



**FOR SALE  
OR LEASE**

**COSTCO**  
WHOLESALE

The Grid  
Apartments

Future  
Multifamily  
350 Units

Future  
Multifamily

RAKKAN RAMEN

Pokeworks

SAJAD AND GO

Spectrum Ln

1879 at the Grid  
380 Units

Grid

AmegyBank

23,152 VPD (23)

255,375 VPD (23)

Walmart

**SITE**  
**±3.84 AC**

W Airport Blvd

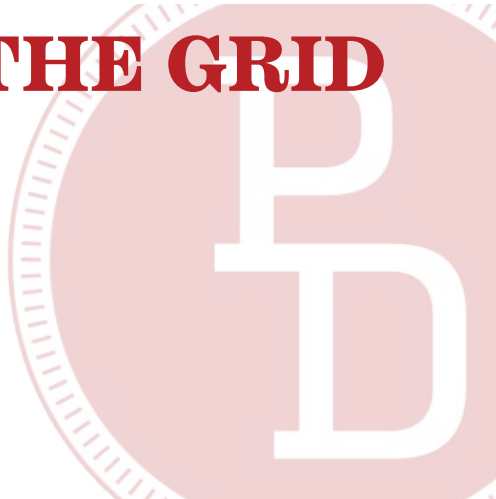
**14,197 SF RESTAURANT ON 3.84 AC - THE GRID**

11110 W AIRPORT BLVD, STAFFORD, TX 77477



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# 14,197 SF RESTAURANT ON 3.84 AC - THE GRID

**FOR SALE  
OR LEASE**

## AVAILABLE

14,197 SF Bldg  
9,895 SF Covered Patio  
3.84 AC Lot

## LEASE RATE/SALE PRICE

Call for Pricing

## PROPERTY HIGHLIGHTS

- 2nd Gen Bar/Restaurant
- 338 Parking Spaces
- Directly Across from The Grid Development
- Lit Pylon Sign
- Over 1,400 Class-A Apartments within immediate walking distance
- Excellent Exposure to W Airport Blvd (23,152 VPD)
- Located in the fastest growing county in greater Houston area

## TRAFFIC COUNTS

23,152 VPD on Airport Blvd (TXDOT 2023)  
255,375 VPD on US-59/I-69 (TXDOT 2023)

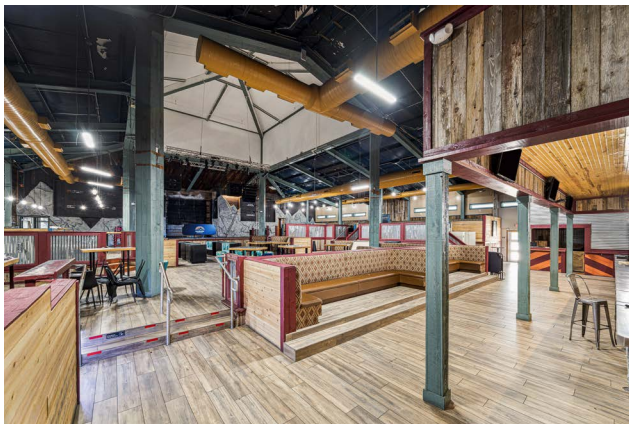
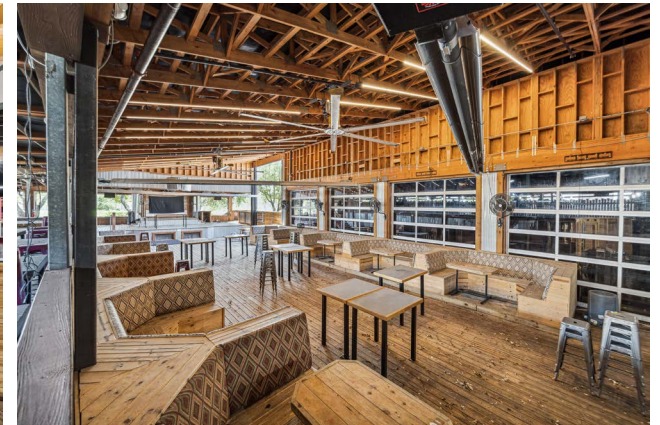
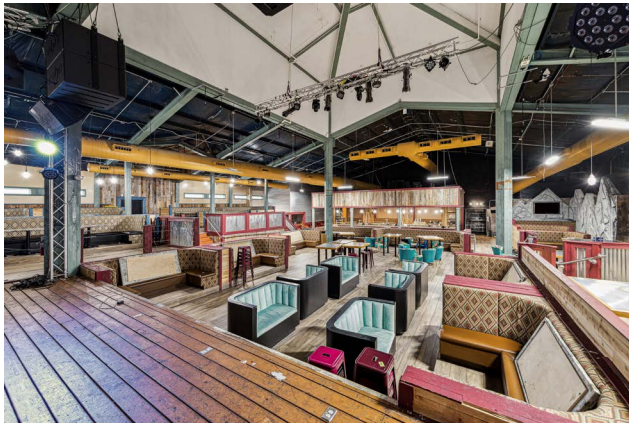
## AREA RETAILERS



## DEMOGRAPHICS

	2024 POPULATION	2029 PROJ. POPULATION	DAYTIME POPULATION	AVERAGE HH INCOME
1 MILE	7,211	9,170	20,267	\$80,726
3 MILE	124,097	128,354	155,686	\$89,061
5 MILE	411,356	419,886	409,889	\$92,066

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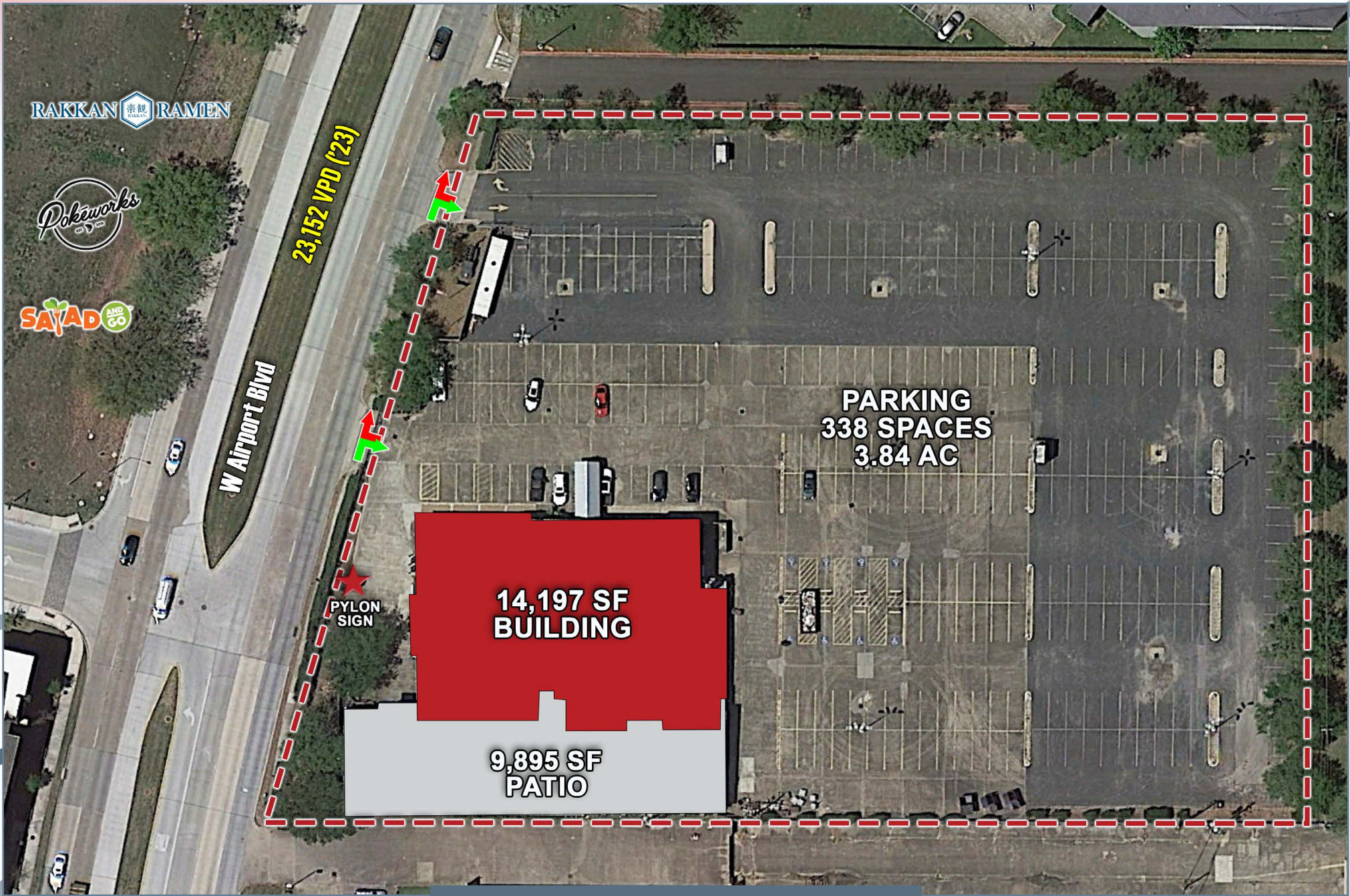


## PROPERTY PHOTOS



11110 W AIRPORT BLVD - FOR SALE OR LEASE

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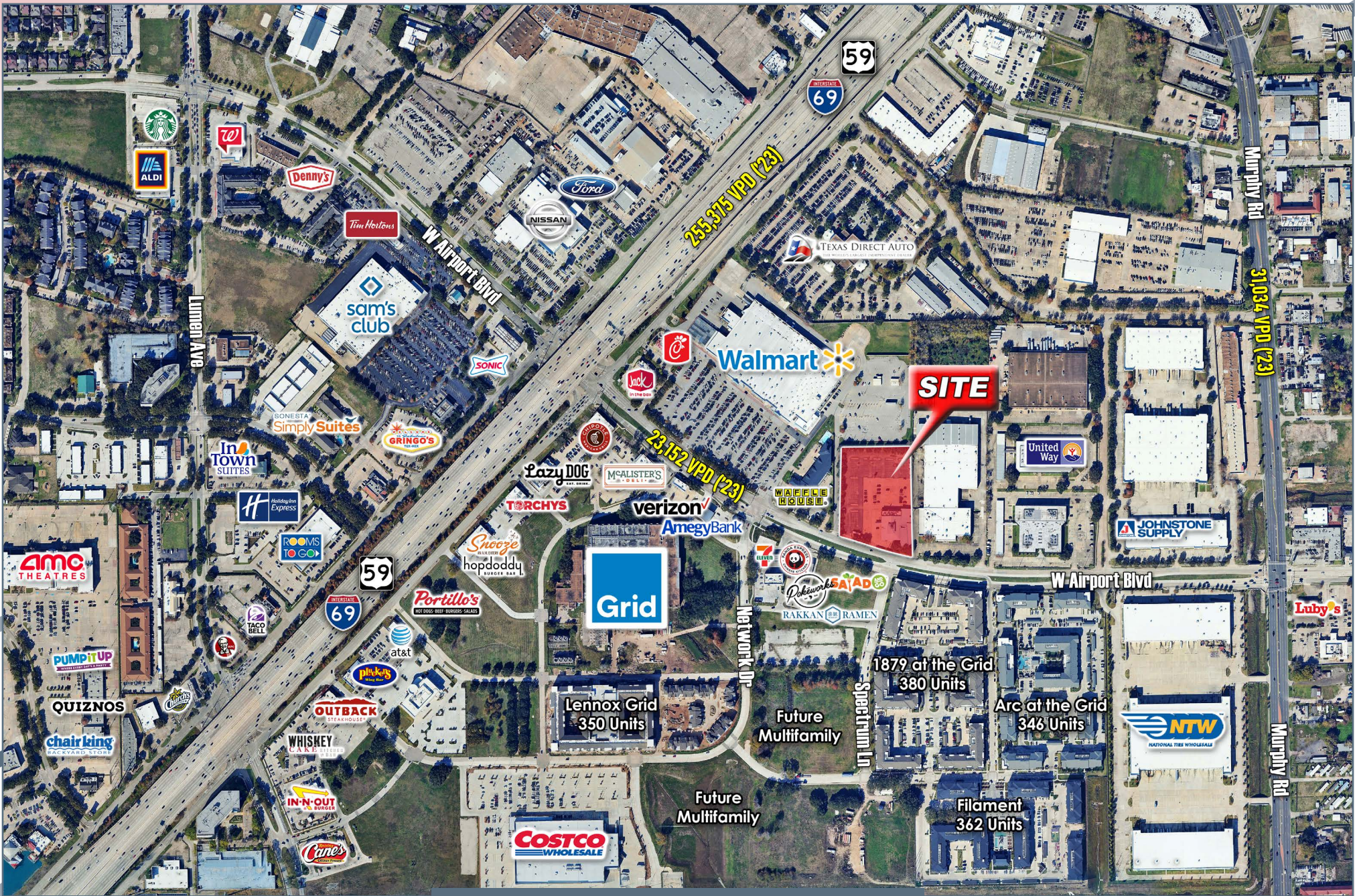


# SITE PLAN AERIAL



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# MARKET AERIAL

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# TRADE AREA

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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 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.

## 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 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.

**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

**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 ESTABLISH:

- 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.

<b>950 Maverick Partners, LLC d/b/a Palo Duro Commercial Partners</b>	<b>9012690</b>		<b>281-995-2200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jeffrey Stephen Hayes</b>	<b>491387</b>	<b>Jeff@palodurocp.com</b>	<b>281-995-2200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Ryan Neyland</b>	<b>633346</b>	<b>ryan@palodurocp.com</b>	<b>281-995-2200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0