

5854 Highway 6 N,
Houston, TX 77084



QSR For Sale / For Lease



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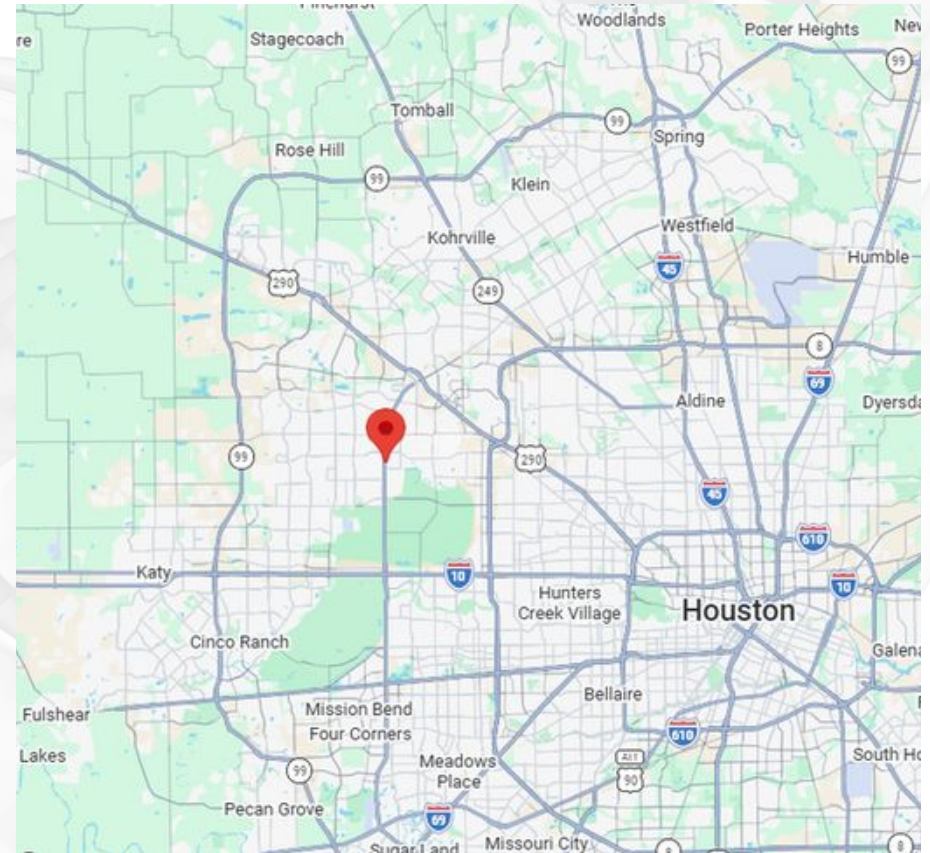
✉ mialitx@gmail.com

Highlights

PROPERTY OVERVIEW

PRIME LOCATION

An excellent opportunity to lease a freestanding, second-generation restaurant/QSR building in a highly visible, established commercial corridor in Northwest Houston. The property features approximately 2,303 SF on a 0.47-acre parcel with a convenient drive-thru, making it well suited for quick-service, fast-casual, coffee, beverage, or other restaurant concepts. Positioned at a signalized hard corner along Highway 6 North, the site offers outstanding visibility, convenient ingress and egress, and exposure to heavy daily traffic.



PROPERTY HIGHLIGHTS



SIZE:
2,303 SF



LOT:
0.47 Acre



FOR SALE:
\$1.6M



FOR LEASE:
**\$35.00/psf+
NNN**



Ariel



Ariel



RESIDENTIAL AERIAL



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Demographics

POPULATION

	2 MILES	5 MILES	10 MILES
Current Population	73,075	297,753	1,136,165
2020 Census Population	72,642	294,931	1,074,730
Population Growth 2020 to 2025	0.7%	0.9%	1.1%
2025 Median Age	35.9	35.9	36.5

INCOME

	2 MILES	5 MILES	10 MILES
Average Household Income	\$98,213	\$108,968	\$113,542
Median Household Income	\$80,134	\$86,639	\$85,672

RACE AND ETHNICITY

	2 MILES	5 MILES	10 MILES
White	27.22%	30.06%	38.29%
Black or African American	15.28%	19.15%	17.75%
American Indian / Alaskan Native	1.72%	1.30%	1.24%
Asian	9.99%	10.71%	11.53%
Hawaiian & Pacific Islander	0.10%	0.11%	0.09%
Two or More Races	45.70%	38.67%	36.92%
Hispanic Origin	52.23%	43.68%	40.92%

CENSUS HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2025 Households	24,027	97,709	398,657
Owner-Occupied Households	65.30%	67.94%	61.88%
Renter-Occupied Households	40.51%	37.92%	44.92%
Average Household Size	3.0	3.0	2.8
Average Household Vehicles	2	2	2



43,346 VPD

On Highway 6



\$108K AVG HHI

within 5 miles



297,753 POPULATION

within 5 miles



97,709 HOUSEHOLDS

within 5 miles



**BUFFALO
WILD
WINGS**



**SPRING CREEK
BARBEQUE**



**FIRST
WATCH**



**SCOOTER'S
COFFEE**



REGIONS



**NAVY
FEDERAL**
Credit Union



Photos



Photos





Information About Brokerage Services

Texas law requires all real estate licensees 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. A 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 not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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