

Vacant Childcare Center

6025 Highway 6 | Houston, TX 77084

MATTHEWS™



Briggs Mosher

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License No. 824844 (TX)

Childcare Leasing Opportunity

Leasing Brochure

Andrew Ivankovich

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Project Scope

Click [Here](#) For Link to Matterport & Video

Property Highlights

- **Turnkey Education Campus** – Purpose-built educational facility totaling approximately 33,487 square feet on a 4.02-acre site, featuring extensive classroom infrastructure, administrative offices, specialized learning spaces, indoor activity areas, and outdoor recreation areas.
- **Recent \$1.5 Million Renovation** – Ownership has invested approximately \$1.5 million in recent renovations and facility improvements, resulting in a well maintained campus that is ready for immediate occupancy. These upgrades provide prospective tenants with a modern educational environment while minimizing the need for significant upfront capital expenditures.
- **Flexible Educational Use Potential** – The campus is well-suited for a variety of educational and child-focused users, including childcare centers, Montessori schools, private schools, charter schools, tutoring programs, special education providers, ABA therapy operators, and other educational services.
- **Adaptive Reuse Optionality** – The building can be demised into multiple spaces, creating potential for multi-tenant occupancy, educational co-tenancy, or alternative commercial uses.



\$18/SF
Lease Rate

±50,500 VPD
Hwy 6

±37,700 VPD
Spencer Rd

Location Highlights

- **Highly Visible Highway 6 Frontage** – Strategically positioned along Highway 6, one of West Houston's primary commercial corridors, the property benefits from excellent visibility, accessibility, and daily traffic exposure. The location provides convenient access for students, parents, and staff throughout the surrounding communities.
- **Affluent and Growing Trade Area** – Located within a densely populated suburban corridor, the property is surrounded by established residential neighborhoods and continued population growth. Strong household incomes and a large concentration of families support long-term demand for educational, childcare, and youth focused services.
- **Strategic West Houston Location** – Located near the intersection of the Katy, Cypress, Copperfield, and West Houston submarkets, the property provides access to a large population base, substantial labor pool, and numerous surrounding residential communities.
 - More than 139,000 residents live within a 3-mile radius and nearly 309,000 residents reside within 5 miles of the property. The surrounding population is projected to grow by approximately 5.5% over the next five years, supporting continued demand for educational and childcare services.

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	24,407	136,478	306,894

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,726	46,649	103,344

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,130	\$117,176	\$123,395



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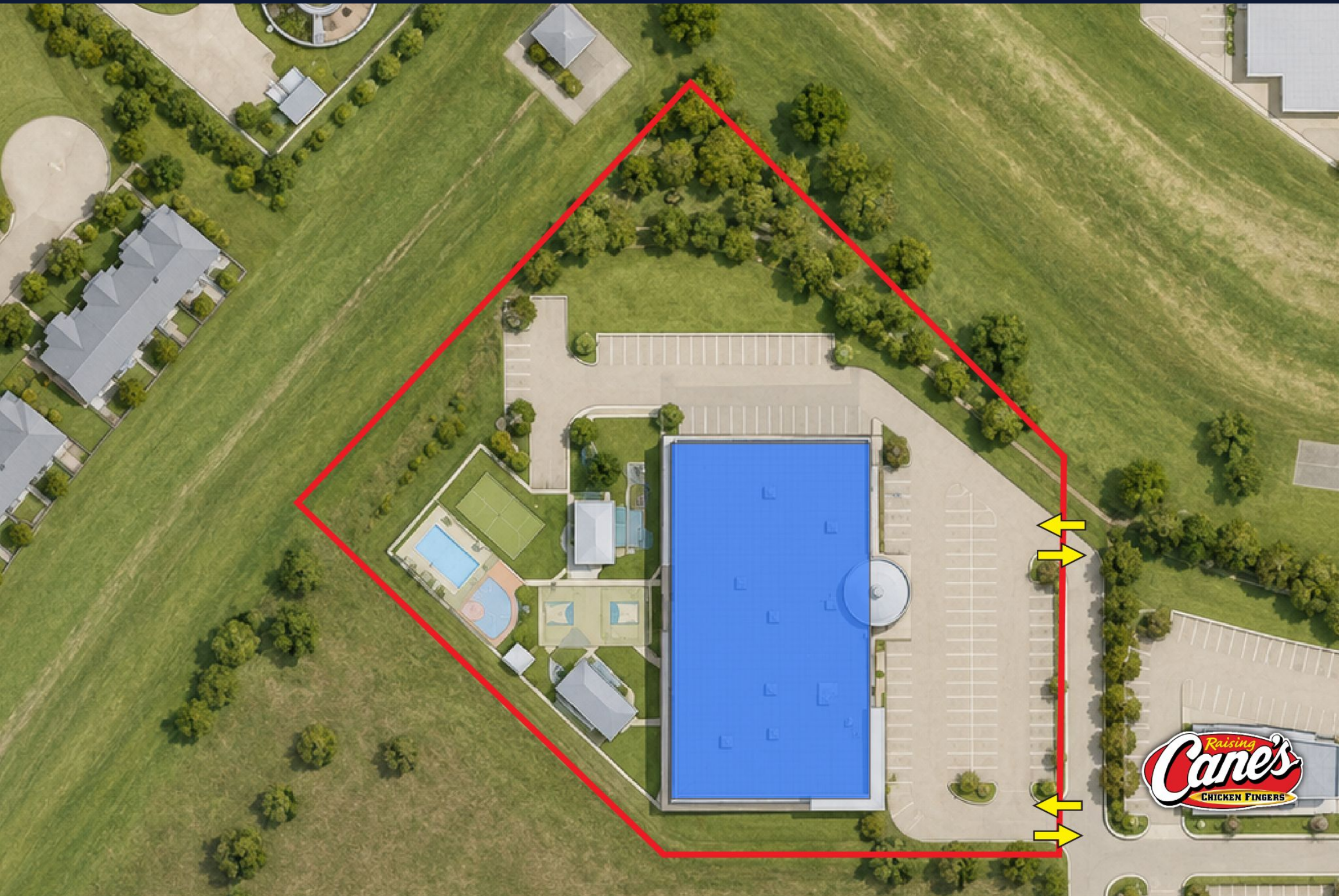
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Spencer Rd ± 37,700 VPD

± 50,500 VPD

6

The Standard at Copperfield
±361 Units

Truitt Middle School
±1,350 Students

Kahla Middle
±1,167 Students

Horne Elementary School
±926 Students

Subject Property

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HOUSTON, TX

2,300,000

Total Population

1,140,000

Employed Population

\$73,397

Average HH Income

920,000

of Households

42%

Homeownership Rate

\$830,000

Median Property Value



Market Overview

Houston, Texas is the fourth-largest city in the United States and one of the most dynamic metropolitan areas in the country. Recognized for its economic strength, population growth, and cultural diversity, Houston continues to attract residents and businesses from across the nation. The city serves as a global hub for the energy, healthcare, aerospace, manufacturing, and logistics industries, creating a resilient economy supported by a broad and expanding employment base. Home to NASA's Johnson Space Center, the Texas Medical Center, and one of the nation's busiest port systems, Houston plays a critical role in both domestic and international commerce.

In addition to its economic influence, Houston offers a relatively affordable cost of living compared to other major U.S. metros, making it an increasingly attractive destination for relocation and long-term investment. With a diverse population, thriving culinary and arts scene, and extensive outdoor amenities including Buffalo Bayou Park and Hermann Park, Houston combines economic opportunity with a high quality of life. As one of the fastest-growing major metros in the country, Houston remains well-positioned for sustained residential and commercial growth in the years ahead.

#1 Relocation Destination In US

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31mm People

2.25x Larger Than Tampa

Averaging 250 / Day, 1 Person / 5 Minutes

3x Larger Than Austin

3.5x Larger Than Nashville

9x Larger Than Boise

Gdp Would Be The 23rd Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius



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.



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	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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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Broker of Record
Patrick Graham

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