

PRIME FREESTANDING RETAIL BUILDING

2540 Eldridge Parkway

📍 Houston, Texas 77082

Offering Price:

\$2,600,000

Building

4,678 SF

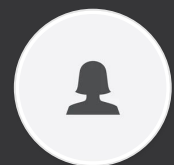
Land

0.95 Acres

Year Built

2014 / 2025

EXCLUSIVELY OFFERED BY



Realty Right LLC

Ruqayya Yasin

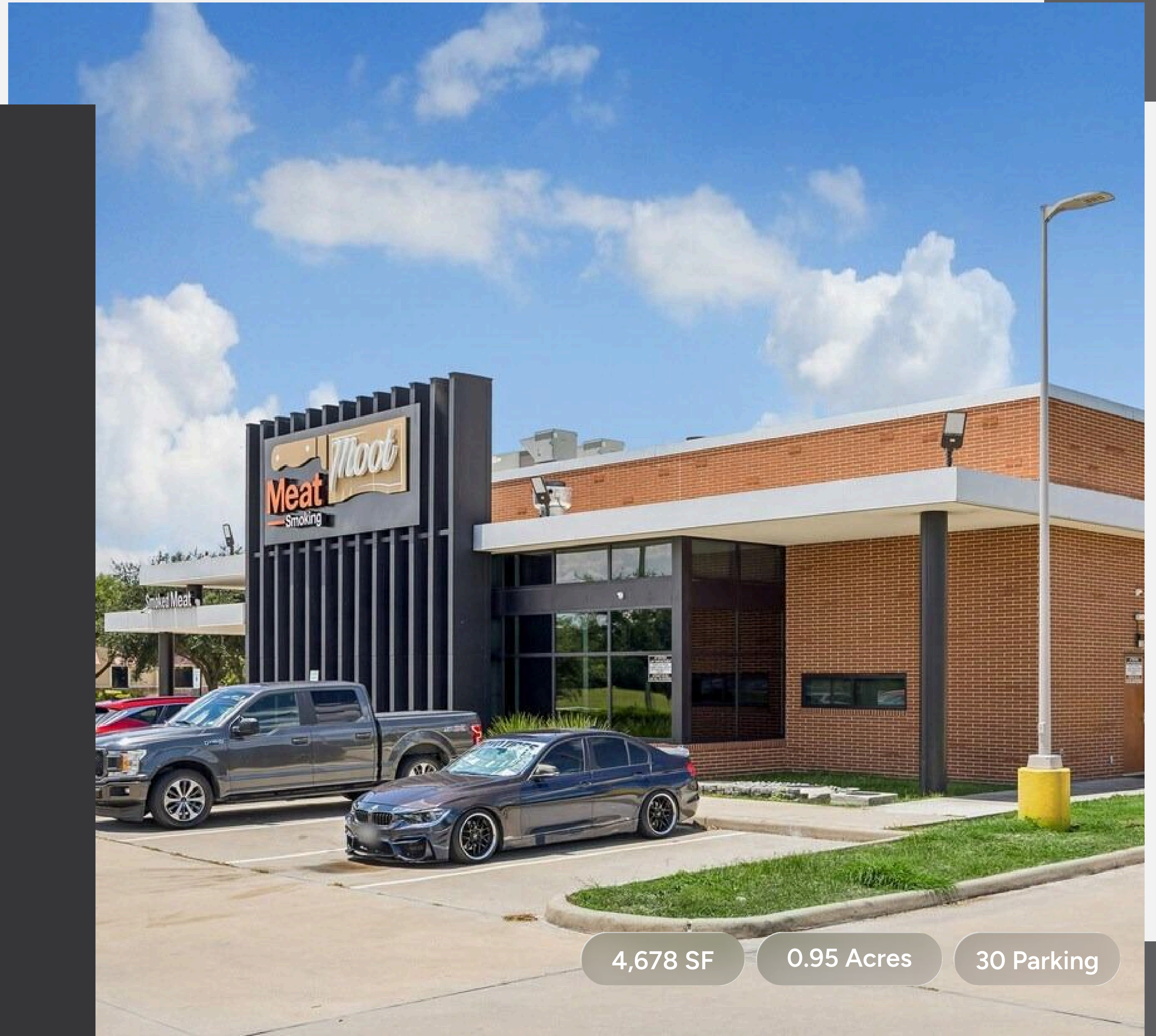
Real Estate Agent

Trec# 793404

📞 (856) 263-9187 (Call/Text)

✉ ruqayyayasin@outlook.com

📍 Realty Right LLC 13100 Wortham Center Dr 3rd Floor Houston,
TX 77065



4,678 SF

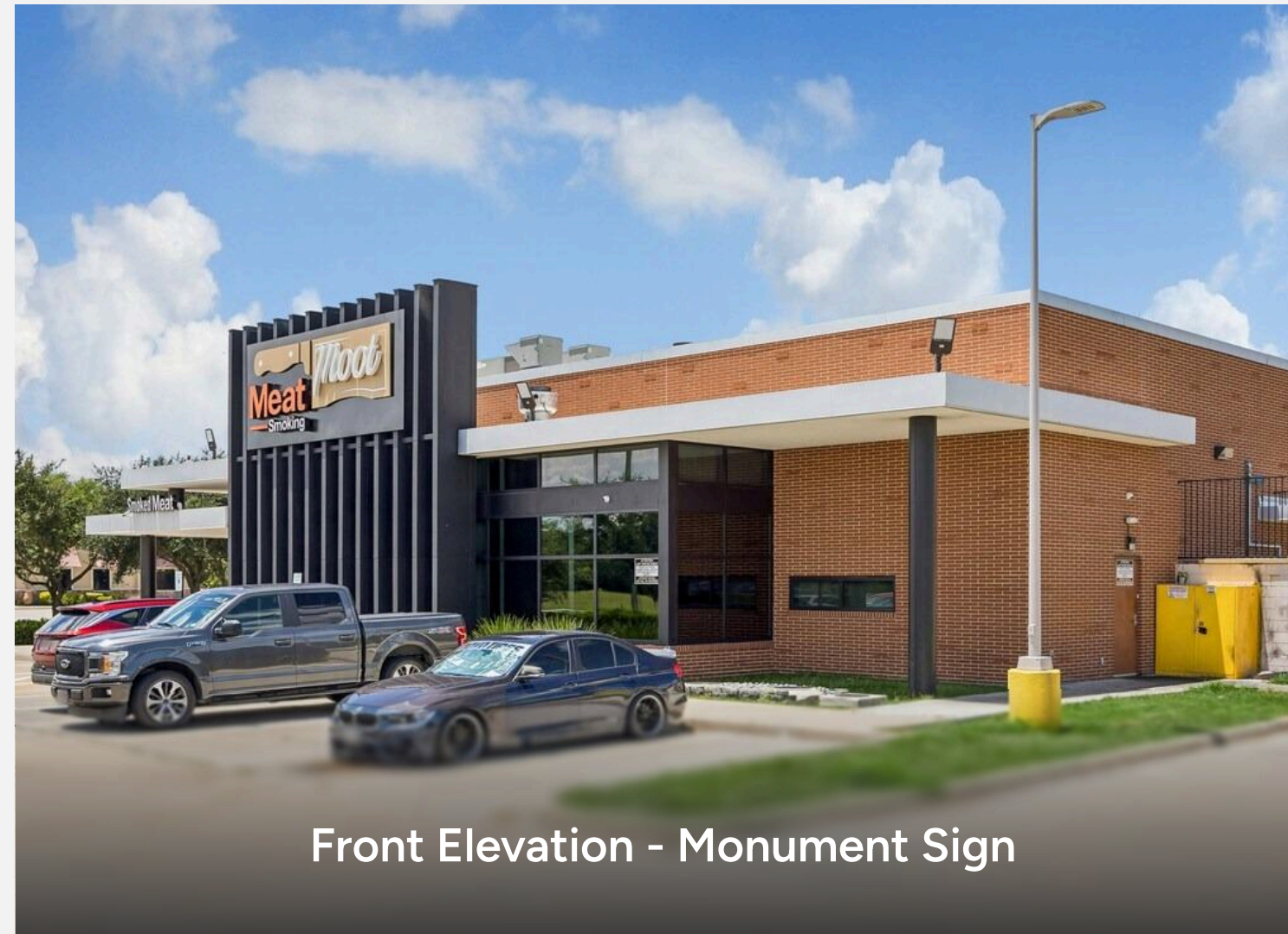
0.95 Acres

30 Parking



Aerial View

0.95-acre site 30 parking spaces



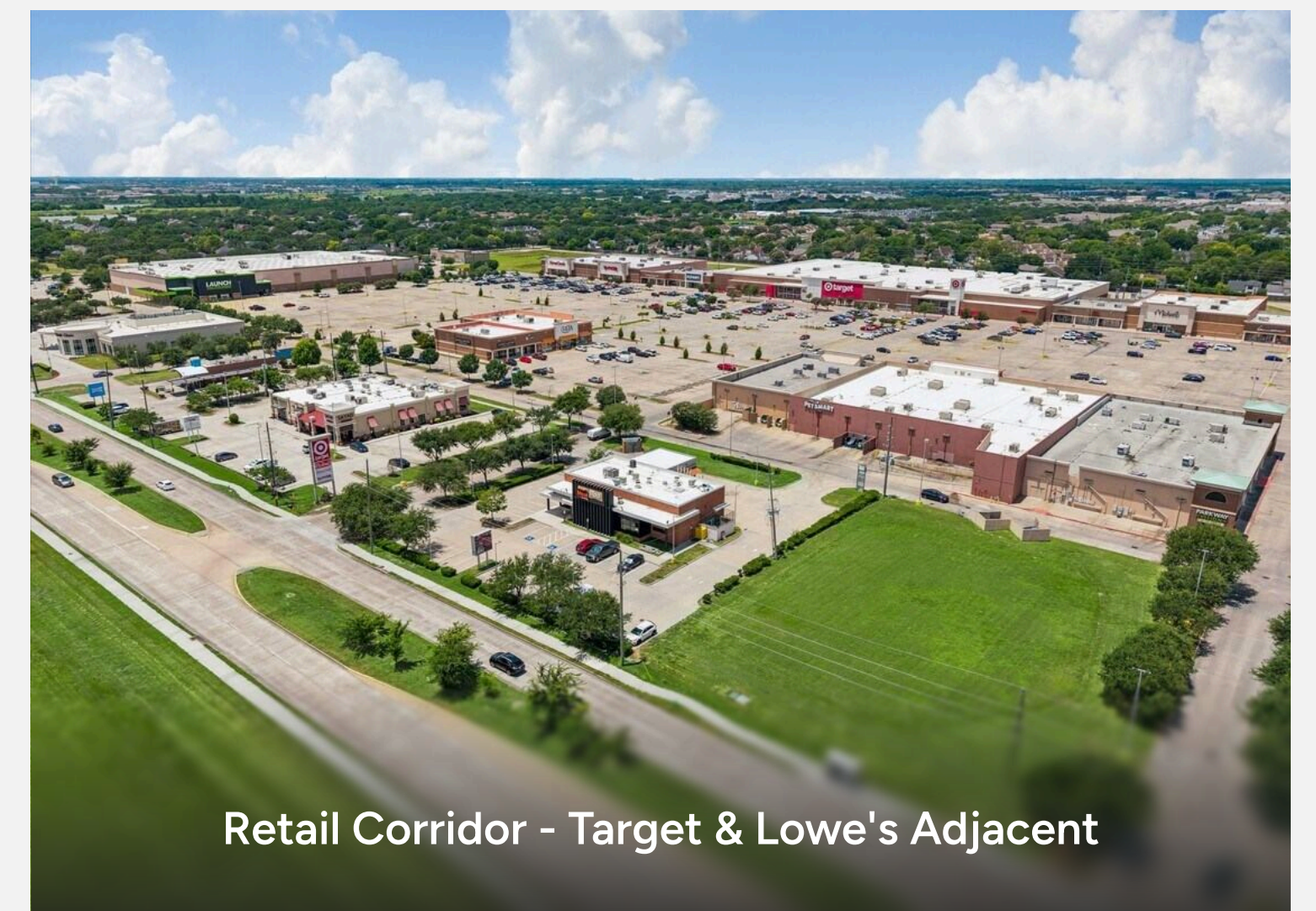
Front Elevation - Monument Sign



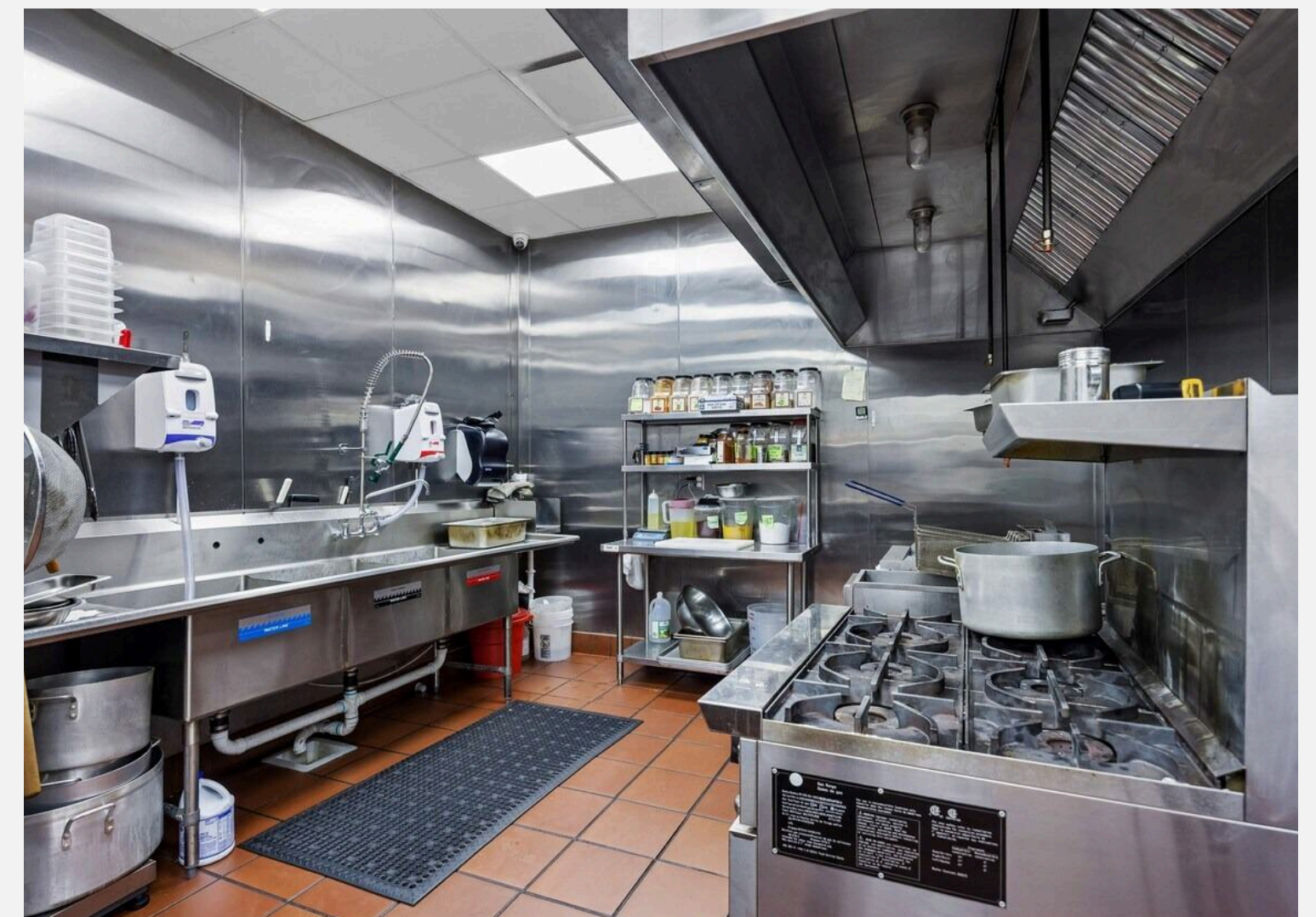
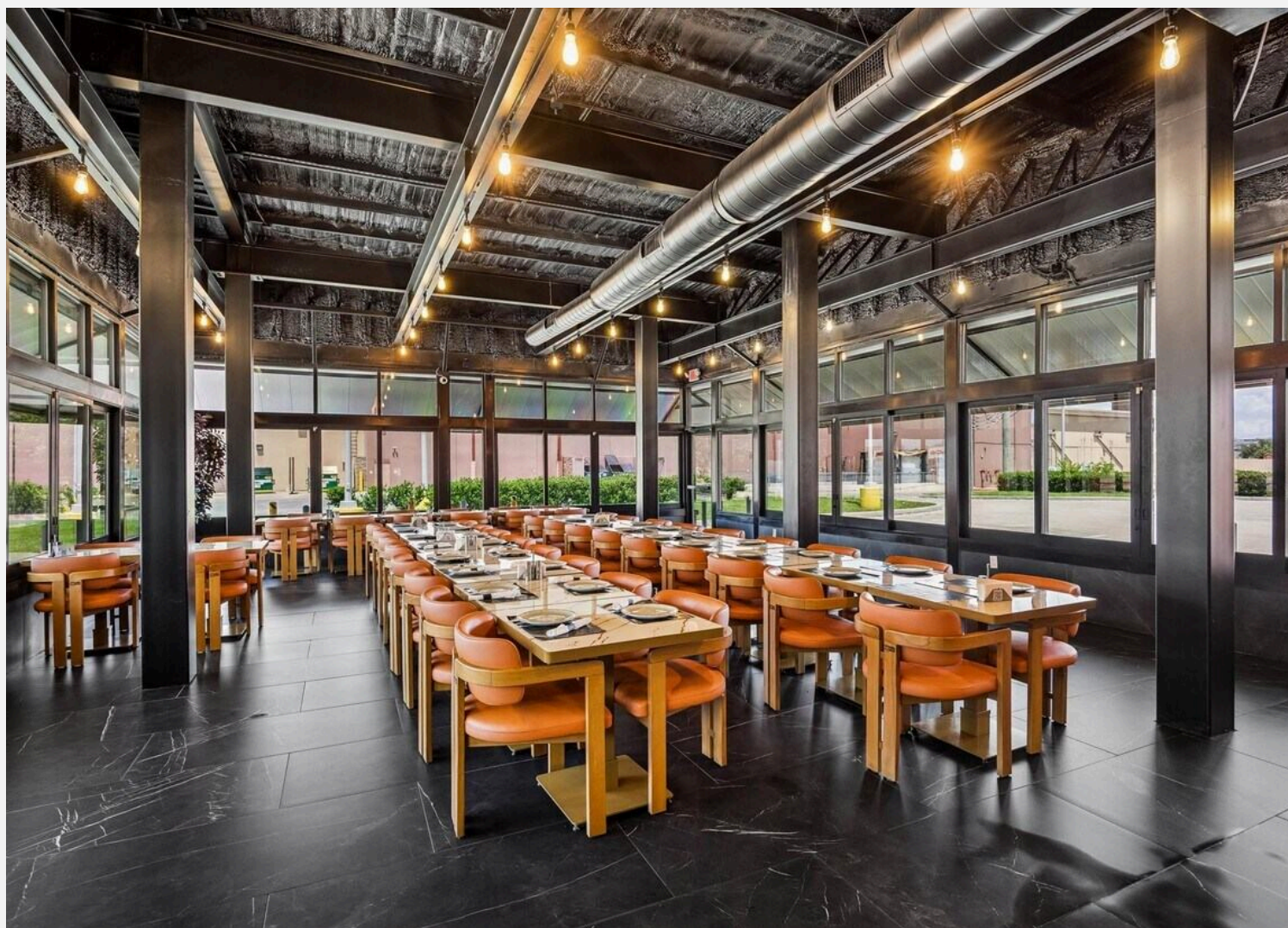
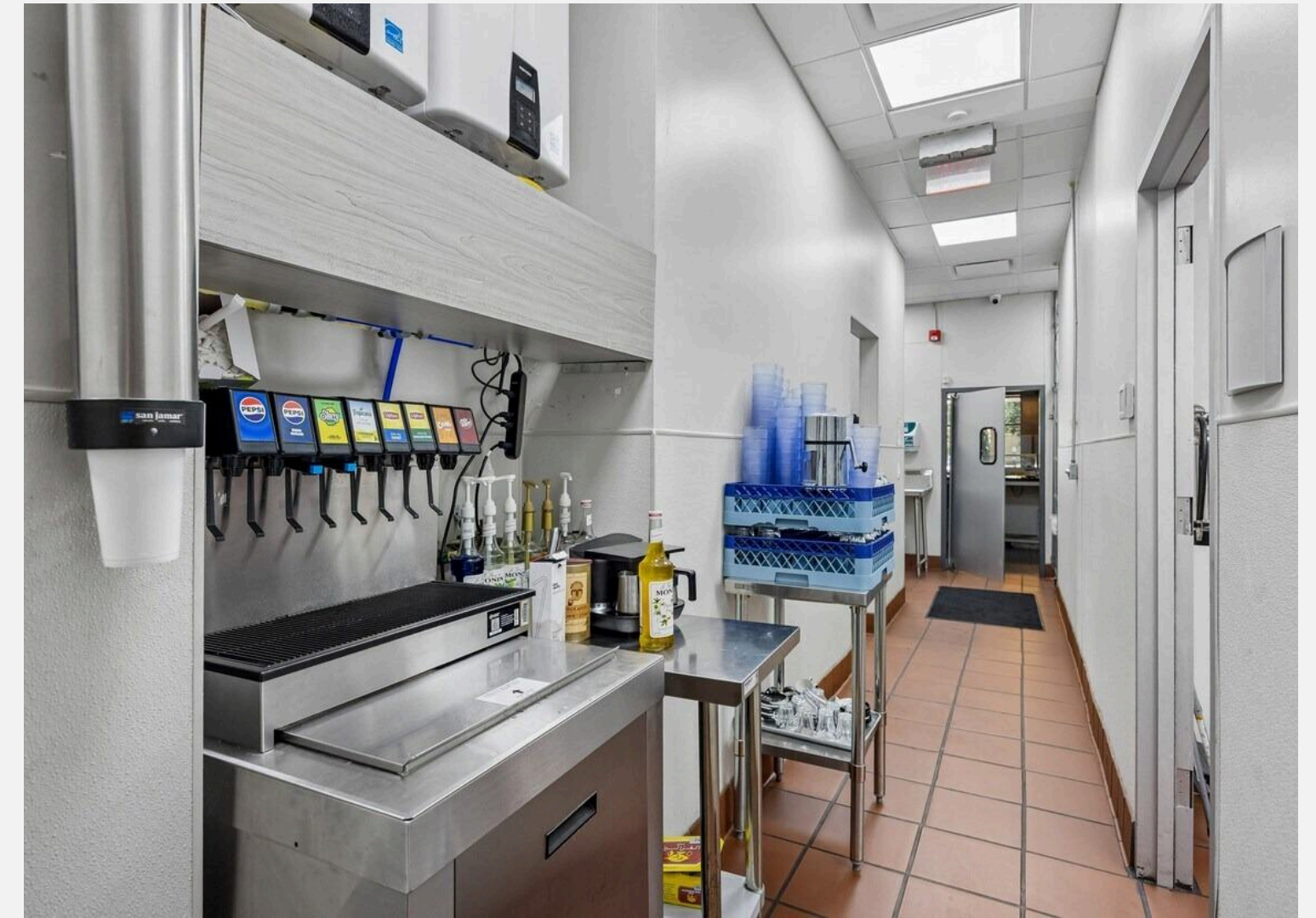
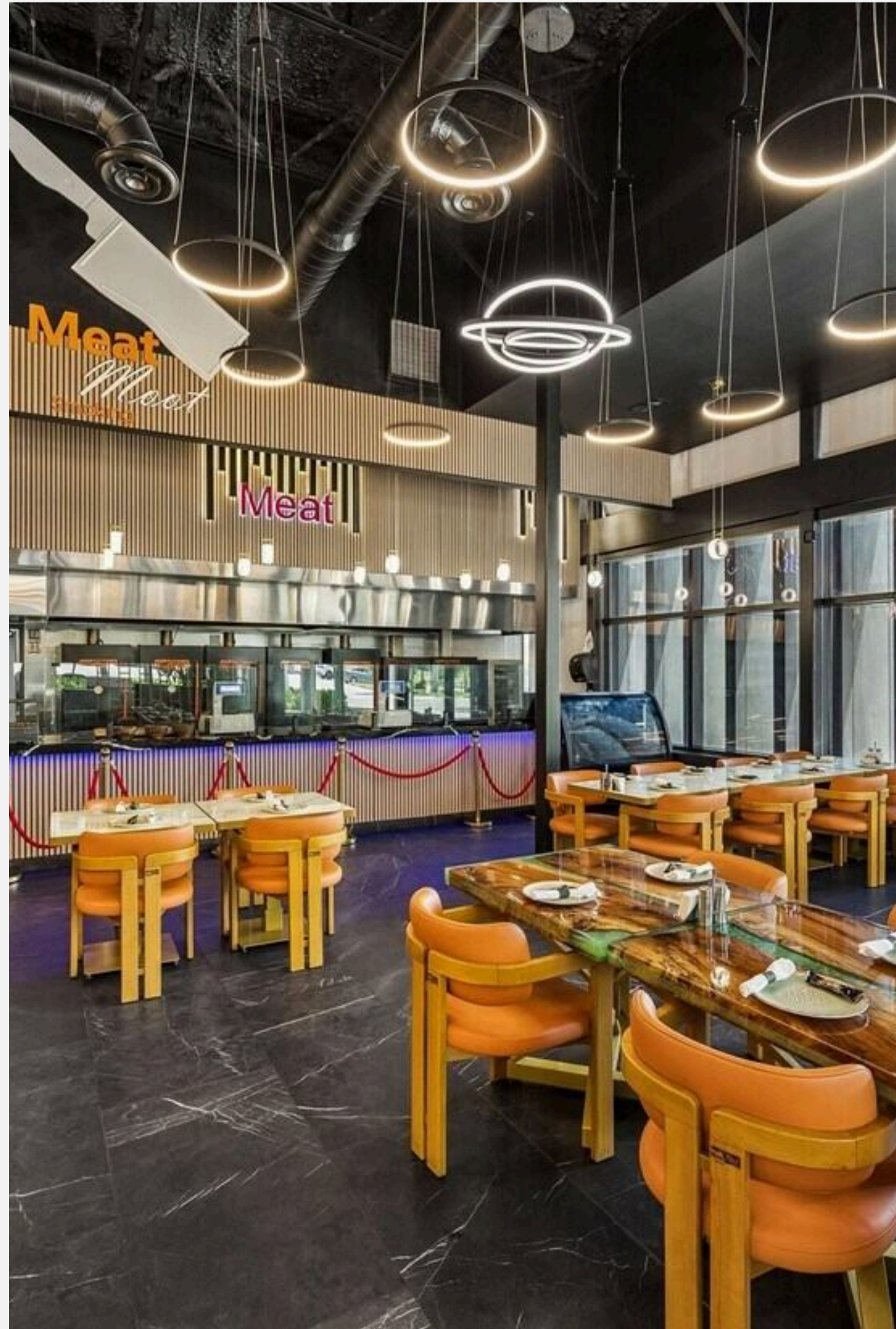
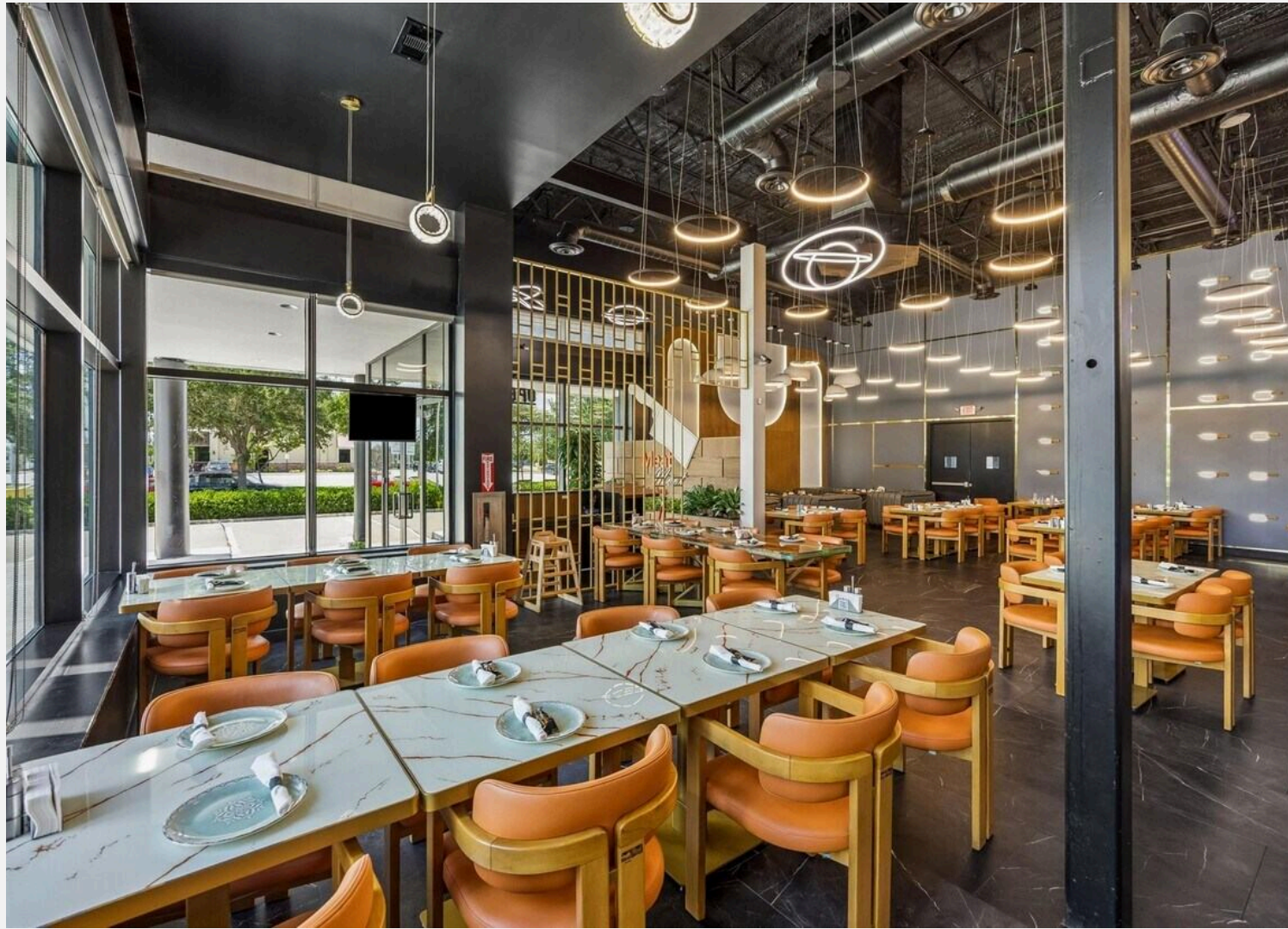
Porte-Cochère / Covered Entrance



Side / Rear Elevation



Retail Corridor - Target & Lowe's Adjacent



PROPERTY OVERVIEW

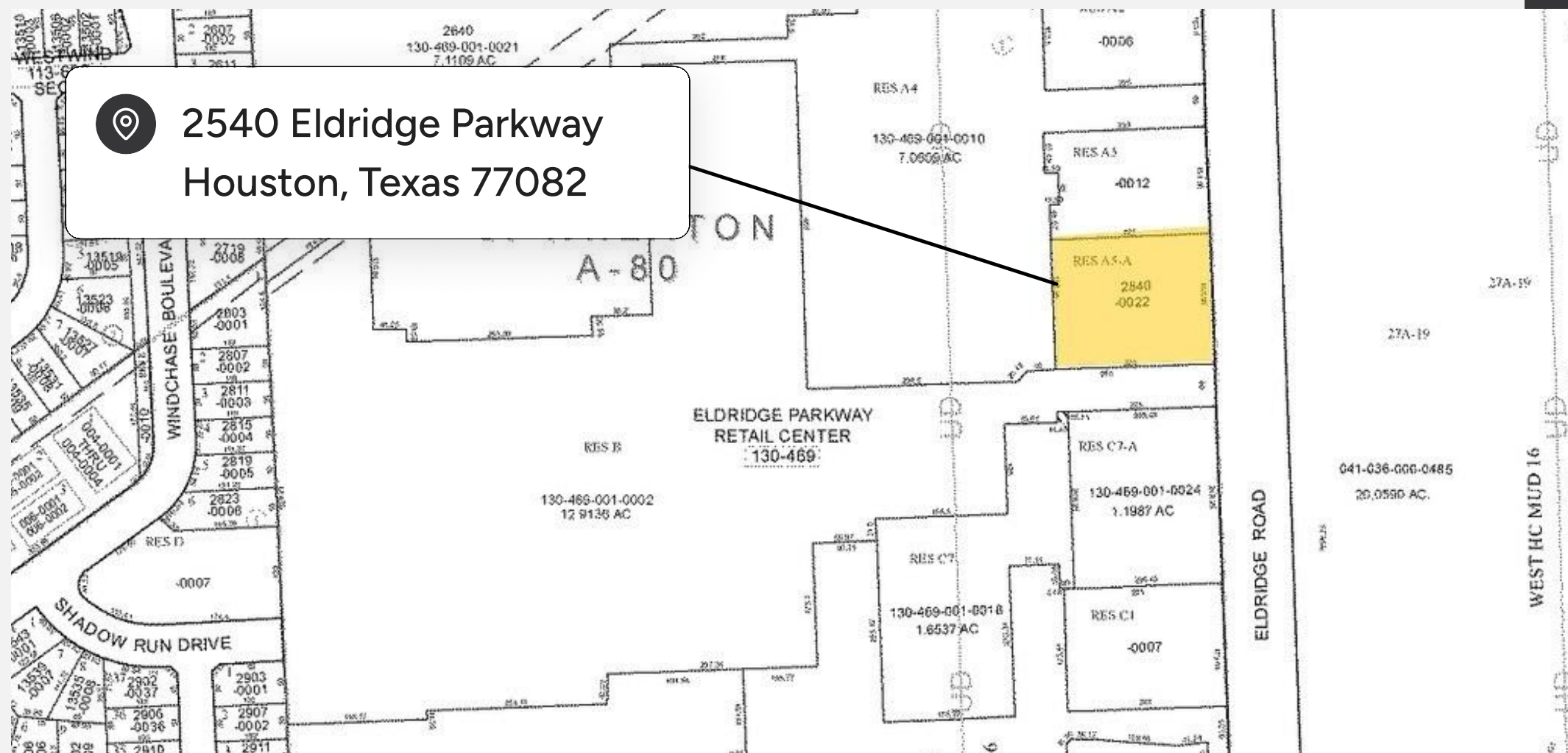
Positioned adjacent to major national retailers in an established retail corridor with outstanding visibility, convenient access, ample parking, and strong long-term commercial appeal. The property is currently improved for restaurant use while providing flexibility for a future owner-user or investor.



Property Snapshot

Offering Price	\$2,600,000
Property Type	Freestanding Retail Building
Building Size (GLA)	4,678 SF
Land Area	0.95 Acres (41,382 SF)
Floors	1
Building Status	Existing
Year Built	2014
Renovated	2025
Tenancy	Single Tenant
Parking	30 Spaces (6.41/1,000 SF Ratio)
Existing Use	Restaurant
Visibility	Excellent
Monument Sign	Yes
Ownership	Owner/User or Investment
Franchise	Assumable (Optional)

STRATEGIC LOCATION



Opportunity to acquire a freestanding retail building in a prime **West Houston** location, currently set up for restaurant use. Includes property, restaurant improvements, and FF&E, offering a turnkey solution for owners, investors, or operators. Franchise is assumable with approval; continuing the current concept is optional.

- » Prime Corner Location
- » Approx. 184 Feet of Frontage
- » High Visibility
- » Monument Signage
- » Freestanding Retail Building
- » Furniture, Fixtures & Equipment (FF&E;) Included
- » Commercial Kitchen Infrastructure
- » Modern Dining Area
- » 30 On-Site Parking Spaces
- » Adjacent to National Retailers
- » Owner/User or Investment Opportunity

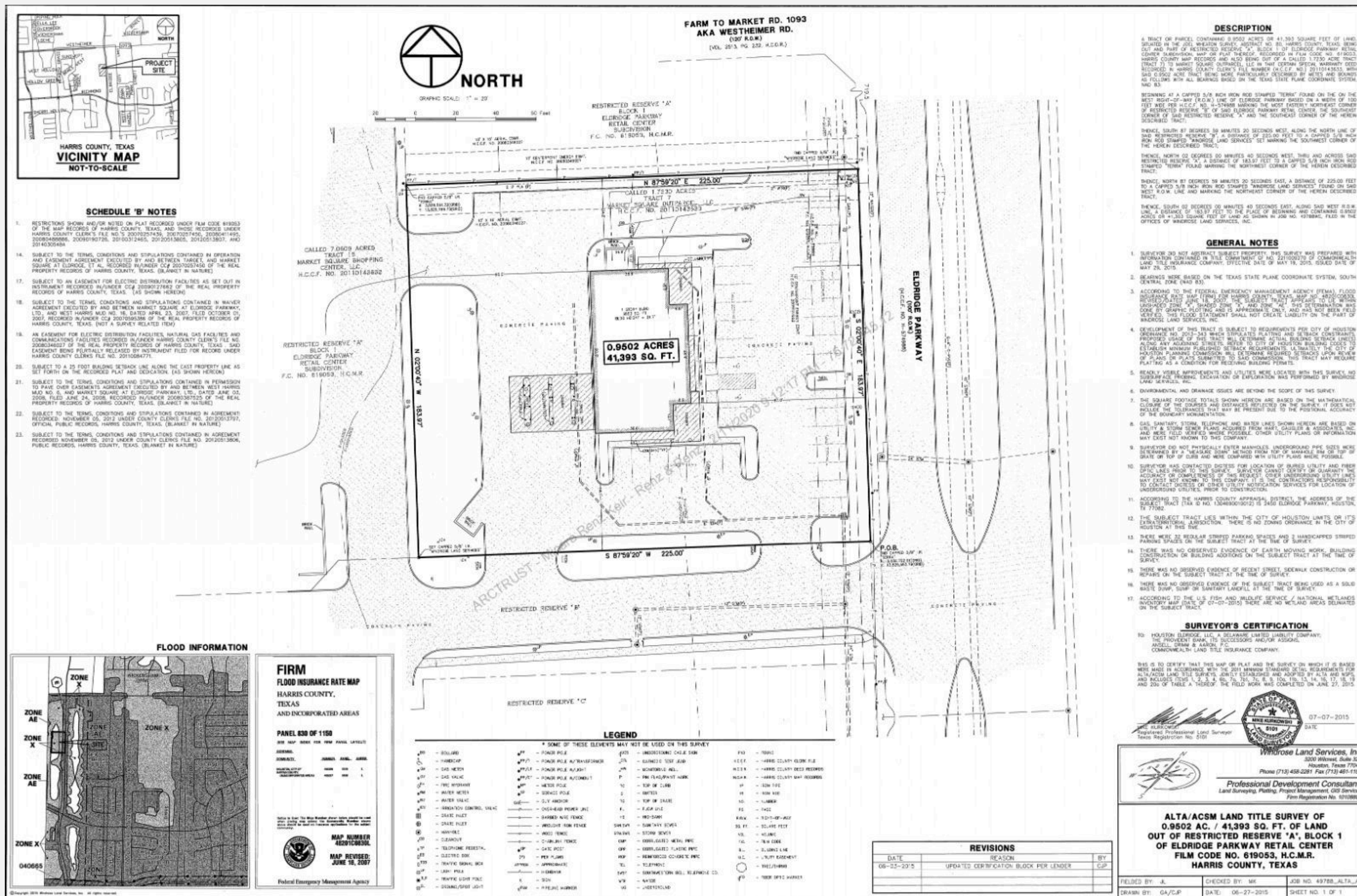


TOTAL: 4317 sq. ft

1st floor: 4317 sq. ft

EXCLUDED AREAS: PATIO: 59 sq. ft, WALLS: 166 sq. ft

This floor plan is intended for marketing and illustrative purposes and is to be used as a guide only to give a general indication of the layout. The floor plan contained here, measurements of rooms, square footage and any other items are approximate, may not be to scale and are not meant to be binding nor form any part of a contract. No responsibility is taken for any error, omission, or misstatement. Prospective purchasers are encouraged to conduct their own due diligence.



CONTACT INFORMATION



Realty Right LLC

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📍 Realty Right LLC 13100 Wortham Center Dr 3rd Floor Houston, TX 77065



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Realty Right	506808-B	support@realtyright.com	(713) 589-8808
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Guillermo Coronado	506808-B	support@realtyright.com	(713) 589-8808
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Guillermo Coronado	506808-B	support@realtyright.com	(713) 589-8808
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ruqayya Yasin	793404-SA	ruqayyayasin@outlook.com	(856) 263-9187
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT**

WWW.TREC.TEXAS.GOV

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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