

13451 Northwest Freeway Former Luby's

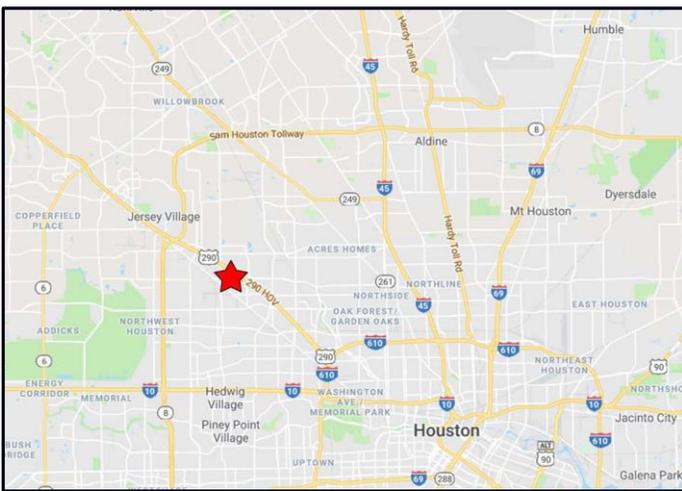
SEQ of US 290/ NW Fwy & Tidwell Rd
Houston, Texas 77040



DESCRIPTION:

- +/-251' frontage on US 290 /Northwest Fwy
- Excellent visibility and easy access
- Pylon signage available
- Proposed Redevelopment of
 - 6,000sf of Shell Retail Space
 - 5,185sf of Shell Restaurant
 - Pad

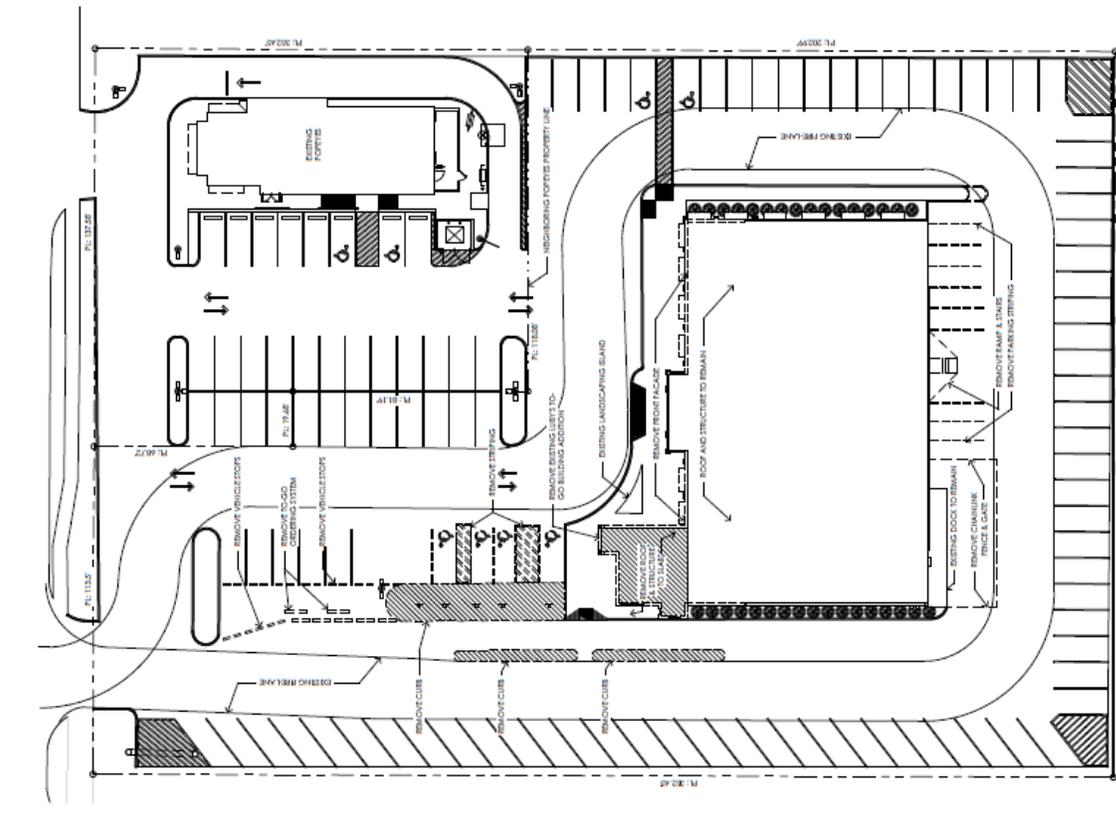
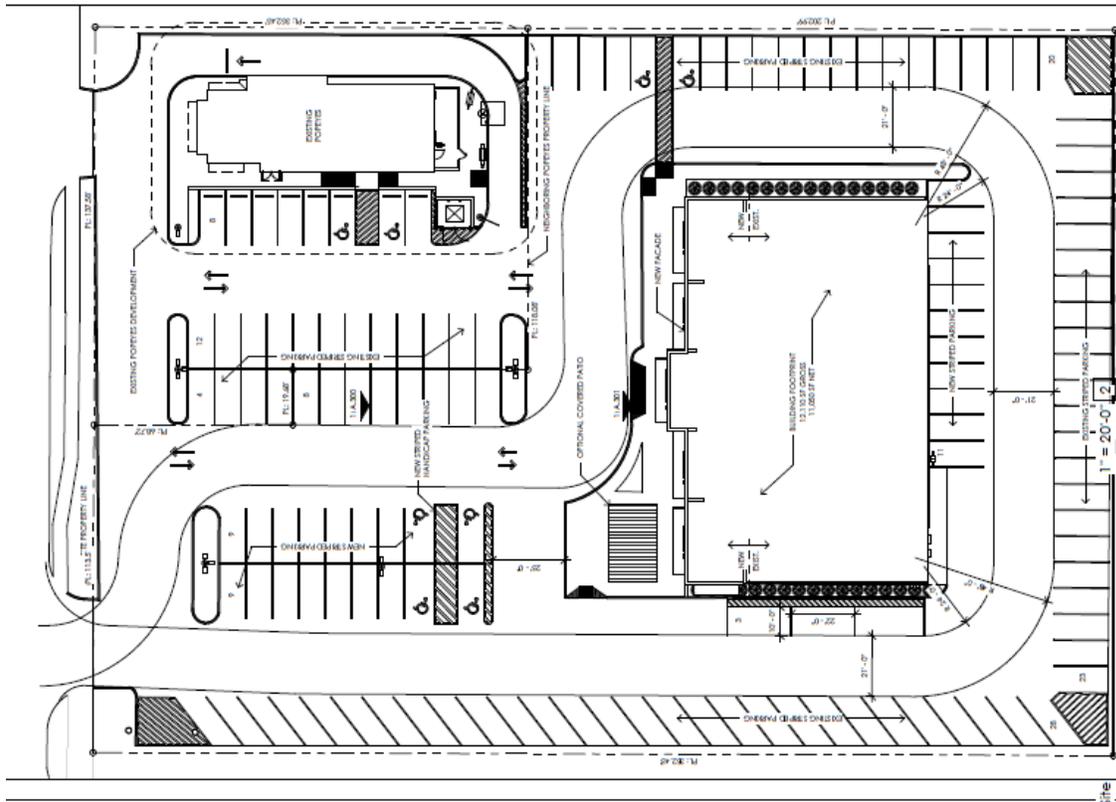
Size: 2.103 Acres - 91,623 SF



| TRAFFIC COUNTS: | US 290 NW | US 290 SE |
|-----------------|-------------|-------------|
| TXDOT 2017 | 163,620 VPD | 168,211 VPD |

| DEMOGRAPHICS: | 1 mile | 3 mile | 5 mile | 7 mile |
|--------------------|----------|----------|----------|----------|
| 2018 POPULATION | 12,902 | 128,637 | 323,034 | 599,537 |
| AVERAGE HH INCOME | \$53,074 | \$60,433 | \$74,168 | \$93,035 |
| DAYTIME POPULATION | 31,218 | 156,140 | 394,456 | 732,045 |

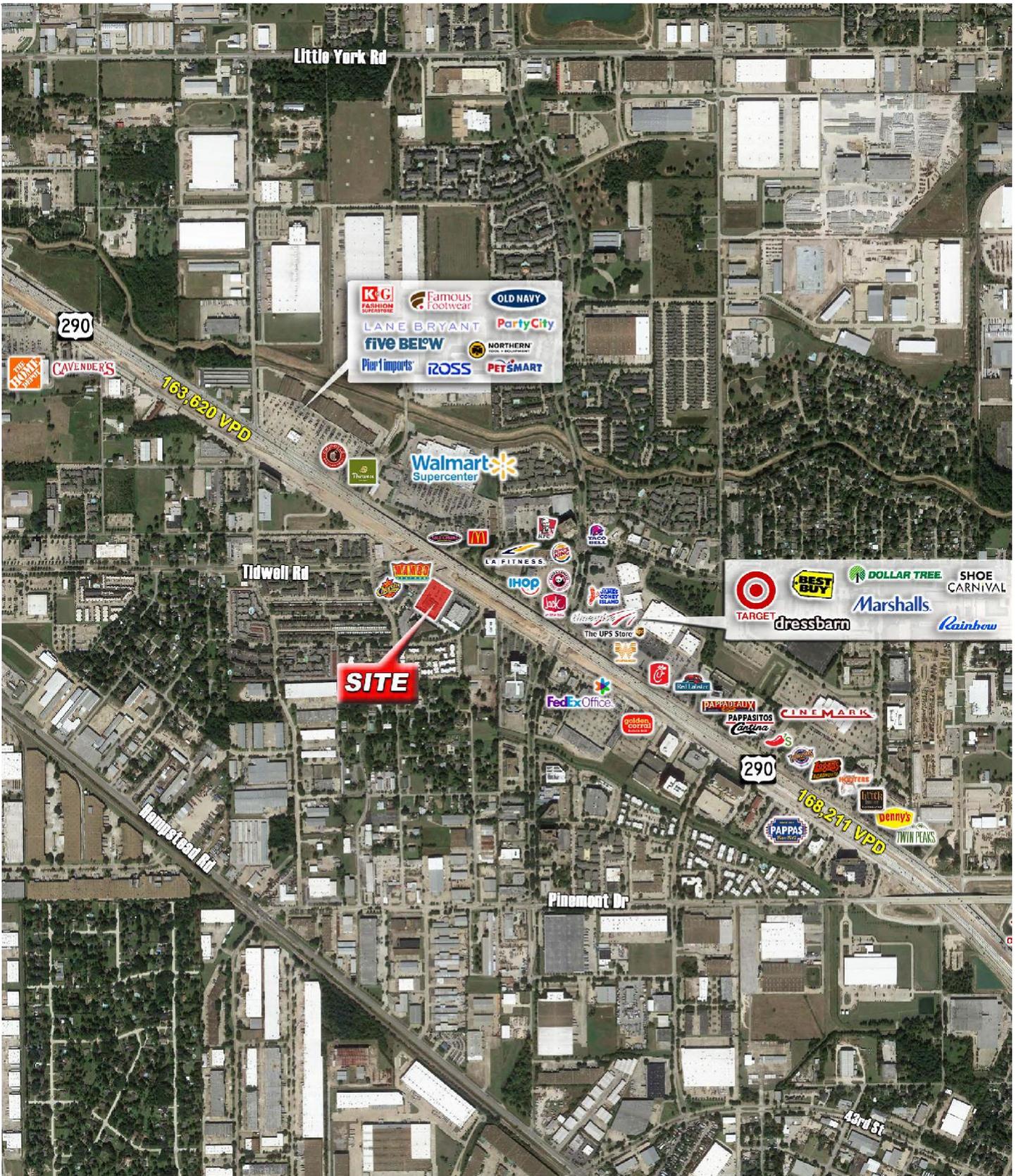
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