

A large, multi-colored sign is mounted on a dark brown, vertically-ribbed metal building facade. The sign features the word "Roadrunners" in a stylized, purple, cursive font with wing-like details on the 'R's. Below it, "COFFEE-TEA-SHAKES" is written in a bold, blue, sans-serif font. At the bottom of the sign, "DRIVE-THRU" is written in a bold, red, sans-serif font. The building is set against a bright blue sky with scattered white clouds. In the background, another building and a parking lot with several cars are visible.

**Roadrunners**  
**COFFEE-TEA-SHAKES**  
**DRIVE-THRU**

## **ROADRUNNERS COFFEE**

9526 Huffmeister Road  
Houston, TX 77095



Road Runner's  
FAST OR FREE

OPEN TIL LATE →

No Cash

# PROPERTY SUMMARY

Offering Price	\$880,000.00
CAP Rate	6.25%
NOI	\$55,000.00
Building SqFt	900 SqFt
Year Built	2025
Lot Size (acres)	0.38
Parcel ID	1301390010006
Zoning Type	N/A
County	Harris
Frontage	198.82 Ft
Coordinates	29.7600771, -95.37011079999999

# INVESTMENT SUMMARY

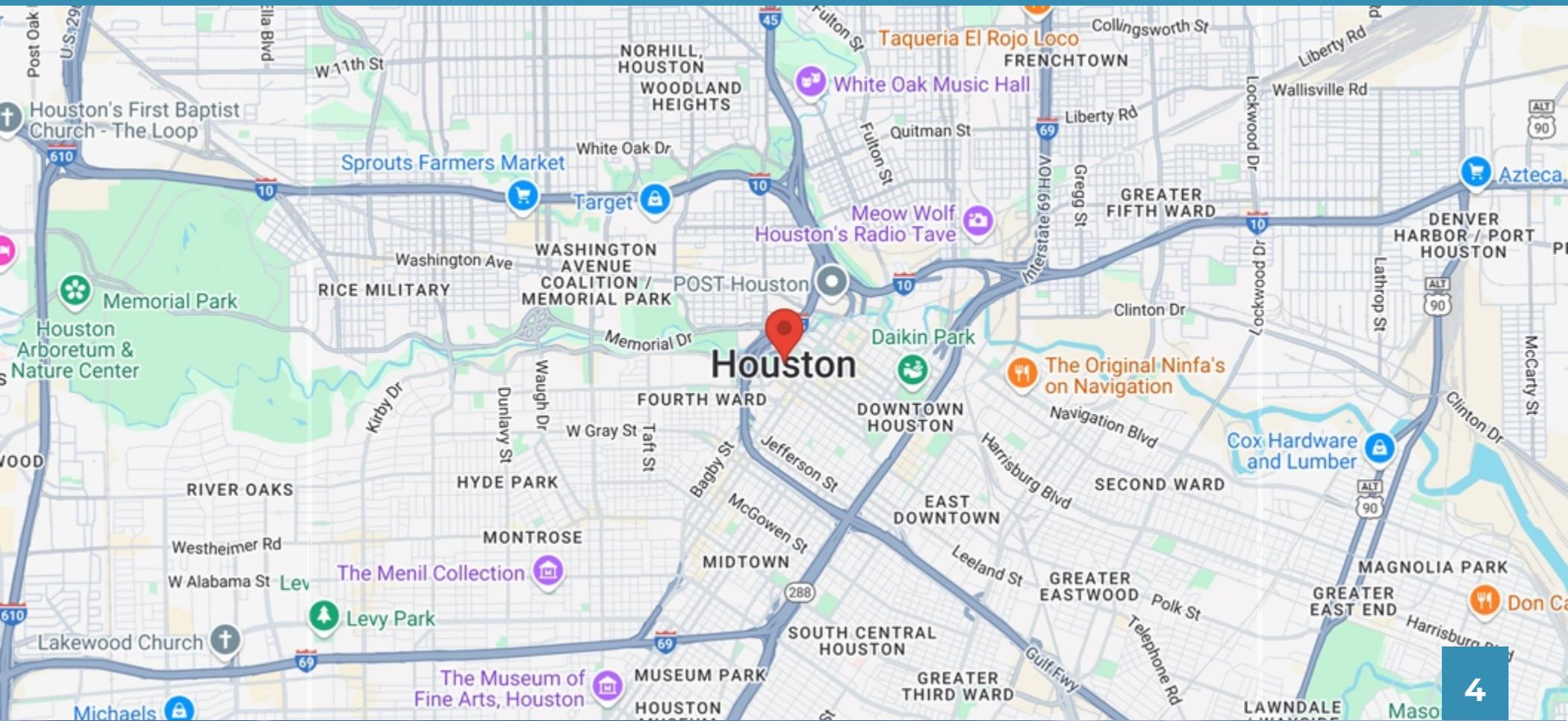
Wexford Commercial Properties is pleased to present the opportunity to acquire a brand new, dual drive-thru RoadRunners Coffee ground lease located in Houston, Texas. The site is positioned within a top-performing, stabilized retail center that includes national retailers Subway and Hotworx, and regional destination Jersey Bagels, driving consistent daily traffic and customer synergy. RoadRunners Coffee opened for business in February 2025 and commenced a brand new Absolute NNN ground lease featuring 10% rental increases every 5 years, providing an investor with both a hedge against inflation and increasing cash flow. The lease structure includes a 20-year initial term with multiple renewal options totaling up to 30 years. This property presents an exceptional opportunity for a passive investor.

The property is located on Huffmeister Road in Northwest Houston, Texas, with quick access to Highway 290 and Highway 6. The site is adjacent to local community drivers like Cy-Falls High School, HCA Houston Healthcare Hospital and Aberdeen Business Park. The subject property also services the neighborhood community of Copperfield, a well-established 2,000-acre master-planned community, which creates an additional stable and diversified economic base. Within just a one-mile radius, there are more than 37,600 residents with an average household income of over \$80K.



# INVESTMENT HIGHLIGHTS

- Brand New Construction, Dual Drive-Thru RoadRunners Coffee in Houston, Texas
- Long-Term Lease with 10% rental increases
- Absolute NNN Ground Lease: Ultimate Ease of Management for Investor
- Brand New Construction / Store opened February 2025
- <https://www.eagles-landing.com>



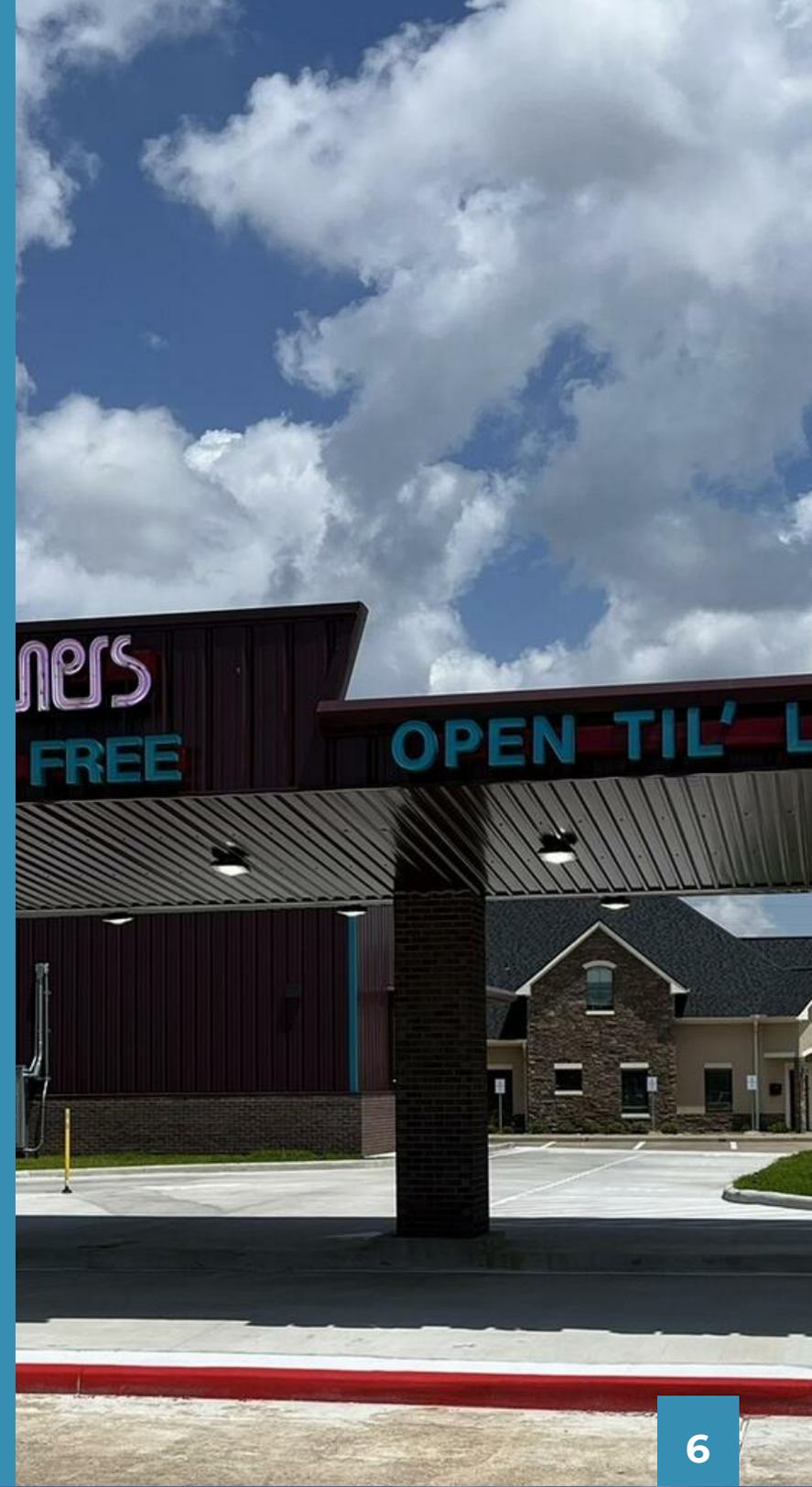


Road Runners  
FAST OR FREE

FIRE LANE NO PARKING

# LOCATION HIGHLIGHTS

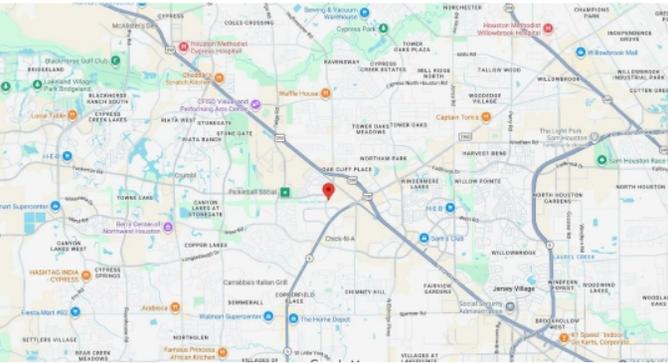
- Quick Access to Highway 290 and Highway 6
- High-Growth Northwest Houston/Cypress Corridor
- Adjacent well-established master-planned community





No Cash

# ABOUT HOUSTON



CITY OF HOUSTON

AREA

POPULATION

CITY HOUSTON





# EXCLUSIVELY PRESENTED BY:

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