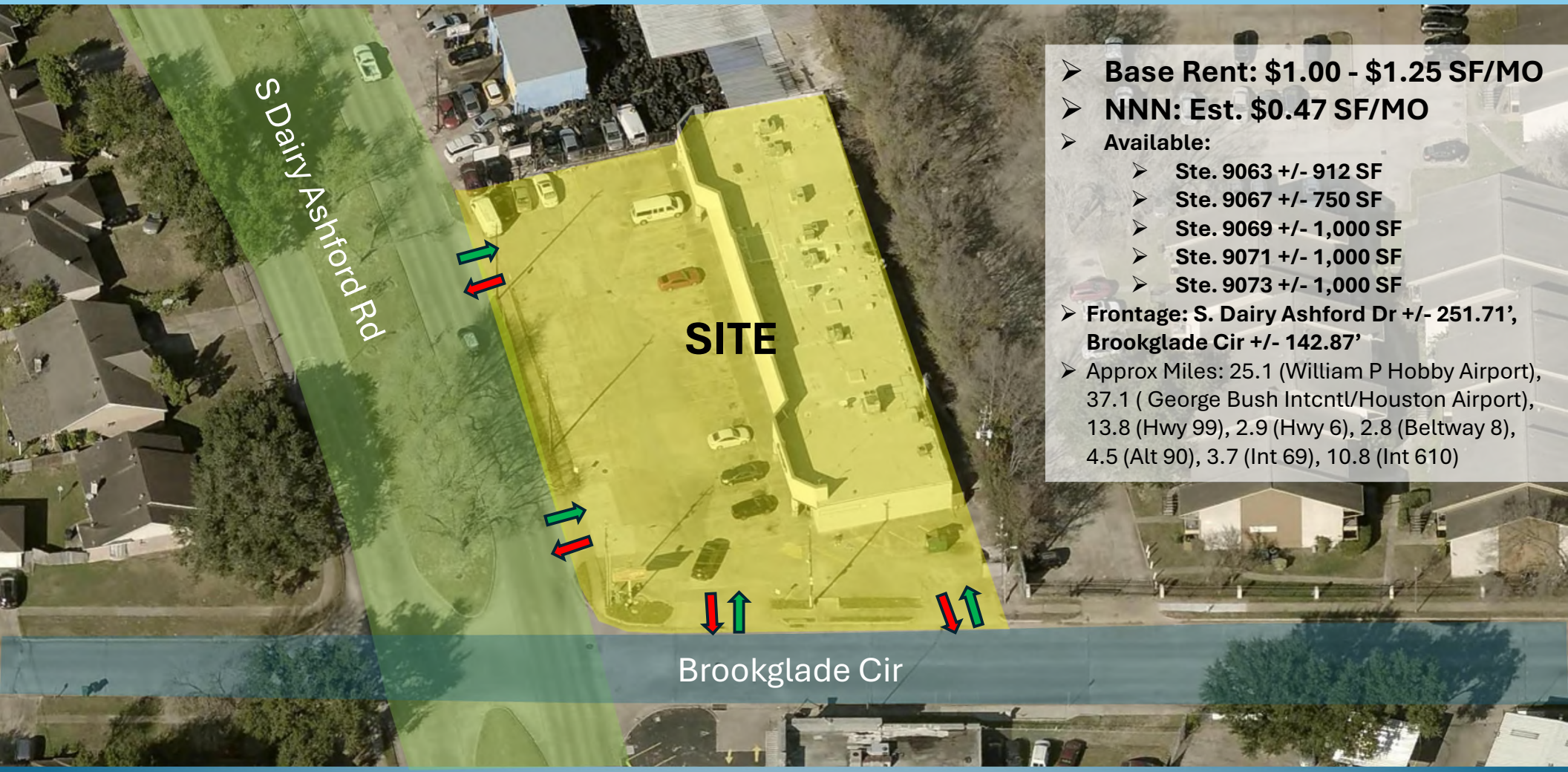
SHOPPING CENTER - FOR LEASE

9061 S Dairy Ashford Rd, Houston TX, 77099



- **Base Rent: $1.00 - $1.25 SF/MO**
- **NNN: Est. $0.47 SF/MO**
- **Available:**
  - **Ste. 9063 +/- 912 SF**
  - **Ste. 9067 +/- 750 SF**
  - **Ste. 9069 +/- 1,000 SF**
  - **Ste. 9071 +/- 1,000 SF**
  - **Ste. 9073 +/- 1,000 SF**
- **Frontage: S. Dairy Ashford Dr +/- 251.71', Brookglade Cir +/- 142.87'**
- Approx Miles: 25.1 (William P Hobby Airport), 37.1 (George Bush Intcntl/Houston Airport), 13.8 (Hwy 99), 2.9 (Hwy 6), 2.8 (Beltway 8), 4.5 (Alt 90), 3.7 (Int 69), 10.8 (Int 610)

DN COMMERCIAL



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O – (713) 270-5400
JasonVo@dncommercial.net

Commercial REALTOR®

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.


S Dairy Ashford Rd
SITE
Dairy Ashford Rd
S Post Oak Rd
WESTPARK TOLLWAY
INTERSTATE 69
INTERSTATE 610
99
6 TEXAS
BELTWAY 8
ALT 90
FORT BEND TOLL ROAD
Denny's
HOBBY LOBBY
Jason's Deli
PEI WEI
BANK OF AMERICA
WELLS FARGO
CHASE
WORLD MARKET
Dillard's
BEST BUY
Goody Goody
Olive Garden
CVS pharmacy
Shipley
sam's club
Walmart
Chick-fil-A
Raising Cane's
Pollo Loco
Jack in the Box
MICRO CENTER
PETSMART
H-E-B
Fiesta
CAMPERO
DQ
McDonald's
KFC
TACO BELL
FIREHOUSE SUBS
HARBOR FREIGHT
BEST BUY
five BELOW
TACO BELL
Total Wine & More
ULTA BEAUTY
CAVENDER'S
KOHL'S
BUFFALO WILD WINGS
SUBWAY
tropical smoothie CAFE
Chick-fil-A
sam's club
Pizza Hut
metro by T-Mobile
BURGER KING
DOLLAR TREE
Auto Zone
BANK OF AMERICA
Mobil
Domino's PIZZA
Walmart
Luby's
KOHL'S
Chick-fil-A
Burlington
TACO CABANA
Kroger
Mister CAR WASH
CVS pharmacy
DOLLAR TREE
FLOOR DECOR
H-E-B
JCPenney
rack
TARGET
Marshalls
Sleepy's
OLD NAVY
Lowe's
GAMES COMET ISLAND
CHASE
GameStop
Academy
Chick-fil-A
IHOP
TARGET
Chick-fil-A
chili's
HomeGoods
KOLACHE FACTORY
CHIPOTLE MEXICAN GRILL
Pizza Hut
Michaels
OfficeMax
crumbl cookies
WING STOP
Walmart
Willie's
sam's club
H-E-B
Cheddar's SCRATCH KITCHEN
CHASE
PAPPASITO'S Cantina
SPEC'S
Exxon
FIRST WATCH
Sushi Masa
chili's
THE HOME DEPOT
Jason's Deli
Schlotzsky's
BANK OF TEXAS
TARGET
Olive Garden
PAPPAS Restaurants
Kroger
Fiesta
ROSS DRESS FOR LESS
Jack in the Box
SONIC
Tiff's Treats
PETSMART
MOD
Sleepy's
GRINGO'S
H-E-B
DOLLAR TREE
FIRST WATCH
Freddy's
CHUCK E. CHEESE'S
BJ's RESTAURANT & BREWHOUSE
Chick-fil-A
WHOLE FOODS
REGIONS
SHAKE SHACK
CHASE
PNC BANK
99 RANCH MARKET
Keemat
SMOOTHIE KING
KOLACHE FACTORY
Shell
ExtraSpace Storage
DOLLAR TREE


NAILS by LUCY
Ste. 9063
+/- 912 SF
Ste. 9067
+/- 750 SF
Ste. 9069
+/-1,000 SF
Ste. 9071
+/- 1,000 SF
Ste. 9073
+/- 1,000 SF

Ste. 9063
+/- 912 SF















Ste. 9067
+/- 750 SF









Ste. 9069
+/- 1,000 SF















Ste. 9071

















Ste. 9073
+/- 1,000 SF









PROPERTY INFORMATION

9061 S Dairy Ashford Rd

Houston, TX 77099

TRAFFIC EXPOSURE

Average Daily Traffic

S Dairy Ashford St	31,035	vehicles/day
S Dairy Ashford St	28,391	vehicles/day
Bissonnet St	27,222	vehicles/day
S Dairy Ashford St	16,526	vehicles/day
Bissonnet St	14,230	vehicles/day
Bissonnet St	9,220	vehicles/day

KEY MARKET INDICATORS

$304,802
MEDIAN HOME VALUE
3-5 mile area

120,654
HOUSING UNITS
3-5 mile area

39.9%
HISPANIC ORIGIN
3-5 mile area

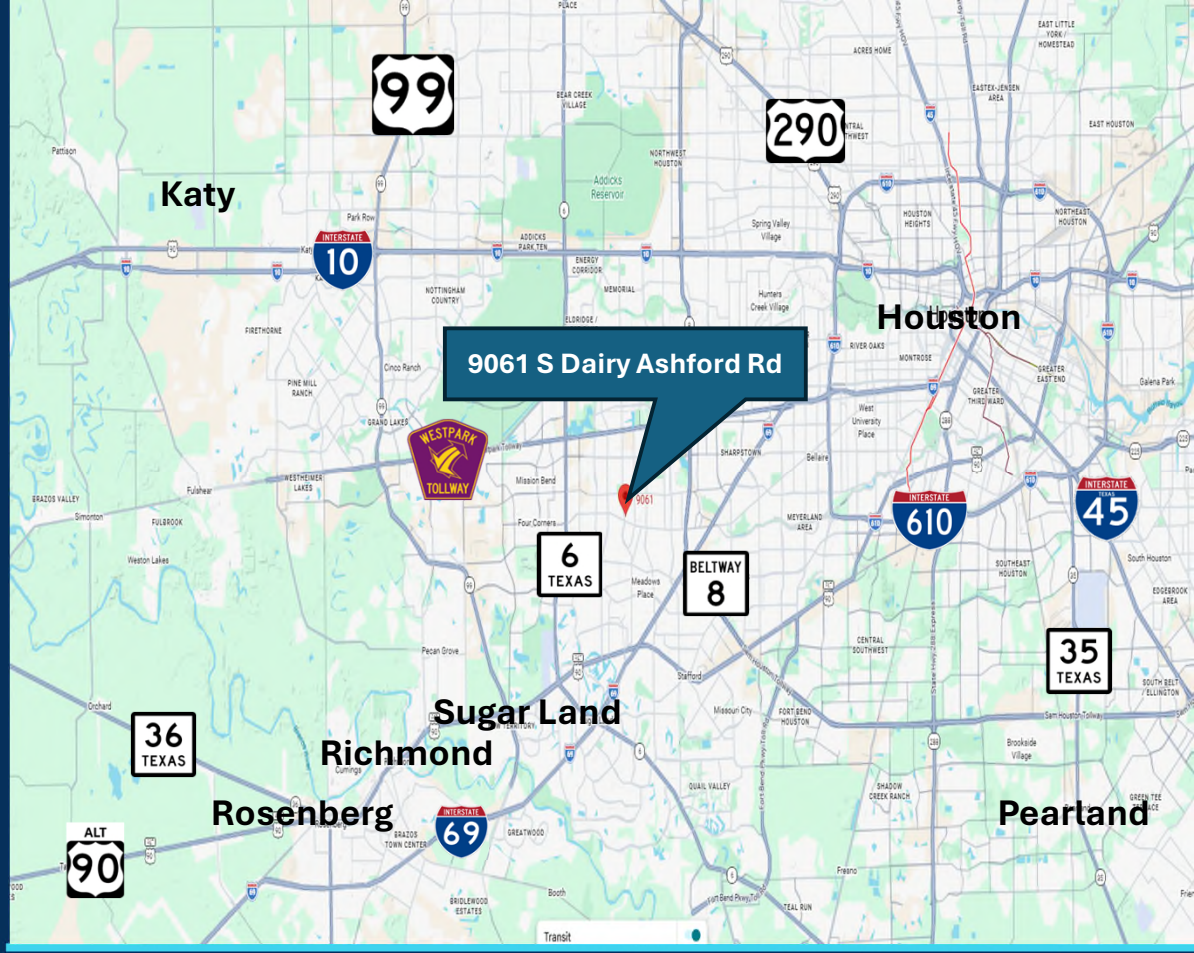
FLOOD ZONE

Flood Zone Determination:

IN

X500 or B Zone

HIGH TRAFFIC EXPOSURE / PRIME HOUSTON LOCATION / RAPIDLY GROWING



DEMOGRAPHICS (2026 Estimates)

	0-1 MILE	1-3 MILES	3-5 MILES
Population	26,705	166,127	278,764
Households	8,372	57,419	110,303
Median Household Income	$56,009	$59,720	$62,974
Average Household Income	$82,070	$84,262	$96,791
Median Age	34.6	35.9	36.0
Pop. Growth (2026-2031)	0.28%	0.56%	0.66%
HH Growth (2026-2031)	0.66%	0.96%	1.01%

Sources: Esri (2026, 2031) | U.S. Census (2010, 2020) | Cotality (Flood Zone) | Traffic Counts (2026)

Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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