

Property Summary

5740 S Wayside Dr, Houston, TX 77087

FOR LEASE



PROPERTY DESCRIPTION

5740 Wayside is a 2nd generation restaurant with a drive-thru, equipped with a 12' hood vent, triple sink, and mop sink. The space offers a cozy dining/lounge area plus an outdoor deck, along with drive-thru and walk-up windows for flexible ordering. Multiple ingress/egress points provide easy access, and the location benefits from nearly 8,000 cars per day (CoStar 2025). Ideal for fast-service restaurants—BBQ, burgers, chicken, pizza—or as a drive-thru liquor/tobacco store, this affordable and versatile property is ready for your next concept.

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant with existing 12' hood vent, triple sink, and mop sink
- Drive-Thru & Walk-Up Windows plus multiple ingress/egress points for easy access
- Indoor Lounge & Outdoor Deck provide flexible seating options
- High-Traffic Location – nearly 8,000 cars/day at Wayside & Midville (CoStar 2025)

OFFERING SUMMARY

Lease Rate:	\$24.06 SF/yr (NNN)
Available SF:	1,122 SF
Lot Size:	17,214 SF
Building Size:	1,122 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	296	3,335
Total Population	123	962	10,653
Average HH Income	\$58,540	\$60,431	\$53,509

Jason Suchecki

832.956.0547

jason.suchecki@expcommercial.com

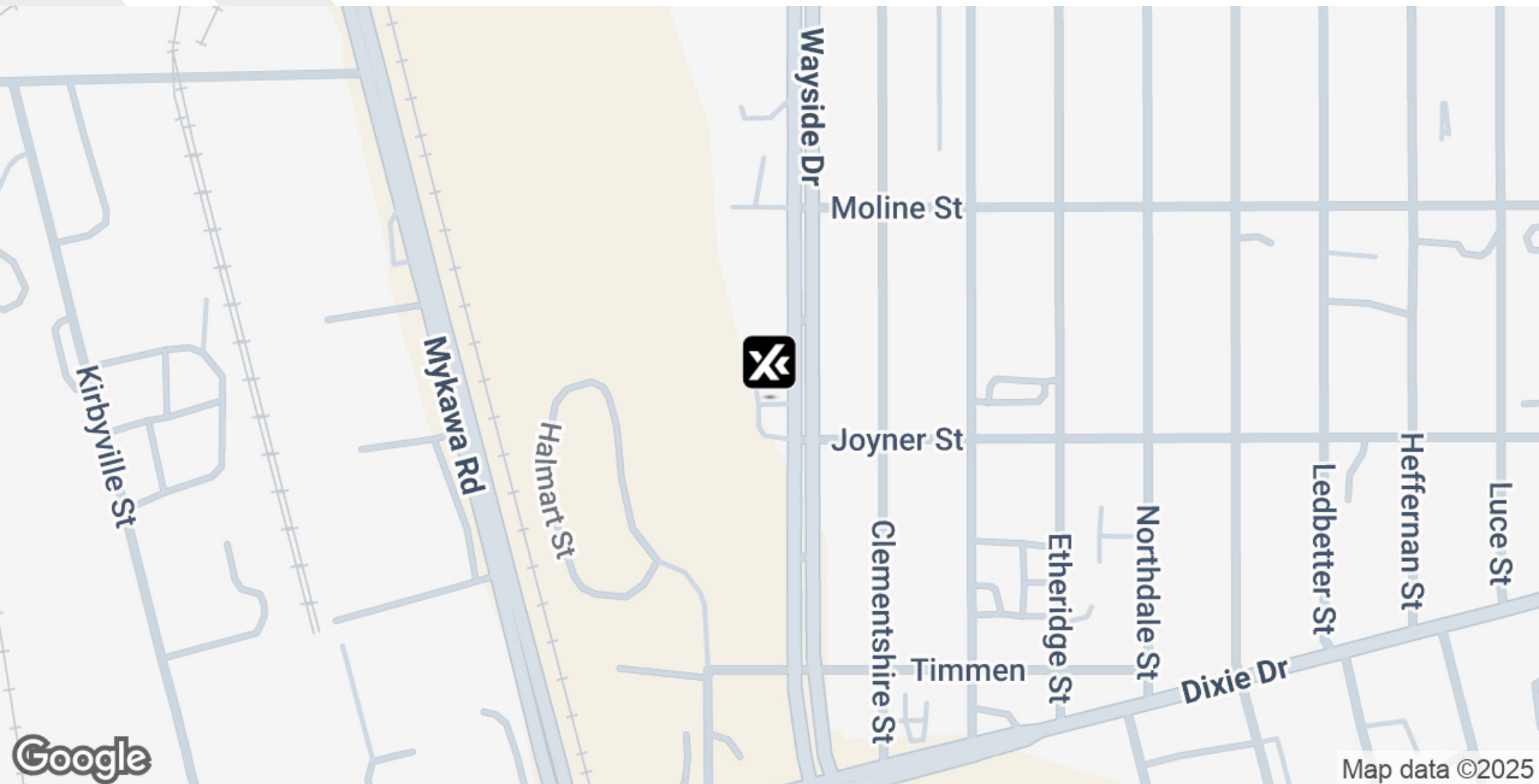


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

5740 S Wayside Dr, Houston, TX 77087

FOR LEASE



Jason Suchecki

832.956.0547

jason.suchecki@expcommercial.com

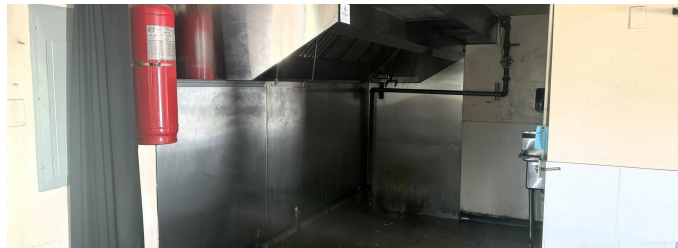
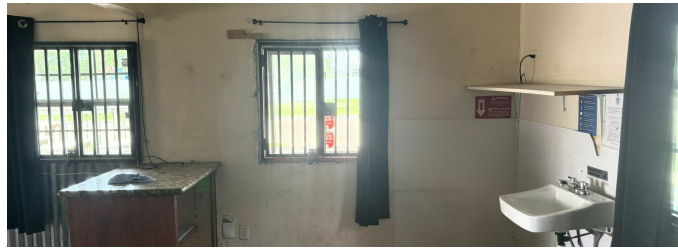


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

5740 S Wayside Dr, Houston, TX 77087

FOR LEASE



Jason Suchecki

832.956.0547

jason.suchecki@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

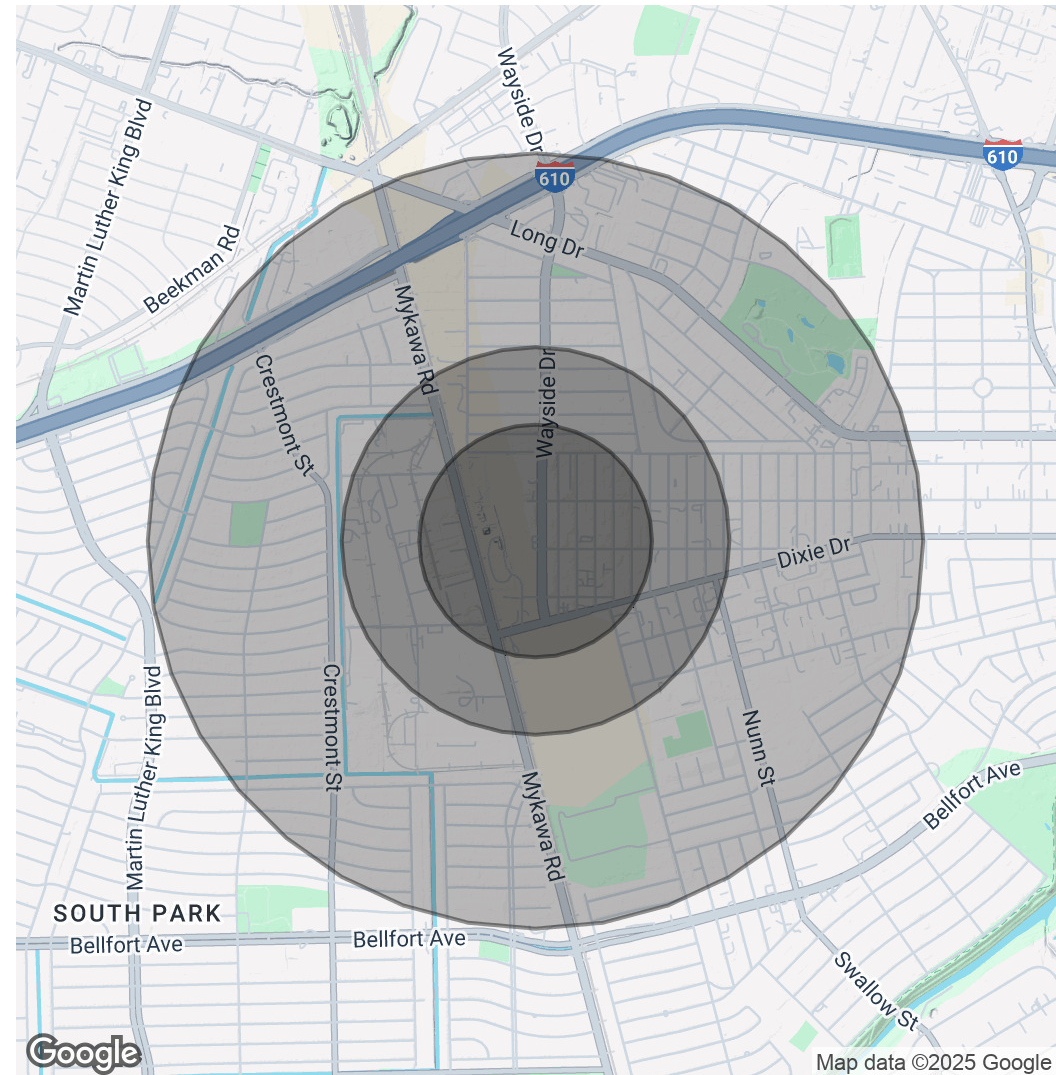
Demographics Map & Report

5740 S Wayside Dr, Houston, TX 77087

FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	123	962	10,653
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	296	3,335
# of Persons per HH	3.2	3.3	3.2
Average HH Income	\$58,540	\$60,431	\$53,509
Average House Value	\$161,959	\$169,347	\$159,307

Demographics data derived from AlphaMap



Jason Suchecki

832.956.0547

jason.suchecki@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

eXp Commercial	9010202	tx.broker@expcommercial.com	855.450.0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart-	313043	-tx.broker@expcommercial.com	855.450.0324-
Designated Broker of Firm	License No.	Email	Phone
Clifford Bogart	313043	tx.broker@expcommercial.com	-855.450.0324
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Suchecki	747765	jason.suchecki@expcommercial.com	832.956.0547
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date