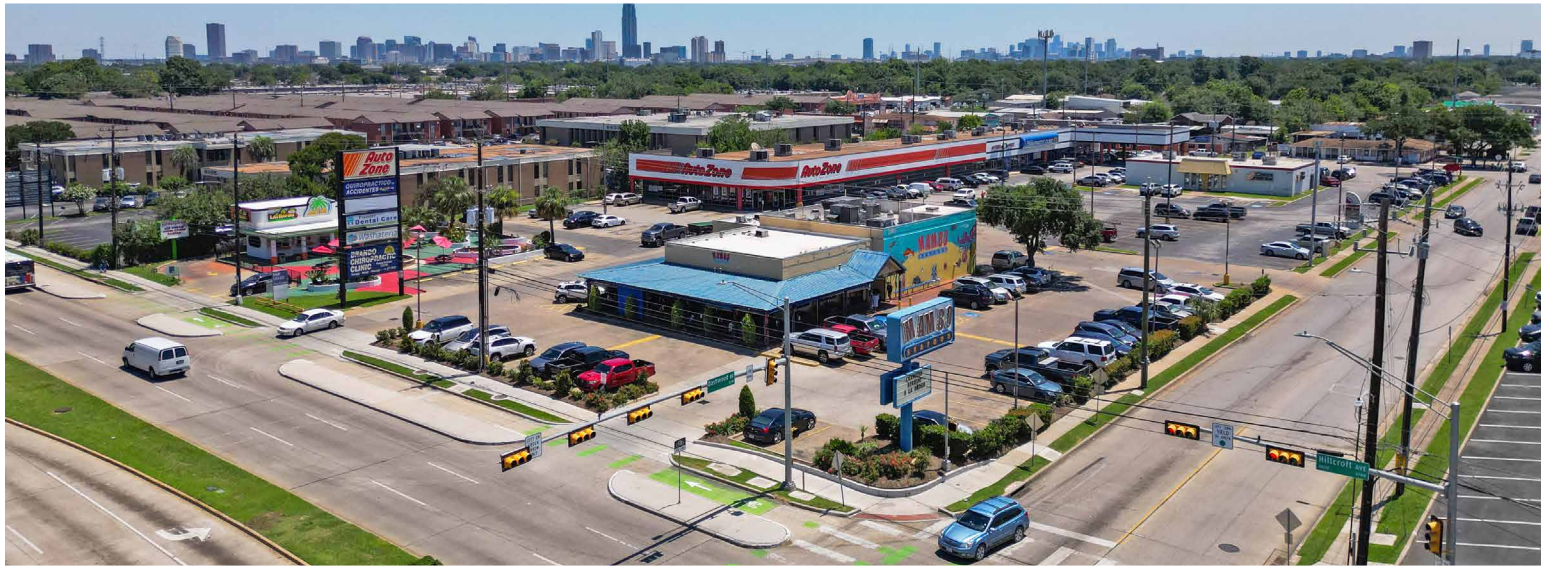


Dashwood Shopping Center

6202 - 6240 Dashwood Drive, Houston, Texas 77081



Estimated Population



1-mile	3-miles	5-miles
45,670	242,344	568,606

Avg Household Income



1-mile	3-miles	5-miles
\$41,409	\$90,919	\$102,410

Traffic Counts

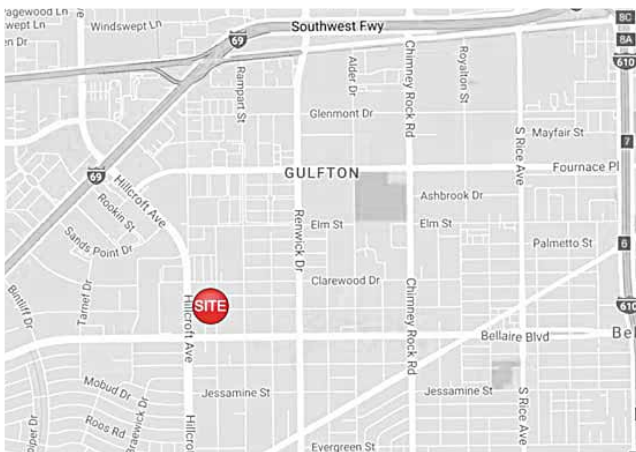


Hillcroft Ave	21,209 VPD
Bellaire Blvd	26,629 VPD

Year: 2024/2022 | Source: TxDOT

Property Features

- 2,400 SF Available - August 2026
- Adjacent to 120,000 SF Fiesta Mart located at the corner of Hillcroft and Bellaire Boulevard
- Densely populated area



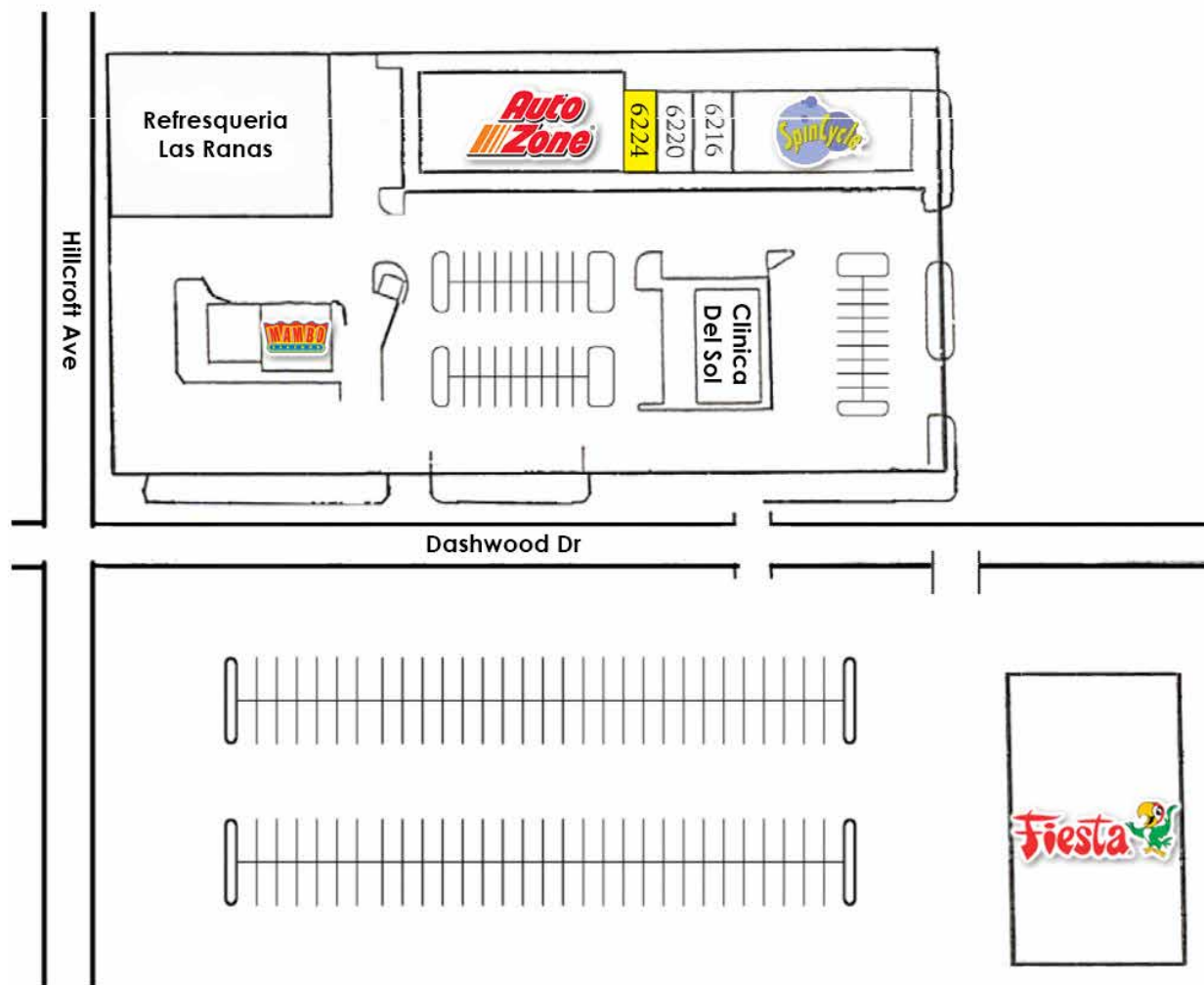
For more
information contact:

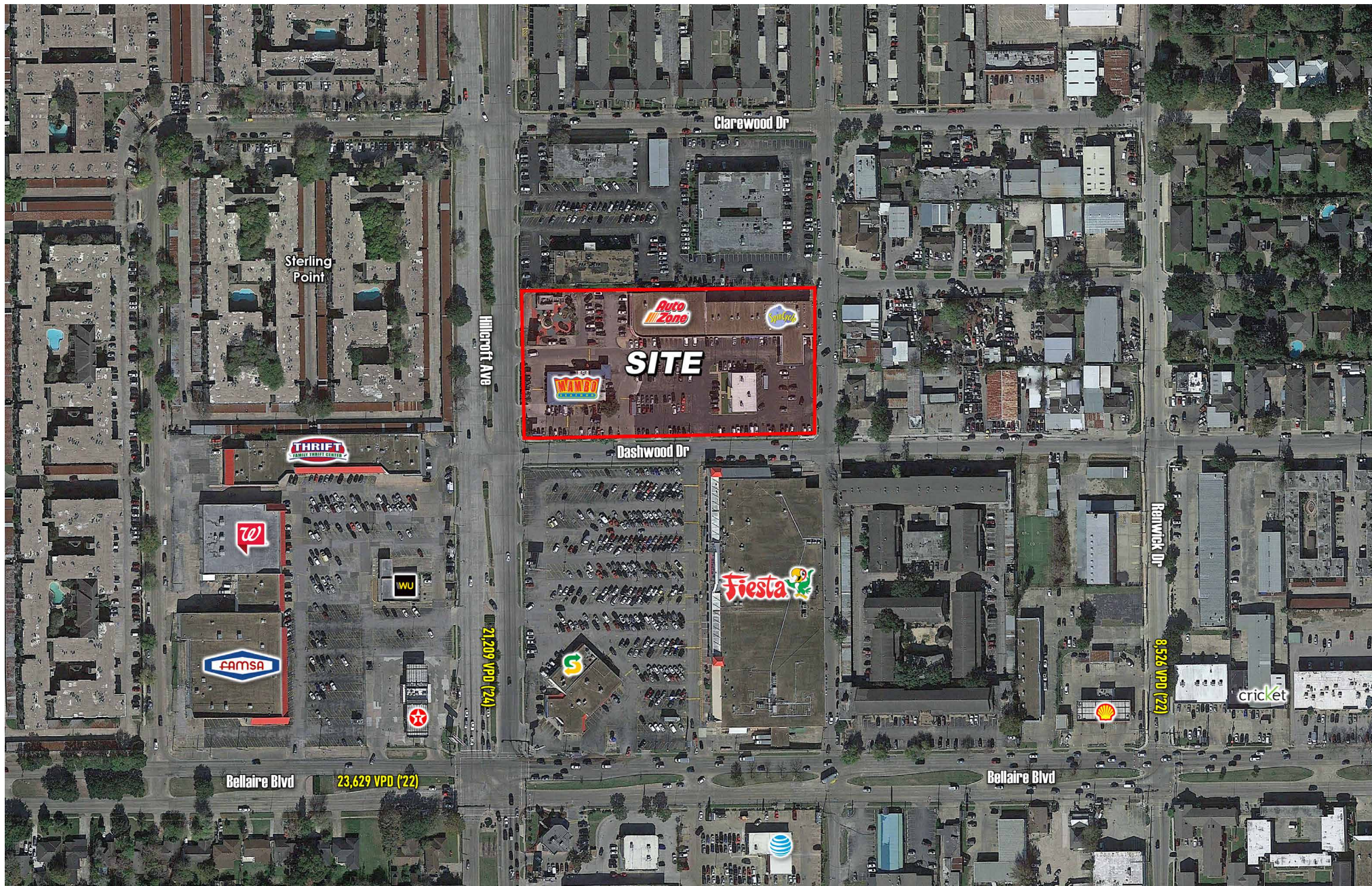
Kristen Cavanaugh
kcavanaugh@unitedequities.com
(713) 772-6262

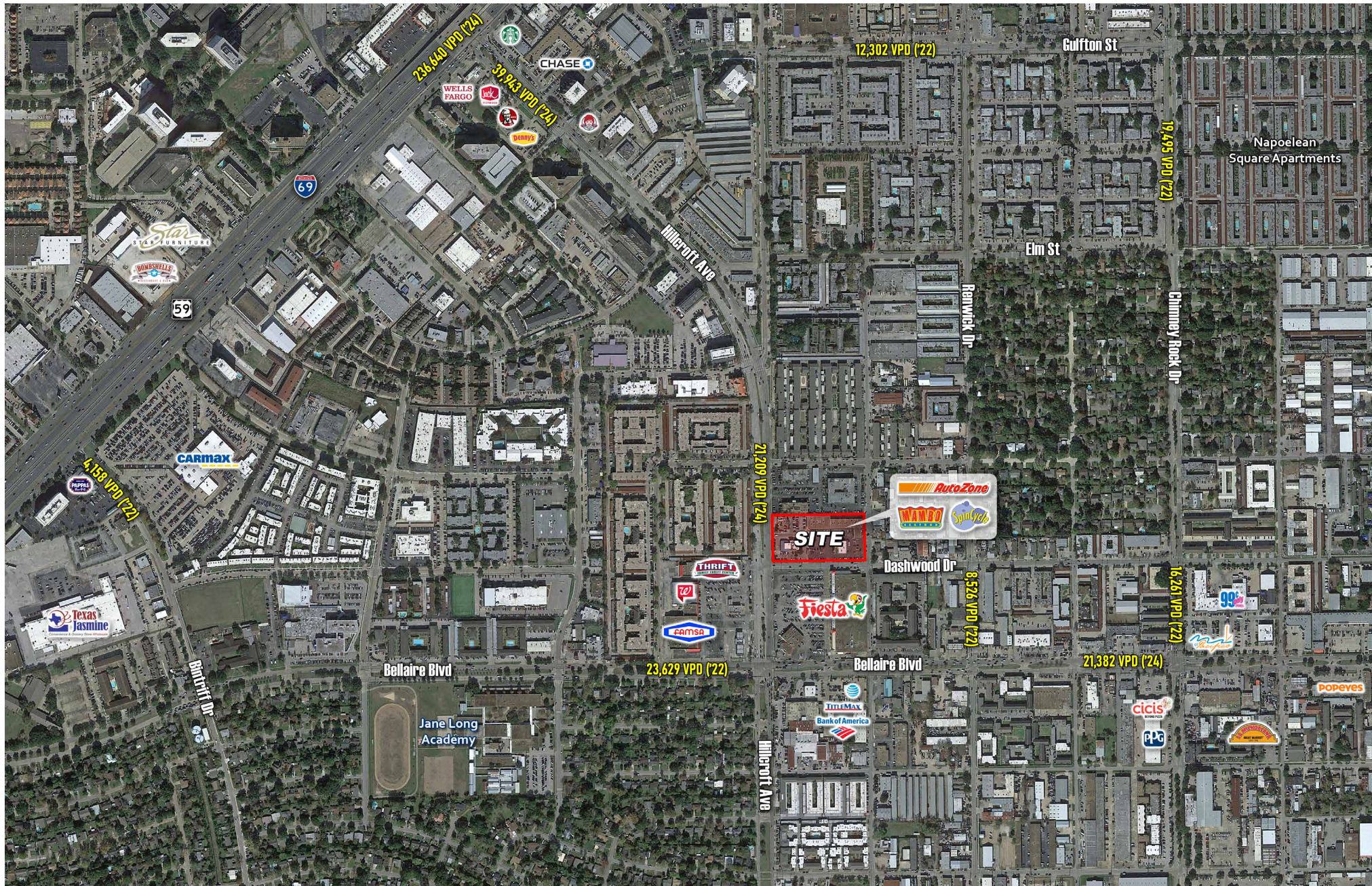
6202 - 6240 Dashwood Drive, Houston, Texas 77081

Suite	Tenant	Sq. Ft
6202	Spin Cycle	6,000
6216	Brando Chiropractic	2,160
6220	Diamond Plus Dental	2,400
6224	Available - August 2026	2,400
6240	AutoZone	11,110
6206	Clinica Del Sol	4,000
Total Sq Ft		25,670

GR1	Refresqueria Las Ranas
GR2	Mambo Seafood







Population

2000 Population	47,036	214,447	492,461
2010 Population	42,196	218,825	508,412
2020 Population	45,670	242,344	568,606
2025 Population	47,880	256,062	605,498
2000-2010 Annual Rate	-1.08%	0.20%	0.32%
2010-2020 Annual Rate	0.77%	1.00%	1.10%
2020-2025 Annual Rate	0.95%	1.11%	1.27%
2020 Male Population	54.5%	51.7%	50.2%
2020 Female Population	45.5%	48.3%	49.8%
2020 Median Age	29.0	33.3	34.5

In the identified area, the current year population is 568,606. In 2010, the Census count in the area was 508,412. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 605,498 representing a change of 1.27% annually from 2020 to 2025. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 29.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	47.4%	54.7%	52.4%
2020 Black Alone	9.5%	11.9%	17.5%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	0.7%
2020 Asian Alone	7.9%	10.4%	11.1%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	27.4%	17.1%	14.0%
2020 Two or More Races	6.9%	4.9%	4.3%
2020 Hispanic Origin (Any Race)	76.6%	49.1%	39.5%

Persons of Hispanic origin represent 39.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	29	95	113
2000 Households	15,319	89,181	209,123
2010 Households	13,380	87,921	211,019
2020 Total Households	14,324	96,076	235,182
2025 Total Households	14,933	101,135	250,685
2000-2010 Annual Rate	-1.34%	-0.14%	0.09%
2010-2020 Annual Rate	0.67%	0.87%	1.06%
2020-2025 Annual Rate	0.84%	1.03%	1.28%
2020 Average Household Size	3.17	2.50	2.40

The household count in this area has changed from 211,019 in 2010 to 235,182 in the current year, a change of 1.06% annually. The five-year projection of households is 250,685, a change of 1.28% annually from the current year total. Average household size is currently 2.40, compared to 2.39 in the year 2010. The number of families in the current year is 128,678 in the specified area.

Average Household Income

2020 Average Household Income	\$41,409	\$90,919	\$102,410
2025 Average Household Income	\$44,498	\$97,305	\$110,038
2020-2025 Annual Rate	1.45%	1.37%	1.45%

2020 Population 25+ by Educational Attainment

Total	26,220	158,621	379,202
Less than 9th Grade	26.7%	13.9%	11.0%
9th - 12th Grade, No Diploma	10.5%	5.7%	5.4%
High School Graduate	29.1%	17.2%	15.6%
GED/Alternative Credential	1.9%	1.8%	1.8%
Some College, No Degree	11.8%	15.0%	14.9%
Associate Degree	3.9%	4.1%	4.5%
Bachelor's Degree	11.8%	24.5%	25.7%
Graduate/Professional Degree	4.4%	17.7%	21.1%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	2,486	16,807	37,525
Total Employees:	17,769	144,553	367,477
Total Residential Population:	45,670	242,344	568,606
Employee/Residential Population Ratio (per 100 Residents)	39	60	65



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date