



# OFFERING MEMORANDUM

13031 FM 1960,  
HOUSTON, TX 77065

Own and operate a well-established  
Denny's in one of northwest Houston's  
busiest commercial corridors.



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# PROPERTY SUMMARY

13031 FM 1960, Houston, TX 77065

**SALE PRICE:** \$1,790,000

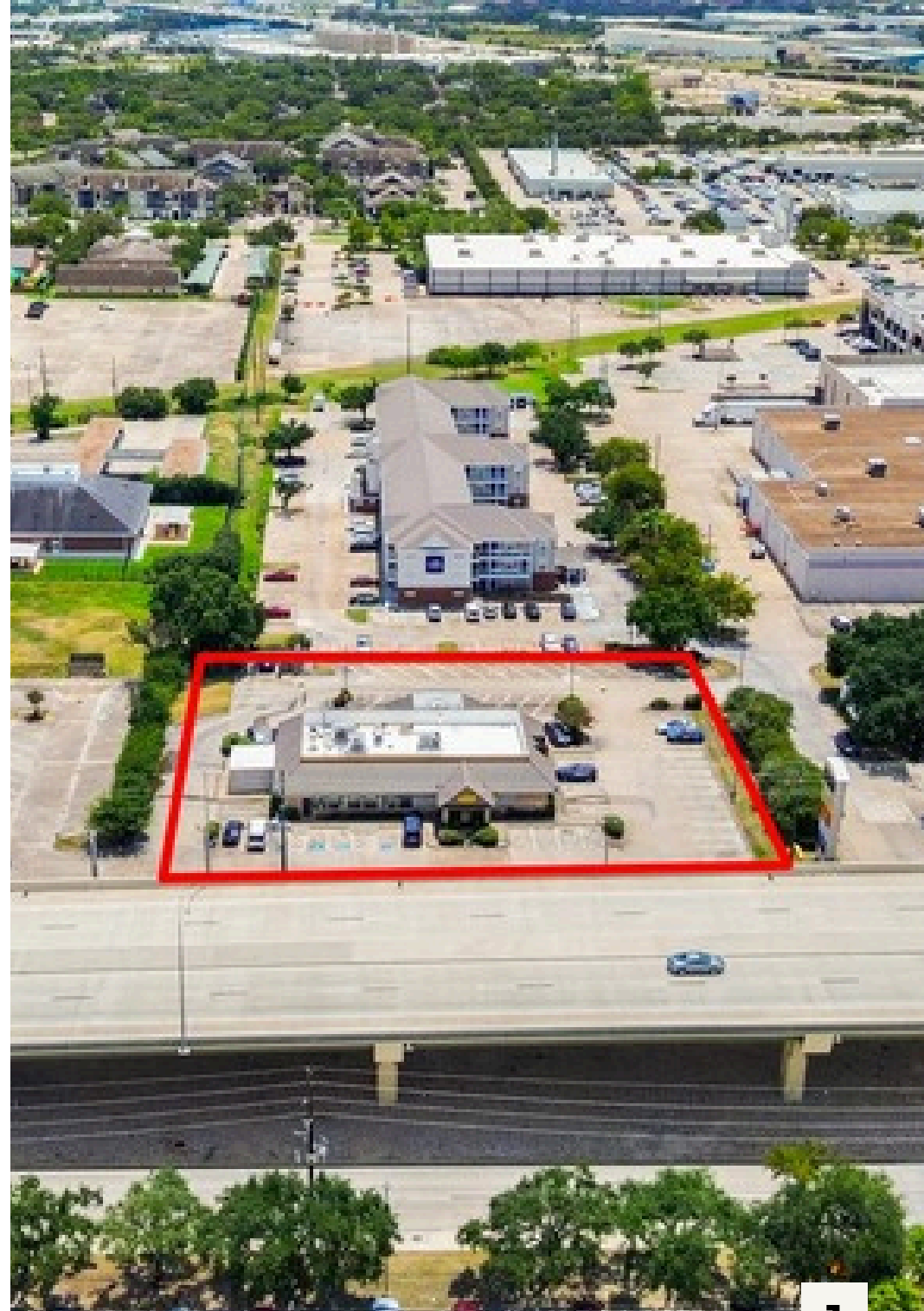
**YEAR BUILT:** 2003

**PROPERTY TYPE:** Retail

**BUILDING SIZE:** 6,041 SF

Own and operate a well-established Denny's in one of northwest Houston's busiest commercial corridors.

Located on high-visibility FM 1960 West, just minutes from Highway 290 and State Highway 6, this freestanding restaurant enjoys constant traffic flow and easy access for both locals and commuters.



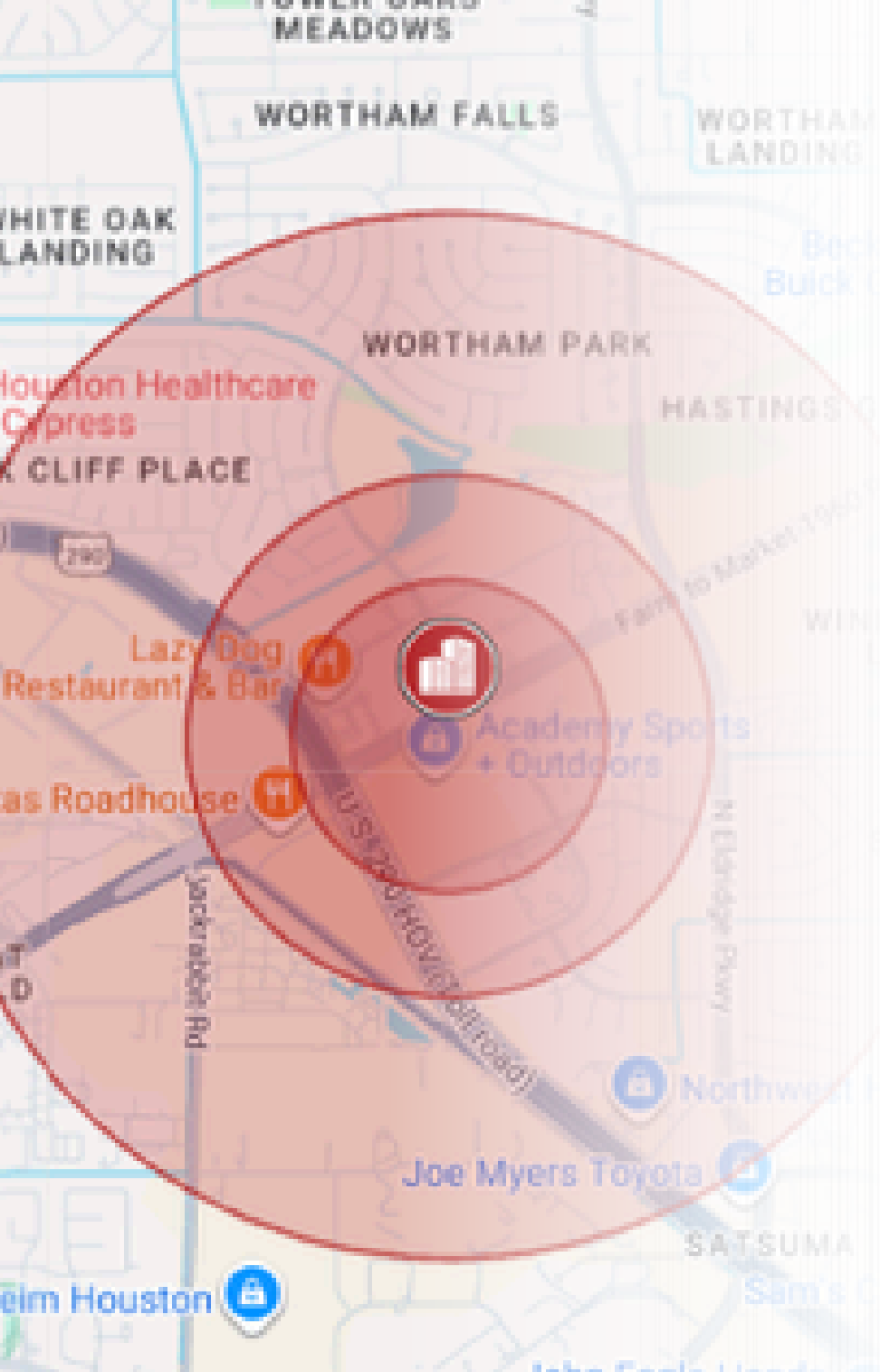
# PROPERTY HIGHLIGHTS

## **Freestanding Denny's on Prime FM 1960 Frontage – High-Visibility, Established National Tenant with Strong Traffic Counts**

With a proven 24/7 operation, loyal customer base, and the backing of a nationally recognized brand, this business is primed for continued success. The location is surrounded by major retailers, residential neighborhoods, and business districts, providing a steady stream of dine-in, takeout, and delivery orders.

- Established, profitable operation with brand recognition that drives consistent traffic.
- Prime frontage on FM 1960 West with strong daily traffic counts: 42,160 VPD
- Fully equipped commercial kitchen, dining area, and on-site parking.
- 1.05 Acres
- Building Size: 6,041 sq. ft
- Opportunities to increase revenue through targeted marketing, catering, and community engagement.





## AREA OVERVIEW

Strategically positioned along the high-traffic FM 1960 corridor in northwest Houston, this site offers exceptional visibility and accessibility. Located just west of Highway 290 and minutes from State Highway 6, the property benefits from strong commuter flow and proximity to established retail, dining, and service destinations.

	0.3 Miles	0.5 Miles	1 Miles
Total households	306	1,174	4,812
Total population	704	2,804	12,570
Persons per household	2.3	2.4	2.6
Average household income	\$78,218	\$83,792	\$98,523
Average house value	\$319,431	\$308,202	\$299,531
Average age	36	36	38
Average age male	35	35	38
Average age female	36	37	39

# RETAILER MAP



An aerial photograph of a commercial area. A large, single-story commercial building with a flat roof and several windows is outlined in red. It is surrounded by a large parking lot with many spaces. In the background, there is a multi-lane highway with several cars. To the left of the highway, there are other commercial buildings and more parking areas. The overall scene is a typical commercial district.

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**ACCESS SECURE DOCUMENTS HERE**

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