

FOR LEASE

11855 TANNER RD, STE B, HOUSTON, TX 77041

±1,600 SF RETAIL SPACE

\$2.25/MO

GROSS



SULEMAN RAJANI

Associate Broker

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PROPERTY HIGHLIGHTS



Location

11855 Tanner Rd, Ste B,
Houston, TX 77041



Asking Price

\$2.25/Mo Gross



Size

±1,600 SF Retail Space at
Refuel Market

Contact Us

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- **±1,600 SF end-cap retail or QSR space** featuring a dedicated drive-thru and immediate availability for an incoming tenant
- **Prominent Tanner Rd frontage with excellent street visibility** alongside the high-volume Refuel Market and Exxon convenience store, helping capture consistent fuel and convenience traffic throughout the day
- **Existing drive-thru infrastructure and an open floor plan with a restroom** provide a flexible foundation for a quick-service restaurant, coffee concept, fast-casual operator, retail business, or service-oriented use
- **Strong customer capture potential from surrounding industrial parks** supported by nearby employees, lunchtime traffic, passing drivers, and customers visiting the property for fuel and convenience needs
- **Convenient access to Beltway 8, US 290, and major Northwest Houston employment centers** with approximately 9,900 vehicles per day along Tanner Rd and >124,000 vehicles per day nearby on the Sam Houston Tollway

PROPERTY PICTURES



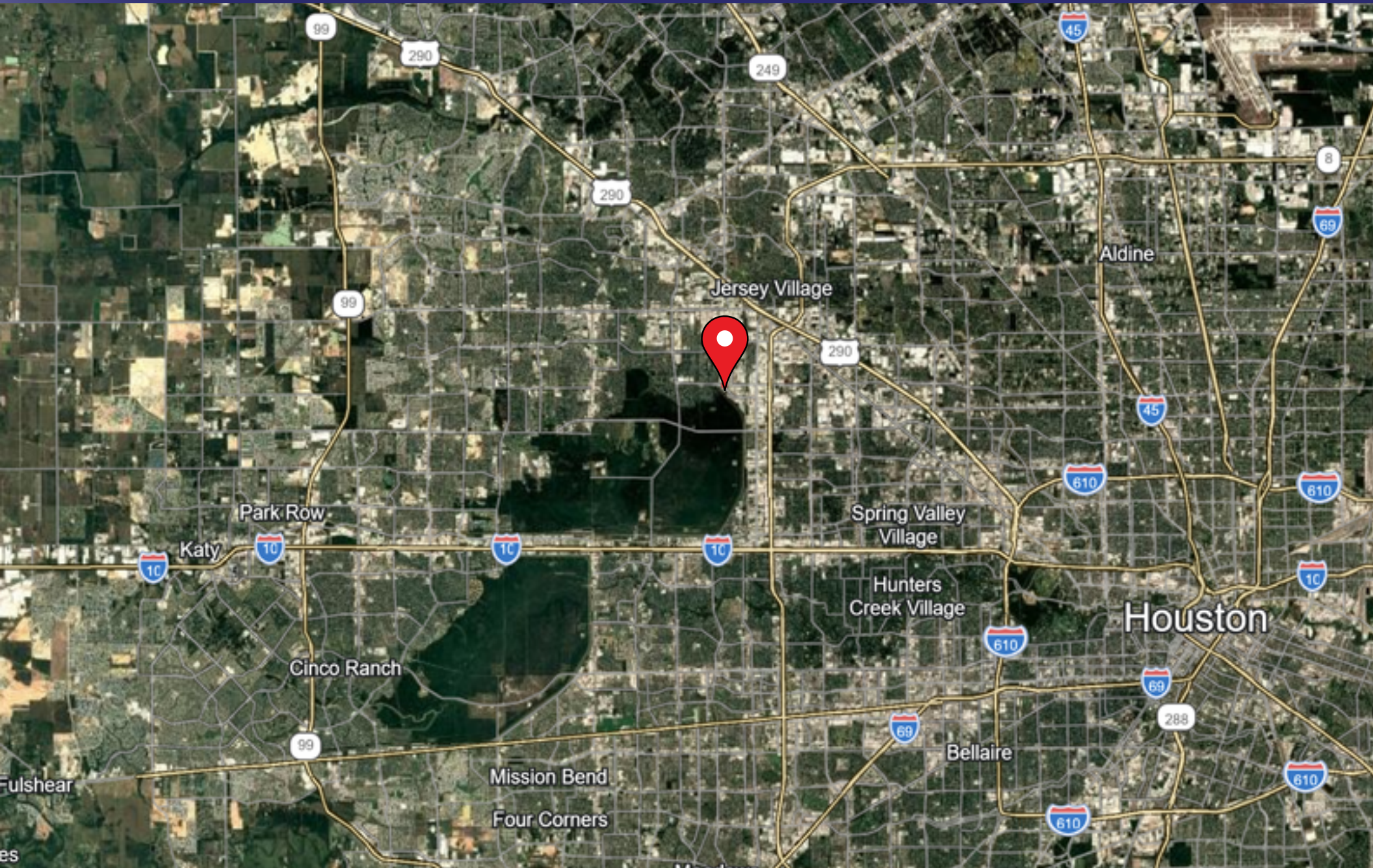
PROPERTY PICTURES



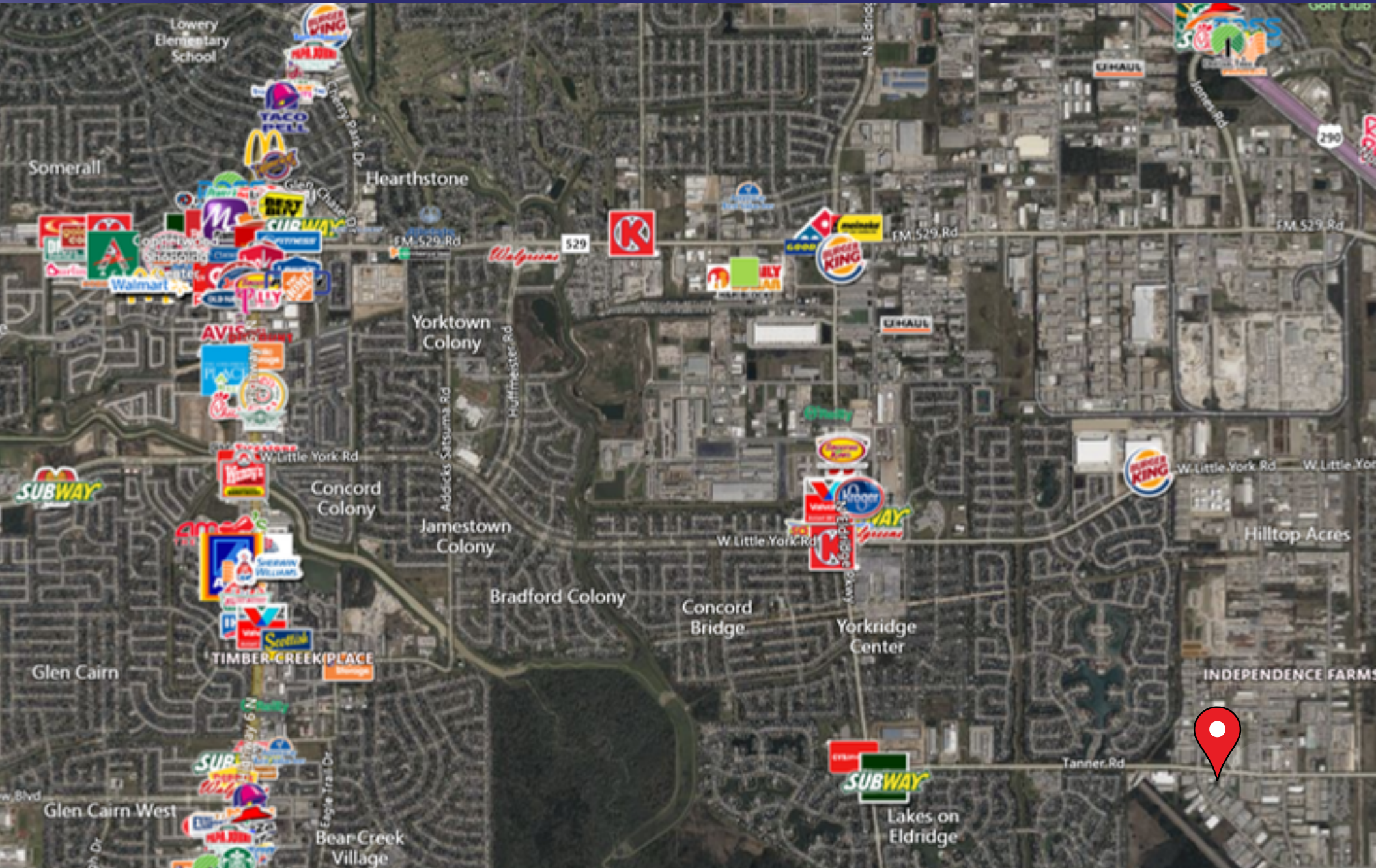
SITE AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

11855 Tanner Rd, Houston, Texas, 77041

Ring of 3 miles

KEY FACTS

48,190

Population



17,166

Households

39.2

Median Age

\$82,631

Median Disposable Income

EDUCATION

15.2%

No High School Diploma



20.4%

High School Graduate



23.6%

Some College/
Associate's Degree



40.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$98,528

Median Household Income



\$54,479

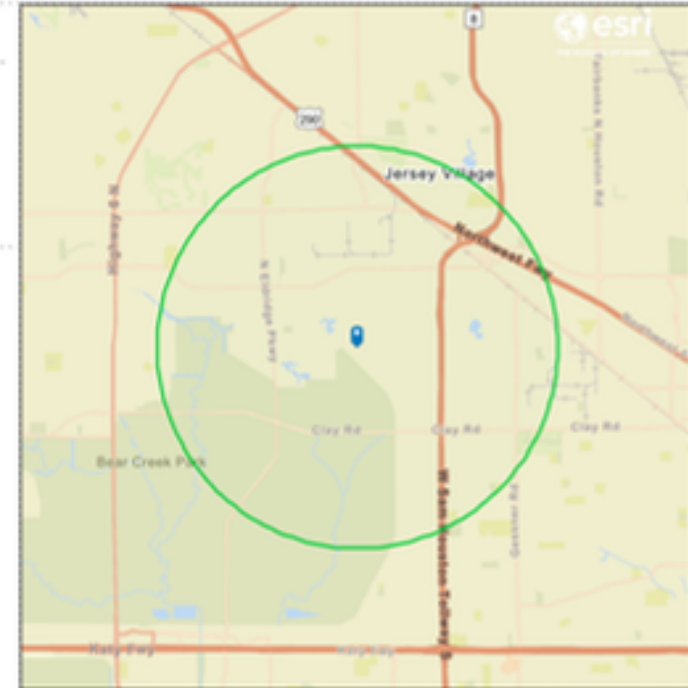
Per Capita Income



\$352,548

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

64.2%

23.2%

14.2%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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 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 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.

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
<u>Joel C. English</u>	<u> </u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasgres.com</u>	<u>(281) 898-0895</u>
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

TAR 2501

IABS 1-0

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