

# FOR SALE

## SWC Richmond Ave & S. Dairy Ashford Rd

Pad Site: 1 AC (43,560 SF)

SWC Richmond Ave & S. Dairy Ashford Rd

Houston, TX 77082

Existing On-Site Detention

Pad Site: 1 AC (43,560 SF)

Retail Development

Existing  
First Community  
Credit Union

Richmond Ave.

S. Dairy Ashford

**Larry Cedillo**

Principal

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# AERIAL MAP

SWC Richmond Ave & S. Dairy Ashford Rd

Site Plan | Conceptual Design

# FOR SALE



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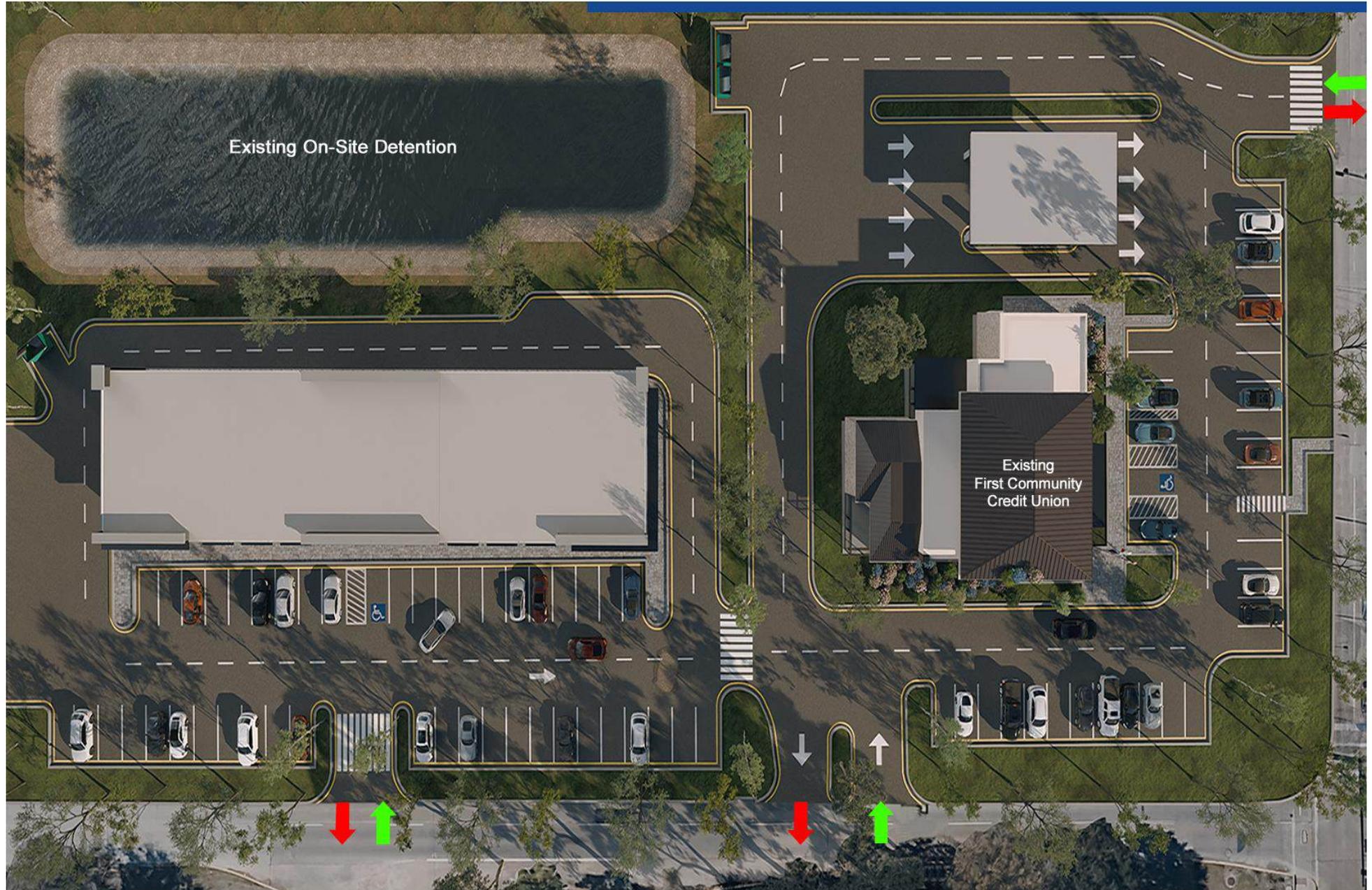


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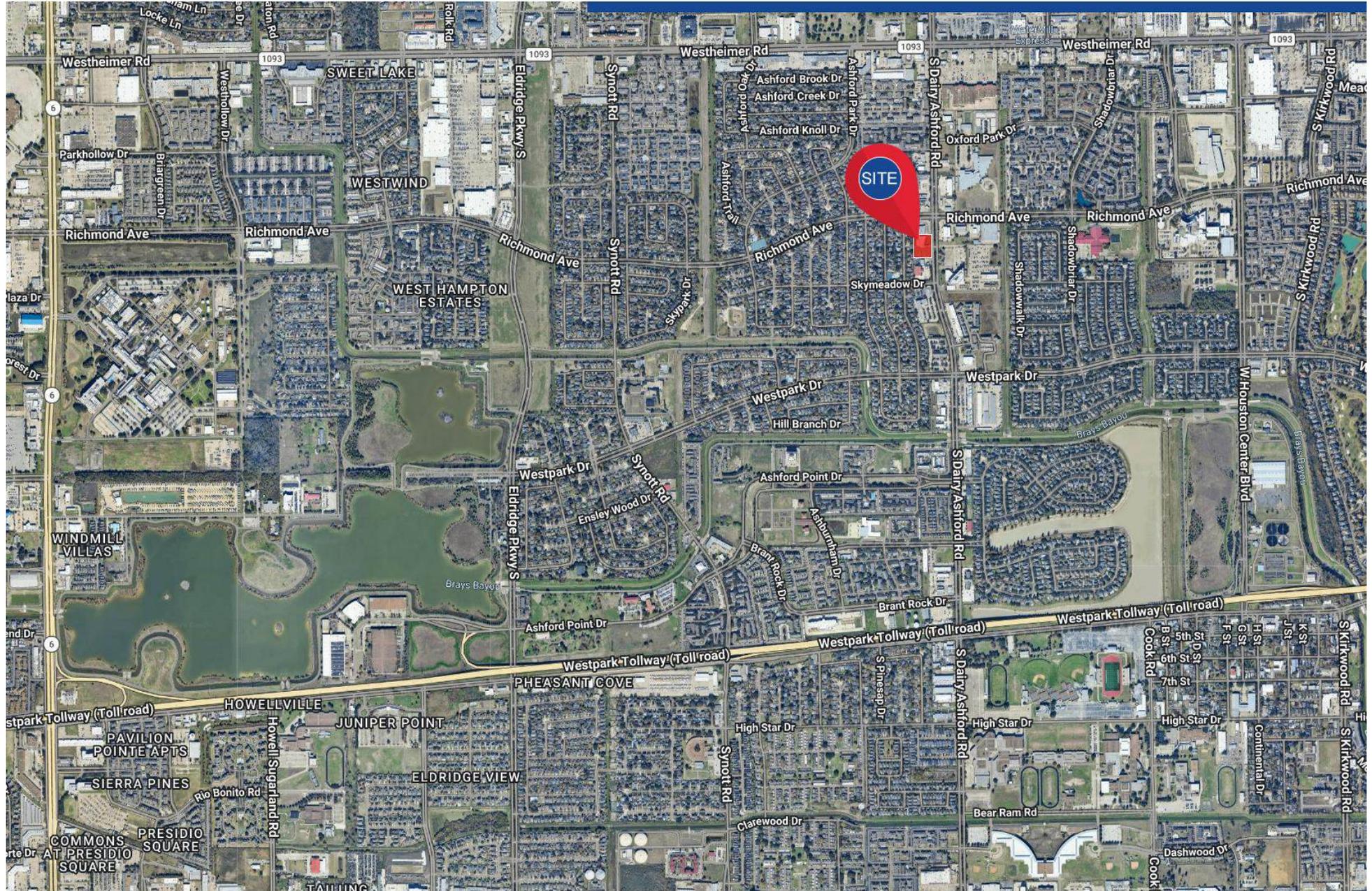


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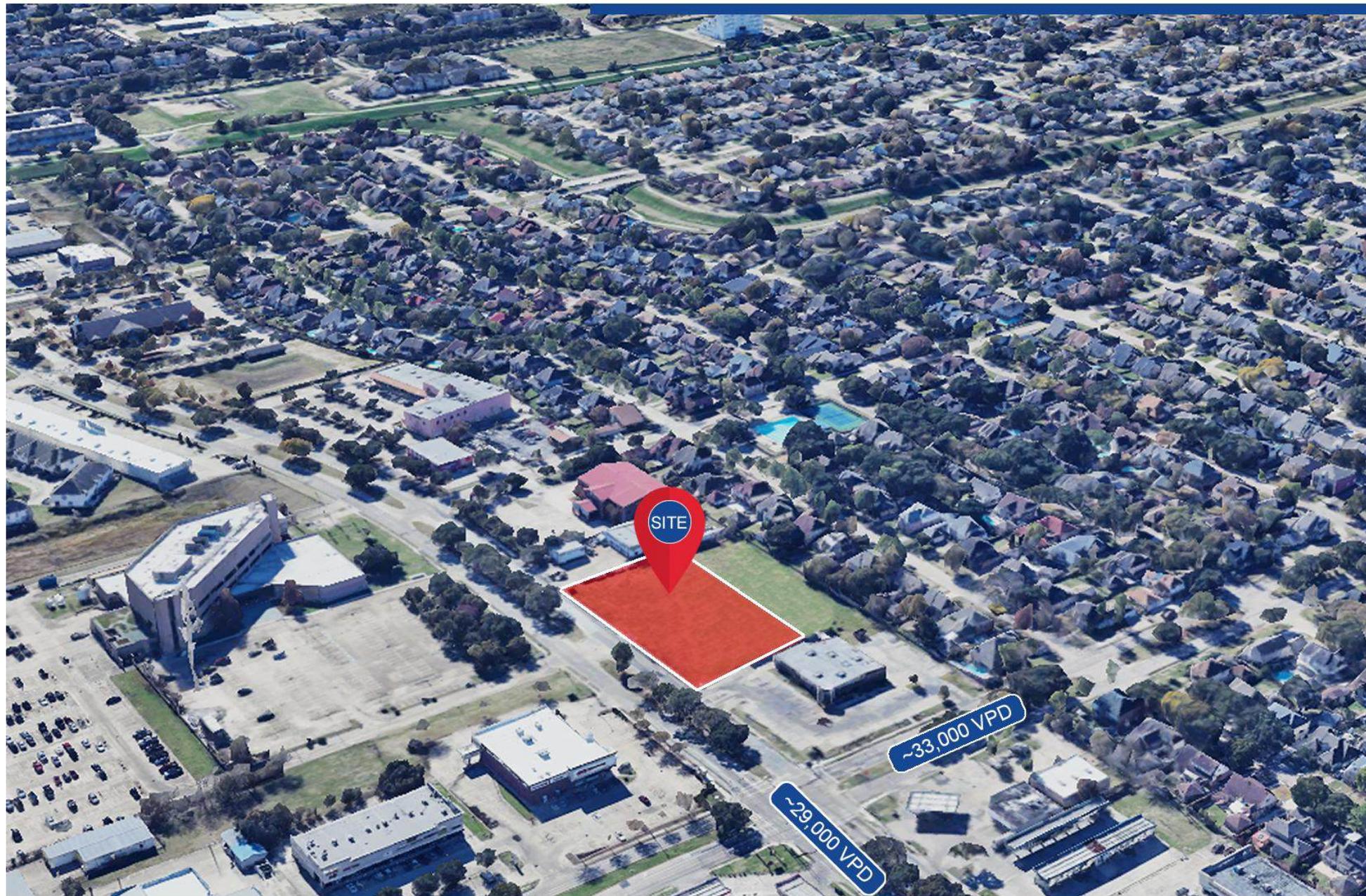


# AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

Map

# FOR SALE



# AERIAL MAP

SWC - Grand Parkway & Harlem Rd.

## Site Development Plan & Utilities

# FOR SALE

### DETENTION & DRAINAGE ADVANTAGE:

A regional detention facility has been constructed to serve the overall development, eliminating the need for on-site detention on the subject pad. This site offers a rare opportunity to acquire a fully entitled, infrastructure-ready pad site in a high-demand Houston corridor. With utilities, drainage, and detention already addressed.

### FULLY SERVED | READY-TO-BUILD SITE:

- This property has been materially de-risked with critical infrastructure already in place.

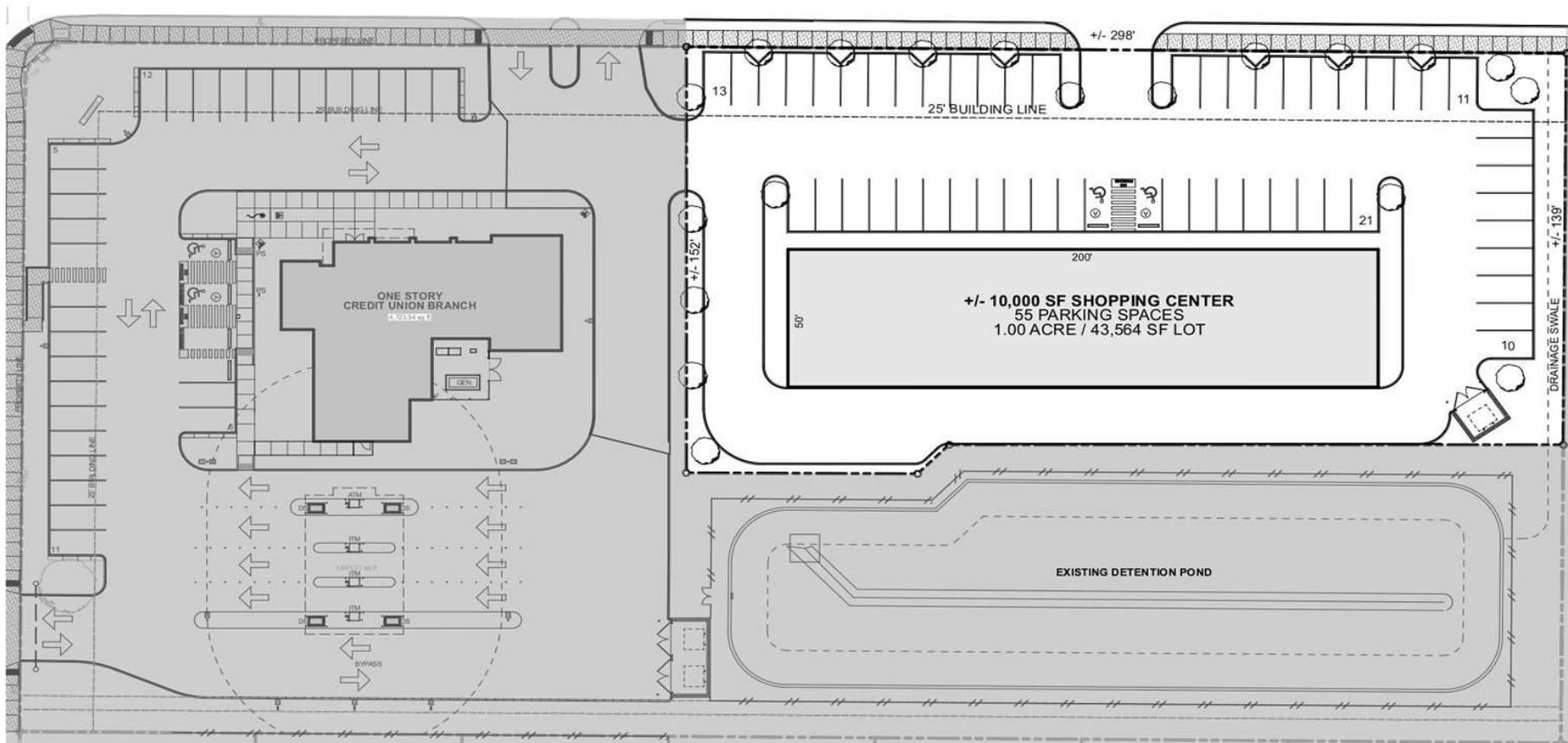
#### Utilities Available to Site:

- Water: Public
- Available: Sewer & Storm
- Electric: Adjacent (CenterPoint Energy)

### DETENTION & DRAINAGE ADVANTAGE:

A regional detention facility has been constructed to serve the overall development, eliminating the need for on-site detention on the subject pad.

- Detention requirements for the overall tract have been satisfied
- Excess detention capacity (~1.50 AC-FT) available for future development
- No additional land allocation required for detention
- Increased usable site area and improved site efficiency

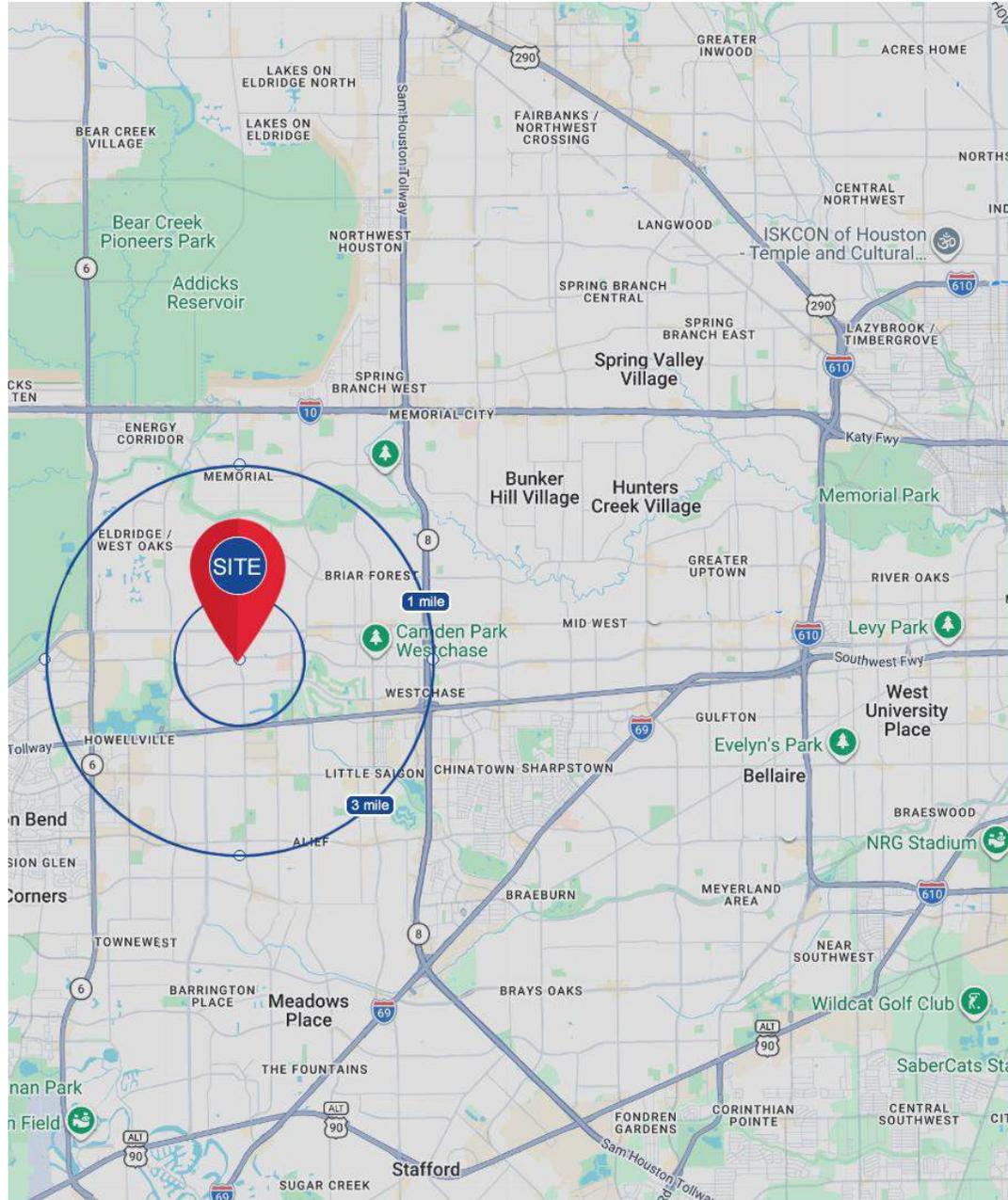


# AERIAL MAP

SWC Richmond Ave & S. Dairy Ashford Rd

## Traffic & Demographics

# FOR SALE



### Traffic Counts & Demographics

SWC Richmond Avenue & S. Dairy Ashford

#### Traffic Counts

The intersection provides excellent visibility and accessibility with strong commuter traffic connecting residential neighborhoods to employment centers along the Westpark Tollway and I-10 Energy Corridor.

#### Approximate Traffic Counts

ROADWAY	VEHICLES PER DAY
Richmond Avenue	~33,000 VPD
S. Dairy Ashford	~29,000 VPD

This prime retail development site is located at the Southwest Corner of Richmond Avenue and South Dairy Ashford Road, approximately 60,000+ vehicles per day along the two thoroughfares.

#### Area Demographics

High Density Trade Area – Over 350,000 residents within a 5-mile radius. The surrounding Alief / Westchase area is one of Houston's most densely populated residential corridors with a mix of: Large apartment communities, Townhome developments, Established single-family neighborhoods.

POPULATION	1 Mile	3 Mile	5 Mile
2026-2031: Population: Growth Rate	0.95%	0.35%	0.90%
2026 HOUSEHOLD INCOME			
Average HH Income	\$81,061	\$98,414	\$98,333

#### PROPERTY HIGHLIGHTS

This prime retail development site benefits from significant daytime population driven by nearby employment hubs including the Westchase District, Energy Corridor, and the Westpark Tollway corridor. Convenient regional access is provided via Westpark Tollway, Beltway 8 Interstate 10, and Highway 6.



# 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.



**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 other, including the broker's own interest;
- 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/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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.

**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 opinion 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 ESTABLISHED:**

- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date