

±0.89 ACRE HARD CORNER BUILD-TO-SUIT OPPORTUNITY

14001 E FREEWAY | HOUSTON, TX 77015

APPROX. 200' FRONTAGE ON EAST FREEWAY (I-10 / US-90)



HIGH VISIBILITY
Hard corner with excellent exposure to I-10



HIGH TRAFFIC
150,000+ VPD on I-10 East Freeway



UTILITIES
Available on site



FLEXIBLE TERMS
Ground Lease or Build to Suit

SITE HIGHLIGHTS

- Ideal for National Quick Lube and Drive-Thru Coffee Concepts
- ±0.89 Acre Hard Corner
- Approx. 200' of Frontage on East Freeway
- All Utilities Available on Site
- Excellent Access & Ingress / Egress
- High Daily Traffic Counts
- Surrounded by Strong Residential and Commercial Growth

SITE DATA

TOTAL AREA: ±0.89 AC (±38,600 SF)
FRONTAGE: ±200 FT
DEPTH: ±193 FT
ZONING: COMMERCIAL
PARKING SPACES: 54 TOTAL
• Oil Change: 36 Spaces
• Coffee: 18 Spaces
UTILITIES: UTILITIES AVAILABLE



EXAMPLE TENANTS

QUICK LUBE / OIL CHANGE

- Take 5 Oil Change
- Valvoline Instant Oil Change
- Jiffy Lube
- Express Oil Change
- Grease Monkey

DRIVE-THRU COFFEE

- 7 Brew
- Scooter's Coffee
- Dutch Bros
- Pj's Coffee

DRIVE-THRU COFFEE CONCEPT



SIZE
1,200 – 1,500 SF

PARKING
18 SPACES (including drive aisle stacking)

FEATURES
Drive-thru with stacking for high volume

QUICK LUBE / OIL CHANGE CONCEPT



SIZE
4,000 – 4,500 SF

PARKING
36 SPACES

FEATURES
6 – 8 Service Bays
High-volume quick lube operations

GROUND LEASE ALSO AN OPTION



DISCLAIMER: This is an initial conceptual rendering for marketing purposes only. It is not a final site plan and does not represent an approved development. Additional engineering, design, entitlements, permitting, and due diligence will be required to bring this project to realization.



PRIME I-10 FRONTAGE | HIGH VISIBILITY | EXCELLENT ACCESS
IDEAL LOCATION FOR NATIONAL TENANTS

JLA
REALTY

ERIK CAMPOS
281-318-5575



BUILD TO SUIT OR GROUND LEASE

14001 East Freeway, Houston TX 77015



HIGH VISIBILITY
Frontage on I-10
150,000+ VPD



HIGH TRAFFIC
150,000+ VPD on
I-10 East Freeway



UTILITIES
Available
on site



FLEXIBLE TERMS
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150,000+ VPD
ON I-10 EAST FREEWAY



AREA DEMOGRAPHICS (5 MILE RADIUS)



236,739
POPULATION



83,144
HOUSEHOLDS



\$72,528
AVG. HH INCOME



EXCELLENT ACCESS

Full movement frontage road access with visibility to I-10 East Freeway and proximity to Beltway 8.



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