

# Dairy Ashford Village

NWC of S. Dairy Ashford Rd & Ashford Hills Dr

1570 South Dairy Ashford Road | Houston, Texas 77079



**Available:**

- 2,800 SF 2nd Generation Darque Tan Retail Space
- 1,300 SF 2nd Generation Gym
- 3,850 2nd Generation Medical Office
- 1,685 2nd Generation Dr. Office

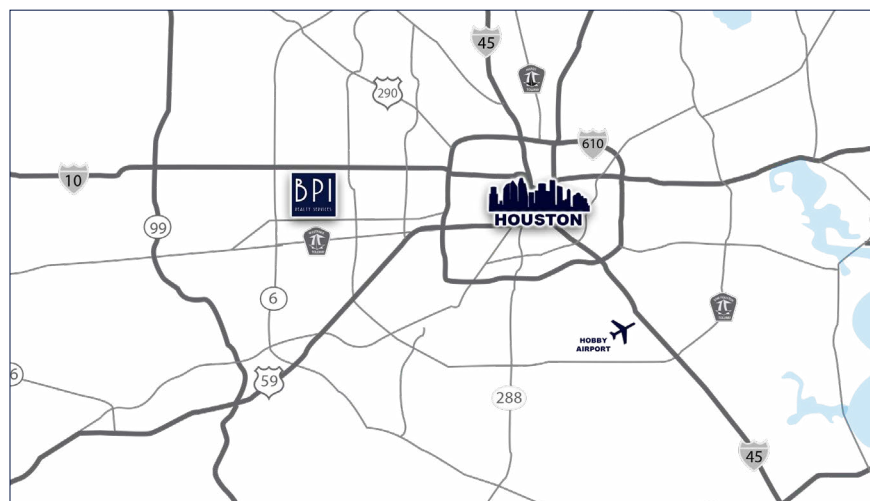
**Lease Rate:** Call for Pricing

**Description:**

- Centrally located between the Energy Corridor and Westchase
- Very solid and stable residential community
- Across from Kroger Grocery Store
- Excellent visibility on Dairy Ashford Rd

**Traffic Counts:** Dairy Ashford Rd: 28,160 VPD (Kalibrate '21)

Demographics:	1 mile	3 mile	5 mile
2021 Population	23,303	161,784	369,169
Daytime Population	21,177	189,176	420,536
Average HH Income	\$105,374	\$104,162	\$91,937



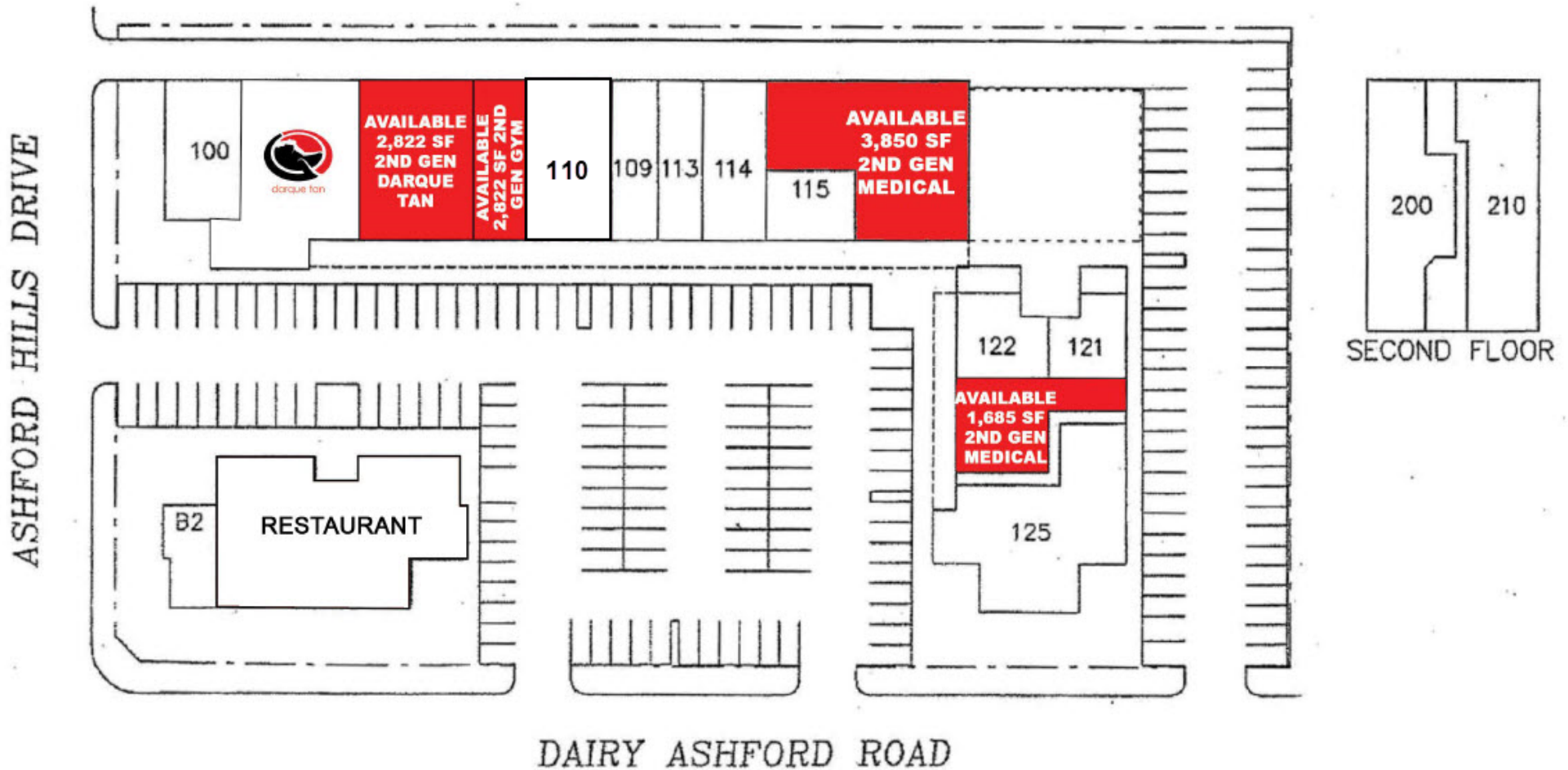
For More Information:

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 Direct: 713.350.2771 | Cell: 281.744.6281

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REALTY SERVICES

# Dairy Ashford Village

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1570 South Dairy Ashford Road | Houston, Texas 77079



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.





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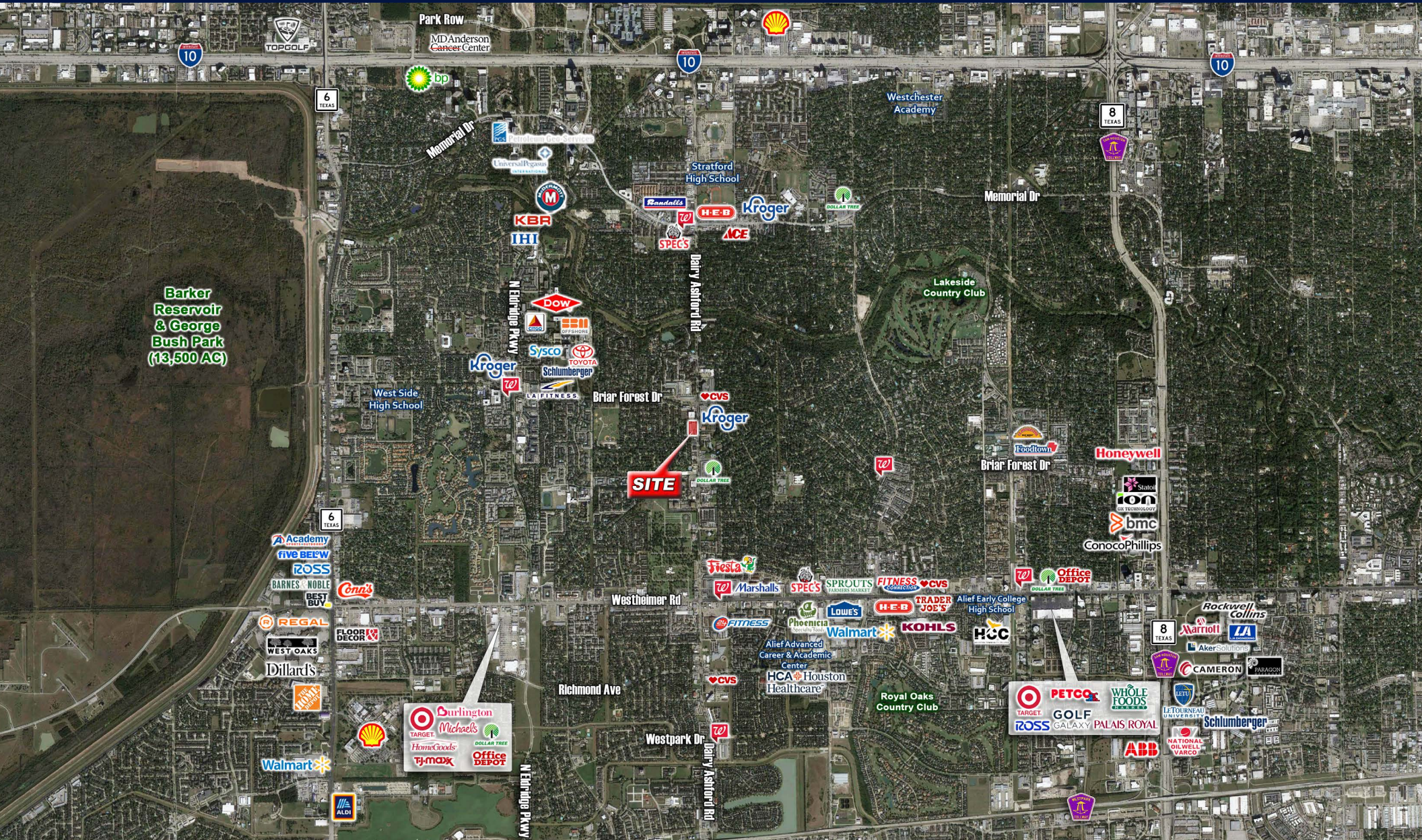


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**2021 Population**  
(3 mi Radius)

**161,784**

**Households**  
(3 mi Radius)

**69,953**

**Daytime Population**  
(3 mi Radius)

**189,176**

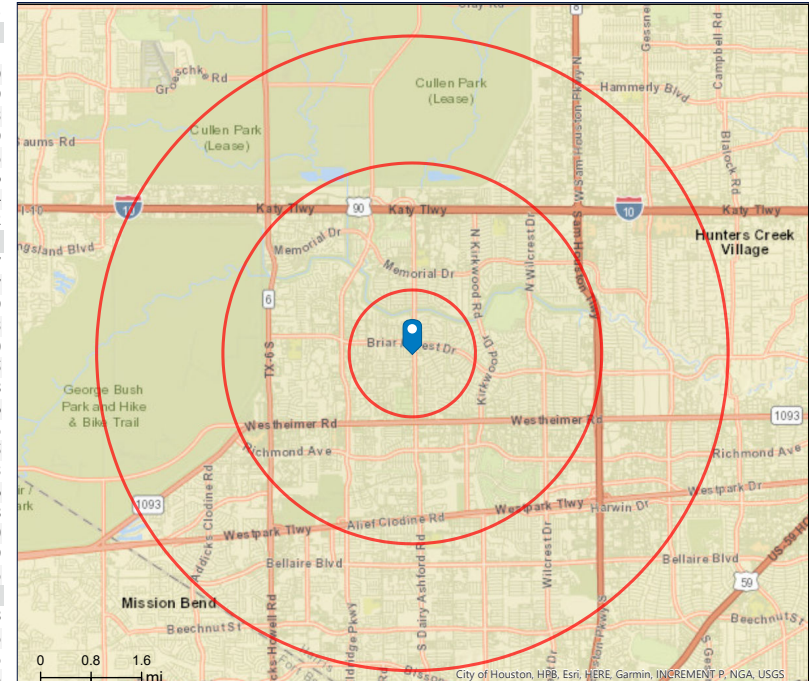
**Average HH Income**  
(3 mi Radius)

**\$104,162**

**Median Home Value**  
(3 mi Radius)

**\$348,118**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	18,911	123,303	291,251
2010 Total Population	21,414	141,737	329,539
2021 Total Population	23,303	161,784	369,169
2021 Group Quarters	0	364	873
2026 Total Population	24,688	172,907	390,059
2021-2026 Annual Rate	1.16%	1.34%	1.11%
2021 Total Daytime Population	21,177	189,176	420,536
Workers	10,910	112,898	238,734
Residents	10,267	76,278	181,802
<b>Household Summary</b>			
2000 Households	9,190	54,539	117,487
2000 Average Household :	2.05	2.25	2.47
2010 Households	10,367	61,886	129,959
2010 Average Household :	2.07	2.28	2.53
2021 Households	11,279	69,953	144,370
2021 Average Household :	2.07	2.31	2.55
2026 Households	11,900	74,408	152,118
2026 Average Household :	2.07	2.32	2.56
2021-2026 Annual Rate	1.08%	1.24%	1.05%
2010 Families	5,515	36,030	80,745
2010 Average Family Size	2.80	3.00	3.23
2021 Families	5,842	40,166	88,436
2021 Average Family Size	2.83	3.04	3.28
2026 Families	6,132	42,747	93,050
2026 Average Family Size	2.84	3.05	3.29
2021-2026 Annual Rate	0.97%	1.25%	1.02%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,927	59,492	127,578
Owner Occupied Housing I	40.8%	39.5%	39.9%
Renter Occupied Housing Units	51.8%	52.2%	52.2%
Vacant Housing Units	7.4%	8.3%	7.9%
2010 Housing Units	11,419	69,468	146,912
Owner Occupied Housing I	36.7%	37.8%	38.7%
Renter Occupied Housing Units	54.0%	51.3%	49.8%
Vacant Housing Units	9.2%	10.9%	11.5%
2021 Housing Units	12,138	76,756	160,646
Owner Occupied Housing I	33.6%	34.4%	35.6%
Renter Occupied Housing Units	59.3%	56.7%	54.3%
Vacant Housing Units	7.1%	8.9%	10.1%
2026 Housing Units	12,802	81,452	168,878
Owner Occupied Housing I	33.9%	34.8%	36.2%
Renter Occupied Housing Units	59.1%	56.5%	53.9%
Vacant Housing Units	7.0%	8.6%	9.9%
<b>Median Household Income</b>			
2021	\$65,474	\$63,655	\$55,998
2026	\$69,171	\$68,853	\$60,446
<b>Median Home Value</b>			
2021	\$326,090	\$348,118	\$292,934
2026	\$350,171	\$382,472	\$347,643
<b>Per Capita Income</b>			
2021	\$50,474	\$44,954	\$35,879
2026	\$54,080	\$48,748	\$39,187
<b>Median Age</b>			
2010	36.1	34.8	33.5
2021	37.5	36.7	35.3
2026	37.5	37.0	35.7



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	11,279	69,953	144,370
<\$15,000	6.7%	8.3%	10.1%
\$15,000 - \$24,999	7.8%	8.7%	9.7%
\$25,000 - \$34,999	7.1%	8.5%	9.8%
\$35,000 - \$49,999	14.6%	12.7%	14.5%
\$50,000 - \$74,999	19.5%	18.3%	18.5%
\$75,000 - \$99,999	10.8%	11.3%	10.8%
\$100,000 - \$149,999	14.0%	12.8%	11.3%
\$150,000 - \$199,999	7.1%	6.5%	5.5%
\$200,000+	12.4%	12.8%	9.8%
Average Household Income	\$105,374	\$104,162	\$91,937
<b>2021 Population 25+ by Educational Attainment</b>			
Total	16,745	111,702	246,867
Less than 9th Grade	1.2%	4.1%	8.5%
9th - 12th Grade, No Diploma	1.4%	3.2%	5.4%
High School Graduate	11.8%	13.6%	17.6%
GED/Alternative Credential	1.5%	1.7%	2.2%
Some College, No Degree	20.2%	18.1%	17.5%
Associate Degree	8.1%	6.9%	6.3%
Bachelor's Degree	35.2%	32.6%	26.9%
Graduate/Professional Degree	20.6%	19.8%	15.6%



## 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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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](http://www.trec.texas.gov)

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