

PRICE REDUCED

8,500 SF 2nd Generation Restaurant Space For Sale or Lease

12895 Gulf Freeway
Houston, TX 77034



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



GULF FREEWAY / I-45 | 146,023 VPD



FUQUA ST



12895 Gulf Freeway



SITE DETAILS



8,500 SF 2nd Generation Restaurant



250 surface parking spaces



Direct freeway visibility



Multiple access points



Situated amongst national restaurant groups



Signage opportunity



New roof installed January 2025



PRICE: ~~\$2,400,000~~ **\$1,800,000**





AREA HIGHLIGHTS

ACTIVE DISPOSABLE
INCOME - **\$92,440**
AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS

265,097 HOUSEHOLDS
WITHIN A **5 MILE**
RADIUS OF PROPERTY

HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

LOCATED RIGHT OFF EXIT
RAMP - MULTIPLE POINTS
OF INGRESS/EGRESS

JUST **10 MINUTES**
FROM HOBBY AIRPORT
& **20 MINUTES**
FROM DOWNTOWN
HOUSTON



TRADE AREA AERIAL

Demographics

	1 mile	3 miles	5 miles
2023 Total Population	13,607	124,952	265,097
2023 Median Age	31.9	32.2	33.2
2023 Total Households	5,344	41,101	88,740
2023 Average Household Income	\$71,114	\$82,398	\$92,440

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CONTACT

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