



TURNKEY RESTAURANT OPPORTUNITY

FREESTANDING BUILDING WITH DRIVE-THRU FOR SALE

NEQ Telephone Rd & Greensworth Lane | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 10404 Telephone Rd
Houston, TX 77077

Bldg Size: 2,240 SF

Lot Size: ±0.56 AC / ±24,568 SF

Price: Call Broker for Pricing

Year Built: 1970, Renovated in 2020

HIGHLIGHTS:

- Recently renovated in 2020 for immediate operational use
- Fully equipped QSR with an on-site drive-thru
- FF&E included in sale
- 18 parking spaces on-site
- Close proximity to William P. Hobby Airport
- Easy access to Beltway 8

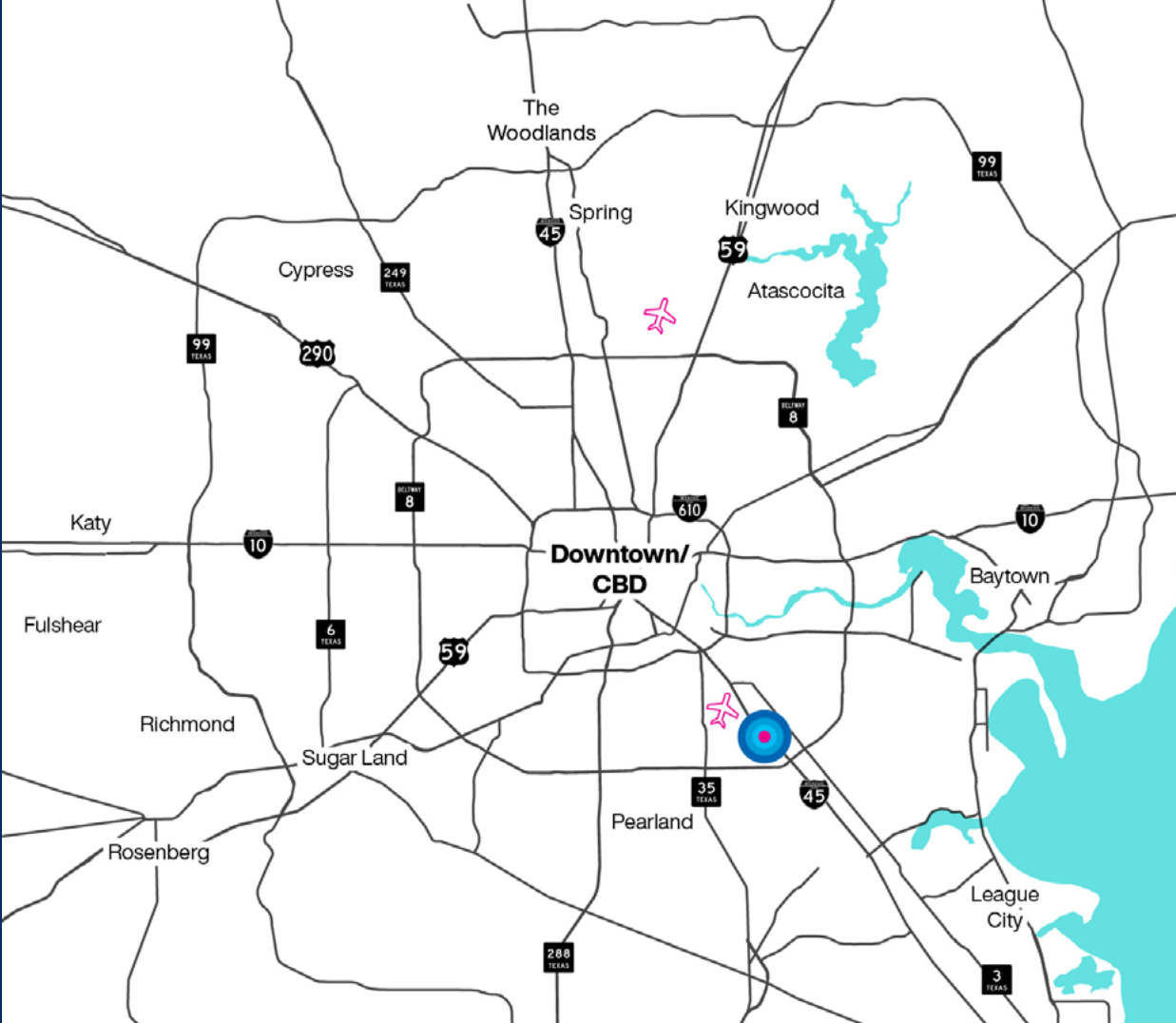
TRAFFIC COUNTS:

Telephone Rd: 26,183 CPD '25

Sam Houston Tollway: 88,463 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	42,149	231,845	517,282
Daytime Pop.	37,853	351,534	677,516
Avg HH Income	\$167,954	\$195,552	\$178,749



SITE PLAN



SCALE: 1" = 30'





O'Reilly
AUTO PARTS

FAMILY
DOLLAR

SITE

Telephone Rd

26,183 CPD '25

35
TEXAS

Greenswath Ln



SITE

Telephone Rd

26,183 CPD '25

Greenswath Ln

35
TEXAS

35
TEXAS

Quail Meadows
Apartments

Telephone Rd

Greenswath Ln

HPF



26,183 CPD '25

SITE

Auto
Zone



9,774 CPD '22

Fuqua St



Telephone
Townhomes

STEEL SUPPLY
AMERICA'S BEST STEEL DISTRIBUTOR

WILLIAM P. HOBBY
AIRPORT



Jessup
Elementary School

35
TEXAS



Greater Hobby
Area



James DeAnda
Elementary School



Telephone Rd

SITE

Skyscraper
Shadows

Laura Welch Bush
Elementary School

Mykawa Rd

Greenswarth Ln

26,183 CPD '25



Fuqua St

Telephone
Townhomes

J. C. Mitchell
Elementary
School

Parkview Village
Apartments



Atkinson
Elementary School

Sam Houston Toll

88,463 CPD '25

BELTWAY
8





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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury	775141-SA	rk@blueoxgroup.com	832.677.3434
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

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SITE

Greenswath Ln

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AVAILABLE FOR SALE

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