

8,500 SF 2nd Generation Restaurant Space For Sale

12895 Gulf Freeway
Houston, TX 77034



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



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 March 2025



Asking Price: \$2,400,000





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

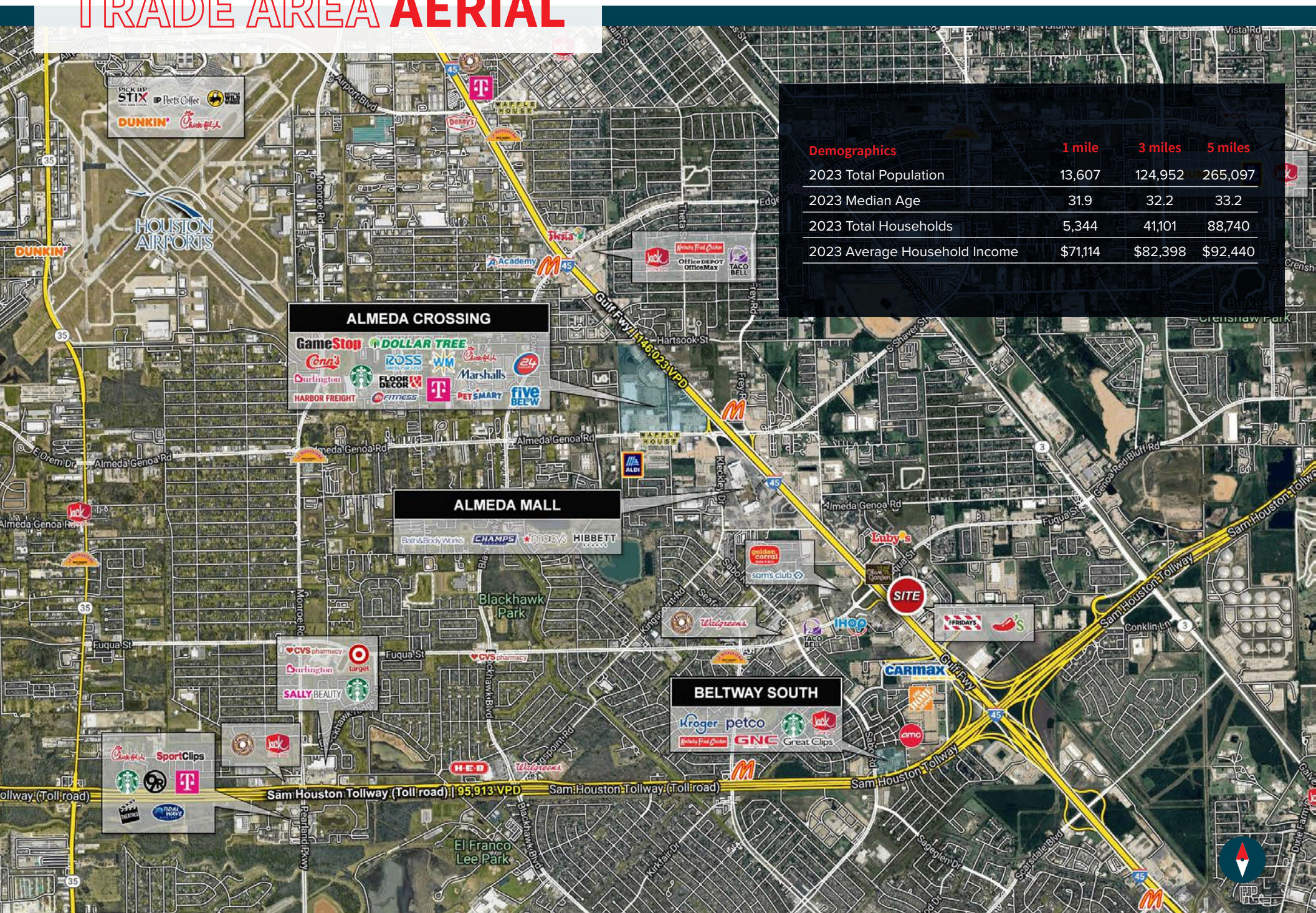
HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

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

CONTACT

Mark Raines

Executive Vice President - Managing Director

+1 713 888 4037

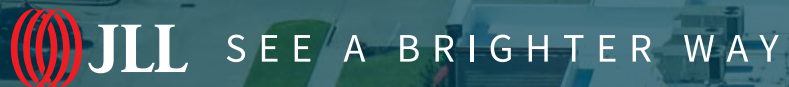
mark.raines@jll.com

Meredith Bretting

Associate

+1 713 425 1850

meredith.bretting@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.