

GROUND LEASE OPPORTUNITY

7617 JENSEN DRIVE

HOUSTON, TX 77093



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CORTINAS
Commercial
Real Estate

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JENSEN DRIVE

01

THE OFFERING

Cortinas CRE is pleased to exclusively present a **±0.23-acre hard corner ground lease opportunity** located at the highly visible intersection of Jensen Dr. and Crosstimbers St. in Houston, Texas. This signalized corner offers exceptional frontage, exposure, and accessibility, making it an ideal location for a quick-service restaurant (QSR), coffee concept, drive-thru user, or other high-traffic retail tenant.

Strategically positioned just minutes from Loop 610, I-69/U.S. 59, and Downtown Houston, the site benefits from strong daily traffic, dense surrounding residential neighborhoods, and a well-established commercial trade area. The property's hard corner location provides excellent ingress and egress while maximizing visibility from both thoroughfares.

Purposefully offered as a ground lease, this site presents an outstanding opportunity for national, regional, or local operators seeking a highly visible infill location with strong consumer exposure. Its premier corner positioning, combined with convenient access to Houston's major transportation corridors, makes it well suited for a drive-thru QSR, coffee shop, beverage concept, or other convenience-oriented retail use.



Land Size

±.23 Acres or 10,018.8 SF
Per HCAD



High Visibility

±20,000 VPD Crossing at the
intersection of Crosstimbers and
Jensen



Price Guidance

Negotiable

SECTION 02

PROPERTY DETAILS

SECTION

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JENSEN DRIVE

02

PROPERTY DETAILS

Address (Link to Directions)	7617 Jensen Dr, Houston, TX 77093	Tax Rate	2.12522%
Offering Type	Ground Lease	Property Tax Account	057-011-000-0029
Price Guidance	Negotiable	Utilities	COH
Lease Structure	Absolute NNN	VPD	±20,000 @ Intersection of Jensen & E. Crosstimbers
Land Size	Total ±.23 AC or 10,018.8 SF* Hardcorner Lot (Jensen Dr & E Crosstimbers St)	Zoning	No Zoning

PROPERTY HIGHLIGHTS

 Land Size ±.23AC or 10,018.8 SF*	 Zoning No Zoning
 Utilities City of Houston	 Property Tax Rate 2.12522%
 Topography Zone X	 Price Guidance Please Email

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,557	116,031	334,533
Average HH Income	\$52,614	\$63,695	\$96,781
Population	27,806	140,835	361,171

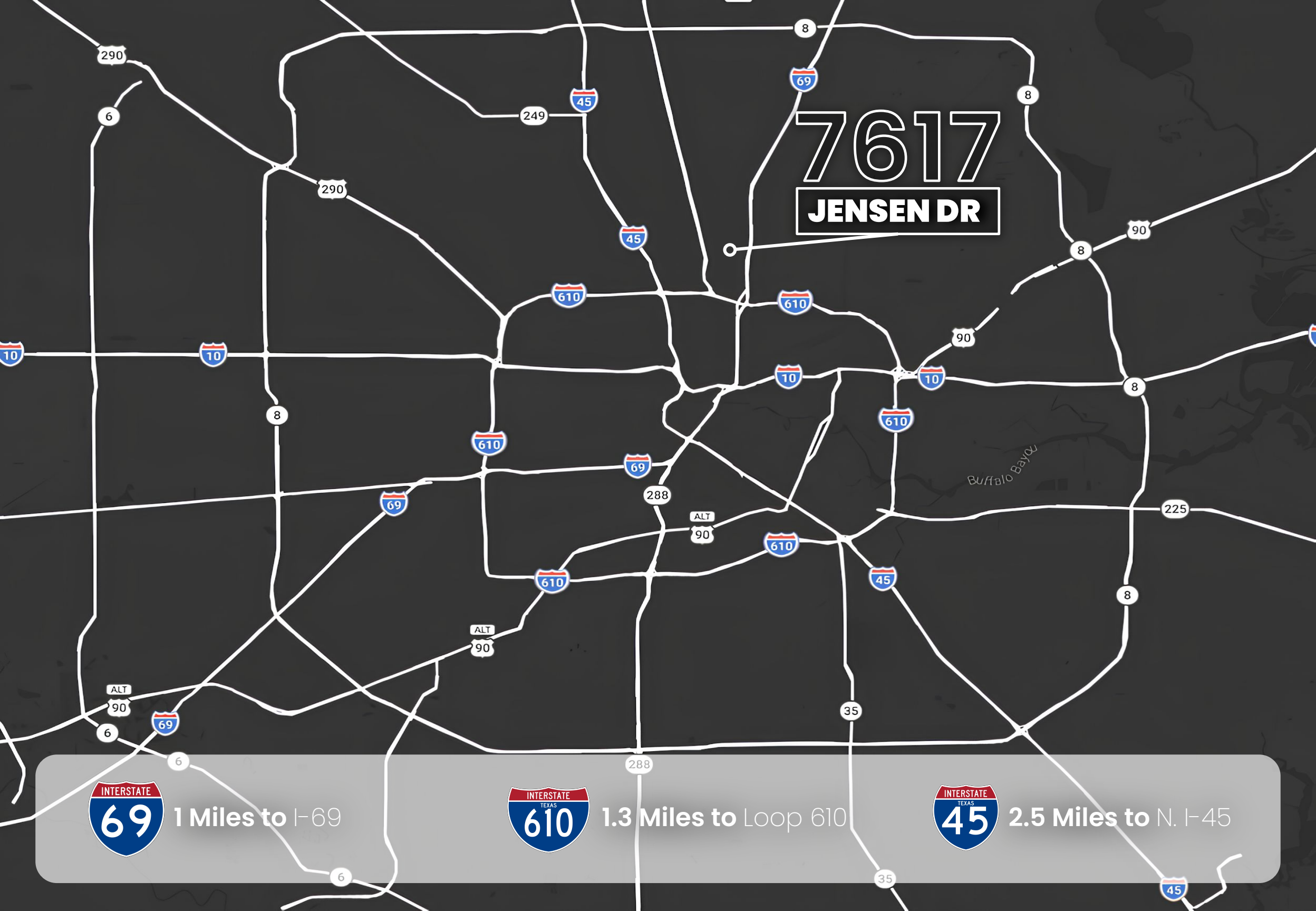
*Per HCAD

SOME OF OUR NEIGHBORS...



AREA MAP

SECTION
7617
JENSEN DRIVE
03



7617
JENSEN DR



1 Miles to I-69



1.3 Miles to Loop 610



2.5 Miles to N. I-45

PROPERTY OUTLINE

7617

JENSEN DRIVE

SECTION

04



Jensen-DR

±9,541 VPD
PER TXDOT

±9,895 VPD
PER TXDOT

E. Crosstimbers-ST



Jensen-DR

±9,541 VPD
PER TXDOT

E. Crosstimbers-ST

±9,895 VPD
PER TXDOT



←E. Grosstimbers ST→

±9,895 VPD
PER TXDOT

±9,541 VPD
PER TXDOT

↗Jensen DR↖

100'

100'

100'

100'





Jensen-DR

±9,541 VPD
PER TXDOT

E. Crosstimbers-ST

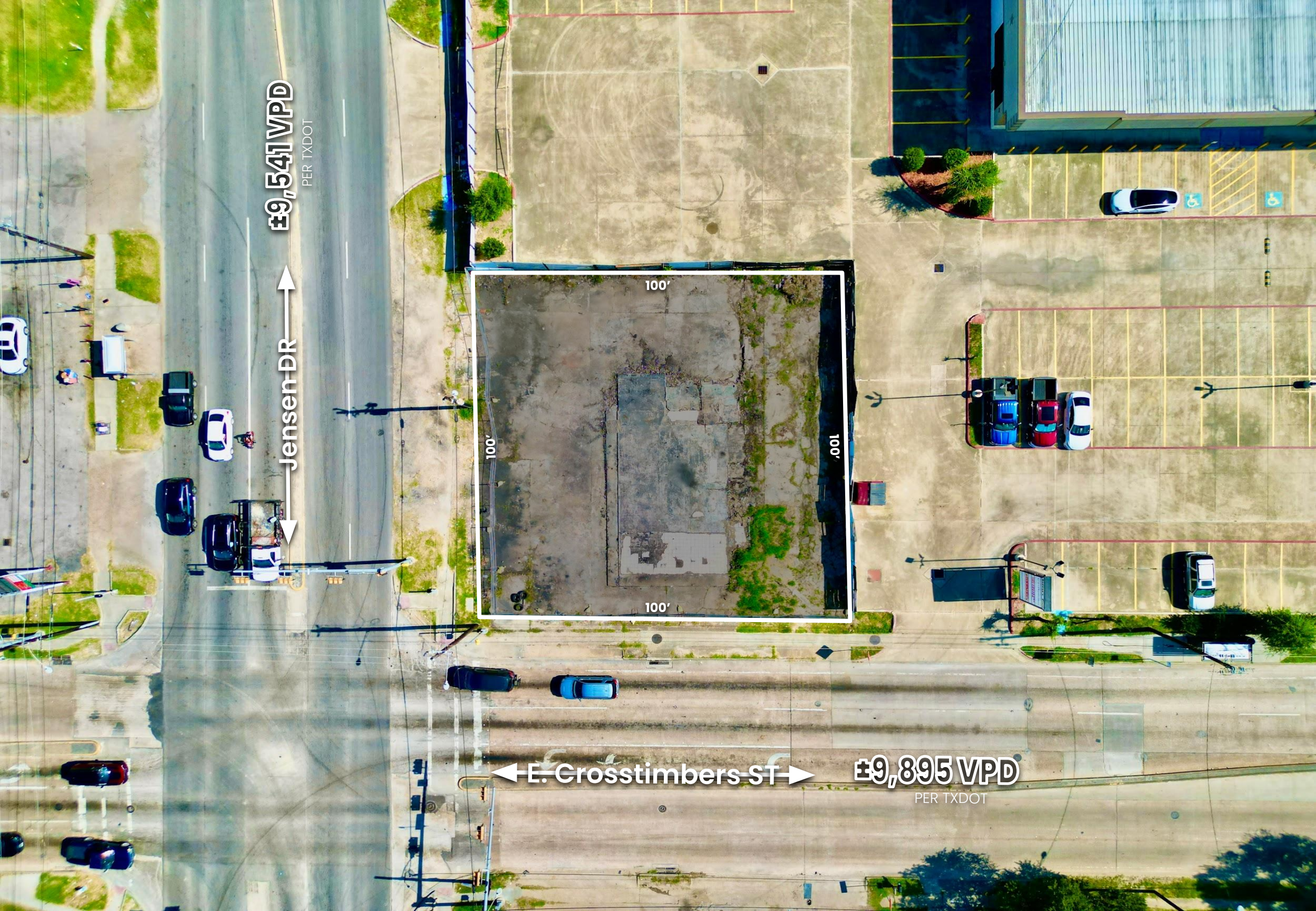
±9,895 VPD
PER TXDOT



Jensen DR →
← E. Crosstimbers ST →

±9,541 VPD
PER 100'

±9,895 VPD
PER TXDOT



±9,541 VPD
PER TXDOT

← Jensen DR →

← E. Crosstimbers ST →

±9,895 VPD
PER TXDOT

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Links Below

[Consumer Protection Notice](#)

[Information About
Brokerage Services](#)

cortinascre.com

[View Listing Website](#)

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