



Potential Sports Field
Approx 120 ft x 300 ft

Sale

Educational Facility For Sale

16000 Rippling Water Drive | Houston, TX 77084

Located in West Houston near the Bear Creek area, this large church campus has great potential for school conversion. The property has numerous classrooms in the various buildings. In addition to the multiple playgrounds, the site has a gym.

SHOWN BY APPOINTMENT ONLY.

 **Price**
\$7,850,000

 **Land Area**
8.45± acres

 **Seating**
918±

 **Building Size**
70,202± sqft

 **Parking**
418



Vince Elder
Church Real Estate Professional

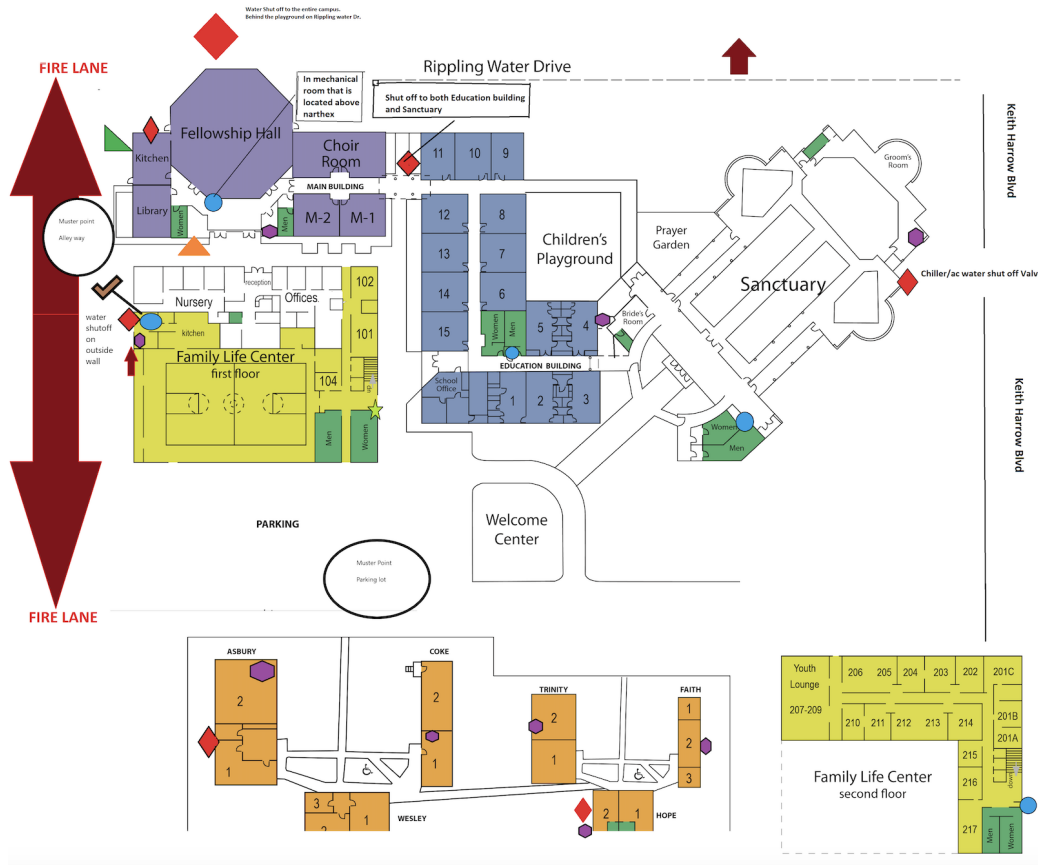
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Floor Plan

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Property Buildings:

Family Life Center (29,065± sqft, Built 2001)

- Gymnasium w/ digital scoreboards
- Commercial Kitchen
- Showers & Lockers
- HVAC installed 2023
- Schindler Elevator
- Office suite – reception area, work room and several private offices
- 19 classrooms
- Fire suppression sprinkler system

Sanctuary Building (14,366± sqft, Built 1988)

- Current seating capacity 918
- 58' ceilings may allow for repurposing to auditorium and/or classrooms.
- Brand new Type IV Impact Resistant Composite Shingles was installed on the Sanctuary in April 2025.

Education Building (14,100± sqft, Built 1984)

- Currently operating as a fully permitted preschool
- Enrollment capacity 175±
- Office suite
- 15 classrooms

Fellowship Hall (8,780± sqft, Built 1981)

- Large meeting room
- Kitchen
- Library
- Several classrooms

Modular Buildings

- Several modular classroom buildings

Grounds

- Land size 8.45 acres
- Contains ample parking (2.9 acres of parking area), playgrounds, & potential space for a sports field
- Located in Katy ISD



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Gym



Aerial View



Exterior



Exterior



Playground



Playground



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Sanctuary



Youth Room



Classroom



Classroom



Classroom



Classroom



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Classroom



Classroom



Children's Library



Library



Office



Office



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Kitchen



Fellowship Hall



Nursery



Choir Room



Kitchen



Office



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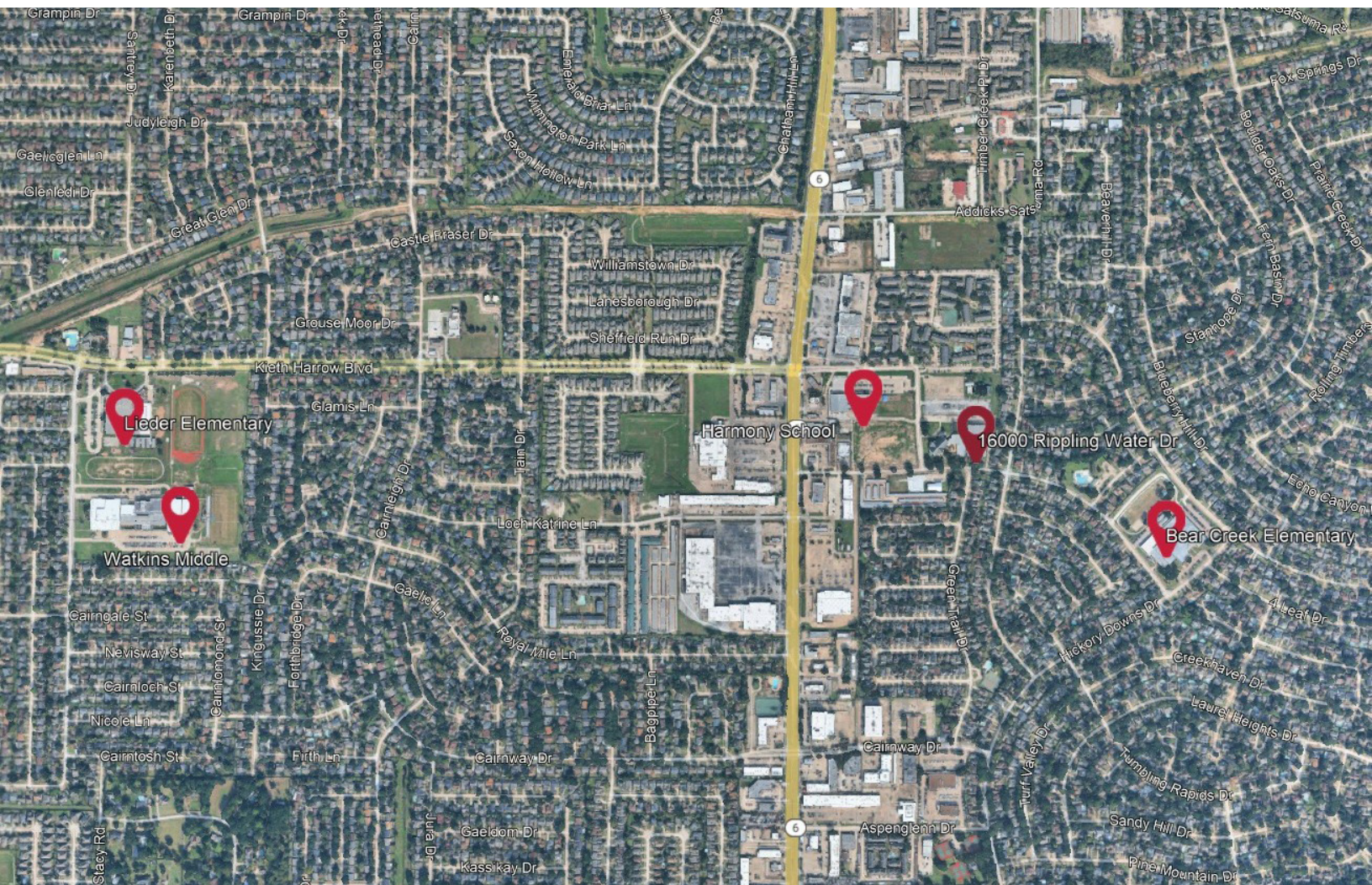
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Nearby Schools

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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.

2-10-2025



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.

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. **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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
J Vincent Elder	582401	VinceE@ChurchRealty.com	832-573-1936
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date