

FORMER POPEYES

2nd-Generation Quick-Service Restaurant

\$1,950,000

or \$130k/yr NNN Lease

±2,060 SF BUILDING | ±1.35 AC LOT

**11527 N SAM HOUSTON PKWY E
HUMBLE, TX 77396**



Located in the Houston MSA

Prime 2nd-Generation Drive-Thru QSR Opportunity | High-Visibility Beltway 8 Location Near Generation Park | Strong Northeast Houston Growth Corridor | Affluent Trade Area With \$137K+ Average Household Income (3-Mile Radius) | Huge Lot W/ Development Potential

Marcus & Millichap
NFB GROUP

Why Invest?



Prime Second-Generation QSR Opportunity Existing Drive-Thru | High-Visibility Beltway 8 Location Near Generation Park

- **Prime Second-Generation QSR Opportunity** Featuring An Existing Drive-Thru And Established Restaurant Improvements, Providing An Attractive Opportunity For Restaurant Users, Franchise Operators, Or Repositioning
- **Strategically Positioned Along N Sam Houston Parkway E / Beltway 8**, Offering Excellent Visibility, Convenient Regional Access, And Exposure Along One Of Northeast Houston's Primary Transportation Corridors
- **Located Near Generation Park And Its Expanding Mixed-Use Employment Base**, Benefiting From Continued Commercial, Residential, And Infrastructure Investment Throughout Northeast Houston
- **Positioned Within A Rapidly Growing Northeast Houston Trade Area**, With Convenient Access To Humble, Atascocita, Summerwood, And Surrounding Residential Communities, Providing A Strong Base Of Daytime Employees And Local Consumers



Owner-User / Repositioning Opportunity Strong Consumer Demographics Growing Northeast Houston Trade Area

- **Second-Generation Restaurant Opportunity With An Existing Drive-Thru**, Providing Valuable Infrastructure For Restaurant And Quick-Service Users Seeking A Presence Along The N Sam Houston Parkway / Beltway 8 Corridor
- **Strong Consumer Demographics With Average Household Income Of Approximately \$137,404 Within A Three-Mile Radius**, Supporting Significant Purchasing Power For Restaurant, Retail, And Service-Oriented Uses
- **Robust Consumer Spending Within The Immediate Trade Area**, With Approximately **\$145 Million In Annual Food-Away-From-Home Expenditures And \$1.49 Billion In Total Retail Expenditures Within Three Miles**
- **Strong Long-Term Real Estate Fundamentals Supported By Continued Residential And Commercial Growth Throughout Northeast Houston**, Including Significant Investment Surrounding Generation Park And The Beltway 8 Corridor



Investment Summary

Address:	GOOGLE MAPS 11527 N Sam Houston Pkwy E, Humble, TX 77396
Property Type:	2nd Generation QSR (Former Popeyes)
Price:	\$1,950,000
For Lease Rate (NNN):	\$130K/yr
Building Size (SF):	±2,060 SF
Lot Size (AC):	±1.35 Acres
Year Built:	2006

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



\$1,950,000

LISTING PRICE

\$130K/yr

FOR LEASE RATE (NNN)

±2,060 SF

BUILDING SIZE

±1.35 AC

LOT SIZE

Drive-Thru

QSR FEATURE

2nd Gen

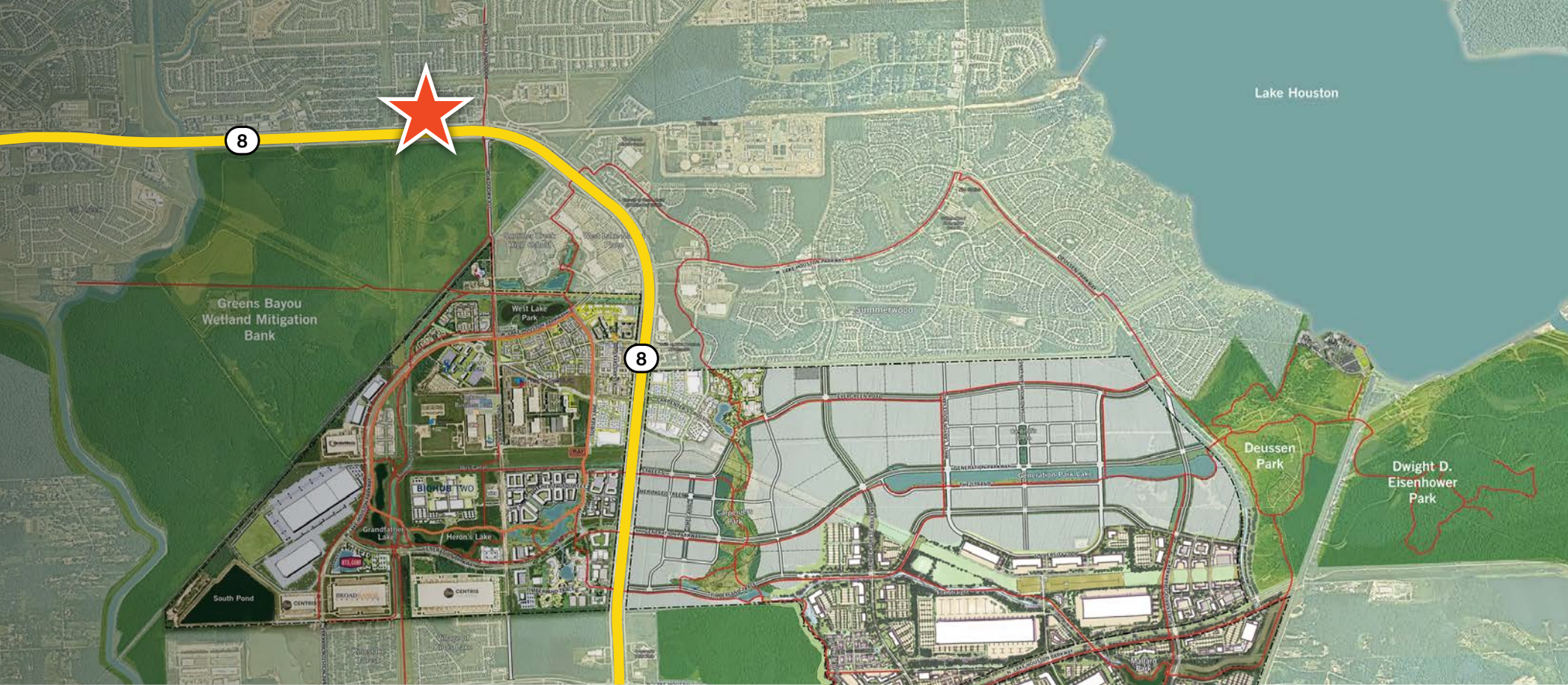
PROPERTY TYPE

2006

YEAR BUILT







Generation Park Master-Planned Development

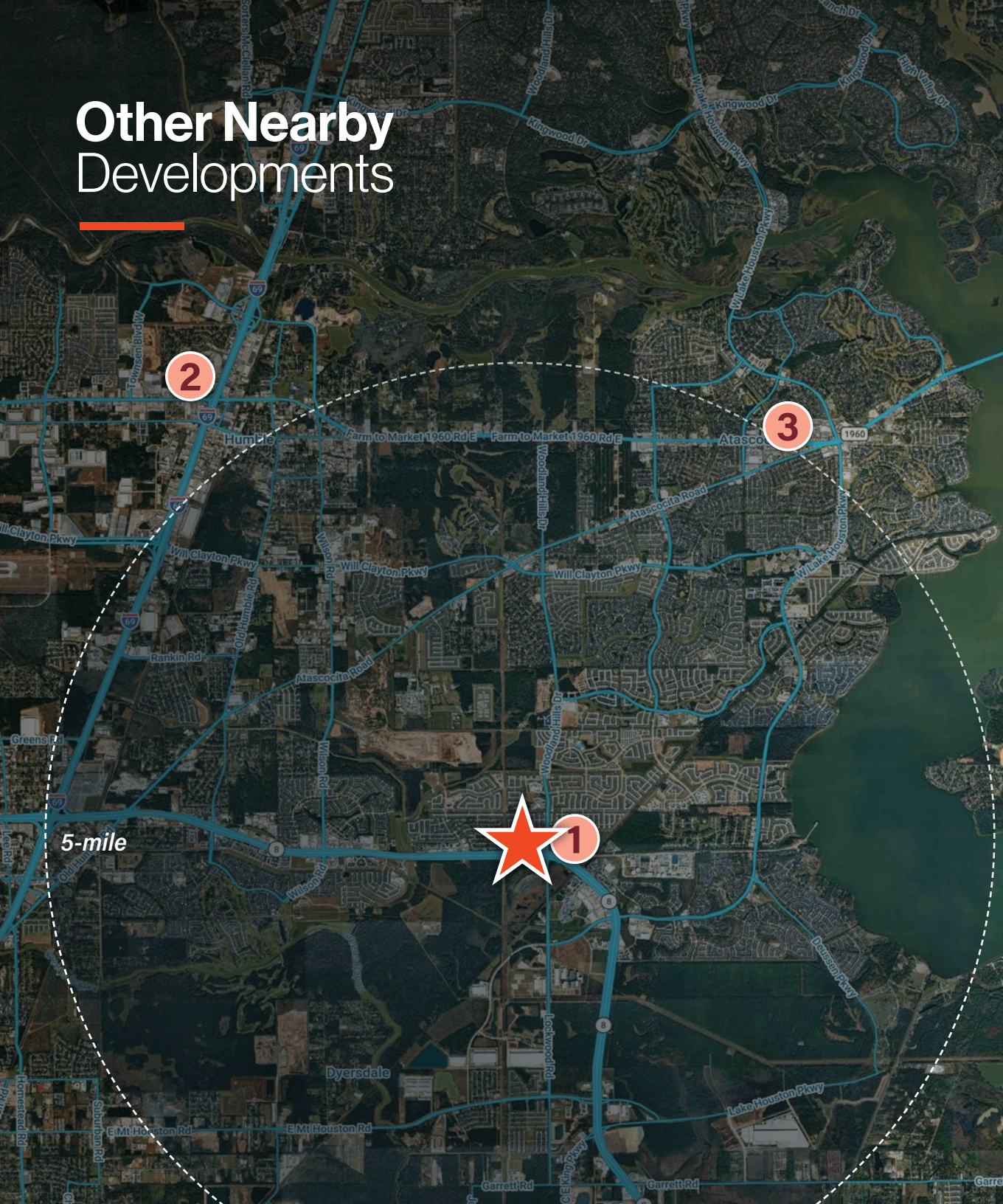
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Generation Park is a **4,300-acre master-planned mixed-use community** in Northeast Houston's rapidly growing Lake Houston area, designed as a major **live-work-play destination** integrating residential, retail, office, industrial, life sciences, hospitality, education, and recreation. At full build-out, the development is planned to encompass approximately **31.5 million square feet of commercial space and 26,000 multifamily units**, including 4.2 million square feet of retail, 10.3 million square feet of industrial, and 17.1 million square feet of office and campus space. Generation Park currently contains approximately **6.25 million square feet of development**, with an additional 2.74 million square feet committed and a near-term development pipeline valued at approximately **\$1.2 billion**.

At the heart of the community is **Generation Village**, an upscale lifestyle district envisioned as **Northeast Houston's premier destination for dining, shopping, entertainment, and community gathering**. The pedestrian-oriented village will feature restaurants, outdoor patios, shops, landscaped plazas, family-friendly gathering spaces, and lakeside amenities, while connecting to nearby **Redemption Square** and the broader Generation Park community. The development is further connected by **The Ray, a planned four-mile multimodal trail** linking employment centers, parks, retail, and dining. Supported by approximately **682,000 residents within a 20-minute drive** and significant residential growth throughout the Lake Houston trade area, Generation Park is positioned to become one of Northeast Houston's most significant long-term employment, residential, and lifestyle destinations.



Other Nearby Developments



1. The Bend at Beltway 8: Mixed-Use Dining, Retail, Entertainment, and Residential Destination

SHOP Companies has developed The Bend, a walkable mixed-use destination at the curve of Beltway 8 in Northeast Houston, designed to be the area’s signature gathering place for dining, shopping, entertainment, and living. The multi-family component, Elevé at The Bend, is now open with modern apartments offering direct access to the development’s commercial amenities. The commercial portion features a curated mix of unique dining experiences, local and national retail shops, convenience services, and office space. The development is designed as a departure from the strip center-dominated retail market of the surrounding area, providing a walkable, green-space-oriented alternative. Located directly on the subject’s Sam Houston Parkway / Beltway 8 corridor, The Bend adds a significant new commercial and residential anchor to the northeast Houston trade area.

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2. Score Entertainment at Deerbrook Mall: New Entertainment Facility in Former Sears Building (Entertainment / Adaptive Reuse)

Score Entertainment announced plans in 2025 to open a new entertainment facility within the former Sears space at Deerbrook Mall, with an anticipated 2026 opening. The adaptive reuse addresses one of the largest vacant storefronts in the Humble retail market at the prominent US Highway 59 / Interstate 69 and FM 1960 intersection. Owned by Brookfield Properties, Deerbrook Mall serves Humble, Atascocita, Kingwood, and surrounding communities, with over 137,000 residents within five miles and 24.2% population growth over the past decade. The project reflects a broader trend of transforming former department store anchors into experiential entertainment venues that generate foot traffic and consumer spending.

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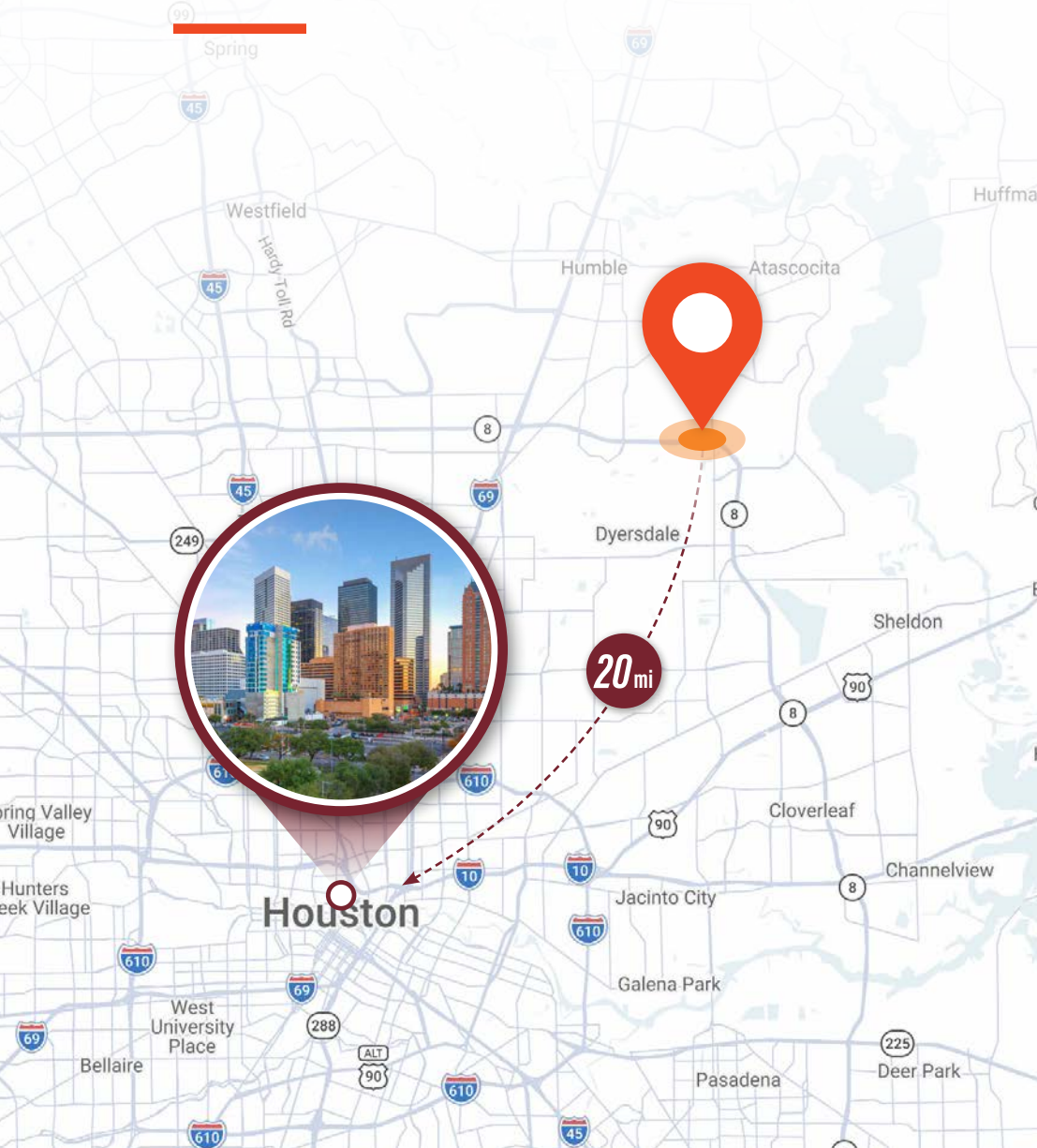
3. Five Below at Atascocita Commons: New Retail Construction on FM 1960 (Retail New Construction)

Construction began in October 2025 on a new Five Below discount retail store at the Atascocita Commons shopping center on FM 1960 in Humble, with projected completion in May 2026 according to a Texas Department of Licensing and Regulation filing. Atascocita Commons is a major power center anchored by Target, Kohl’s, TJ Maxx, HomeGoods, and Ross, located at the main retail hub of Atascocita with easy access to Beltway 8, the Grand Parkway (SH 99), and Highway 59. Housing growth in the surrounding market has increased by 30% since 2010. The addition of Five Below to the center’s tenant lineup adds another nationally branded discount retailer to the FM 1960 corridor, reinforcing the area’s position as the primary shopping destination for the fast-growing northeast Houston suburbs and the subject’s Sam Houston Parkway trade area.

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Houston

Texas MSA



The **Houston Metropolitan Statistical Area (MSA)** is the **largest in Texas** and the **fifth-largest in the United States**, home to **over 7.5 million residents** across nine counties. As a dynamic global city, Houston is a powerhouse for **energy, healthcare, aerospace, and international trade**. Known as the “Energy Capital of the World,” the city is home to the headquarters of ExxonMobil, ConocoPhillips, and Halliburton, along with hundreds of supporting firms in oil, natural gas, and renewables. The **Texas Medical Center**, the world’s largest medical complex, anchors a thriving life sciences sector, while companies like United Airlines and Sysco strengthen the region’s position in logistics and corporate services.

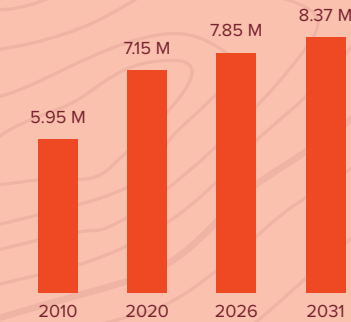
Strategically located just inland from the Gulf of Mexico, Houston enjoys direct access to global commerce via the **Port of Houston**, one of the busiest in the country. The city is connected by a robust freeway system, including Interstates 10, 45, and 69, providing access to major U.S. markets and supporting a vast logistics and distribution network. Ongoing investment in **infrastructure, master-planned communities, and urban revitalization**—particularly in areas like Midtown, EaDo, and the Innovation District—continues to drive both population and employment growth across the region.



Largest Metro Area in Texas
5th Largest in the Country

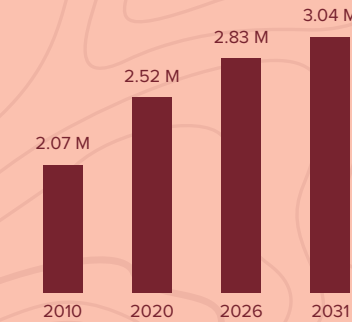
HOUSTON MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2026, HOUSTON



HOUSTON MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2026, HOUSTON



POPULATION
7.85M
within MSA

AVG. HH INCOME
\$129,993
within MSA

DAYTIME POPULATION
5.03M
within MSA

Culturally, Houston is one of the most diverse cities in America, with over **145 languages spoken** and a vibrant international community. The city is known for its world-class museums—including the Museum of Fine Arts, Houston Museum of Natural Science, and the Contemporary Arts Museum. Local districts like **Montrose, the Heights, and the East End** offer a rich mix of art galleries, independent restaurants, breweries, and festivals. With a food scene that ranges from global street fare to James Beard-awarded chefs, Houston has become a culinary destination in its own right.

LARGEST EMPLOYERS



Houston is also a major hub for education and sports. The region is anchored by top-tier universities like **Rice University** and the **University of Houston**, both known for academic excellence and research output. The city boasts a passionate sports culture, with major league teams including the **Houston Texans (NFL)**, **Astros (MLB)**, **Rockets (NBA)**, and **Dynamo (MLS)** drawing widespread support. It also hosts marquee events like the Houston Livestock Show and Rodeo—the largest of its kind in the world—cementing its role as a center for both entertainment and Texas tradition.

EXCLUSIVELY LISTED BY

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Marcus & Millichap
NFB GROUP

FORMER POPEYES

2nd-Generation Quick-Service Restaurant

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