

8,500 SF 2nd Generation Restaurant Space For Sale or Lease

12895 Gulf Freeway
Houston, TX 77034



HOBBY/AIRPORT
(HOU)

ALMEDA CROSSING



ALMEDA MALL



FUQUA ST



12895 Gulf Freeway



SITE DETAILS



8,500 SF 2nd Generation Restaurant



250 surface parking spaces



Direct freeway visibility



Multiple access points



Situated amongst national restaurant groups



Signage opportunity



New roof installed January 2025



Contact broker for more info





AREA HIGHLIGHTS

ACTIVE DISPOSABLE
INCOME - **\$92,440**
AVERAGE HOUSEHOLD
INCOME WITHIN A
5-MILE RADIUS

265,097 HOUSEHOLDS
WITHIN A **5 MILE**
RADIUS OF PROPERTY

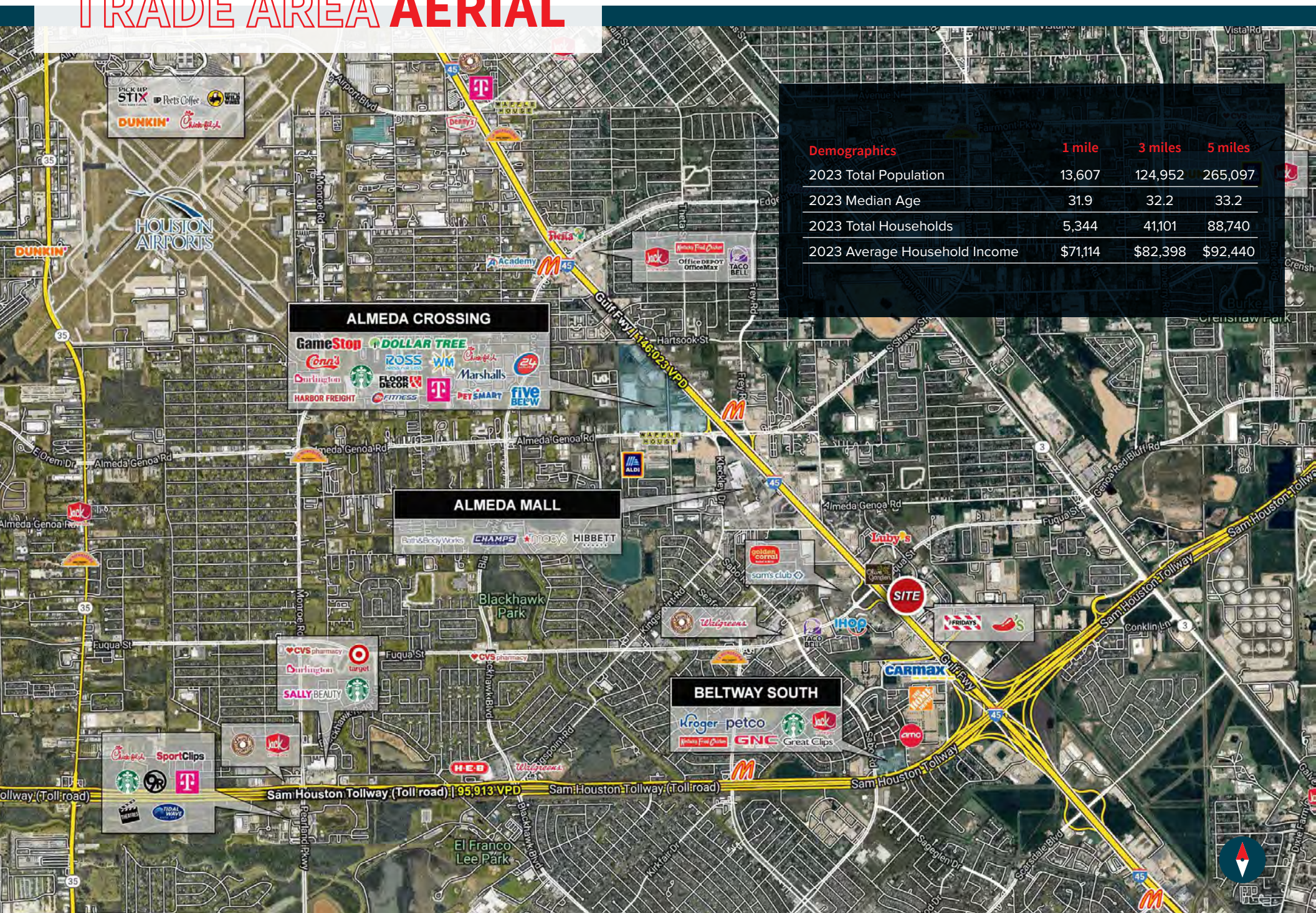
HIGH TRAFFIC AREA - NEAR
THE INTERSECTION OF I-45
(**166,937 VPD**) AND BELTWAY
8 (**96,933 VPD**)

LOCATED RIGHT OFF EXIT
RAMP - MULTIPLE POINTS
OF INGRESS/EGRESS

JUST **10 MINUTES**
FROM HOBBY AIRPORT
& **20 MINUTES**
FROM DOWNTOWN
HOUSTON



TRADE AREA AERIAL



CONTACT

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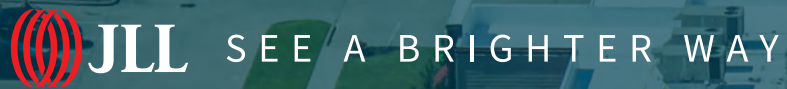
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