

FOR LEASE



Plaza One

2nd Generation Restaurant Space For Lease
11703-11729 Spring Cypress Rd | Houston, TX 77377

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LANDPARK

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PROPERTY INFO



PROPERTY HIGHLIGHTS

-  High Traffic Volume along Spring Cypress
-  Access to 249 Tomball Pkwy and Grand Parkway 99
-  All Spaces with HVAC
-  Fenced Outside Yard
-  Retail, Warehouse, Office Spaces

PROPERTY DESCRIPTION

Second-generation café/restaurant space with drive-thru available at 11703–11729 Spring Cypress Road in the growing Tomball/Cypress trade area. Located within a highly visible retail and flex center along Spring Cypress Road, the property benefits from strong exposure to approximately 33,110 vehicles per day and prominent pylon signage.

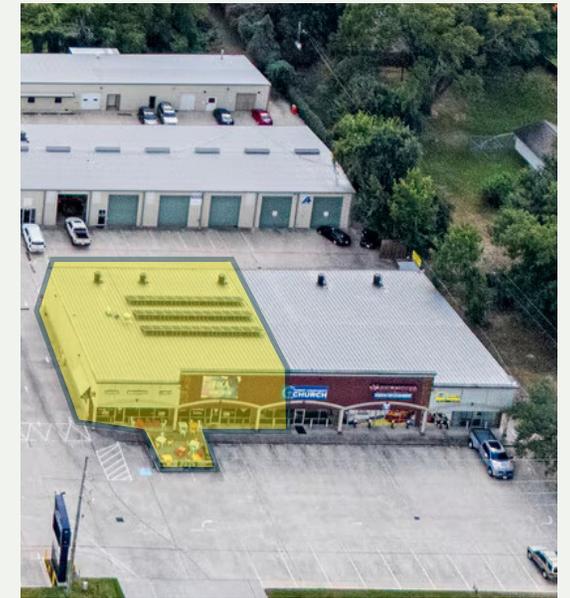
The center is positioned along a major east–west corridor connecting Tomball, Cypress, and northwest Houston, and is just minutes from State Highway 249, Grand Parkway (SH 99), and FM 2920, providing excellent regional access. Surrounded by dense residential neighborhoods and established commercial development, the area generates consistent daily traffic from nearby communities including Cypress, Tomball, Magnolia, and The Woodlands.

Situated within the rapidly growing Houston metropolitan area, the location benefits from strong population growth, high commuter activity, and proximity to Tomball's vibrant Main Street district, known for its local dining, shopping, and community events.

This well-located space offers an ideal opportunity for restaurant, café, or quick-service operators seeking a turnkey drive-thru location in one of northwest Houston's fastest-growing corridors.

SPACE AVAILABILITY

UNIT	SF	RATE
RTL3AB	2,079-3,200 SF	\$24.00/sf (NNN)



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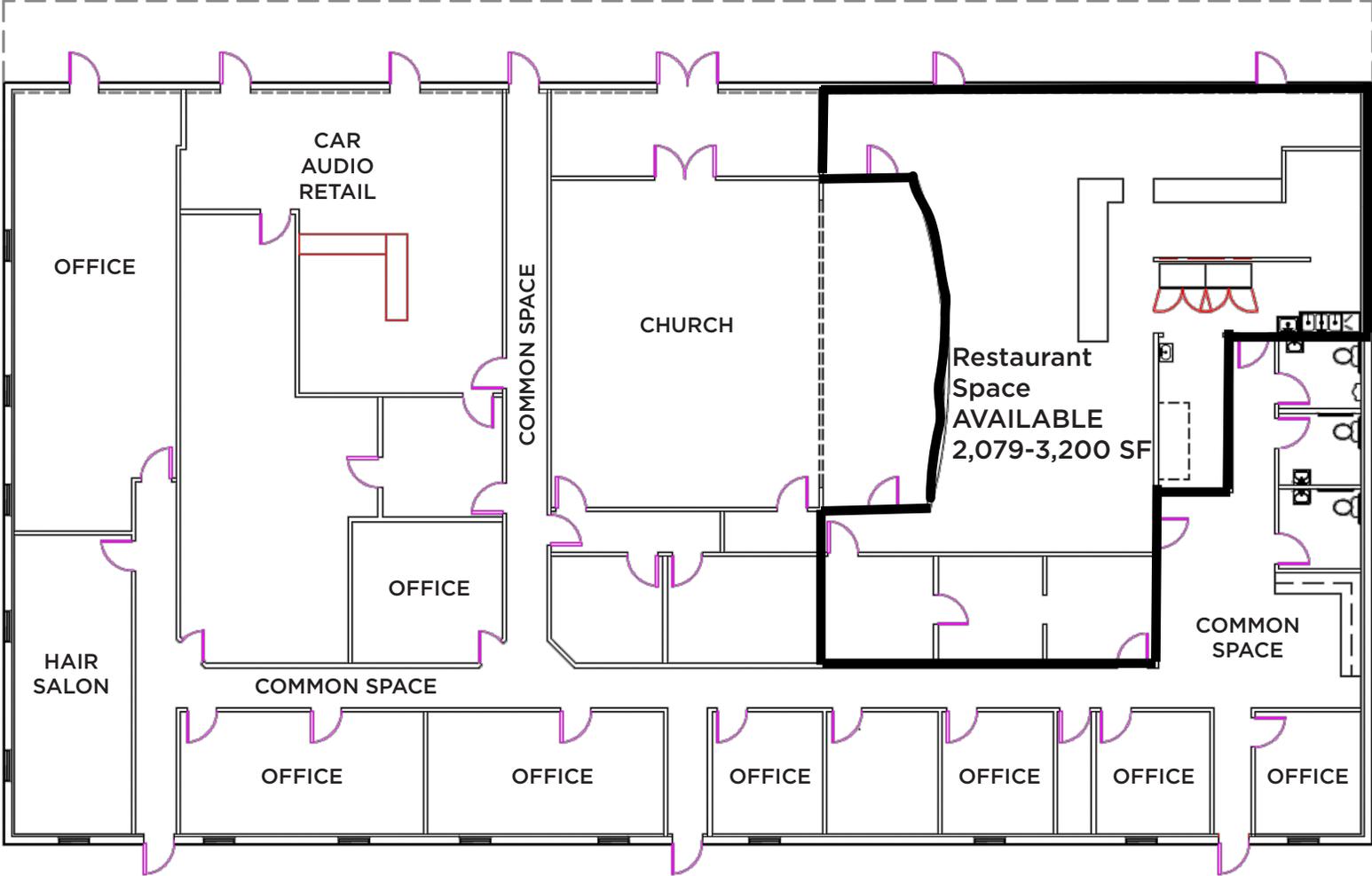
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The information contained herein is believed to be correct. However, no warranty or representation is made. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

PLAZA ONE - SITE PLAN



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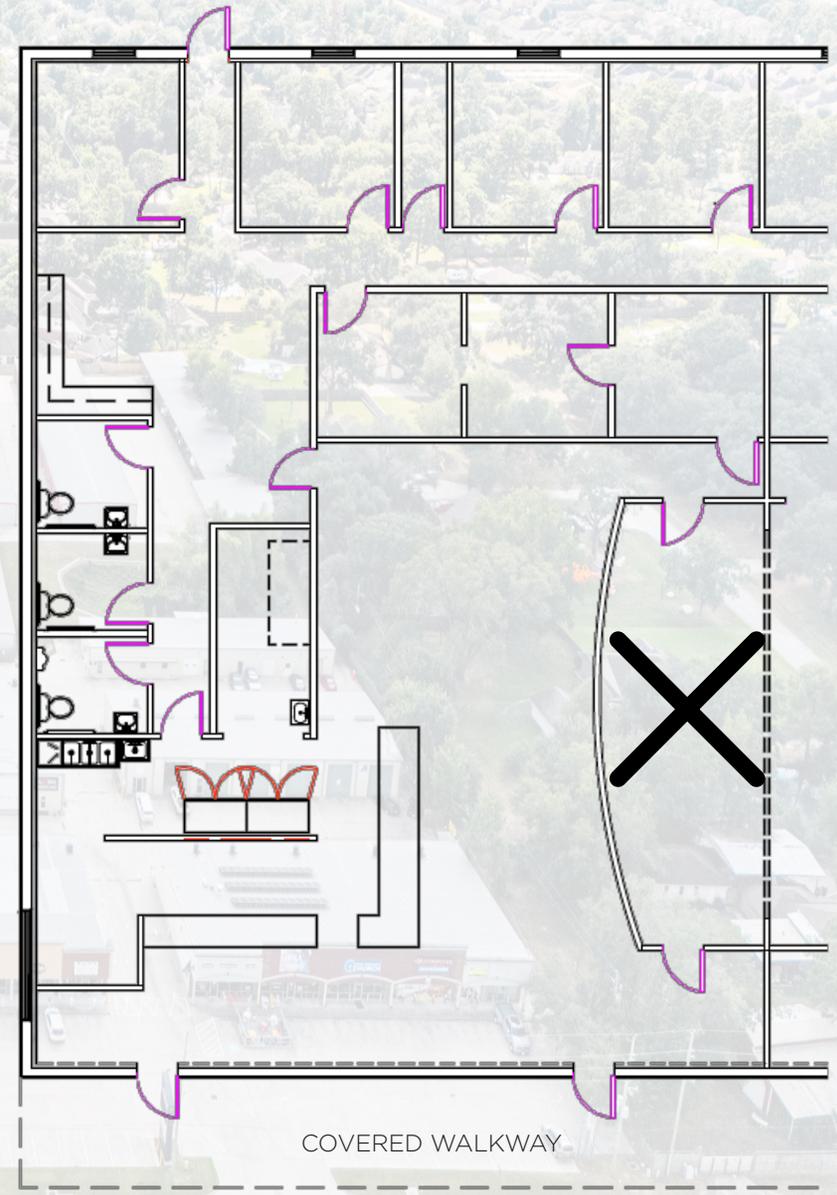


PLAZA ONE - FLOOR PLAN

UNIT RTL3AB - 2,709-3,200 SF

2nd Generation Restaurant

- DRIVE-THRU LANE
- OUTDOOR PATIO SEATING
- TURNKEY SETUP FOR QUICK-SERVICE OR CAFE CONCEPTS
- FULLY EQUIPPED KITCHEN (REFRIGERATION, VENT HOOD, GREASE TRAP, AND FURNITURE, FIXTURES & EQUIPMENT IN PLACE)

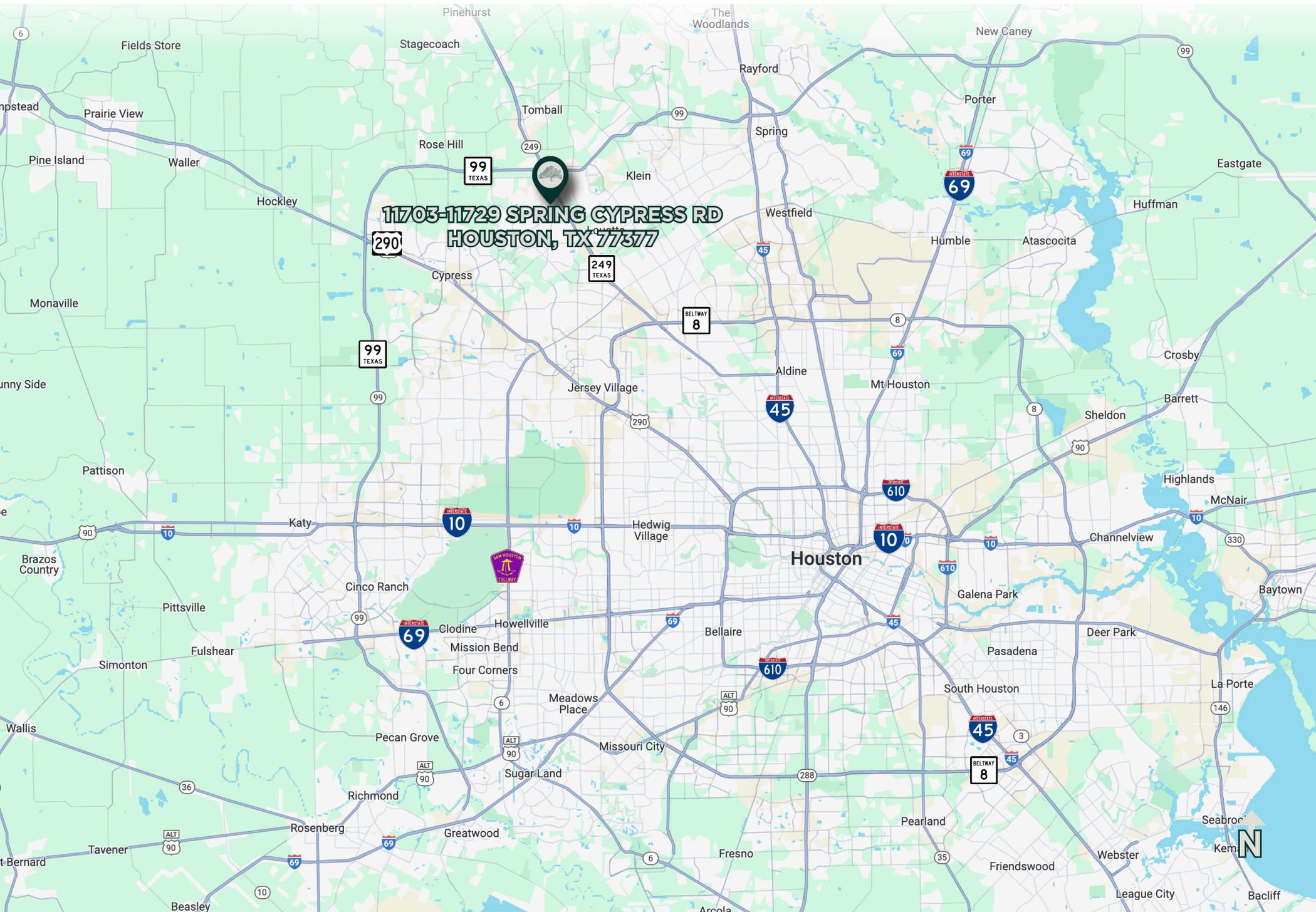


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MAP





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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date