



## Vacant Whataburger at OST and Calhoun Road

4616 Old Spanish Trl, Houston, TX 77021



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# Vacant Whataburger at OST and Calhoun Road

\$28.80 /SF/YR

Prime Corner Lot – Former Quick Service Restaurant at 4616 Old Spanish Trail (OST) and Calhoun Road.

Outstanding visibility and access! This high-traffic corner lot, positioned at the intersection of Old Spanish Trail (OST)/ US-90A and Calhoun Road, is ideally located near the University of Houston and Texas Southern University, with an estimated daily traffic of 50,000 vehicles. Featuring four curb cuts—two on OST and two on Calhoun—this site offers easy access and superb potential for a fast-food restaurant or quick-service establishment.

Property Details: Building, 2,546 SF, with ample dining, retail, commercial kitchen, and office space. Lot,...

- Prime Corner Lot – Former Quick Service Restaurant
- High-traffic location serving UH and TSU area
- Four curb cuts, drive-thru and plentiful parking
- TIRZ and New Market Tax Credits maybe available

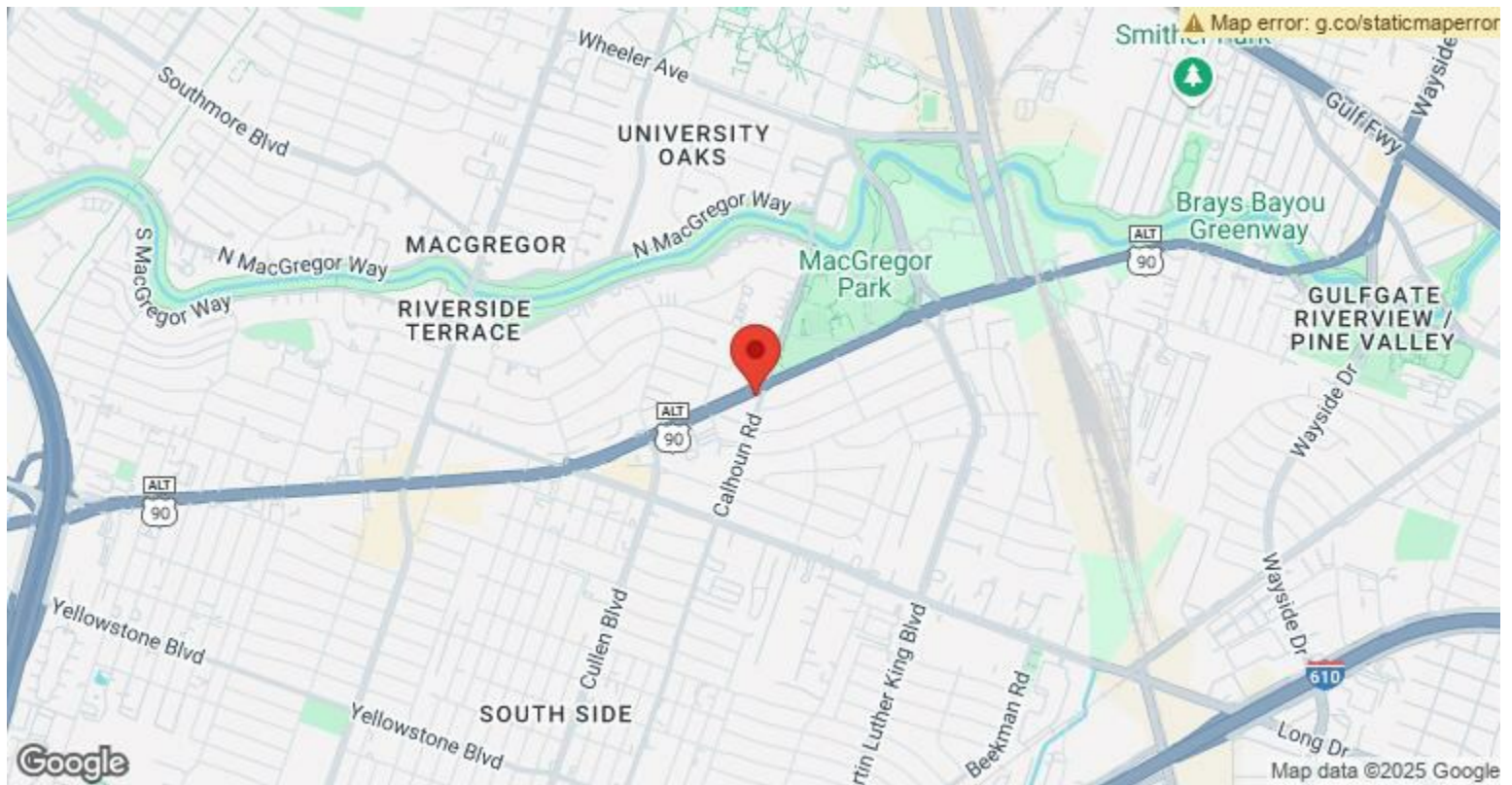


Rental Rate:	\$28.80 /SF/YR
Property Type:	Retail
Property Subtype:	Fast Food
Gross Leasable Area:	2,650 SF
Year Built:	1960
Walk Score ®:	60 (Somewhat Walkable)
Transit Score ®:	56 (Good Transit)
Rental Rate Mo:	\$2.40 /SF/MO

## 1st Floor

Space Available	2,546 SF
Rental Rate	\$28.80 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Built-out with commercial kitchen and dining room facility.



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Property Details: Building, 2,546 SF, with ample dining, retail, commercial kitchen, and office space. Lot, approximately 25,000 SF with abundant parking.

Ideal Use: Perfect for fast food or quick-service concepts such as Mexican, chicken, coffee, seafood, and more.

Special Note: No more than 50% of the restaurant's revenue may come from hamburger sales.

Incentives: This property is located within an Opportunity Zone and may be eligible for New Market Tax Credits, offering valuable tax incentives. Additionally, it is part of the Old Spanish Trail/Almeda Corridors TIRZ, a financing initiative aimed at spurring investment and stimulating development in key corridors and nearby neighborhoods. More info at: <https://www.houstontx.gov/ecodev/tirz/7.html>.

Disclaimer: All sales information is based on owner-provided and publicly available data. Prospective tenants are encouraged to independently verify details and conduct their own surveys.



# Property Photos

