ASHFORD VILLAGE

1801 S DAIRY ASHFORD RD, HOUSTON, TX 77077



PROPERTY LOCATION

Ashford Village is positioned at the intersection of two established thoroughfares within Houston's Energy Corridor. The property benefits from strong frontage and visibility along South Dairy Ashford Road, supported by consistent daily traffic and a surrounding base of residential and employment activity. Anchored by Seiwa Market, the center is oriented to serve everyday needs through a balanced mix of dining, retail, and service uses.

PROPERTY HIGHLIGHTS

- Anchored by BookOff, Dollar Tree & Seiwa Market
- BookOff, a recently introduced tenant, has experienced strong early performance and customer response, reinforcing the center's draw and enhancing cross-shopping opportunities
- Seiwa Market serves as a distinctive specialty grocery anchor, strengthening the tenant mix and driving consistent daily traffic
- Three (3) ingress and egress points provide efficient access and smooth circulation throughout the parking lot
- Dense surrounding residential and daytime population

AVAILABILITY

2,700 SF Retail
285 SF Climate Controlled Storage

TRAFFIC COUNTS

26,964 VPD via S Diary Ashford	
4,685 VPD via Whittington Dr	*data derived from TxDOT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Median HH Income	$98,466	$107,340	$98,995
Total Population	24,210	174,244	381,720

*data derived from 2023 AlphaMap

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AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 102	Salon Village	14,529 SF
Suite 103	Goldfish Swim School	6,900 SF
Suite 104-B	Available	285 SF
Suite 105	Ashford Liquor	2,125 SF
Suite 106	Antiques & More	4,000 SF
Suite 108	Seiwa Market - Ichi Ramen	1,833 SF
Suite 116	Seiwa Market	10,980 SF
Suite 120	Heroes Collectables	2,000 SF
Suite 121	Seiwa Market - Japan House	4,932 SF
Suite 122	Banh Mi Restaurent	900 SF
Suite 123	Available	2,700 SF
Suite 125, 126, 127	Book Off	6,700 SF
Suite 129	Giggles and Fun	7,448 SF
Suite 131	Dollar Tree	10,080 SF
Suite 104-C	Biryani-N-Grill	5,425 SF
Suite 104-A	Harris County Constable	570 SF

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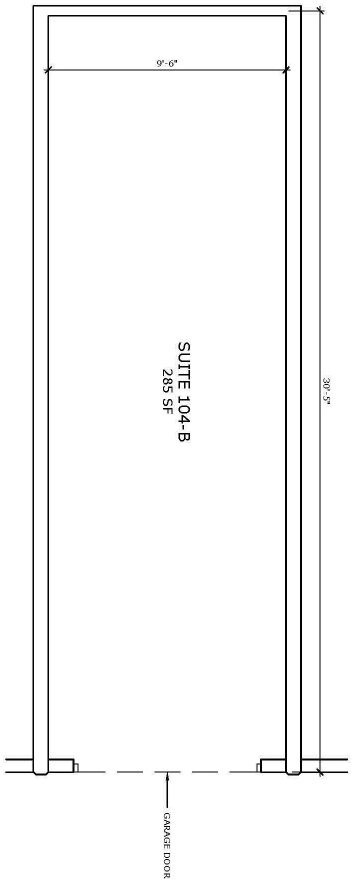
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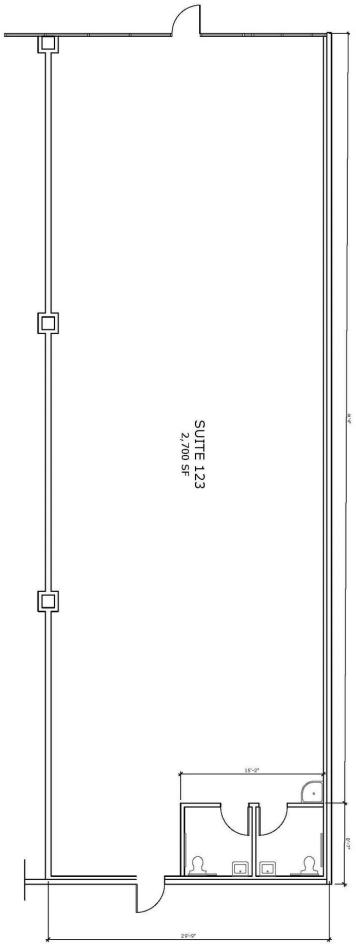
ASHFORD VILALGE - SUITE 104-B
FLOOR PLAN
2026.03.17

Scale: 1/4" = 1'-0"
0' 1' 2' 4'
NORTH



ASHFORD VILALGE - SUITE 123
FLOOR PLAN
2026.03.17

Scale: 1/4" = 1'-0"
0' 1' 2' 4'
NORTH



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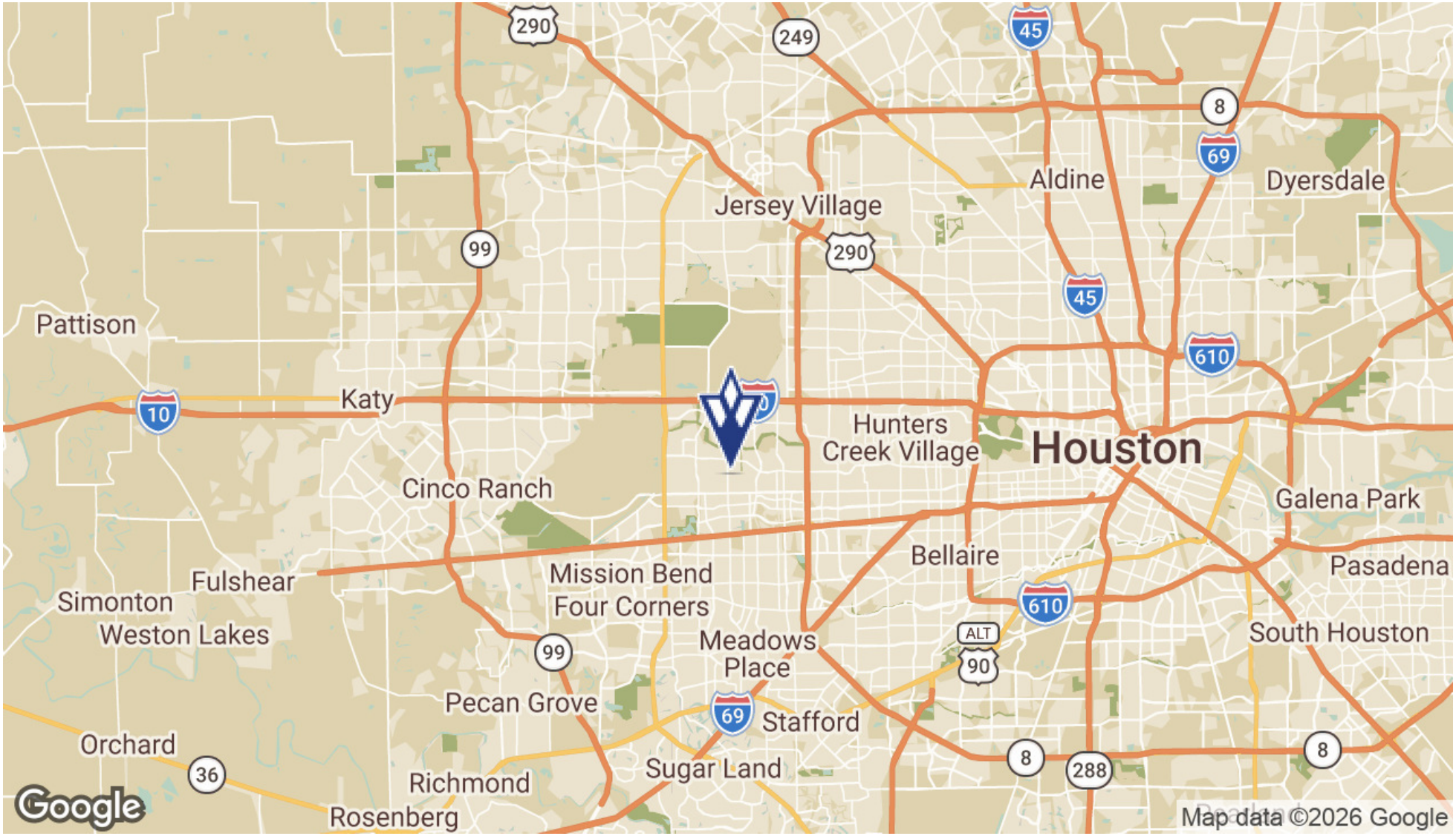
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TREC

Information About Brokerage Services

2-10-2025

EQUAL HOUSING OPPORTUNITY

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 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 listng 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.

Licensed Broker/Brokm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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