

RARE 2ND GEN RESTAURANT OPPORTUNITY FOR SUBLEASE



11327 CURRENT LN, STAFFORD, TX 77477





OVERVIEW

Exceptional sublease opportunity featuring a 4,500 square foot second-generation freestanding restaurant with outdoor patio space. This former Torchys 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



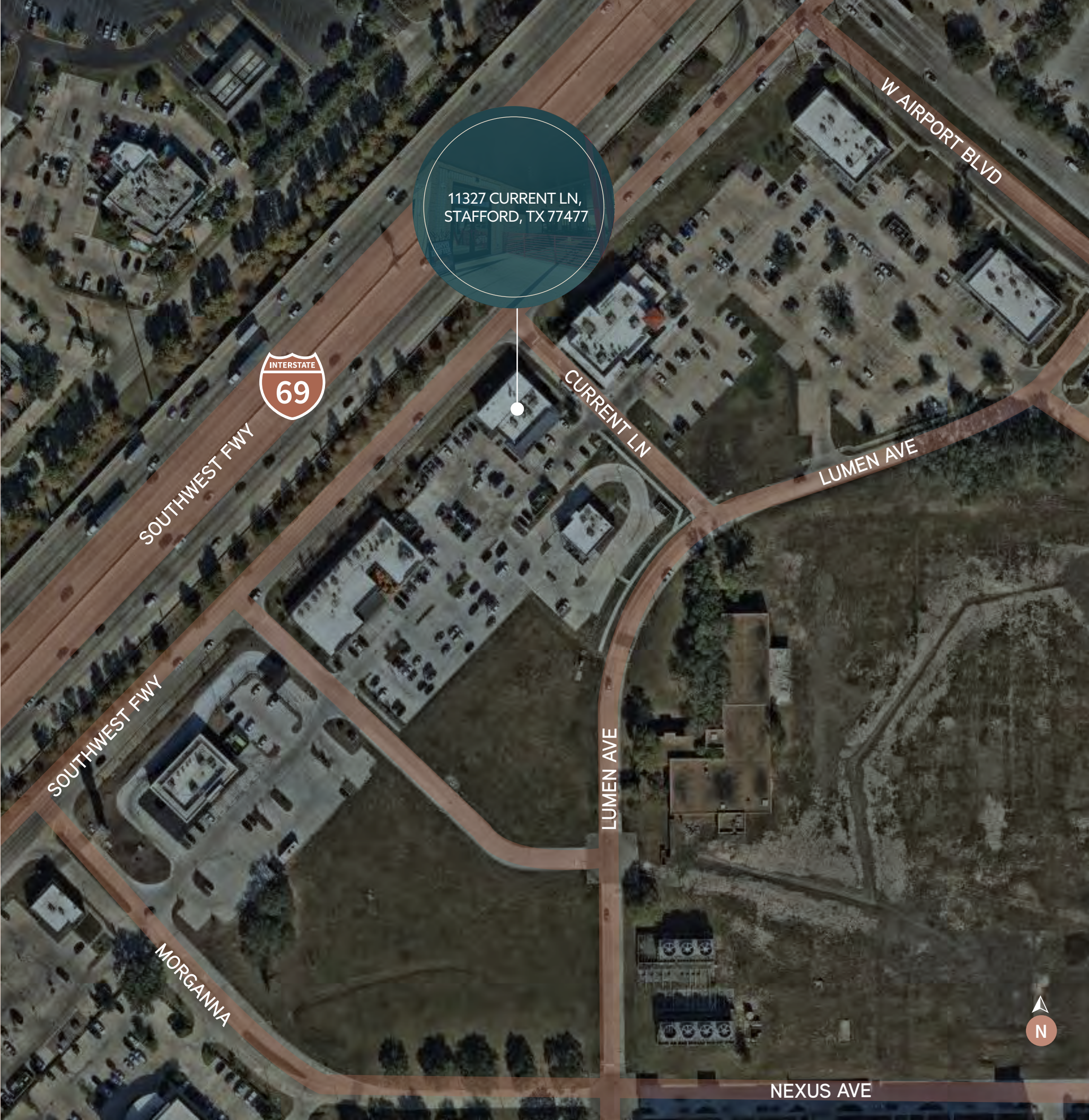
HIGH-VISIBILITY EXPOSURE

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



ESTABLISHED CUSTOMER BASE

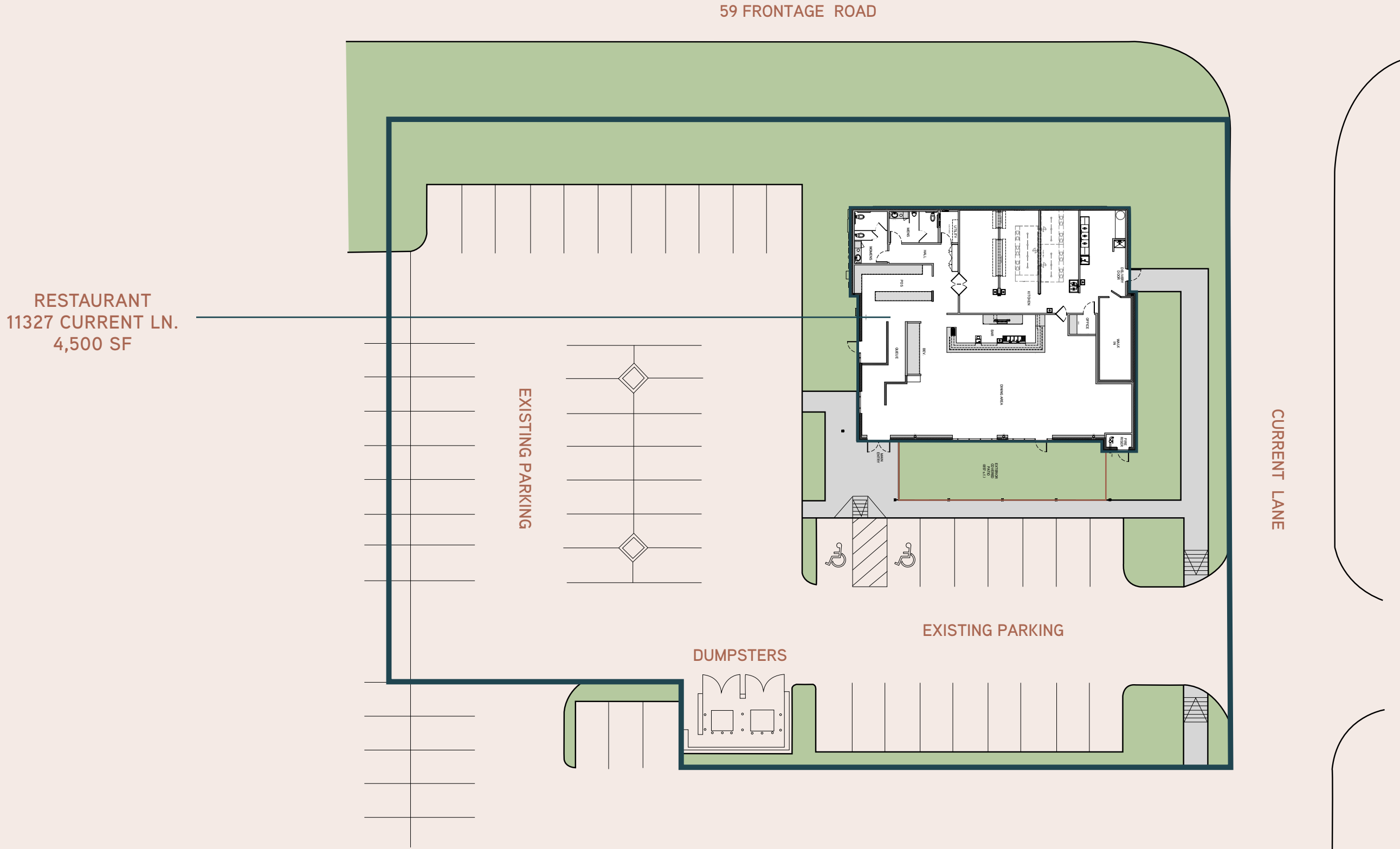
Benefit from existing traffic patterns and brand recognition in this proven restaurant location



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SITE PLAN







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