

PROPERTY INTRODUCTION

**ASHFORD CROSSING II, 1880 S DAIRY ASHFORD RD., HOUSTON, TEXAS 77077**





## CONCORDANCE MANAGEMENT

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### ASHFORD CROSSING II

1880 S Dairy Ashford Rd. Houston, Texas

77077

(713) 482 - 1997

[Concordancemanagement2021@gmail.com](mailto:Concordancemanagement2021@gmail.com)



**1**

**EXECUTIVE  
SUMMARY**

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# EXECUTIVE SUMMARY

## OVERVIEW

The property located at **Ashford Crossing II**, 1880 S. Dairy Ashford Road, is strategically located on Houston's west side along the Energy Corridor and west of the Westchase Office Submarket. Positioned near the Northwest corner of South Dairy Ashford Road and Whittington Drive, the  $\pm 158,451$  RSF six (6) story office building offers an occupier an outstanding location at the lighted intersection offering ease of ingress and egress. The rectangular-shaped property, totaling approximately 5.076 acres, offers access via S. Dairy Ashford Road as well as Whittington Drive. The property includes a concrete structured garage at the rear of the building as well as carport parking for employees.

We offer competitive rent while similar office buildings along the I-10 West corridor command rents 30-40% higher. Units are available for lease and can accommodate a variety of uses, including medical practices, legal offices, engineering firms, and other professional services.

It is only minutes South of I-10 West, the main East-West Freeway dissecting Houston, and a proven location for both large and small tenants including searching for an economical alternative to those office buildings fronting the I-10 Corridor. The property includes a beautiful skylit atrium that is well-landscaped within.

The circular driveway at the front entry provides a safe way to drop off visitors or employees. The existing monument sign provides name recognition for tenants and its visitors approaching the building along the Whittington entrance.

TOTAL RENTABLE SQUARE FEET:

**$\pm 158,451$  RSF**

LAND AREA:

**$\pm 5.08$  Acres**

## EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS



### Structured Covered/Carport/Surface Parking

Ample parking ratio of  
3.30/1000 RSF



### Strategically Located

The property is a six-story, top tier Class B property conveniently located on the cusp of the Energy Corridor and Westchase submarkets. This property is in close proximity to some of Houston's most popular and high-end hotels, retail, and entertainment venues.



### Property Features

The property boasts an exterior featuring aesthetically pleasing landscaping and architecture, and an equally unique interior with abundant natural light and balconies with sitting areas for tenants. Additionally, there is a front driveway drop-off for guests and employees and a rear dock landing for deliveries.

## Vibrant Mixed-Use Development in West

The former Schlumberger office site in West Houston, located at 1325 S Dairy Ashford Road, is set to undergo a major transformation into Ashford Yard, a vibrant, mixed-use development that will serve as the new heart of the neighborhood. Located in the Energy Corridor submarket, one of Houston's most densely populated and commercially active areas, the 12.7-acre site will feature a blend of experiential retail, luxury apartments, restaurants, and office spaces designed to foster community connections and offer a modern, walkable environment for both residents and visitors.

Ashford Yard is strategically positioned at a high-traffic intersection, the northeast quadrant of Briar Forest Drive and S Dairy Ashford Road, surrounded by both single-family homes and multi-family residential complexes. The location's proximity to major global companies in the Energy Corridor—such as BP, Baker Hughes, Citgo, Sysco, and ConocoPhillips—ensures a steady influx of professionals who will benefit from the development's mix of amenities and services. The site will also be accessible to the region's growing residential base, making it a true community hub.

At the core of Ashford Yard will be a beautiful green space anchored by an iconic live oak tree, creating a central gathering point for residents and visitors to relax, socialize, and enjoy the outdoors. The development will feature 90,000+ square feet of retail space, including dining options ranging from casual eateries to upscale restaurants. There will also be spaces for office tenants, with flexible layouts designed to accommodate businesses of all sizes, from small startups to larger corporations



# 2 PROPERTY INFORMATION

- [Property Details](#)
- [Regional Map](#)
- [Property Aerials](#)
- [Property Photos](#)
- [Floor Plan](#)
- [Survey](#)

## PROPERTY DETAILS



# Ashford Crossing II

1880 S Dairy Ashford Rd.,  
Houston, Texas 77077

### SITE DESCRIPTION

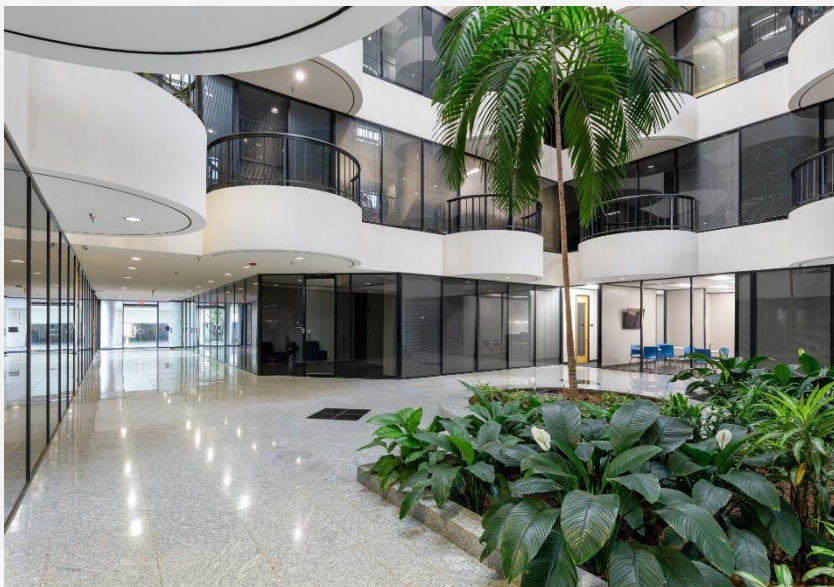
Rentable Square Feet	±158,451
Year Built/Renovated	1983
Total Land Area	±5.08 Acres
Assessors Parcel Number	1158930000001
Zoning	None
Topography	Flat
Floors	Six (6)
Total Parking	525 Spaces (Includes 285 Garage Spaces and 68 Covered Carport Spaces)
Total Parking Ratio	3.30/1000 RSF
Security	On-Site Courtesy Officer
Intersection/Cross Street	Whittington Dr/S Dairy Ashford Rd

### UTILITIES

Electric	Reliant Energy
Water/Sewer	City of Houston



## PROPERTY DETAILS



# Ashford Crossing II

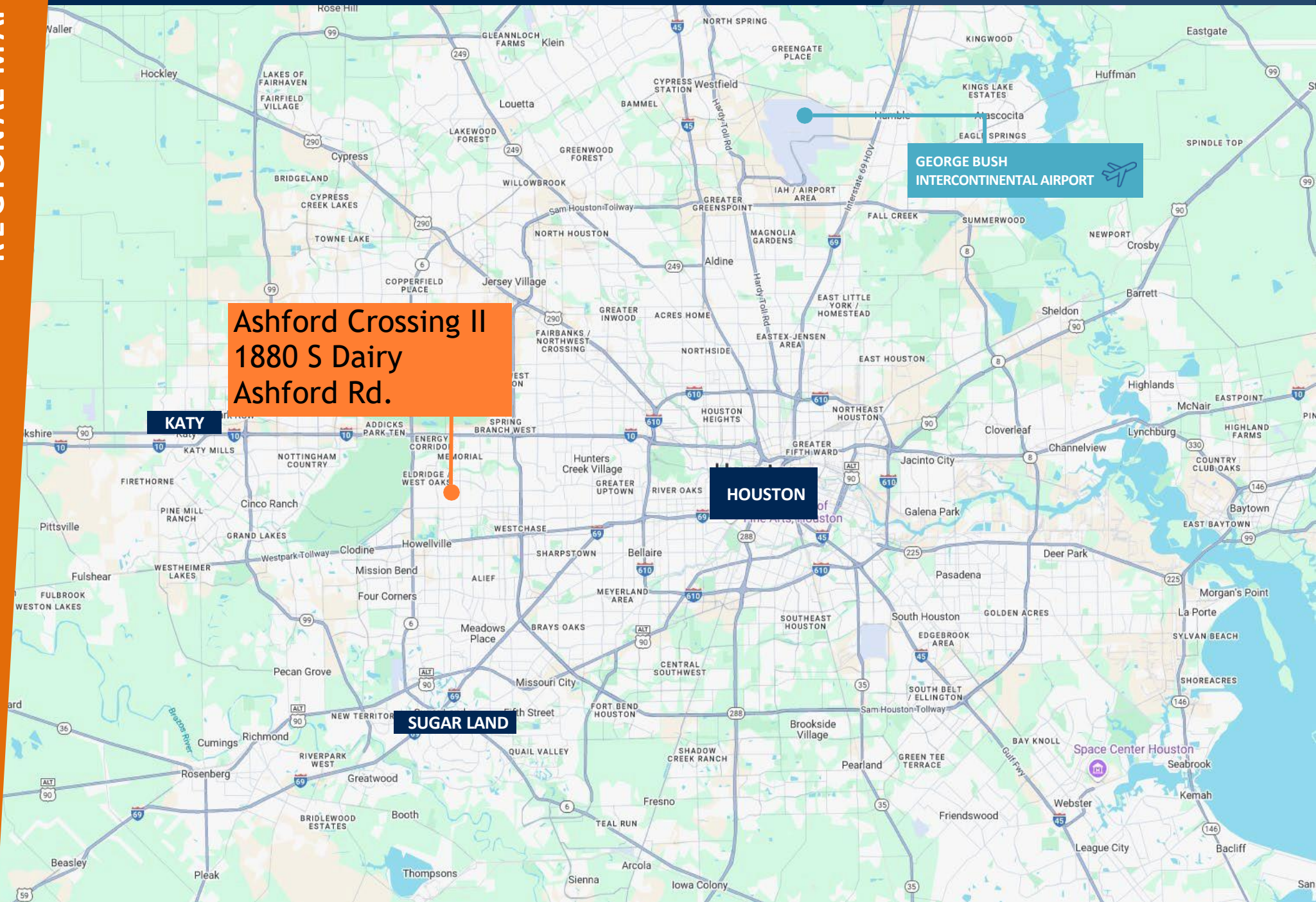
1880 S Dairy Ashford Rd.,  
Houston, Texas 77077

### CONSTRUCTION

Structure	Steel Framing
Roof	Rolled Asphalt/Metal Flashing
Exterior	Glass Curtain Wall
Floor Plates	±26,408 RSF

### MECHANICAL

HVAC	4 Chillers from 70-160 Tonnage
Restrooms	Two (2) per Floor
Elevator	Four (4) 2500 Capacity
Fire Protection	Sprinkler Coverage with Wet Pipe System
Power	Electric



Ashford Crossing II  
1880 S Dairy  
Ashford Rd.

GEORGE BUSH  
INTERCONTINENTAL AIRPORT

KATY

HOUSTON

SUGAR LAND

Space Center Houston

BRIAR FOREST DR

ELDRIDGE PKWY S

Ashford Crossing II  
1880 S Dairy Ashford Rd.

S DAIRY ASHFORD RD

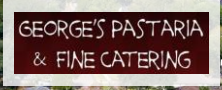
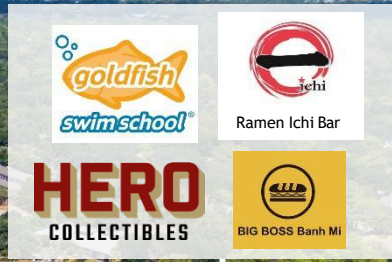
HERO COLLECTIBLES Kroger goldfish swim school Tehi CVS BIG BOSS Banh Mi

Ramen Ichibu Bar

target FIRST WATCH THE DAYTIME CAFE TJ-maxx HomeGoods®

SHOE CARNIVAL Marshalls SUBWAY FADI'S Signature MEDITERRANEAN GRILL

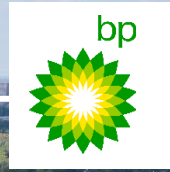
WESTHEIMER RD



**Ashford Crossing II**  
**1880 S Dairy Ashford Rd.**

WHITTINGTON DR

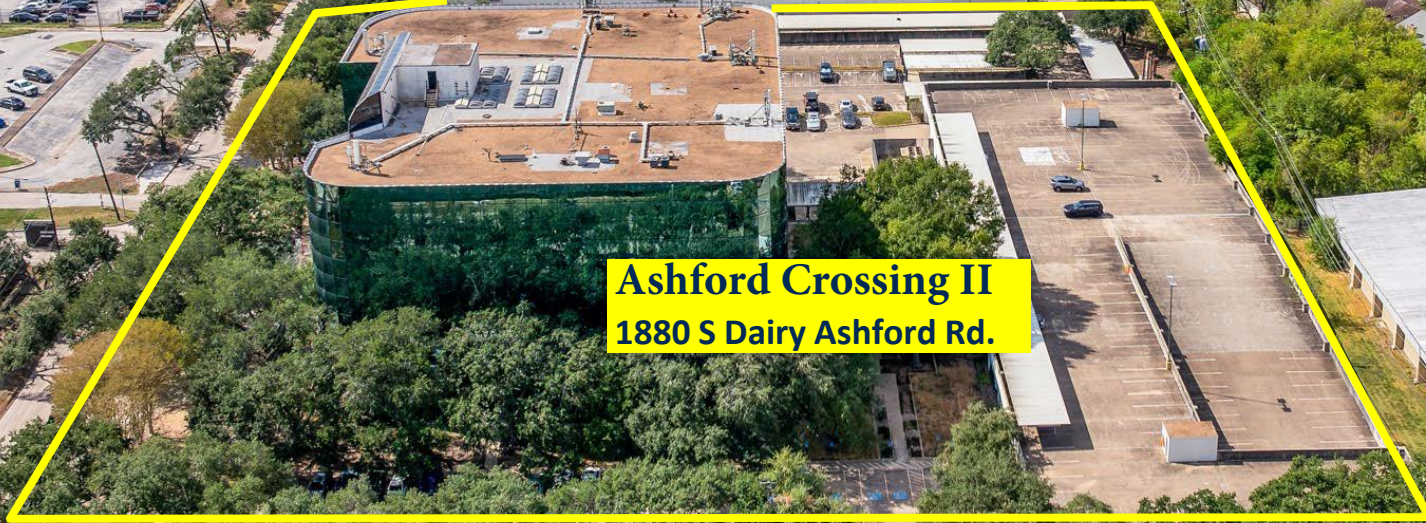
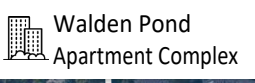




**Ashford Crossing II**  
**1880 S Dairy Ashford Rd.**

**WHITTINGTON DR**

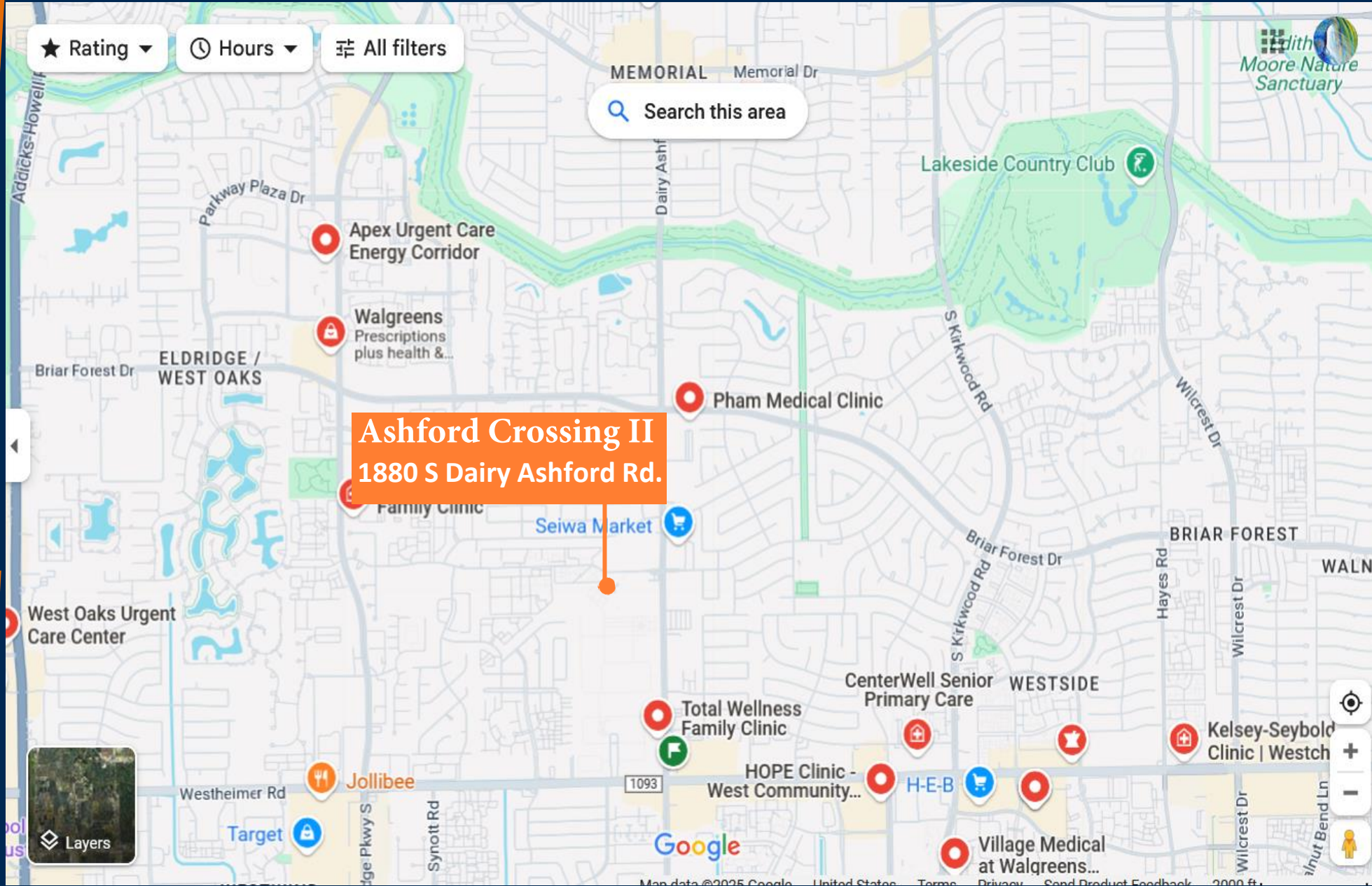




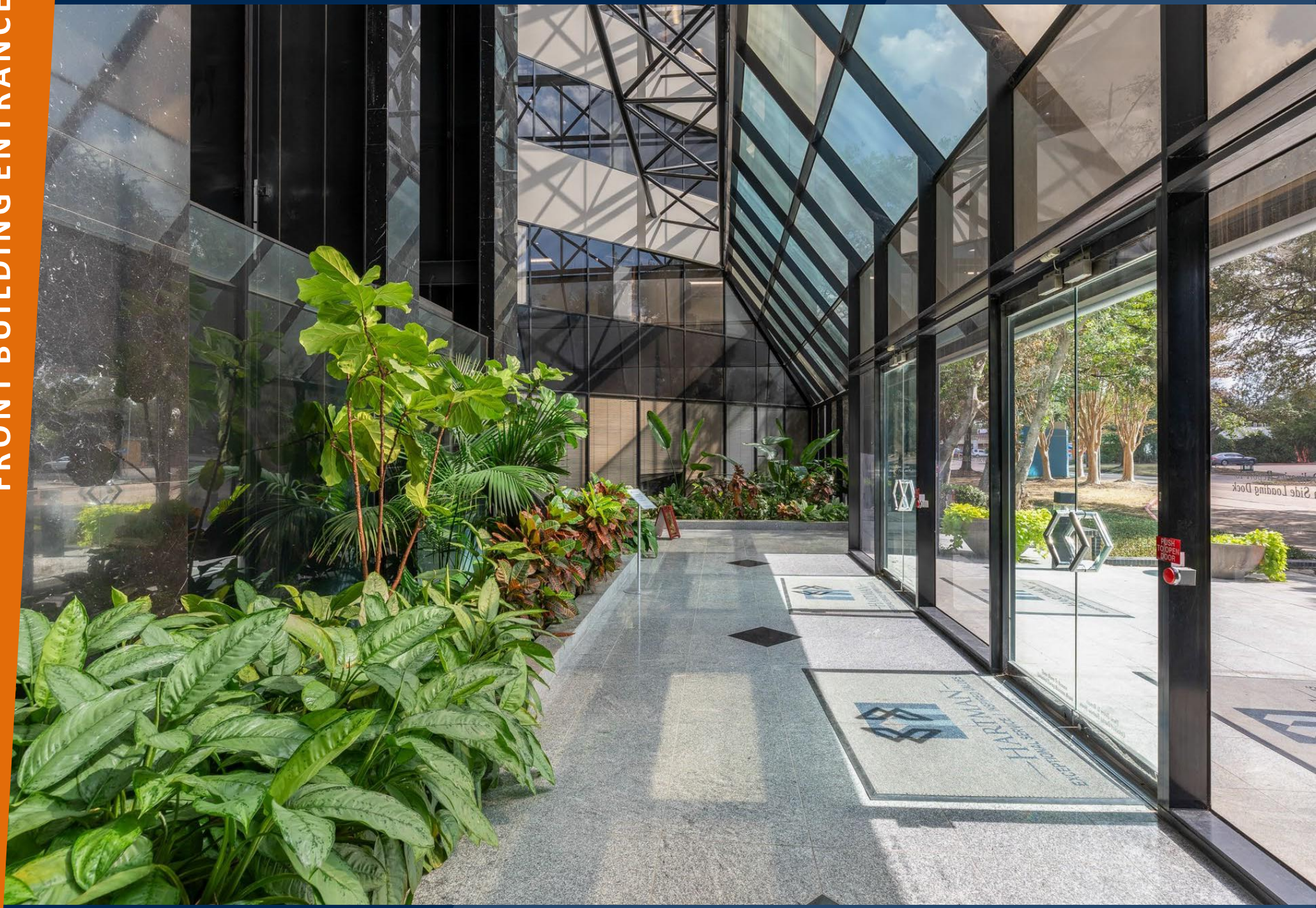
**Ashford Crossing II**  
**1880 S Dairy Ashford Rd.**



NEARBY CLINIC AND PHARMACY

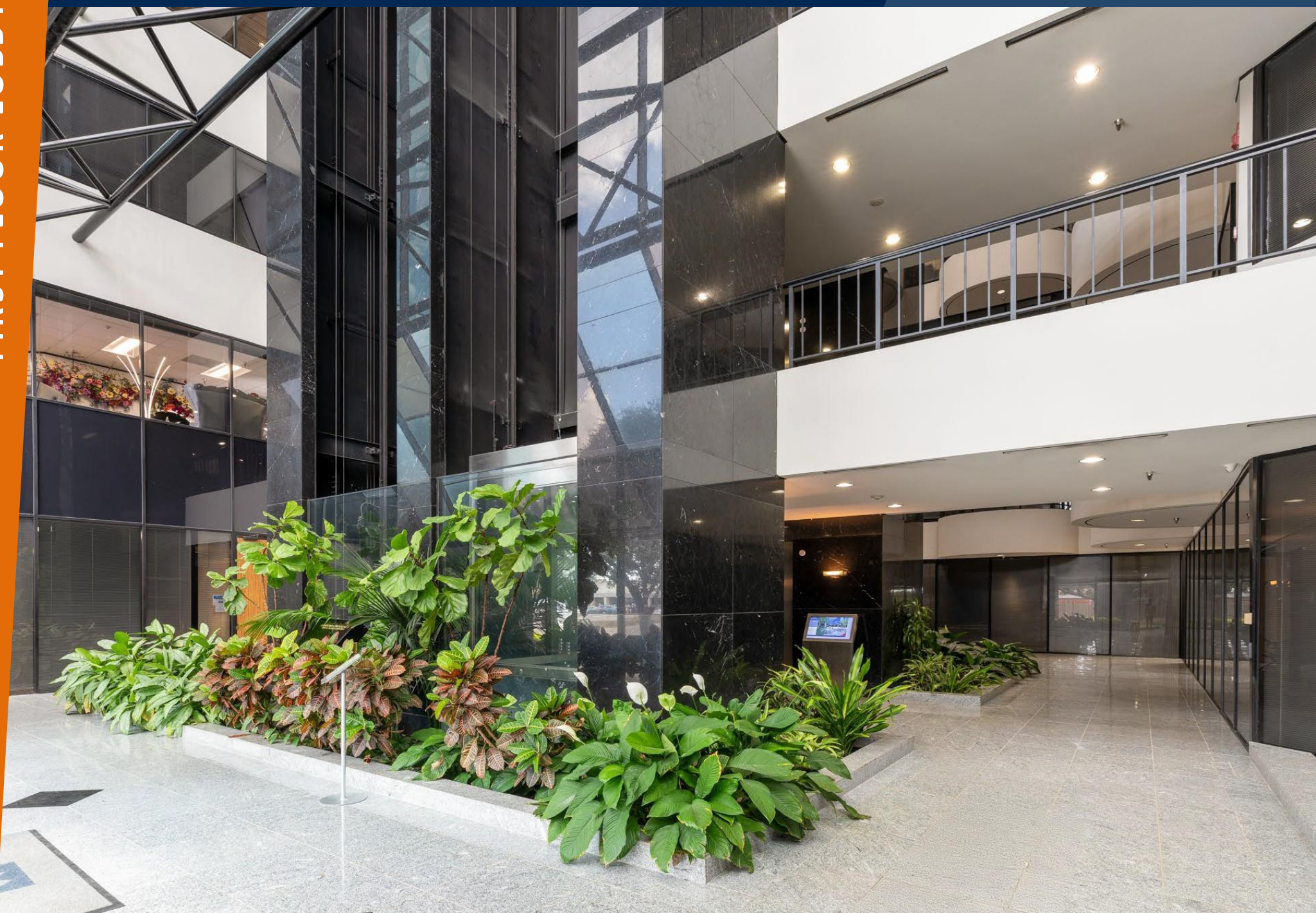


FRONT BUILDING ENTRANCE





FIRST FLOOR LOBBY



SIX STORY SKYLIT ATRIUM



FIFTH FLOOR ELEVATOR LOBBY







BUILDING CONFERENCE ROOM

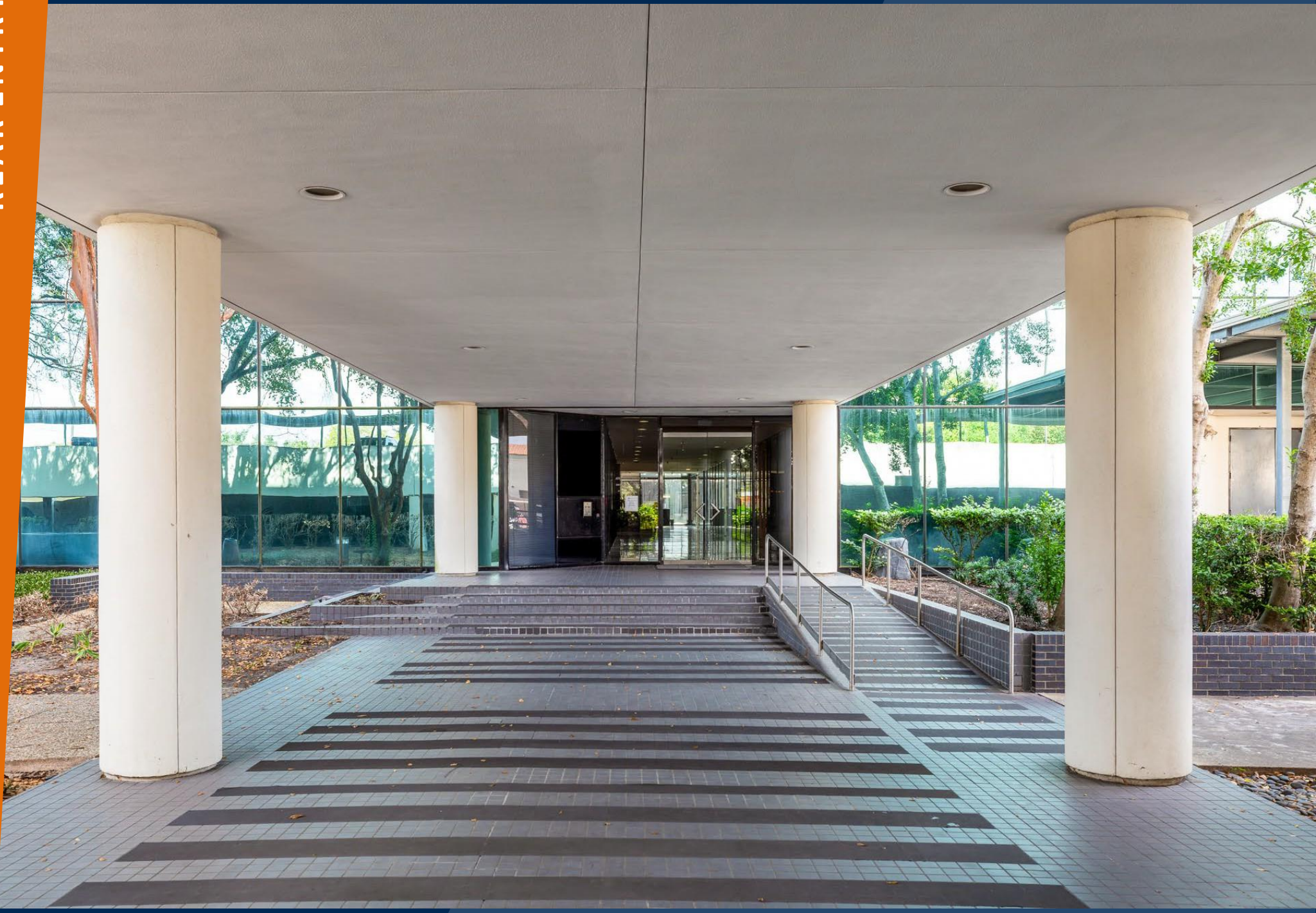


BUILDING TENANT LOUNGE



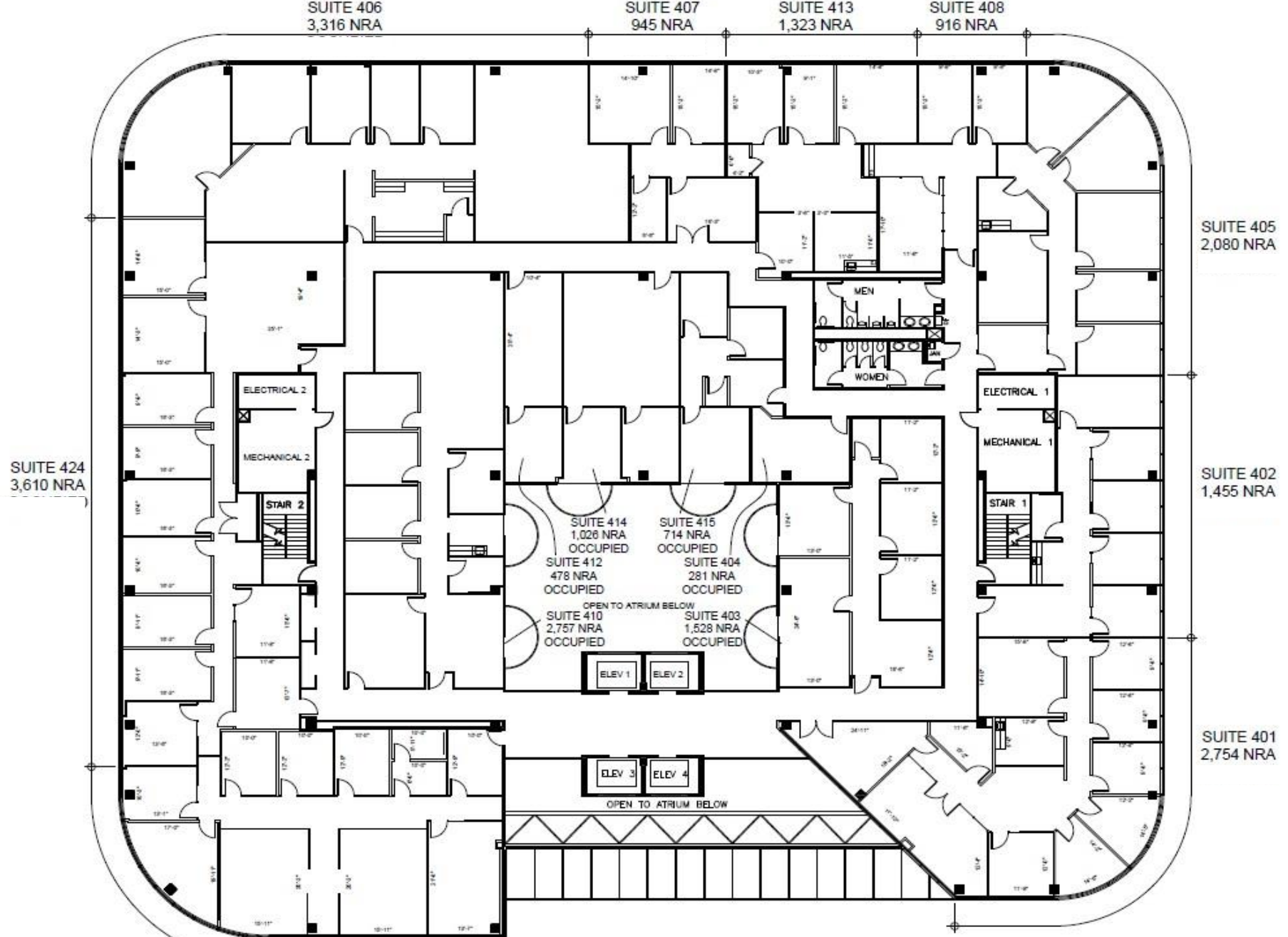








TYPICAL FLOOR PLAN



SUITE 406  
3,316 NRA

SUITE 407  
945 NRA

SUITE 413  
1,323 NRA

SUITE 408  
916 NRA

SUITE 405  
2,080 NRA

SUITE 424  
3,610 NRA

SUITE 402  
1,455 NRA

SUITE 414  
1,026 NRA  
OCCUPIED

SUITE 412  
478 NRA  
OCCUPIED

SUITE 410  
2,757 NRA  
OCCUPIED

SUITE 415  
714 NRA  
OCCUPIED

SUITE 404  
281 NRA  
OCCUPIED

SUITE 403  
1,528 NRA  
OCCUPIED

ELEV 1 ELEV 2

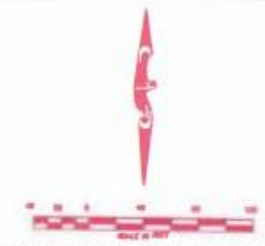
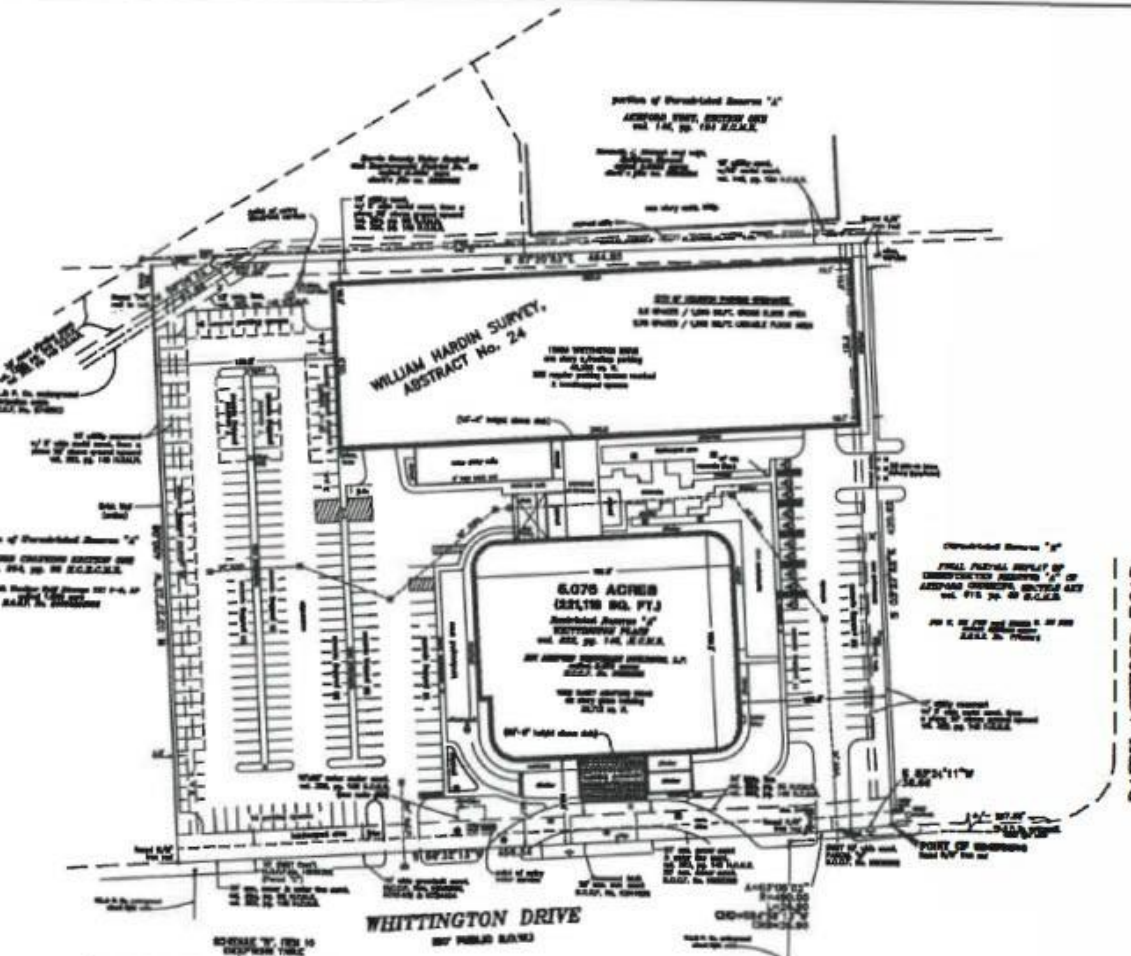
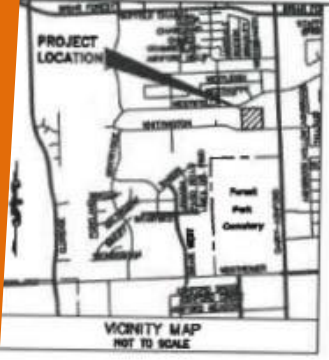
ELEV 3 ELEV 4

SUITE 401  
2,754 NRA

SUITE 425  
3,078 NRA

ASHFORD CROSSING II  
1880 S. DAIRY ASHFORD  
HOUSTON, TX 77077  
LEVEL 04

LEVEL 04



**LEGAL DESCRIPTION:**  
PLAT NOTES FOR 5.076 ACRES

**SYMBOLS**

**LEGEND**

6.075 ACRES (221,190 SQ. FT.)  
Subdivided Survey "A"  
SECTION 24, T. 14S., R. 21E., S. 1E., HARRIS COUNTY, TEXAS

**LEGAL DESCRIPTION:**  
PLAT NOTES FOR 5.076 ACRES

**SYMBOLS**

**LEGEND**

6.075 ACRES (221,190 SQ. FT.)  
Subdivided Survey "A"  
SECTION 24, T. 14S., R. 21E., S. 1E., HARRIS COUNTY, TEXAS

ASHFORD CROSSING II  
1880 DAIRY ASHFORD ROAD  
& 12600 WHITTINGTON DRIVE  
HOUSTON, TEXAS 77077

**ALTA/ACSM**  
LAND TITLE SURVEY  
5.076 ACRES  
LOCATED IN THE  
WILLIAM HARDON SURVEY,  
ABSTRACT NO. 24,  
HARRIS COUNTY, TEXAS



1100 WEST GARDEN ROAD SUITE 500 HOUSTON, TEXAS 77042  
PHONE 713-413-7200 FAX 713-413-7204

The following symbols and notes of the ALTA/ACSM plat are shown in this legend:

SYMBOLS	LEGEND
	Survey Line
	Asymmetrical Boundary
	Property Boundary
	Water
	Easement
	Right-of-Way
	Other symbols

The following symbols and notes of the ALTA/ACSM plat are shown in this legend:

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	Other symbols

# AVAILABLE UNITS

Suite	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Lease Type
340	1,563.00							
402	1,455.00							
405	2,080.00							
407	945.00							
424	3,610.00							
539	3,395.00							
550	1,083.00							
556	535.00							
580	713.00							
600	1,293.00							
630	6,274.00							
640	1,167.00							
650	2,615.00							
682	1,725.00							
685	1,993.00							



# 3 MARKET OVERVIEW

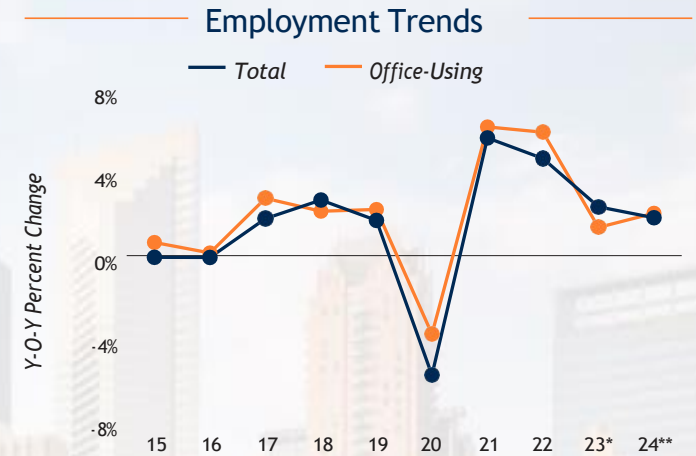
- Market Overview
- Demographics

# MARKET OVERVIEW

HOUSTON

## Major Medical Office Projects Enlarge Pipeline, Demonstrating Metro's Ongoing Diversification

**Supply-side pressures less disruptive than they appear.** Houston's office stock is scheduled to expand by over 3 million square feet for the third time in four years. This level of construction without context would be a reason for concern amid softer post-pandemic office utilization. Digging deeper into the pipeline, however, all but three of the 15 most sizable projects are delivering fully pre-leased, mitigating the impact on vacancy this year. The majority of these larger-scale developments are medical office campuses, similar to last year but with a caveat. In 2023, these healthcare-focused projects were primarily located in Houston's chief industry hub — the Texas Medical Center. This year, the medical office pipeline has fanned out, with projects opening in FM 1960, the Woodlands, Katy Freeway and NASA-Clear Lake. While this reflects the metro's diversification, Houston's foundational economic keystones remain in place. Energy producers and engineering firms have a substantial slate of planned 2024 move-ins along the Katy Freeway, helping Houston notch the strongest net absorption among Texas' major markets



## MARKET OVERVIEW



## MAJOR NEARBY DEVELOPMENTS & ATTRACTIONS

### THE ENERGY CORRIDOR

The Energy Corridor is a centrally located premier business hub, home to some of the world's largest corporations, as well as innovative start-ups, tech, and engineering firms. The district also boasts 2,000+ acres of parks and open space, top-tier schools, and 3.5 million square feet of dining and retail options. With 56,000 jobs within the area, the Energy Corridor provides a vibrant community that seamlessly blends business and lifestyle amenities.

### TOPGOLF HOUSTON - KATY

Topgolf Houston - Katy offers a premier entertainment experience with three floors of climate-controlled hitting bays equipped with cooling fans in the summer and heated bays in the winter. Each bay features HDTVs, which are also available throughout the sports bar and restaurant. The venue includes over 100 all-weather bays, where players can use complimentary clubs or their own to aim at giant outfield targets, with high-tech balls. With over 200 HDTVs, free Wi-Fi, a rooftop terrace with fire pits, private event spaces, a full-service bar and restaurant, and golf lessons, it is designed to provide a comprehensive entertainment solution for both individual and group events.



# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILES	5 MILES
2028 PROJECTION	25,458	176,921	408,436
2023 ESTIMATE	24,572	170,469	392,578
DAYTIME POPULATION	30,093	245,569	512,854

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2028 PROJECTION	12,674	77,563	164,162
2023 ESTIMATE	12,233	74,579	157,434
2020 CENSUS	11,984	72,844	153,692

## HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$88,425	\$100,989	\$90,528
MEDIAN	\$55,913	\$60,603	\$52,612
PER CAPITA	\$44,095	\$44,281	\$36,367

## MAJOR EMPLOYERS IN AREA

**MCDERMOTT**

**Jacobs**



**ConocoPhillips**

**bmc**

**MEMORIAL HERMANN**

**worley**  
DELIVERING SUSTAINABLE CHANGE

# DEMOGRAPHICS



## POPULATION

In 2023, the population in your selected geography is 392,578. The population has changed by 10.99 since 2010. It is estimated that the population in your area will be 408,436 five years from now, which represents a change of 4.0 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 35.7, compared with the U.S. average, which is 38.7. The population density in your area is 5,002 people per square mile.



## HOUSEHOLDS

There are currently 157,434 households in your selected geography. The number of households has changed by 14.97 since 2010. It is estimated that the number of households in your area will be 164,162 five years from now, which represents a change of 4.3 percent from the current year. The average household size in your area is 2.5 people.



## INCOME

In 2023, the median household income for your selected geography is \$52,612, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 5.72 since 2010. It is estimated that the median household income in your area will be \$58,507 five years from now, which represents a change of 11.2 percent from the current year.

The current year per capita income in your area is \$36,367, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$90,528, compared with the U.S. average, which is \$100,106.



## EMPLOYMENT

In 2023, 217,305 people in your selected area were employed. The 2010 Census revealed that 60.9 percent of employees are in white-collar occupations in this geography, and 18.1 percent are in blue-collar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



## HOUSING

The median housing value in your area was \$238,084 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 60,213.00 owner-occupied housing units and 76,716.00 renter occupied housing units in your area.



## EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. 14.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 25.4 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.2 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.7 percent in the selected area compared with the 20.1 percent in the U.S.

# DEMOGRAPHICS

