

DAYCARE SITE FOR SALE + 1.6364 AC



Jones Lang LaSalle Brokerage, Inc.

5420 DASHWOOD DRIVE | HOUSTON, TX 77032



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AREA LOCATION

± 1.6364 AC | 5420 DASHWOOD DRIVE | HOUSTON, TX 77032  2



Location

Located on Clarewood Drive just east of Chimney Rock Road

Size

± 1.6364 AC (264' X 270')

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

	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



Chimney Rock Rd, north of Dashwood Dr

Traffic Counts	18,110
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Bellaire Blvd, east of Chimney Rock Rd

Traffic Counts	29,549
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PROPERTY AERIAL

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