



# MUCHO MEXICO CENTER

## RETAIL SPACES FOR LEASE

1310 - 1312 N WAYSIDE DRIVE, HOUSTON, TEXAS 77020

This property is located on corner of N Wayside (ALT 90) and Market Street and just south of I-10, in the East End District/Denver Harbor area. It offers high traffic exposure and excellent visibility.

**JIMMY CHANG**  
m: 832.577.7725

[jimmy.chang@abcahouston.com](mailto:jimmy.chang@abcahouston.com)

**TOMMY LE**  
m: 713.517.3542

[tommy.le@abcahouston.com](mailto:tommy.le@abcahouston.com)



[abcahouston.com](http://abcahouston.com)



# MUCHO CENTER

## PROPERTY INFORMATION

### AVAILABLE LEASE SPACE(S):

1310-A - 800 - 2,500 SF - Available

1310 - 3,000 - 6,700 SF (2<sup>nd</sup> Gen Restaurant)

**TOTAL BUILDING SIZE:** 9,716 SF (Per HCAD)

### Features

- Restaurant-Ready: Includes a large kitchen, dining area, bar space, and storage shed.
- Flexible Layout: Space can be configured for dining, live entertainment, or other commercial uses.
- High Traffic Area: Located in a well-populated area with limited competition, ensuring a steady flow of potential customers.

Prime location with excellent visibility and easy access from both N Wayside Drive and Market Street. Just minutes from I-10 East Freeway. Surrounded by growing residential developments, popular retailers, and apartment communities—ideal for attracting consistent foot and vehicle traffic.

The property is a prime retail space available for lease in the East End District/Denver Harbor area. Situated just off I-10 and less than 5 miles from downtown Houston, it offers high visibility and easy access, making it an ideal location for businesses seeking to attract both local and commuter traffic.

**YEAR BUILT:** 1972

**RENTAL RATE:** Call for pricing

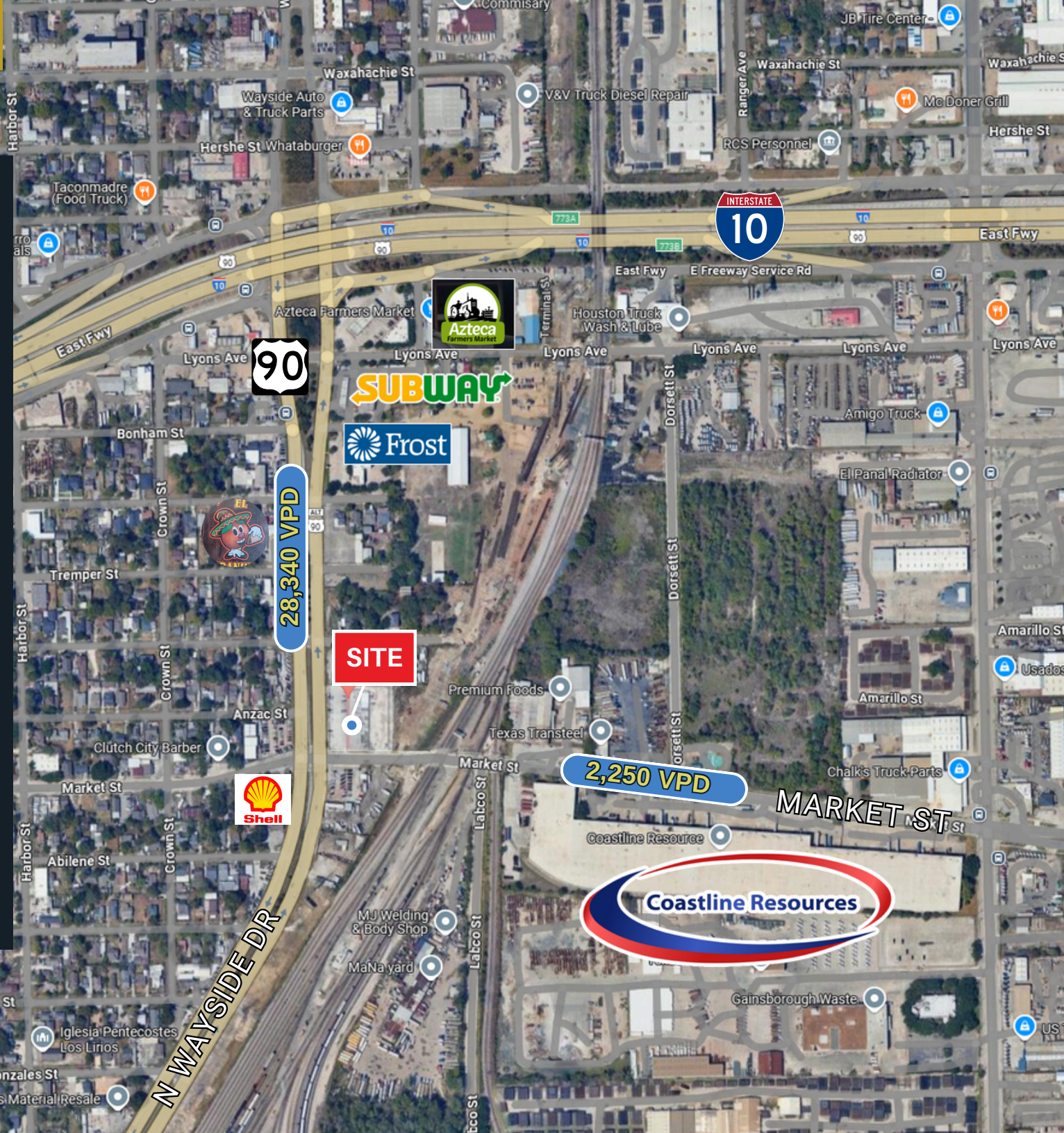
**NNN:** \$4.22 PSF/YR

## DEMOGRAPHICS (3 MILES)

**74,433** Population

**26,412** Households

**\$42,238** Income





# MUCHO CENTER

## INFORMACIÓN DE LA PROPIEDAD

1310-A - 800 - 2,500 pies<sup>2</sup> - Espacio comercial disponible

1310 - 3,000 a 6,700 pies<sup>2</sup> disponibles  
(Restaurante)

TAMAÑO TOTAL DEL EDIFICIO: 9,716 pies<sup>2</sup> (Según HCAD)

### Características

- Listo para restaurante: Incluye una cocina amplia, área de comedor, espacio de bar, y cobertizo de almacenamiento.
- Diseño flexible: El espacio se puede adaptar para comedor, entretenimiento en vivo u otros usos comerciales.
- Zona de alto tráfico: Ubicado en un área densamente poblada con competencia limitada, lo que garantiza un flujo constante de clientes potenciales.

Ubicación privilegiada con excelente visibilidad y fácil acceso desde N Wayside Drive y Market Street. A solo minutos de la autopista I-10 East Freeway. Rodeado de nuevos desarrollos residenciales, comercios populares y complejos de apartamentos, lo que lo hace ideal para atraer tráfico peatonal y vehicular constante. La propiedad es un espacio comercial de primera categoría disponible para arrendamiento en el área de East End District/Denver Harbor. Ubicada justo a la salida de la I-10 y a menos de 5 millas del centro de Houston, ofrece gran visibilidad y fácil acceso, siendo un lugar ideal para negocios que buscan atraer tanto al público local como a quienes se trasladan diariamente.

## DEMOGRAFÍA (3 MILLAS)

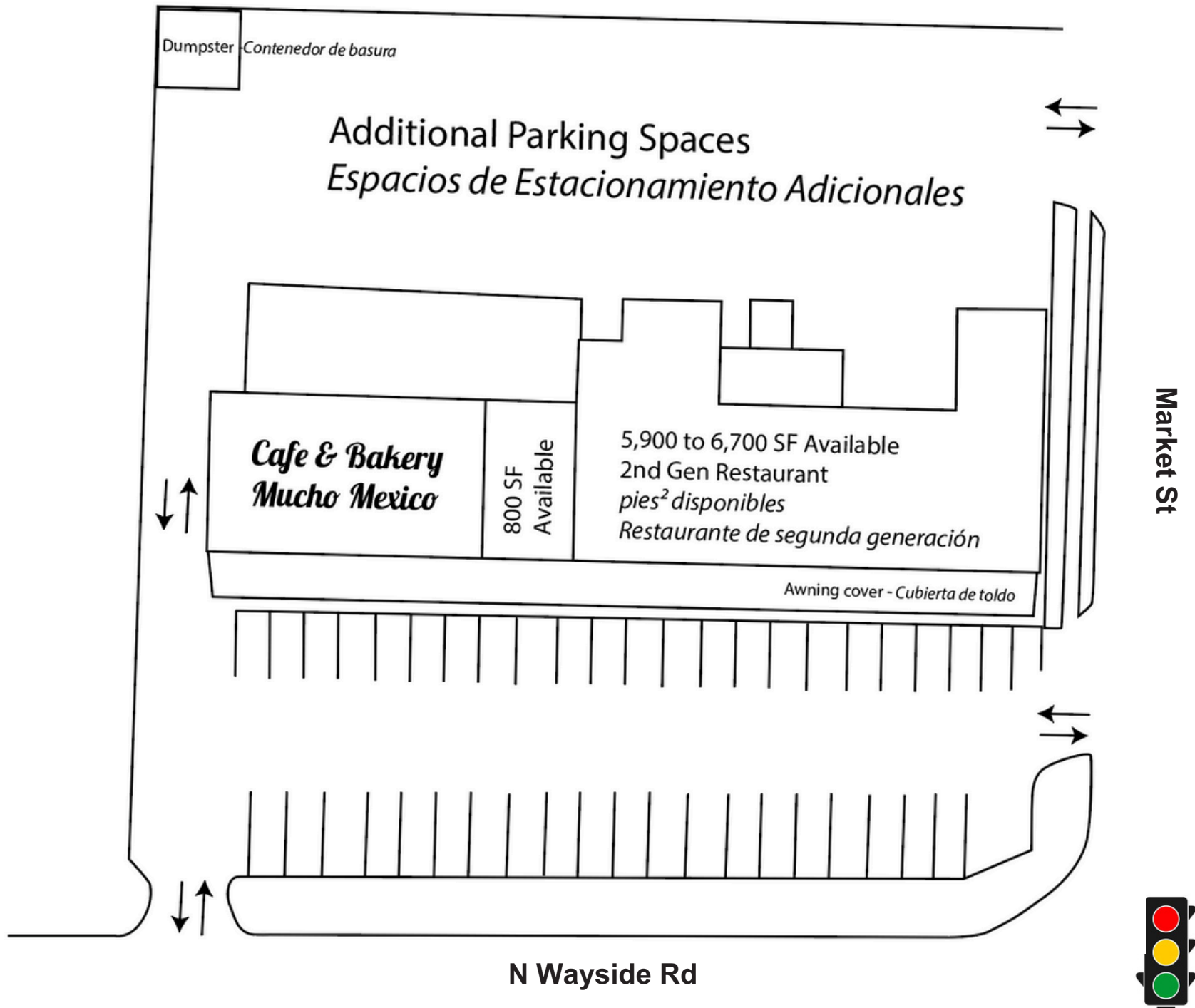
**74,433** Población  
**26,412** Hogares  
**\$42,238** Ingresos





# MUCHO CENTER

1310 - 1312 N WAYSIDE DR, HOUSTON, TEXAS 77020



# 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:

Last Updated on January 22, 2018

- 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;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Inform the client of any material information about the property or transaction received by the broker;
- 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 BUYER/TENANT:** 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date