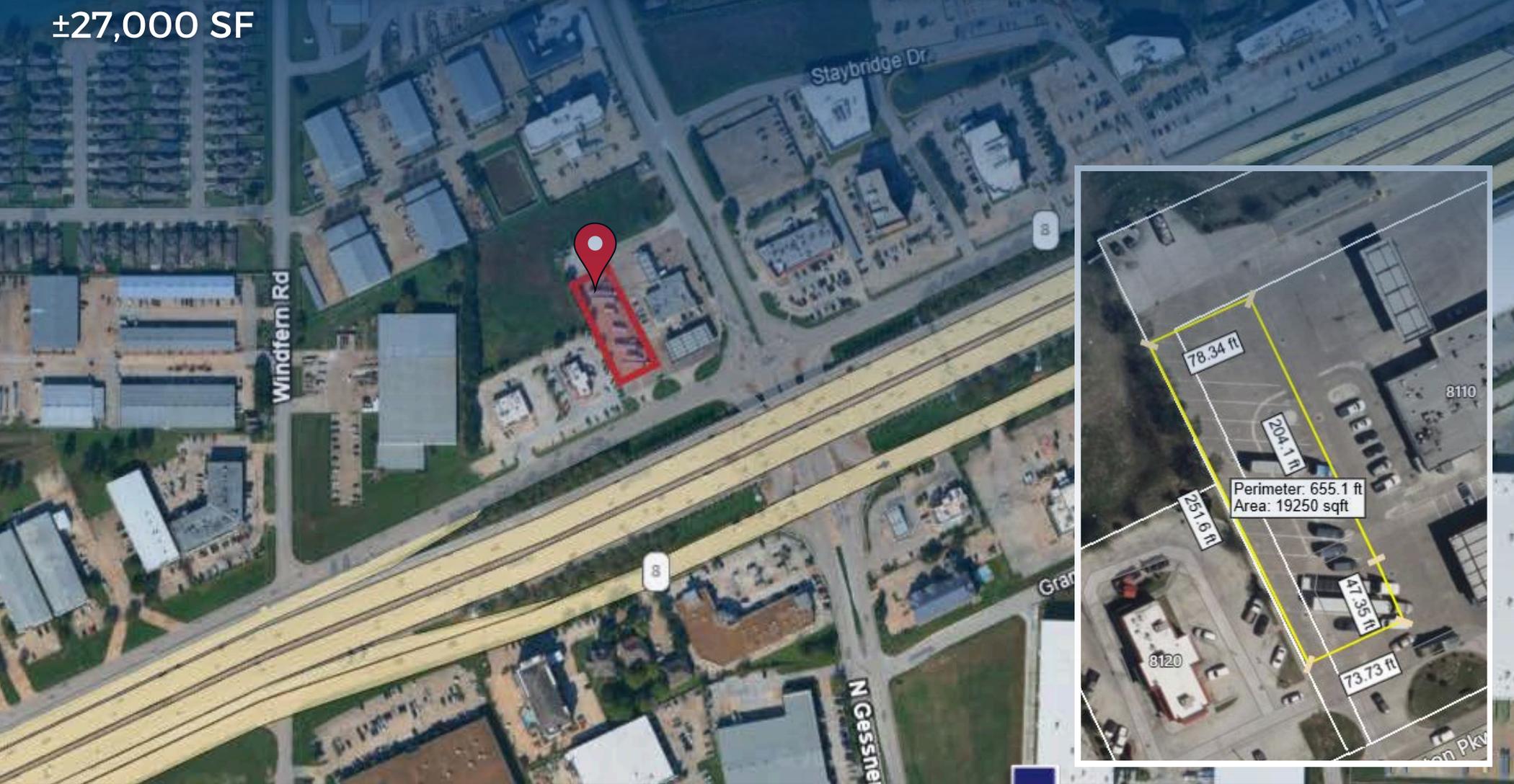


FOR GROUND LEASE

\$7,550/Mo

8110 N SAM HOUSTON PARKWAY W, HOUSTON, TX 77064

±27,000 SF



ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913



PROPERTY HIGHLIGHTS



Location

8110 N Sam Houston Parkway W.
Houston, TX 77064



Asking Rate

\$7,550/Mo



Size

±27,000 SF

Contact Me

ALEX WISNOSKI

Principal

Alex@TexasCRES.com

(281) 415-1913

- ±21,000-27,000 SF of land available for **Ground Lease or Build-to-Suit** in Northwest Houston

- **Excellent corner location** with ±296 FT of frontage on Sam Houston Pkwy and ±394 FT on Gessner Rd

- Ideal for a coffee bar, breakfast restaurant, QSR, or retail use with **access from both Beltway 8 and Gessner Rd**

- **Cross-access with Popeye's and Shipley's**, providing excellent traffic flow and customer synergy

- Located in a **high-density residential and commercial area** with strong surrounding demographics

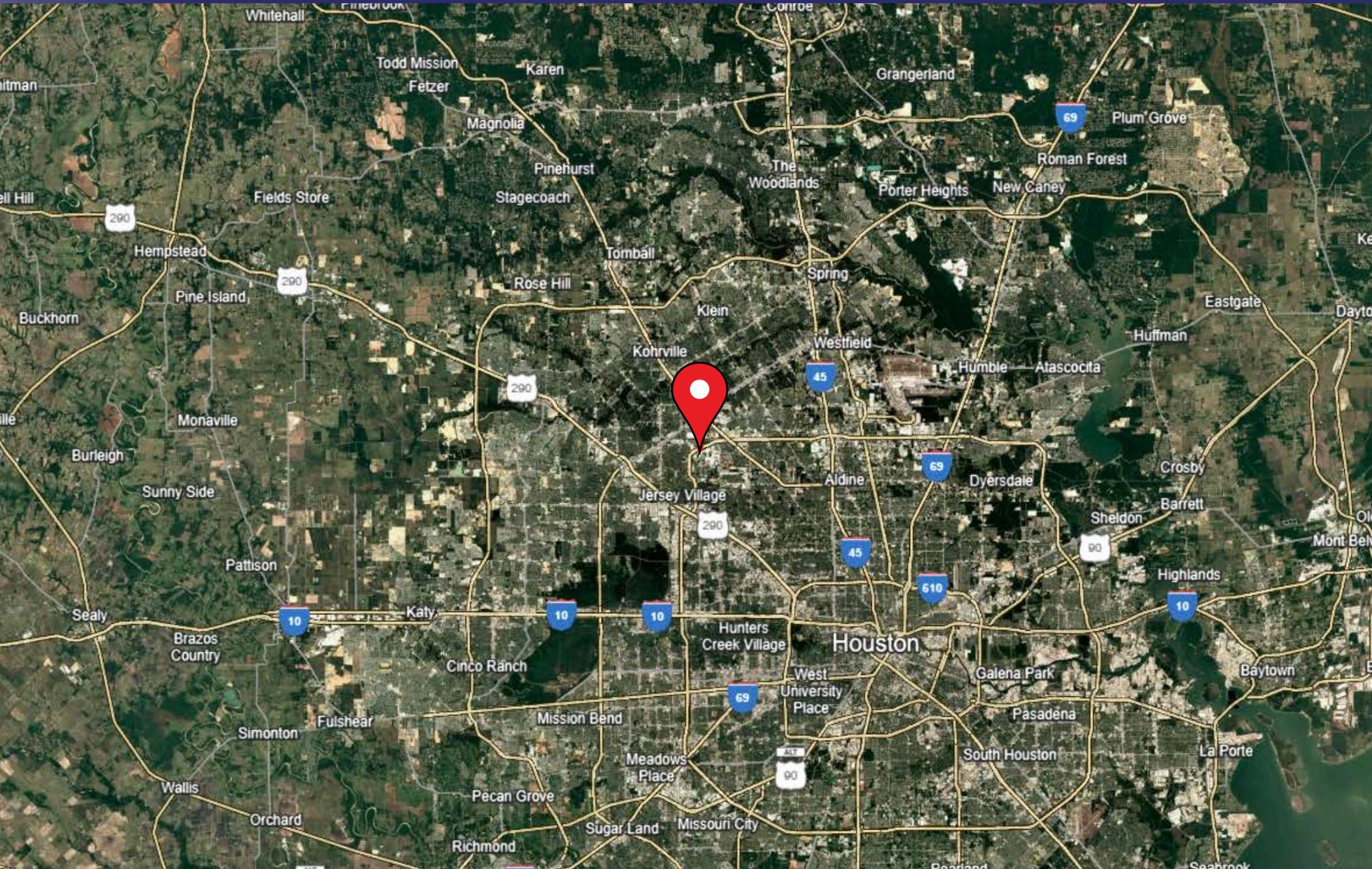
- **Anchored by a busy Texaco Gas Station** and surrounded by apartments, single-family homes, and offices

- Less than 2 miles from **SH-249 and Cypress Creek Parkway (FM 1960)**

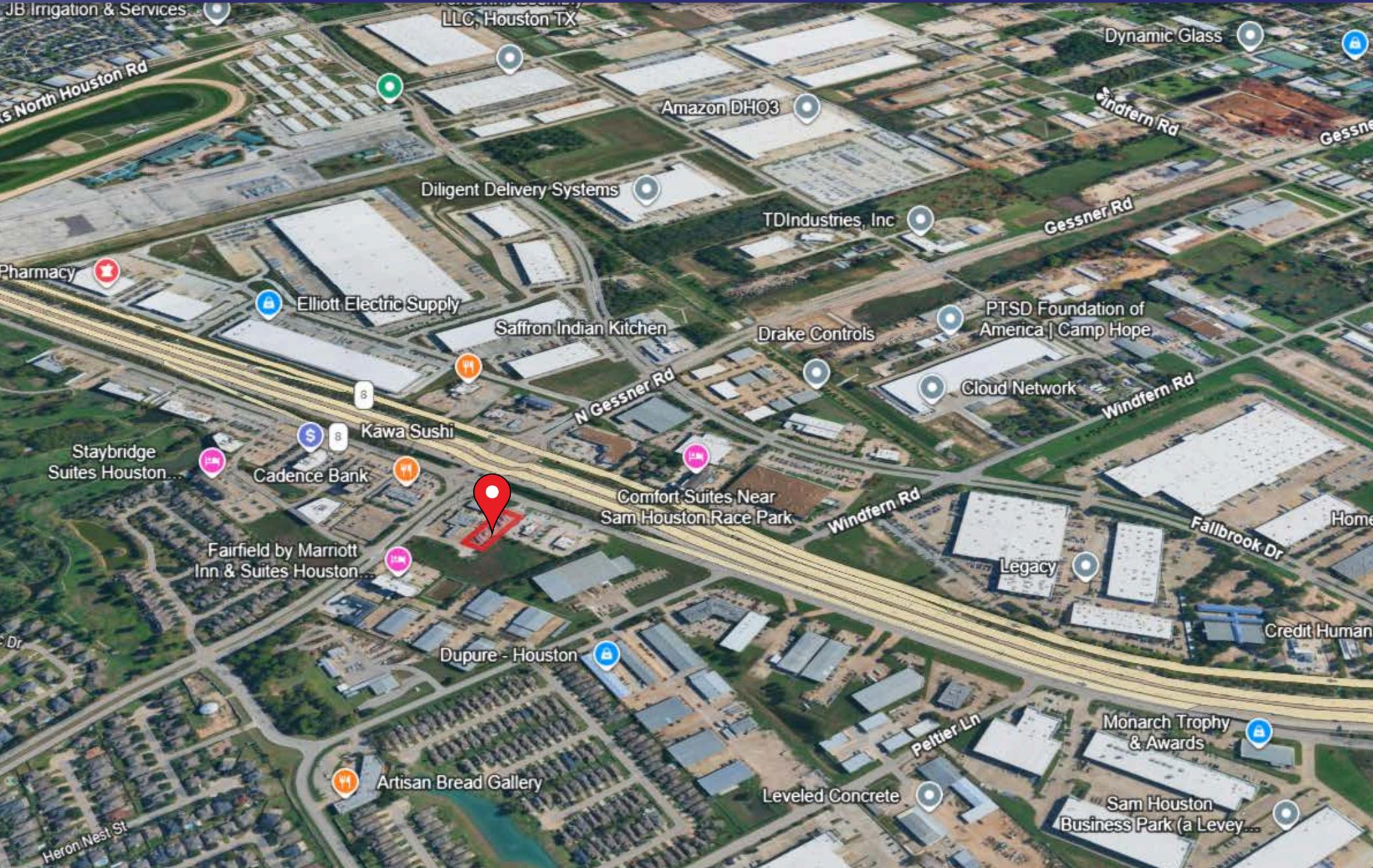
- **Outstanding visibility** with approximately 20,000 VPD on Gessner Rd, 105,000 VPD on Sam Houston Pkwy, and 66,000 VPD on Cypress Creek Pkwy (TxDOT 2021)

- Situated in **Harris County and Cy-Fair ISD**

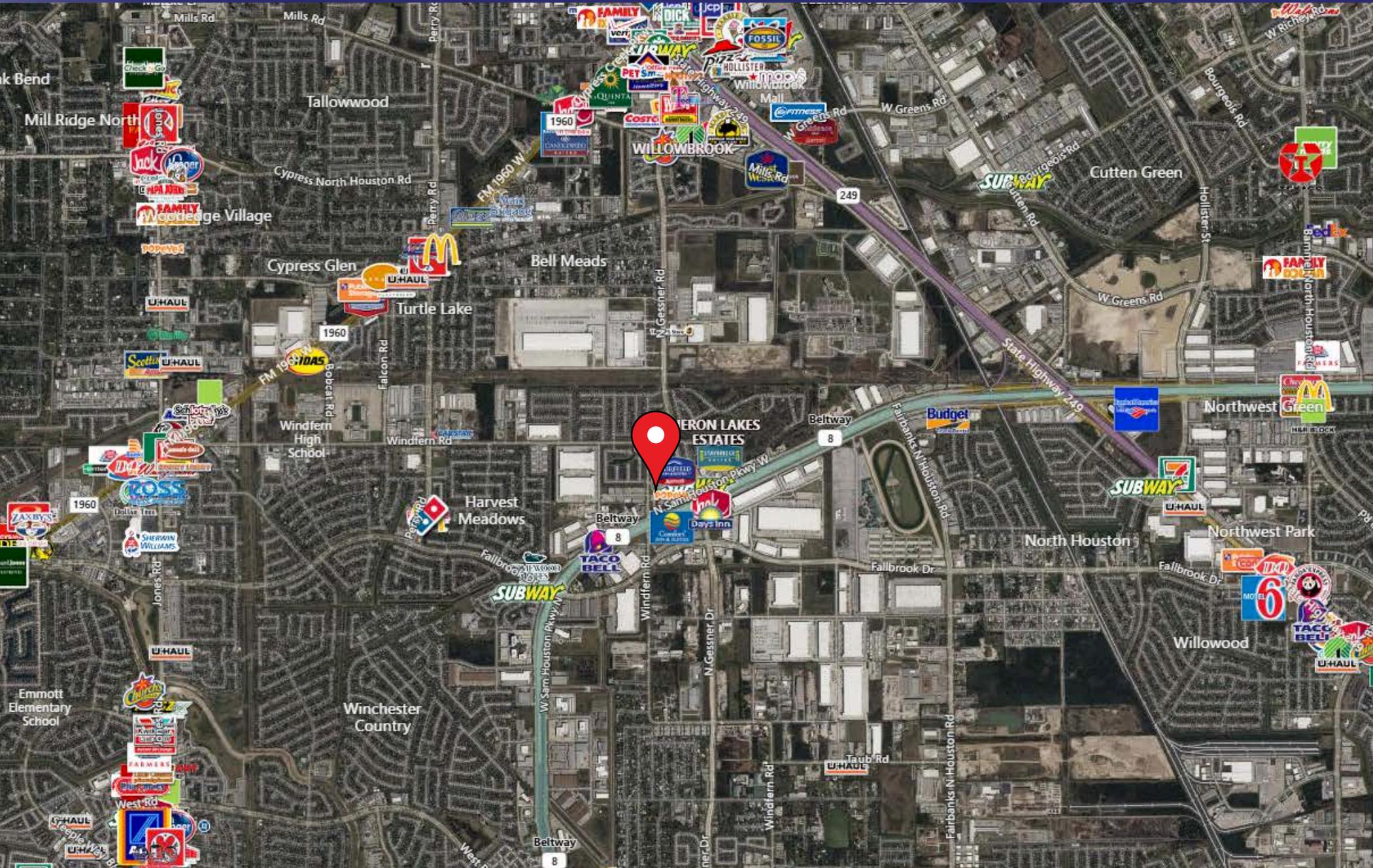
LOCATION MAP



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

8110 N Sam Houston Pkwy W, Houston, Texas, 77064

Ring of 5 miles

KEY FACTS

282,281

Population



102,772

Households

36.4

Median Age

\$62,106

Median Disposable Income

EDUCATION

15.4%

No High School Diploma

24.4%

High School Graduate

28.9%

Some College/
Associate's Degree

31.3%

Bachelor's/Grad
Prof Degree

282,281

2023 Total
Population (Esri)

INCOME



\$75,730

Median Household
Income



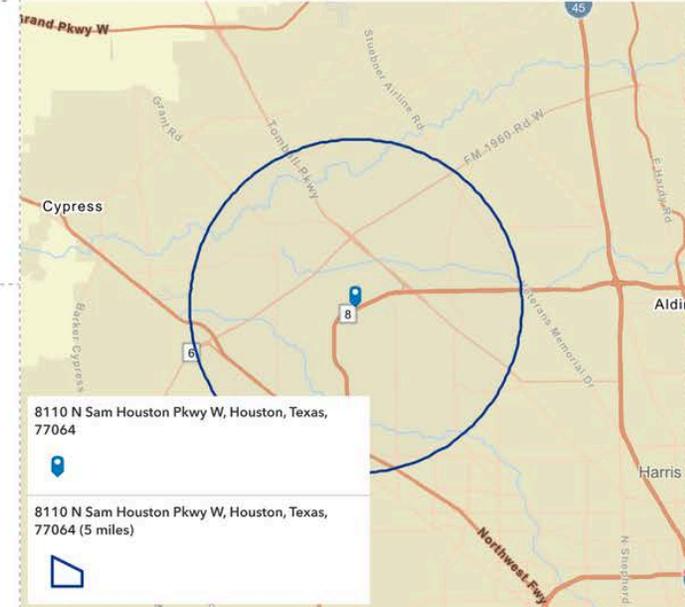
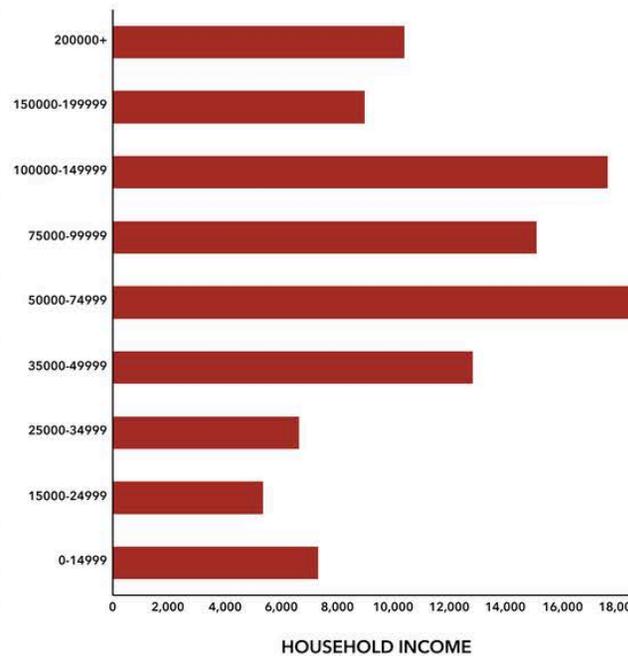
\$37,225

Per Capita Income



\$151,416

Median Net Worth



EMPLOYMENT

62.0%

White Collar

24.8%

Blue Collar

16.1%

Services

4.7%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Alex Wisnoski</u>	<u>636406</u>	<u>alex@texasgres.com</u>	<u>(281) 415-1913</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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