

Peek & Bellaire Pad Sites

RICHMOND, TEXAS · WEST HOUSTON GROWTH CORRIDOR

Prime Signalized Corner · National Retailers Under Construction

An exceptional pad site leasing opportunity positioned at a signalized hard corner in one of the fastest-growing residential and commercial corridors in the greater Houston MSA. McDonald's and Take 5 Oil Change are already under construction — the node is activating now.





Strong National Retail Validation

Two nationally recognized tenants are already under construction at this intersection — a powerful signal that institutional-grade operators have underwritten this trade area and committed capital.

McDonald's

Under Construction — The world's most disciplined QSR operator has staked this corner. McDonald's site selection process validates traffic counts, demographics, and long-term trade area strength.



Take 5 Oil Change

Under Construction — A fast-growing national quick-service auto concept with aggressive expansion across high-income suburban corridors confirms the strength of this location's co-tenancy story.



Signalized Hard Corner

Maximum visibility and controlled ingress/egress at a fully signalized intersection — the gold standard for drive-thru and pad site operators.



High-Growth Residential Corridor

Surrounded by master-planned communities with rapid household formation, delivering a built-in, affluent customer base to every pad operator on this corner.



Expanding Commercial Node

This intersection is in active commercial activation — early movers capture best positioning, co-tenancy synergies, and long-term trade area dominance.

Trade Area Demographics

VERIFIED · NO SOURCE CITATION REQUIRED

\$118K Median Household Income Within 10 Minutes. This trade area consistently ranks among the strongest suburban income profiles in the greater Houston MSA — ideal for premium QSR, fast-casual, and family-dining concepts targeting educated, high-earning households.

34,944

5-Min Population

\$117,966 median HHI · 70% owner-occupied ·
58% hold a bachelor's degree or higher

209,278

10-Min Population

\$118,078 median HHI · **10.12% projected
growth 2024–2029**

598,633

15-Min Population

\$100,483 median HHI · Expansive regional
draw supporting high-volume concepts

Key Takeaway: All three drive-time rings reflect household income at or above \$100K — a rare, consistent income profile that few suburban Houston sites can match across all three rings simultaneously.

Income & Household Strength

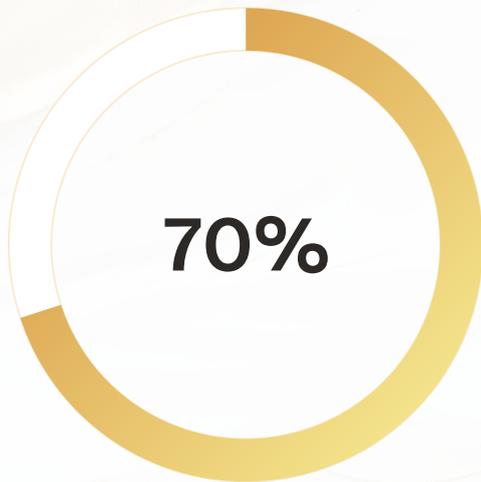
This is a highly educated, owner-occupied, high-earning trade area with strong discretionary spending power — the demographic profile that top-performing restaurant concepts are built around.

Income Concentration

- **\$100K+ households** dominate all three drive-time rings
- Significant **\$150K+ income bands** concentrated within the 5- and 10-minute trade area
- Well above national and Houston MSA medians — insulating operators from economic cyclicity

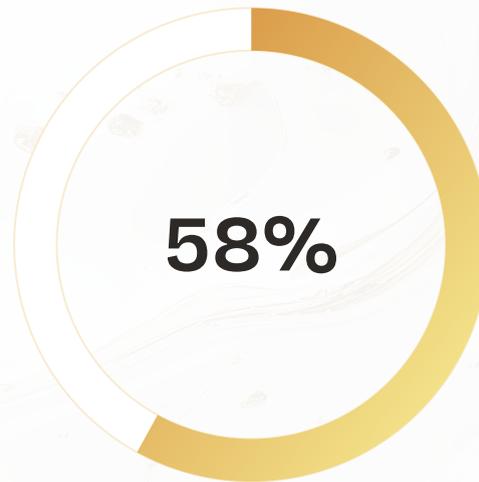
Consumer Profile

- **Median age ~37 years** — prime family formation, high restaurant frequency
- **58%+ hold a bachelor's degree** or higher within 5 minutes
- **70% owner-occupied** households signal long-term residential stability and spending consistency
- Highly educated consumers index strongly for fast-casual and premium QSR concepts



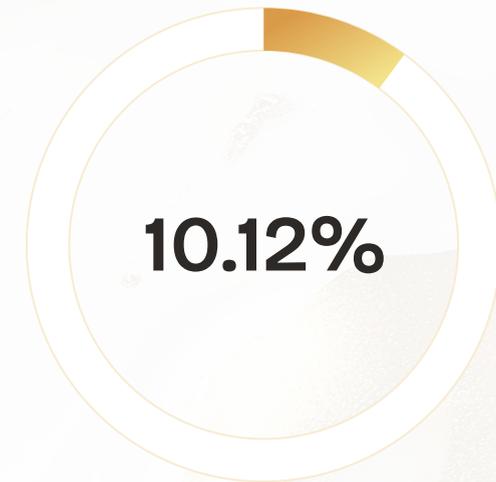
Owner-Occupied

5-minute ring — stable, long-term residential base



Bachelor's Degree+

5-minute ring — highly educated consumer base



Population Growth

2024–2029 projected, 10-minute ring

Strong Daytime Traffic & Employment Base

The daytime population and employment density within 10 minutes of this site generate consistent all-day demand — supporting breakfast, lunch, and dinner dayparts for virtually any restaurant format.

167,345

Daytime Population

Within 10 minutes — a substantial captive audience driving traffic across all dayparts, every day of the week

32,635

Employees

Within 10 minutes — a dense workforce generating reliable weekday lunch and convenience traffic

3,442

Businesses

Within 10 minutes — a diversified, active commercial ecosystem supporting sustained consumer activity

All-Day Demand Driver

The combination of a large residential base, strong daytime employment, and rapid household growth creates consistent, multi-daypart traffic — a critical underwriting factor for drive-thru and quick-service operators.

Lunch & Convenience Traffic

Over 32,000 employees within 10 minutes ensures a robust weekday lunch daypart. The 3,400+ businesses in the trade area generate steady errand-runner and convenience-oriented traffic throughout the day.

Proposed Lease Structure

INVESTMENT-GRADE TERMS · BUILD-TO-SUIT AVAILABLE

Competitive lease economics structured to support prototype-driven restaurant development in one of Houston's most active suburban growth corridors. Tenant allowance is available and negotiable based on lease term and operator prototype.

Base Rent

~\$40 / SF

Market-competitive for a prime signalized hard corner within a high-income suburban node

NNN Expenses

~\$11 / SF

Triple-net structure providing full transparency on operating costs for tenant pro-forma modeling

Tenant Allowance

Available

Negotiable based on lease term length and operator prototype — structured to support investment-grade buildouts

Drive-Thru Capable

Build-to-Suit Ready

Pad configuration accommodates drive-thru lane stacking and prototype flexibility for QSR and fast-casual operators

- 📌 **Build-to-Suit Opportunity:** Landlord is prepared to deliver a build-to-suit pad tailored to tenant prototype specifications, reducing upfront capital requirements and accelerating time-to-open.

Site Plan Overview

PAD SITES AVAILABLE · NOW PRE-LEASING

The site is configured to accommodate multiple pad users with dedicated access points, drive-thru capability, and shared parking — all positioned adjacent to the under-construction McDonald's and Take 5 Oil Change anchors.



Pad Site Configuration

Clearly delineated pad outlines accommodate a range of footprints — from compact QSR drive-thru prototypes to larger family-dining or fast-casual formats. Each pad features independent identity and visibility from the signalized corner.



Drive-Thru & Access

Pad sites are engineered for drive-thru lane stacking with clearly marked ingress and egress points. Shared parking further reduces site costs while maintaining operational efficiency for high-volume drive-thru concepts.



Adjacent Anchor Co-Tenancy

McDonald's and Take 5 Oil Change are highlighted as immediate co-tenants under construction — delivering instant traffic co-tenancy, shared customer capture, and institutional credibility to all pad operators at opening.



Signalized Hard Corner Access

Full movement access from the signalized intersection



Shared Parking Field

Efficiently distributed parking across all pad users



McDonald's & Take 5 Adjacent

Immediate co-tenancy anchors under active construction



Pre-Leasing Now Open

Limited pad availability — first-mover positioning available

Now Pre-Leasing — Limited Pad Availability

This is a rare opportunity to secure a pad site at a fully signalized, nationally validated hard corner in one of West Houston's fastest-growing suburban corridors. With McDonald's and Take 5 Oil Change already under construction, the best remaining pads will not last long.

Contact

Ram King

White House Global Properties
Exclusive Leasing Representative

Request

Site Plan & Full Leasing Package

Available upon qualified inquiry

Includes demographics, lease terms, and
pad configurations

Opportunity

Build-to-Suit · Drive-Thru Capable

NNN Lease · Competitive Economics

Pre-leasing now — limited pads remaining

"Peek & Bellaire represents exactly the kind of signalized hard corner with institutional co-tenancy that national QSR operators prioritize. With McDonald's committing capital to this intersection, the trade area validation is complete. Act now to secure first-mover positioning."

PEEK & BELLAIRE PAD SITES · RICHMOND, TEXAS · WEST HOUSTON GROWTH CORRIDOR