



# Market Square Target Anchored Outparcel 2540 Eldridge Parkway, Houston, TX 77082

Owner-User | Former Bank with Drive Thru | \$1,500,000



**Renz & Renz**  
Local Roots; National Reach



**Exclusively Listed By**



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## Market Square Target Anchored Outparcel

2540 Eldridge Parkway, Houston, TX 77082

Price	\$1,500,000
Building Size	3,502 SqFt
Lot Size	0.95 Acre
Year Built	2014

Property was previously tenanted and seller paid no monthly bills for Taxes, Insurance, Utilities, Common Areas, Landscape, Repairs, or Maintenance. These numbers have been requested of prior tenant but are unknown at this time. This property is currently subject to MUD assessments.

## Property Highlights

- Former Bank with a Drive-Thru
- 19 miles from Downtown Houston
- High Growth Area - 15% population increase since 2010
- High Traffic Area - 67,559 vehicles per day at corner of Westheimer Rd & Eldridge Pkwy
- Frontage Pad Site to 683,000 SqFt Super Target Anchored Market Square Center with major National Credit Tenants, including Fortune 100 companies.



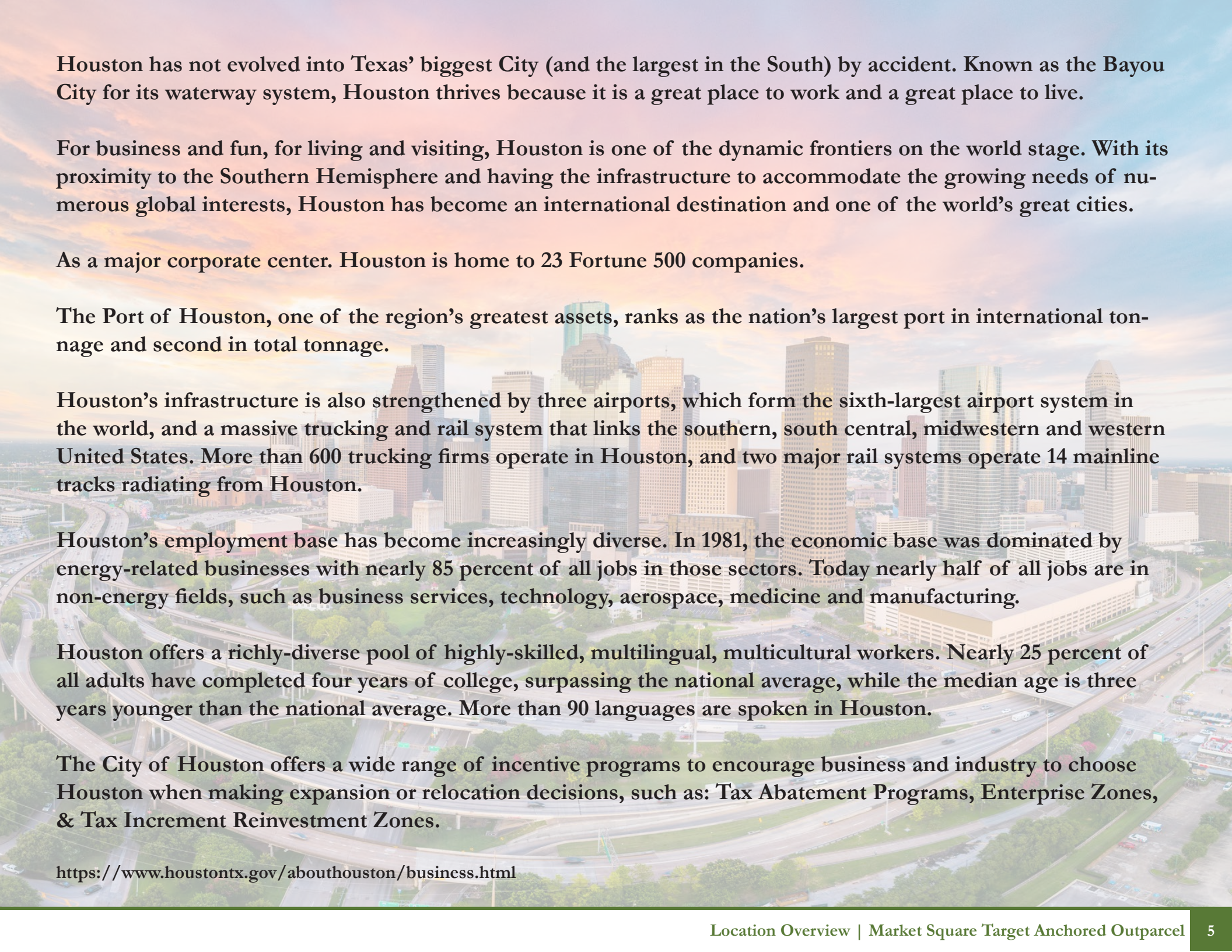
## Population

## 2022 Households Income

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
2010	18,578	147,100	358,804	Median Income	\$83,625	\$75,897	\$72,427
2022	23,884	171,674	399,747	Average Income	\$114,396	\$119,084	\$113,322
2027 (projected)	25,256	176,650	410,965	Per Capita Income	\$48,502	\$48,085	\$42,346

## Households

	1 Mile	3 Miles	5 Miles
2010	7,974	58,756	132,753
2022	9,987	68,554	149,032
2027 (projected)	10,601	70,836	153,595
2022 Average Size	2.39	2.48	2.67

An aerial photograph of Houston, Texas, showing a dense urban skyline with numerous skyscrapers and a complex network of multi-level highways. The sky is a mix of blue and light orange, suggesting a sunrise or sunset. The text is overlaid on the top half of the image.

Houston has not evolved into 'Texas' biggest City (and the largest in the South) by accident. Known as the Bayou City for its waterway system, Houston thrives because it is a great place to work and a great place to live.

For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities.

As a major corporate center. Houston is home to 23 Fortune 500 companies.

The Port of Houston, one of the region's greatest assets, ranks as the nation's largest port in international tonnage and second in total tonnage.

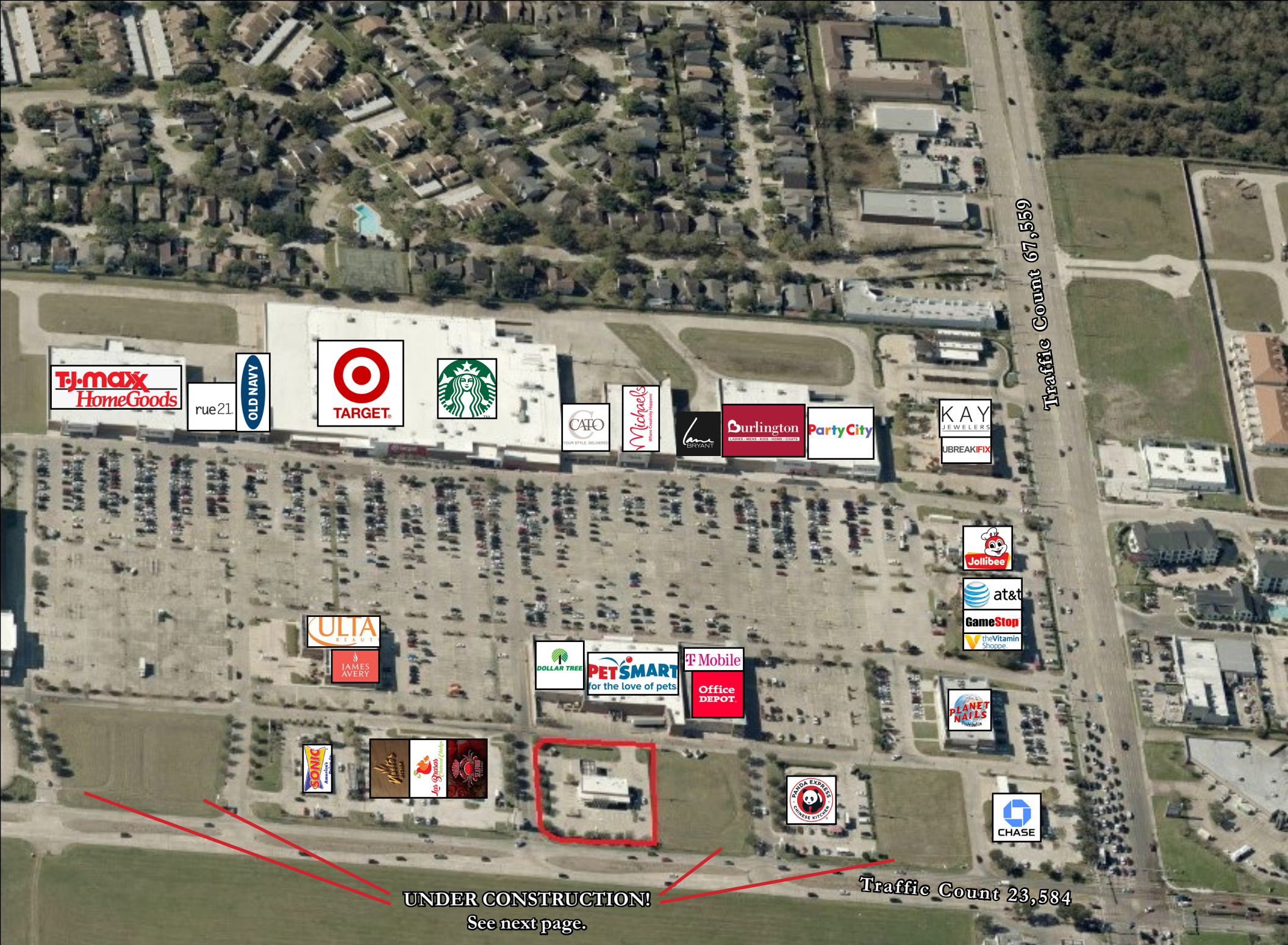
Houston's infrastructure is also strengthened by three airports, which form the sixth-largest airport system in the world, and a massive trucking and rail system that links the southern, south central, midwestern and western United States. More than 600 trucking firms operate in Houston, and two major rail systems operate 14 mainline tracks radiating from Houston.

Houston's employment base has become increasingly diverse. In 1981, the economic base was dominated by energy-related businesses with nearly 85 percent of all jobs in those sectors. Today nearly half of all jobs are in non-energy fields, such as business services, technology, aerospace, medicine and manufacturing.

Houston offers a richly-diverse pool of highly-skilled, multilingual, multicultural workers. Nearly 25 percent of all adults have completed four years of college, surpassing the national average, while the median age is three years younger than the national average. More than 90 languages are spoken in Houston.

The City of Houston offers a wide range of incentive programs to encourage business and industry to choose Houston when making expansion or relocation decisions, such as: Tax Abatement Programs, Enterprise Zones, & Tax Increment Reinvestment Zones.

<https://www.houstontx.gov/about/houston/business.html>



**UNDER CONSTRUCTION!**  
See next page.

Traffic Count 67,559

Traffic Count 23,584



- CROWN & DONUTS  
2,210 S.F.
- FIREHOUSE SUBS  
1,800 S.F.
- RED BULL  
1,250 S.F.
- Great Clips  
2,200 S.F.
- KAY  
2,200 S.F.

- FirstWatch  
1,817 S.F.
- DUNKIN' DONUTS  
1,800 S.F.
- DRUNK COFFEE + TEA  
2,800 S.F.
- GWENCH  
2,800 S.F.





## Cannot Do

Storage

Second-hand, surplus, pawn shop, or flea market

Junkyard/Stockyard

Garbage control, dump, or recycling

Auction or Bankruptcy sale

Laundry or dry cleaning

Distilling

Agriculture

Mining

MHP or trailer park

Hotel, motel, or residential

Animal hospital or pet shop

Any and All Medical Uses

Funeral home or cemetery

Nothing with Obnoxious odors, smoke, dirt, etc.

Porn or sex shop

Strip club or Hooters style restaurant

Massage parlor

Hunting, outdoor shop

Theatre (movie or live)

Training or educational facility

Bowling or skating

Event hall, arcade, pool, sports center, or gambling facility

Hamburger restaurant

No sonic comparable restaurants; no hotdogs

No fried chicken restaurants

Church or School

Liquor store, bar, or restaurant with sales over 30% of alcohol

Pharmaceutical sales or drug paraphernalia

Car repair, sales, carwash, or gas station

Storage facility

## Limited in Center by Pad/Product type/Volume

Outdoor displays

Grocery uses

Clothing sales

Gym or health spa over 3,500 SqFt

Office Uses

Jewelry sales/repair

Supplements or health store

Electronics/Apple Store concept

ALDI or similar

This subject property is an outparcel lot of the Super Target Anchored Market Square at Eldridge Shopping Center. The center boasts many National Credit Tenants and so this outparcel has extensive CC&Rs with Use Restrictions. There are excluded uses, uses limited by type, square footage, and/or specific product sales volumes. Neither Seller nor Broker represent this to be a complete list, neither warrant the property condition or suitability for any Buyer intended use(s). Buyer must review any and all use restrictions related to the property prior to purchase agreement and satisfy themselves as to what uses may be allowable.

Accepted and Agreed this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Buyers Real Estate Agent

\_\_\_\_\_  
Prospective Buyer

## DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.

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