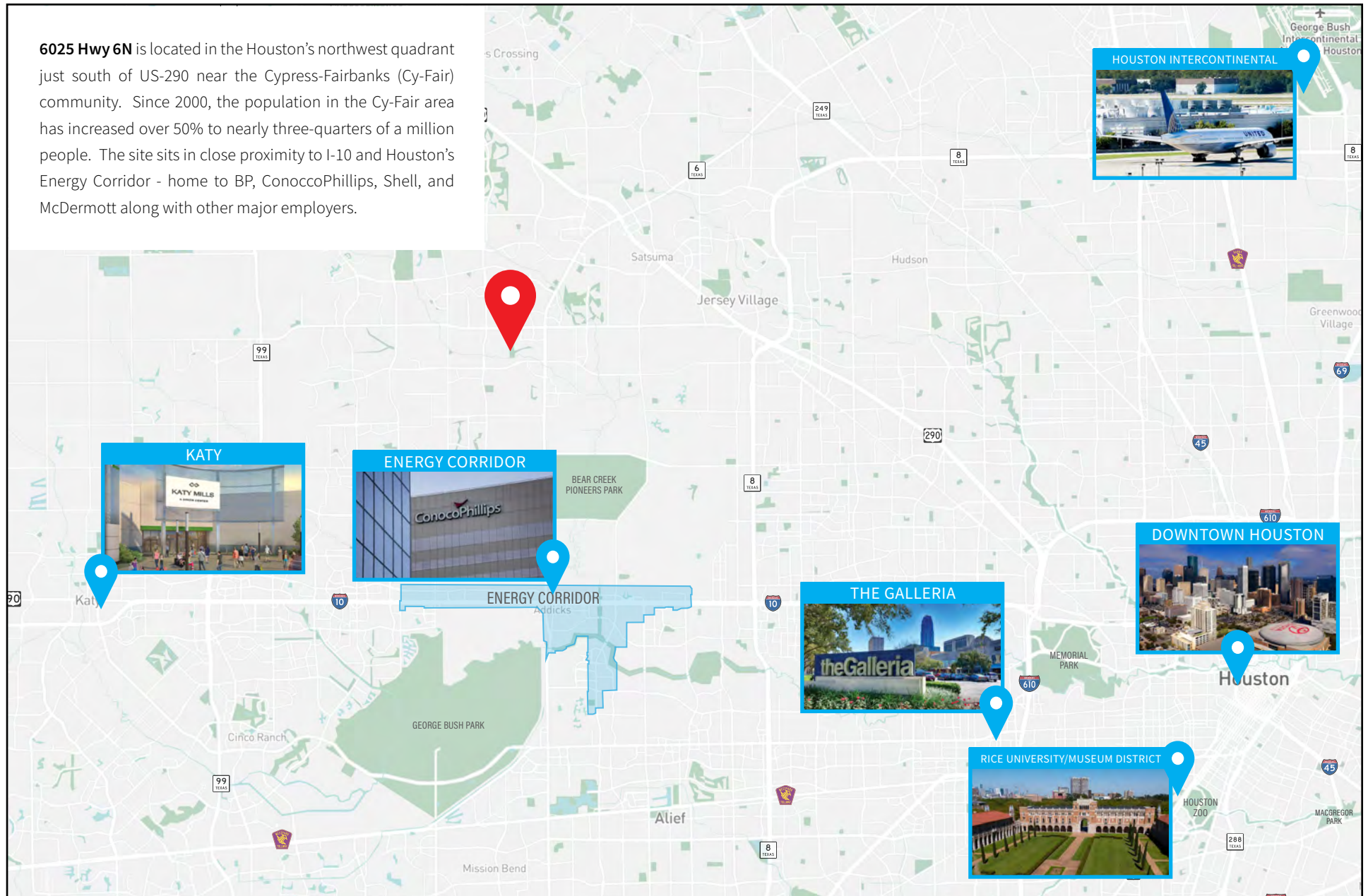
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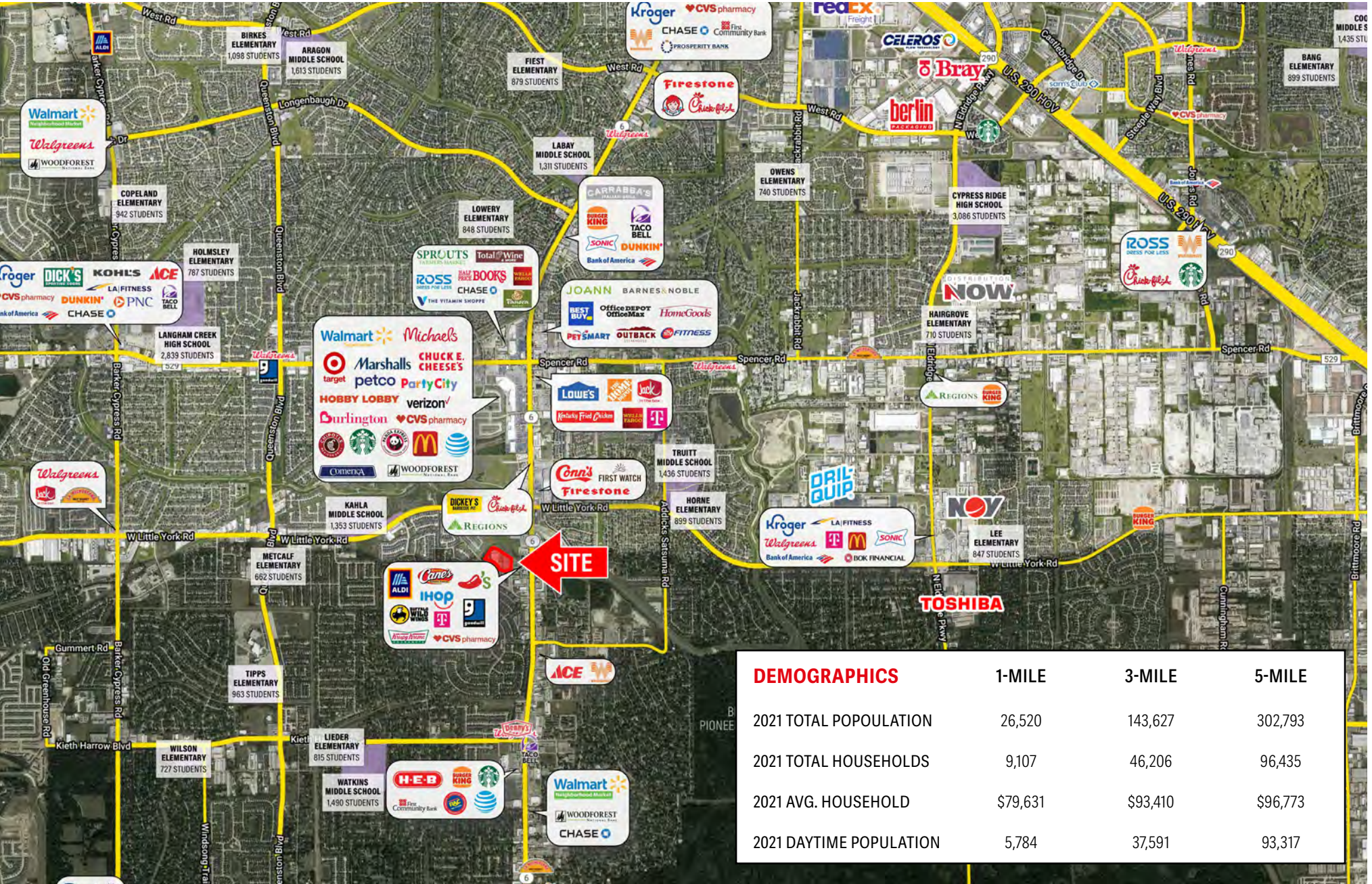
LOCATION SUMMARY

6025 Hwy 6N is located in the Houston's northwest quadrant just south of US-290 near the Cypress-Fairbanks (Cy-Fair) community. Since 2000, the population in the Cy-Fair area has increased over 50% to nearly three-quarters of a million people. The site sits in close proximity to I-10 and Houston's Energy Corridor - home to BP, ConocoPhillips, Shell, and McDermott along with other major employers.



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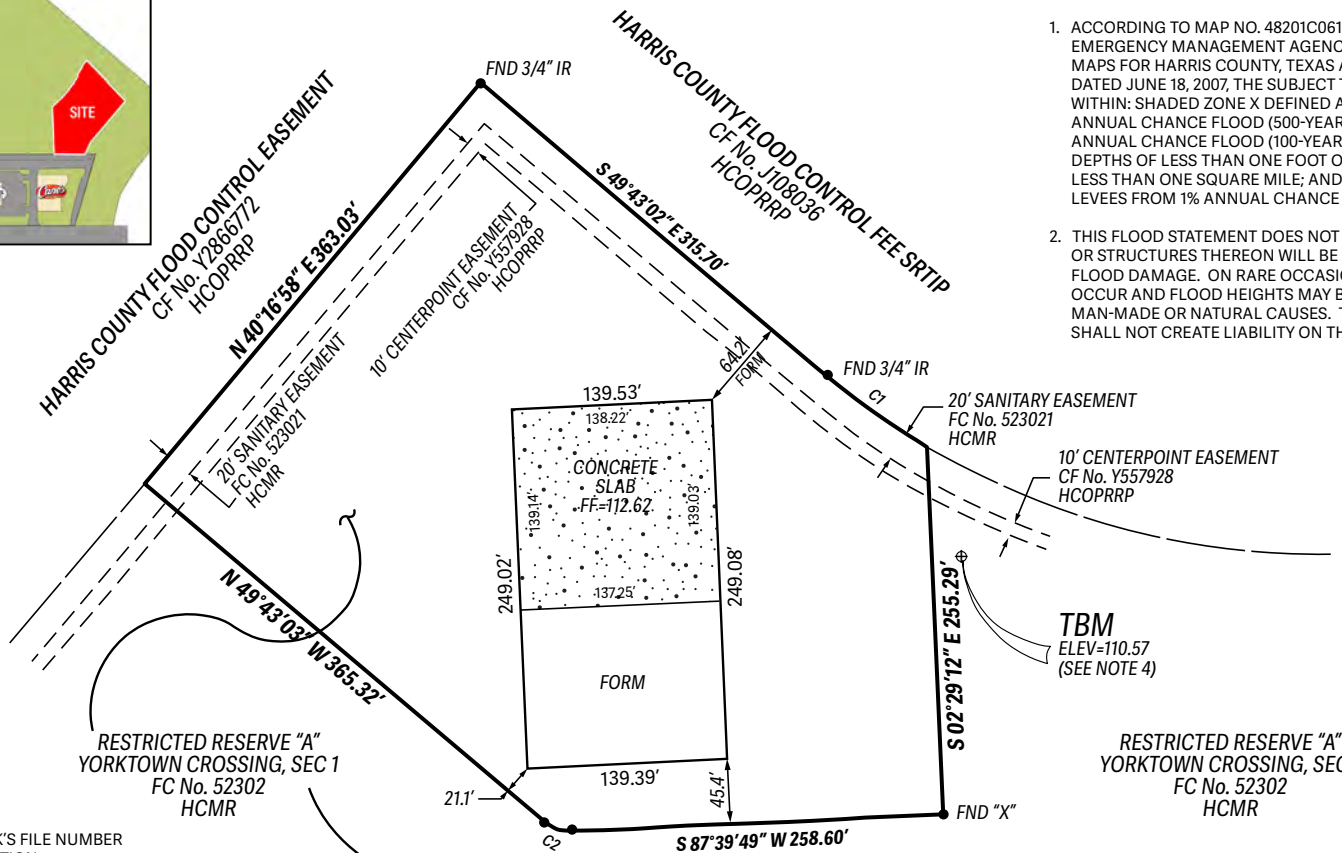
TRADE AREA



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2021 TOTAL POPULATION	26,520	143,627	302,793
2021 TOTAL HOUSEHOLDS	9,107	46,206	96,435
2021 AVG. HOUSEHOLD	\$79,631	\$93,410	\$96,773
2021 DAYTIME POPULATION	5,784	37,591	93,317

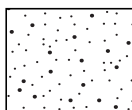


NORTH
SCALE: 1 = 100'



LEGEND

- | | |
|---------|--|
| CF NO. | CLERK'S FILE NUMBER |
| ELEV | ELEVATION |
| FF | FINISH FLOOR |
| FND | FOUND |
| FC NO. | FILM CODE NUMBER |
| HCOPRRP | HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY |
| HCMR | HARRIS COUNTY MAP RECORDS |
| IR | IRON ROD |
| TBM | TEMPORARY BENCHMARK |
| "X" | "X" IN CONCRETE |



CONCRETE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	530.00'	9°11'29"	85.02'	S 54°18'50" E	84.93'
C2	26.00'	42°37'33"	19.34'	N 71°01'37" W	18.90'

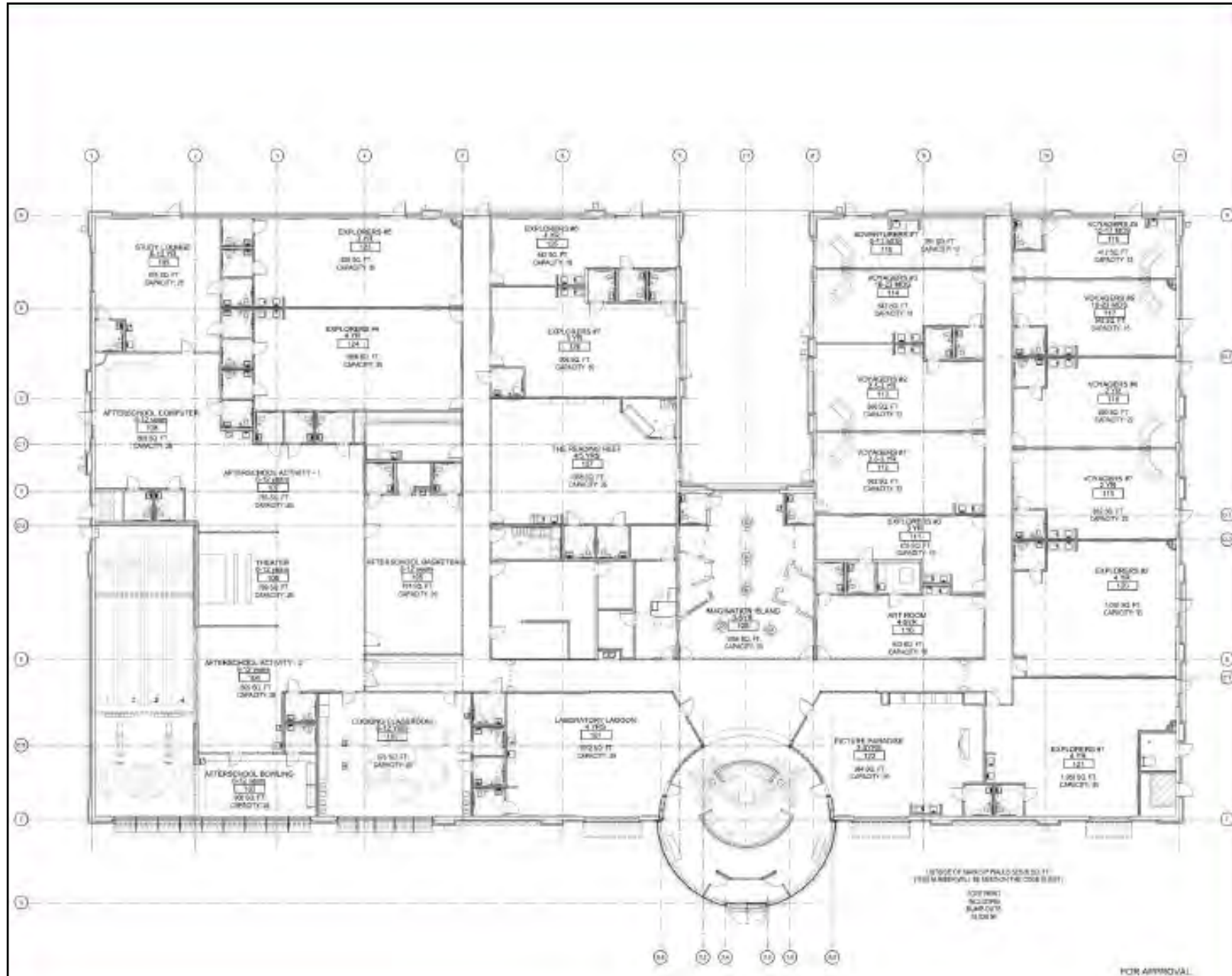
GENERAL NOTES:

- ACCORDING TO MAP NO. 48201C0610L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 18, 2007, THE SUBJECT TRACT IS SITUATED WITHIN: SHADED ZONE X DEFINED AS AREAS OF THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

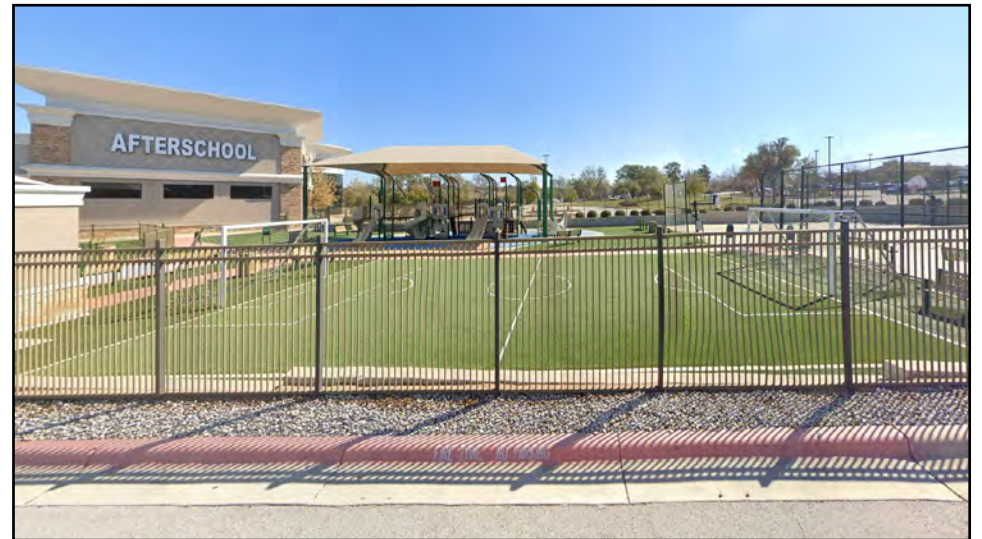
GENERAL NOTES (CONT.):

- ELEVATIONS SHOWN HEREON ARE BASED ON FEMA RM 200025 WITH PUBLISHED ELEVATION OF 112.23'; NAVD 88, 2001. ADJUSTMENT ACCORDING TO A DRAWING PROVIDED TO ME, FROM OUR CLIENT AND PREPARED BY CEI ENGINEERING ASSOCIATES, INC.
- TEMPORARY BENCHMARK USED TO ESTABLISH THE FINISH FLOOR ELEVATION WAS SHOWN ON THE DRAWING MENTIONED ABOVE IS AN "X" CUT IN CONCRETE IN THE "ACCESS ROAD", LOCATED APPROXIMATELY 78' SOUTHEAST FROM THE NORTHWEST CORNER OF THE 0.302 ACRE TRACT. ELEVATION = 110.57', NAVD 88, 2001 ADJUSTMENT.





FOR APPROVAL



BUILDING EXTERIOR

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