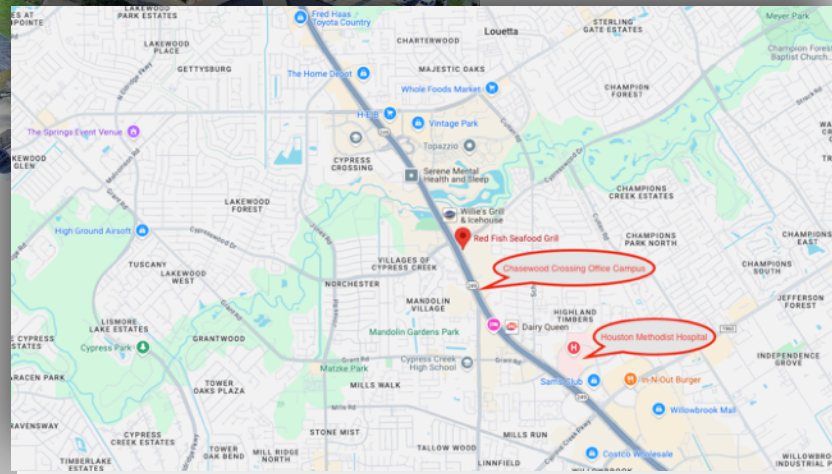


PRICE:
Call for Price
BUILDING SIZE:
4,685 SQFT
LOT SIZE:
28,842 SQFT
YEAR BUILT: 2001
Class: B



- Established well known restaurant in Houston/Cypress Area
- Located in the heart of Houston's Technology Corridor
- Frontage on State Hwy 249/ Tomball Pkwy
- High traffic corner access on Cypresswood Dr
- Large parking lot
- Owner/Tenant operated with post purchase operation assistance

For more information contact: Ada Wang (713) 859 2598 / Andre Vysotskiy (832) 455 4008

Growth Potential

- Surrounded by residential home communities, luxury apartments & office parks
- New Office Developments all around the area including Chasewood Crossing Campus
- Future Land Redevelopment opportunity in a highly desirable area



Traffic Count Report

19550 Tomball Pky, Houston, TX 77070

Building Type: **General Retail**
Secondary: **Restaurant**
GLA: **10,249 SF**
Year Built: **1993**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Tomball Parkway	Cypresswood Dr	0.13 N	2022	153,464	MPSI	.07
2	Tomball Pkwy	Cypresswood Dr	0.18 NW	2022	133,517	MPSI	.10
3	Tomball Pkwy	Cypresswood Dr	0.18 NW	2018	153,383	MPSI	.10
4	Cypresswood Drive	Tomball Pkwy	0.13 SW	2022	27,100	MPSI	.10
5	Cypresswood Dr	Tomball Pkwy	0.13 SW	2022	21,008	MPSI	.13
6	Cypresswood Dr	Tomball Pkwy	0.11 NE	2022	10,849	MPSI	.17
7	Cypresswood Drive	Tomball Pkwy	0.11 NE	2022	18,145	MPSI	.18
8	Tomball Pkwy	Perry Rd	0.25 SE	2022	119,697	MPSI	.21
9	Cypresswood Dr	Mandolin Dr	0.07 NE	2022	13,908	MPSI	.33
10	Tomball Pkwy	Perry Rd	0.01 NE	2018	5,455	MPSI	.46

FOR MORE INFORMATION ABOUT THIS PROPERTY
PLEASE CONTACT

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1220 Augusta S300
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DISCLAIMER

Disclaimer

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Rising interest rates or other economic conditions which may adversely affect real estate sales in can affect your investment. You may not receive any income from this investment nor a complete return of all your investment in the future. Historical or current real estate performance is no guarantee of future real estate investment product results.