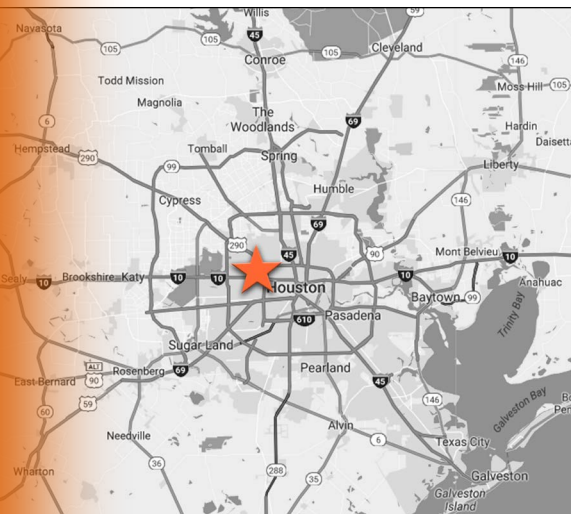


FREESTANDING RESTAURANT FOR LEASE

2009 MANGUM RD, HOUSTON, TEXAS 77092

PROPERTY INFORMATION:

- Freestanding building with Drive-Thru
- 1,960 SF Building on 39,640 SF / 0.91 AC Lot
- Area retailers: Karbach Brewing Co., Wendy's, Comerica Bank, Subway, Firestone, O'Reilly Auto Parts, BB&T, BBVA, Goodyear Tires, Sherwin Williams
- Ideal Uses: Restaurant user, Ghost Kitchen
- Extremely close proximity to future high speed rail station
- Across Mangum Rd from HISD Main Office and HISD Delmar Sports Complex



Contact: Campbell Anderson
915.433.4853
canderson@orrinc.com

Greg Lee
281.299.5764
glee@orrinc.com



The information contained herein was obtained through sources deemed reliable; however, Orr Realty Corporation makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change in design, change of price prior to sale or lease, or withdrawal without notice.

Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Suite 220
Houston, Texas 77007

FREESTANDING RESTAURANT FOR LEASE

2009 MANGUM RD, HOUSTON, TEXAS 77092

Demographics:

1 Mile Radius

Population: 10,901
 Households: 4,282
 Total Daytime Pop: 20,073
 Avg HH Income: \$75,986

2 Mile Radius

Population: 61,004
 Households: 24,461
 Total Daytime Pop: 83,636
 Avg HH Income: \$91,114

3 Mile Radius

Population: 134,105
 Households: 53,675
 Total Daytime Pop: 160,083
 Avg HH Income: \$111,661

5 Mile Radius

Population: 412,642
 Households: 175,824
 Total Daytime Pop: 524,765
 Avg HH Income: \$115,820

Traffic Counts:

Mangum Rd north of site:

22,620 VPD (ESRI 2020)

Mangum Rd south of site:

15,896 VPD (ESRI 2020)

Hempstead Rd:

18,780 VPD (ESRI 2020)

US 290/Northwest Fwy:

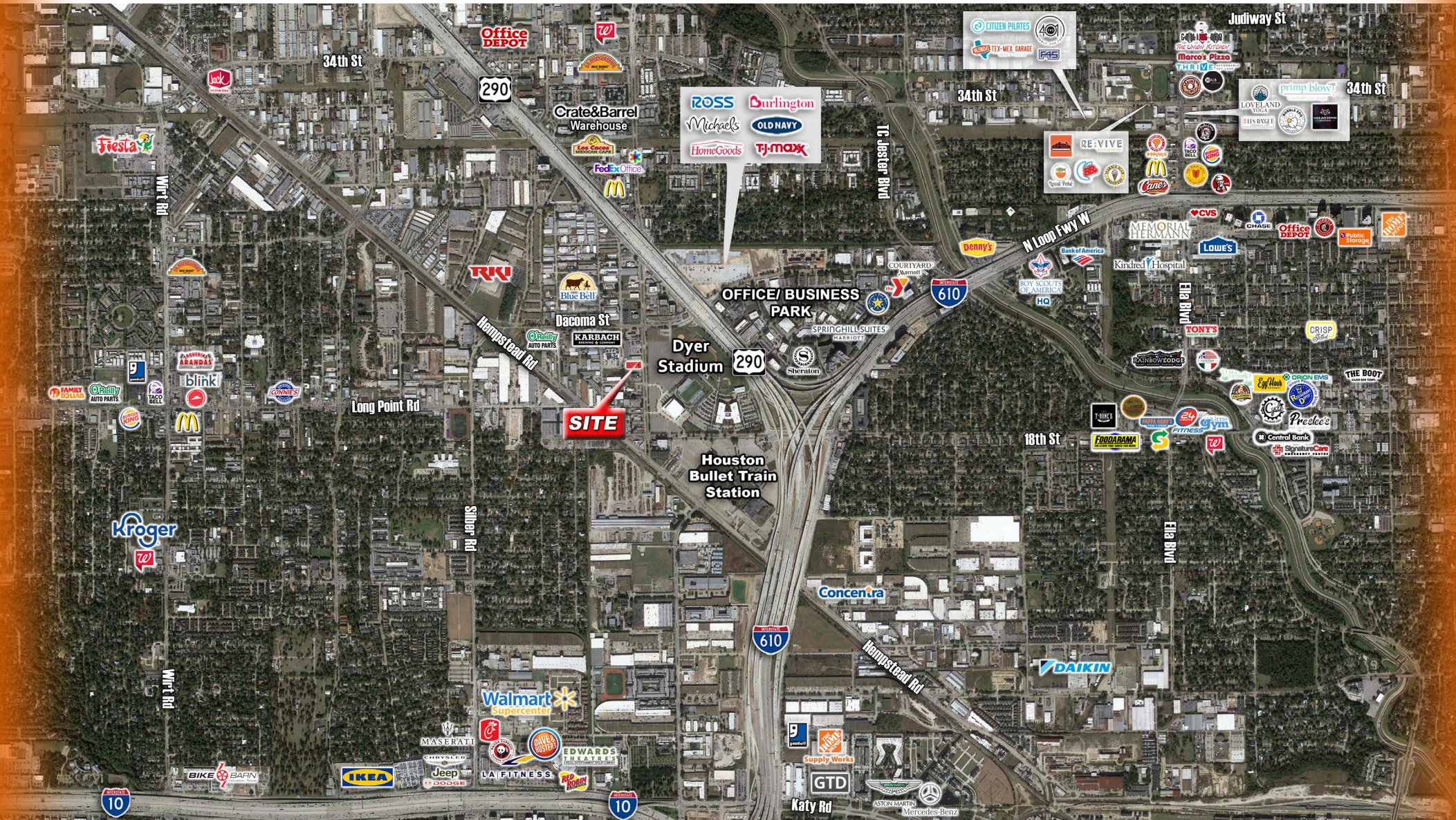
262,000 VPD (ESRI 2020)



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