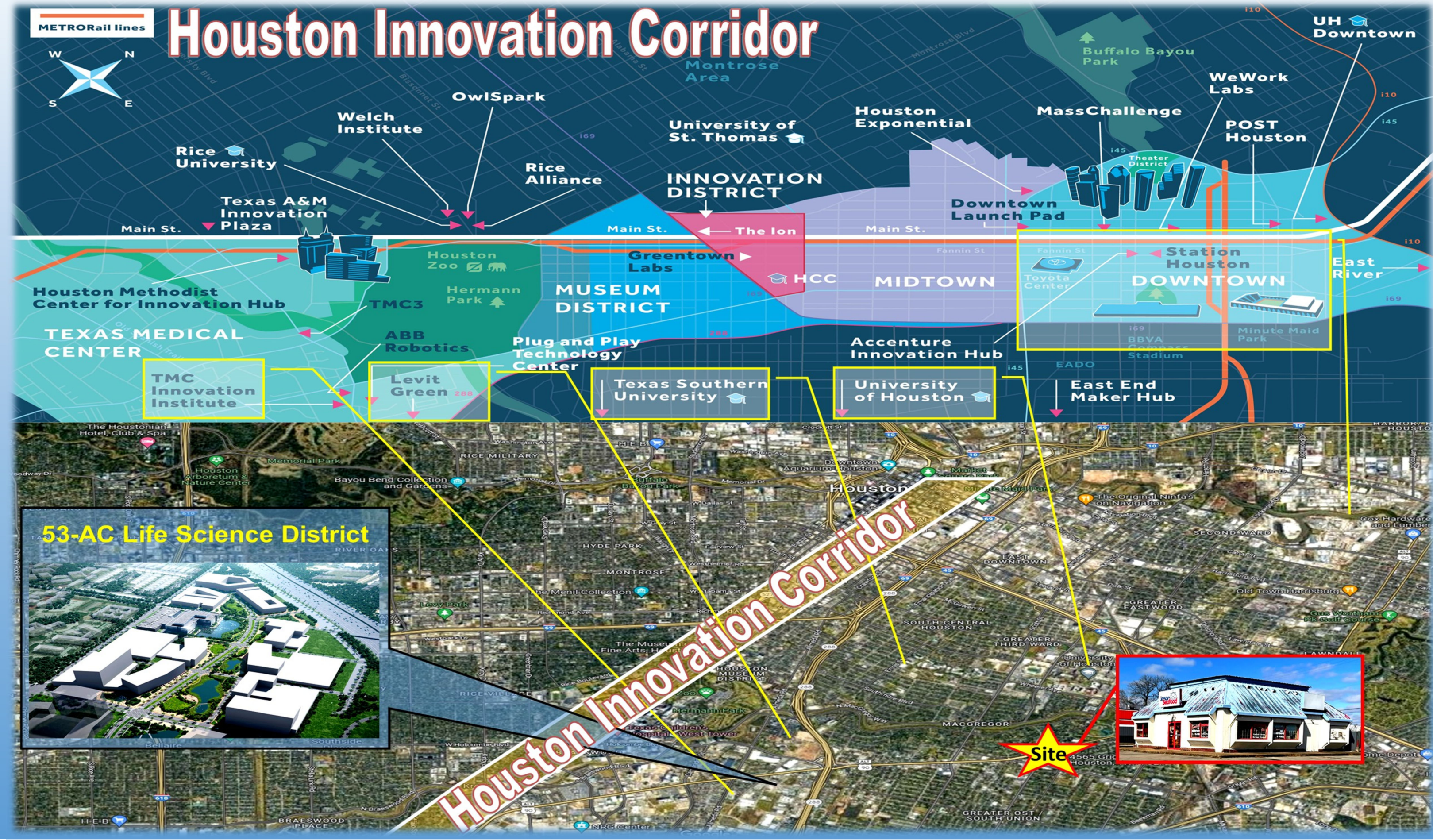


# For Sale - Development Opportunity

## Second Gen Restaurant, Land Value Only





# For Sale - Second Gen Restaurant

## Land Value Only

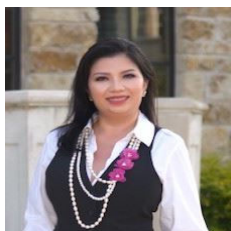
### 4565 Griggs, Houston, TX 77021

Drive - Thru



### Property Description

- Price: \$500,000
- +/- 11,931 SF (Land) & +/- 1,428 SF (Bldg)
- Great Visibility and Accessibility
- +/- 3 miles to the Innovation Corridor & the new Levit Green Development - 53 AC Life Science District.
- Signalized Hard Corner of Calhoun Rd and Griggs Rd.
- Ample Parking
- Drive-Thru
- Next to AutoZone
- Approximately 2 miles from SH 288, 1 mile to Alt 90, 1.5 miles to Loop 610, less than 3 miles to Interstate 45
- Minutes to Downtown Houston, Texas Medical Center, the Museum District, NRG Stadium



#### Tammie Vu

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O - (713) 270-5400

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[parvez@dncommercial.net](mailto:parvez@dncommercial.net)

[www.dncommercial.net](http://www.dncommercial.net)

COMMERCIAL  
Real Estate





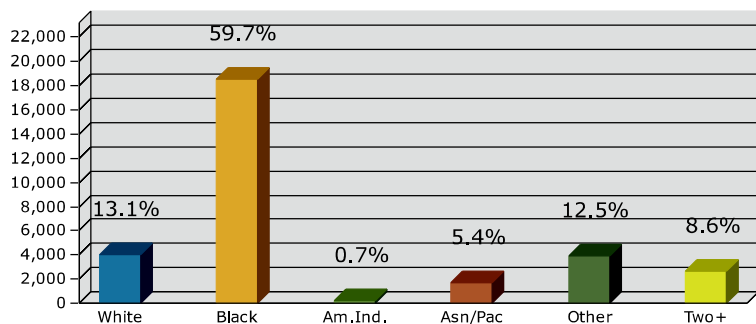


## Graphic Profile

4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Band: 0 - 5 minute radius

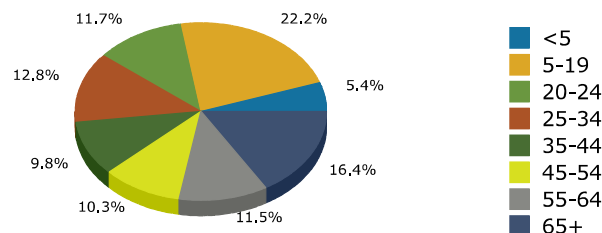
Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615

### 2022 Population by Race

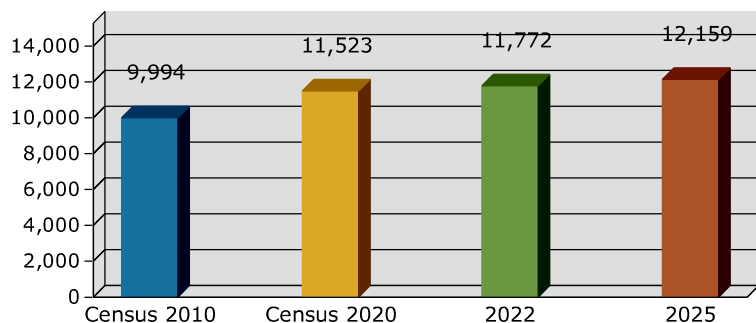


2022 Percent Hispanic Origin: 24.2%

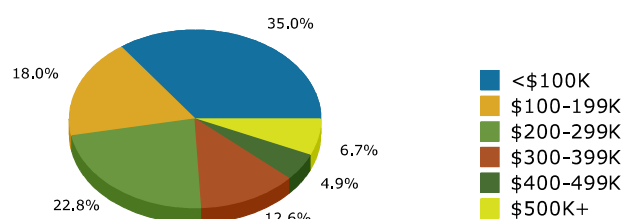
### 2022 Population by Age



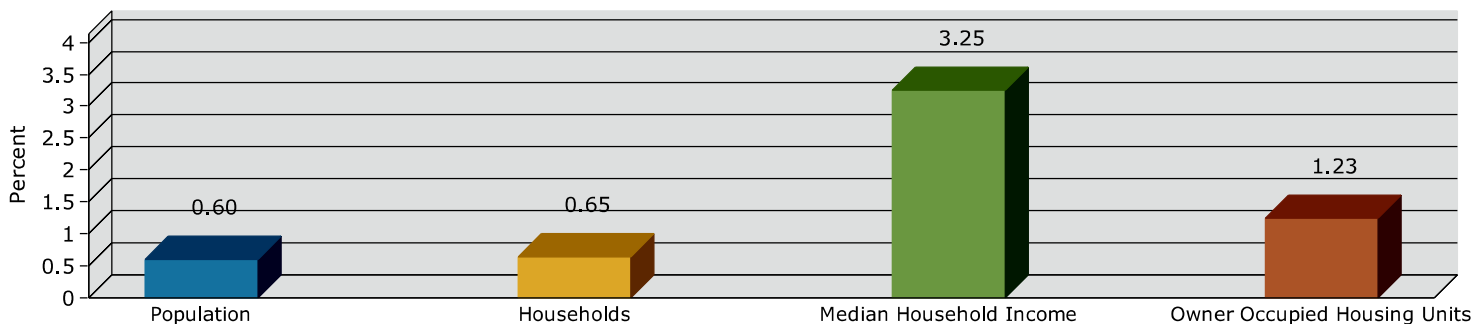
### Households



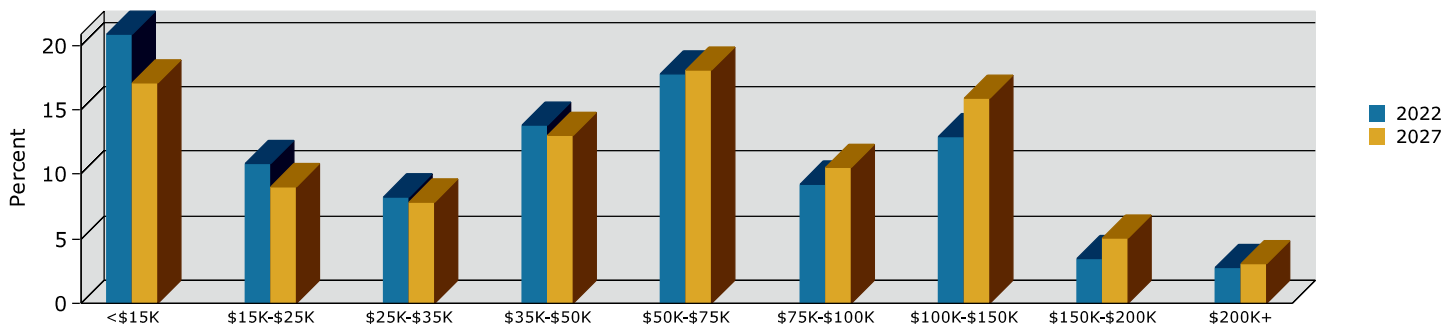
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

January 23, 2023

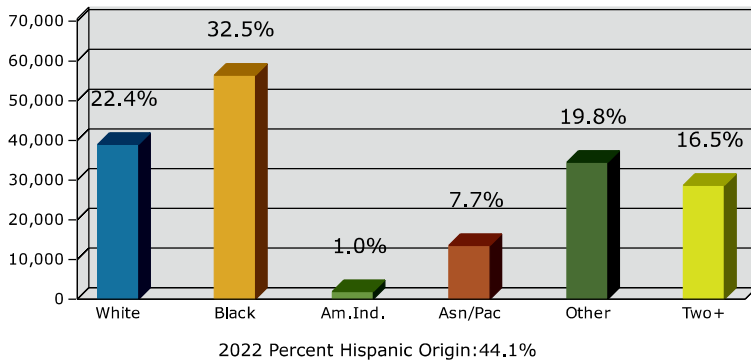


## Graphic Profile

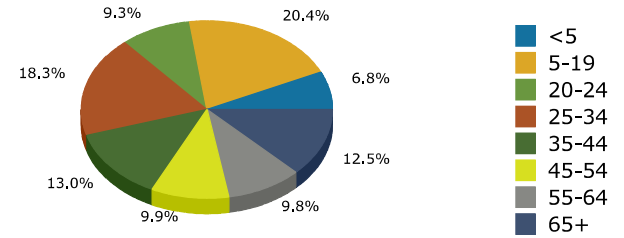
4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Band: 5 - 10 minute radius

Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615

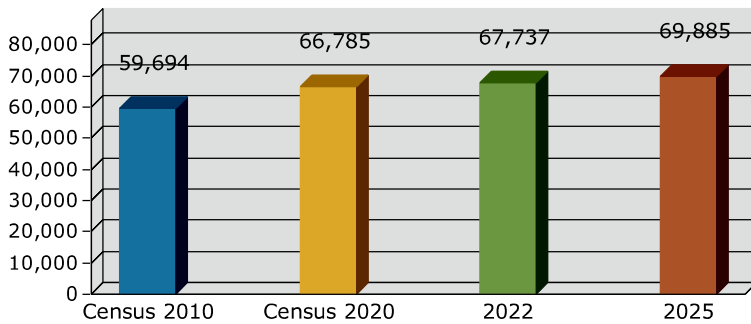
2022 Population by Race



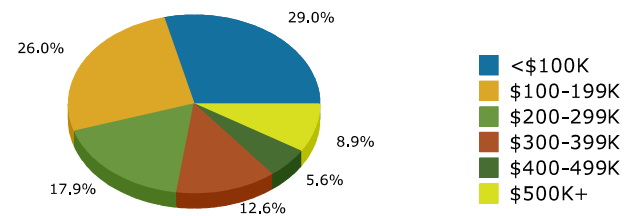
2022 Population by Age



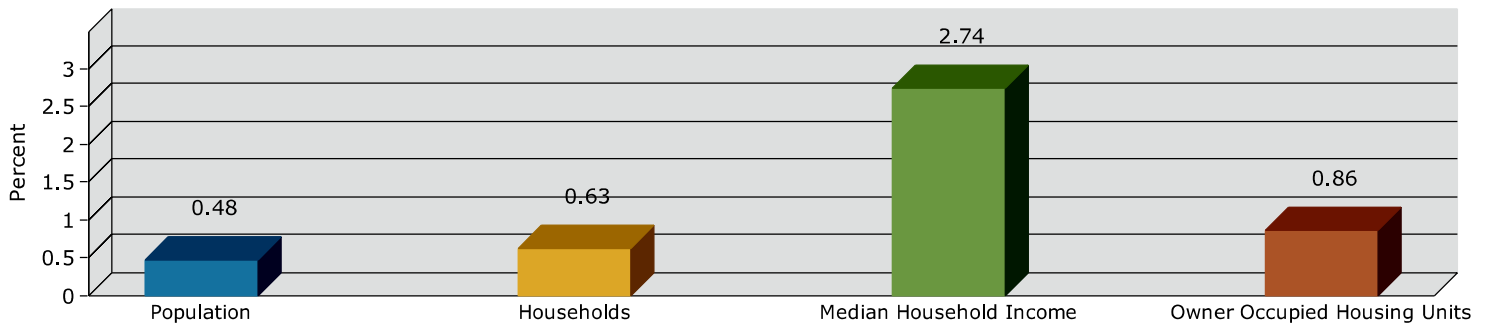
Households



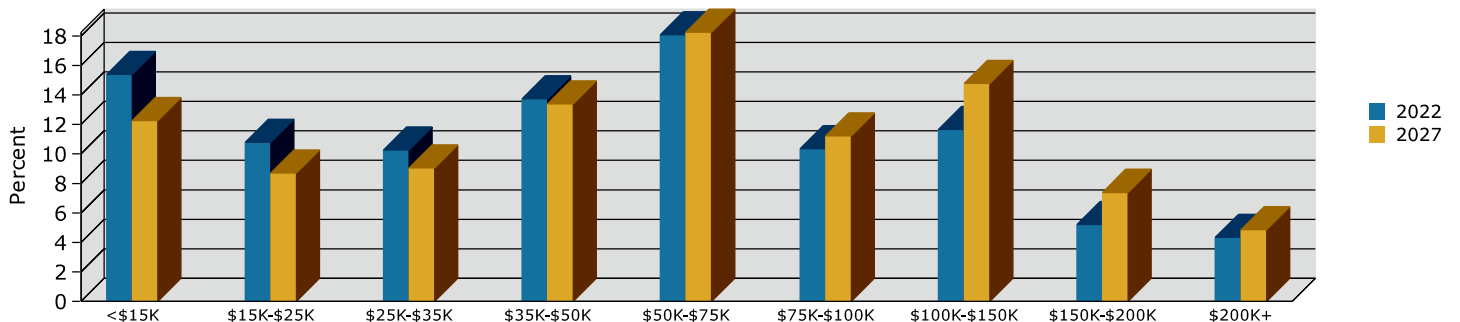
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

January 23, 2023

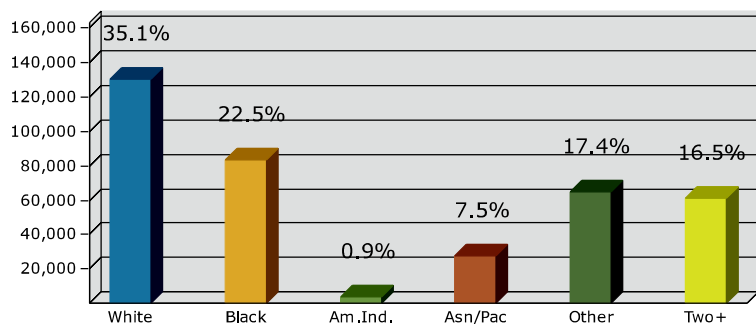


## Graphic Profile

4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Band: 10 - 15 minute radius

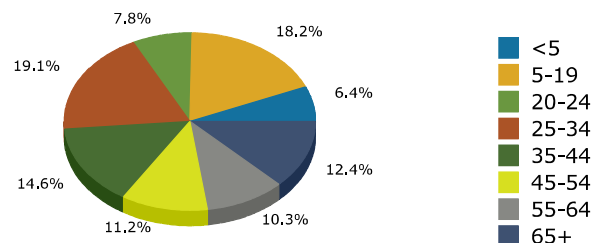
Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615

### 2022 Population by Race

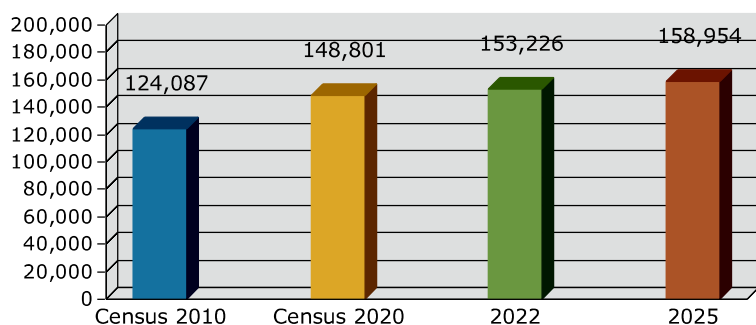


2022 Percent Hispanic Origin: 41.7%

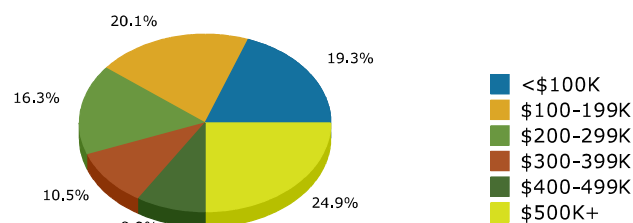
### 2022 Population by Age



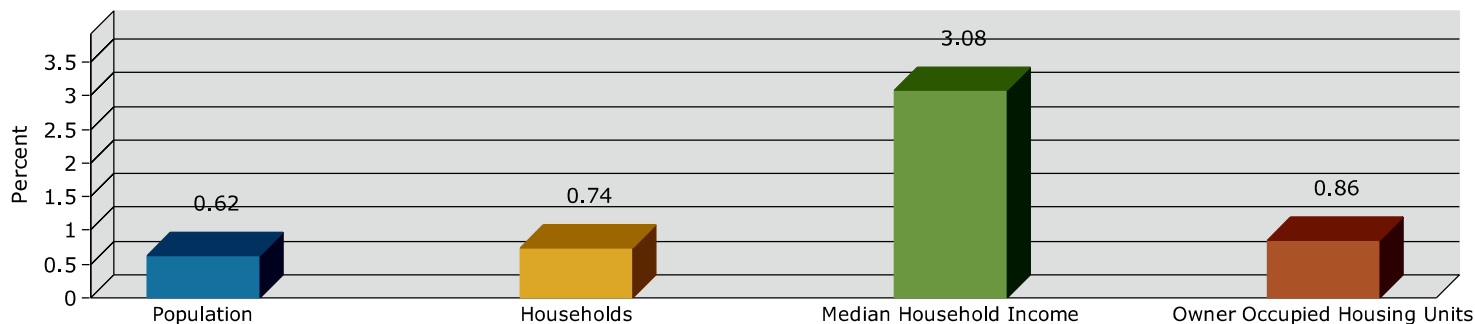
### Households



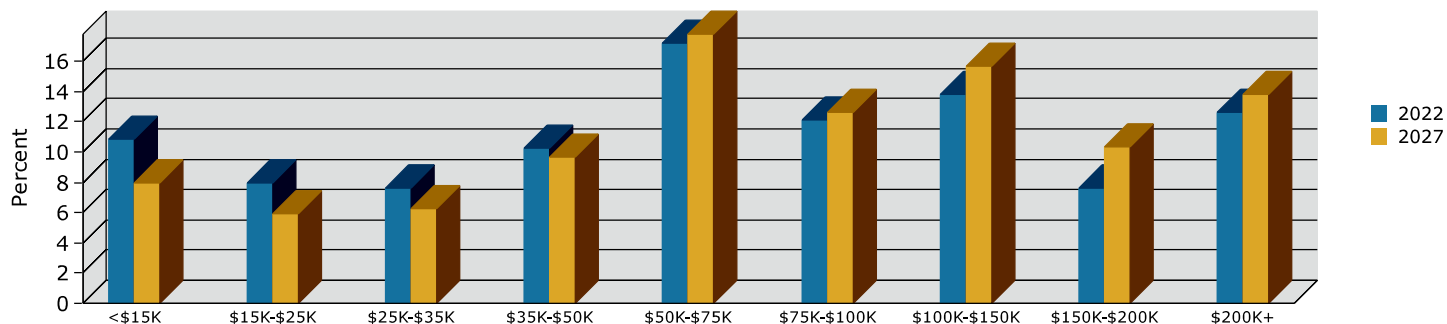
### 2022 Home Value



### 2022-2027 Annual Growth Rate



### Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

January 23, 2023

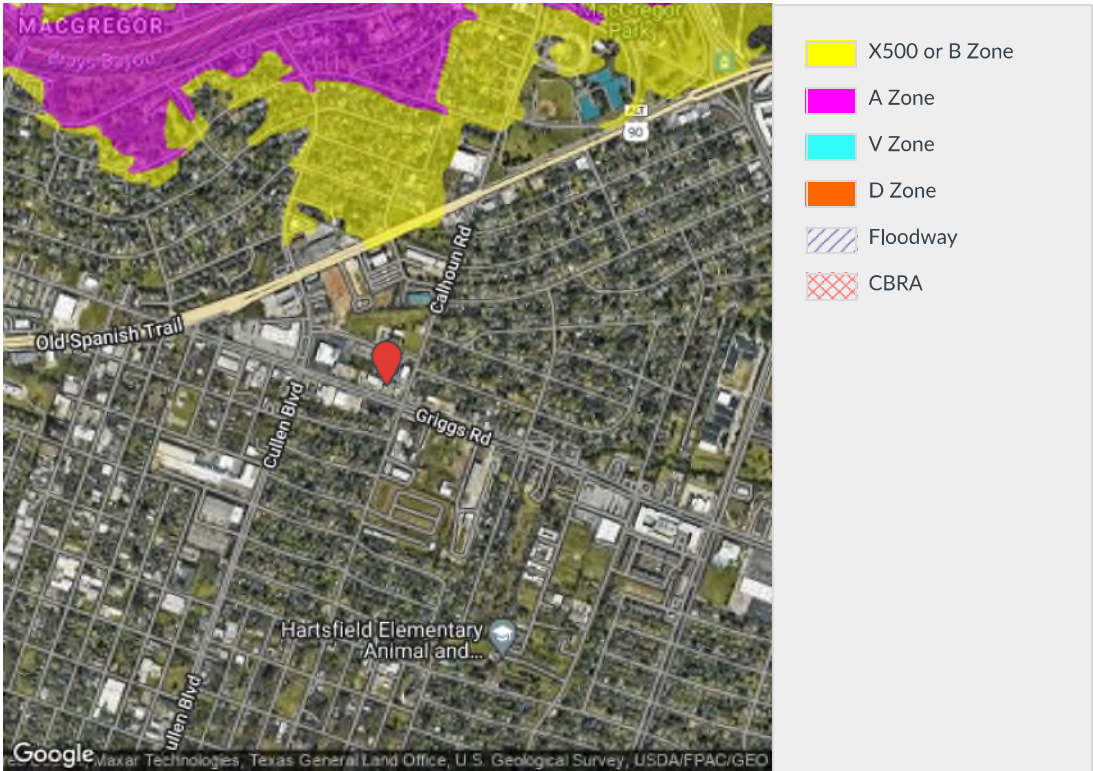
4565 GRIGGS RD HOUSTON, TX 77021-2817

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480296	PANEL	0880M
PANEL DATE	January 06, 2017	MAP NUMBER	48201C0880M





## Executive Summary

4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Population</b>			
2010 Population	27,350	165,317	325,557
2020 Population	30,481	172,076	361,820
2022 Population	31,065	174,005	371,268
2027 Population	32,015	178,197	382,862
2010-2020 Annual Rate	1.09%	0.40%	1.06%
2020-2022 Annual Rate	0.85%	0.50%	1.15%
2022-2027 Annual Rate	0.60%	0.48%	0.62%
2022 Male Population	47.0%	49.4%	51.4%
2022 Female Population	53.0%	50.6%	48.6%
2022 Median Age	33.3	32.3	34.2

In the identified area, the current year population is 371,268. In 2020, the Census count in the area was 361,820. The rate of change since 2020 was 1.15% annually. The five-year projection for the population in the area is 382,862 representing a change of 0.62% annually from 2022 to 2027. Currently, the population is 51.4% male and 48.6% female.

### Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	13.1%	22.4%	35.1%
2022 Black Alone	59.7%	32.5%	22.5%
2022 American Indian/Alaska Native Alone	0.7%	1.0%	0.9%
2022 Asian Alone	5.3%	7.6%	7.4%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	12.5%	19.8%	17.4%
2022 Two or More Races	8.6%	16.5%	16.5%
2022 Hispanic Origin (Any Race)	24.2%	44.1%	41.7%

Persons of Hispanic origin represent 41.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.8 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	46	47	86
2010 Households	9,994	59,694	124,087
2020 Households	11,523	66,785	148,801
2022 Households	11,772	67,737	153,226
2027 Households	12,159	69,885	158,954
2010-2020 Annual Rate	1.43%	1.13%	1.83%
2020-2022 Annual Rate	0.95%	0.63%	1.31%
2022-2027 Annual Rate	0.65%	0.63%	0.74%
2022 Average Household Size	2.37	2.42	2.32

The household count in this area has changed from 148,801 in 2020 to 153,226 in the current year, a change of 1.31% annually. The five-year projection of households is 158,954, a change of 0.74% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2020. The number of families in the current year is 76,807 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 23, 2023



## Executive Summary

4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615

	0 - 5 minute	5 - 10 minute	10 - 15 minute
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	21.8%	19.4%	20.6%
<b>Median Household Income</b>			
2022 Median Household Income	\$44,908	\$49,640	\$67,659
2027 Median Household Income	\$52,695	\$56,831	\$78,759
2022-2027 Annual Rate	3.25%	2.74%	3.08%
<b>Average Household Income</b>			
2022 Average Household Income	\$64,981	\$74,149	\$112,020
2027 Average Household Income	\$75,780	\$86,503	\$127,587
2022-2027 Annual Rate	3.12%	3.13%	2.64%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$24,895	\$28,739	\$46,801
2027 Per Capita Income	\$29,067	\$33,734	\$53,571
2022-2027 Annual Rate	3.15%	3.26%	2.74%

### Households by Income

Current median household income is \$67,659 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$78,759 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$112,020 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$127,587 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,801 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$53,571 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	101	113	107
2010 Total Housing Units	11,954	70,073	143,555
2010 Owner Occupied Housing Units	4,941	24,445	54,363
2010 Renter Occupied Housing Units	5,050	35,249	69,726
2010 Vacant Housing Units	1,960	10,379	19,468
2020 Total Housing Units	13,245	75,973	168,895
2020 Vacant Housing Units	1,722	9,188	20,094
2022 Total Housing Units	13,509	77,310	175,175
2022 Owner Occupied Housing Units	5,375	26,361	62,014
2022 Renter Occupied Housing Units	6,396	41,377	91,212
2022 Vacant Housing Units	1,737	9,573	21,949
2027 Total Housing Units	14,123	80,839	183,708
2027 Owner Occupied Housing Units	5,715	27,516	64,717
2027 Renter Occupied Housing Units	6,444	42,369	94,238
2027 Vacant Housing Units	1,964	10,954	24,754

Currently, 35.4% of the 175,175 housing units in the area are owner occupied; 52.1%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 168,895 housing units in the area and 11.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.64%. Median home value in the area is \$263,989, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 4.87% annually to \$334,846.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

January 23, 2023

## Traffic Count Map

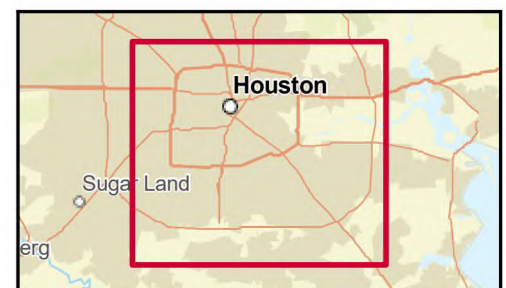
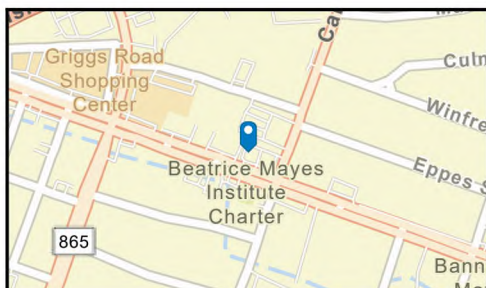
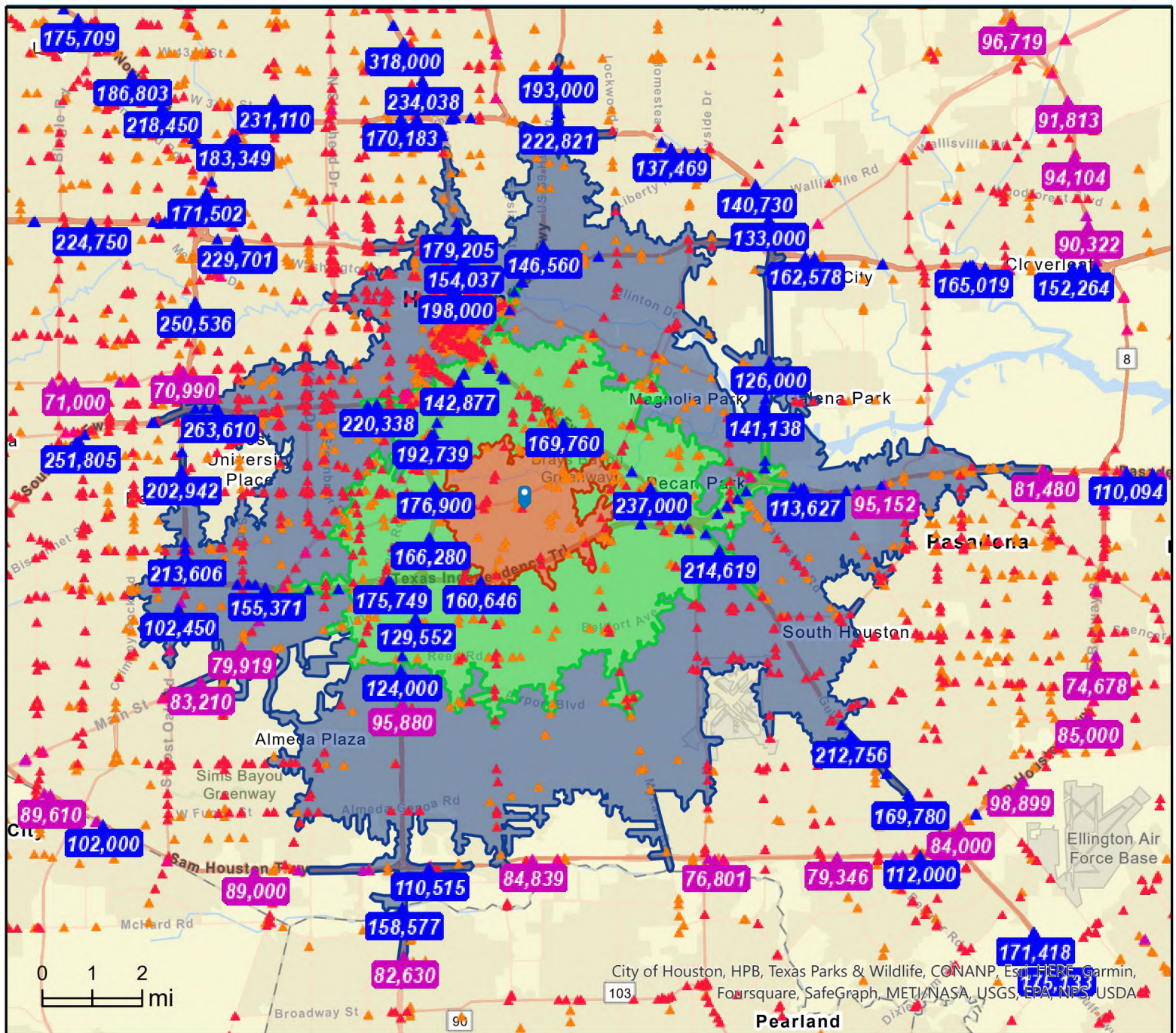
4565 Griggs Rd, Houston, Texas, 77021

Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri

Latitude: 29.70137

Longitude: -95.34615



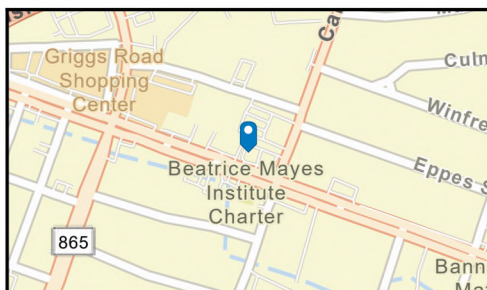
**Source:** ©2022 Kalibrate Technologies (Q3 2022).

January 23, 2023

# Traffic Count Map - Close Up

4565 Griggs Rd, Houston, Texas, 77021  
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri  
Latitude: 29.70137  
Longitude: -95.34615



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

January 23, 2023