

Former Whataburger Drive-Thru Restaurant

4616 Old Spanish Trail, Houston, TX 77021
SEC of Old Spanish Trail (US-90A) & Calhoun Road



 2,546 SF Building	 25,343 SF Lot	 Sale / Lease Available	 50,000+ VPD	 4 Curb Cuts	 Opportunity Zone
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EXECUTIVE SUMMARY

High-visibility corner restaurant property near the University of Houston and Texas Southern University. The vacant former Whataburger includes dining, commercial kitchen, office space, parking, and four curb cuts for convenient access.

WHY IT WORKS

- Existing drive-thru restaurant configuration reduces concept ramp-up friction.
- Corner exposure at Old Spanish Trail and Calhoun Road with strong visibility.
- Well suited for quick-service restaurant, coffee, chicken, Mexican, seafood, or similar concepts.

LEASING CONTACT

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High-Visibility Corner Near Major Houston Campuses

SEC of Old Spanish Trail (US-90A) & Calhoun Road



Location Advantages

- ✓ Near the University of Houston and Texas Southern University.
- ✓ Convenient access to major inner-loop Houston corridors.
- ✓ Strong daytime, student-driven, and neighborhood traffic base.
- ✓ Corner lot with four curb cuts: two on OST and two on Calhoun Road.

Traffic & Demographics

Traffic: 50,000+ daily vehicles reported for the corner area.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	17,208	150,836	415,524
Households	6,306	55,729	160,379
Median HH Income	\$36,395	\$39,647	\$48,953
Average Age	36	35	36

Best-Fit User Profiles

QSR / Fast Food

Drive-thru-ready layout with existing restaurant infrastructure.

Coffee / Beverage

High-visibility commuter and campus-oriented corner.

Chicken / Mexican / Seafood

Permitted food-service concepts with a clear hamburger sales restriction.

Former Whataburger drive-thru configuration

The floor plan of the 1900 building is rectangular with a total width of 82'-10" and a total depth of 30'-0". The layout includes the following rooms and features:

- Dining Area:** Located on the left side of the plan.
- Kitchen Area:** Located in the center-right, containing a **Drive Thru**, **Cooler**, and **Freezer**.
- Office:** Located at the bottom center.
- Broom Closet:** Located between the Dining Area and the Office.
- Entrance:** Located on the top wall, between the Dining Area and the Kitchen Area.
- Mop Room:** Located on the right side, containing a staircase labeled **Staircase** and a door labeled **1900**.

Dimensions are provided for each section of the walls:

- Top Wall:** 7'-6", 12'-4", 12'-4", 12'-4", 7'-2", 12'-4", 9'-2", 9'-10".
- Bottom Wall:** 7'-6", 12'-4", 12'-4", 7'-2", 12'-4", 14'-6", 6'-0".

- ✓ Former Whataburger drive-thru configuration.
- ✓ 2,546 SF building on approx. 25,343 SF lot.
- ✓ Dining, kitchen, office, and support space.
- ✓ Excellent parking and circulation.

VICINITY MAP
(NOT TO SCALE)

LEGEND

- B.C. Building Line
- C.M. Concrete Monument
- C.O. Chain Out
- D.E. Orange Easement
- E.A. Electric Easement
- F.H. Fire Hydrant
- F.I.P. Found Iron Pipe
- F.I.R. Found Iron Road
- I.R. Iron Road
- M.G. Manhole
- P.G.B.C.T. Proposed Building Line
- P.O.C. Point of Corner, Texas
- P.R. Private Records
- P.C. Public County, Texas
- S.M.H. Sanitary Manhole
- S.S.M. Sanitary Sewer Manhole
- U.L. Utility Line
- W.L. Water Line

NOTES:

1. Bearings and coordinates are based on the Texas Coordinate System, South Central Zone (2004).
2. This survey was prepared without the benefit of a title commitment; easements. This survey does not show.
3. Dimensions shown are surface dimensions unless otherwise noted.

GRAPHIC SCALE IN FEET



- ✓ Located in an Opportunity Zone.
- ✓ Potential eligibility for New Market Tax Credits.
- ✓ Part of the Old Spanish Trail / Alameda Corridors TIRZ.



Fast food and quick-service concepts including Mexican, chicken, coffee, seafood, and more.



No more than 50% of restaurant revenue may come from hamburger sales.

Conceptual Repositioning Renderings

Illustrative ideas for modestly improving the former drive-thru restaurant at 4616 Old Spanish Trail



1 —

Corner Exterior Refresh

Clean, updated paint and trim, modern signage, new lighting, and refreshed landscaping.



2 —

Side Elevation Upgrade

Repainted façade, improved lighting, updated entry, and clean landscaping for a well-maintained appearance.



3 —

Street Presence Improvement

Enhanced storefront presence, clear signage, new lighting, and tidy landscaping create a welcoming first impression.

Potential Improvement Themes



Facade Refresh



Signage Opportunity



Storefront Enhancement



Lighting Upgrade



Parking Refresh



Landscape Cleanup

Terms, Restrictions And Contact

Sale / Lease Terms

✓ Lease Rate	\$28/SF + NNN
✓ Sale Pricing	Contact for pricing
✓ Availability	Vacant
✓ Property Type	Former Whataburger drive-thru restaurant
✓ Permitted Concepts	Fast food / quick-service restaurant uses including Mexican, chicken, coffee, seafood, and more
✓ Restriction	No more than 50% of restaurant revenue may come from hamburger sales

Why This Location

- ✓ Corner lot at Old Spanish Trail and Calhoun Road.
- ✓ Near University of Houston and Texas Southern University.
- ✓ Excellent access with four curb cuts.
- ✓ Opportunity Zone and potential development incentives.
- ✓ Strong traffic counts and neighborhood visibility.

Leasing Contact



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For tours and leasing information, please contact **Nicole Sabbagh**.



Information deemed reliable but not guaranteed. Tenant to independently verify measurements, zoning, incentives, use restrictions, and all other property information.