

2ND GEN RESTAURANT + LOT FOR SALE

1124 & 1114 USENER STREET



CHODROW
REALTY ADVISORS

ALAN CHODROW
832.741.7553
achodrow@chodrowrealty.com

CHELSEA PADON
713.471.4722
chelsea@chodrowrealty.com

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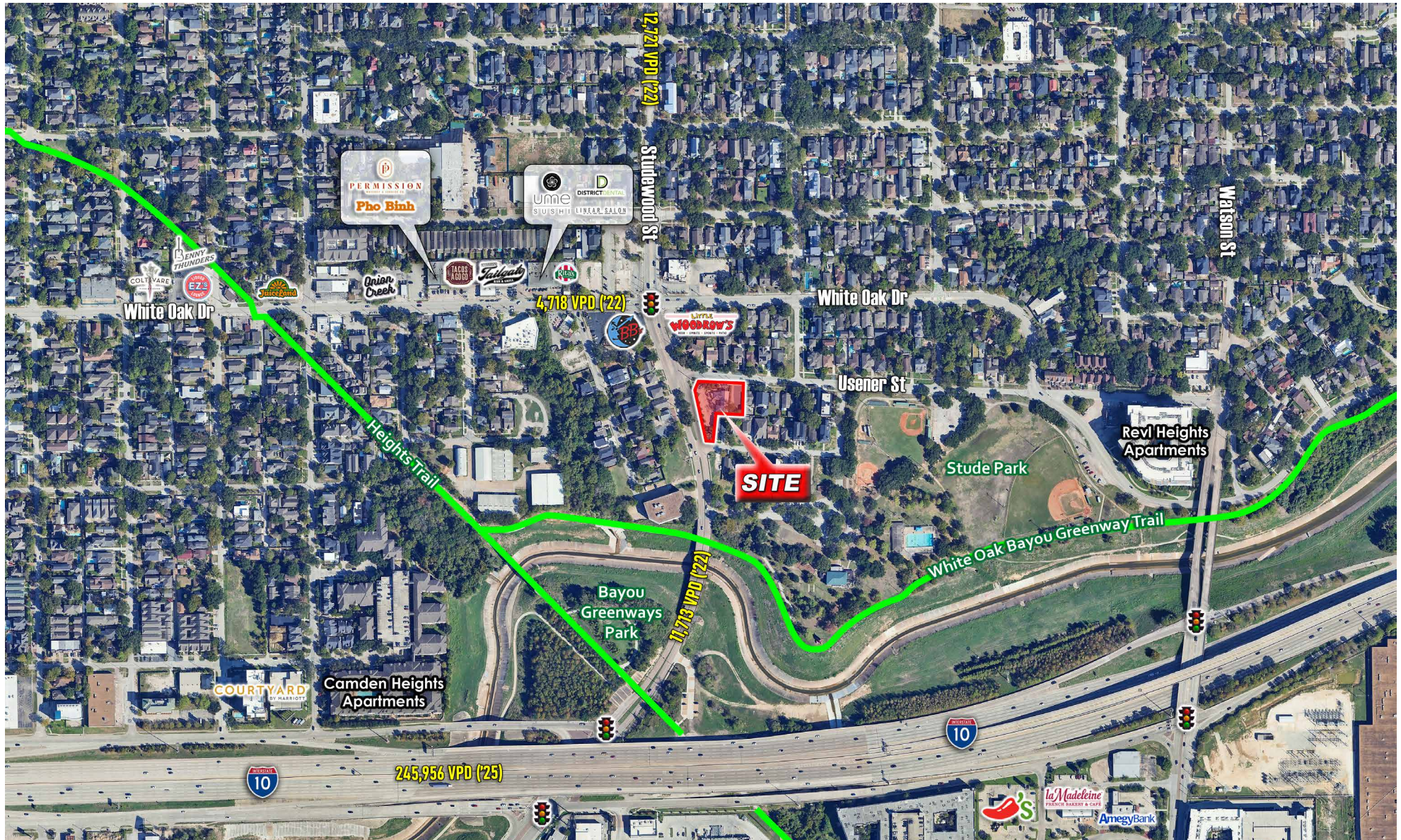
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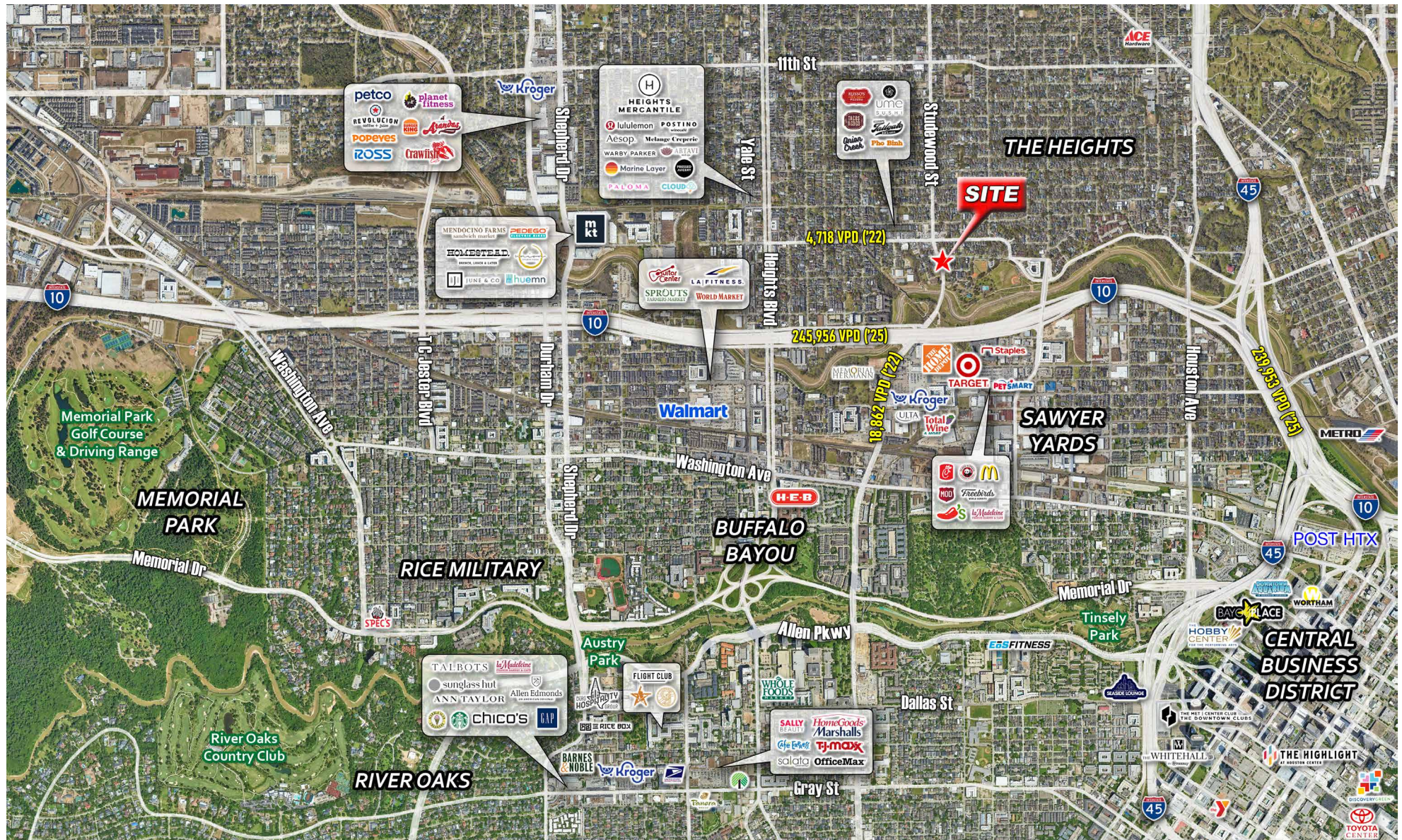
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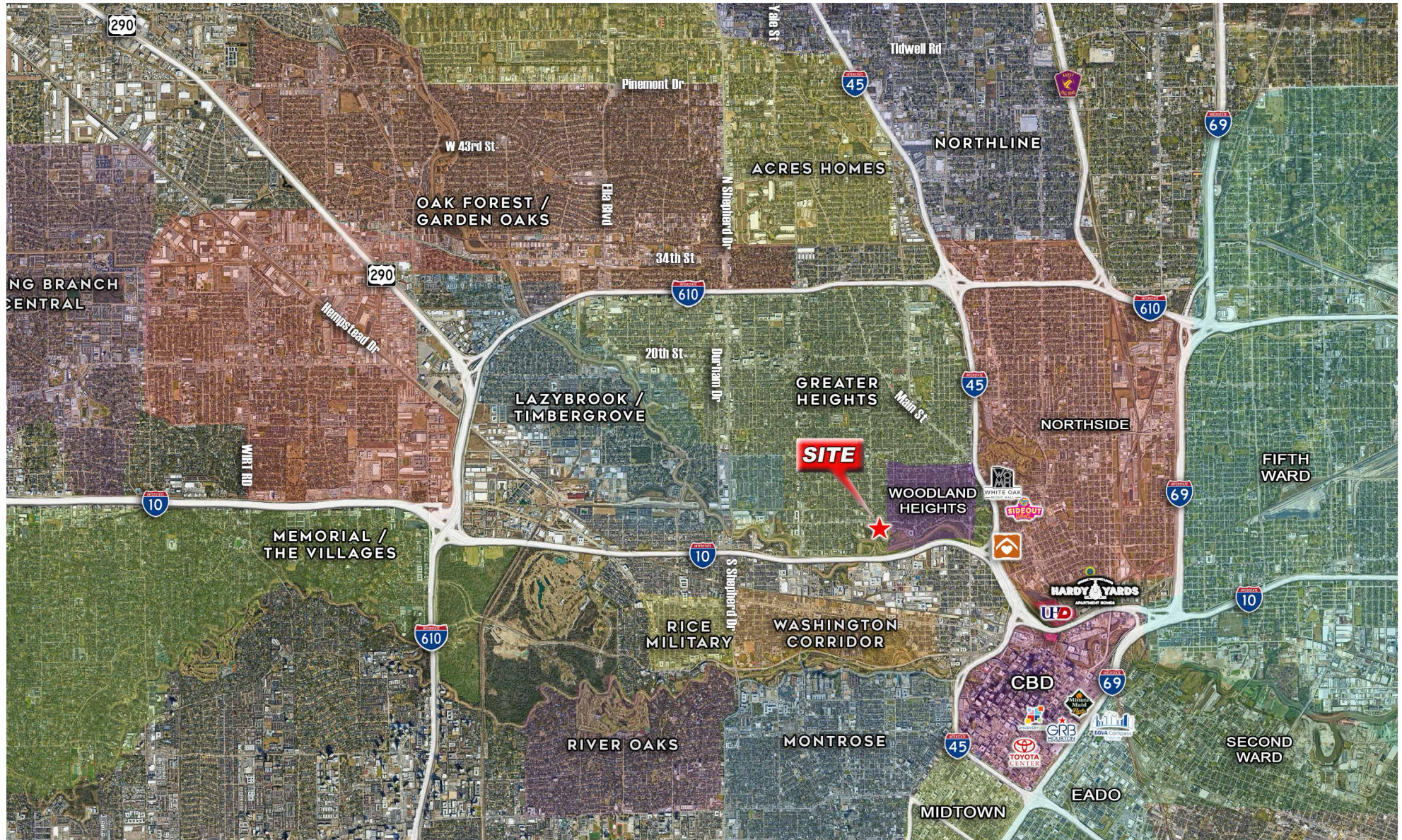
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LOCATION

1124 & 1114 Usener Street, Houston, Texas 77009



PRICE

Call for Details



TRAFFIC COUNTS

Studewood St: 11,713 VPD (TXDOT '22)

I-10: 245,956 VPD (TXDOT '25)



AVAILABLE

- Located in the heart of the Heights near Studewood and White Oak
- 2nd Gen Turn-key restaurant, completed in 2019
- 3,305 Interior SF with ample patio SF
- 1115 Usener included for parking at 5,662 SF
- All FF&E included



DEMOGRAPHICS

2026 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	24,515	212,416	473,990
Median HH Income	\$138,510	\$142,760	\$100,768
Total Household	\$13,857	106,526	221,162
Daytime Population	23,257	352,154	792,543

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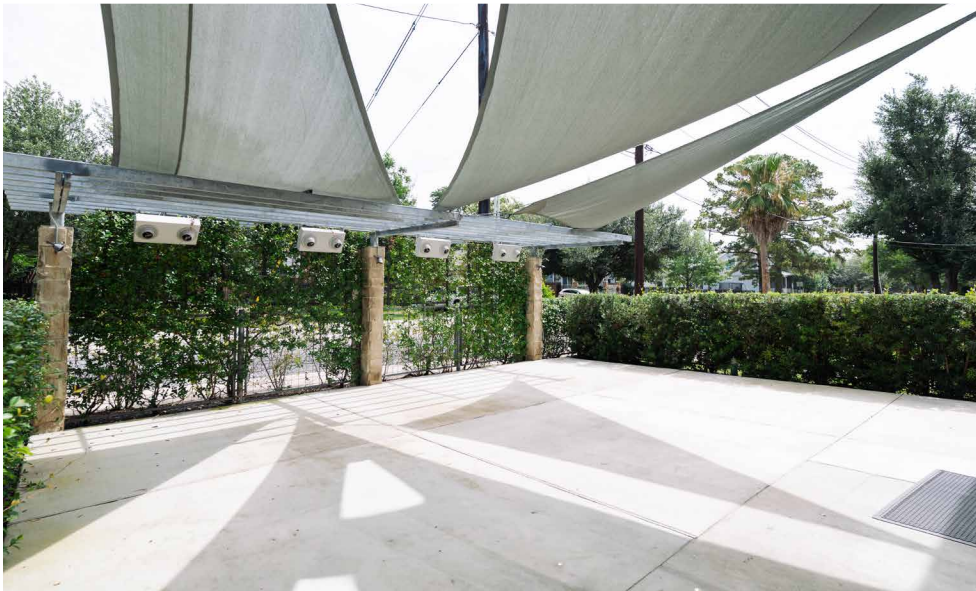
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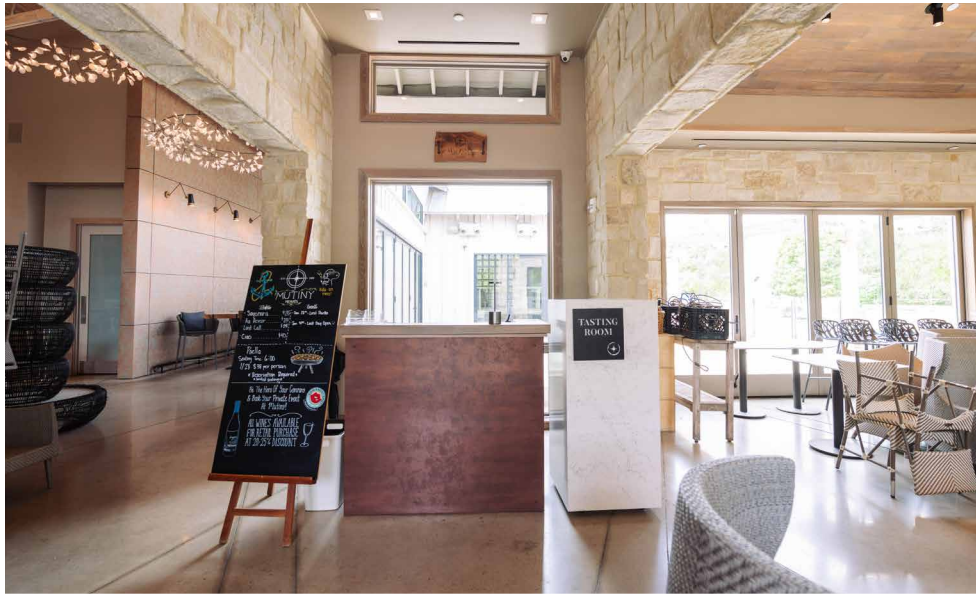
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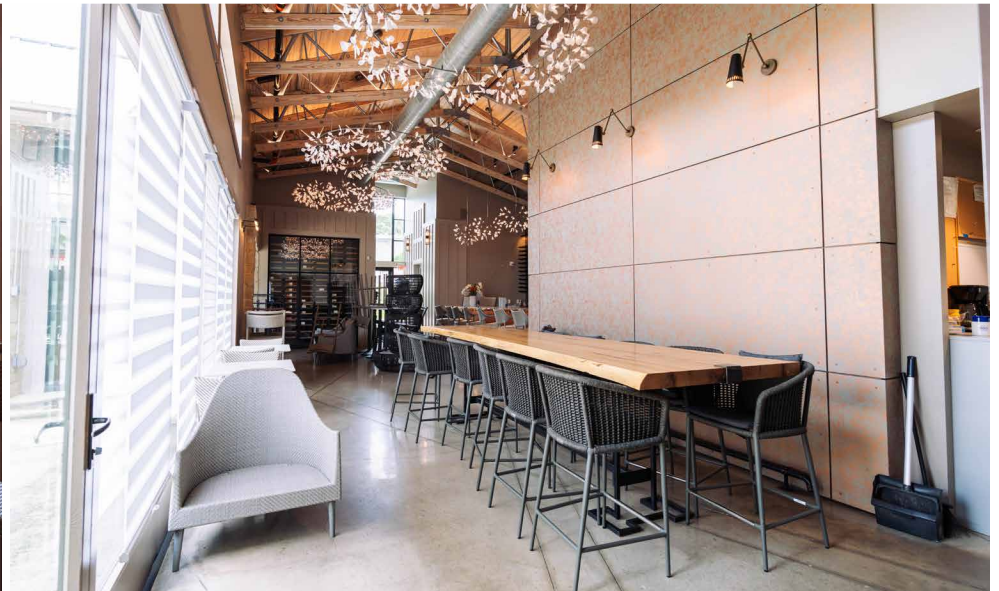
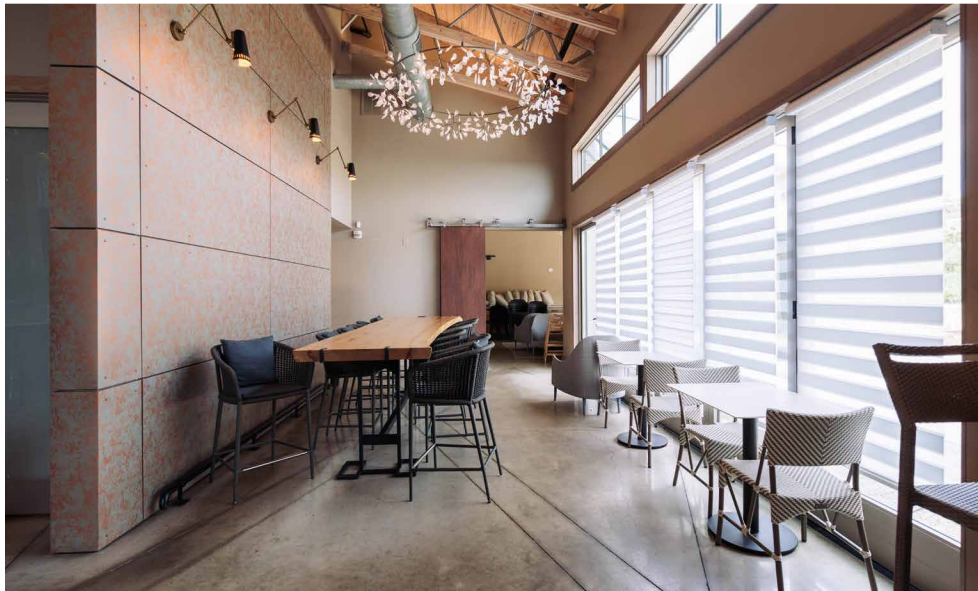
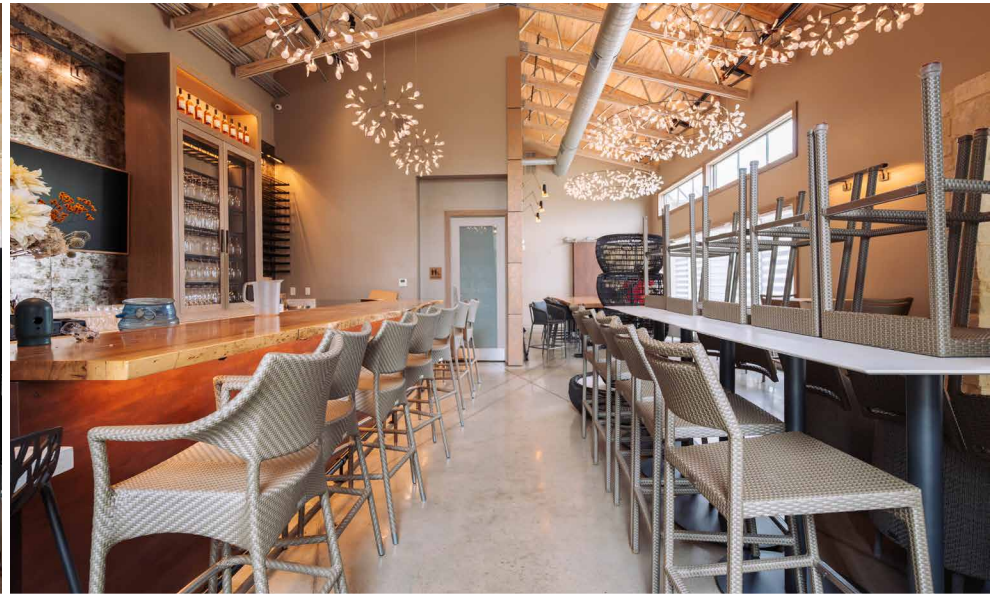
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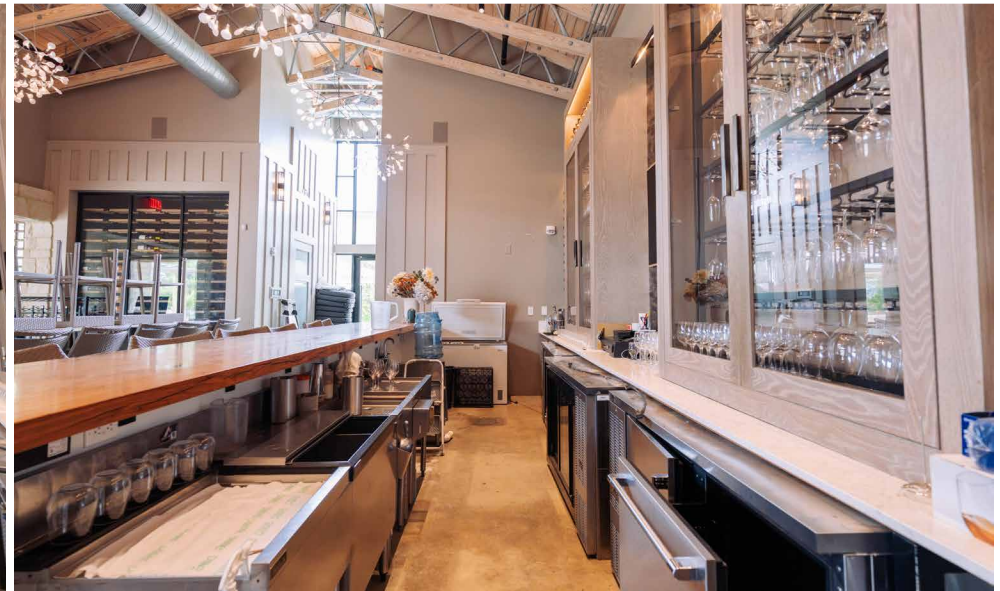
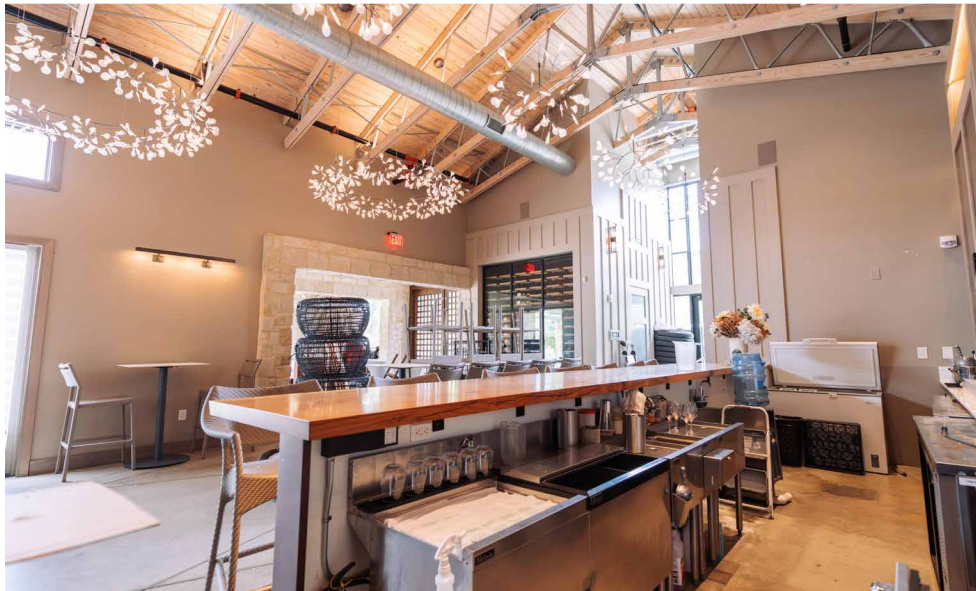
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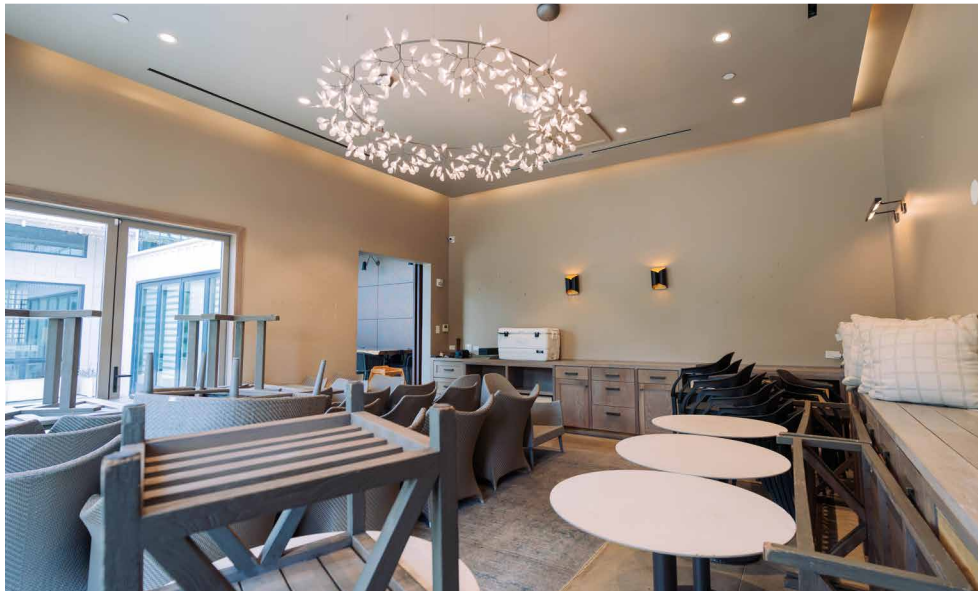
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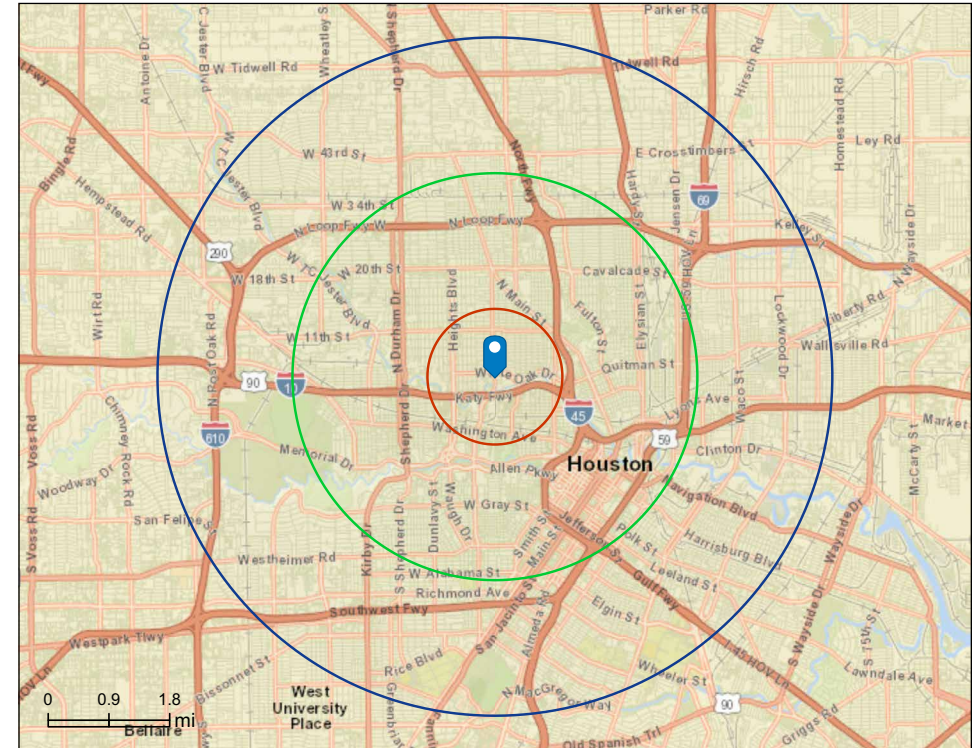
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Population Summary	1 mile	3 miles	5 miles
2010 Total Population	14,363	106,837	294,761
2020 Total Population	14,749	110,663	316,633
2020 Group Quarters	7	379	2,867
2025 Total Population	15,024	111,324	318,429
2025 Group Quarters	7	389	2,942
2030 Total Population	15,043	112,359	320,253
2025-2030 Annual Rate	0.03%	0.19%	0.11%
2025 Total Daytime Population	13,245	99,159	266,494
Workers	6,466	49,419	118,192
Residents	6,779	49,740	148,302

Household Summary			
2010 Total Households	5,306	37,172	102,955
2010 Average Household Size	2.70	2.86	2.85
2020 Total Households	5,458	38,334	109,356
2020 Average Household Size	2.70	2.88	2.87
2025 Total Households	5,522	39,447	112,512
2025 Average Household Size	2.72	2.81	2.80
2030 Total Households	5,608	40,457	114,793
2030 Average Household Size	2.68	2.77	2.76
2025-2030 Annual Rate	0.31%	0.51%	0.40%
2025 Families	3,864	29,062	80,897
2025 Average Family Size	3.22	3.27	3.32
2030 Families	3,882	29,555	81,980
2030 Average Family Size	3.20	3.24	3.29
2025-2030 Growth Rate	0.1%	0.3%	0.3%

Median Household Income			
2025	\$84,198	\$91,654	\$87,199
2030	\$93,281	\$102,058	\$97,525

Median Age			
2010	33.0	34.1	33.4
2020	36.4	37.0	35.9
2025	37.0	37.7	36.6
2030	38.0	38.4	37.3



2025 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	10,192	75,915	211,998
Less than 9th Grade	5.7%	4.6%	4.9%
9th - 12th Grade, No Diploma	2.9%	4.1%	5.0%
High School Graduate	18.8%	19.3%	19.8%
GED/Alternative Credential	3.3%	3.4%	4.0%
Some College, No Degree	22.6%	20.5%	18.9%
Associate Degree	12.5%	10.5%	10.7%
Bachelor's Degree	21.8%	25.2%	24.5%
Graduate/Professional Degree	12.4%	12.5%	12.2%

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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 also disclose, in writing, the offer to act as the party's agent, and the price submitted in a written offer, and~~
• Must disclose, in writing, the offer to act as the party's agent, and the price submitted in a written offer, and
- 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

Chelsea Padon

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associates Name

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Licensed No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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