

4616 Old Spanish Trail, Houston, TX 77021



For Lease: Prime Corner Lot – Former Quick Service Restaurant

Location: 4616 Old Spanish Trail (OST) at Calhoun Rd, Houston, TX 77021

Outstanding visibility and access! This high-traffic corner lot, positioned at the intersection of Old Spanish Trail (OST)/ US-90A and Calhoun Road, is ideally located near the University of Houston and Texas Southern University, with an estimated daily traffic of 50,000 vehicles. Featuring four curb cuts—two on OST and two on Calhoun—this site offers easy access and superb potential for a fast-food restaurant or quick-service establishment.

Property Details: Building, 2,546 SF, with ample dining, retail, commercial kitchen, and office space. Lot, approximately 25,000 SF with abundant parking.

Ideal Use: Perfect for fast food or quick-service concepts such as Mexican, chicken, coffee, seafood, and more

Special Note: No more than 50% of the restaurant’s revenue may come from hamburger sales

Incentives: This property is located within an Opportunity Zone and may be eligible for New Market Tax Credits, offering valuable tax incentives. Additionally, it is part of the Old Spanish Trail/Alameda Corridors TIRZ, a financing initiative aimed at spurring investment and stimulating development in key corridors and nearby neighborhoods. More info at:

<https://www.houstontx.gov/ecodev/tirz/7.html>.

Disclaimer: All sales information is based on owner-provided and publicly available data. Prospective tenants are encouraged to independently verify details and conduct their own surveys.