

EXECUTIVE SUMMARY

20434 KUYKENDAHL ROAD



OFFERING SUMMARY

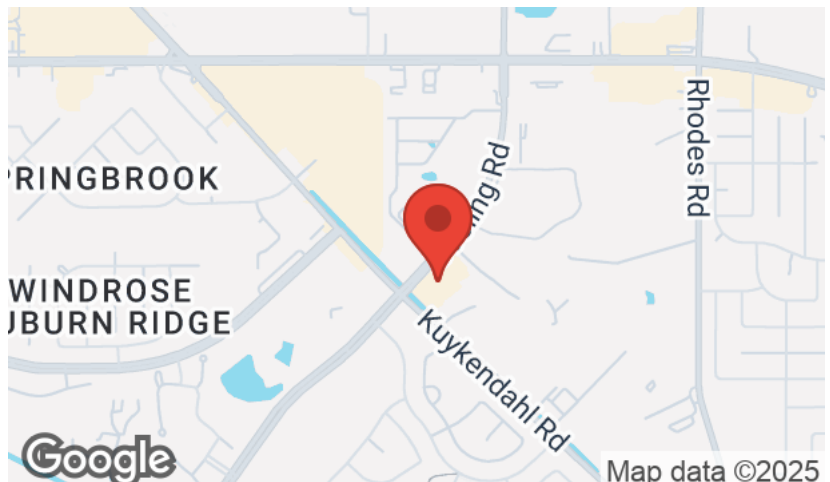
| | |
|--------------|------------------|
| PRICE: | CALL FOR PRICING |
| BUILDING SF: | 6000 |
| OCCUPANCY: | 100% |
| LOT SIZE: | 27,547 SF |
| SIGNAGE: | Marquee |
| FRONTAGE: | 118Ft on Gosling |
| YEAR BUILT: | 2016 |
| PARKING: | 80 |

PROPERTY OVERVIEW

Step into a ready-made business with this fully equipped, 6,000± SF event center located in the heart of Spring, TX. Positioned along Kuykendahl with excellent visibility and just minutes from The Woodlands, this modern venue offers an unbeatable combination of accessibility, upscale amenities, and flexible design.

Perfect for weddings, quinceañeras, corporate functions, and social events, the property is designed to host 200+ guests comfortably with an open floor plan and customizable layout.

This is a rare chance to purchase a turnkey event venue where you can start booking events immediately. With the booming population growth and steady demand for weddings and celebrations in Spring and The Woodlands area, this property positions an owner-operator for long-term success.



KW COMMERCIAL | HOUSTON -
8344 Spring Cypress Rd., Suite B
Spring, TX 77379

PURAK PARMAR
Commercial Managing Director
O: (281) 444-3900
C: (832) 987-4175
purak.parmar@sellinghtx.com
617363, Texas

Each Office Independently Owned and Operated

PROPERTY SUMMARY

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Property Summary

| | |
|--------------|-------------|
| Building SF: | 6,000 |
| Lot Size: | 27,547 SF |
| Parking: | 80 |
| Price: | CALL BROKER |
| Year Built: | 2016 |

Property Overview

Full-service bar & commercial kitchen

Stage, dance floor, and DJ area

VIP bridal suite and upgraded restrooms

Integrated A/V technology with projector, TVs, PA system, and lighting package

Ample on-site parking with valet capability

Location Overview

Located on Kuykendahl Rd with strong visibility, the property draws from surrounding communities including Spring, The Woodlands, and Tomball. The area has experienced rapid residential and commercial growth, fueling consistent demand for event venues. Proximity to major highways ensures accessibility for both local and regional guests.

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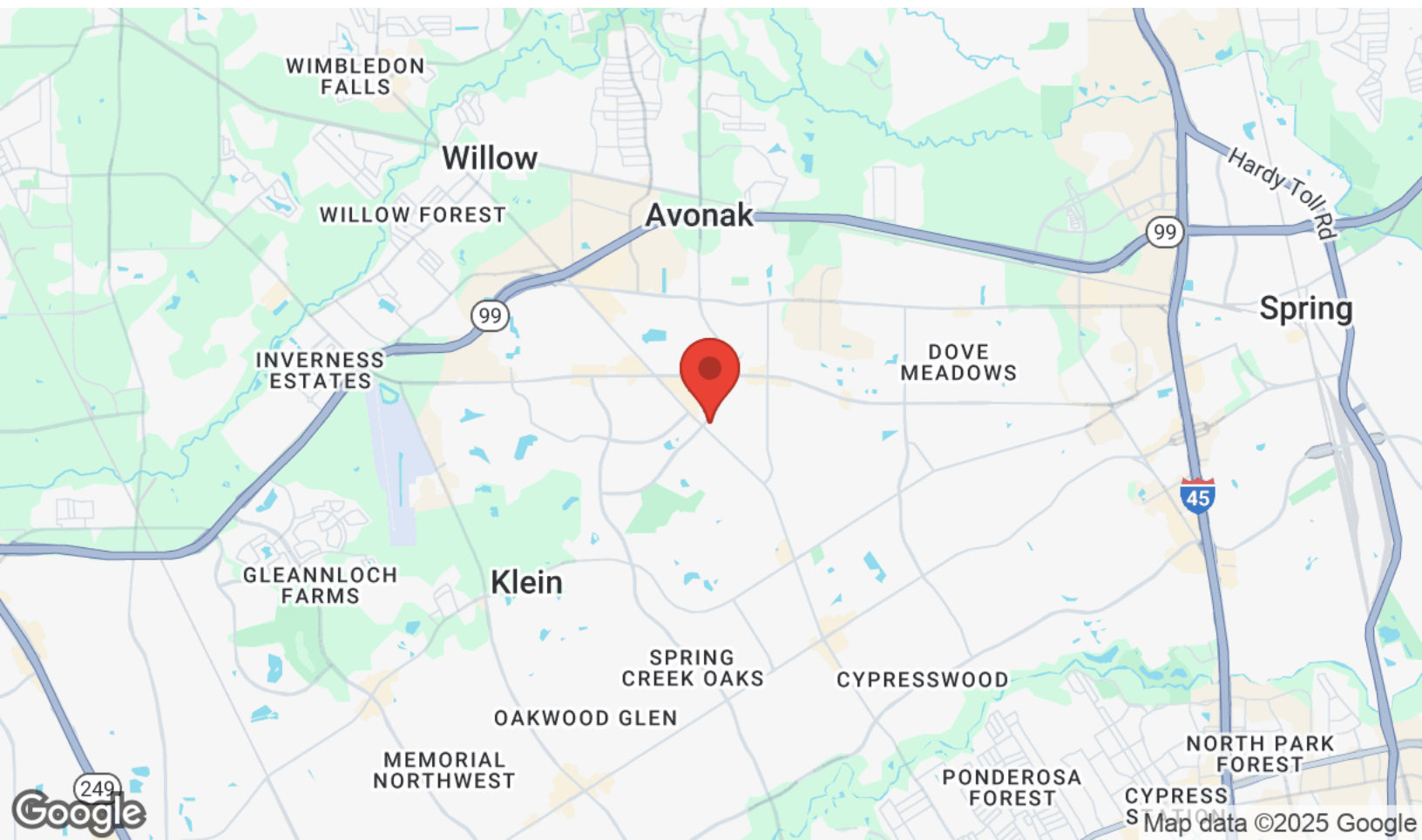
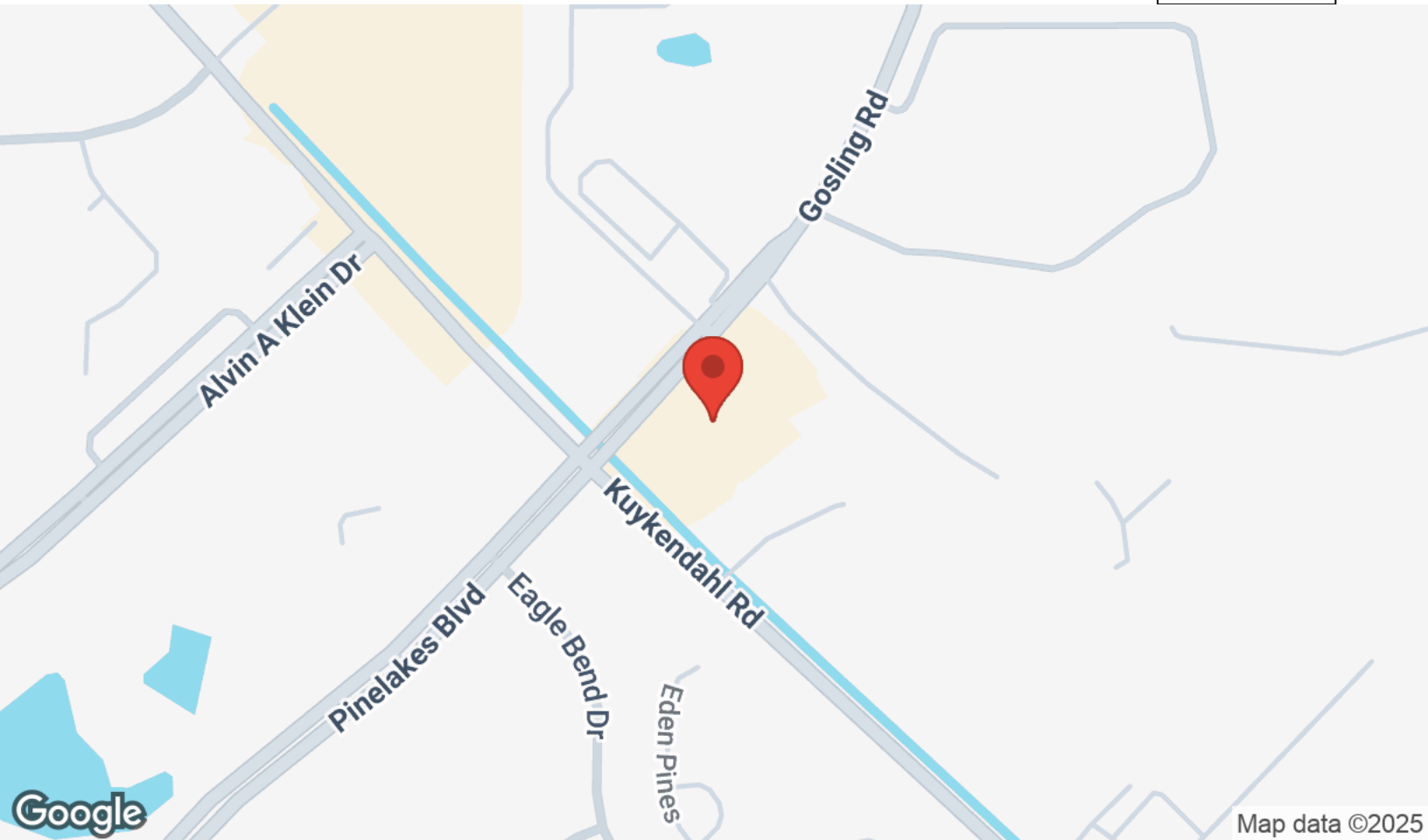
PROPERTY PHOTOS

20434 KUYKENDAHL ROAD



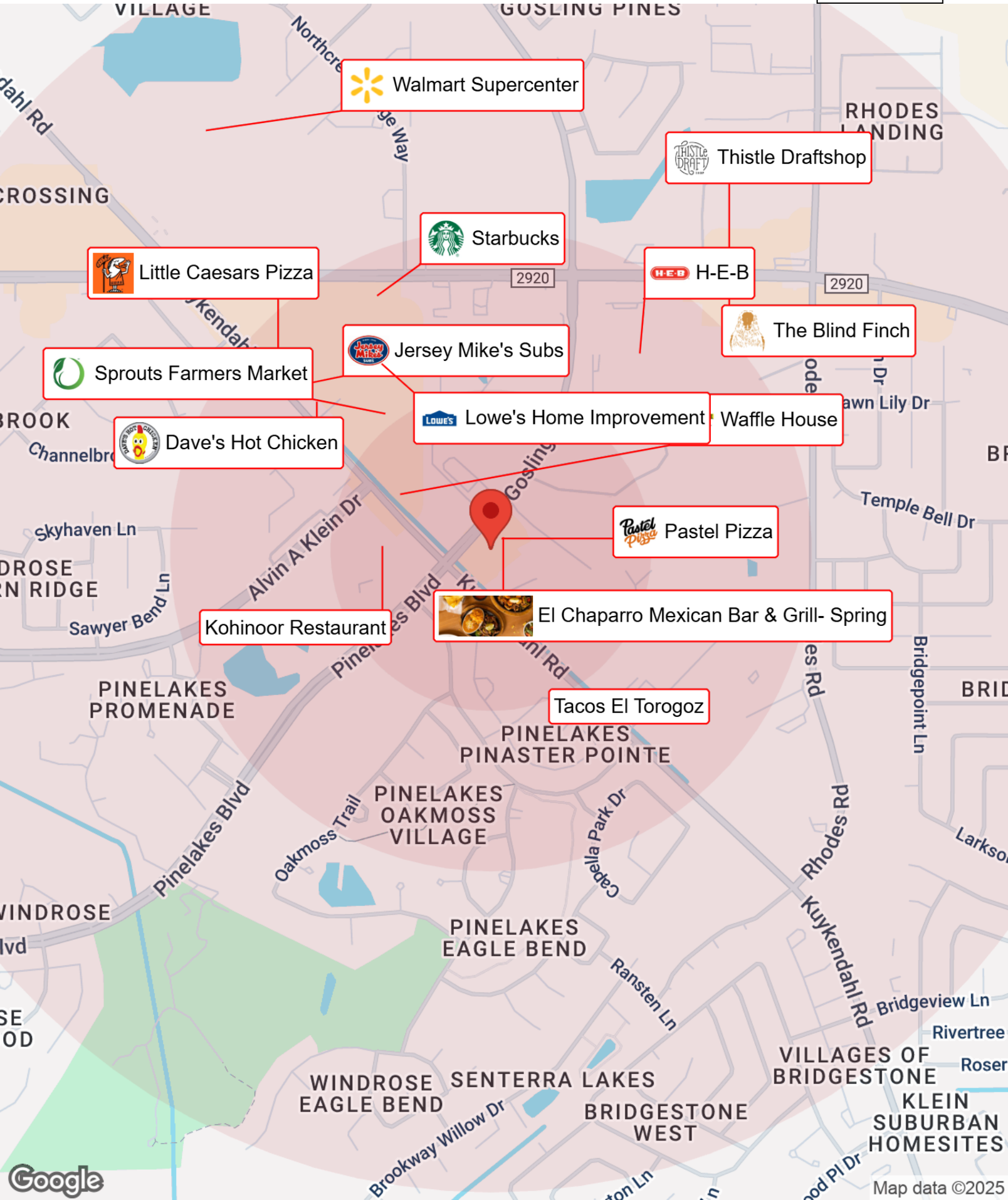
LOCATION MAPS

20434 KUYKENDAHL ROAD



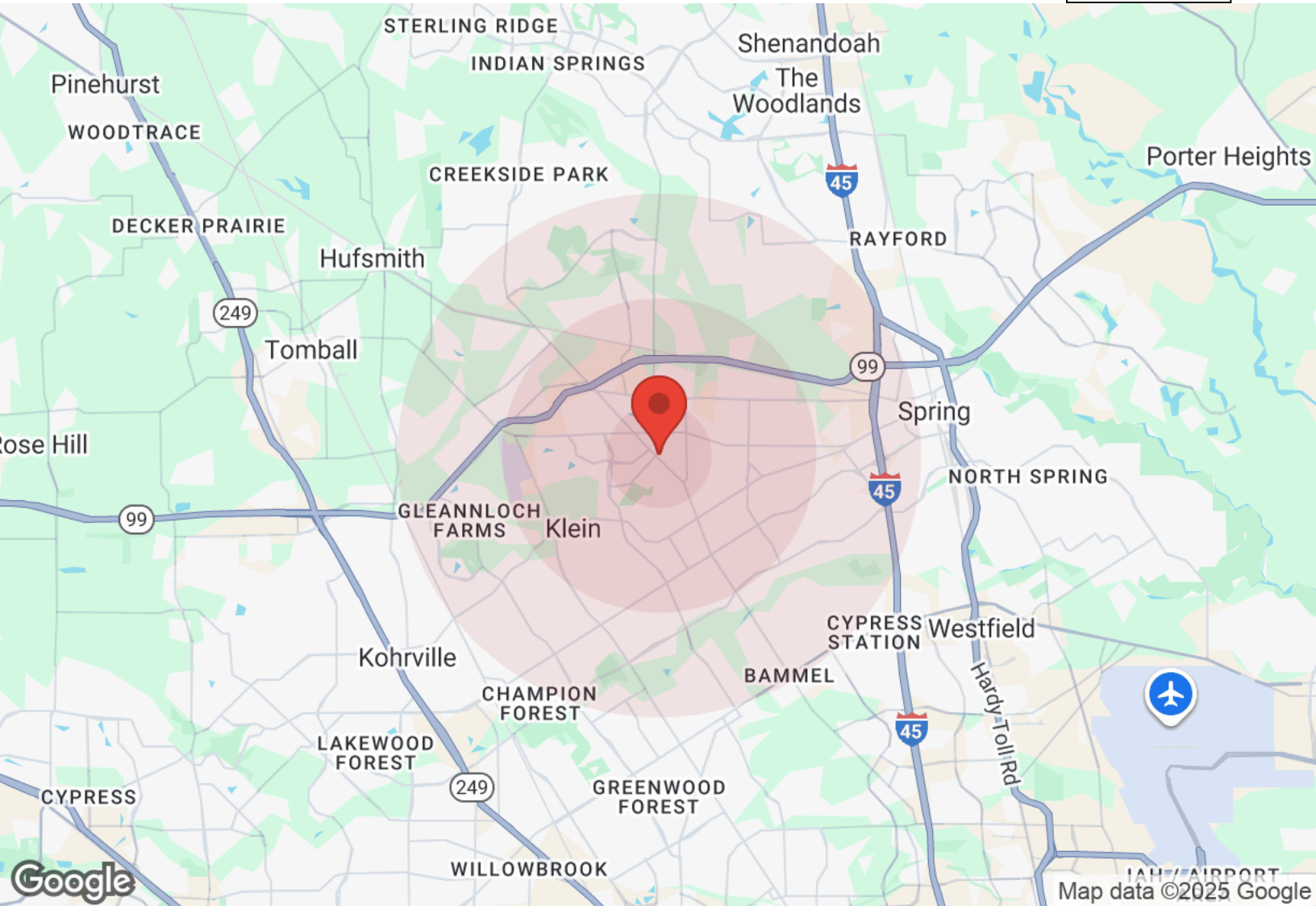
BUSINESS MAP

20434 KUYKENDAHL ROAD



DEMOGRAPHICS

20434 KUYKENDAHL ROAD



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 9,075 | 37,327 | 92,879 |
| Female | 9,006 | 36,956 | 94,451 |
| Total Population | 18,081 | 74,283 | 187,330 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 4,364 | 16,936 | 41,338 |
| Ages 15-24 | 3,005 | 11,828 | 28,447 |
| Ages 25-54 | 7,132 | 27,852 | 69,981 |
| Ages 55-64 | 2,031 | 9,091 | 23,809 |
| Ages 65+ | 1,549 | 8,576 | 23,755 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 13,802 | 54,935 | 137,398 |
| Black | 1,247 | 5,695 | 19,649 |
| Am In/AK Nat | 18 | 83 | 226 |
| Hawaiian | 16 | 18 | 38 |
| Hispanic | 3,513 | 16,534 | 39,422 |
| Multi-Racial | 3,294 | 16,378 | 36,496 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$76,868 | \$77,625 | \$78,200 |
| < \$15,000 | 84 | 856 | 3,393 |
| \$15,000-\$24,999 | 108 | 963 | 4,097 |
| \$25,000-\$34,999 | 153 | 1,486 | 4,128 |
| \$35,000-\$49,999 | 589 | 2,492 | 7,439 |
| \$50,000-\$74,999 | 1,040 | 4,590 | 10,902 |
| \$75,000-\$99,999 | 1,000 | 4,094 | 10,119 |
| \$100,000-\$149,999 | 1,512 | 5,371 | 13,030 |
| \$150,000-\$199,999 | 845 | 2,880 | 6,491 |
| > \$200,000 | 530 | 1,941 | 5,780 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,795 | 26,089 | 72,171 |
| Occupied | 5,633 | 24,980 | 67,156 |
| Owner Occupied | 5,080 | 20,504 | 50,981 |
| Renter Occupied | 553 | 4,476 | 16,175 |
| Vacant | 162 | 1,109 | 5,015 |

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PROFESSIONAL BIO

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PURAK PARMAR

Commercial Managing Director



KW Commercial | Houston - Professionals
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C: (832) 987-4175
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617363, Texas

Purak is a seasoned professional bringing over a decade of real estate expertise in the Houston commercial and investment property scene. As a Broker Associate, he holds notable industry designations such as: Texas Accredited Commercial Specialist (TACS), Graduate of the REALTOR® Institute (GRI), Pricing Strategy Advisor (PSA), and Master Certified Negotiation Expert (MCNE).

Purak has a long track record of success. As a graduate of Rutgers University in NJ, his straightforward approach is cultivated from a comprehensive career including business brokerage, management consulting, entrepreneurship in multiple ventures, and retail operations. He brings his insightful communication and business skills to his clients to guide them through the real estate process. As passionate about numbers as he is closing deals, Purak thrives in helping investors and business owners in achieving their goals. Through meticulous market research providing ROI, CAP rates, and insights on income-producing real estate, Purak is committed to placing the goals of his clients first and providing the highest level of service.



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.

2-10-2025



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.

| | | | |
|---|-------------|-----------------------------|----------------|
| Keller Williams Realty Professionals | 588569 | broker@kwp77.com | (281) 444-3900 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Kelly K. McKenzie | 0498005 | Broker@kwp77.com | 832-758-1155 |
| Designated Broker of Firm | License No. | Email | Phone |
| Scott Frnka | 628870 | supervisor@kwp77.com | (281) 444-3900 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Purak Parmar | 0617363 | purak.parmar@sellinghtx.com | (832) 987-4175 |
| 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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