

1212 Waugh Drive

Houston, TX 77019

**FOR SALE | INNER LOOP SECOND GENERATION BUILDING
OPPORTUNITY FOR RESTAURANT USE OR REDEVELOPMENT**

Wade Greene

Principal & Executive Vice President
+1 713 830 2189
wade.greene@colliers.com

Hannah Schiro

Principal & Senior Vice President
+1 713 830 2192
hannah.schiro@colliers.com



Colliers

1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111

DOWNTOWN →



BUFFALO BAYOU
PARK

THE ROYALTON
253 UNITS

THE SOVEREIGN @
REGENT SQUARE
290 UNITS

MODERA WAUGH
392 UNITS

1010 WAUGH
260 UNITS

2900 WEST DALLAS
430 UNITS

ALLEN HOUSE
267 UNITS

1212
WAUGH DRIVE



22,872 VPD

W DALLAS ST



W CLAY ST



WAUGH DR

Marshalls HomeGoods TJ-maxx



E6S FITNESS

CAFÉ GINGER

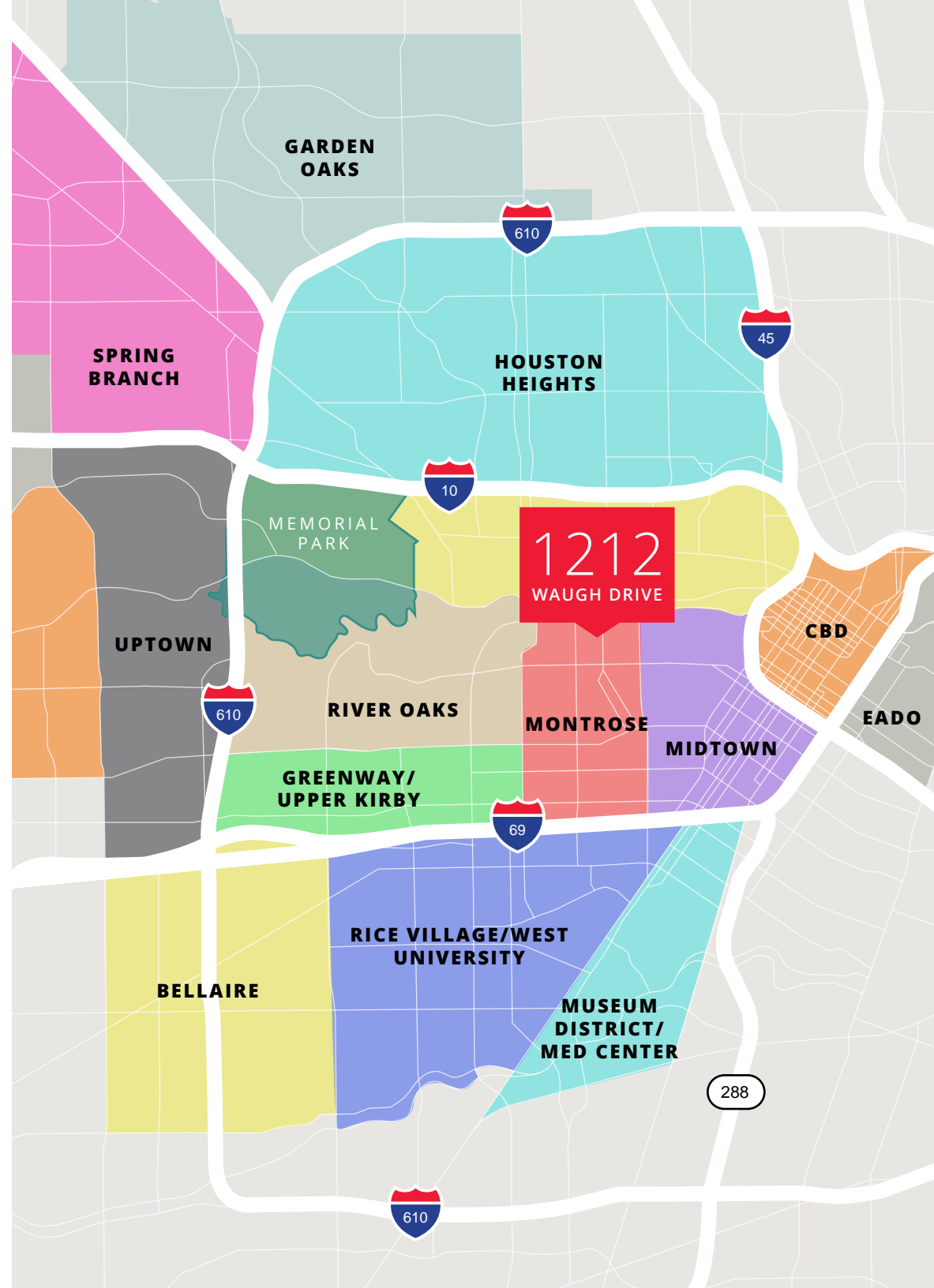


Property Overview

Address	1212 Waugh Drive Houston, TX 77019
Building Size	6,755 SF
Patio	1,388 SF
Building Type	Second generation restaurant
Lot Size	35,497 SF
Parking	58 parking spaces
Traffic	22,872 VPD on Waugh Drive

Area Highlights

- Buffalo Bayou Park within half a mile
- Whole Foods just north of site at Waugh Drive & Dallas Street gets approximately 60,000 visits per month.
- New 14-story luxury apartments under construction at 1010 Waugh next to site
- 20,430 Households within a 1-mile radius



UPTOWN



HANOVER PARK VIEW
421 UNITS

HANOVER AUTRY PARK
324 UNITS

THE SOVEREIGN @
REGENT SQUARE
290 UNITS

BUFFALO BAYOU
PARK

THE STERLING @
AUTRY PARK
590 UNITS

ALLEN HOUSE
267 UNITS

1010 WAUGH
260 UNITS

1212
WAUGH DRIVE

22,872 VPD

WAUGH DR

W CLAY ST





1-Mile Radius

WASHINGTON AVE

RICE MILITARY

MEMORIAL DR

34,064 VPD

medüza mediterranea

TOCA MADERA

E55FITNESS



ALLEN PKWY

19,686 VPD

Clarkwood ANDIRON

Bludorn

annabelle

DJO HOUSTON

MEXICAN SUGAR COCINA Y CANTINA

FLIGHT CLUB SOCIAL & DARTS

GEORGIA JAMES

STAGES

WHOLE FOODS MARKET

W DALLAS ST

219,978 VPD

RIVER OAKS

1212 WAUGH DRIVE

Verde GARDEN KATAMI la griglia

23,556 VPD



BARNES & NOBLE

Sur la table 19th AVENUE

HUDSON HOUSE

Kroger

10,683 VPD

Marshalls TJ-maxx HomeGoods Orangetheory FITNESS

MONTROSE BLVD

RIVER OAKS THEATRE

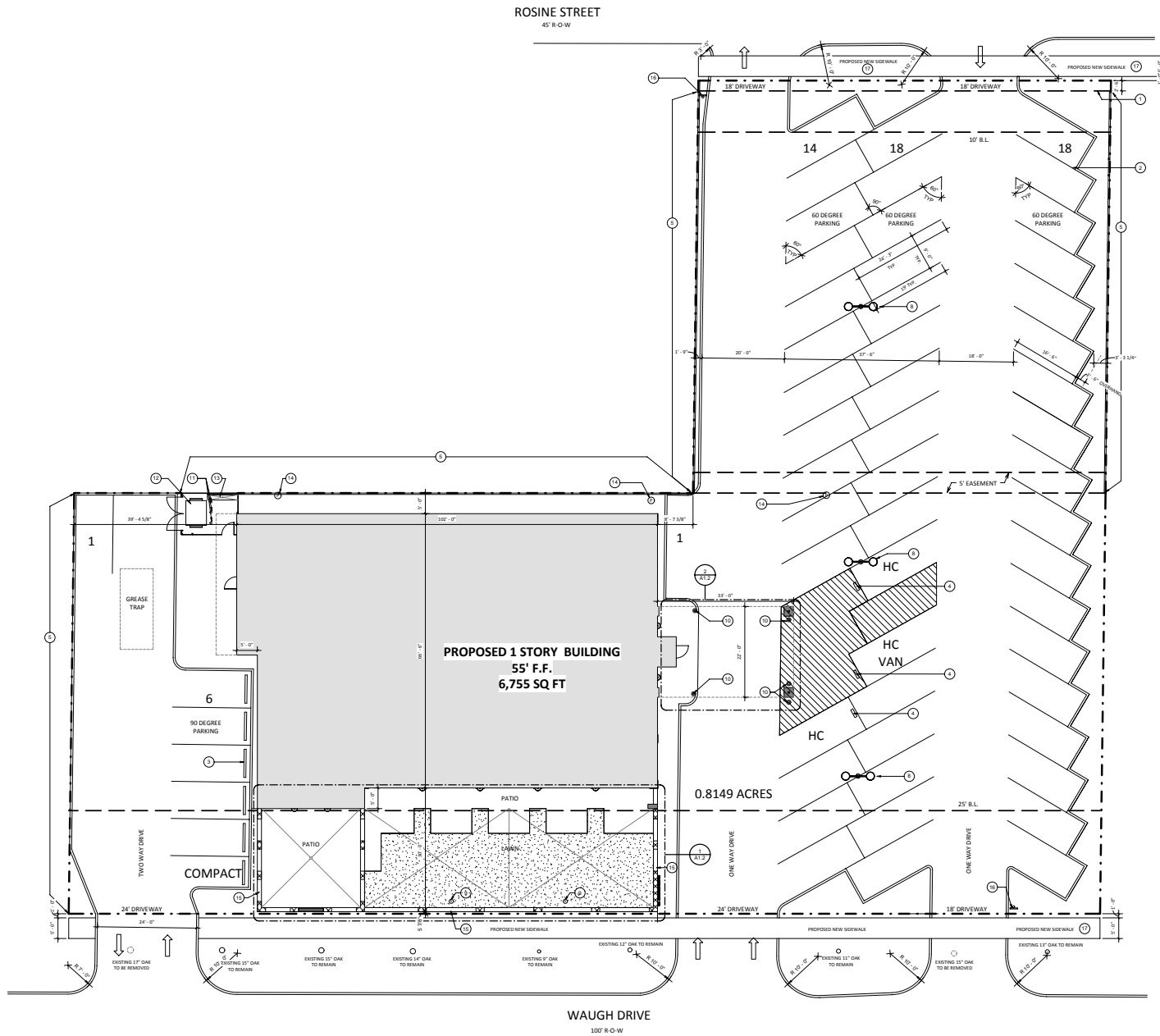
Ferris's STEAKHOUSE & GRILLE BARRY'S BOOTCAMP

27,332 VPD

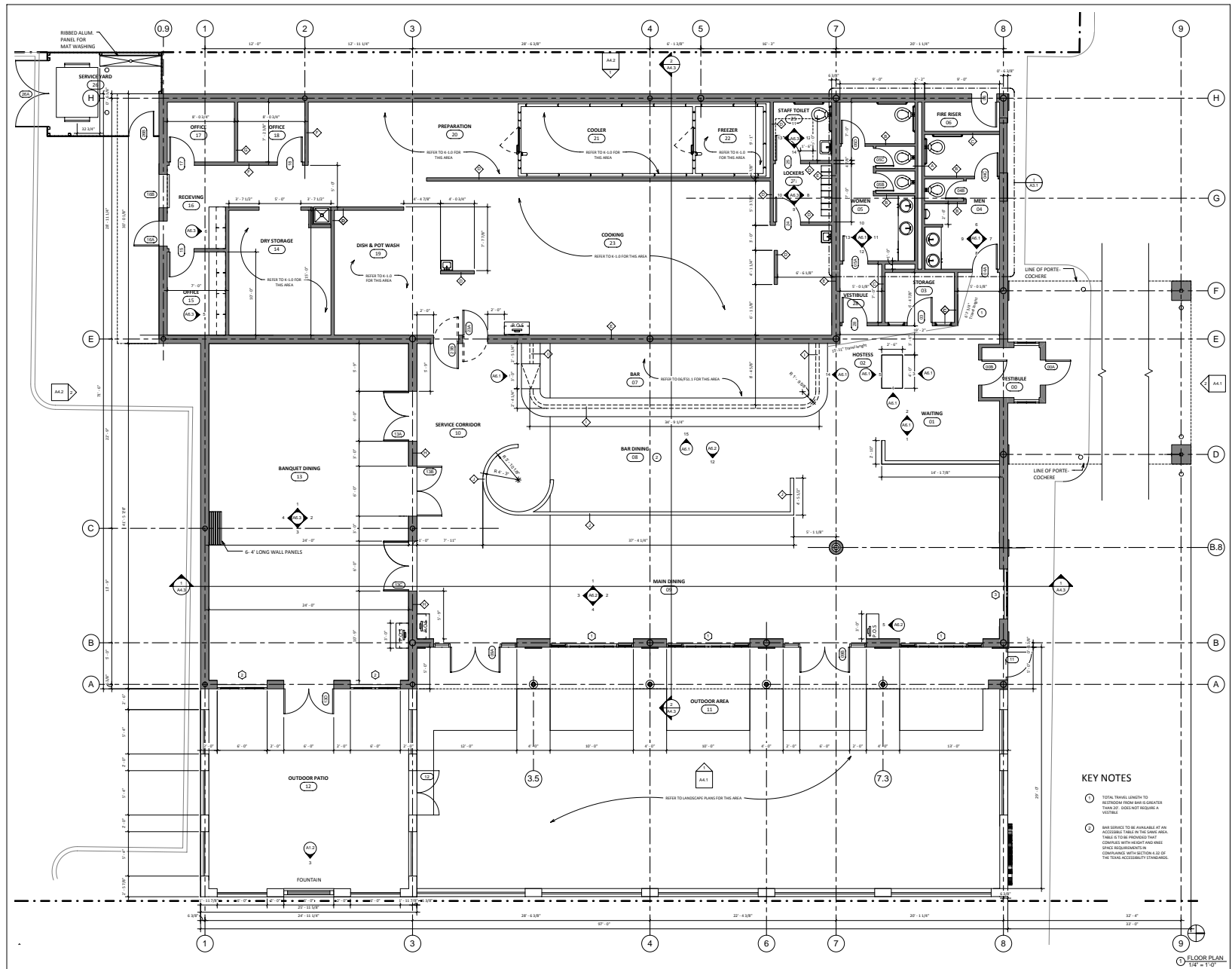
MONTROSE

MIDTOWN

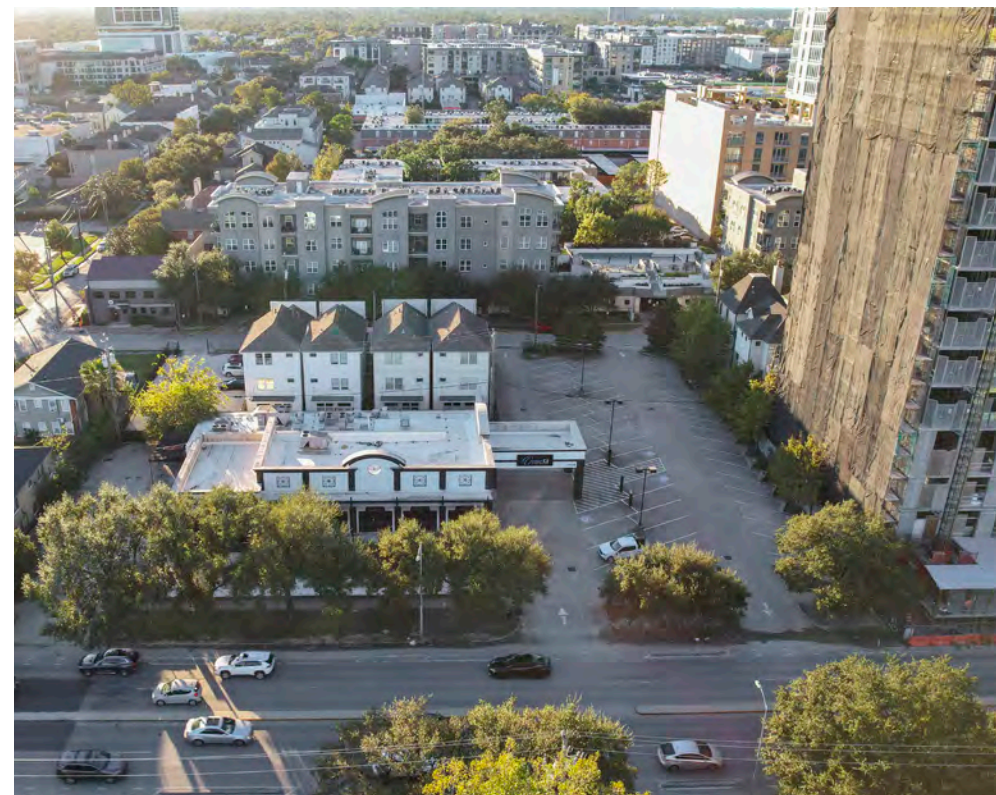
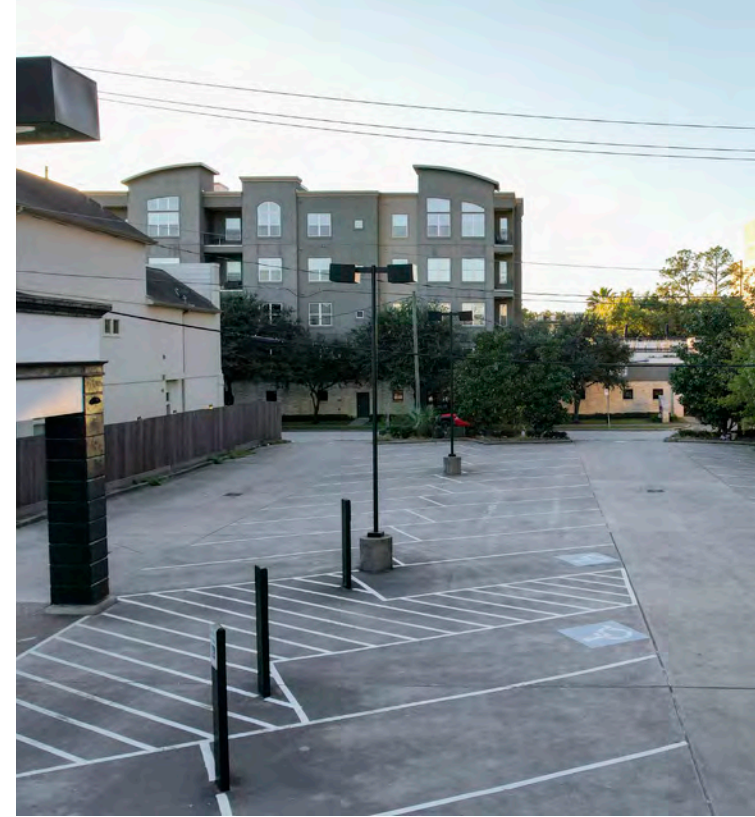
Site Plan | 1212 Waugh Drive



Floor Plan | 1212 Waugh Drive



- KEY NOTES**
- TOTAL TRAVEL LENGTH TO DISTANCE FROM MAIN CIRCULATION TRAILER DOES NOT INCLUDE A VESTIBULE
 - AREA SHOWN TO BE AVAILABLE IF AN ACCESSIBLE TABLE IN THE SAME AREA TABLES EXCEEDING THESE DIMENSIONS WITH HEIGHT AND ANCHOR SPACE REQUIREMENTS IN COMPLIANCE WITH SECTION 4.02 OF THE 2010 ACCESSIBILITY STANDARDS





1233 West Loop South, Suite 900
Houston, TX 77027
+1 713 222 2111
colliers.com

Wade Greene

Principal & Executive Vice President
+1 713 830 2189
wade.greene@colliers.com

Hannah Schiro

Principal & Senior Vice President
+1 713 830 2192
hannah.schiro@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Houston, Inc.



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. **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.

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.

Colliers International Houston, Inc.

29114

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

houston.info@colliers.com

+1 713 222 2111

Email

Phone

Daniel P. Rice

811065

Designated Broker of Firm

License No.

danny.rice@colliers.com

+1 713 830 2134

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Wade Greene

680080

Sales Agent/Associate's Name

License No.

wade.greene@colliers.com

+1 713 830 2189

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date