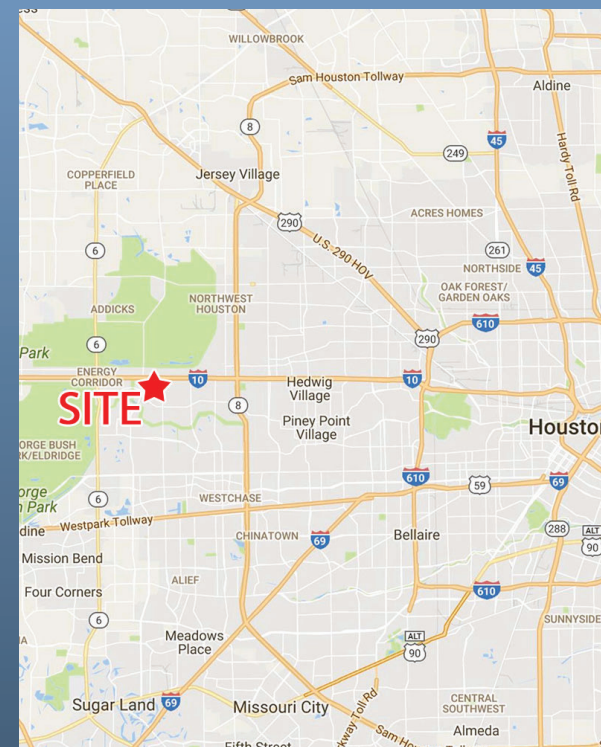


Dairy Ashford Center

1001 - 1025 Dairy Ashford Rd, Houston, Texas 77079



PROPERTY DATA

- Directly across Dairy Ashford from Stratford High School, with approximately 2,230 students, and Tully Stadium
- Located ½ mile south of I-10, and north of Memorial Dr
- 2,047 SF fully built out restaurant available
- Pylon sign panel available
- Located in the heart of a strong residential and commercial trade area

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2025 Estimate	19,661	119,769	291,421
Avg HH Income			
2025 Estimate	\$123,503	\$140,069	\$125,627
Traffic Counts			
Dairy Ashford Rd	34,771 cars per day		
Fern Dr	5,898 cars per day		

CONTACT

Devon Irby
dirby@wulfe.com
(713) 621-1704

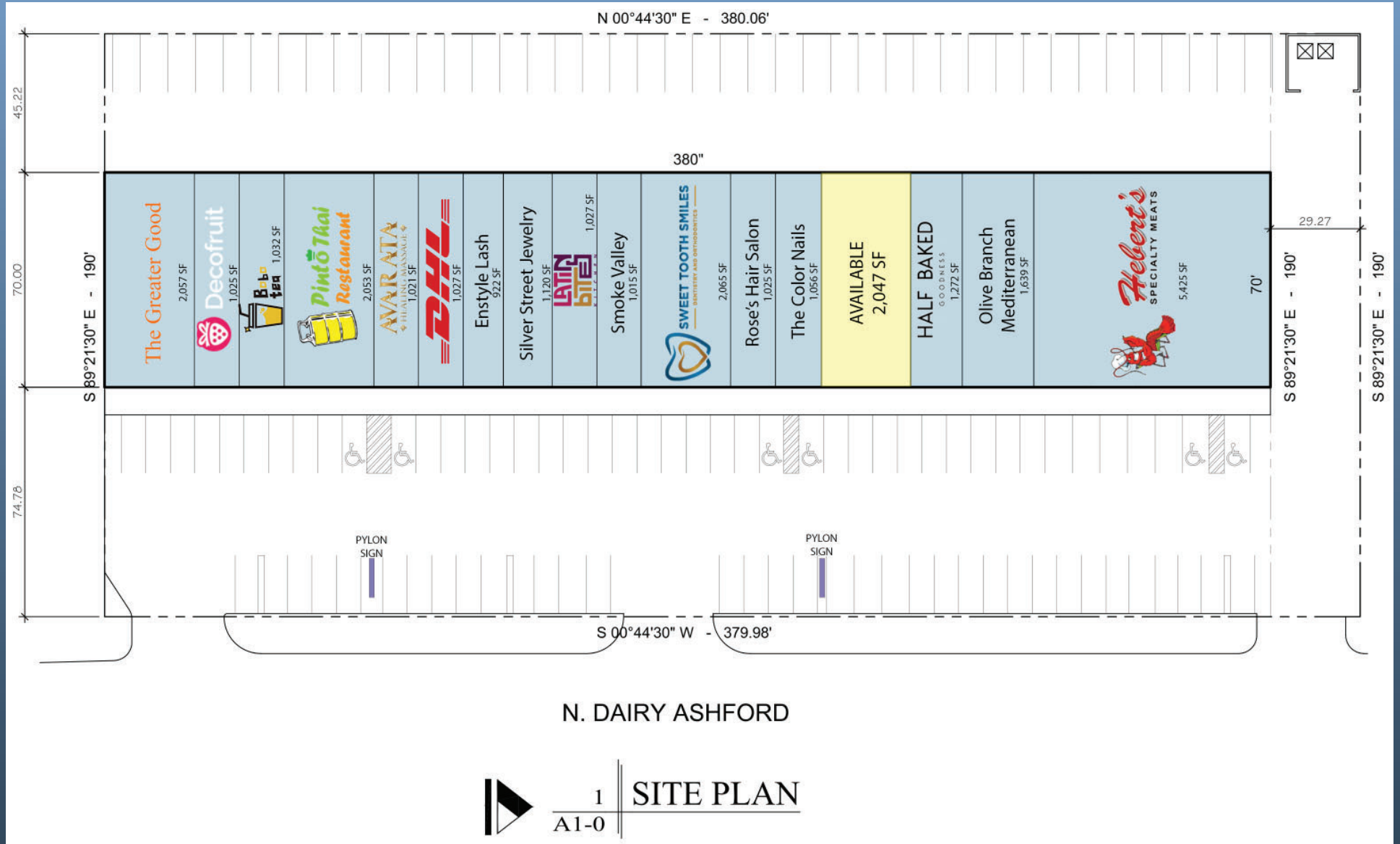
Katherine Wildman
kwildman@wulfe.com
(713) 621-1220

Bunny McLeod
bmcleo@wulfe.com
(713) 621-2230









Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7784/-95.6068

1013 Dairy Ashford St Houston, TX 77079	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	19,661	119,769	291,421
2030 Projected Population	18,863	117,778	284,388
2020 Census Population	18,167	109,455	270,537
2010 Census Population	15,525	92,193	241,744
Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.5%
Historical Annual Growth 2010 to 2025	1.8%	2.0%	1.4%
2025 Median Age	35.0	36.9	36.4
Households			
2025 Estimated Households	8,287	51,433	121,843
2030 Projected Households	8,161	51,924	121,599
2020 Census Households	7,585	48,560	115,936
2010 Census Households	6,297	40,145	100,982
Projected Annual Growth 2025 to 2030	-0.3%	0.2%	-
Historical Annual Growth 2010 to 2025	2.1%	1.9%	1.4%
Race and Ethnicity			
2025 Estimated White	48.7%	45.6%	39.8%
2025 Estimated Black or African American	18.2%	21.2%	22.5%
2025 Estimated Asian or Pacific Islander	10.2%	11.9%	12.1%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.8%
2025 Estimated Other Races	22.3%	20.7%	24.8%
2025 Estimated Hispanic	28.1%	26.5%	31.6%
Income			
2025 Estimated Average Household Income	\$123,503	\$140,069	\$125,627
2025 Estimated Median Household Income	\$94,752	\$99,157	\$90,489
2025 Estimated Per Capita Income	\$52,062	\$60,235	\$52,574
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.4%	6.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.8%	3.9%
2025 Estimated High School Graduate	9.3%	11.9%	15.9%
2025 Estimated Some College	18.0%	15.5%	16.2%
2025 Estimated Associates Degree Only	6.8%	6.8%	7.8%
2025 Estimated Bachelors Degree Only	38.7%	34.9%	30.1%
2025 Estimated Graduate Degree	20.1%	24.8%	19.8%
Business			
2025 Estimated Total Businesses	1,773	8,930	22,153
2025 Estimated Total Employees	17,605	83,725	258,540
2025 Estimated Employee Population per Business	9.9	9.4	11.7
2025 Estimated Residential Population per Business	11.1	13.4	13.2

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

<u>Wulfe & Co.</u>	<u>478511</u>	<u>info@wulfe.com</u>	<u>713-621-1700</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert D. Sellingsloh</u>	<u>291801</u>	<u>bsellingsloh@wulfe.com</u>	<u>713-621-1700</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Devon Irby</u>	<u>478511</u>	<u>dirby@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date