

# HILL AVE PLAZA - RETAIL / OFFICE



1624 Hill Ave, Dickinson, TX 77539 (Faces FM 646 - approx. 260' of Frontage)



# FM 646 PROFESSIONAL RETAIL AND OFFICE CENTER

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## Property Details

Ideal for Office / Retail. Has an Excellent Visibility. High demand for Dental / Medical (Optometrist, Podiatrist, Chiropractor or Pain Management offices). Good location for Attorney Offices, Lawyer, Driving School, Kids Academy / After School Programs, Karate, Day Care, Nail / Hair Salon, Barber, etc. Have 1000 sqft - 8900 Sqft avail. Divisible or Contiguous. By League City / Dickinson Area: Close to Tuscan Lakes, Whispering Lakes Ranch and future subdivision- Lakes of Quail Point down the street; and Close to Beacon Lake Golf Course and Apartments. This is a Professional Office / Professional Retail Building and in high demand on FM 646. High Traffic Count On FM 646 by HWY 3. Minutes from I-45 and 146. In the area of Dickson / League City, Kemah and Clear Lake close by and minutes from Kemah Boardwalk and Tanger Outlets not far away and Bay Brook Mall a short drive.

**Price: \$15.00 - \$20.00 /SF/Yr**

- 260' of Frontage on FM 646
- Min. 1000 sqft available and Max under 9000 sqft.
- Professional Offices / Professional Retail Spaces Available
- Divisible or Contiguous spaces available
- High Traffic Count on FM 646 and Hwy 3 / Excellent Visibility
- Medical, Dental, Attorney, Retail, Kids Academy, Day Care, etc.

View the full listing here: <https://www.loopnet.com/Listing/1624-Hill-Ave-Dickinson-TX/11788578/>

Rental Rate:	\$15.00 - \$20.00 /SF/Yr
Min. Divisible:	1,000 SF
Property Type:	Retail
Property Sub-type:	Storefront Retail/Office
Gross Leasable Area:	11,906 SF
Year Built:	2018
Walk Score ®:	22 (Car-Dependent)
Rental Rate Mo:	\$1.25 - \$1.67 USD/SF/Mo

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## Listing space

1st Floor

Space Available: 1,000 - 8,900 SF  
Rental Rate: \$15.00 - \$20.00 /SF/Yr  
Date Available: Now  
Service Type: Triple Net (\$5.00 / SF / YR Quoted)  
Space Type: New  
Space Use: Office/Retail  
Lease Term: 3 - 5 Years

Professional Offices/ Retail. FIRST GENERATION SPACE:3-5 Minutes from ROUTE 45 10 Minutes from KEMAH Boardwalk / 20 Minutes from Galveston and 25 minutes from HOU-Downtown Leasing Now for Professional Office Space or Retail.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
HILL AVE CLINIC	3,000	November 2025

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## Location



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## Property Photos



4



3

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1624 Hill Ave, Dickinson, TX 77539

## Property Photos



1



2

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## Property Photos



5



6

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## Property Photos



7



8



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## Property Photos



9



IMG\_E6592

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## Property Photos



IMG\_E6589



10

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11



12

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1624 Hill Ave, Dickinson, TX 77539

## Property Photos



13



14

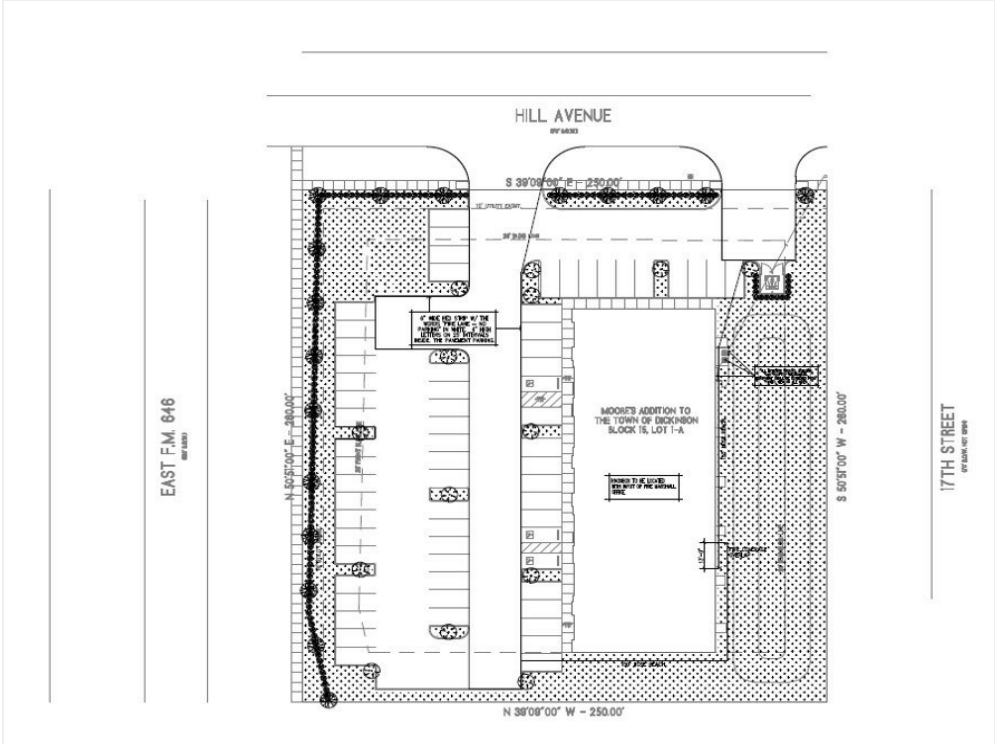
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1624 Hill Ave, Dickinson, TX 77539

## Property Photos



15

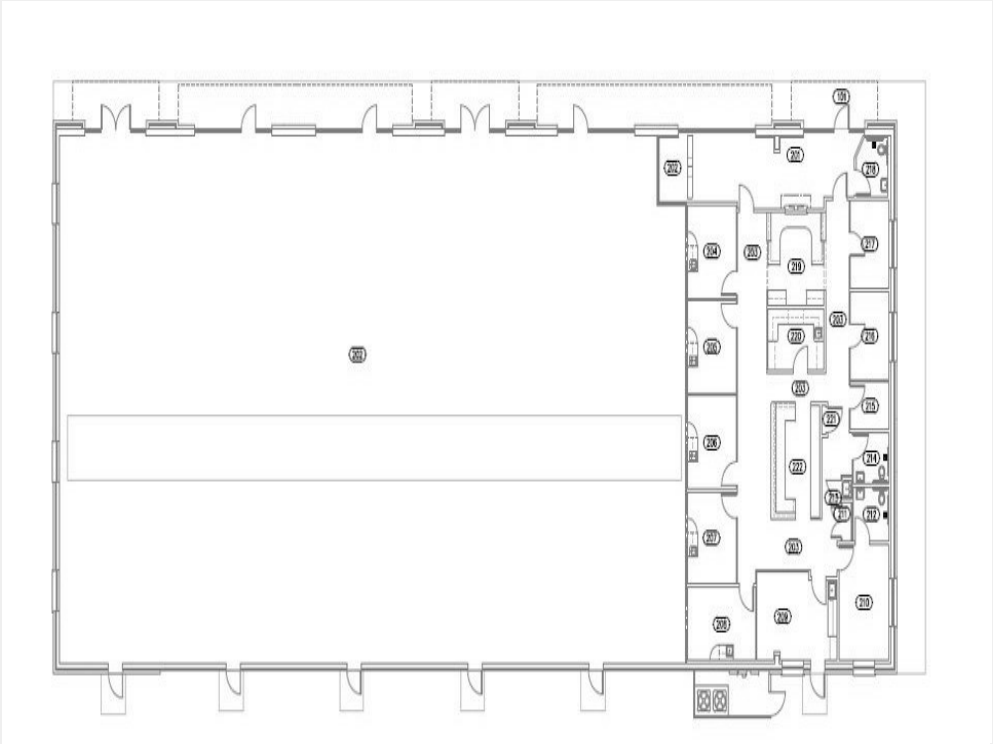


Other

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## Property Photos



Other