

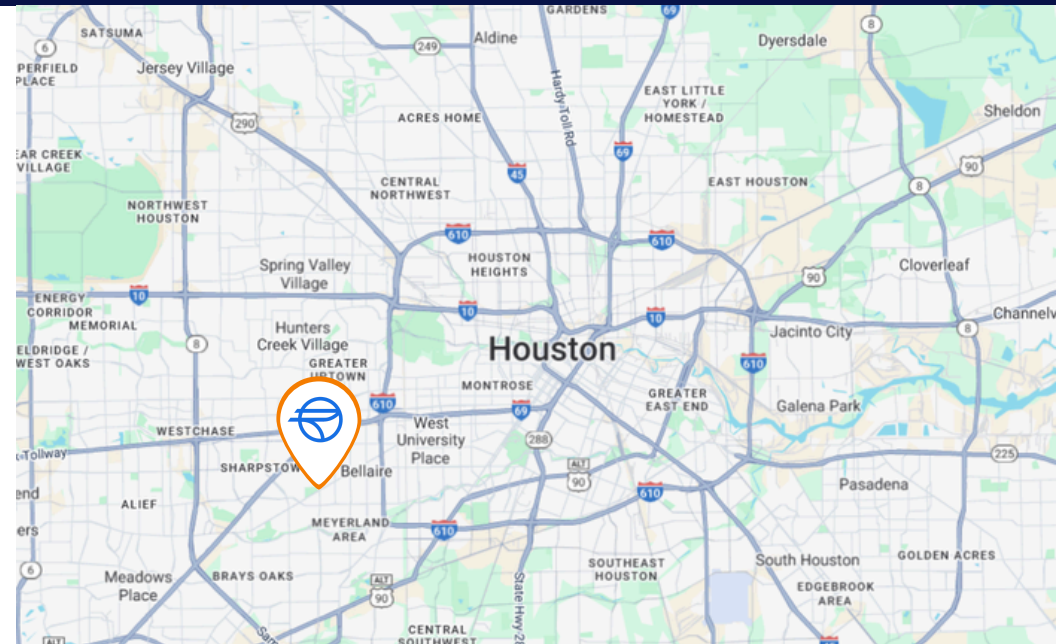


**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
**7333 Hillcroft Ave**  
Houston, TX 77081

CHRIS LERMANN 979.943.7614 | JIM JONES 979.431.4400

[www.riverstonecos.com](http://www.riverstonecos.com) | 809 University Drive East, College Station, TX 77840



## OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	±10,400 SF
Year Built:	1983
Hillcroft Ave Traffic Count:	±18,089 VPD

## PROPERTY HIGHLIGHTS

- Long Standing Bakery, Market, and Restaurant
  - Sale includes established business name and proven proprietary recipes
- Hard Corner Location with Great Parking
- Furniture, Fixtures, and Equipment Included
  - (2) Serving Counters and Cook Stations
- Babbco Gas Tunnel Oven and Conveyors
- Multiple Commercial Mixers, Ovens, Coolers, Stoves, and Equipment
- Optimal Location Close to Bellaire, Galleria, and Westchase
- Additional Hard Corner Next Door with Rental Income Available For Sale
- Ideal for restaurant, bakery, or redevelopment

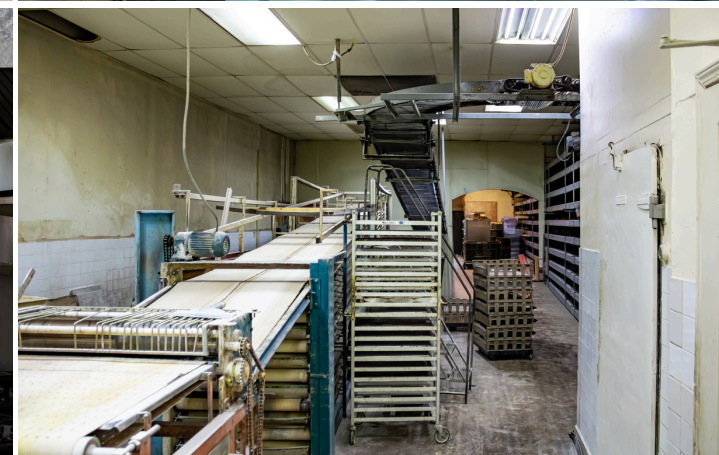




## **Droubi's Bakery & Deli** *A Houston Classic*

For decades, Droubi's Bakery & Deli has been a staple in Southwest Houston, celebrated for its fresh pita bread, za'atar, shawarma, and Mediterranean specialties. What began as a family-run bakery grew into a beloved deli and grocery, once producing tens of thousands of loaves weekly for distribution across the city. Today, Droubi's continues to serve loyal customers from its Hillcroft location, offering authentic flavors, imported goods, and a taste of tradition that has spanned generations.

7333 Hillcroft Ave



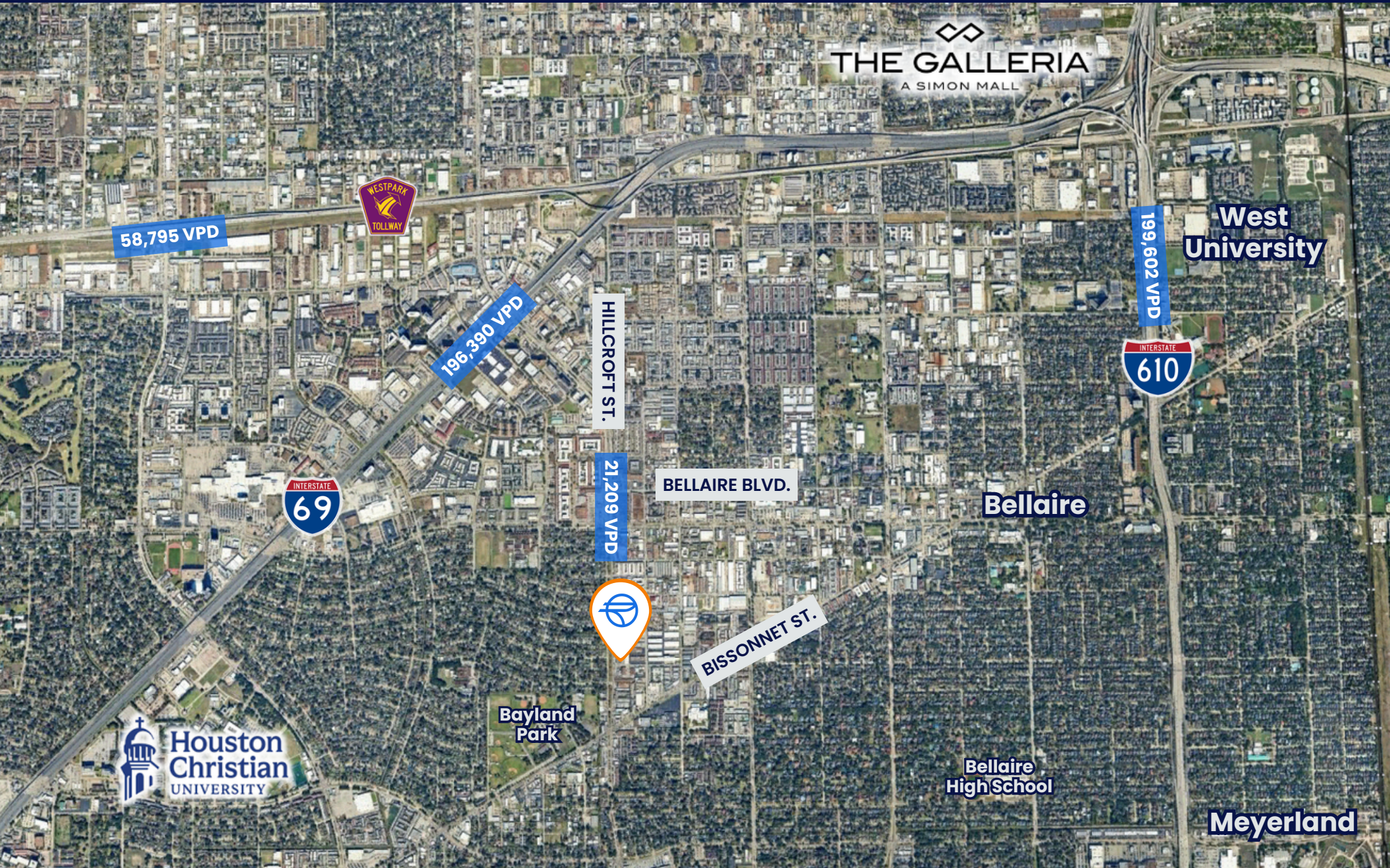
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COMMERCIAL REAL ESTATE

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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

**35.5**

Median Age

**240,711**

Households

**\$55,058**

Median Disposable Income

**556,493**

2023 Total Population

## EDUCATION

**17%**

No High School Diploma



**17%**

High School Graduate



**19%**

Some College



**47%**

College Graduate

## INCOME



**\$118,871**

Average Household Income



**\$51,464**

Per Capita Income



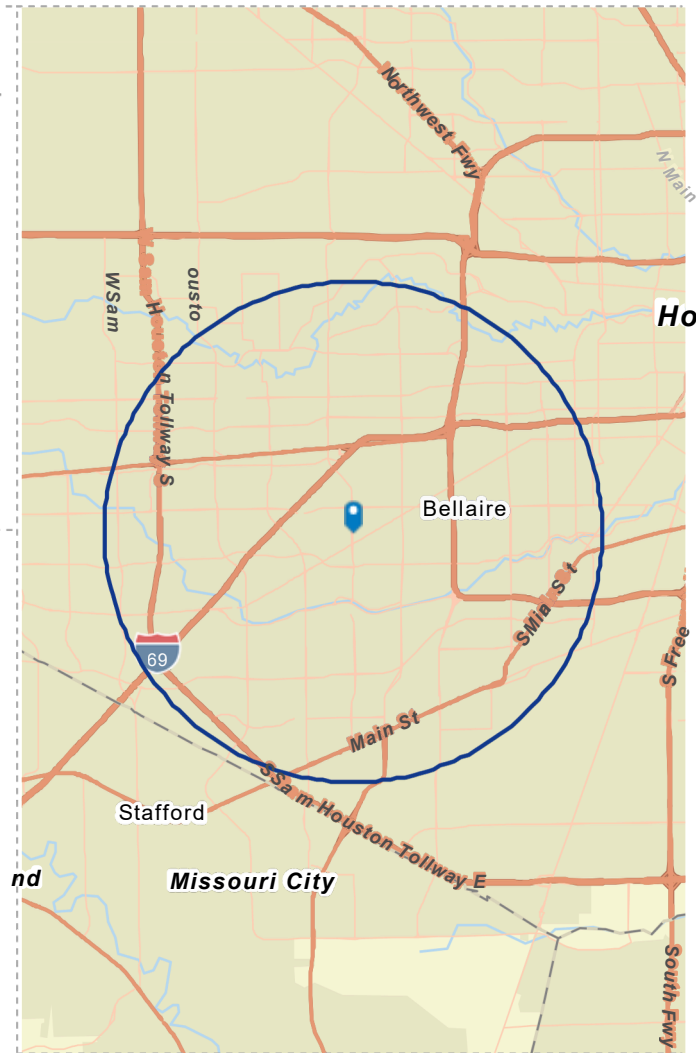
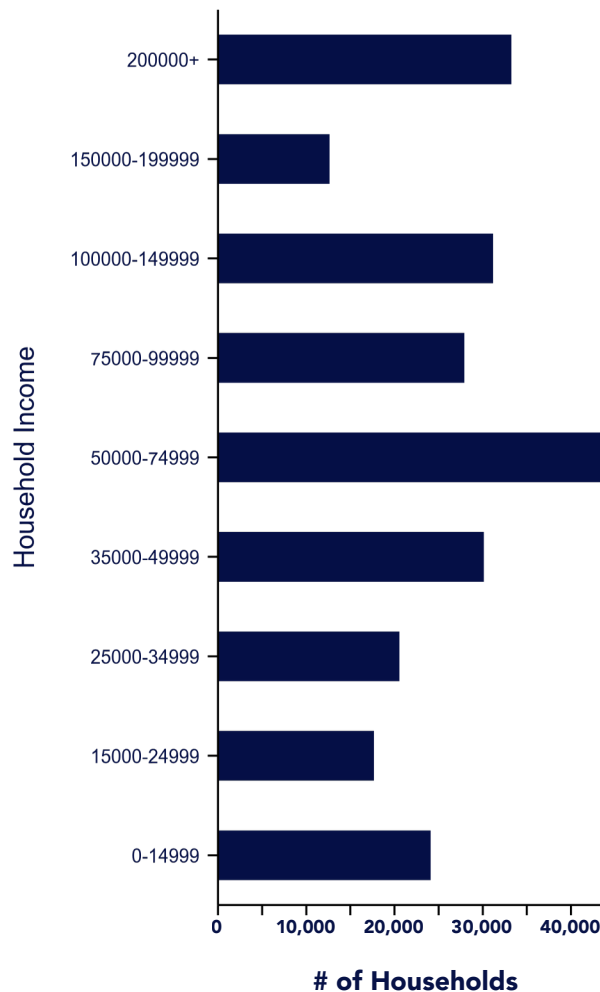
**\$1,005,731**

Average Net Worth



**\$635,606**

Average Home Value



## EMPLOYMENT



White Collar

**63%**



Blue Collar

**21%**



Services

**16%**

Unemployment Rate

**4.5%**

