

1905 JACQUELYN DR | HOUSTON TX 77055

LEASE OPPORTUNITY



INSITE EFS



PROPERTY DETAILS

OVERVIEW

Offering	NNN Lease
Total Building Area	Approx. 30,326
Land Area	1.01 AC (Building), 1.0 AC (Parking Lot)
Year Built	2016
APN	0700290070015
Classrooms	10 classrooms with potential for additional 3 accredited outdoor classrooms
Parking	79 spaces, 2.6/1,000 parking ratio

OFFERING

Located at 1905 Jacquelyn Drive, Houston, Texas, this property offers 24,931 SF available for immediate occupancy, with an additional 5,935 SF available for lease early 2027, creating the opportunity to occupy the entire building.

Ownership is flexible on demising the remaining space, with a preference for a single-user tenant.

The property is in excellent condition and has an Existing E (Educational) occupancy classification, allowing for immediate use by school or use by educational operators.

Convenient access to I-610, I-10, and Highway 290 provides excellent connectivity throughout Houston.

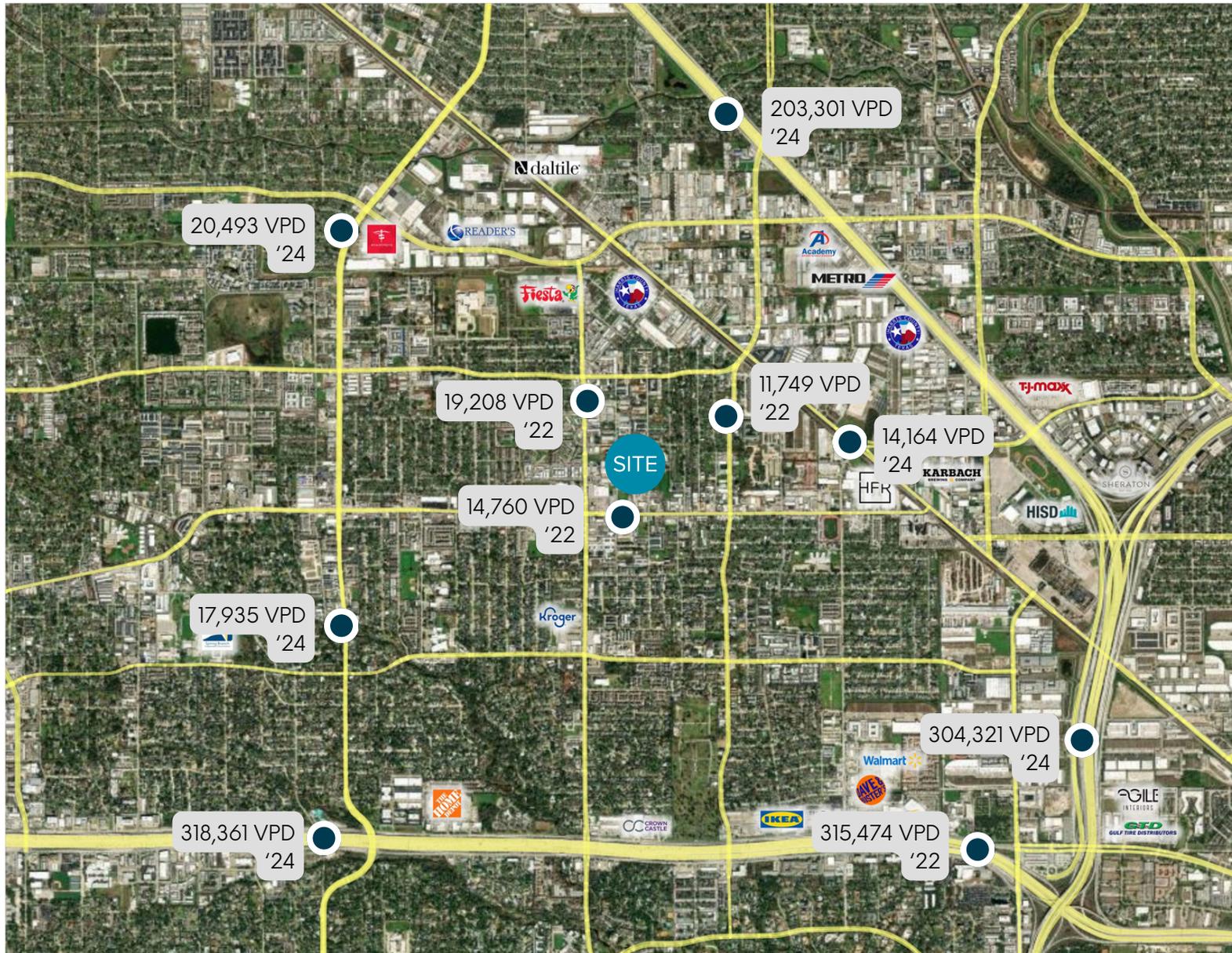


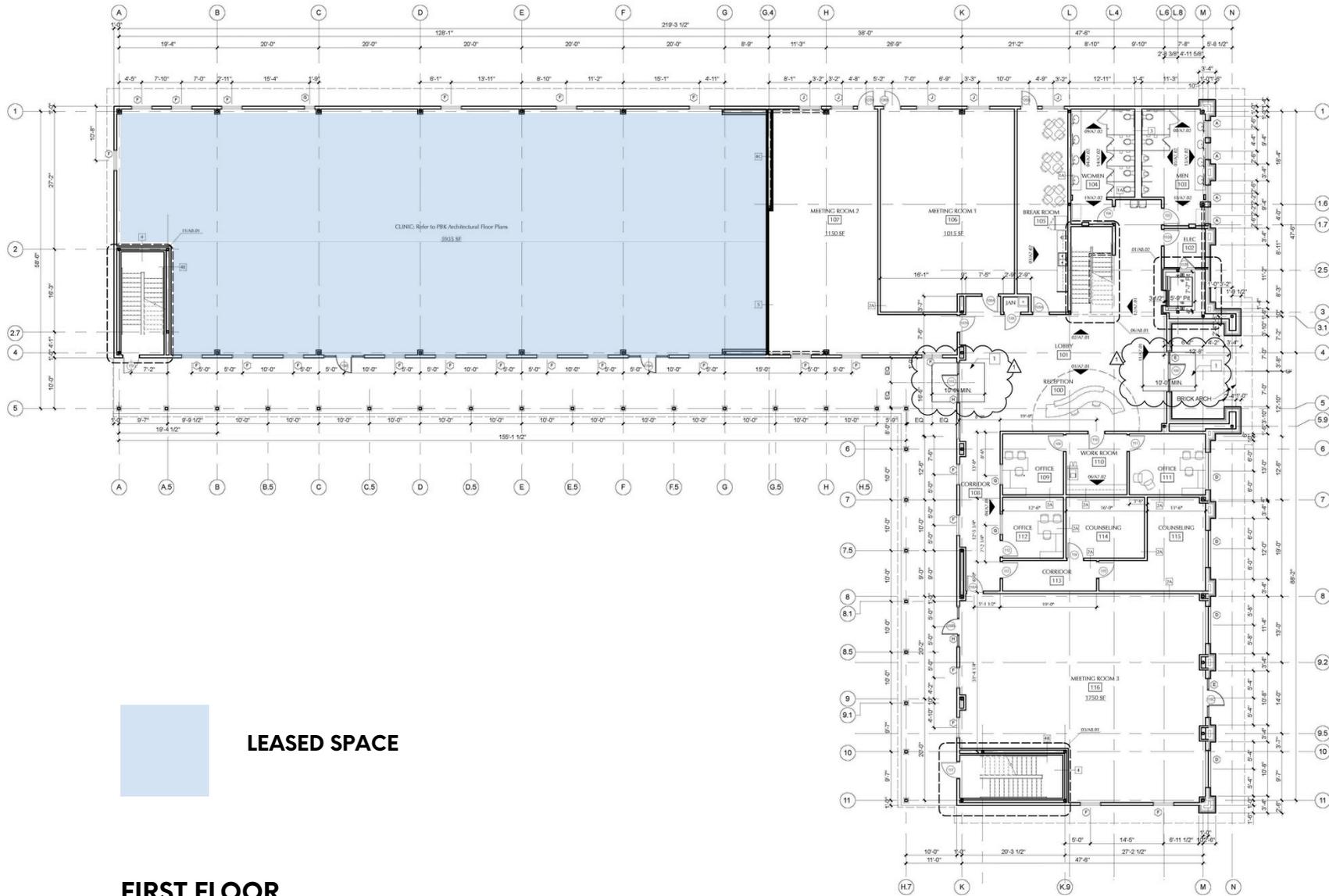


INSITE EFS

SITE OVERVIEW



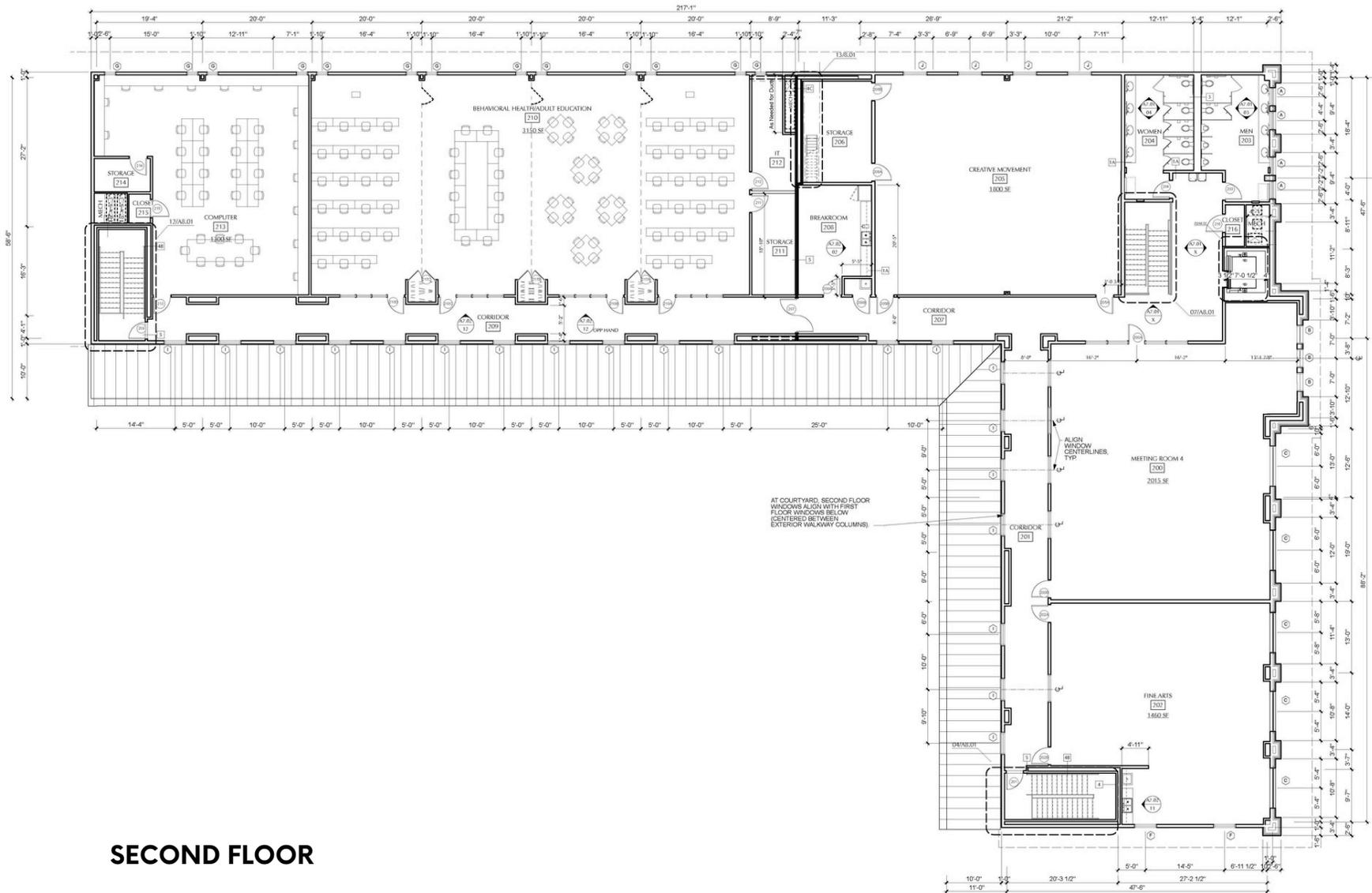




 **LEASED SPACE**

FIRST FLOOR

GENERAL NOTE:
ALL INTERIOR PARTITIONS TO BE TYPE 1, U.N.O.



SECOND FLOOR

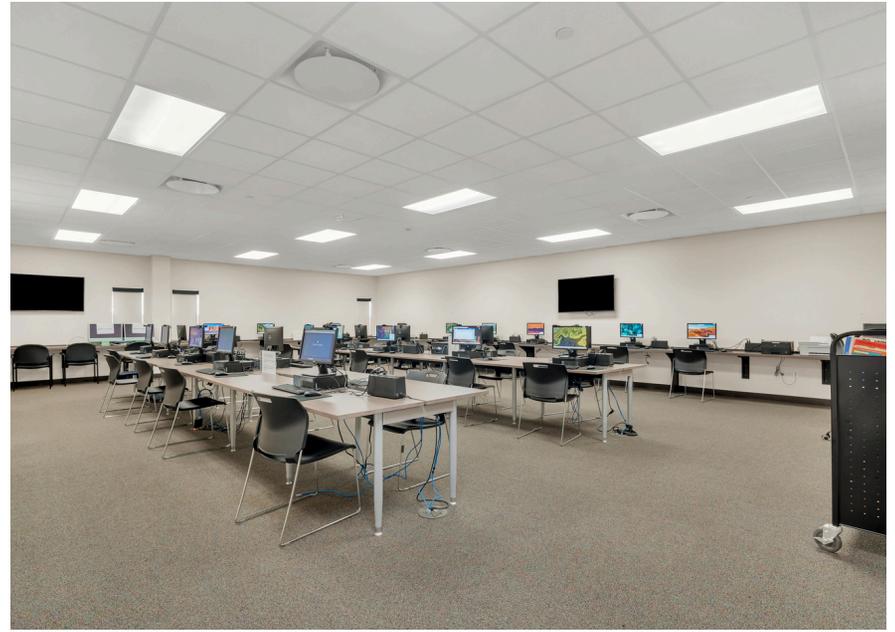
GENERAL NOTE:
ALL INTERIOR PARTITION



INSITE EFS

PHOTOS













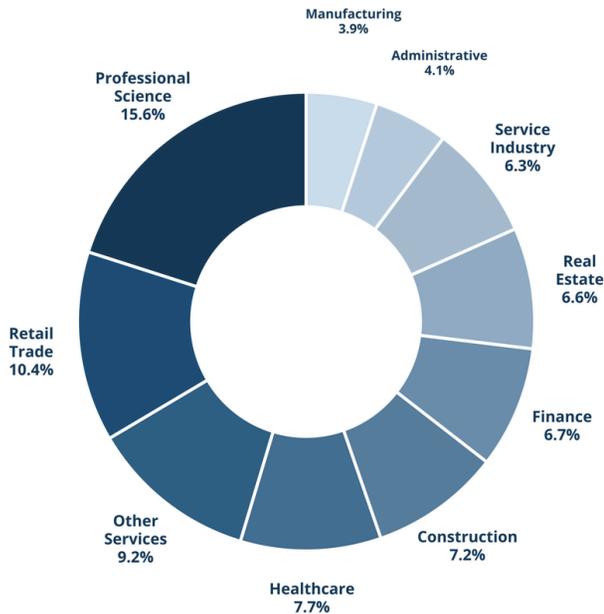
MARKET OVERVIEW

HOUSTON, TX

Houston is one of the nation’s most dynamic and globally connected metropolitan areas, serving as a thriving center for commerce, innovation, and cultural diversity in Southeast Texas. As the fourth-largest city in the United States with a population of roughly 2.39 million residents, Houston blends vast economic scale with deep sectoral diversity, making it an attractive location for businesses, institutions, and mission-driven organizations seeking growth and strategic presence in the region.

The Greater Houston metro area boasts one of the nation’s largest employment bases — with more than 3.4 million total jobs — anchored by world-leading industries such as energy, health care, manufacturing, aerospace, and logistics. Houston’s metro GDP ranks among the top in the U.S., reflecting its role as a global trade and business hub and home to dozens of Fortune 500 headquarters and major corporate operations.

Major employers across sectors — from energy giants like ExxonMobil and Shell to healthcare institutions such as MD Anderson Cancer Center and Memorial Hermann — support a resilient and diversified economy that continues to expand beyond traditional oil and-gas roots. The region’s strategic port infrastructure, robust innovation ecosystem, and expansive workforce further enhance its competitiveness for corporate, nonprofit, and educational investment.



TAPESTRY HOUSEHOLD SEGMENTS

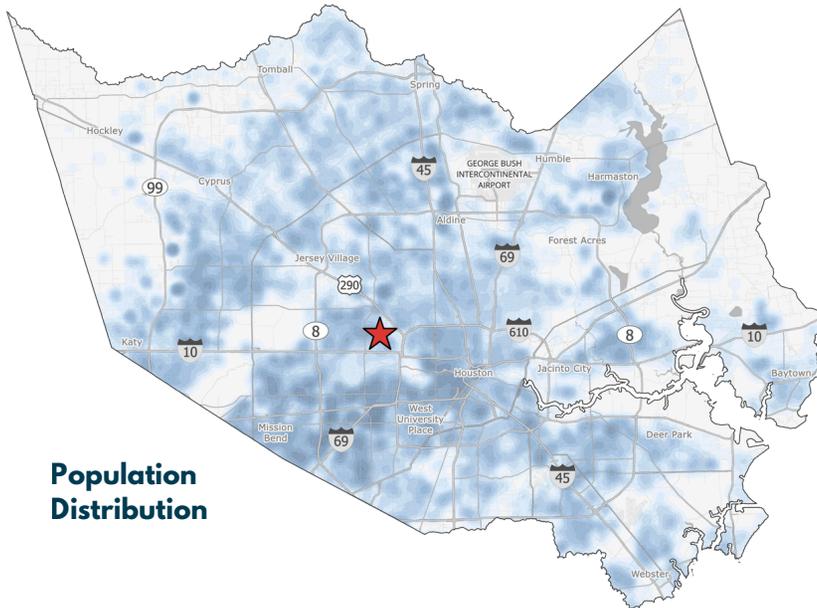
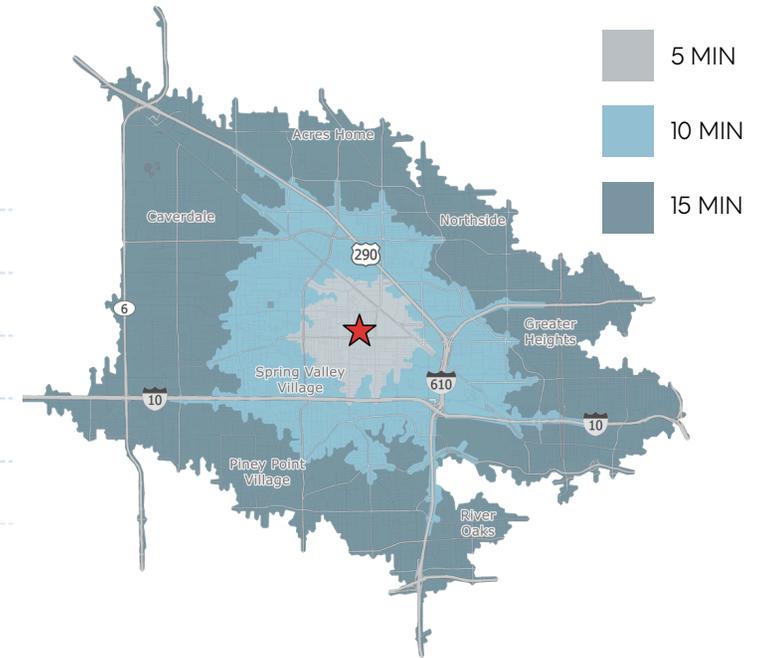
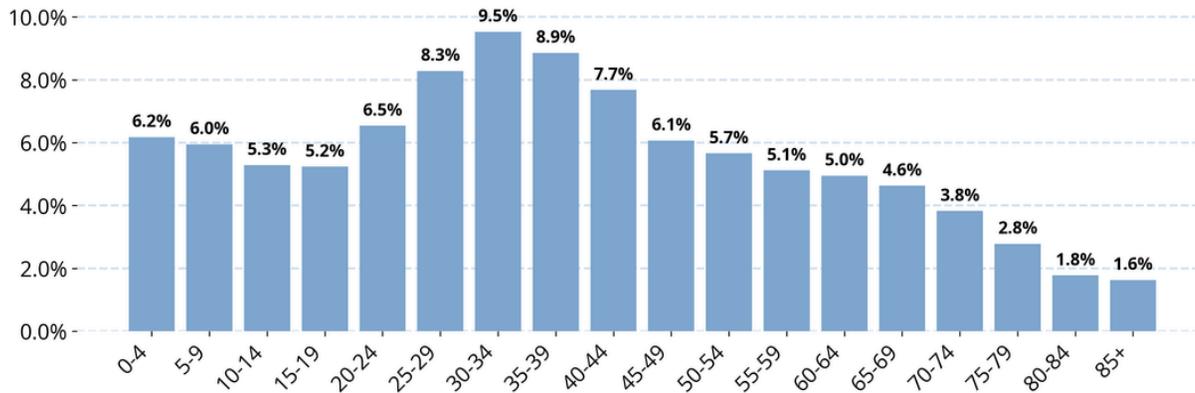
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Tech Trailblazers	71,613	39.2%
Urban Threads	26,003	14.2%
Suburban Shine	18,857	10.3%
Metro Vibes	15,463	8.5%
Family Prosperity	14,023	7.7%

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2025)	22,528	121,753	404,433
5 Year Growth (2024 - 2029)	3.62%	5.29%	4.70%
Median Household Income	\$70,177	\$75,758	\$95,403
Total Households	8,751	49,473	182,654
HH With Bachelor Degree +	37.3%	45.0%	58.2%
Median Age	35.9	35.7	36.7
Owner Occupied	41.0%	40.7%	41.2%
Renter Occupied	47.8%	49.7%	48.9%



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date