

# RARE 2ND GEN RESTAURANT OPPORTUNITY FOR SUBLICENSE

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11327 CURRENT LN, STAFFORD, TX 77477

 JLL



## OVERVIEW

Exceptional sublease opportunity featuring a 4,500 square foot second-generation freestanding restaurant with outdoor patio space. This former Torchy's Tacos location offers turn-key restaurant infrastructure in a prime position within The Grid, a 192-acre mixed-use development strategically located at the gateway of Fort Bend's Innovation Corridor.

The property benefits from high visibility and excellent accessibility along the Southwest Freeway, providing strong traffic exposure and convenient access for customers. The established restaurant space is ideal for full-service dining concepts, fast-casual operators, or specialty food service businesses looking to capitalize on the built-out kitchen and dining infrastructure.

Located within the dynamic Grid development, tenants will benefit from the synergy of surrounding mixed-use activities and the area's position as a key commercial corridor in the rapidly growing Fort Bend market.

## OPPORTUNITY HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
Estimated Population	10,121	121,231	400,883
Number of Households	4,434	44,662	143,176
Average Household Income	\$76,121	\$87,727	\$89,135
Median Age	37	36.6	36.6

### Area Traffic Counts

Southwest Freeway at W Airport Blvd	156,702 VPD
W Airport Blvd	26,906 VPD



## DEMOGRAPHICS & PROPERTY OVERVIEW



418k Population within 5-Miles  
Vehicles per day on the  
Southwest Freeway



2,400 Urban Residences  
Within the Grid



±156k ±350k SF Shops, Restaurants,  
and Entertainment



Most diverse county in the nation; Exceptionally Educated  
and Skilled Resident Workforce



#1 fastest growing county in the  
greater Houston region



Fort Bend County is home to three of the nation's top 35 master  
planned communities leading the Houston region

## HIGHLIGHTS



### TURN-KEY RESTAURANT SPACE

Fully built-out 4,500 SF second-generation restaurant with existing kitchen infrastructure and outdoor patio



### PRIME LOCATION WITHIN THE GRID

Positioned in 192-acre mixed-use development at the gateway of Fort Bend's Innovation Corridor



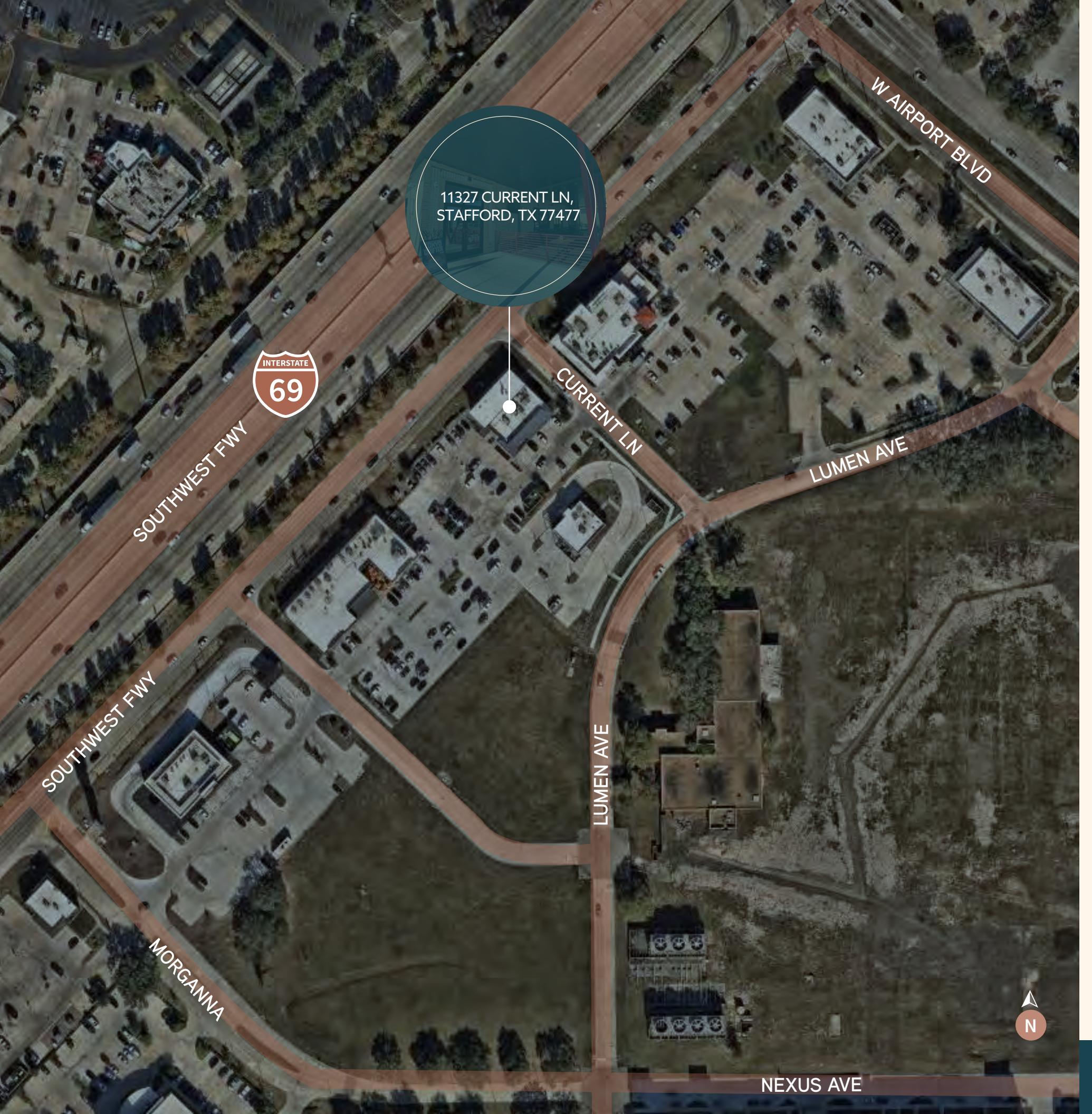
### HIGH-VISIBILITY EXPOSURE

Excellent visibility and direct access along the heavily traveled Southwest Freeway corridor



### ESTABLISHED CUSTOMER BASE

Benefit from existing traffic patterns and brand recognition in this proven restaurant location

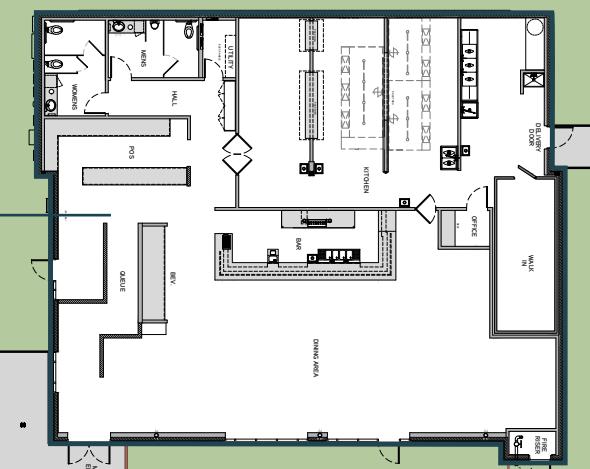


## SITE PLAN

59 FRONTAGE ROAD

RESTAURANT  
11327 CURRENT LN.  
4,500 SF

EXISTING PARKING



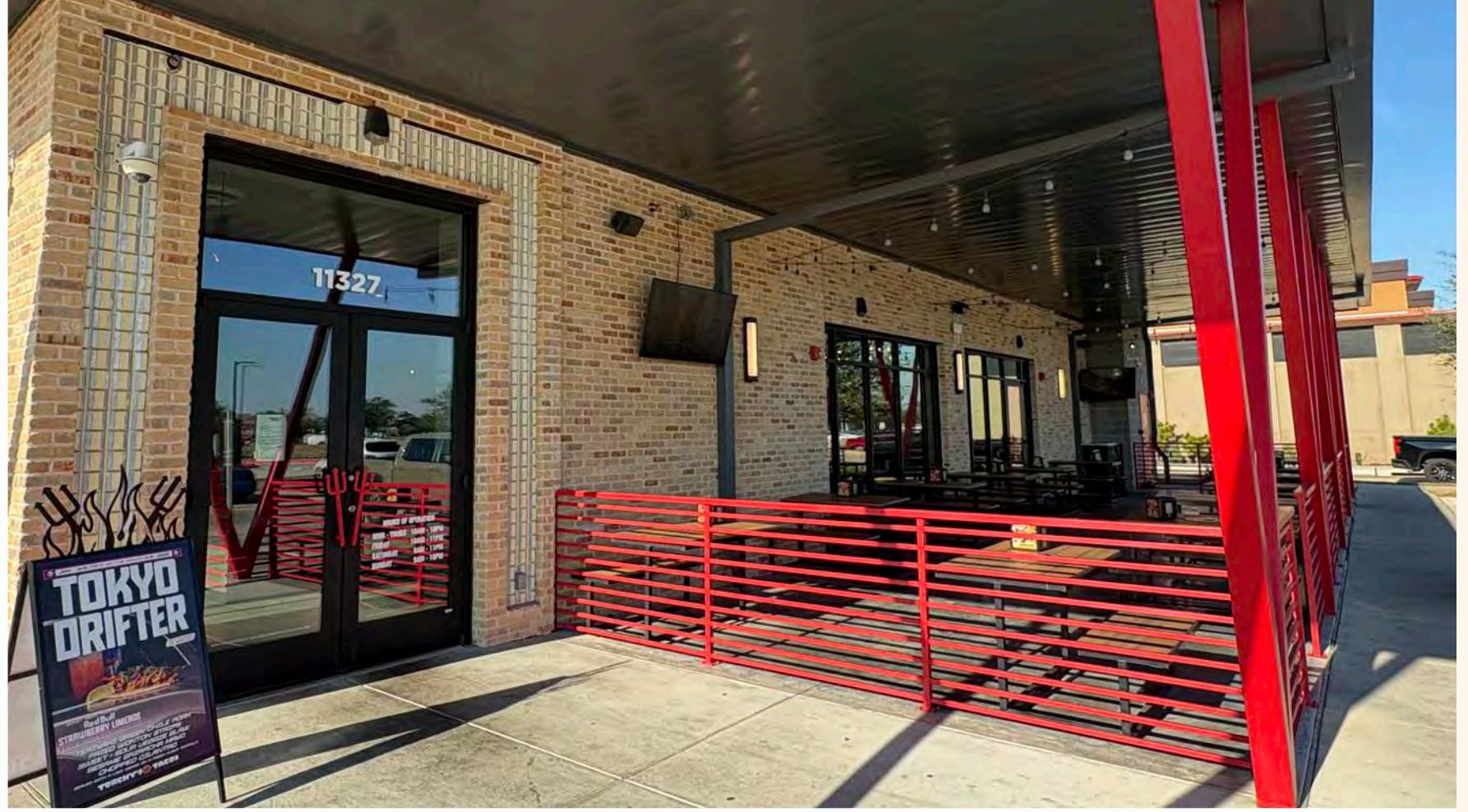
EXISTING PARKING

DUMPSTERS

CURRENT LANE

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