

Drive-Thru  
Available

8050 SAM HOUSTON

RETAIL SPACE FOR LEASE

## 8050 N SAM HOUSTON PKWY W, HOUSTON, TEXAS 77064

8050 N Sam Houston Pkwy W is strategically located along the Sam Houston Parkway (Beltway 8) in Northwest Houston, providing excellent regional access and high daily traffic exposure. The property benefits from convenient ingress and egress, allowing customers to easily access the site from surrounding neighborhoods and major thoroughfares.



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# 8050 SAM HOUSTON

## PROPERTY INFORMATION

### AVAILABLE LEASE SPACES:

Unit 500: +/-2,899 SF - 2nd-Gen Restaurant /bar space  
TOTAL BUILDING SIZE: 13,285 SF  
Parking Spaces: 88 spaces & 4 Handicapped

### CURRENT TENANT MIX:

- Din's Deli - Pho, Banh Mi, & More
- Massage
- Subway
- Kawa Sushi
- MoreHands Maid Service

### PROPERTY HIGHLIGHTS:

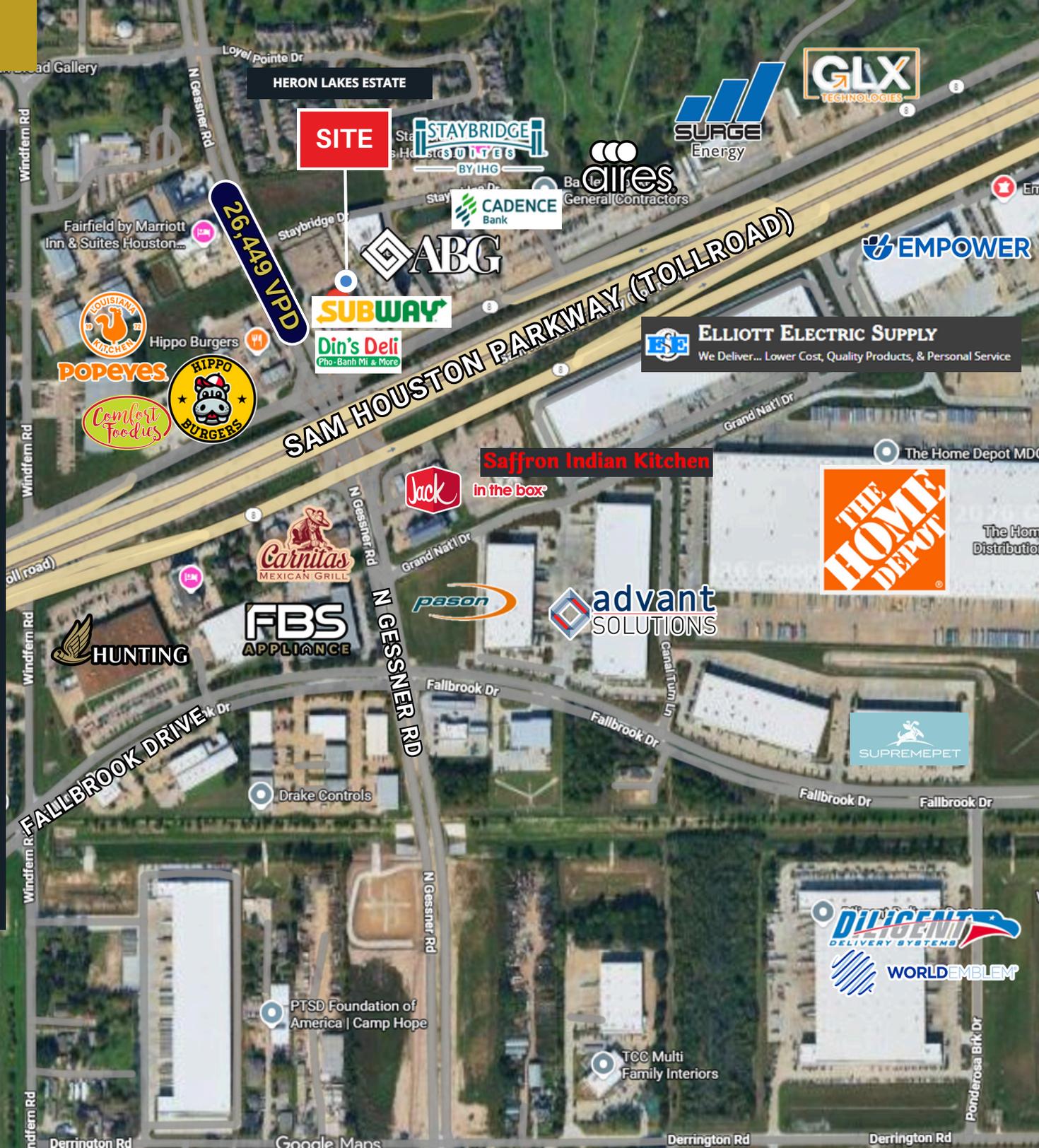
- Prime Beltway 8 frontage and visibility
- Ideal for restaurant, bar, or food service concepts
- Strong traffic counts and commuter exposure
- Convenient access from Northwest Houston trade area
- Surrounded by dense residential and commercial development
- Ample parking for dine-in, takeout, and delivery
- Flexible floor plan with customizable build-out
- Excellent signage and branding opportunities

RENTAL RATE: \$26.00 PSF

NNN: \$8.15 PSF

## DEMOGRAPHICS (3 MILES)

**102,003** Population  
**36,406** Households  
**\$75,764** M. Income



N GESSNER RD

N GESSNER RD

N SAM HOUSTON PKWY FRONTAGE RD

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A diagram of a commercial building layout. The building is a long, narrow structure with a parking lot in front. The building is divided into several sections, each with a tenant name and logo. From left to right, the sections are: Din's Deli (Pho - Banh Mi &amp; More), JM Massage, SUBWAY, More-Hands (with logo), and Kawa Sushi. The rightmost section is a large black rectangle with the text "2,899 SF Available" in white. The building has two wheelchair accessibility icons (wheelchair symbols) on the front facade. The parking lot in front of the building has several parking spaces, some with trees and landscaping. The building is situated between N Gessner Rd and N Sam Houston Pkwy Frontage Rd.

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# 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.

Last Updated on 2-10-2025

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date