

For Lease

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CONFIDENTIAL - BUSINESS STILL IN OPERATION

901 Dairy Ashford
Houston, Texas 77079

Available

2,458 SF

2nd Gen QSR
with Drive-Thru

QSR Opportunity in
Desirable Area



Directly across
from Stratford
High School



Hard corner
location



Drive-thru
opportunity

Accelerating success.

Property Profile



Property at a Glance

Lease Rate	Contact Broker
Building Size	±2,458 SF
Lot Size	0.59 Acres
Type	2nd Gen QSR
Occupancy	Jack in the Box

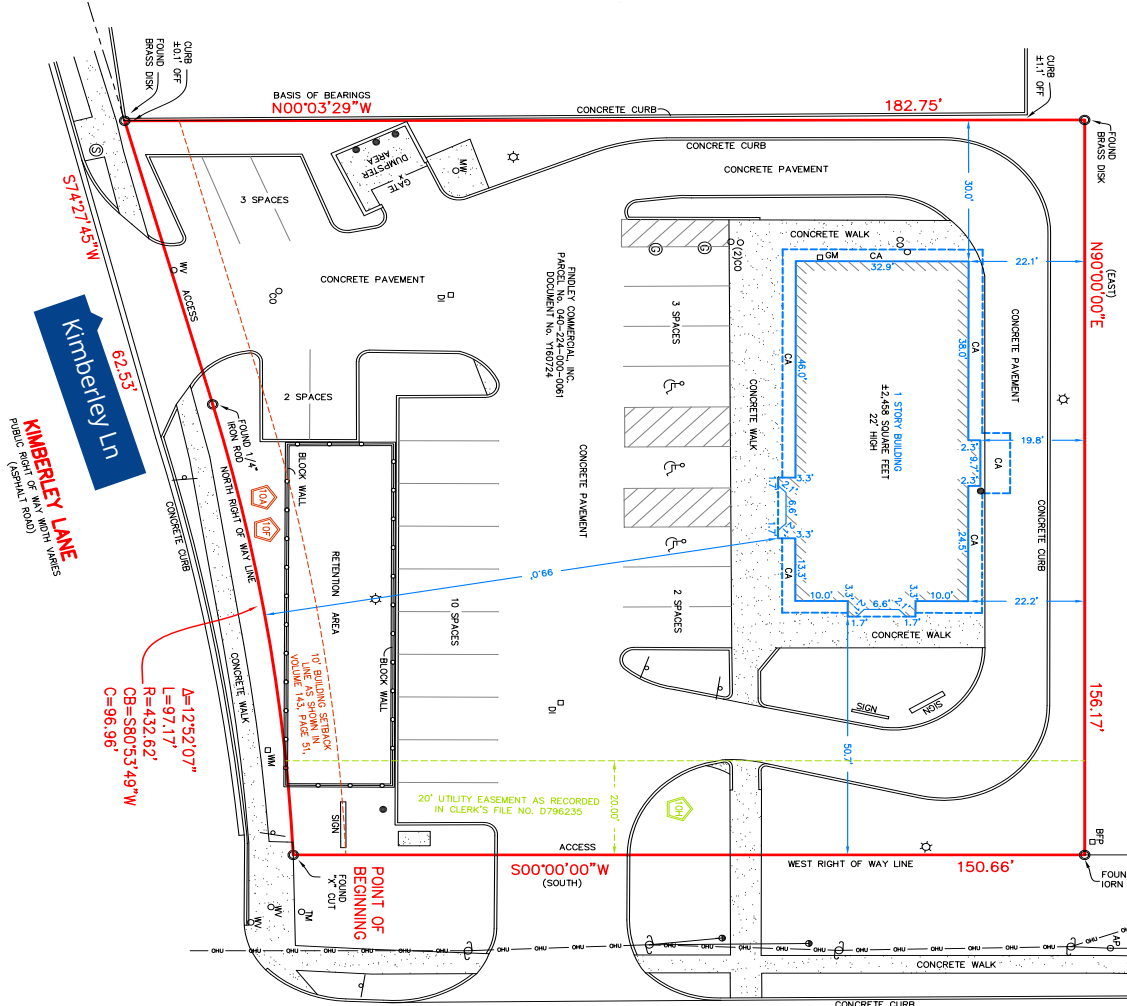
Drive Time	5 Min	10 Min	15 Min
Population	34,256	116,837	248,009
Median Income	\$96,428	\$86,367	\$82,851
Total Retail Expenditure	\$601.67 M	\$2.0 B	\$4.05 B

Ideal Location

This property is located at the hard corner of Dairy Ashford Street and Kimberley Lane and less than one mile from Interstate 10 with traffic counts of 110,000 VPD. A major amenity for 901 Dairy Ashford is that it is directly across the street from Stratford High School, one of Houston’s top ranked public schools with 2,000+ students located in the Spring Branch ISD. This high school is currently operating at full capacity. The subject site is located an equal distance from the high school as well as its famous Darrell Tully Stadium, which opened in the 60s and has capacity for 13,700+ attendees.

Site Plan

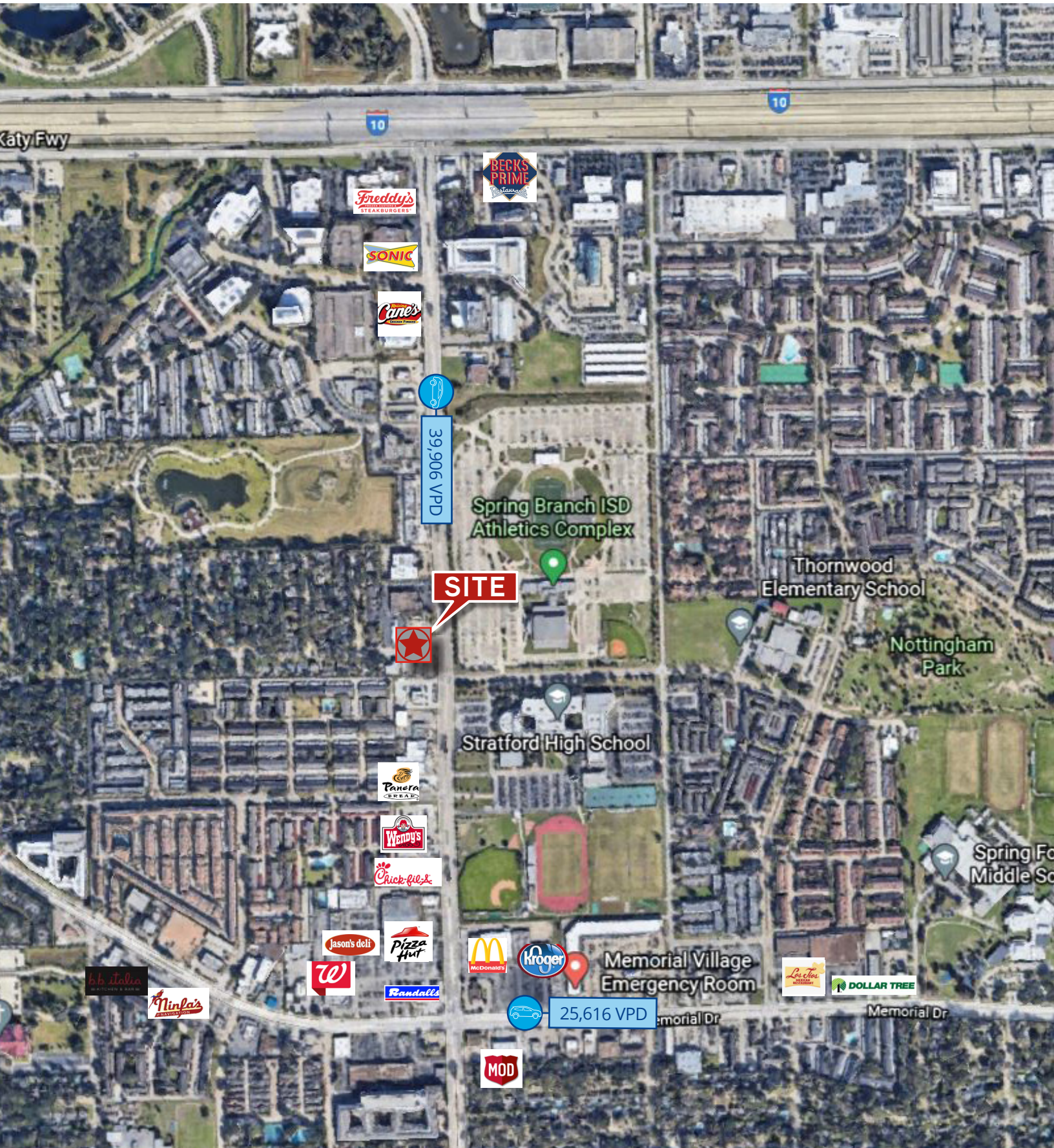
Ingress/
Egress



N. Dairy Ashford

N. DAIRY ASHFORD ROAD
PUBLIC RIGHT OF WAY WIDTH VARIES
(ASPHALT ROAD)

Area Retail



39,906 VPD

SITE

Spring Branch ISD
Athletics Complex

Thornwood
Elementary School

Nottingham
Park

Stratford High School

Spring Branch
Middle School

Memorial Village
Emergency Room

25,616 VPD

Memorial Dr

Memorial Dr

Freddy's
STEAKBURGERS

SONIC

Cane's

BECKS
PRIME

Panera
CREAK

Wendy's

Chick-fil-A

Jason's deli

Pizza
Hut

McDonald's

Kroger

MOD

Randall's

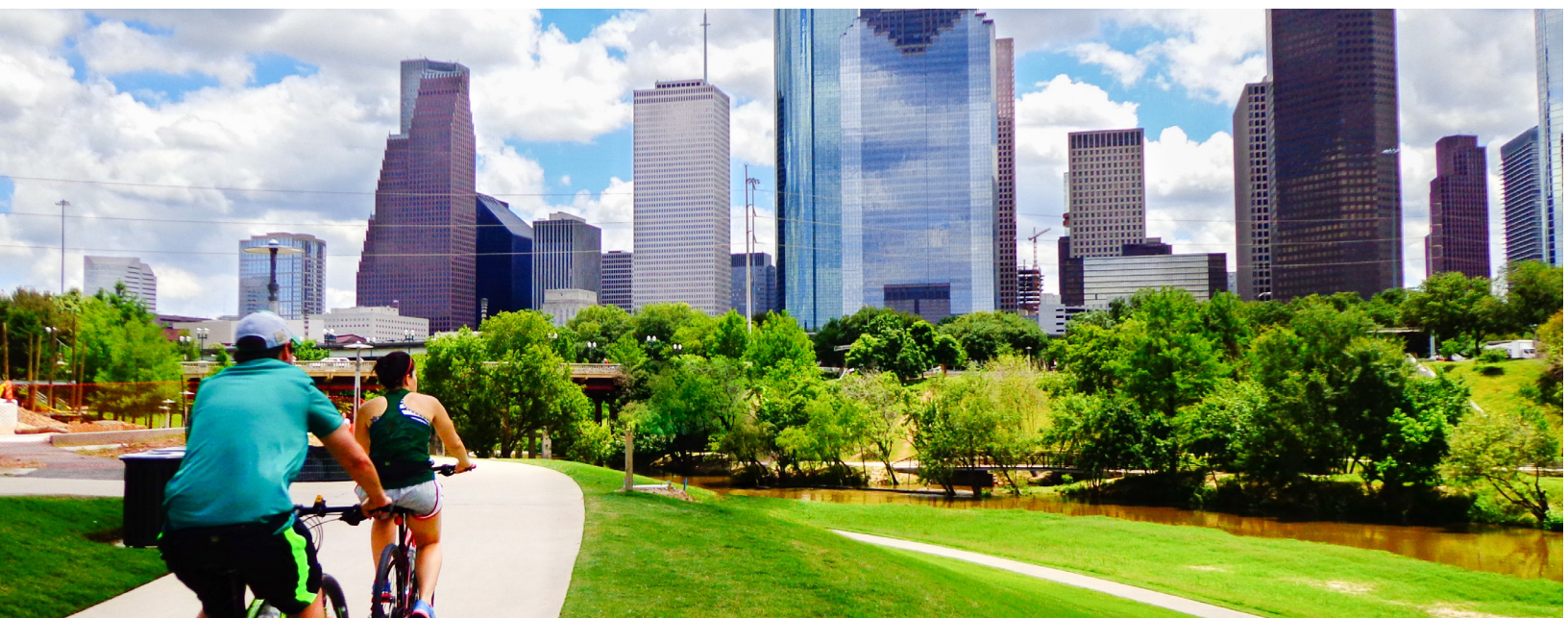
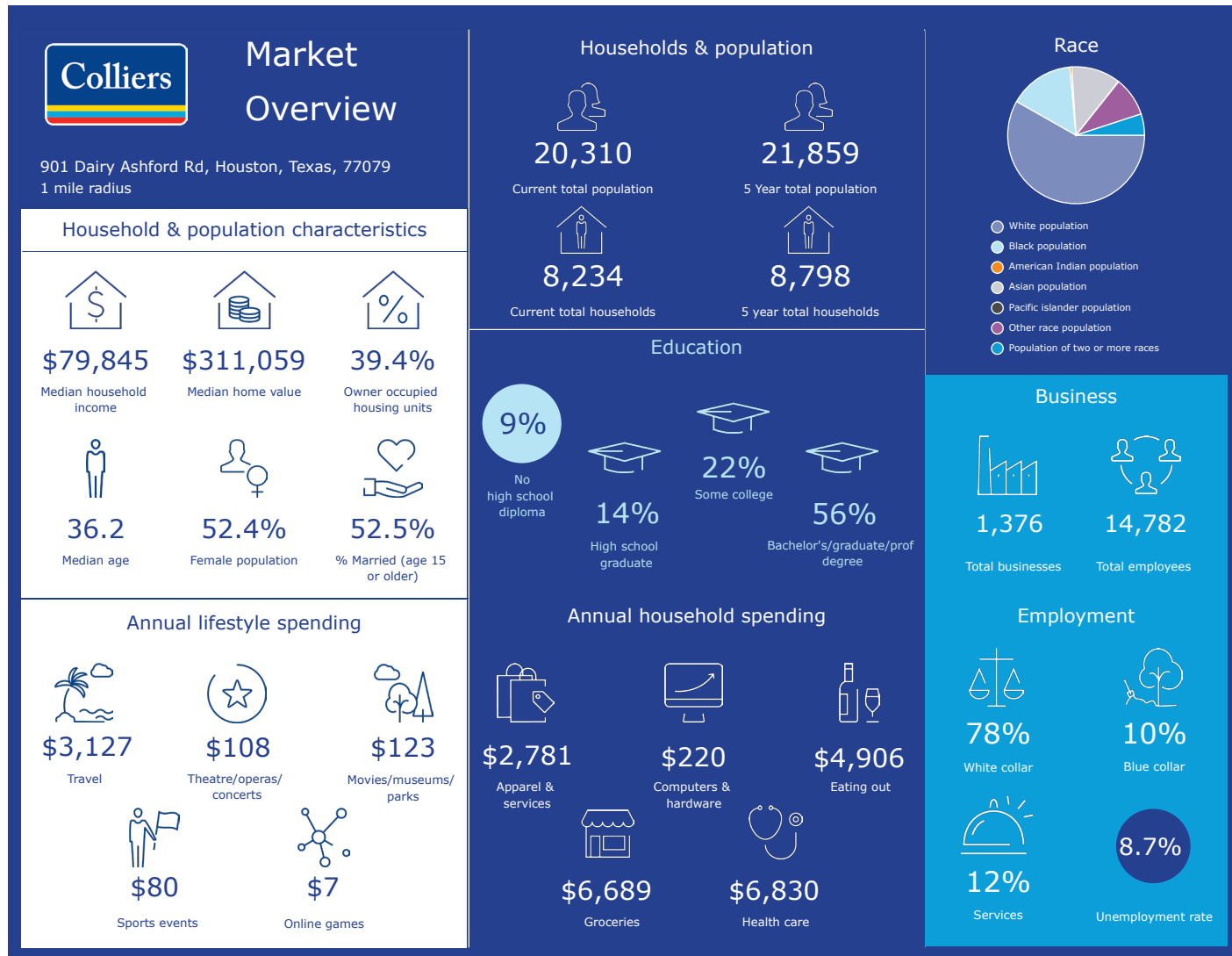
Bobo's

Ninfa's

La Cose

DOLLAR TREE

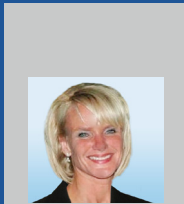
Demographic Trends



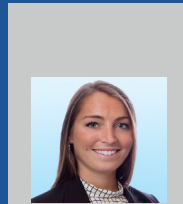
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Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date