



2060 GESSNER ROAD

2060 Gessner Road | Houston, Texas 77080
2nd-Gen. QSR Available For Build-To-Suit or Ground Lease



SPRING WOODS
HIGH SCHOOL
2,113 STUDENTS

23,030 VPD

GESSNER RD

LONGHORN DR

KERRWOOD LN

SITE

SPRINGWOOD FOREST DR



Andre Azizi

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±0.43 Acres Available For Build-To-Suit or Ground Lease in Houston, Texas

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- Excellent site for freestanding retail building, restaurant, or QSR
- Former Long John Silver's
- **All utilities and grease trap in-place**
- Prime land for mixed-use redevelopment in Spring Branch/Memorial City Area
- Strong traffic count from Gessner Road and excellent visibility with ±126 feet of frontage on Gessner Road



12%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023

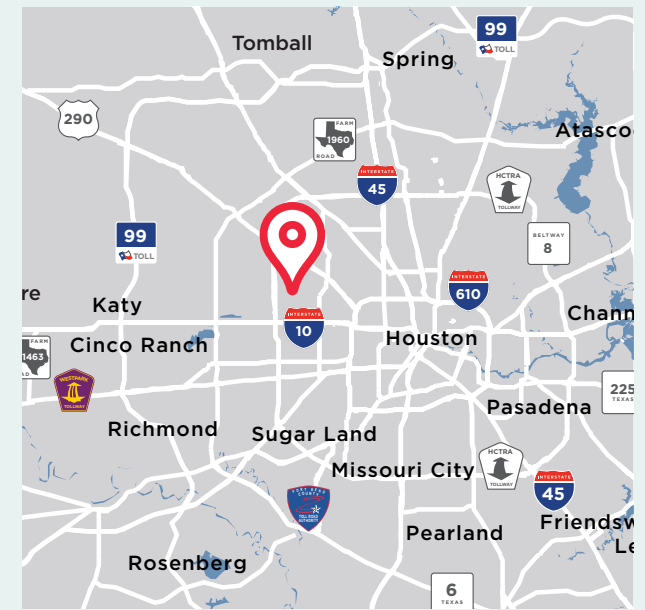


313K
CURRENT POPULATION
WITHIN 5 MILES



\$152K
AVERAGE HHI
WITHIN 5 MILES

- **Approximate Size:**
±0.43 acres
1,886-SF building
- **Price:**
Contact broker for pricing
- **Utilities:**
All utilities
- **Engineering/Detention:**
TBD
- **School District:**
Spring Branch ISD
- **Restrictions:**
Unrestricted
- **Frontage:**
Approx. ±126 ft. on Gessner Rd.
Approx. ±140 ft. on Kerrwood Ln.
- **Traffic Counts:**
Approx. 23,030 VPD on Gessner Rd.
Approx. 14,213 VPD on Hammerly Blvd.





Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	8,144	48,169	119,625
Current Population	21,952	136,226	312,931
2020 Census Average Persons per Household	2.70	2.83	2.62
2020 Census Population	21,334	121,439	280,917
Population Growth 2020 to 2023	2.90%	12.18%	11.40%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	29.82%	26.33%	29.14%
2 Person Households	32.62%	29.96%	29.38%
3+ Person Households	37.56%	43.70%	41.49%
Owner-Occupied Housing Units	53.26%	52.68%	52.49%
Renter-Occupied Housing Units	46.74%	47.32%	47.51%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	44.22%	40.97%	44.44%
Black or African American	7.81%	7.38%	10.40%
Asian or Pacific Islander	6.22%	8.21%	8.36%
Other Races	40.20%	41.88%	35.58%
Hispanic	54.39%	55.10%	46.27%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$118,302	\$126,915	\$152,281
Median Household Income	\$79,535	\$85,765	\$98,458
Per Capita Income	\$44,392	\$45,992	\$59,794
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	23.24%	19.75%	17.62%
Estimated Bachelor's Degree	24.15%	24.40%	27.64%
Estimated Graduate Degree	11.13%	14.71%	17.41%
AGE	1 MILE	3 MILES	5 MILES
Median Age	35.4	34.9	36.1

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.

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.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Andre Azizi	717220	aazizi@newquest.com	281.955.3888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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