

RETAIL PROPERTY | FOR LEASE

Restaurant at Willow Park Shopping Center

13703 Texas 249,
Houston, TX 77086



2 | Property Summary



PROPERTY DESCRIPTION

Unveil an exceptional leasing opportunity for a fully built-out free-standing restaurant at this prime Houston property. Boasting a strategic location and high visibility on Texas 249, this versatile space offers a turnkey solution for culinary entrepreneurs. The restaurant space features a fully equipped kitchen, furnished dining areas, and ample parking, making it an enticing prospect for restaurateurs looking to establish a unique dining experience. With its proximity to major roadways and established neighborhoods, this property presents a unique opportunity to elevate your restaurant concept in one of Houston's most sought-after areas. Don't miss the chance to captivate diners and thrive in this dynamic and rapidly growing market.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility
- Ample parking and high foot traffic

OFFERING SUMMARY

Lease Rate:	\$28.67 SF/yr (5.91/SF/YR)
Number of Units:	1
Available SF:	2,776 SF
Building Size:	2,776 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	2,401	5,772
Total Population	1,416	7,208	18,984
Average HH Income	\$53,418	\$56,940	\$64,419



Jamie Grotte

leasing@oakhillcommercial.com
(713) 275-2009

3 | Lease Spaces



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Restaurant at Willow Park Shopping Center	Available	2,776 SF	5.91/SF/YR	\$28.67 SF/yr	Fully Built-out Free-Standing Restaurant located on a busy shopping center Previously a successful Mexican Restaurant Equipment and Furniture included Seating area, bar, and kitchen area

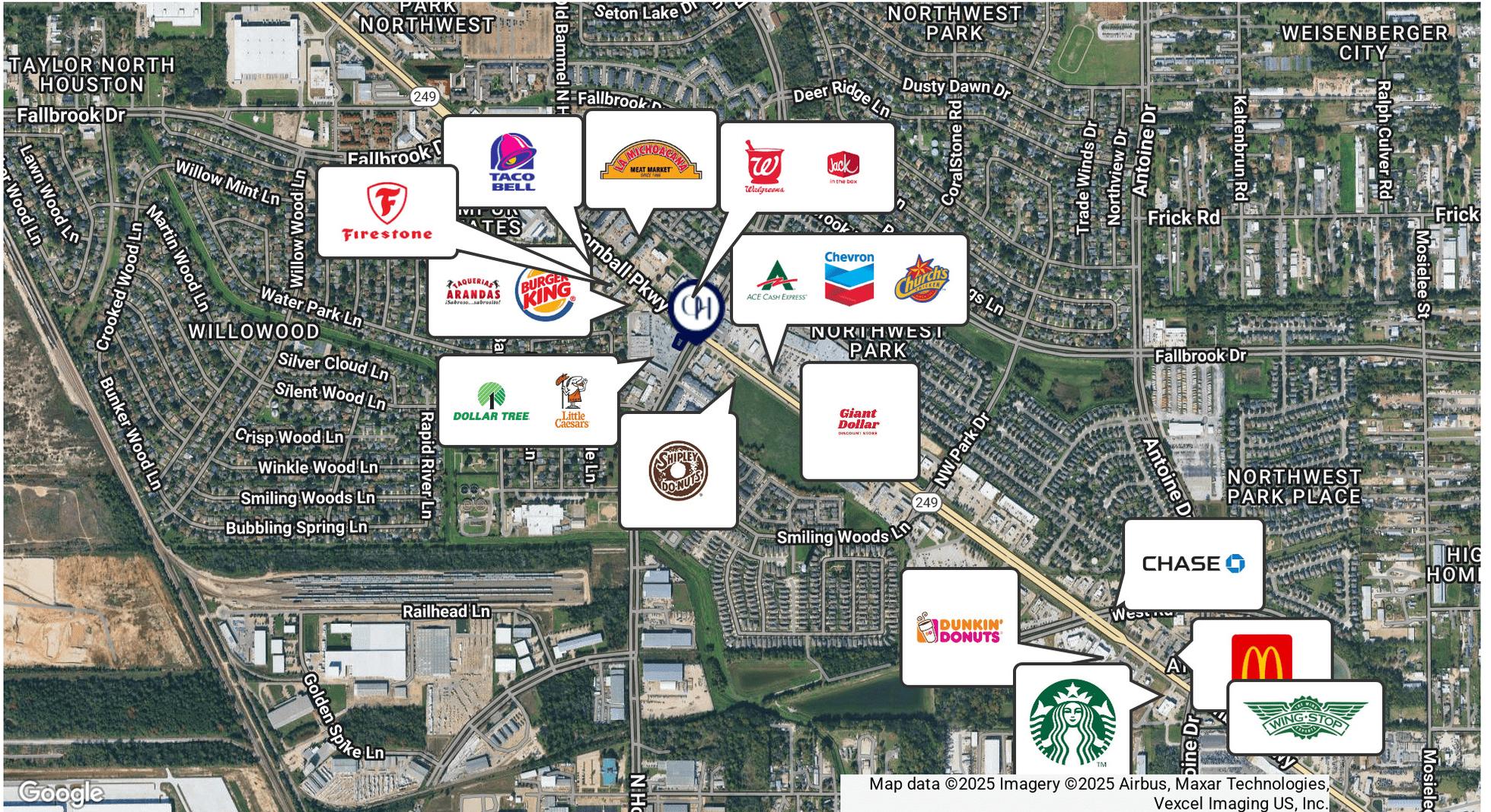


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4 | Additional Photos



5 | Retailer Map



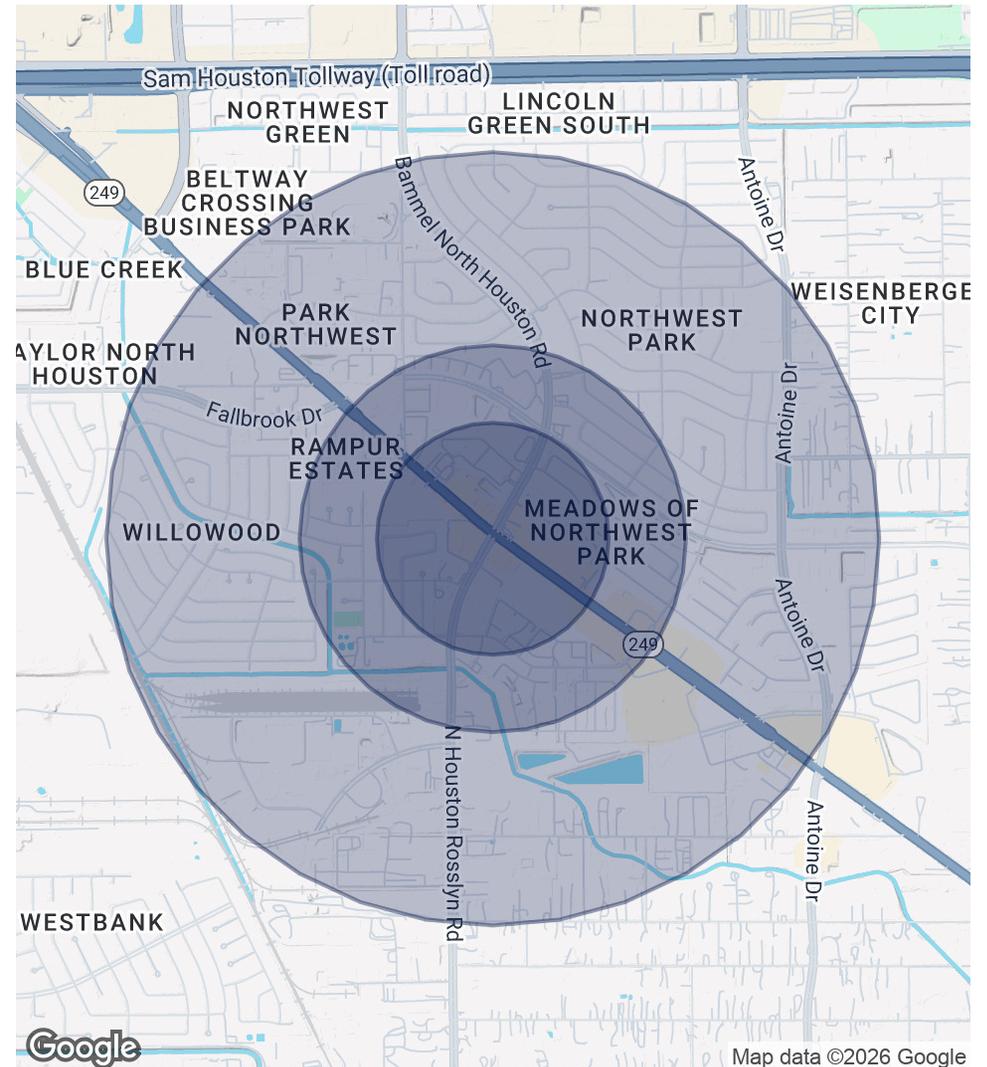
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6 | Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,416	7,208	18,984
Average Age	34	35	36
Average Age (Male)	33	34	34
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	2,401	5,772
# of Persons per HH	3	3	3.3
Average HH Income	\$53,418	\$56,940	\$64,419
Average House Value	\$326,459	\$304,732	\$243,599

Demographics data derived from AlphaMap



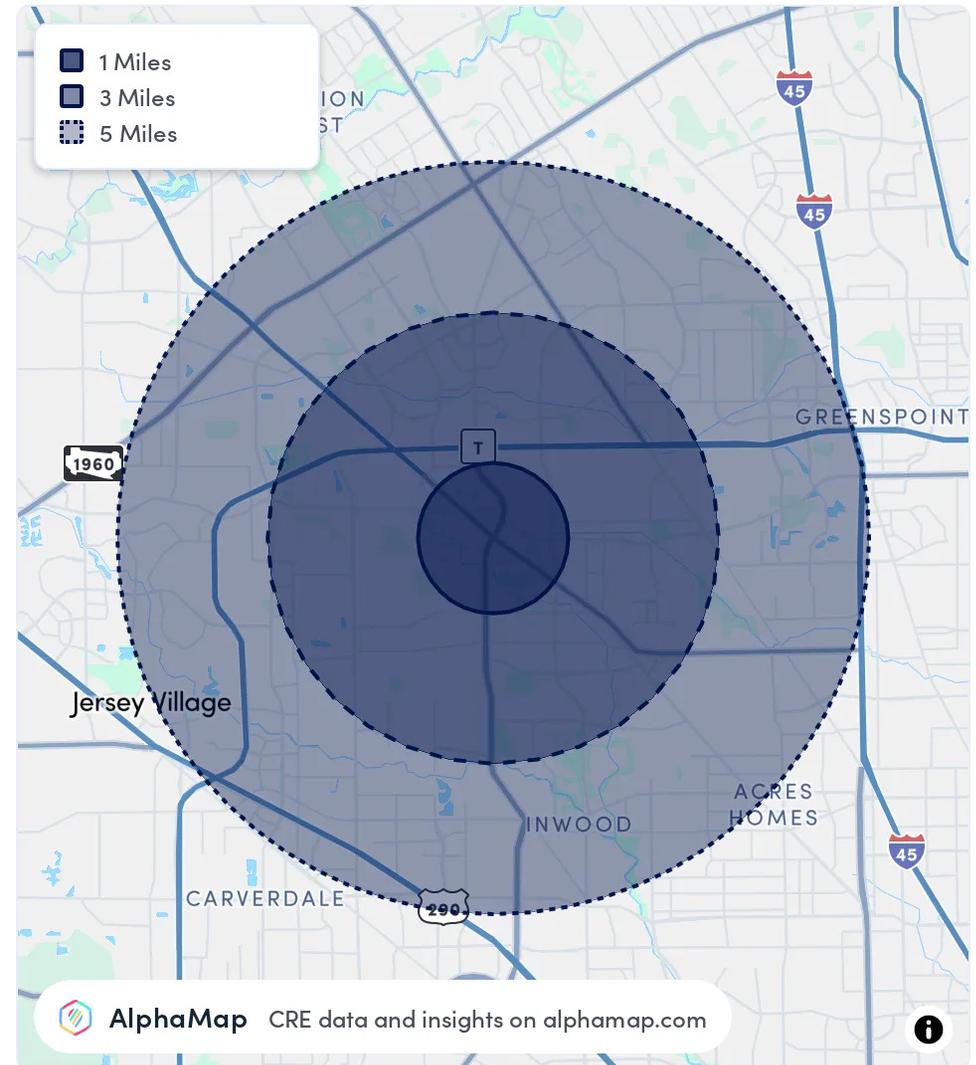
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7 | Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,984	110,402	326,667
Average Age	36	36	37
Average Age (Male)	34	35	36
Average Age (Female)	37	37	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,772	32,673	107,971
Persons per HH	3.3	3.4	3
Average HH Income	\$64,419	\$80,402	\$81,467
Average House Value	\$243,599	\$231,416	\$238,440
Per Capita Income	\$19,520	\$23,647	\$27,155

Map and demographics data derived from AlphaMap





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.

2-10-2025



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.

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. **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.

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.

Oak Hill Commercial	-	-	713.275.2009
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jamie Grotte	-	jgrotte@oakhillcommercial.com	713.275.2009 x108
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date