

# DAVIS

## HOLDINGS

# DASHWOOD CENTER

7633 Dashwood Dr

Houston, TX 77036

NEC DASHWOOD DR & FONDREN RD

## LEASING INFORMATION

Kate Davis

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📞 **713.659.3131, ext. 111**

## RETAIL BUILDING FOR LEASE



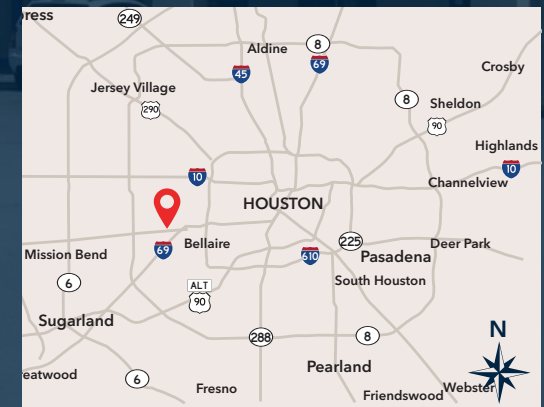
## 100% LEASED

## HIGHLIGHTS

- Pylon signage facing Fondren
- Near affluent Bellaire area and Chinatown
- Near PlazAmericas Mall (recently purchased by Baker Katz, major renovations coming soon)
- Plentiful parking available
- Nearby apartment complexes

## SIZE

- Building: 25,172 SF
- Land: 2 Acres





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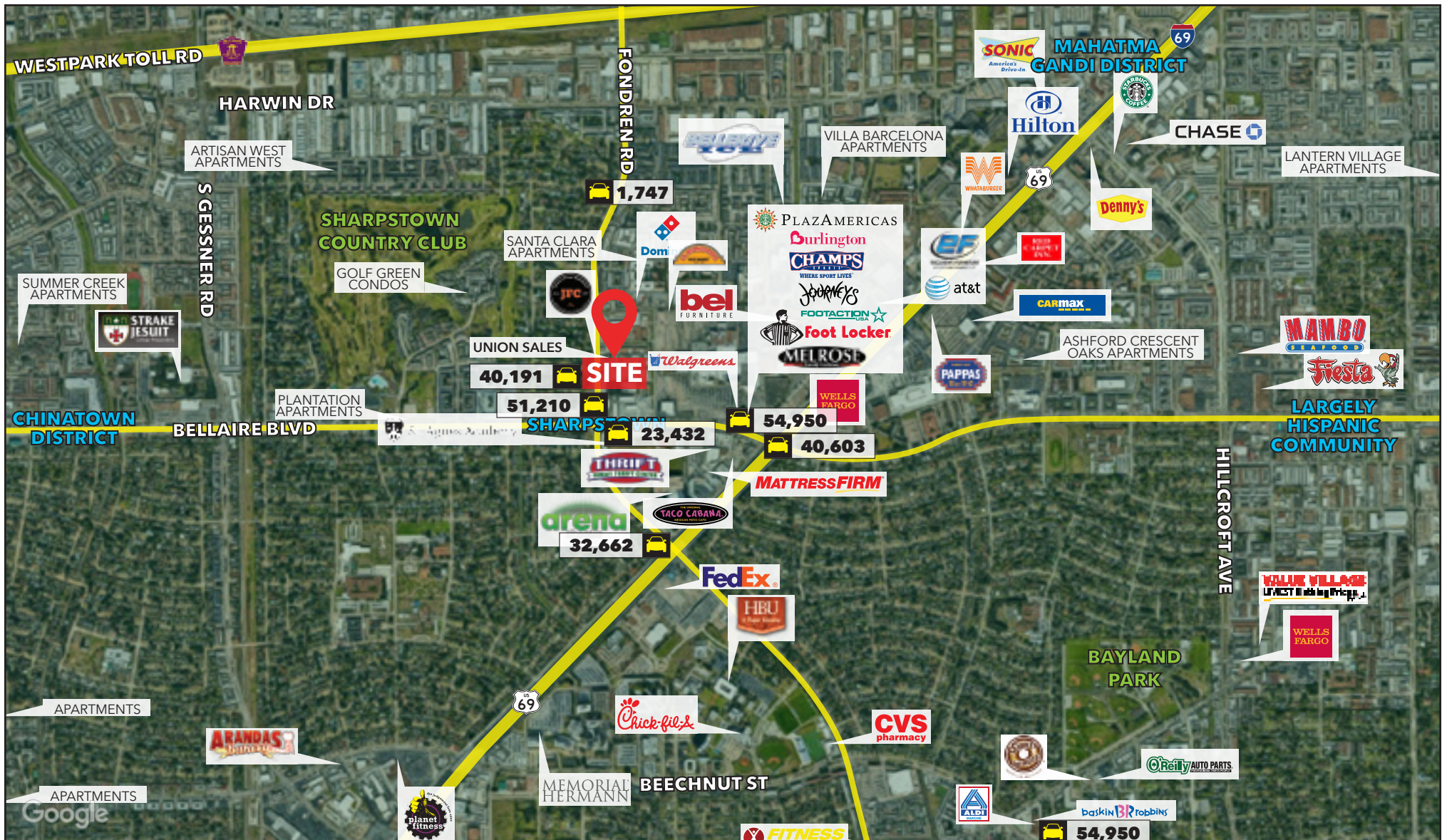
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## MAJOR RENOVATION TO NEARBY PLAZAMERICAS COMING SOON

### SYNERGY

Davis Holdings owns three properties in close proximity, which creates a mutually advantageous situation. All are located near PlazAmericas.



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**RADIUS**

**1 MILE**

**2 MILE**

**5 MILE**



**Population**

2025 Projection	25,295	130,780	617,602
2020 Estimate	24,473	126,412	597,681
2010 Census	22,166	13,818	542,423
Growth 2020 - 2025	3.36%	3.46%	3.33%
Growth 2010 - 2020	10.41%	11.07%	10.19%



**2020 Population By Race**

	24,473	126,412	597,681
White	16,664 68.09%	87,767 69.43%	390,687 65.37%
Black	3,890 15.90%	18,257 14.44%	116,523 19.50%
Am. Indian & Alaskan	416 1.70%	3,142 2.49%	8,399 1.41%
Asian	2,904 11.87%	14,149 11.19%	68,284 11.42%
Hawaiian & Pacific Island	70 0.29%	308 0.24%	827 0.14%
Other	529 2.16%	2,790 2.21%	12,961 2.17%



**Population by Hispanic Origin**

	24,473	126,412	597,681
Non-Hispanic Origin	9,358 38.24%	44,849 35.48%	333,661 55.83%
Hispanic Origin	15,115 61.76%	81,563 64.52%	264,020 44.17%



**2020 Population by Education**

	11,682	44,231	185,433
Some High School, No Diploma	2,675 22.90%	11,291 25.53%	48,073 25.92%
High School Grad (Incl Equivalency)	3,081 26.37%	11,959 27.04%	50,192 27.07%
Some College, No Degree	3,435 29.40%	11,556 26.13%	48,042 25.91%
Associate Degree	772 6.61%	3,222 7.28%	12,046 6.50%
Bachelor Degree	1,318 11.28%	4,644 10.50%	19,361 10.44%
Advanced Degree	401 3.43%	1,559 3.52%	7,719 4.16%



**2020 Average Household Size**

2.70	3.10	3.10
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**Households**

2025 Projection	6,681	22,367	92,915
2020 Estimate	6,454	21,811	90,068



**Income**

2020 Avg Household Income	\$56,306	\$63,152	\$68,586
2020 Med Household Income	\$45,531	\$52,248	\$53,036

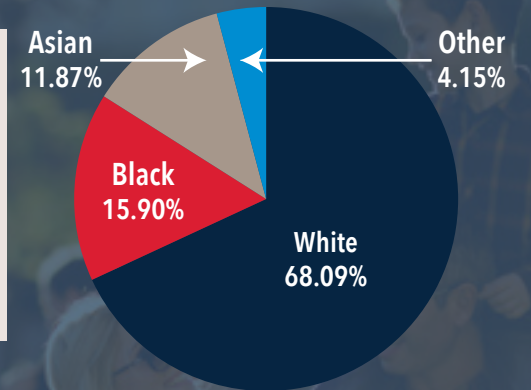


**2020 Occupied Housing**

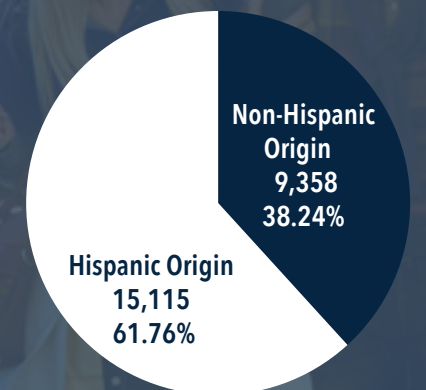
	8,714	43,707	233,325
Owner Occupied	2,621 30.08%	11,004 25.18%	82,544 35.38%
Renter Occupied	6,093 69.92%	32,703 74.82%	150,781 64.62%

**DEMOGRAPHICS**

**TRADE AREA BY BLOCK GROUPS**



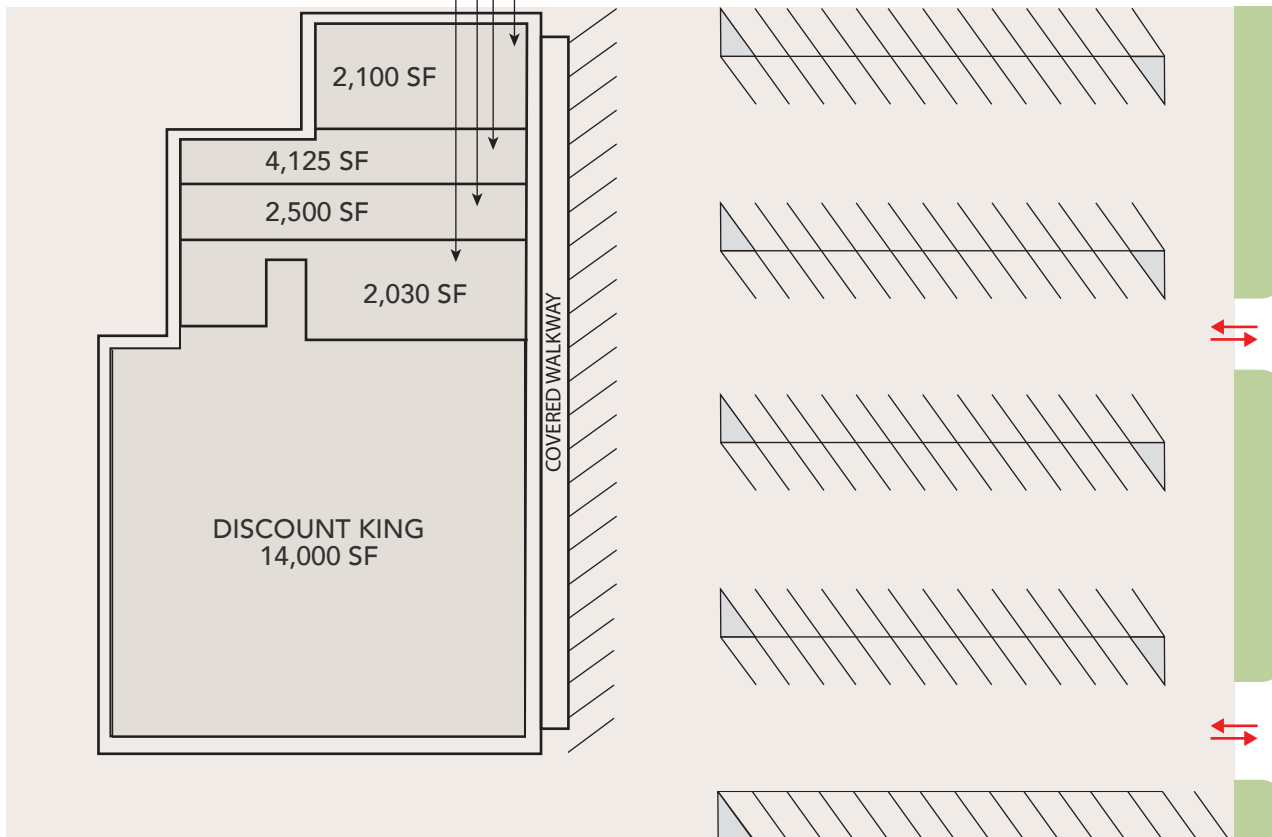
**2020 POPULATION BY RACE  
1 MILE RADIUS**



**POPULATION BY HISPANIC ORIGIN  
1 MILE RADIUS**

FONDREN RD

LAS DELICIAS BAKERY  
EL CATRACHITO RESTAURANT  
FILO'S SPORTS BAR  
NOVEDADES HONDURAS



DASHWOOD DR

### SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

### AVAILABLE SQ FT

- 100% Leased

### TOTAL GLA

- Building: 25,172 SF
- Land: 2 Acres

Site Plan does not show Crown Castle, leasing 417 SF.