

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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**THE COMMERCIAL
PROFESSIONALS**

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.



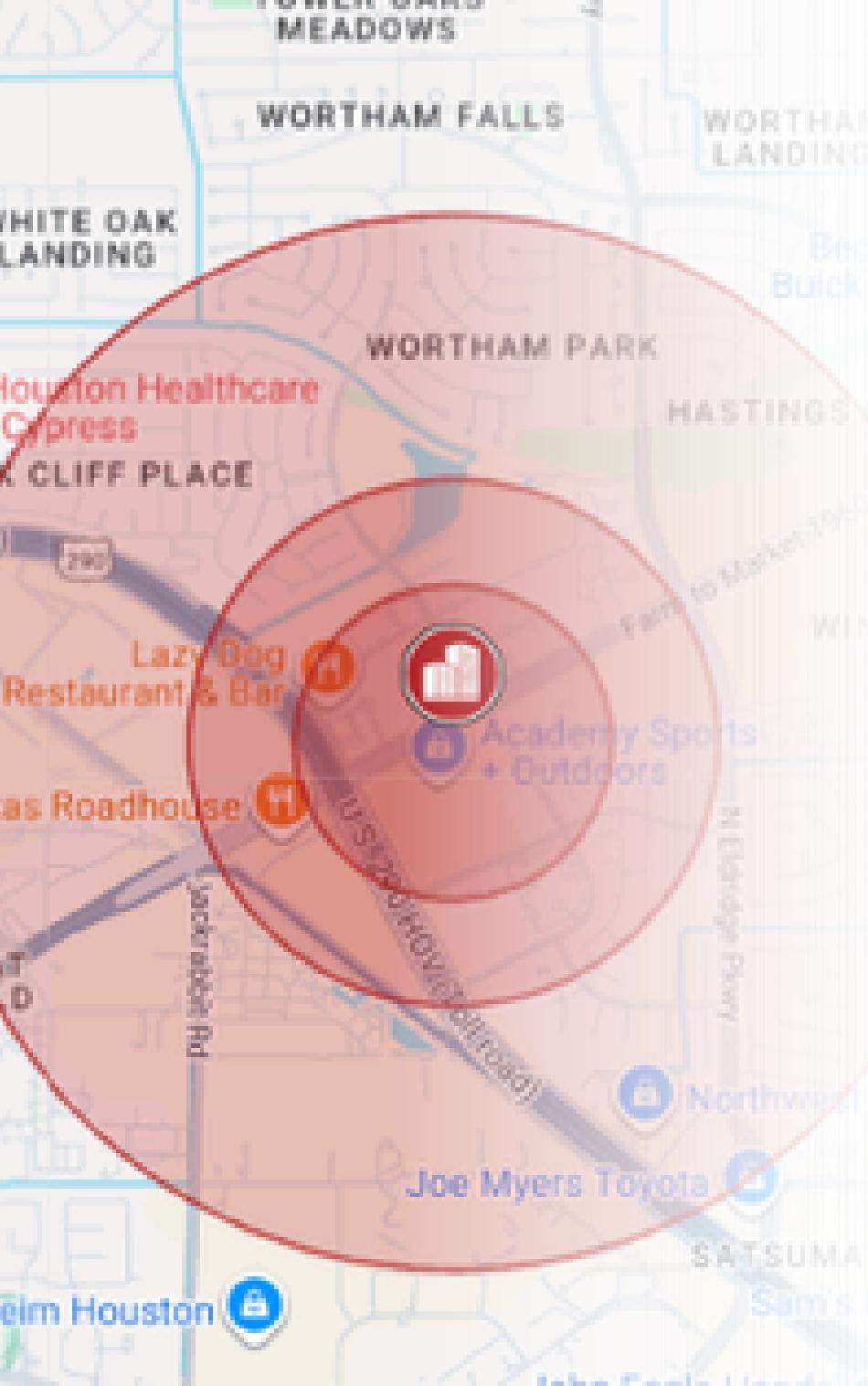
PROPERTY HIGHLIGHTS

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.



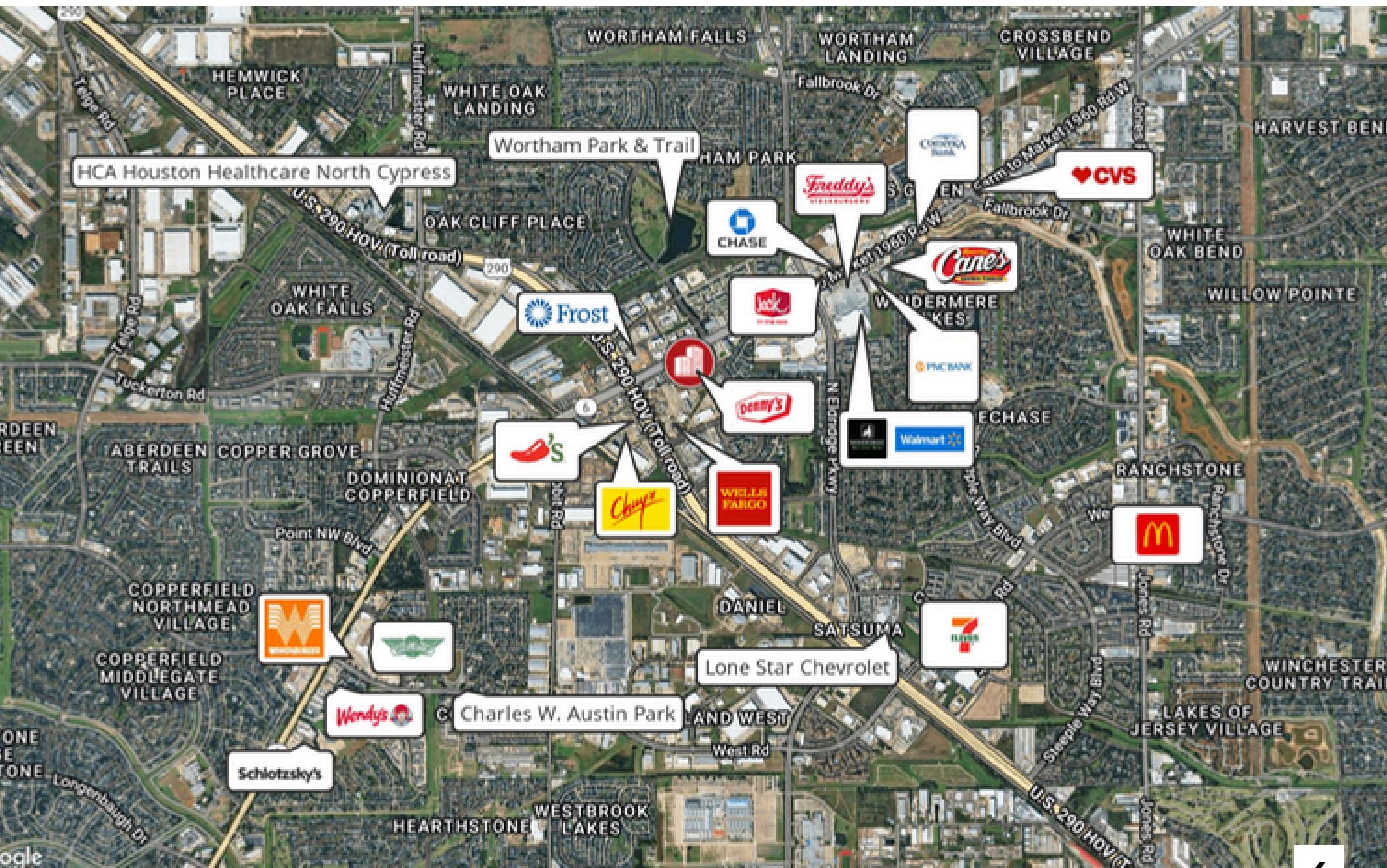


AREA OVERVIEW

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





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