

# Prime Commercial Opportunity with Unlimited Zoning Flexibility

REDEVELOP, REUSE, OR REPOSITION | 6502 DIXIE DRIVE | HOUSTON, TX

Exclusively Listed by

**Purak Parmar - Commercial Managing Director** | (281) 444-3900 | [purak.parmar@sellinghtx.com](mailto:purak.parmar@sellinghtx.com) | 617363, Texas

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Spring, TX 77379

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# Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



**Property Overview**

This 8,000 SF freestanding commercial building occupies a rare and highly functional 30,000Sqft tract in Southeast Houston, offering attributes that are increasingly difficult to find inside the city. Positioned along Dixie Dr with approximately 239 feet of frontage, the property provides exceptional visibility and accessibility, supported by three full curb cuts that allow smooth ingress/egress for high-volume users, delivery vehicles, or event traffic.

The building features a wide-open interior floorplan, giving future owners exceptional flexibility to reconfigure the space for their operational needs. Formerly utilized as a nightclub and event venue, the property already includes large open gathering areas, multiple restrooms, and existing utility infrastructure — ideal for restaurant, entertainment, assembly, or fellowship uses. The generous 50-space parking field further enhances its capability to support high-capacity operations such as churches, banquet halls, schools, fitness centers, or community facilities.

Whether the buyer is an owner-user seeking a turnkey site or an investor aiming to reposition the property for stronger cash flow, the options are wide open. The property is surrounded by dense residential neighborhoods with 137,000+ residents, strong daytime employment counts, and consistent traffic patterns along Dixie Dr and S Wayside Dr. Its close proximity to major corridors—including I-45 and Hobby Airport —further strengthens the property’s appeal for operators requiring regional accessibility.

Overall, 6500–6502 Dixie Dr provides a rare combination of flexibility, visibility, and value-add potential. With its substantial parking, and strategic location, the property stands out as an exceptional opportunity for users and

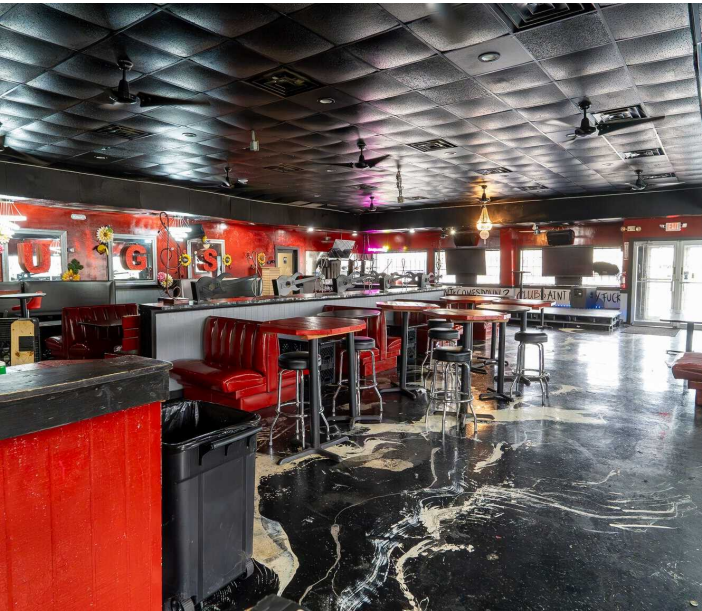
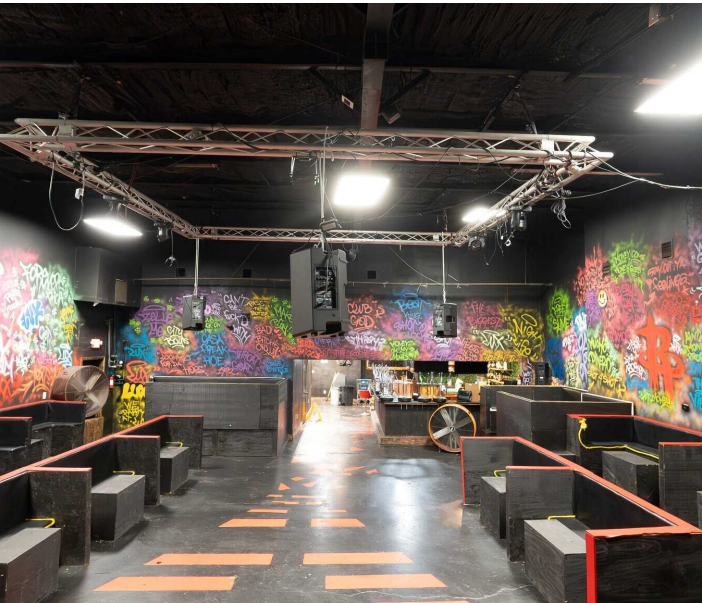
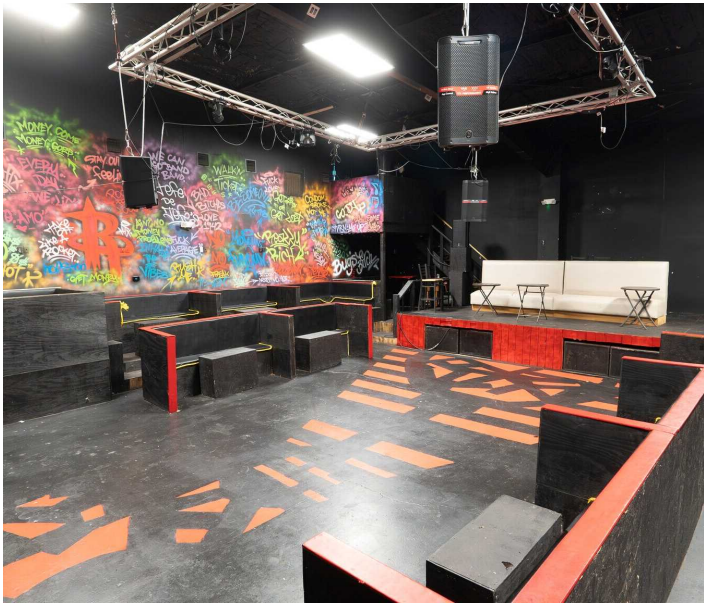
**Property Highlights**

- Unrestricted zoning — maximum flexibility
- Wide frontage
- 8,000 SF freestanding masonry building
- Ideal for retail, church, auto, or event venue
- High parking ratio (6.25/1,000 SF)
- Strong traffic counts and residential density

<b>Price:</b>	Contact Broker for Pricing
<b>Building SF:</b>	8000
<b>Frontage:</b>	239' on Dixie Dr
<b>Parking:</b>	50



# Property Photos



A detailed architectural line drawing of modern, multi-story buildings with various rectangular volumes and setbacks, creating a complex urban skyline. The drawing is rendered in thin grey lines on a white background, with some dashed lines indicating structural or spatial relationships.

# 02

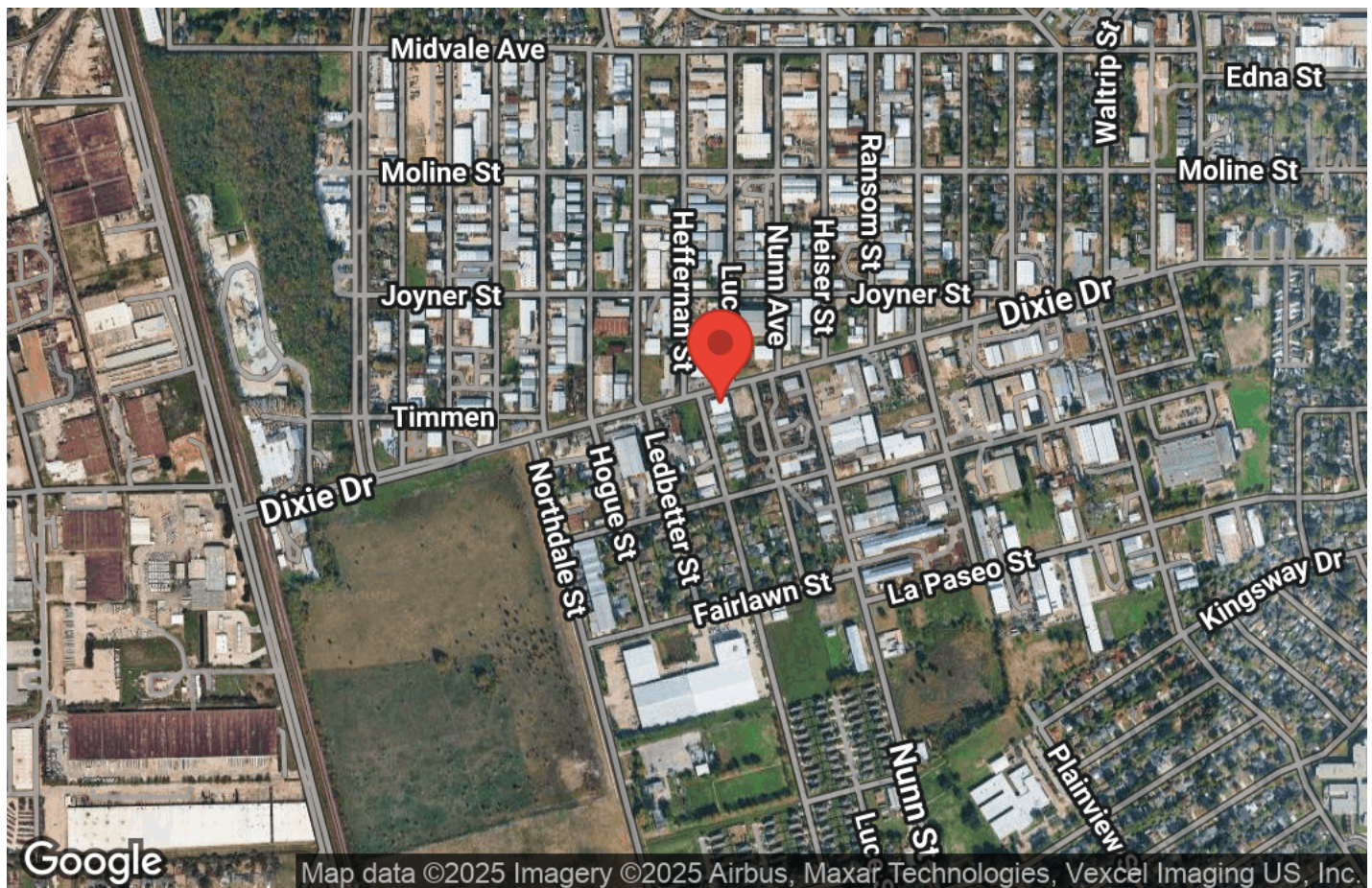
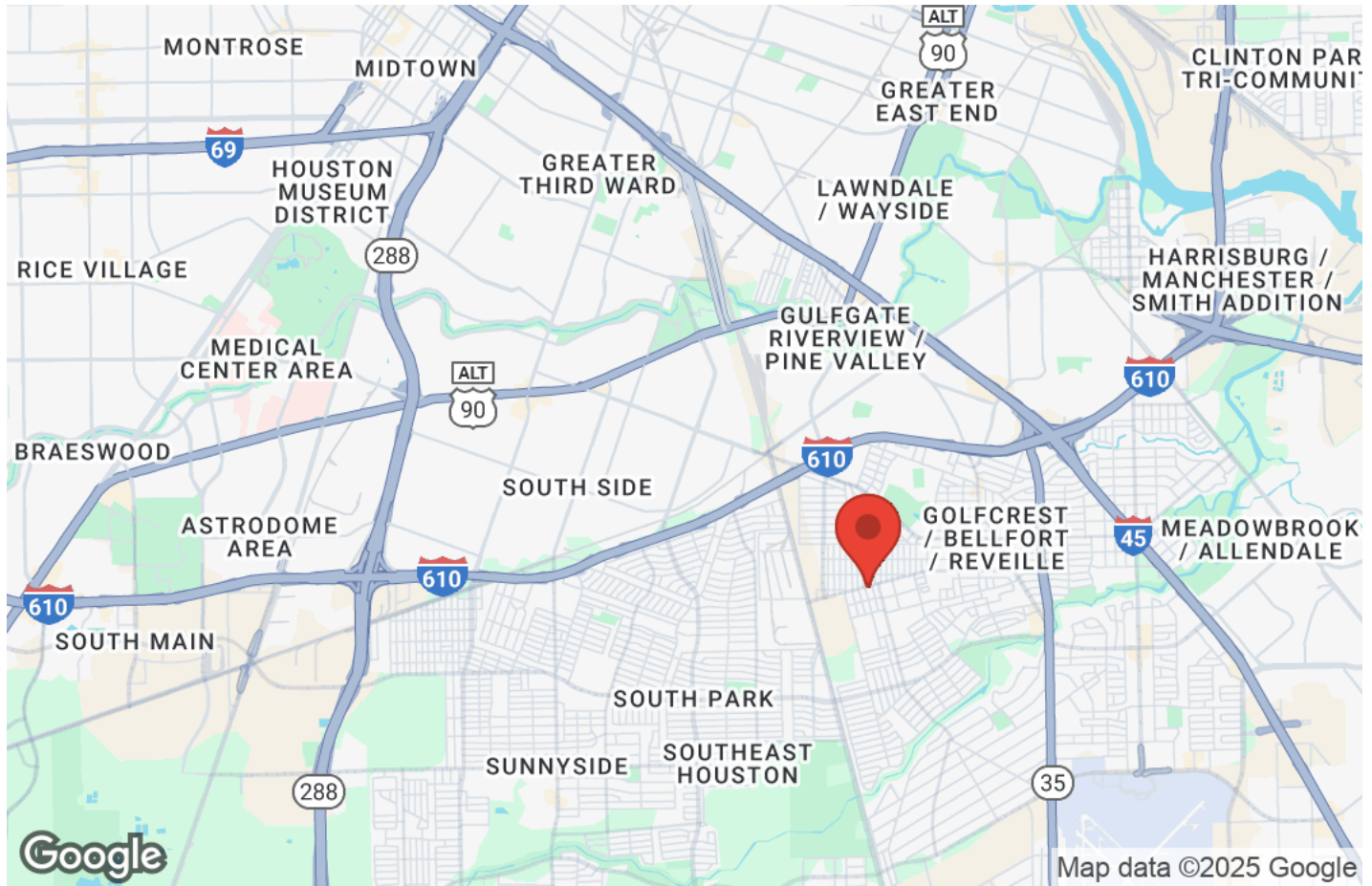
## Location Information

LOCATION MAPS

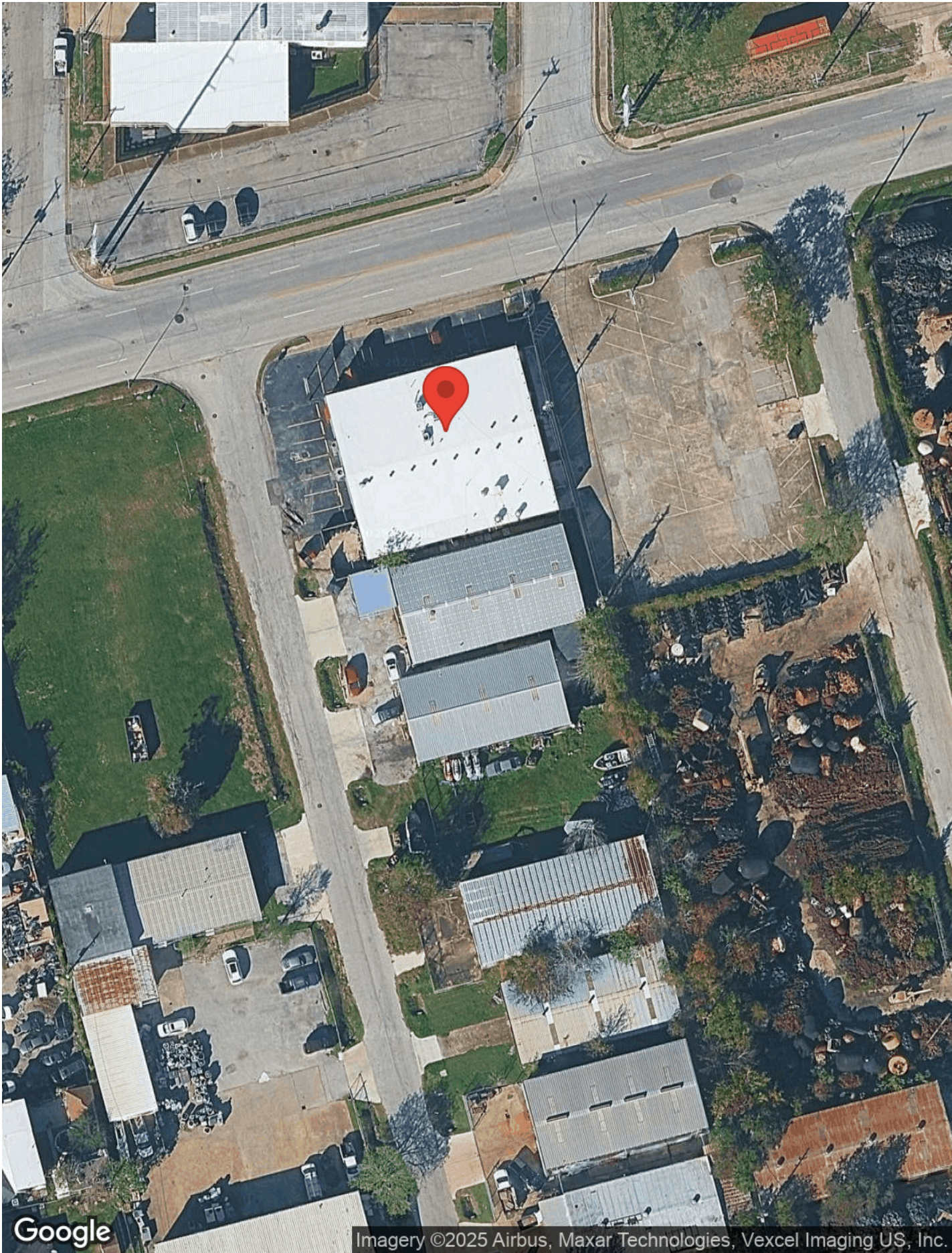
AERIAL MAP

BUSINESS MAP

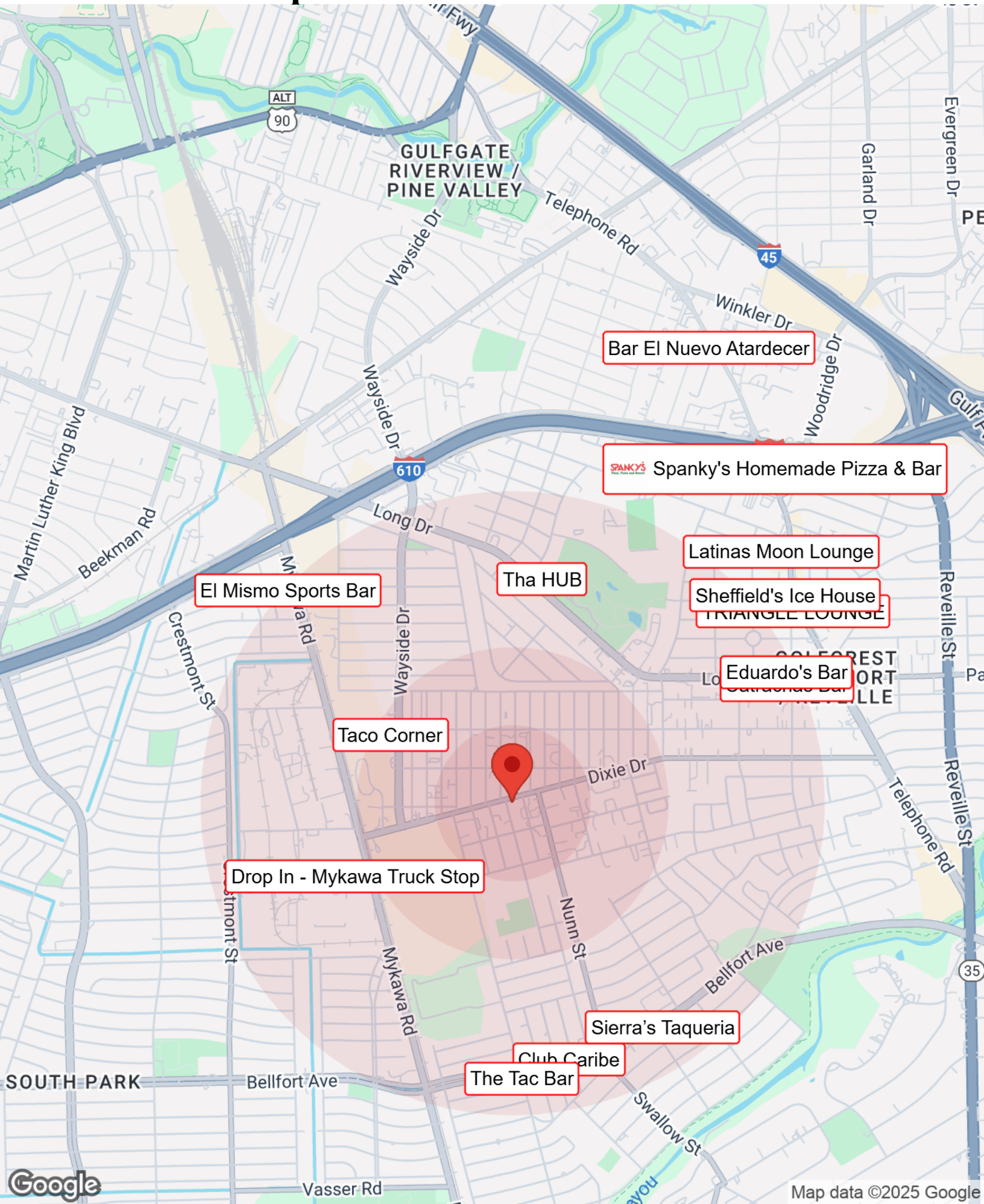
# Location Maps



# Aerial Map



# Business Map



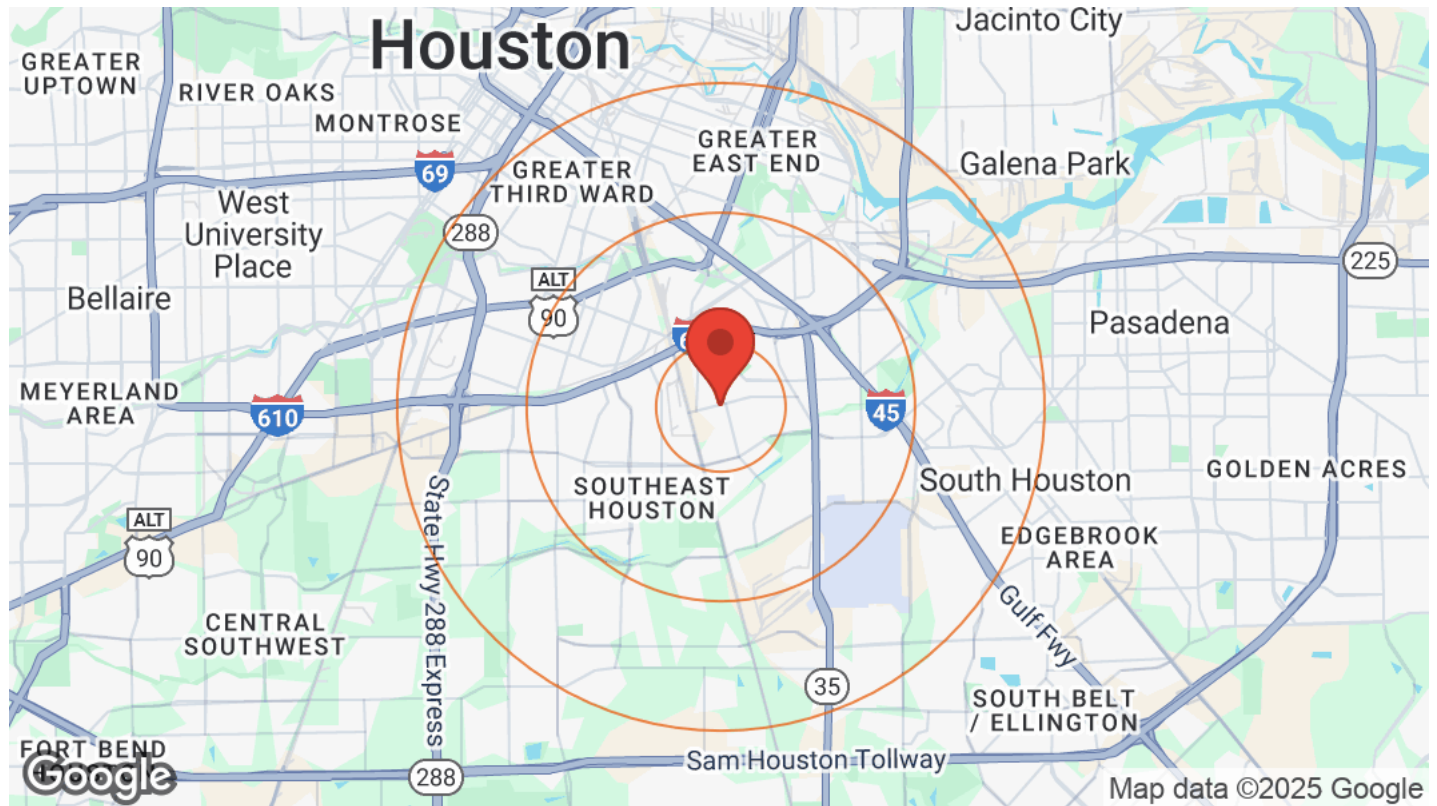
03

# Demographics

DEMOGRAPHICS



# Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,334	68,340	169,175
	Female	5,335	67,643	159,194
	Total Population	10,668	135,983	328,368
Age	Ages 0-14	2,129	27,898	62,054
	Ages 15-24	1,708	21,611	58,869
	Ages 25-54	4,316	55,698	134,712
	Ages 55-64	1,122	14,450	33,467
	Ages 65+	1,392	16,328	39,266
Race	White	740	10,974	35,398
	Black	2,777	40,496	100,645
	Am In/AK Nat	6	122	328
	Hawaiian	1	14	33
	Hispanic	7,000	79,659	173,313
	Asian	49	3,413	14,842
	Multi-Racial	85	1,142	3,152
	Other	7	177	624
Income	Median	\$47,564	\$46,967	\$52,200
	< \$15,000	507	7,648	19,422
	\$15,000-\$24,999	355	5,019	10,849
	\$25,000-\$34,999	327	4,933	11,054
	\$35,000-\$49,999	555	6,661	14,937
	\$50,000-\$74,999	549	7,542	20,057
	\$75,000-\$99,999	394	5,705	14,787
	\$100,000-\$149,999	493	5,756	14,725
	\$150,000-\$199,999	121	1,678	5,054
	> \$200,000	67	1,617	5,763
Housing	Total Units	3,735	52,183	131,652
	Occupied	3,366	46,559	116,649
	Owner Occupied	1,989	21,278	51,034
	Renter Occupied	1,377	25,281	65,615
	Vacant	369	5,624	15,003



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# Agent Profile

PROFESSIONAL BIO




ATTACHMENT 1

# Professional Bio



## **Purak Parmar**

Commercial Managing Director

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 617363, Texas

Purak is a seasoned professional bringing over a decade of real estate expertise in the Houston commercial and investment property scene. As a Broker Associate, he holds notable industry designations such as: Texas Accredited Commercial Specialist (TACS), Graduate of the REALTOR® Institute (GRI), Pricing Strategy Advisor (PSA), and Master Certified Negotiation Expert (MCNE).

Purak has a long track record of success. As a graduate of Rutgers University in NJ, his straightforward approach is cultivated from a comprehensive career including business brokerage, management consulting, entrepreneurship in multiple ventures, and retail operations. He brings his insightful communication and business skills to his clients to guide them through the real estate process. As passionate about numbers as he is closing deals, Purak thrives in helping investors and business owners in achieving their goals. Through meticulous market research providing ROI, CAP rates, and insights on income-producing real estate, Purak is committed to placing the goals of his clients first and providing the highest level of service.



# 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
Purak Parmar	0617363	purak.parmar@sellinghtx.com	(832) 987-4175
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)

IABS 1-1

# High-Visibility 8,000 SF Freestanding Asset — Redevelop, Reuse, or Reposition Your Next High-Yield Commercial Play

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