

FREESTANDING RESTAURANT FOR SALE

9910 GASTON ROAD, SUITE 200 | KATY, TEXAS



DO NOT DISTURB TENANT, CALL FOR TOUR

CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

ZACHARY GREEN
832.371.4171
zgreen@chodrowrealty.com

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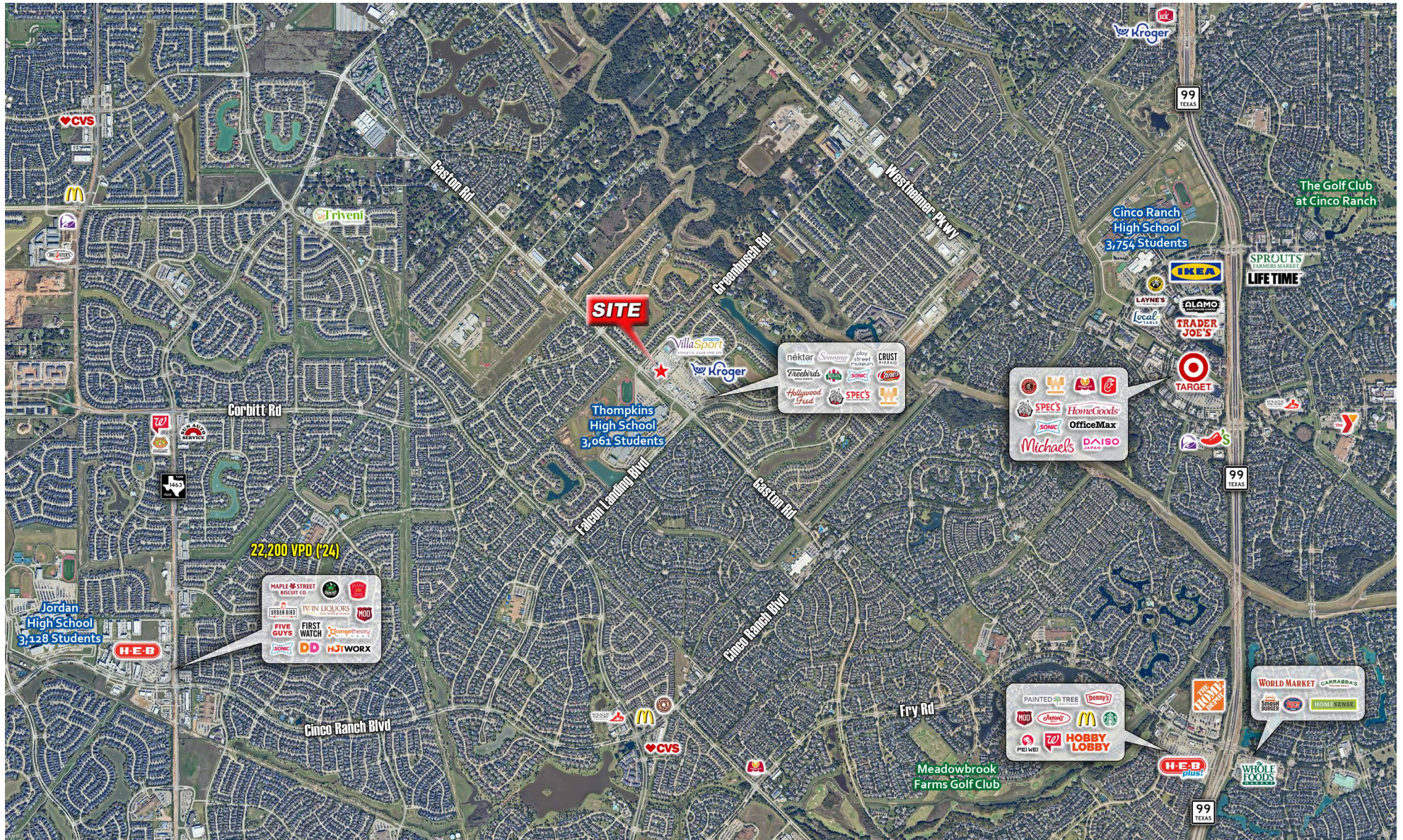
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LOCATION

9910 Gaston Rd, Katy, TX 77494



PRICE

Call for Details



TRAFFIC COUNTS

Gaston Rd: 8,198 VPD (TXDot '21)

Falcon Landing Blvd: 15,641 VPD (TXDot '21)



AVAILABLE

- 4,629 SF Freestanding Restaurant + Patio
- Long lease term remaining
- FF&E included
- Sublease opportunity, do not disturb tenant



DEMOGRAPHICS

2025 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	13,975	118,812	291,588
Median HH Income	\$142,276	\$156,091	\$132,407
Total Household	4,000	36,666	95,702
Daytime Population	10,931	99,245	244,316

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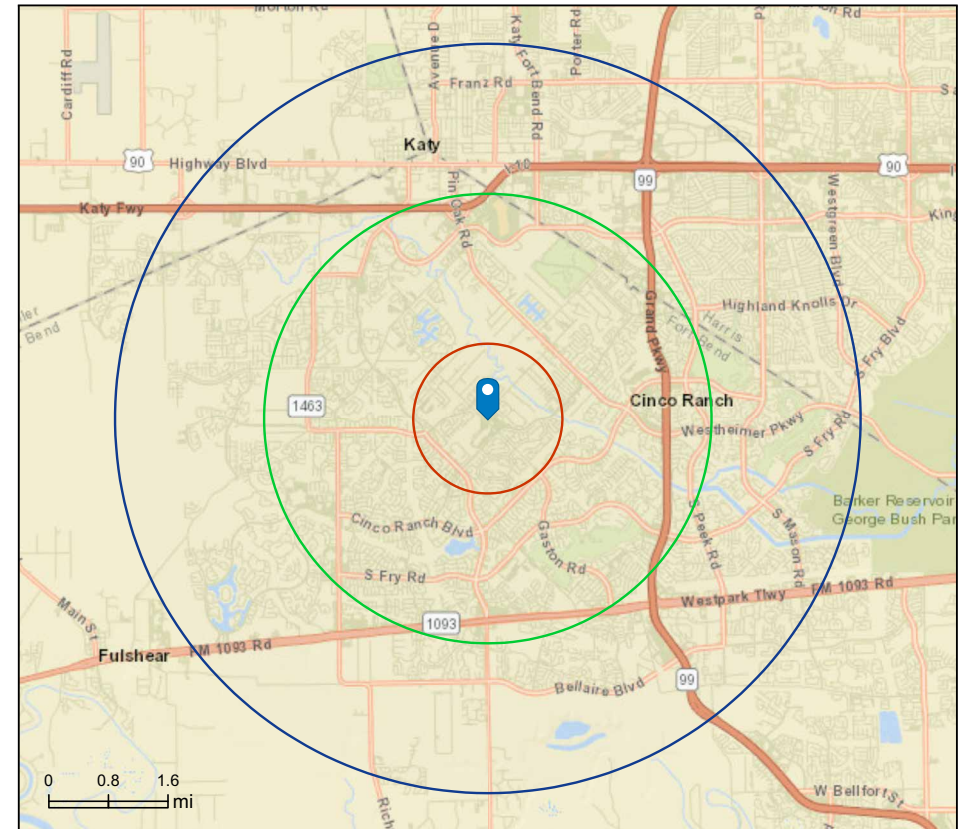
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,184	55,800	140,894
2020 Total Population	13,892	112,695	248,762
2020 Group Quarters	20	215	604
2025 Total Population	13,975	118,812	291,588
2025 Group Quarters	20	207	611
2030 Total Population	14,952	130,084	322,244
2025-2030 Annual Rate	1.36%	1.83%	2.02%
2025 Total Daytime Population	10,931	99,245	244,316
Workers	2,242	34,617	91,697
Residents	8,689	64,628	152,619
Household Summary			
2010 Households	1,782	17,427	45,894
2010 Average Household Size	3.47	3.19	3.06
2020 Total Households	3,919	34,215	79,903
2020 Average Household Size	3.54	3.29	3.11
2025 Households	4,000	36,666	95,702
2025 Average Household Size	3.49	3.23	3.04
2030 Households	4,327	40,715	107,138
2030 Average Household Size	3.45	3.19	3.00
2025-2030 Annual Rate	1.58%	2.12%	2.28%
2010 Families	1,659	15,197	38,180
2010 Average Family Size	3.61	3.45	3.39
2025 Families	3,644	31,222	77,737
2025 Average Family Size	3.70	3.57	3.45
2030 Families	3,935	34,516	86,828
2030 Average Family Size	3.67	3.53	3.41
2025-2030 Annual Rate	1.55%	2.03%	2.24%
Housing Unit Summary			
2000 Housing Units	94	3,196	19,475
Owner Occupied Housing Units	93.6%	85.3%	80.0%
Renter Occupied Housing Units	4.3%	11.2%	14.4%
Vacant Housing Units	2.1%	3.5%	5.6%
2010 Housing Units	1,869	18,247	48,066
Owner Occupied Housing Units	90.4%	83.6%	77.9%
Renter Occupied Housing Units	4.9%	11.9%	17.6%
Vacant Housing Units	4.7%	4.5%	4.5%
2020 Housing Units	4,049	35,634	84,465
Owner Occupied Housing Units	77.7%	71.7%	68.2%
Renter Occupied Housing Units	19.1%	24.3%	26.4%
Vacant Housing Units	2.8%	4.7%	5.4%
2025 Housing Units	4,082	38,202	101,690
Owner Occupied Housing Units	79.1%	71.7%	66.7%
Renter Occupied Housing Units	18.9%	24.3%	27.4%
Vacant Housing Units	2.0%	4.0%	5.9%
2030 Housing Units	4,456	42,504	113,055
Owner Occupied Housing Units	79.3%	71.3%	67.2%
Renter Occupied Housing Units	17.8%	24.5%	27.5%
Vacant Housing Units	2.9%	4.2%	5.2%
2025 Households by Income			
Household Income Base	4,000	36,666	95,702
<\$15,000	10.0%	4.1%	4.1%
\$15,000 - \$24,999	3.1%	2.7%	2.6%
\$25,000 - \$34,999	0.3%	2.4%	2.7%
\$35,000 - \$49,999	3.1%	4.8%	5.7%
\$50,000 - \$74,999	6.7%	8.5%	11.2%
\$75,000 - \$99,999	9.3%	6.0%	9.8%
\$100,000 - \$149,999	19.2%	18.5%	20.5%
\$150,000 - \$199,999	17.2%	17.9%	15.7%
\$200,000+	30.9%	35.0%	27.7%
Average Household Income	\$175,905	\$187,008	\$166,293



2025 Population 25+ by Educational Attainment

Total	8,366	73,112	184,446
Less than 9th Grade	1.1%	1.4%	1.8%
9th - 12th Grade, No Diploma	0.3%	1.7%	1.9%
High School Graduate	4.5%	6.3%	9.4%
GED/Alternative Credential	0.3%	1.5%	1.8%
Some College, No Degree	8.3%	11.5%	13.7%
Associate Degree	5.4%	6.8%	8.5%
Bachelor's Degree	54.8%	41.4%	38.1%
Graduate/Professional Degree	25.2%	29.4%	24.8%

2025 Population 15+ by Marital Status

Total	10,537	90,929	225,263
Never Married	26.6%	23.4%	25.6%
Married	66.4%	68.1%	64.8%
Widowed	3.0%	3.3%	3.5%
Divorced	4.0%	5.3%	6.1%

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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.

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.

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.

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 have the necessary authority to place a price in writing on behalf of the party,~~ disclose:
 - 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.

Chodrow Realty Advisors

Licensed Brokers/Broker Firm Name or
Primary Assumed Business Name

Alan Chodrow

Designated Broker of Firm

Zachary Green

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

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