

FOR SALE OR LEASE

8055

SPENCER HIGHWAY

DEER PARK | TX 77536

Former Bush's Chicken

3,168 Square Feet Available



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AREA DEMOGRAPHICS (5 MILE RADIUS)



**Estimated Population
(2020)**
168,258



**Projected Population
(2025)**
173,847



**Average Household
Income
(2020)**
\$91,950



**Total Businesses
(2020)**
5,841

BUILDING SPECIFICATIONS

Rent/Sale	Please Call for Pricing
Building Size	3,168 SF
Lot Size	1.21 Acres
Drive-Thru	Double
Year Built	2016
Parking	40+ Spots
Traffic Counts (Cars Per Day)	Spencer Highway: 29,061 (E&W)
	Luella Avenue: 4,303 (N&S)
	Center Street: 17,347 (N&S)

Source: SitesUSA

Directly Across from San Jacinto College

5 Minutes from Beltway 8

Less than 1 mile from new retail at
Spencer Highway & Red Bluff

Less than 1 mile from HEB

3,168

SF AVAILABLE

THE PROPERTY

8055 Spencer Highway has a 3,168 SF building sitting on 1.21 acres. The site has double drive-thru lanes and more than adequate parking, roughly 40+ spots. The site has cross access to a lighted intersection as well as direct turn access in front of the space.

THE AREA

The site is directly across from San Jacinto College Campus, with roughly 30,000 students enrolled annually. The site is less than a mile from HEB to the east, and less than a mile to Beltway 8 to the west. The area is surrounded by homes and other schools, giving high daytime population in addition to the households.

THE SPACE

This 3,168 SF former quick-service restaurant has been left in excellent condition. Remaining FF&E includes walk-in cooler, vent hood, refrigerators, fryer, soda machine and coolers, tables and chairs. Restrooms and grease trap intact. Private manager's office directly off the kitchen.

Contact us

FOR PRICING





FOR SALE OR LEASE | 8055 Spencer Highway // Deer Park // Texas // 77536



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date