

**FOR SALE**

# 2<sup>ND</sup> GEN. RESTAURANT OPPORTUNITY

2523 Quenby St | Houston, TX 77005



## PROPERTY INFORMATION

- ±2,234 SF Second Generation Restaurant Opportunity on ±12,000 SF of Land in the Rice Village area
- Dedicated parking lot with ±12 parking spaces
- Multiple outdoor dining areas and expansive, dog-friendly ±2,500 SF back patio space with privacy fence
- Coveted Rice Village trade area with dense daytime population, high household incomes and consumer spending

## TRAFFIC COUNTS

Kirby Drive north of Quenby Street	31,704 (22)
Kirby Drive south of Quenby Street	22,033 (22)

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	22,634	204,914	511,388
Daytime Population	34,595	446,884	991,560
Total Housing Units	10,665	120,598	276,410
Median Home Value	\$904,250	\$631,622	\$477,647
Average HH Income	\$228,794	\$163,075	141,586
Median Age	38.7	37.5	35.6

<b>BUILDING</b> ±2,234 SF	<b>BACK PATIO</b> ±2,500 SF	<b>LAND</b> ±12,000 SF	<b>PARKING</b> ±12 SPACES	<b>PRICING</b> CALL BROKERS
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**FOR MORE INFORMATION  
PLEASE CONTACT**

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RETAIL ADVISORS

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## HOUSTON'S WALKABLE GARDEN DISTRICT

Since 1938, Rice Village has grown in acreage and appeal by way of barber and deli shops, mom-and-pops, and quirky variety stores, evolving over the years to gather beloved eateries, design boutiques, and innovative brands into our fold. Still today, the magic is in the mélange—from the lovable mix of shops and variegated architecture to that palpable quality of a place touched by generations of merchants and families.

Adjacent to this vibrant community lies Rice University, a prestigious private research institution with a 300-acre campus near the Houston Museum District and the Texas Medical Center. With a legacy that includes a strict Honor Code upheld by a student-run Honor Council, Rice University boasts alumni who have achieved distinction as Marshall and Rhodes Scholars, astronauts, and leaders in Fortune 500 companies. The university's close ties to NASA have contributed to a significant number of space scientists emerging from its ranks.

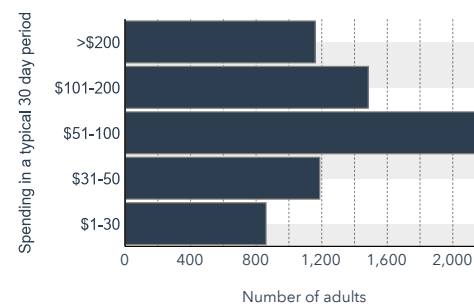
Discover the unparalleled potential of this second-generation restaurant opportunity in the heart of Rice Village—an area steeped in history, culture, and a dynamic blend of commerce and community.



### WITHIN A 1 MILE RADIUS OF SITE:



### Family Restaurants Market Potential



### Annual Household Spending

**\$7,459**  
Meals at Restaurants

**\$1,181**  
Food & Drink on Trips

### Local Business Summary

**2,389**  
Total Businesses

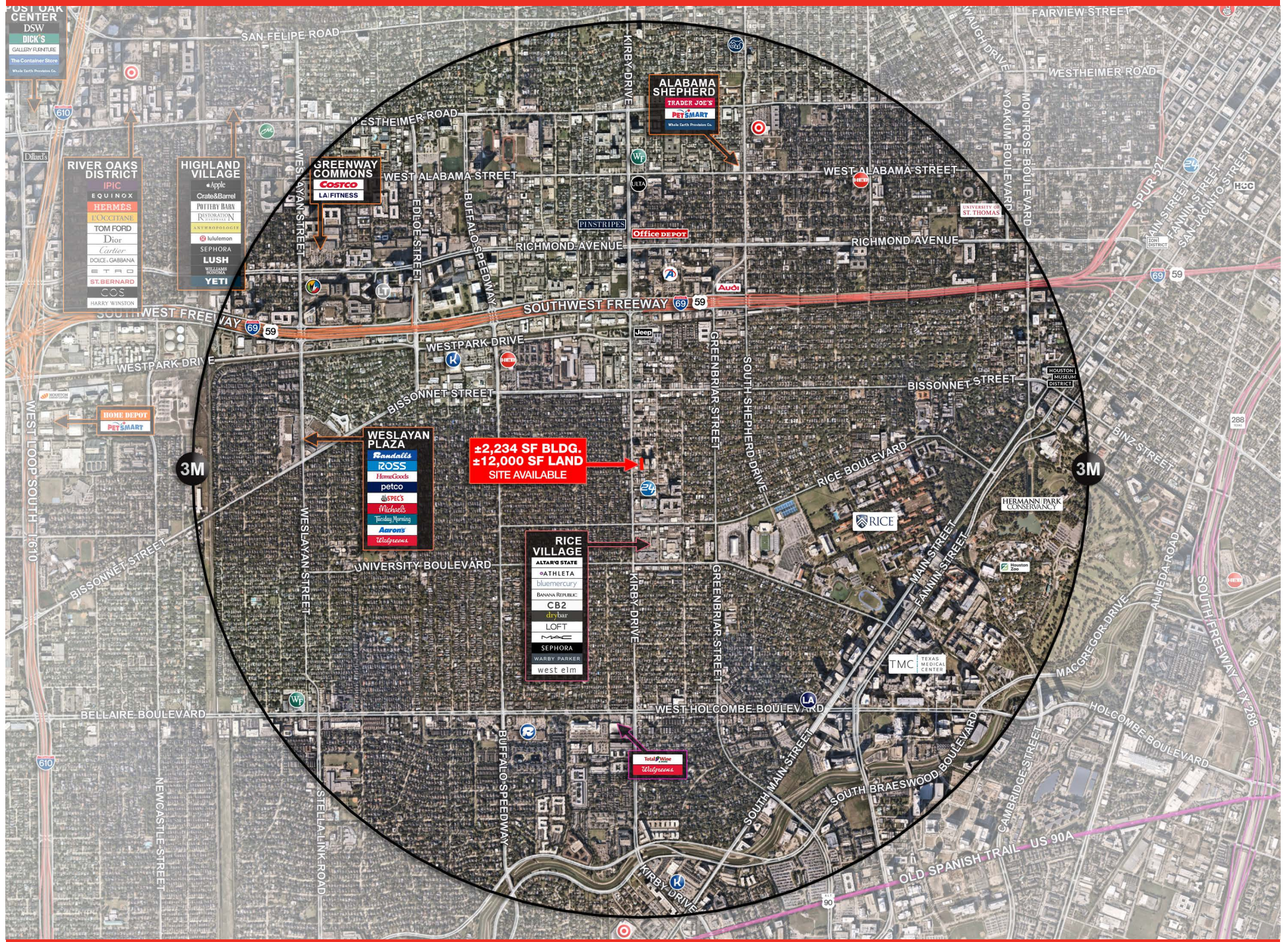
**20,242**  
Total Employees

Source: The data in this infographic comes from This infographic contains data provided by Esri (2023, 2028), Esri-MRI-Simmons (2023), Esri-U.S. BLS (2023), Esri-Data Axle (2023), Data Axle POI data updated quarterly. Each category shows a max of 1250 locations. © 2024 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-MRI-Simmons (2023), Esri-U.S. BLS (2023), Esri-Data Axle (2023).

# 3 MILE TRADE AREA

2523 QUENBY ST | FOR SALE



3003 W. Alabama St. | Houston, TX 77098 | 713.595.9500 | www.streetwisetail.com

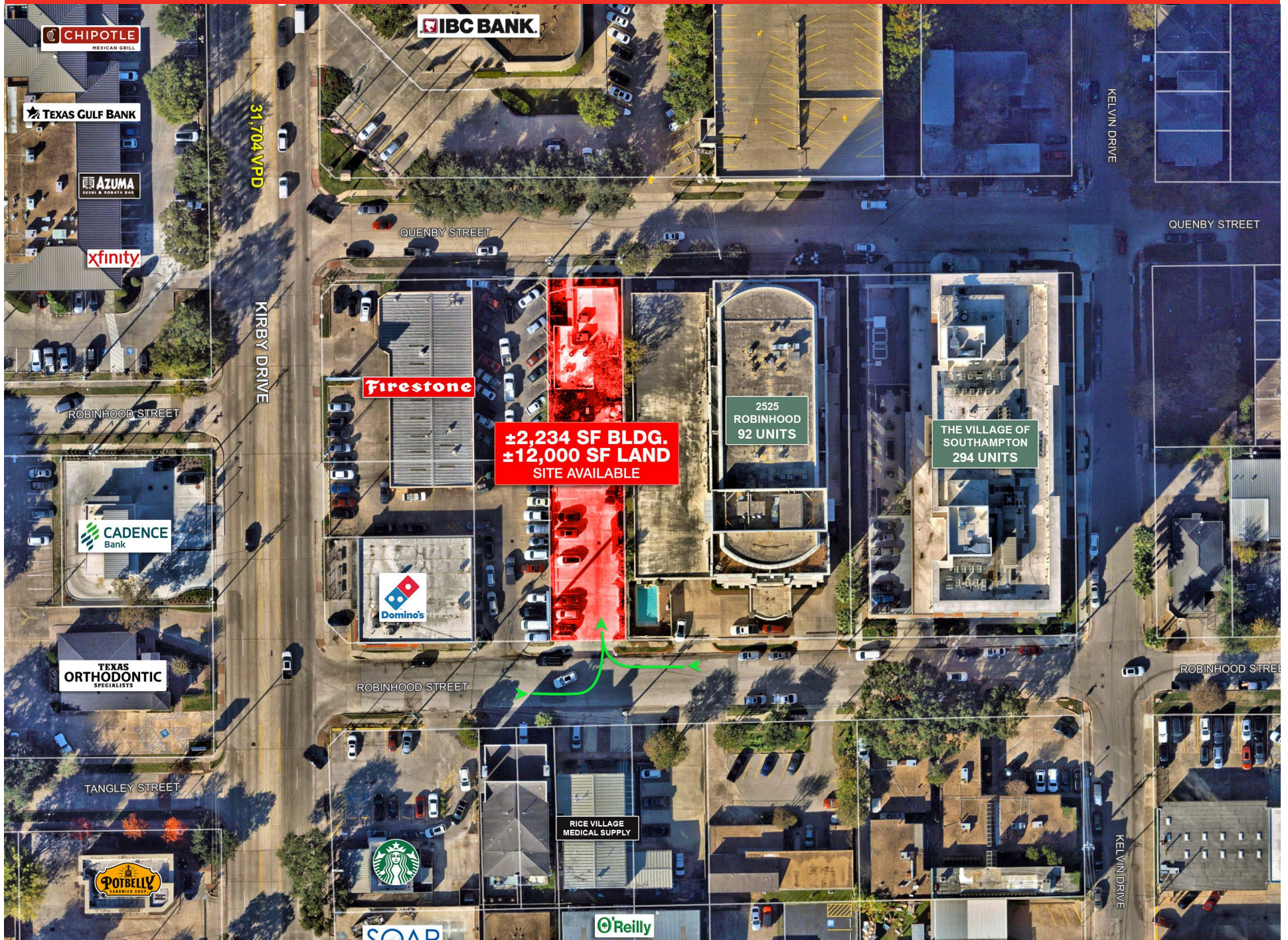
# PROXIMITY TO RICE VILLAGE

2523 QUENBY ST | FOR SALE



# PARCELS

2523 QUENBY ST | FOR SALE



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# EXTERIOR PHOTOS

2523 QUENBY ST | FOR SALE



Storefront & service window on Quenby St.



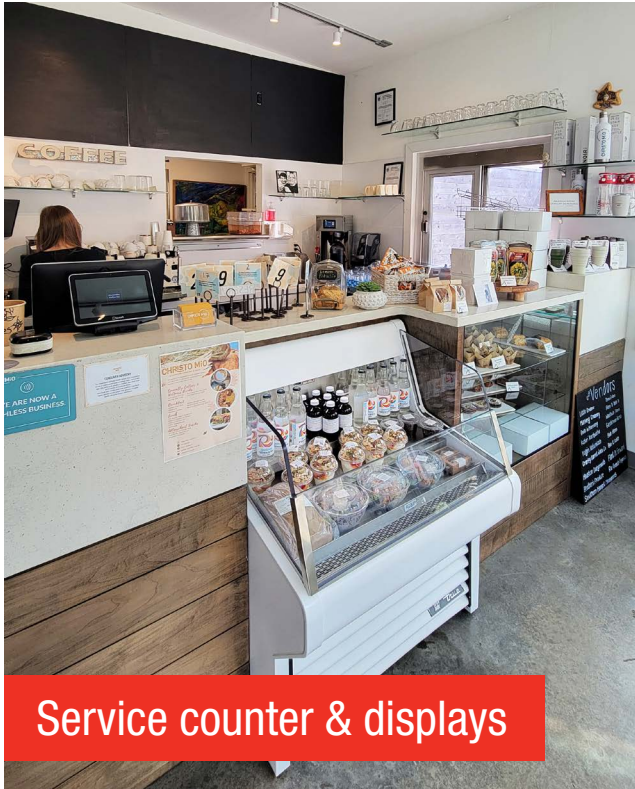
Private ±2,500 SF outdoor patio & dining area



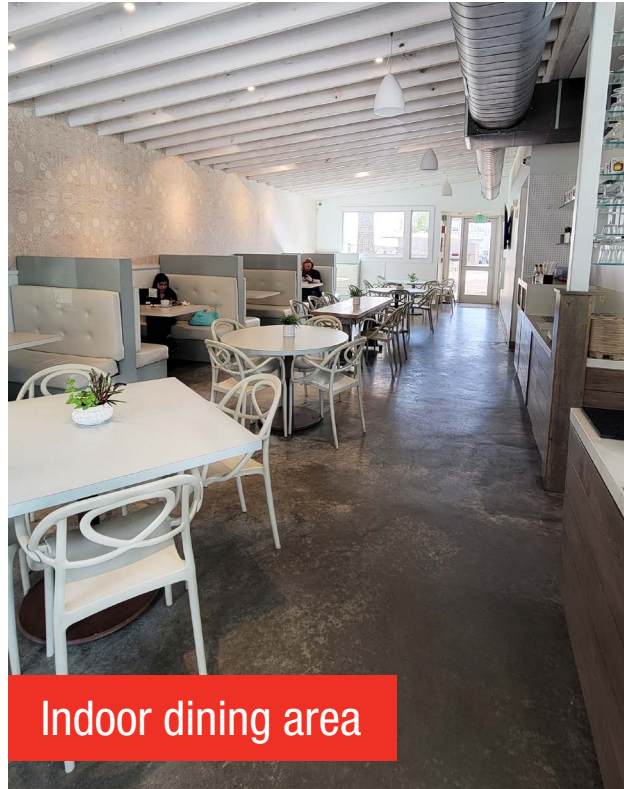
Signage & parking lot entrance on Robinhood St



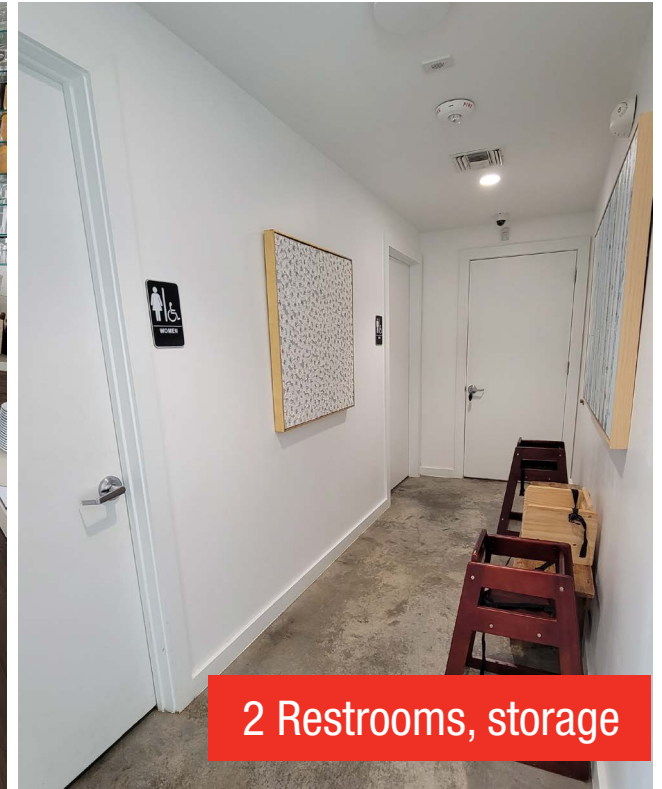
12 parking spaces w/ access to the patio



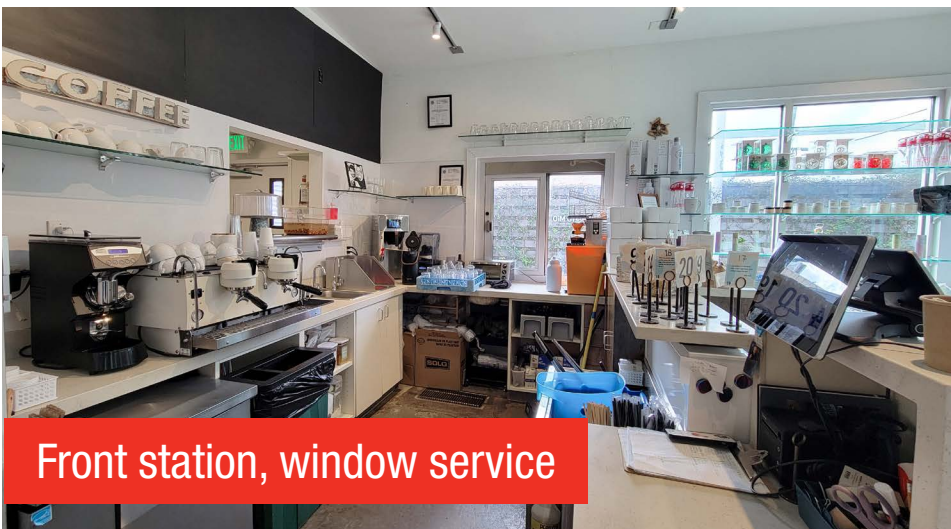
Service counter & displays



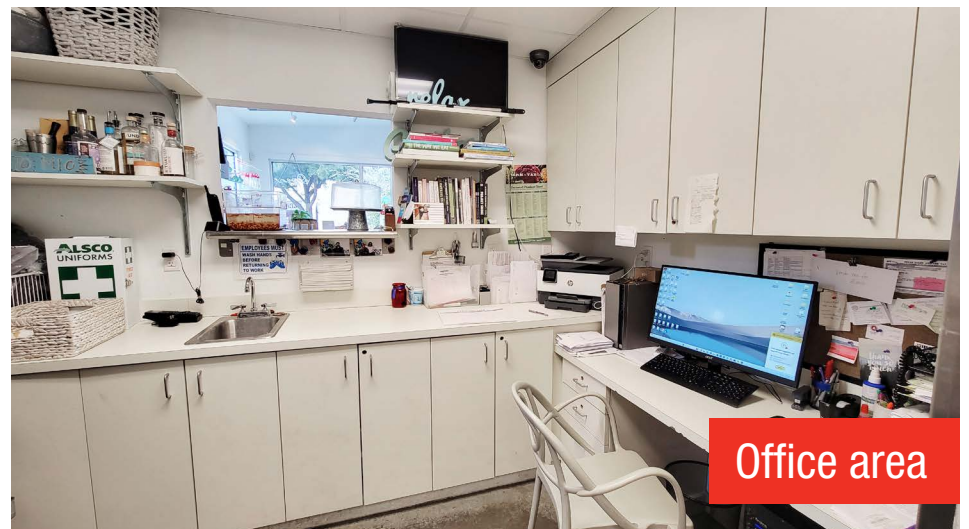
Indoor dining area



2 Restrooms, storage



Front station, window service



Office area

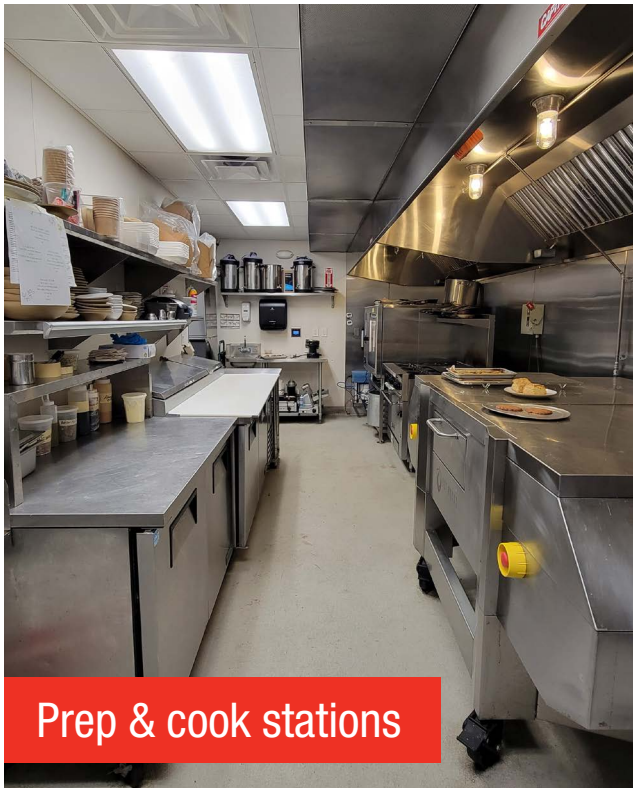




Dish-washing station



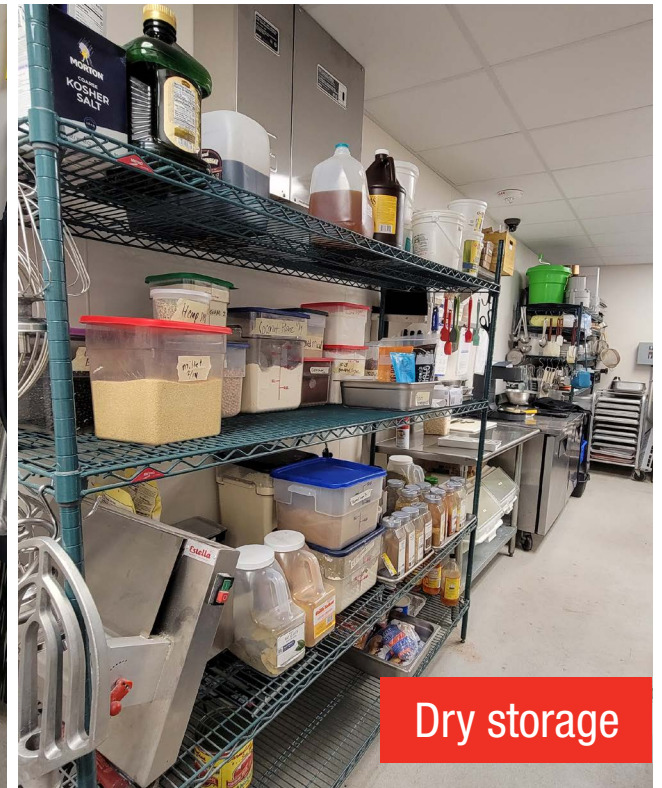
Walk-in refrigerator & deep-freezer



Prep & cook stations



Prep area



Dry storage

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
<b>DESIGNATED BROKER OF FIRM</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.