

# 1035 DAIRY ASHFORD - RETAIL OR OFFICE USE

## FOR LEASE

Suite 100  
7,000 SF

### Information

Ted Carey  
713.459.5798  
[jtcarey@comcast.com](mailto:jtcarey@comcast.com)

1035 Dairy Ashford  
Houston, TX.  
77079

Former bank space, connected to three story, 35,000 SF multi-tenant office building.

Excellent location in Houston's Energy Corridor at the intersection of Dairy Ashford and Barryknoll, two blocks south of I-10. Ideal for servicing the Memorial and Katy submarkets.

Proximate to West Memorial strong demographics, amenities, and school system.

Located adjacent to the master planned Ashford Business Park.

On-site property management and leasing, parking ratio of 3.5/1,000 SF.

Aggressive rental rates and terms.

Existing space ideal for retail, medical, or office use.

The information contained herein has been obtained from sources believed reliable. Realty Services Group makes no guarantees or warranties as to the accuracy thereof. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current performance of the property. Information is for guidance only and does not constitute all or any part of a contract.



FOR LEASE

Suite 100  
7,000 SF

## Information

Ted Carey  
713.459.5798  
[jtcarey@comcast.com](mailto:jtcarey@comcast.com)

1035 Dairy Ashford  
Houston, TX.  
77079



## Vacancy Features

- Building Naming Rights.
- Spacious Open Floorplan.
- Three Executive Offices.
- Conference Facility & Kitchen.
- Private Restroom.
- Above Standard Fixtures & Finishes.
- Drive Up Parking.



## Neighborhood Amenities

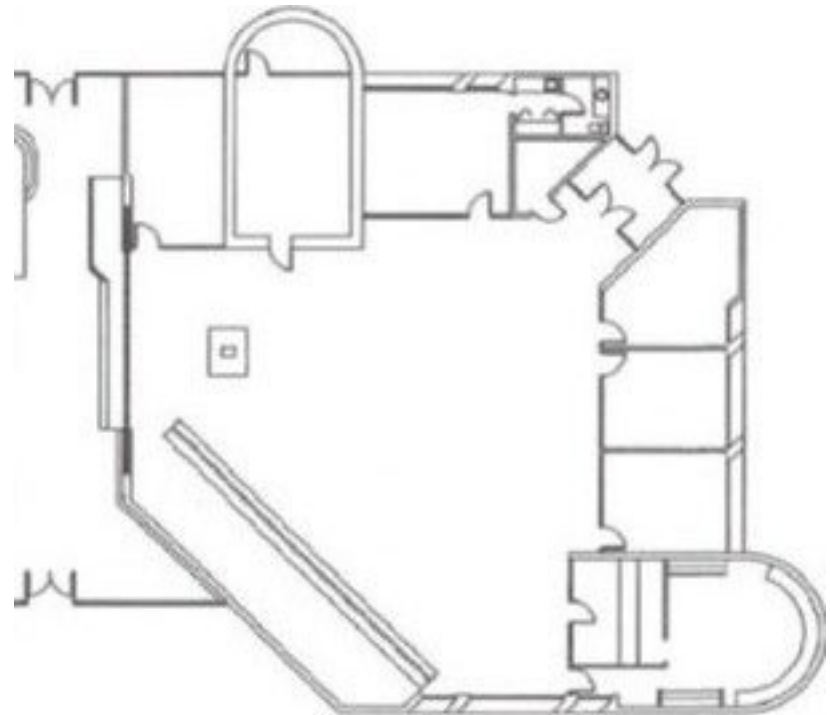
Sixteen restaurant and quick serve dining options in immediate proximity, nine within walking distance.

Three lodging options; Courtyard by Marriott, Comfort Inn, and Hilton Garden Inn.

Additional neighborhood amenities include TX. Children's Pediatrics and BB&T Branch Bank.

One-mile north of the Dairy Ashford / Memorial retail hub anchored by Randalls, HEB, and Kroger groceries.

1.5-Miles North of Terry Hershey Park Hike Trail.





# 1035 DAIRY ASHFORD - RETAIL OR OFFICE USE

FOR LEASE

Suite 100  
7,000 SF

Information

Ted Carey  
713.459.5798  
jtcarey@comcast.com

1035 Dairy Ashford  
Houston, TX.  
77079

Logos of various brands and businesses:

- BB&T
- COURTYARD Marriott
- BECK'S PRIME Restaurants
- Comfort INN
- Freddy's STEAKBURGERS
- Raising Cane's CHICKEN FINGERS
- SONIC
- Bagel Bab
- MAURICE HEBERT'S SPECIALTY MEATS BROUSSARD
- SAM'S Burgers • Fries • Pies Always Homemade!
- MAS TACO
- Panera BREAD
- LYNN'S STEAKHOUSE & SEAFOOD EST. 1985
- Wendy's
- Chick-fil-A
- Randalls
- H-E-B
- SMOOTHIE KING. RULE THE DAY.
- TACO BELL
- Pizza Hut
- Jason's deli
- SPEC'S WINES • SPIRITS • FINER FOODS
- FIREHOUSE SUBS
- Hungry's
- NOTHING bundt CAKES
- Domino's Pizza
- ACE Hardware
- STARBUCKS COFFEE
- Hilton Garden Inn
- Texas Children's Hospital
- FedEx
- PAPPPY'S Cafe
- 焼 "Come and Burn the flames"
- SUBWAY
- MIKOTO
- chili's
- CAVENDER'S
- WHATABURGER
- McDonald's
- Kroger
- CHASE
- BR baskin tobbling

The information contained herein has been obtained from sources believed reliable. Realty Services Group makes no guarantees or warranties as to the accuracy thereof. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current performance of the property. Information is for guidance only and does not constitute all or any part of a contract.



# 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.

11-2-2015



## 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.

### Realty Services Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rick Hazard</b>	<b>307123</b>	<b>rick@rsg3.com</b>	<b>281.660.0793</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Ted Carey</b>	<b>398947</b>	<b>ted@rsg3.com</b>	<b>713.459.5798</b>
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