

RARE 2ND GEN RESTAURANT OPPORTUNITY FOR SUBLEASE



11327 CURRENT LN, STAFFORD, TX 77477





OVERVIEW

Exceptional sublease opportunity featuring a 4,500 square foot second-generation freestanding restaurant with outdoor patio space. This former Torchy's Tacos location offers turn-key restaurant infrastructure in a prime position within The Grid, a 192-acre mixed-use development strategically located at the gateway of Fort Bend's Innovation Corridor.

The property benefits from high visibility and excellent accessibility along the Southwest Freeway, providing strong traffic exposure and convenient access for customers. The established restaurant space is ideal for full-service dining concepts, fast-casual operators, or specialty food service businesses looking to capitalize on the built-out kitchen and dining infrastructure.

Located within the dynamic Grid development, tenants will benefit from the synergy of surrounding mixed-use activities and the area's position as a key commercial corridor in the rapidly growing Fort Bend market.

OPPORTUNITY HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
Estimated Population	8,950	127,018	417,656
Number of Households	3,837	45,446	144,776
Average Household Income	\$57,623	\$54,378	\$55,340
Median Age	35.1	34.2	34.3

Area Traffic Counts

Southwest Freeway at W Airport Blvd	156,702 VPD
W Airport Blvd	26,906 VPD



DEMOGRAPHICS & PROPERTY OVERVIEW



418k Population within 5-Miles Vehicles per day on the Southwest Freeway



2,400 Urban Residences Within the Grid



±156k ±350k SF Shops, Restaurants, and Entertainment



Most diverse county in the nation; Exceptionally Educated and Skilled Resident Workforce



#1 fastest growing county in the greater Houston region



Fort Bend County is home to three of the nation's top 35 master planned communities leading the Houston region

HIGHLIGHTS



TURN-KEY RESTAURANT SPACE

Fully built-out 4,500 SF second-generation restaurant with existing kitchen infrastructure and outdoor patio



PRIME LOCATION WITHIN THE GRID

Positioned in 192-acre mixed-use development at the gateway of Fort Bend's Innovation Corridor



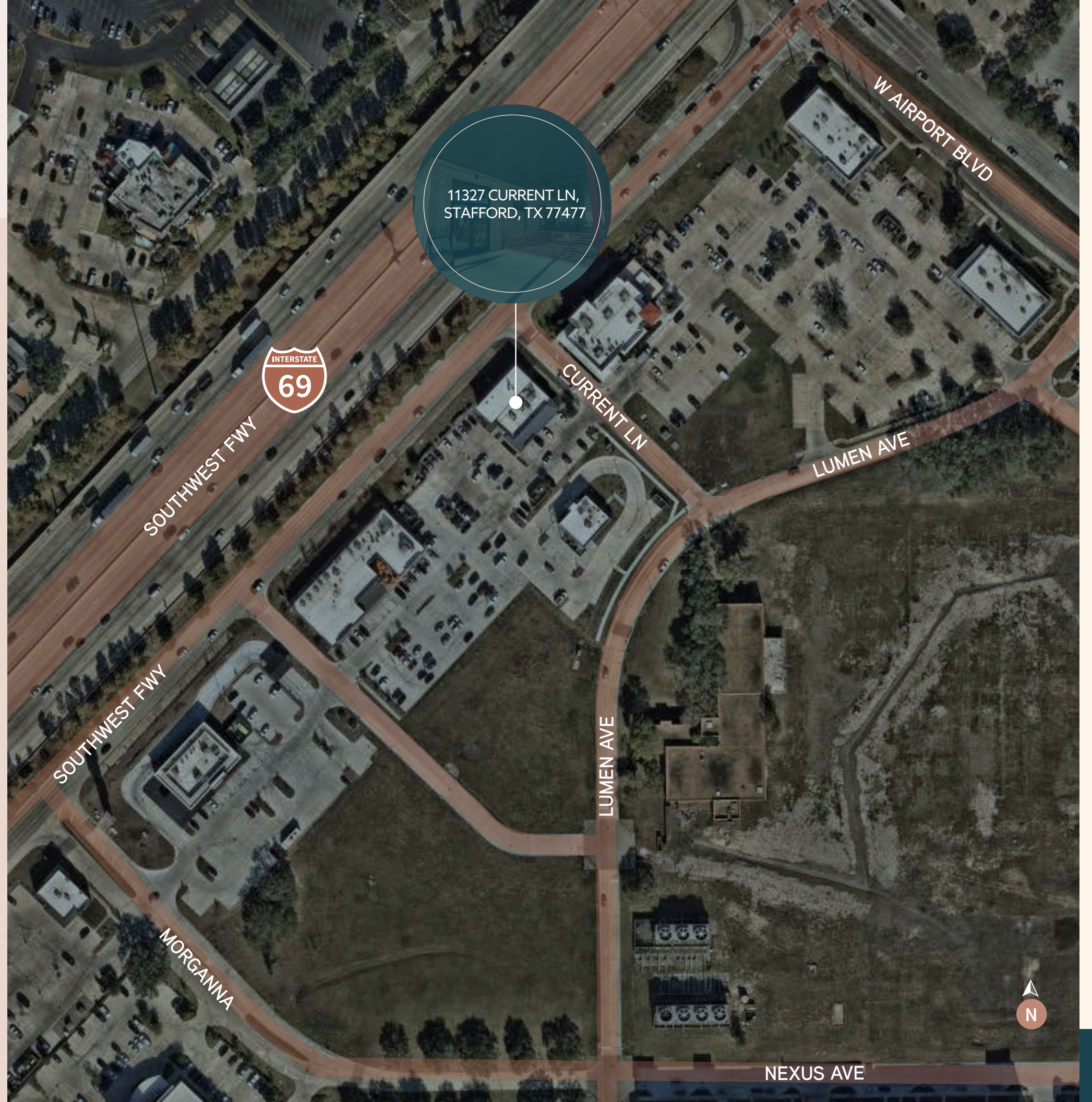
HIGH-VISIBILITY EXPOSURE

Excellent visibility and direct access along the heavily traveled Southwest Freeway corridor



ESTABLISHED CUSTOMER BASE

Benefit from existing traffic patterns and brand recognition in this proven restaurant location



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STAFFORD, TX 77477



SOUTHWEST FWY

CURRENT LN

LUMEN AVE

W AIRPORT BLVD

SOUTHWEST FWY

LUMEN AVE

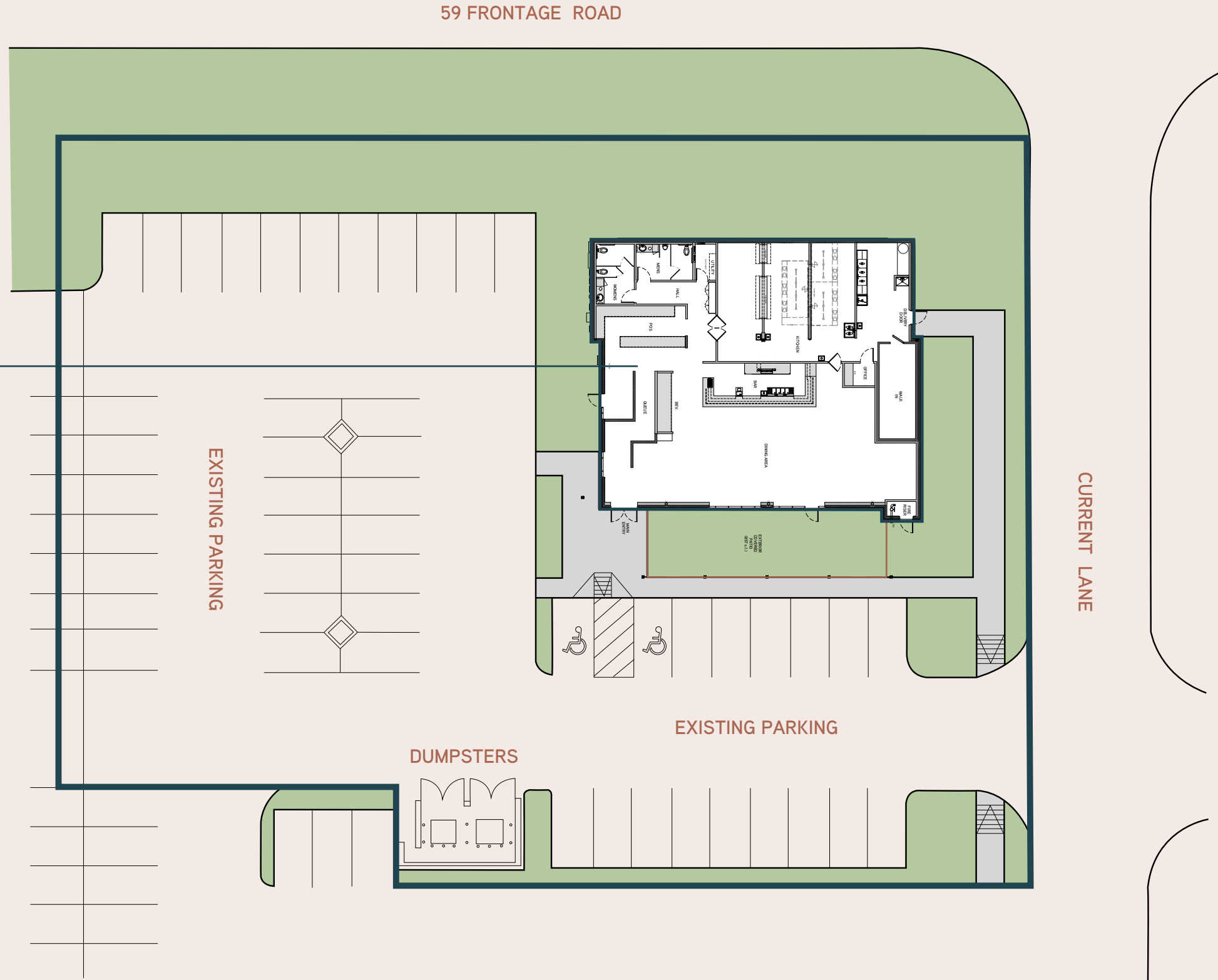
MORGANNA

NEXUS AVE



SITE PLAN

RESTAURANT
11327 CURRENT LN.
4,500 SF





11327 CURRENT LN,
STAFFORD, TX 77477



Great Clips

verizon

Lazy DOG

eyelab

Snooze

hopdoddy

Tiff's Treats

MAJOR MONUMENT SIGNAGE

Portillo's

CAVA

AmegyBank of Texas

pluckers

AT&T

OUTBACK STEAKHOUSE

Kelsey Seybold Clinic

WHISKEY CAKE KITCHEN

BLACK CREEK GROUP

IN-N-OUT BURGER

Cyclone Analytix

OHT Partners

Canes

TARGET

COSTCO WHOLESALE

SOUTHWEST FWY

KIRKWOOD RD

ROYAL DR

TRINITY DR

BLUEBONNET DR

MURPHY RD





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