

1115 DICKINSON AVENUE

Dickinson, Texas 78745

**TAILWAGGERS
PET RESORT**



Exclusively
Listed By

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PROPERTY DESCRIPTION

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FOR SALE

4 BUILDINGS

7,600 SF

0.98 ACRES

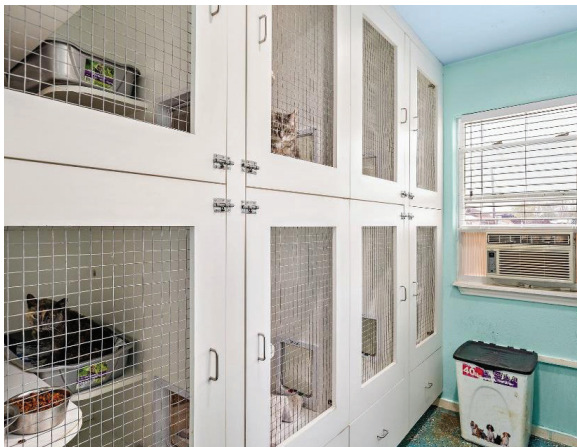
- ▶ 7600 total sq ft for sale in the fast-growing Dickinson, TX market
- ▶ Good frontage and visibility along Dickinson Avenue
- ▶ Close to new Amazon Delivery Station
- ▶ Within minutes to future US99
- ▶ All yards separated by fencing to create safer, more play spaces



PROPERTY DETAILS

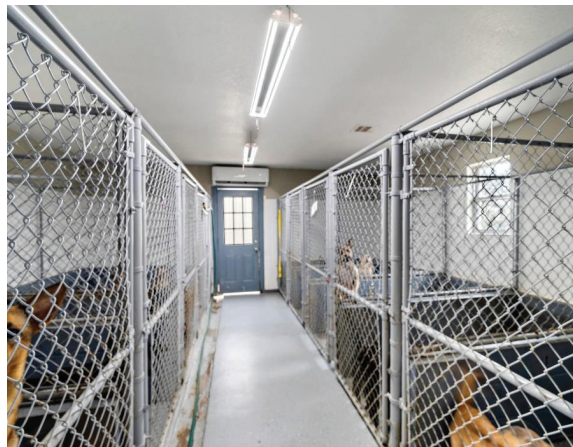
CATS

- ▶ Remodeled to create new cat room with housing for up to 16 cats
- ▶ Individual units can connect or remain private
- ▶ Separate, A/C window unit for climate control



DOGS

- ▶ Individual dog kennels housed in separate buildings provide space for dogs of all sizes
- ▶ New flooring recently installed
- ▶ Each building includes separate, A/C window units for climate control for maximum comfort



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RECEPTION

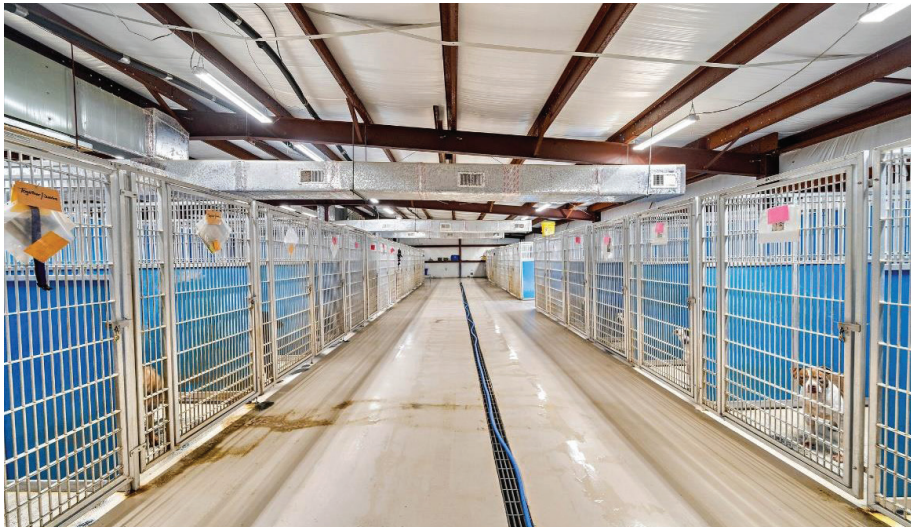
- ▶ Reception area, front office recently repainted
- ▶ Includes camera/security system, printer/scanner, file cabinets, two refrigerators, dishwasher, microwave
- ▶ Newly constructed shower for staff, and remodeled half bath in reception area





DOGS

- ▶ 4th building built in 2017, with 84 individual kennels, with plenty of space to add more!
- ▶ Every run can either connect or remain private
- ▶ New HVAC unit
- ▶ New epoxy flooring recently installed
- ▶ New grooming station includes grooming table, assorted shampoos & conditioners
- ▶ 7 blowers, 1 force air dryer, 3 air purifiers
- ▶ 2 sets washers & dryers, 2 stainless tubs & vacuum
- ▶ center floor drain for easy cleaning



DEMOGRAPHICS

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Building 1
1,120 SF

Building 2
800 SF

Building 3
880 SF

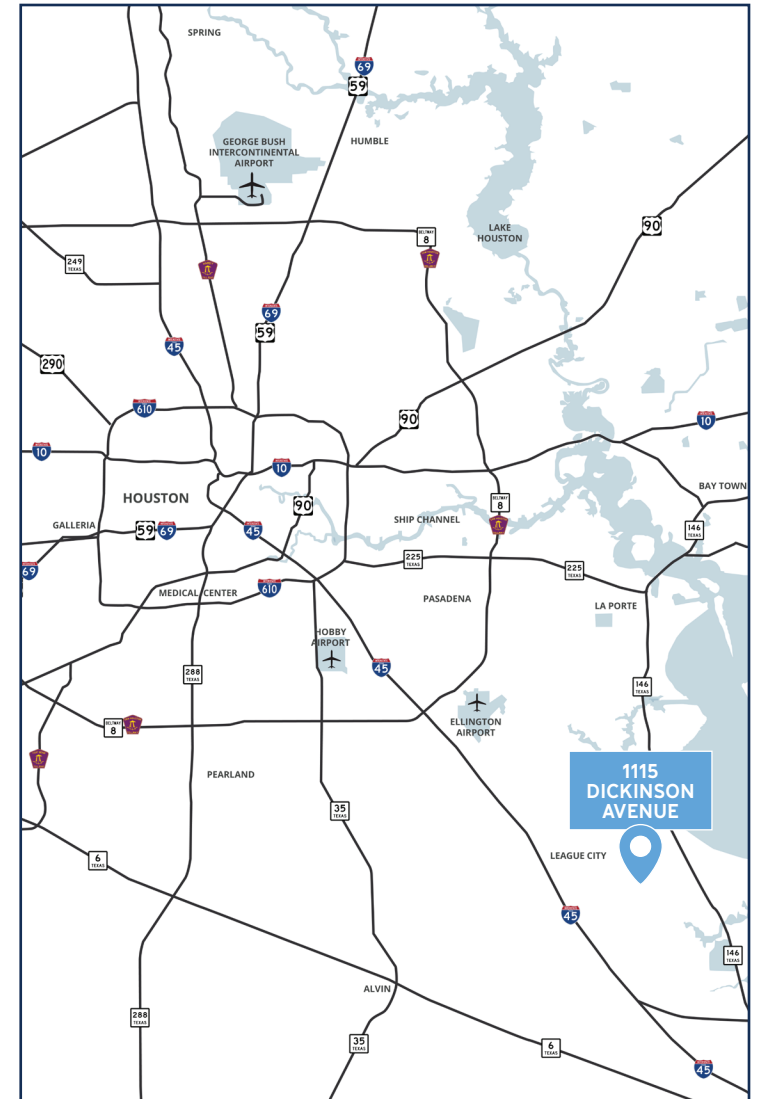
Building 4
4,800 SF

DEMOGRAPHICS	DICKINSON	LEAGUE CITY	BACLIFF
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Total Population	21,697	105,410	10,567
Median Property Value	\$180,000	\$258,800	\$188,900
Average Household Income	\$92,003	\$130,222	\$76,849
Total Households	9,027	37,662	3,544

TRAFFIC COUNTS

FM646	32,995	TXDOT AADT ANNUALS
Dickinson Avenue	10,177	TXDOT 5 YEAR AADTS 2021



DEMOGRAPHICS

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- ▶ 70% of U.S. households (90.5 million homes) owned a pet as of 2022
- ▶ Almost 69 million U.S. Households Have at Least One Dog, and 45.3 million US Families Own a Cat
- ▶ More than 50 percent of Dickinson's land coverage is residential
- ▶ In the past five years, the total number of housing units in Dickinson has increased, reflecting a growth of 24 percent in the number of residential units in the city.
- ▶ The American Pet Products Association said Americans spent nearly \$124 billion on their pets in 2021
- ▶ Population growth expected to exceed 8.46% 2020 to 2025



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