



REAL ESTATE BROKERAGE



FOR LEASE
2,500 SF
VACANCY

JONATHAN HICKS, CCIM
713 598 0954
jhicks@ryoak.com
ryoak.com



Jones Rd

SITE



FOR LEASE
**2,500 SF
VACANCY**

Call for Pricing

 **LOCATION**

Jones Rd
Jersey Village, TX 77065

 **SIZE**

23,725 SF LAND / PAD SITE

 **TRAFFIC COUNTS**

49,780 VPD
Jones Rd

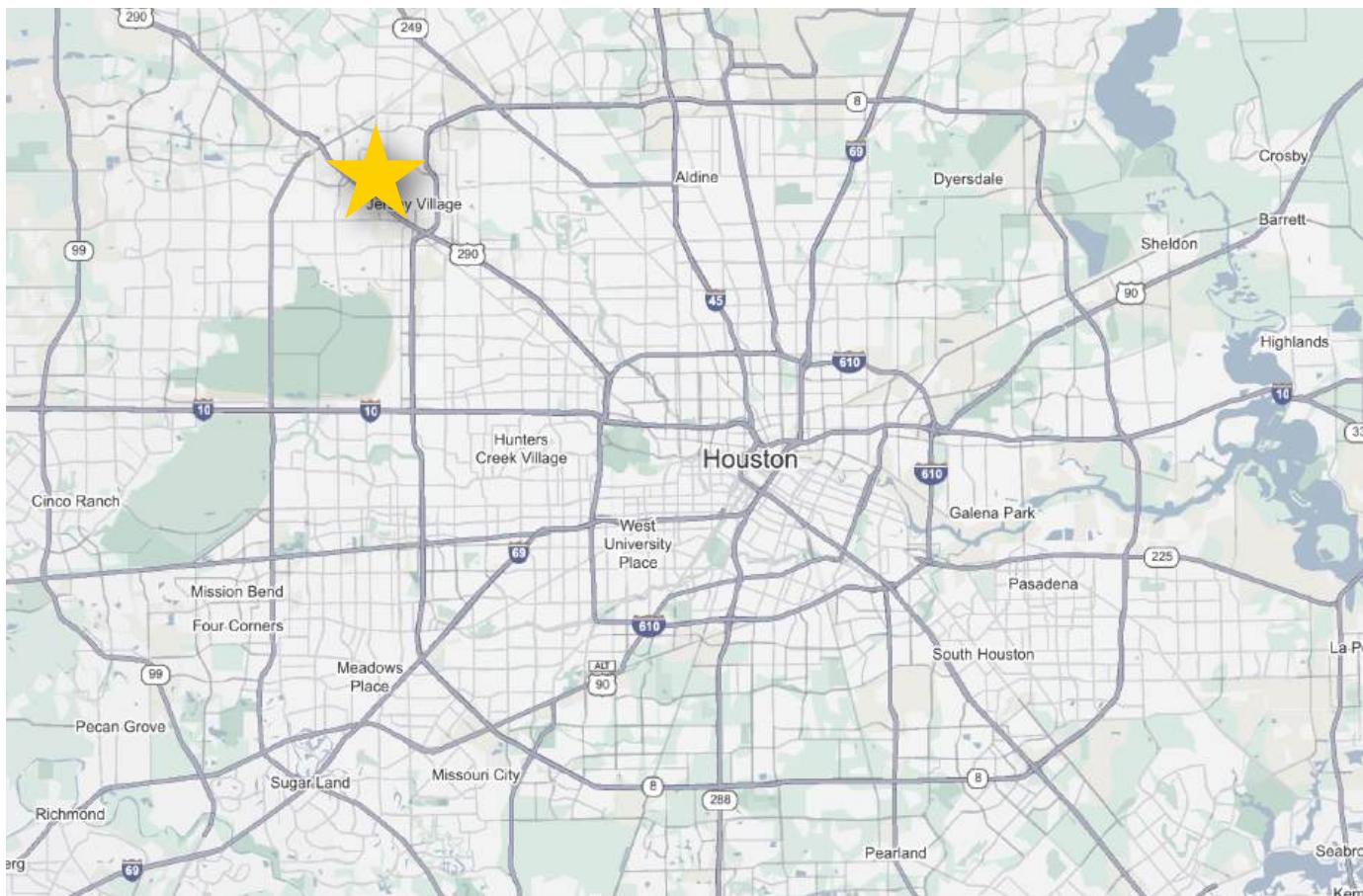
Location

Jersey Village

Texas

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	23,503	145,929	358,418
DAYTIME POPULATION	19,104	116,452	279,655
AVG HH INCOME	\$74,919	\$82,460	\$78,097



AREA RETAILERS

H-E-B, Kroger, Harbor Freight, Starbucks, Ross Dress for Less, Sam's Club, Chick-fil-A, iShine Express, The Learning Experience, CVS Pharmacy, Jersey Meadows Golf Course, et al

PROPERTY INFO

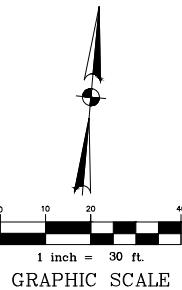
- 2,500 SF SF Vacancy with Overhead Door
- Ideal for Small QSR
- Minutes from FM 1960 and Beltway 8
- First Bi-directional median break N of 290
- Strong Traffic Counts



BUILDING	S.F.
HOPE CHURCH	9,971 S.F.
B&C ENTERTAINMENT	5,500 S.F.
TEXAS CHILI COMPANY	2,500 S.F.
TEXAS AXES	3,750 S.F.
METHOD CONSTRUCTION	4,895 S.F.
H-TOWN BARBELL	3,270 S.F.
PROMAN SKILL TRADES	1,952 S.F.
FRED ASTAIRE DANCE STUDIO	3,027 S.F.
LA ARGENTINA	1,542 S.F.
BEHAVIORAL HEALTH	4,092 S.F.
TOTAL LEASEABLE	40,499 S.F.

TRACT TABLE	ACERAGE	PARKING
TRACT 1	5.01	242
TRACT 2	0.33	6
TRACT 3	0.55	N/A
DETENTION POND	0.42	N/A
TOTAL	5.82	248

PARKING ANALYSIS	
EXISTING BUILDING SQUARE FOOTAGE:	40,499 SQ FT
PROPOSED BUILDING SQUARE FOOTAGE:	21,229 SQ FT
TOTAL BUILDING SQUARE FOOTAGE ON SITE:	61,728 SQ FT
TOTAL NUMBER OF SPACES PROVIDED:	248 PARKS
4.02 SPACES PROVIDED PER 1,000 SQ FT	



REVISIONS	DATE

ALJLindsey

Civil Engineers
5625 FM 1960 W, Suite 314
281.371.5655
FRN F-1526

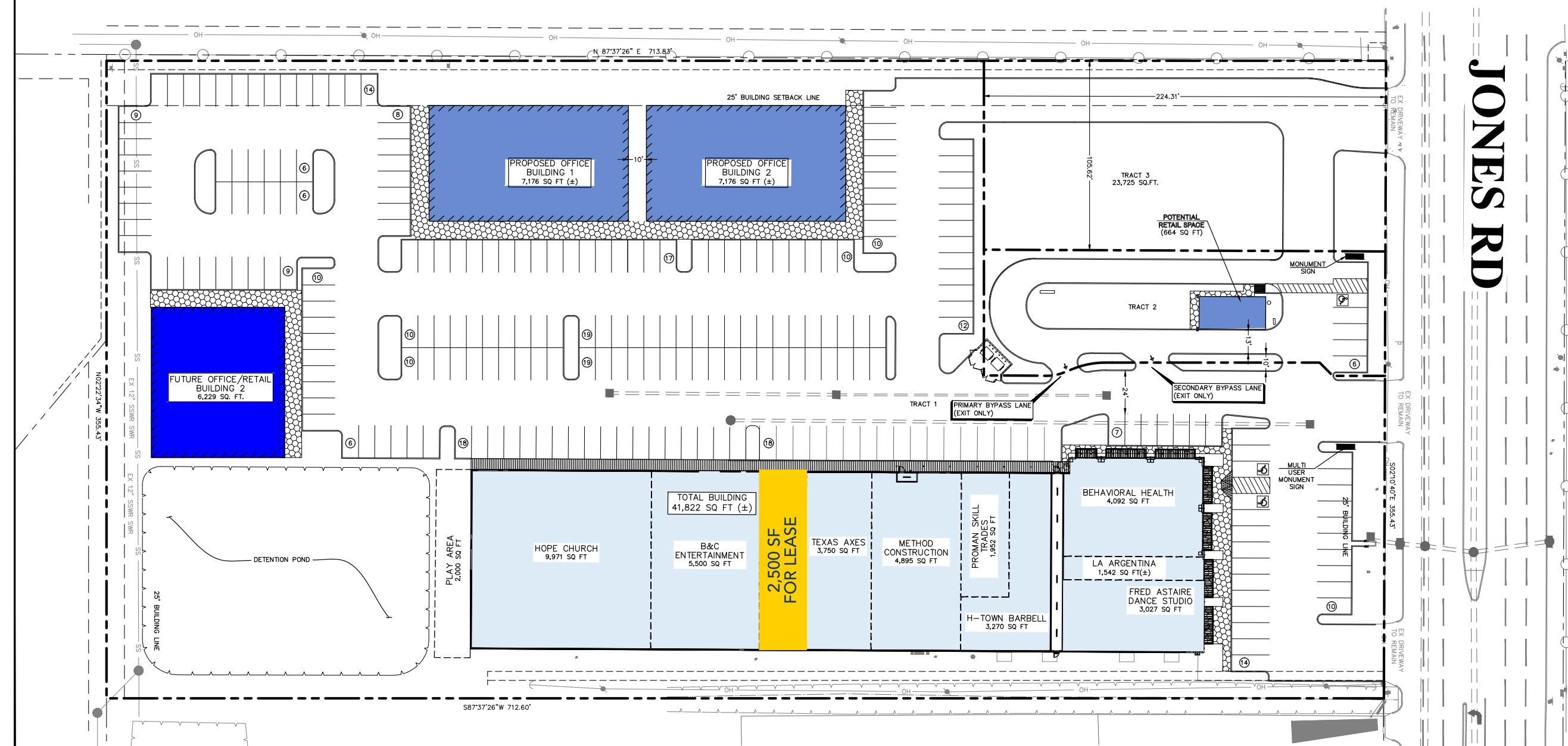
SITE PLAN
2/25/2025

ALJ PROJECT NO.
070-202CV-029
DATE: FEBRUARY
SCALE: 1" = 30'
DRAWN BY/RH
CHECKED BY/ALJ

VILLAGE 290
8301 JONES ROAD
JERSEY VILLAGE, TEXAS

EX-1

JONES RD



CONTACT

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jhicks@ryoak.com
ryoak.com



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RYOAK
CAPITAL PARTNERS

INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	