DAYCARE SITE FOR SALE ±1.6364 AC



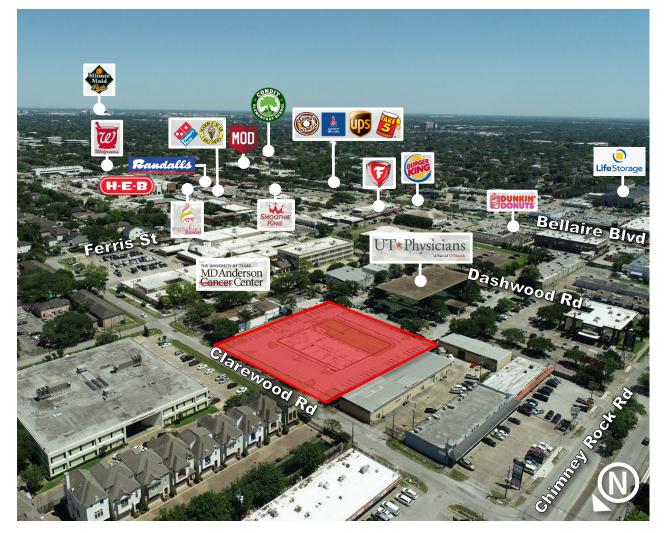
5420 DASHWOOD DRIVE HOUSTON, TX 77032



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AREA LOCATION

+1.6364 AC | 5420 DASHWOOD DRIVE | HOUSTON, TX 77032 ()) JLL 2



Location

Located on Clarewood Drive just east of Chimney Rock Road

Size

±1.6364 AC (264'X270')

Highest & Best Use

Daycare, School

Schools

Condit Elementary School, Pershing Middle School, Bellaire High School

Utilities

Available through the City of Houston

Tax Rate \$2.114811 (2024)

Pricing \$24.00 PSF

Chimney Rock Rd, north of Dashwood Dr

| Traffic Counts | 18,110 |
|----------------|--------|
| | |

| Bellaire Blvd, east of | Chimney Rock Rd |
|------------------------|-----------------|
| Traffic Counts | 29,549 |

| | 1-mile | 3-miles | 5-miles |
|-----------------------------|----------|-----------|---------|
| Estimated Population | 31,161 | 238,304 | 556,663 |
| Household Income | \$90,581 | \$113,809 | 105,679 |
| Number of Households | 10,315 | 97,640 | 234,439 |
| Median Age | 31.0 | 34.1 | 34.4 |

PROPERTY **SURVEY**

+ 1.6364 AC | 5420 DASHWOOD DRIVE | HOUSTON, TX 77032 (()) JLL 3



PROPERTY **AERIAL**

+ 1.6364 AC | 5420 DASHWOOD DRIVE | HOUSTON, TX 77032 (()) JLL 4



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