



**AVAILABLE
1,776 SF**

4020 S SAM HOUSTON PKWY E

FOR LEASE: RARE 2ND GEN. DRIVE THRU AVAILABLE IMMEDIATELY

NWQ Beltway 8 & Cullen Blvd | Houston, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 4020 S Sam Houston Pkwy E
Houston, TX 77047

Availability: 1,776 SF

Price: Call For Pricing

HIGHLIGHTS:

- 2nd generation QSR space with drive-thru
- Located just off the signalized intersection of Cullen Blvd & Beltway 8 Frontage Rd
- Frontage and visibility along Beltway 8
- Positioned at the entrance to Brunswick Lakes, a residential development with approximately 921 homes
- Directly adjacent to Exxon and immediately surrounded by Best Western, Starbucks, Panda Express, Family Dollar, McDonald's, Jack in the Box, O'Reilly Auto Parts and other retailers

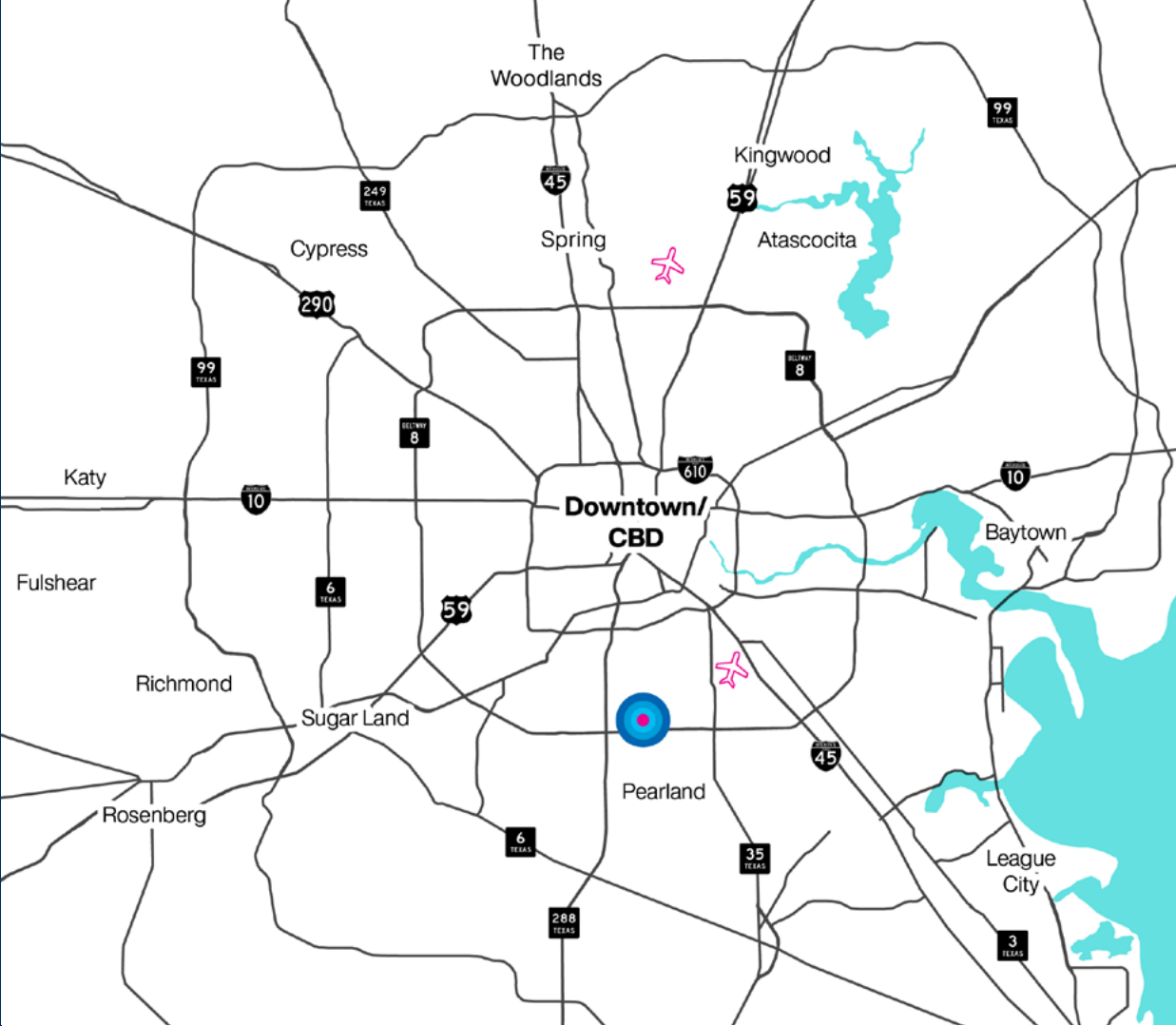
TRAFFIC COUNTS:

Beltway 8: 135,120 CPD '25

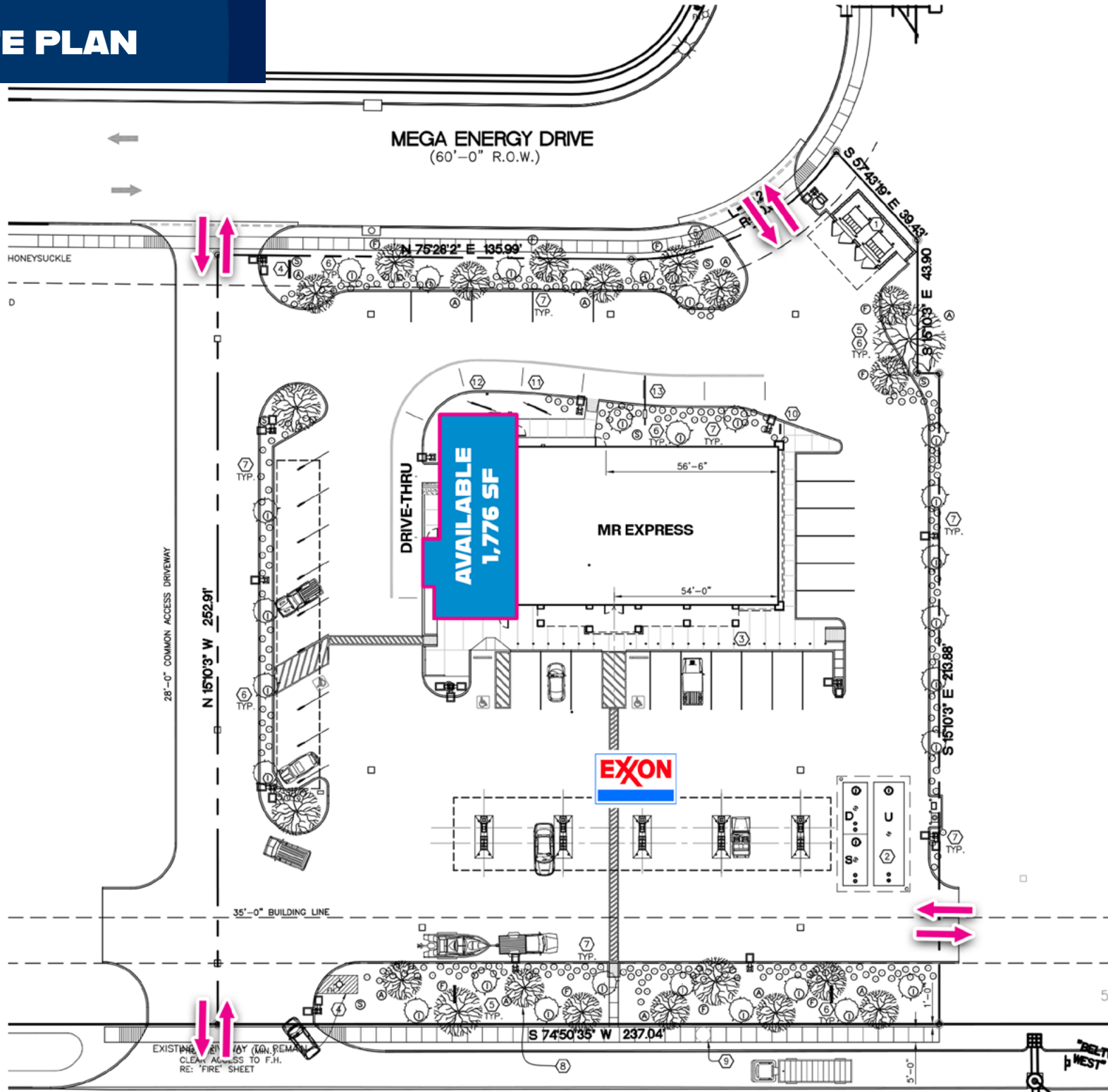
Cullen Blvd: 18,572 CPD '25

2026 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,123	69,072	215,997
Daytime Pop.	3,538	39,826	122,742
Avg HH Income	\$112,401	\$113,372	\$117,438



SITE PLAN



BELTWAY 8 (SAM HOUSTON TOLLWAY)
(R.O.W. VARIES)



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BRUNSWICK LAKES
COMMUNITY WATER PARK



Cullen Blvd

Scott St

BW
Best Western

FAMILY DOLLAR

American Deli

O'Reilly
AUTO PARTS

nick
In the Box

McDonald's

SHIRLEY
DONUTS

BELTWAY
8

CIRCLE K

BURGER KING

Brookside Gardens
Apartments

KING RANCH AG
AND TURF

BRUNSWICK LAKES

ADA

CULLEN PAWN

SAVING PRIVATE SAM

Starbucks

Exxon

135,120 CPD '25

BELTWAY
8

Sam Houston Pkwy

CHURCH'S
SUBWAY

TACQUERIA
LA NORTEÑITA

Fellows Rd

AQUARIUM
DESIGN GROUP

EST

Fellows Rd

Cullen Blvd

Mommy's
SOUTHERN TWIST

SITE

Fiesta

288 TEXAS

45

Academy

Walmart

WILLIAM P. HOBBY AIRPORT

BNSF RAILWAY

FedEx

Mykawa Rd

35 TEXAS

Target
Burlington
James Avery JEWELRY
DOLLAR TREE

H-E-B

Target
Dist. Center

BELTWAY 8

135,120 CPD '25

STUDIO MOVIE GRILL

University of Houston Clear Lake

119,316 CPD '25

amazon

Wendy's

Kroger

159,161 CPD '25

H-E-B plus!
Academy
ASHLEY
HOBBY LOBBY

sam's club

Walmart
JCPenney
HomeGoods
BEST BUY

Kroger

SPROUTS

BIG LOTS
Office DEPOT

Walmart

Kroger
HARBOR FREIGHT

ALDI

LA FITNESS

LOWE'S

H-E-B
Academy
ROSS
TJ-maxx
petco
HOBBY LOBBY
five BELOW
Bath Body Works

DICK'S
BARNES & NOBLE
macy's
Dillard's
at home
ALDI

COSTCO WHOLESALE

Target
Randall's
KOHLS
HomeGoods
ROSS
BOOT BARN
Marshall's
PETSMART
five BELOW
Michael's
ULTA
DSW

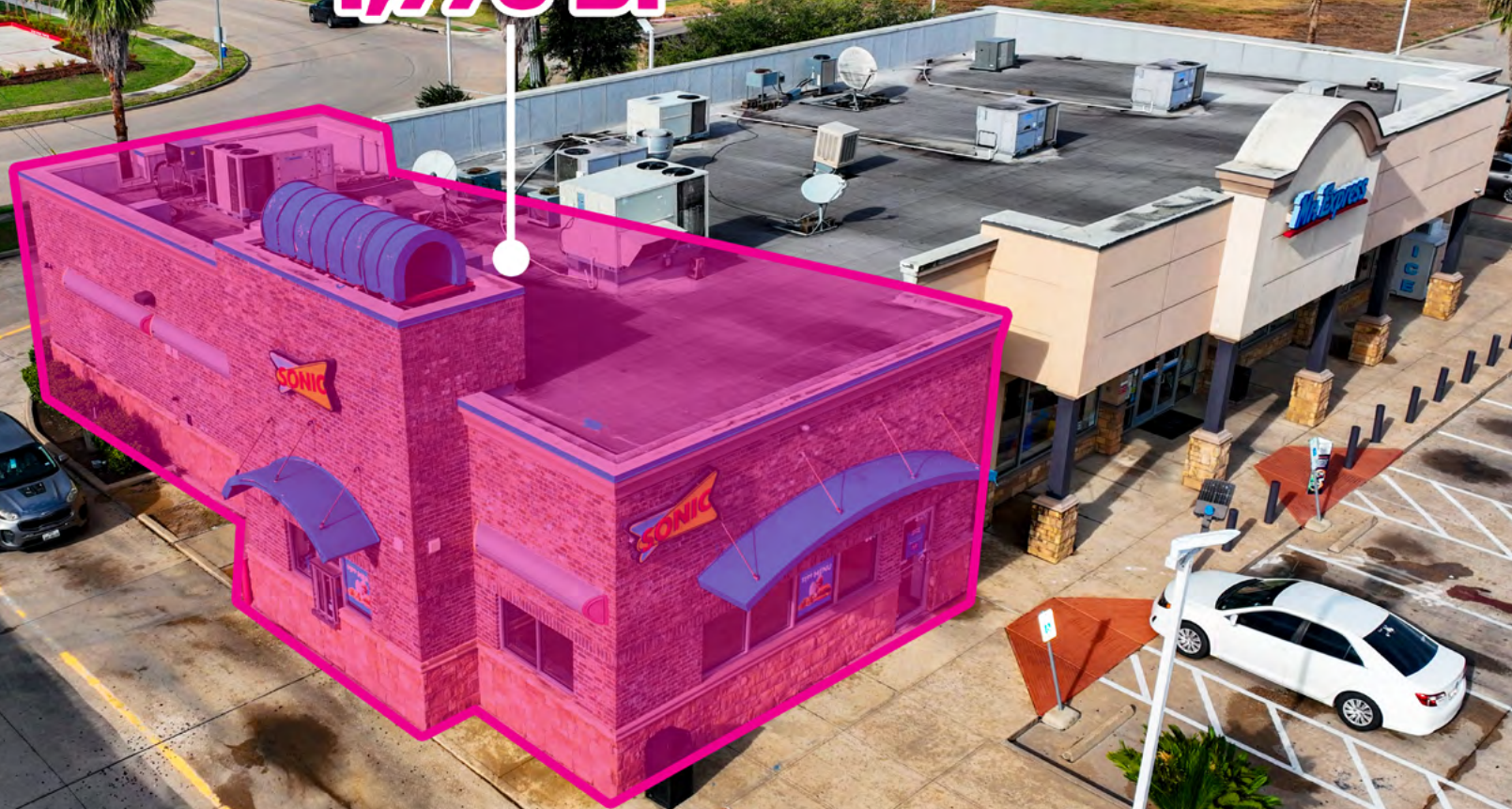
Walmart

Home Depot

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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.

Blue Ox Brokerage, LLC	9009549-BB	jj@blueoxgroup.com	713.804.7777
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	651377-SA	aa@blueoxgroup.com	713.324.8954
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

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