

2nd Generation Restaurant

2110 Highway 6 S., Houston, TX 77077



Estimated Population



1-mile	3-miles	5-miles
9,123	112,649	324,697

Avg Household Income



1-mile	3-miles	5-miles
\$134,356	\$103,443	\$109,946

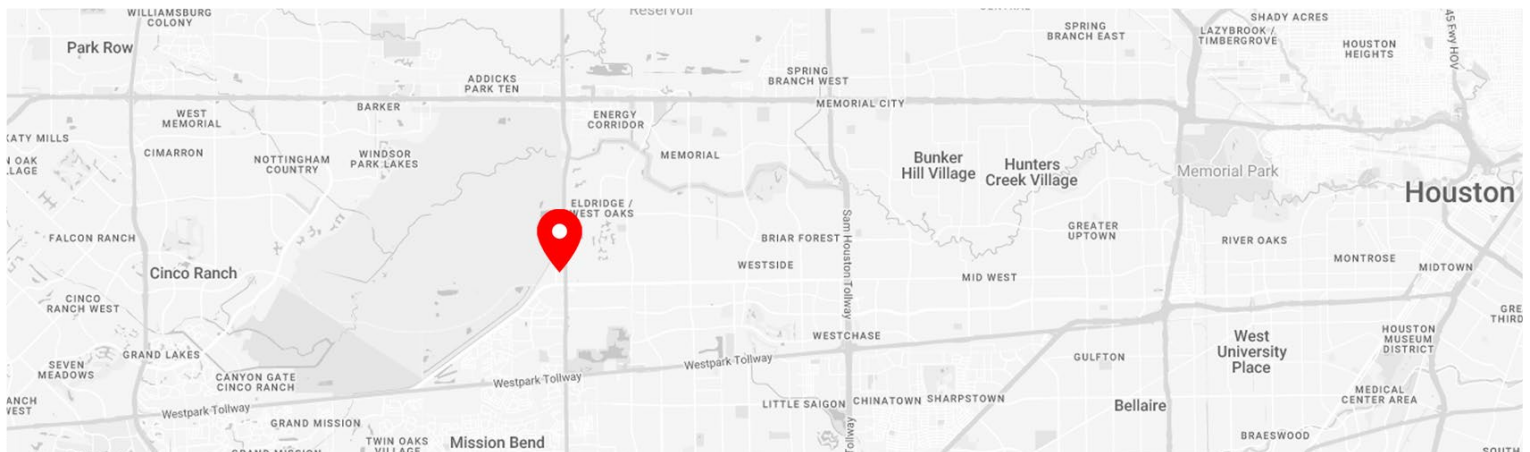
Traffic Counts



TX-6	52,194 VPD
Westheimer Rd	36,311 VPD
Year: 2023 Source: TXDot	

Property Features

- +/-5,700 SF Available
- 2nd Generation Restaurant Space
- Located at a lighted intersection with great access and visibility
- Dedicated pylon sign and ample parking
- Former Chili's - Fully remodeled and updated to its modern concept



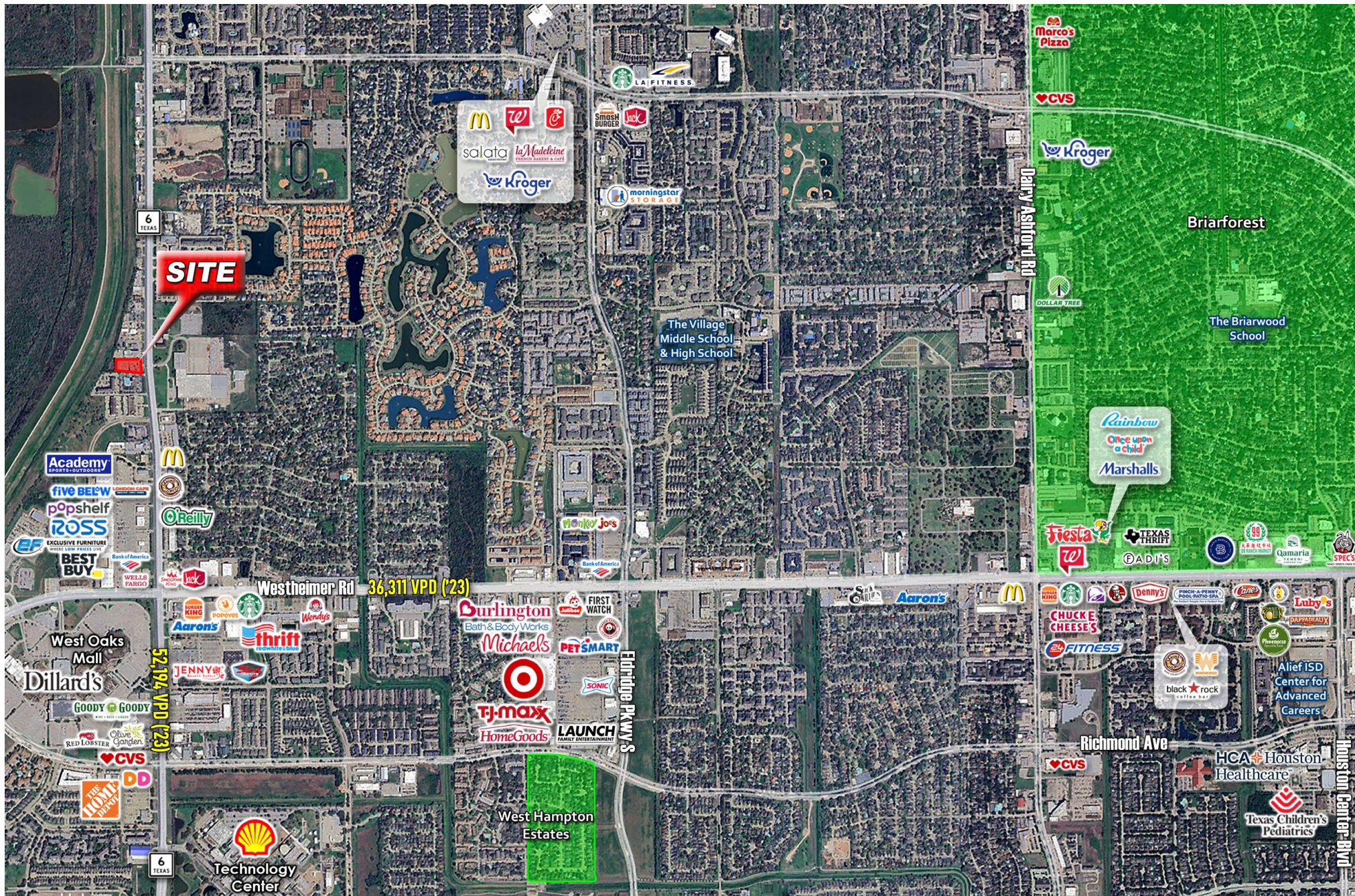
For more
information contact:

Doug Freedman
dfreedman@unitedequities.com
(713) 772-6262

2110 Highway 6 S., Houston, TX 77077







	1 mile	3 miles	5 miles
Population			
2010 Population	7,052	93,591	292,722
2020 Population	9,255	112,170	326,623
2025 Population	9,123	112,649	324,697
2030 Population	9,112	114,097	330,032
2010-2020 Annual Rate	2.76%	1.83%	1.10%
2020-2025 Annual Rate	-0.27%	0.08%	-0.11%
2025-2030 Annual Rate	-0.02%	0.26%	0.33%
2020 Male Population	47.6%	47.6%	48.1%
2020 Female Population	52.4%	52.4%	51.9%
2020 Median Age	35.1	35.3	35.6
2025 Male Population	48.5%	48.3%	48.7%
2025 Female Population	51.5%	51.7%	51.3%
2025 Median Age	36.3	36.4	36.4

In the identified area, the current year population is 324,697. In 2020, the Census count in the area was 326,623. The rate of change since 2020 was -0.11% annually. The five-year projection for the population in the area is 330,032 representing a change of 0.33% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	30.3%	27.9%	26.7%
2025 Black Alone	22.1%	29.9%	26.4%
2025 American Indian/Alaska Native Alone	0.5%	0.8%	0.9%
2025 Asian Alone	23.5%	14.7%	17.4%
2025 Pacific Islander Alone	0.0%	0.1%	0.0%
2025 Other Race	8.6%	12.0%	14.3%
2025 Two or More Races	15.0%	14.7%	14.3%
2025 Hispanic Origin (Any Race)	23.6%	28.7%	31.8%

Persons of Hispanic origin represent 31.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 88.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	119	80	88
2010 Households	2,729	38,650	108,550
2020 Households	3,547	45,906	121,578
2025 Households	3,577	47,373	124,490
2030 Households	3,624	48,939	128,645
2010-2020 Annual Rate	2.66%	1.74%	1.14%
2020-2025 Annual Rate	0.16%	0.60%	0.45%
2025-2030 Annual Rate	0.26%	0.65%	0.66%
2025 Average Household Size	2.55	2.35	2.59

Average Household Income

2025 Average Household Income	\$134,356	\$103,443	\$109,946
2030 Average Household Income	\$148,263	\$113,667	\$121,056
2025-2030 Annual Rate	1.99%	1.90%	1.94%

2025 Population 25+ by Educational Attainment

Total	6,063	77,884	221,105
Less than 9th Grade	1.9%	4.3%	6.7%
9th - 12th Grade, No Diploma	2.2%	3.3%	4.4%
High School Graduate	7.6%	15.6%	16.7%
GED/Alternative Credential	3.2%	2.6%	2.8%
Some College, No Degree	9.5%	14.8%	16.0%
Associate Degree	11.3%	9.4%	8.7%
Bachelor's Degree	37.8%	32.3%	28.4%
Graduate/Professional Degree	26.6%	17.7%	16.3%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	544	4,306	12,622
Total Employees:	4,316	43,736	123,587
Total Population:	9,123	112,649	324,697
Employee/Population Ratio (per 100 Residents)	47.3	38.8	38.1



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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date