

# Value-Add Opportunity High-Traffic Corridor



## 10935 Aldine Westfield Road, Houston TX 77093

Positioned on a highly visible corner along Aldine Westfield, this freestanding commercial building offers a rare opportunity for an owner-user or investor seeking a flexible-use property in North Houston. Formerly operated as a neighborhood bar, the property is already built out with an open floor plan, bar area, stage, and multiple seating sections—making it ideal for a bar, lounge, nightclub, or entertainment concept. The existing layout also lends itself well to conversion for retail, event space, restaurant, or creative commercial uses.. Situated on approximately 0.27 acres with strong frontage and easy access, the site benefits from excellent visibility and steady traffic flow. The location is just minutes from Hardy Toll Road, I-45, and Beltway 8, providing convenient connectivity throughout the Houston metro

### Property Key Highlights

- Freestanding ±2,600–3,000 SF building
- Previously operated as a bar with existing infrastructure
- Open interior layout with bar, stage, and seating areas
- Prominent corner lot with strong street presence
- Unrestricted zoning allowing for a variety of commercial uses
- Ample on-site parking
- Surrounded by dense residential neighborhoods and local businesses

### Location Overview

This is a value-add opportunity with existing improvements in place—perfect for an operator looking to bring a new concept to life or an investor seeking a repositioning play in a growing area of Houston. Located in North Houston along the Aldine Westfield corridor, this property sits in a well-established, high-density area surrounded by residential neighborhoods, local businesses, and neighborhood retail. The location benefits from consistent traffic and strong visibility, with convenient access to major thoroughfares including I-45, Beltway 8, and the Hardy Toll Road. This area continues to see steady growth and redevelopment, making it an ideal spot for service-oriented businesses, retail, or entertainment concepts looking to serve the surrounding community.

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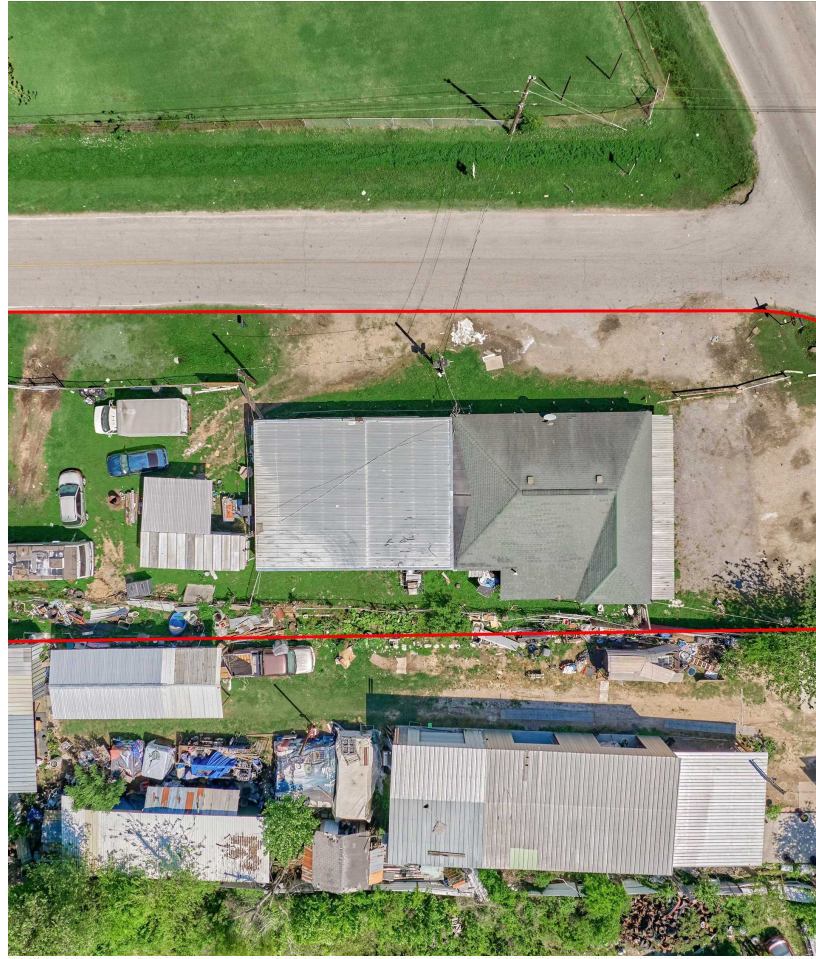
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The Woodlands, TX 77380

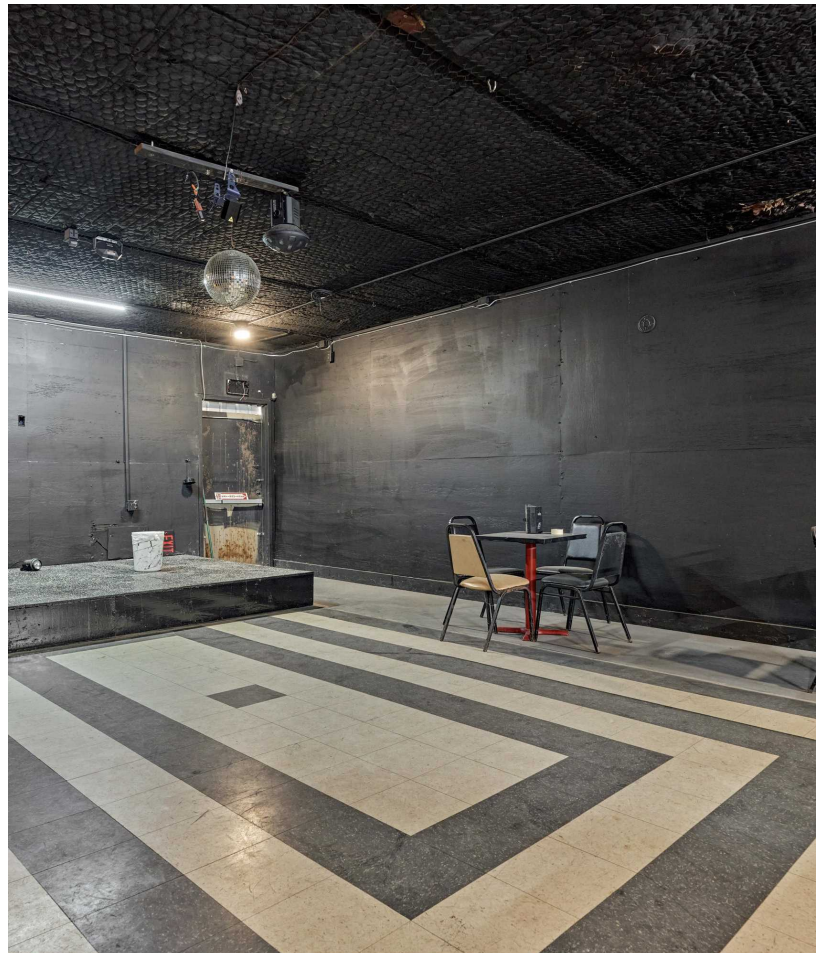
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Owned and Operated



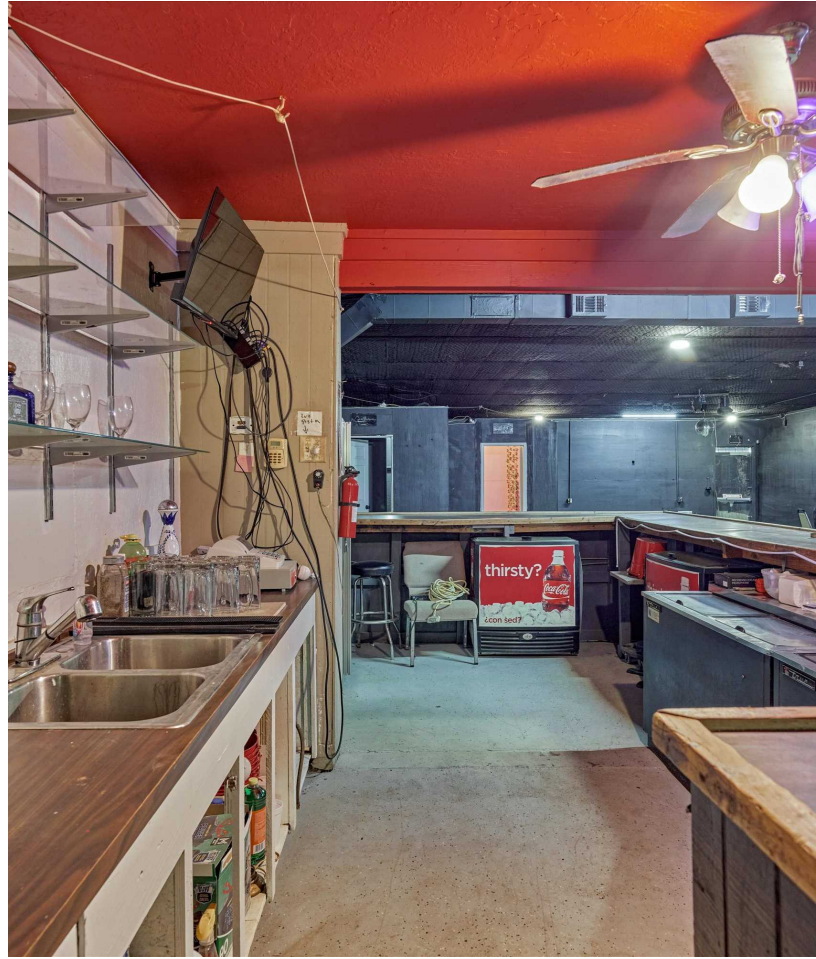
# Property Photos



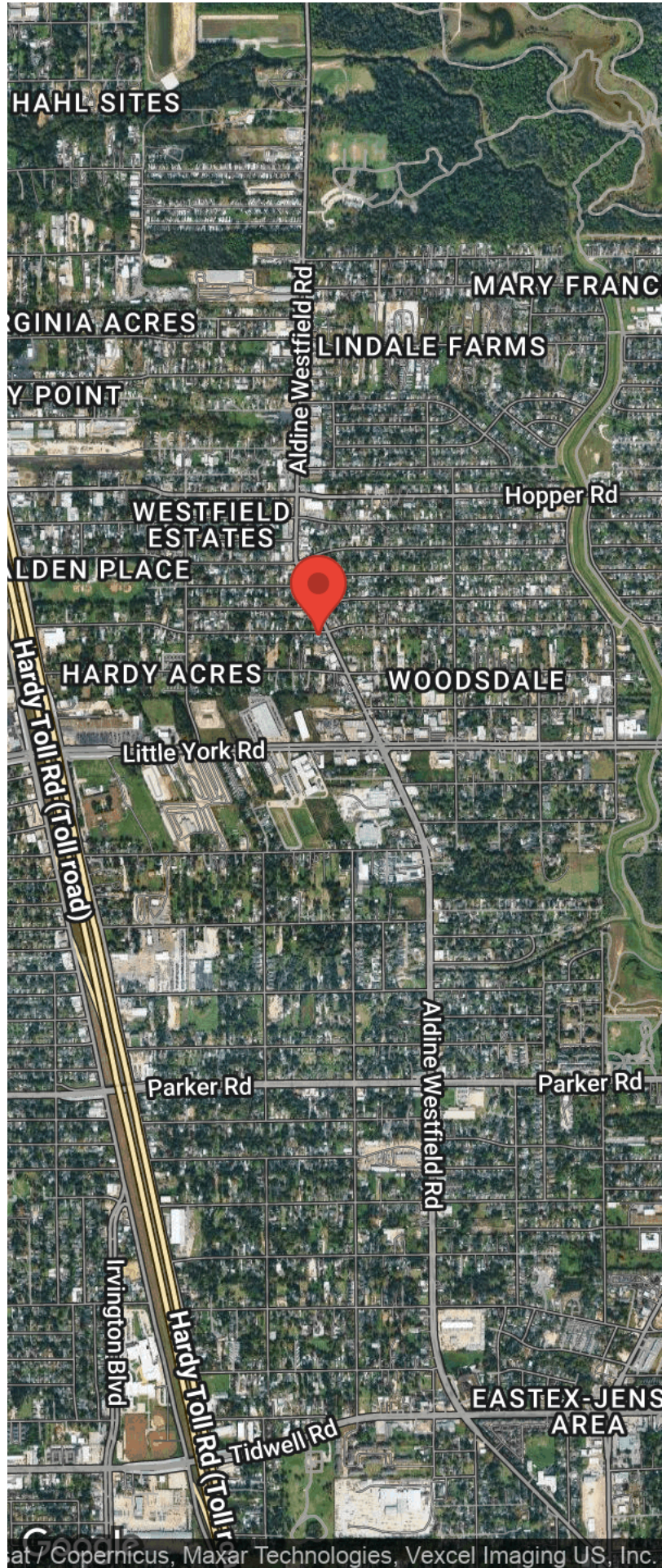
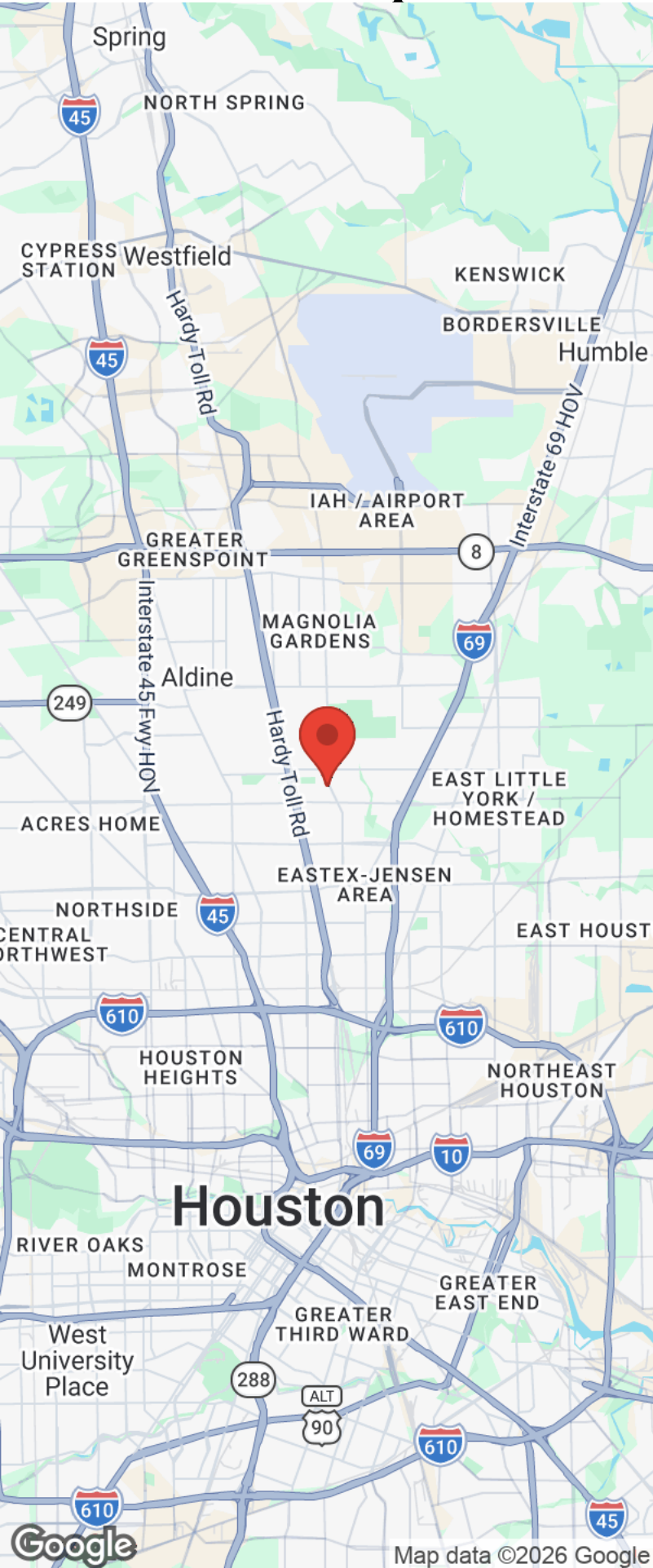
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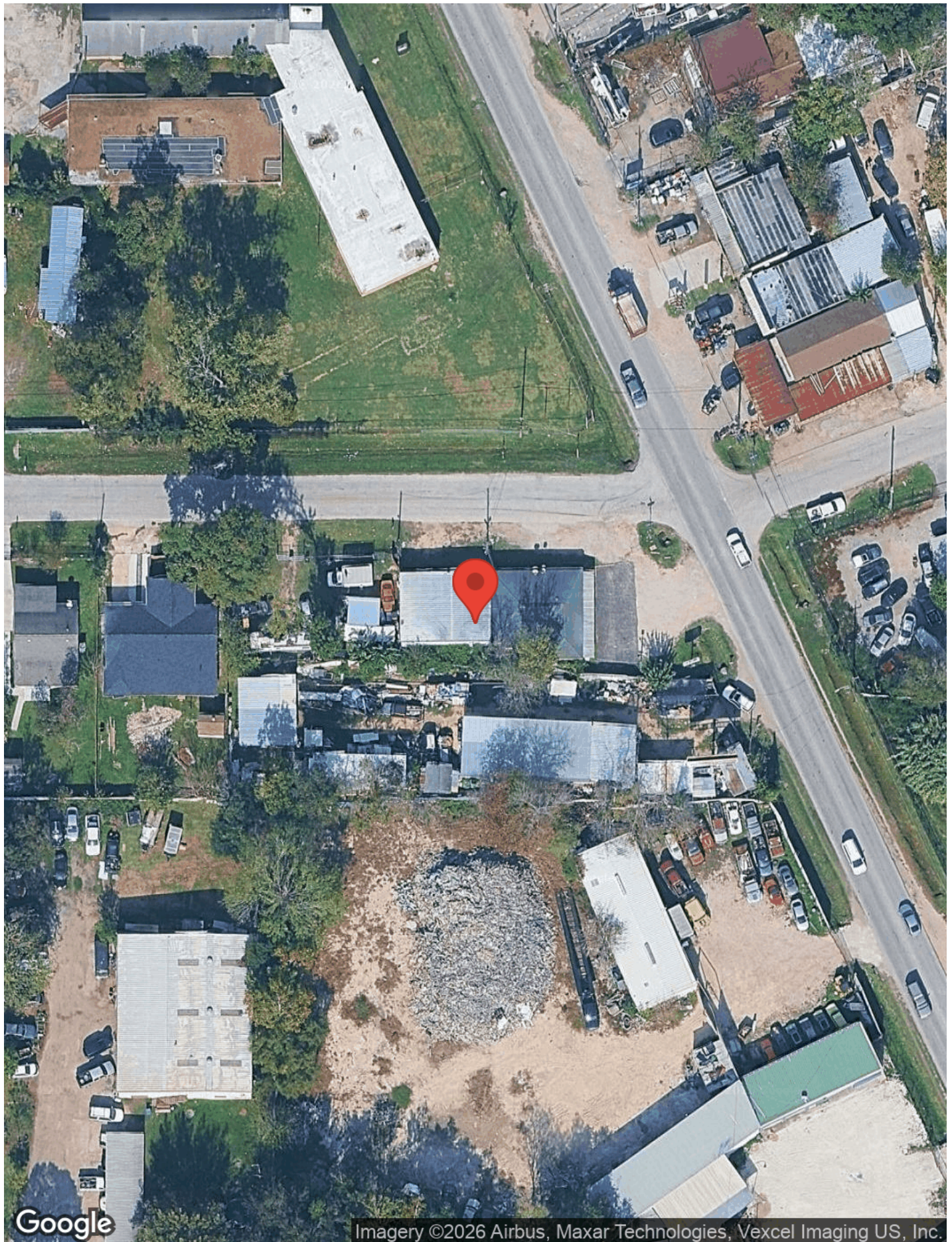
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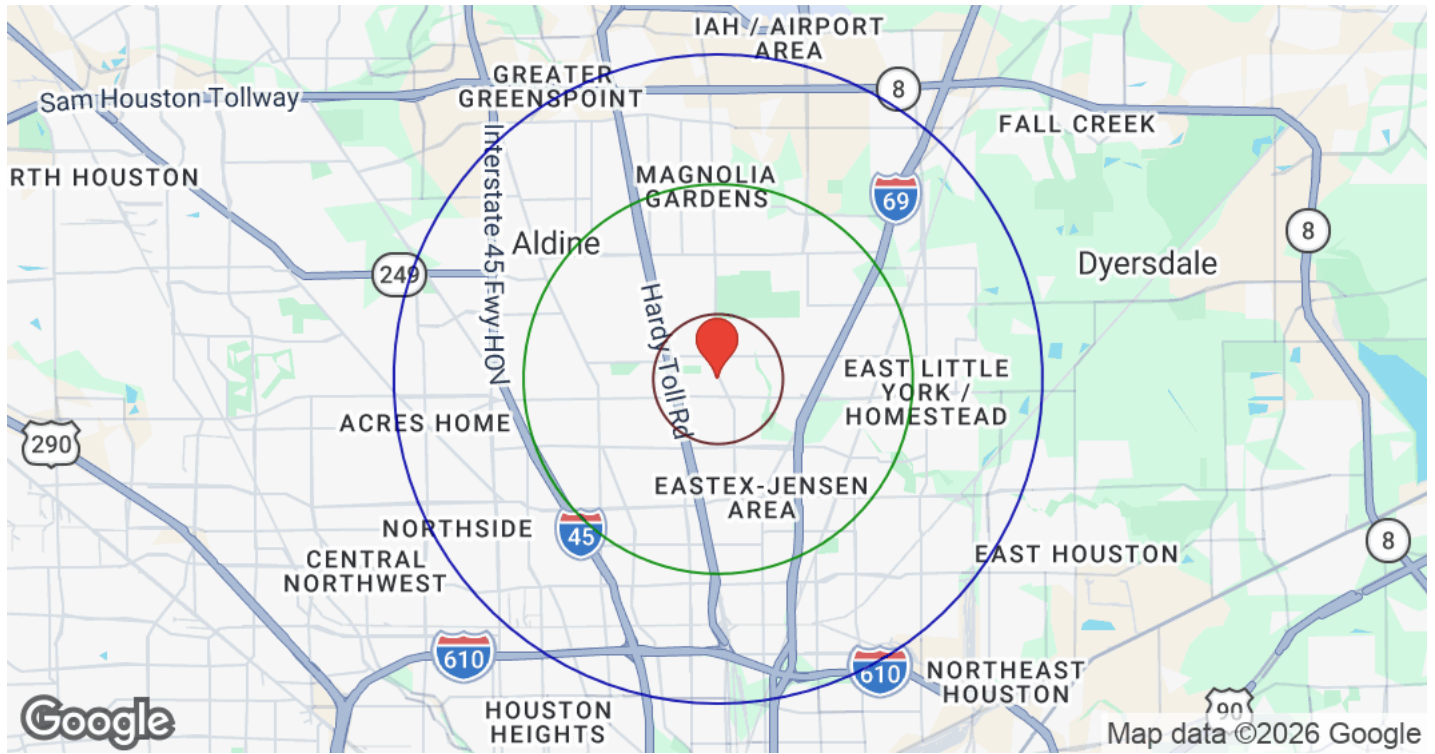
# Location Maps



# Aerial Map



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	6,596	60,434	145,867
	Female	6,093	57,933	143,681
	Total Population	12,689	118,367	289,548
<b>Race / Ethnicity</b>	White	1,292	11,399	29,186
	Black	459	9,884	65,061
	Am In/AK Nat	13	142	319
	Hawaiian	N/A	12	58
	Hispanic	10,786	95,167	189,133
	Asian	61	971	3,127
	Multiracial	66	698	2,316
	Other	14	107	319
<b>Housing</b>	Total Units	3,953	38,362	103,746
	Occupied	3,536	34,535	93,052
	Owner Occupied	2,212	18,978	48,495
	Renter Occupied	1,324	15,557	44,557
	Vacant	418	3,827	10,694
<b>Age</b>	Ages 0 - 14	2,918	26,895	63,638
	Ages 15 - 24	2,280	20,866	46,355
	Ages 25 - 54	5,209	48,459	119,176
	Ages 55 - 64	1,188	11,195	29,044
	Ages 65+	1,093	10,954	31,336
<b>Income</b>	Median	\$53,500	\$46,488	\$47,970
	Under \$15k	360	4,565	13,550
	\$15k - \$25k	380	4,306	11,594
	\$25k - \$35k	367	3,975	9,477
	\$35k - \$50k	498	5,185	13,313
	\$50k - \$75k	753	6,050	15,241
	\$75k - \$100k	541	4,559	11,314
	\$100k - \$150k	326	3,780	10,506
	\$150k - \$200k	147	1,165	4,208
	Over \$200k	162	952	3,850

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