

RESTAURANT FOR LEASE MOSELEY

COMMERCIAL
REAL ESTATE

202 SAWDUST ROAD, SPRING, TEXAS 77380



www.mcrehouston.com
(713) 522-4646

985 –
4,535 SF
FOR LEASE

PROPERTY INFORMATION

TRAFFIC COUNTS	CPD
I-45 NORTH OF SAWDUST ROAD	94,453
I-45 SOUTH OF SAWDUST ROAD	98,883
SAWDUST ROAD WEST OF I-45	50,489
RAYFORD ROAD EAST OF I-45	59,423

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,254	67,021	199,168
AVG. HH INCOME	\$99,063	\$127,575	\$140,329
DAYTIME POPULATION	15,689	57,821	108,615
HOUSEHOLD	5,069	26,592	73,255

LOCATION

202 SAWDUST ROAD
SPRING, TX 77380



PROPERTY NOTES

- 985 – 4,535 RETAIL
- UP TO 4,535 SF RESTAURANT
- 1,650 SF FORMER MEAT MARKET
- PYLON SIGNAGE ON SAWDUST
- H-E-B SHADOWED CENTER
- LOCATED ON SAWDUST WEST OF I-45
- LIGHTED INTERSECTION
- EXCELLENT INGRESS & EGRESS

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

SUITE	TENANT	SF
100	HOUSTON SHOE HOSPITAL	1,617
101	PANADERIA ESTRELLA	1,566
103	CRICKET WIRELESS	1,510
104	ACE CASH EXPRESS	1,320
105	AVAILABLE	1,075
106	RICKY'S LIQUOR	1,680
108	AVAILABLE	1,650
109	CELL ER	930
110	HOME NOODLES ASIAN	2,870
112	A+ FOOT MASSAGE	1,320
113	AINA THREADING	852
114	AVAILABLE	985
115	AVAILABLE	2,500
117A	AVAILABLE	1,050
117B	THE LASH SUPPLY	1,050
118	THE 19 TH HOLE BAR	4,820



BOROUGH PARK DRIVE



SAWDUST ROAD



EMAIL US

BEA NARANJO

BEA@MCREHOUSTON.COM

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US
in @ X f



Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.1275/-95.4467

202 Sawdust Rd Spring, TX 77380	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,254	67,021	199,168
2028 Projected Population	13,190	77,739	223,177
2020 Census Population	11,662	61,002	187,103
2010 Census Population	11,124	51,203	132,145
Projected Annual Growth 2023 to 2028	1.5%	3.2%	2.4%
Historical Annual Growth 2010 to 2023	0.8%	2.4%	3.9%
Households			
2023 Estimated Households	5,069	26,592	73,255
2028 Projected Households	5,549	31,994	84,127
2020 Census Households	4,764	23,604	67,518
2010 Census Households	4,472	19,843	48,557
Projected Annual Growth 2023 to 2028	1.9%	4.1%	3.0%
Historical Annual Growth 2010 to 2023	1.0%	2.6%	3.9%
Age			
2023 Est. Population Under 10 Years	13.8%	12.5%	14.3%
2023 Est. Population 10 to 19 Years	13.8%	13.8%	13.9%
2023 Est. Population 20 to 29 Years	22.0%	14.6%	12.8%
2023 Est. Population 30 to 44 Years	22.5%	22.3%	23.6%
2023 Est. Population 45 to 59 Years	15.6%	19.3%	18.6%
2023 Est. Population 60 to 74 Years	9.4%	13.5%	12.8%
2023 Est. Population 75 Years or Over	2.9%	4.1%	4.0%
2023 Est. Median Age	30.1	36.2	35.8
Marital Status & Gender			
2023 Est. Male Population	49.8%	49.2%	48.9%
2023 Est. Female Population	50.2%	50.8%	51.1%
2023 Est. Never Married	43.3%	30.7%	28.5%
2023 Est. Now Married	40.1%	51.4%	54.1%
2023 Est. Separated or Divorced	13.4%	13.7%	13.3%
2023 Est. Widowed	3.1%	4.1%	4.1%
Income			
2023 Est. HH Income \$200,000 or More	5.4%	14.2%	19.0%
2023 Est. HH Income \$150,000 to \$199,999	5.5%	11.5%	12.5%
2023 Est. HH Income \$100,000 to \$149,999	17.1%	19.7%	20.0%
2023 Est. HH Income \$75,000 to \$99,999	11.2%	12.3%	11.9%
2023 Est. HH Income \$50,000 to \$74,999	18.5%	15.1%	13.1%
2023 Est. HH Income \$35,000 to \$49,999	13.3%	9.1%	7.5%
2023 Est. HH Income \$25,000 to \$34,999	11.0%	5.1%	5.1%
2023 Est. HH Income \$15,000 to \$24,999	12.7%	7.2%	5.0%
2023 Est. HH Income Under \$15,000	5.2%	5.9%	6.0%
2023 Est. Average Household Income	\$99,063	\$127,575	\$140,329
2023 Est. Median Household Income	\$67,035	\$94,418	\$109,877
2023 Est. Per Capita Income	\$41,013	\$50,659	\$51,647
2023 Est. Total Businesses	2,047	6,070	11,512
2023 Est. Total Employees	15,689	57,821	108,615

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 30.1275/-95.4467

202 Sawdust Rd Spring, TX 77380	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	51.8%	61.6%	60.3%
2023 Est. Black	13.3%	10.8%	12.1%
2023 Est. Asian or Pacific Islander	7.5%	5.5%	6.4%
2023 Est. American Indian or Alaska Native	1.2%	0.8%	0.8%
2023 Est. Other Races	26.2%	21.3%	20.5%
Hispanic			
2023 Est. Hispanic Population	4,088	18,070	52,111
2023 Est. Hispanic Population	33.4%	27.0%	26.2%
2028 Proj. Hispanic Population	32.9%	27.6%	26.3%
2020 Hispanic Population	37.7%	30.4%	34.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	7,551	44,774	131,790
2023 Est. Elementary (Grade Level 0 to 8)	3.1%	2.1%	2.6%
2023 Est. Some High School (Grade Level 9 to 11)	7.8%	3.7%	3.5%
2023 Est. High School Graduate	19.5%	18.3%	18.3%
2023 Est. Some College	22.2%	23.1%	22.0%
2023 Est. Associate Degree Only	8.5%	9.1%	8.2%
2023 Est. Bachelor Degree Only	27.2%	29.9%	29.8%
2023 Est. Graduate Degree	11.7%	13.9%	15.6%
Housing			
2023 Est. Total Housing Units	5,677	29,892	79,101
2023 Est. Owner-Occupied	32.2%	47.8%	60.2%
2023 Est. Renter-Occupied	57.1%	41.2%	32.4%
2023 Est. Vacant Housing	10.7%	11.0%	7.4%
Homes Built by Year			
2023 Homes Built 2010 or later	22.5%	24.5%	29.5%
2023 Homes Built 2000 to 2009	23.8%	22.4%	25.8%
2023 Homes Built 1990 to 1999	16.3%	14.5%	11.3%
2023 Homes Built 1980 to 1989	12.3%	12.1%	13.1%
2023 Homes Built 1970 to 1979	9.6%	11.0%	9.1%
2023 Homes Built 1960 to 1969	2.5%	2.4%	2.0%
2023 Homes Built 1950 to 1959	0.6%	0.5%	0.6%
2023 Homes Built Before 1949	1.7%	1.6%	1.3%
Home Values			
2023 Home Value \$1,000,000 or More	1.6%	4.6%	2.6%
2023 Home Value \$500,000 to \$999,999	8.8%	12.9%	12.8%
2023 Home Value \$400,000 to \$499,999	6.8%	6.1%	8.2%
2023 Home Value \$300,000 to \$399,999	14.0%	13.2%	18.2%
2023 Home Value \$200,000 to \$299,999	45.6%	36.9%	34.2%
2023 Home Value \$150,000 to \$199,999	11.8%	14.2%	14.4%
2023 Home Value \$100,000 to \$149,999	3.6%	5.2%	4.4%
2023 Home Value \$50,000 to \$99,999	3.2%	2.4%	2.1%
2023 Home Value \$25,000 to \$49,999	1.4%	0.5%	0.5%
2023 Home Value Under \$25,000	3.2%	3.8%	2.4%
2023 Median Home Value	\$266,107	\$301,977	\$300,019
2023 Median Rent	\$1,115	\$1,188	\$1,228

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

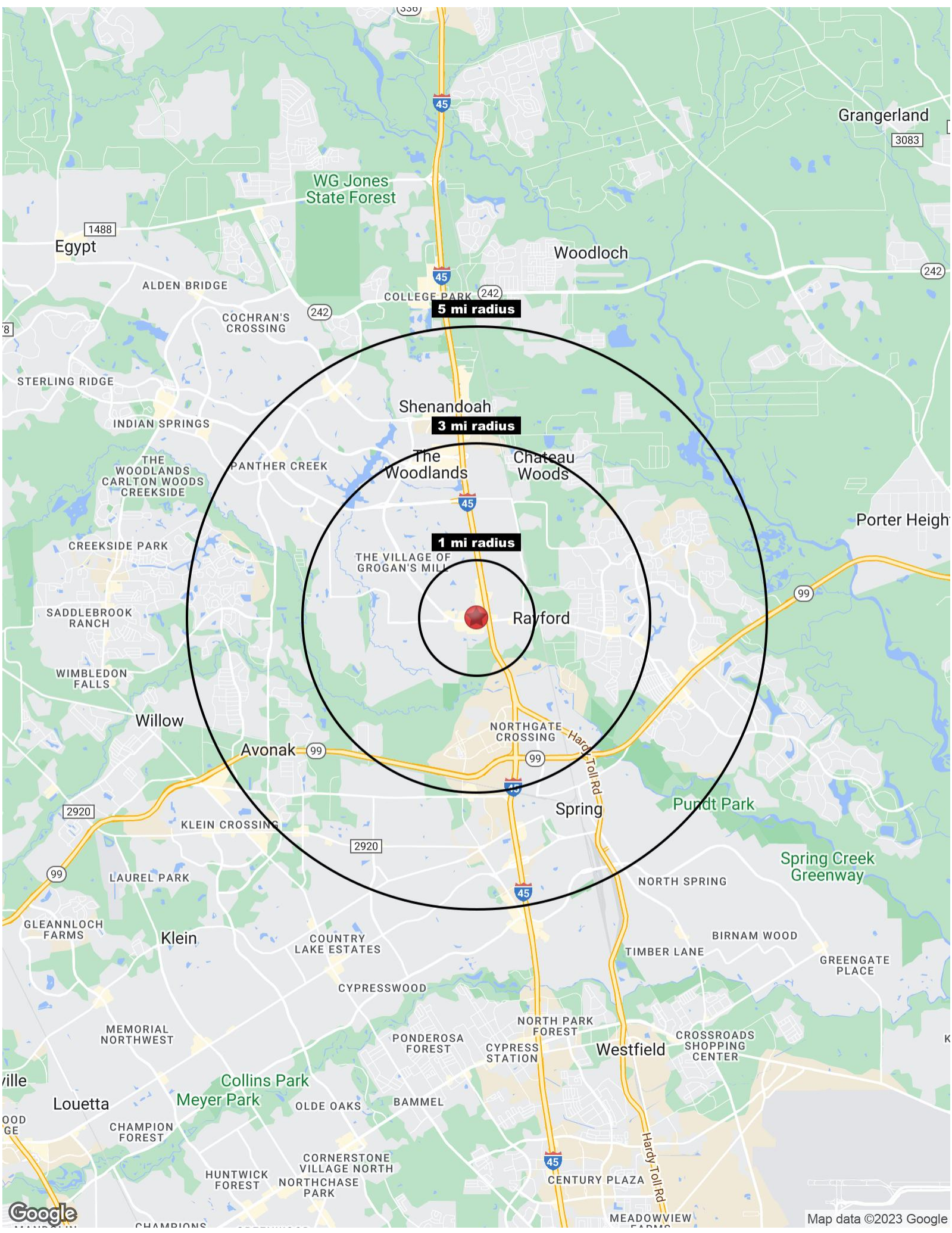


Lat/Lon: 30.1275/-95.4467

202 Sawdust Rd Spring, TX 77380	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	9,563	52,993	153,099
2023 Est. Civilian Employed	69.9%	68.4%	68.1%
2023 Est. Civilian Unemployed	2.2%	2.3%	2.5%
2023 Est. in Armed Forces	-	0.4%	0.3%
2023 Est. not in Labor Force	27.9%	28.9%	29.1%
2023 Labor Force Males	50.0%	49.0%	48.5%
2023 Labor Force Females	50.0%	51.0%	51.5%
Occupation			
2023 Occupation: Population Age 16 Years or Over	6,682	36,221	104,295
2023 Mgmt, Business, & Financial Operations	17.2%	21.4%	21.2%
2023 Professional, Related	21.4%	24.7%	26.3%
2023 Service	15.8%	12.9%	13.2%
2023 Sales, Office	22.5%	22.4%	21.5%
2023 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	11.6%	7.9%	6.8%
2023 Production, Transport, Material Moving	11.3%	10.4%	10.9%
2023 White Collar Workers	61.1%	68.5%	68.9%
2023 Blue Collar Workers	38.9%	31.5%	31.1%
Transportation to Work			
2023 Drive to Work Alone	77.4%	76.5%	75.1%
2023 Drive to Work in Carpool	9.9%	7.6%	7.5%
2023 Travel to Work by Public Transportation	1.8%	1.0%	1.3%
2023 Drive to Work on Motorcycle	-	-	0.1%
2023 Walk or Bicycle to Work	1.2%	1.0%	1.1%
2023 Other Means	0.3%	0.9%	1.3%
2023 Work at Home	9.4%	13.0%	13.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	33.8%	24.0%	19.9%
2023 Travel to Work in 15 to 29 Minutes	34.9%	36.2%	37.3%
2023 Travel to Work in 30 to 59 Minutes	24.4%	31.5%	34.1%
2023 Travel to Work in 60 Minutes or More	7.0%	8.3%	8.8%
2023 Average Travel Time to Work	20.2	24.1	25.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$354.91 M	\$2.23 B	\$6.61 B
2023 Est. Apparel	\$12.52 M	\$80.24 M	\$239.27 M
2023 Est. Contributions, Gifts	\$19.6 M	\$135.19 M	\$410.07 M
2023 Est. Education, Reading	\$10.91 M	\$79.24 M	\$244.07 M
2023 Est. Entertainment	\$19.7 M	\$128.51 M	\$384.41 M
2023 Est. Food, Beverages, Tobacco	\$55.1 M	\$337.17 M	\$990.19 M
2023 Est. Furnishings, Equipment	\$12.25 M	\$79.52 M	\$237.28 M
2023 Est. Health Care, Insurance	\$32.24 M	\$198.55 M	\$582.4 M
2023 Est. Household Operations, Shelter, Utilities	\$116.26 M	\$718.24 M	\$2.11 B
2023 Est. Miscellaneous Expenses	\$6.67 M	\$42.4 M	\$125.65 M
2023 Est. Personal Care	\$4.77 M	\$29.96 M	\$88.49 M
2023 Est. Transportation	\$64.89 M	\$403.67 M	\$1.19 B

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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.

11-03-2025



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 others, including the broker's own interests;
- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 opinions 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date