



**Restaurant**

**For Sale**

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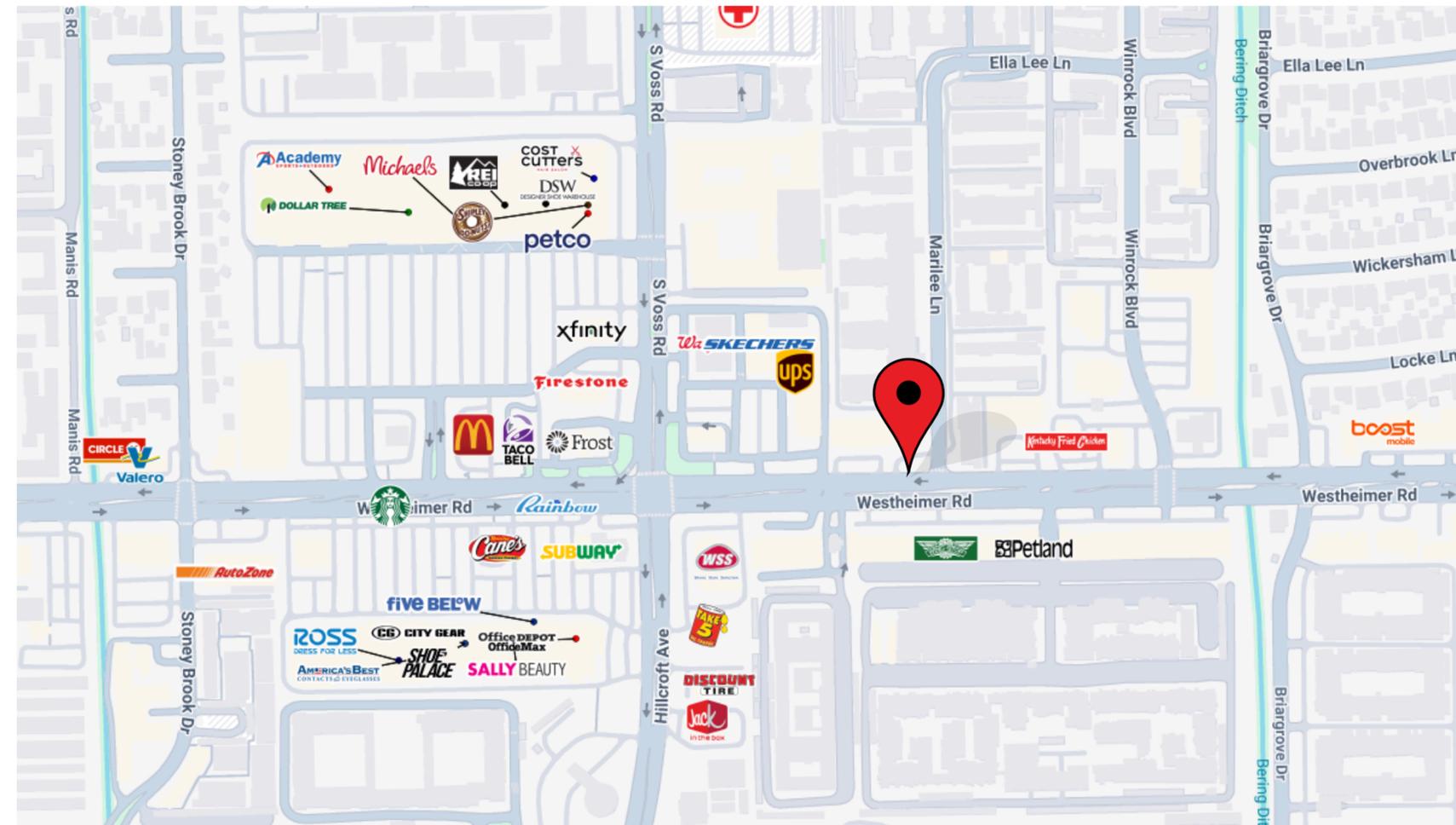
Rare opportunity to acquire a high-profile standalone retail/restaurant property along the heavily trafficked Westheimer corridor. Currently operating as a BBQ restaurant, this site offers immediate functionality with long-term upside for owner-users, investors, or redevelopment. Situated on a generous  $\pm 17,380$  SF lot with prominent Westheimer frontage, the property benefits from pylon signage availability and strong area growth, including newer retail across the street and a new construction gas station coming soon next door.

### Property Details:

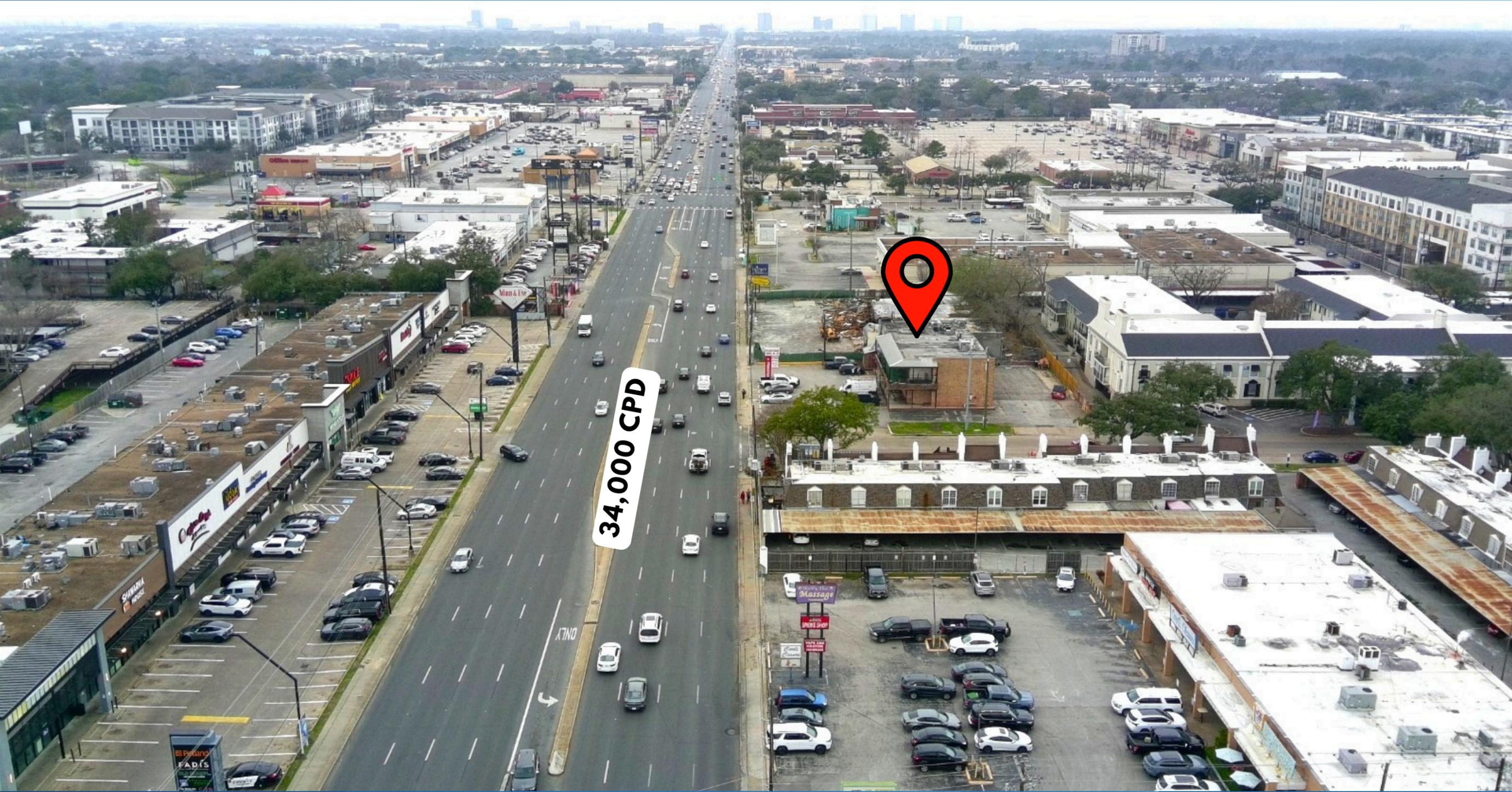
- Building Size:  $\pm 7,152$  SF
- Lot Size:  $\pm 17,380$  SF
- Year Built: 1973
- Standalone building with excellent visibility

### Highlights:

- Prime Galleria/Westheimer corridor
- Strong traffic counts
- Dedicated site control
- Surrounded by active retail development



	1 Mi	3 Mi
Population	38,177	230,588
<b>Median HH Income</b>	<b>\$68,239</b>	<b>\$81,308</b>
Median Age	33	36
Households	17,811	102,996



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