



**THE COMMERCIAL PROFESSIONALS**

**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**RETAIL SPACE FOR SALE**

5320 HOLLISTER ST | HOUSTON, TX 77040



## OFFERING SUMMARY

SALE PRICE

**\$1,825,000**

YEAR BUILT

**2007**

PROPERTY TYPE

**RETAIL**

BUILDING SIZE

**7,344 SF**

## PROPERTY HIGHLIGHTS

Discover a rare opportunity to acquire an established, income-producing restaurant property in one of Northwest Houston's most active commercial corridors. Located at 5320 Hollister Street, this fully equipped, second-generation restaurant space offers a complete kitchen buildout, spacious dining area, and prominent street frontage; ideal for a variety of restaurant or food-service concepts.

Currently operating as a barbecue restaurant, the existing business conveys with the sale, offering immediate income potential or a seamless path to rebrand under a new concept. At the current list price, the business component is effectively a turnkey bonus, providing flexibility for both owner-operators and investors seeking to capitalize on a proven location.

# Aerial Map

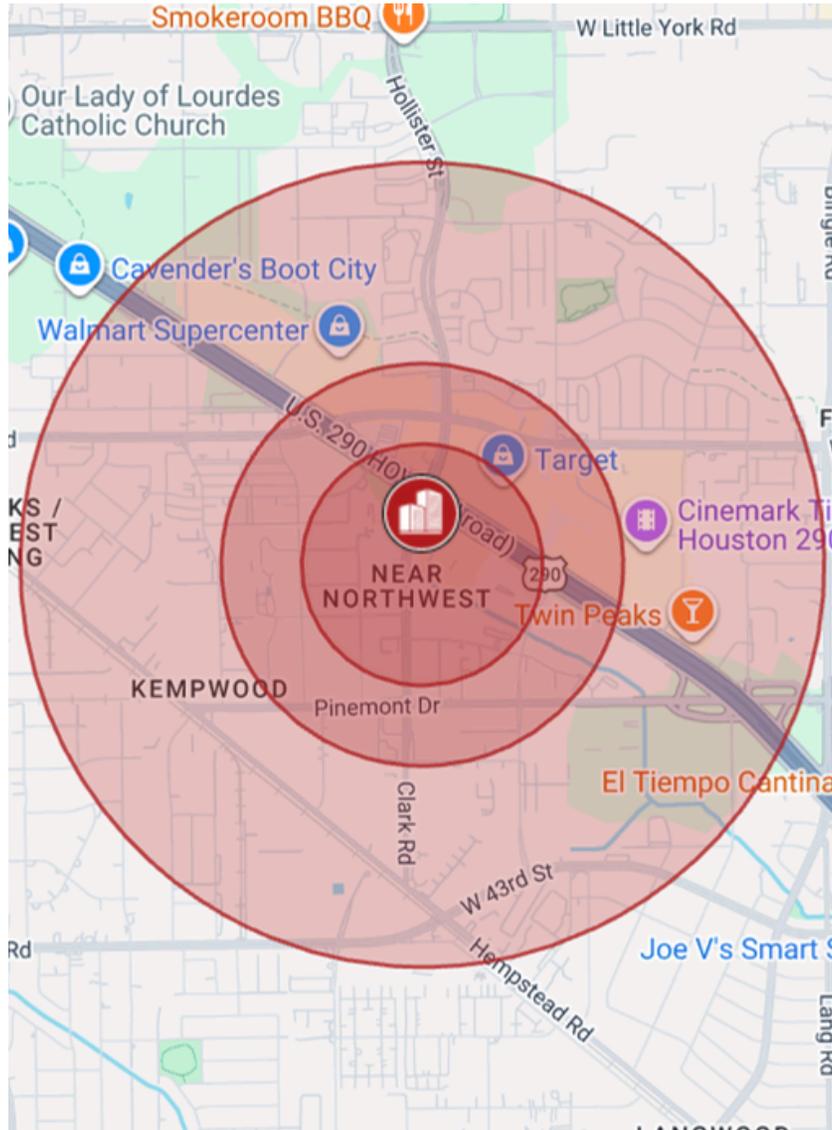
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# Property Photos



# Demographics



Ideally situated along Hollister Street near U.S. 290, the property benefits from exceptional exposure and accessibility in a high-growth corridor of Northwest Houston. The site is minutes from Beltway 8 and I-610, with U.S. 290 seeing approximately 200,000+ vehicles per day (VPD) and Hollister averaging over 10,000 VPD.

Surrounded by dense residential neighborhoods, industrial employers, and major national retailers, this location draws steady customer traffic from both local patrons and regional commuters. The strong commercial mix and central positioning make it a prime candidate for continued restaurant use or future redevelopment.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	12,104	130,924	309,726
<b>Workday Population</b>	25,529	151,261	385,791
<b>Total household</b>	5,023	47,823	112,064
<b>Average household income</b>	\$57,391	\$76,225	\$93,498
<b>Average age</b>	34	36	37
<b>Male Population</b>	34	36	36
<b>Female Population</b>	34	37	38

Demographics data derived from AlphaMap

# Market Overview

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Houston, Texas and the surrounding Greater Houston metropolitan area continue to demonstrate strong economic resilience and long-term growth driven by population expansion, diversified industry presence, and ongoing infrastructure investment. As one of the largest and most dynamic metros in the country, Houston attracts new residents and businesses with its affordability relative to peer cities, business-friendly climate, and broad employment base. Steady in-migration and natural population growth have supported consistent demand across residential, retail, industrial, and office sectors.

The regional economy is highly diversified, anchored by energy, healthcare, logistics, manufacturing, aerospace, and professional services. Houston's position as a global energy hub continues to evolve alongside growth in medical research, life sciences, and technology, led by major employment centers such as the Texas Medical Center, Downtown Houston, the Galleria/Uptown area, and the Energy Corridor. The Port of Houston further strengthens the market by supporting trade, distribution, and industrial development, reinforcing the area's role as a critical national and international logistics center.

From a real estate perspective, Houston benefits from its expansive transportation network, access to global markets, and pro-development regulatory environment. While development activity remains active, demand fundamentals supported by job growth and population inflows continue to absorb new supply in many sectors. Strong demographic trends, combined with Houston's economic diversity and strategic location, have sustained interest from investors and owner-users alike. As the metro continues to adapt and grow, Houston remains well-positioned for long-term stability, value creation, and durable investment performance.



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