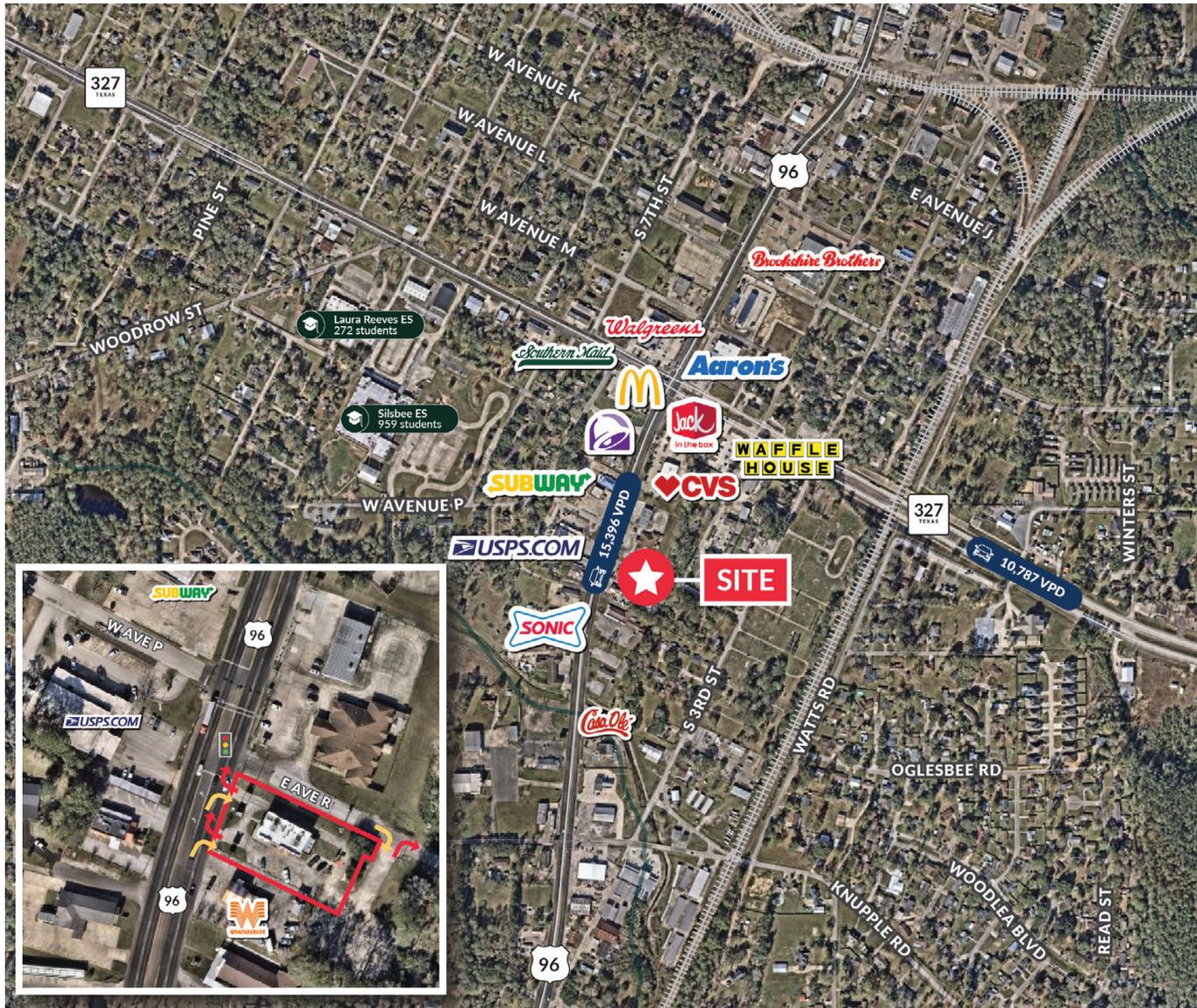


2ND-GEN RESTAURANT - SILSBEE, TX

815 HIGHWAY 96 SOUTH | SILSBEE, TX 77656

**FOR
SUBLEASE**



- ±2,781 SF freestanding second-generation restaurant on ±29,185 SF (0.67 AC)
- Existing drive-thru ideal for QSR, coffee, or fast casual operators
- Prime visibility and frontage along Hwy 96, a major north-south corridor through Silsbee
- Located adjacent to Hwy 96 & Hwy 327 “main and main” intersection
- Strong daytime and evening activity from nearby schools, services, and employers
- Excellent ingress/egress with multiple access points and ample on-site parking
- **Do not disturb tenant**



37,047
Current Population Within 7 miles



18,732
Daytime Population Within 7 Miles



\$97,656
Average HHI Within 7 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 01/26



Shireen Owlia
sowlia@newquest.com
281.640.7693

Diandra Breen
dbreen@newquest.com
281.477.4353

NewQuest