

5,000 SF 2nd Generation Restaurant FOR SALE

All Kitchen, Bar Equipment and FF& E Included



Littwitz

INVESTMENTS, INC.
5757 Woodway Dr.
Houston, TX 77057

DAVID LITTWITZ

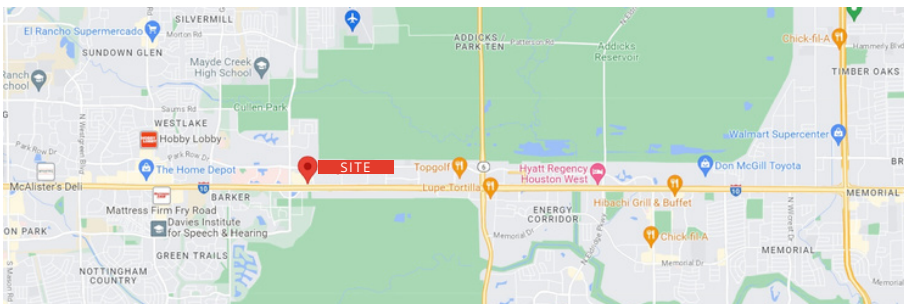
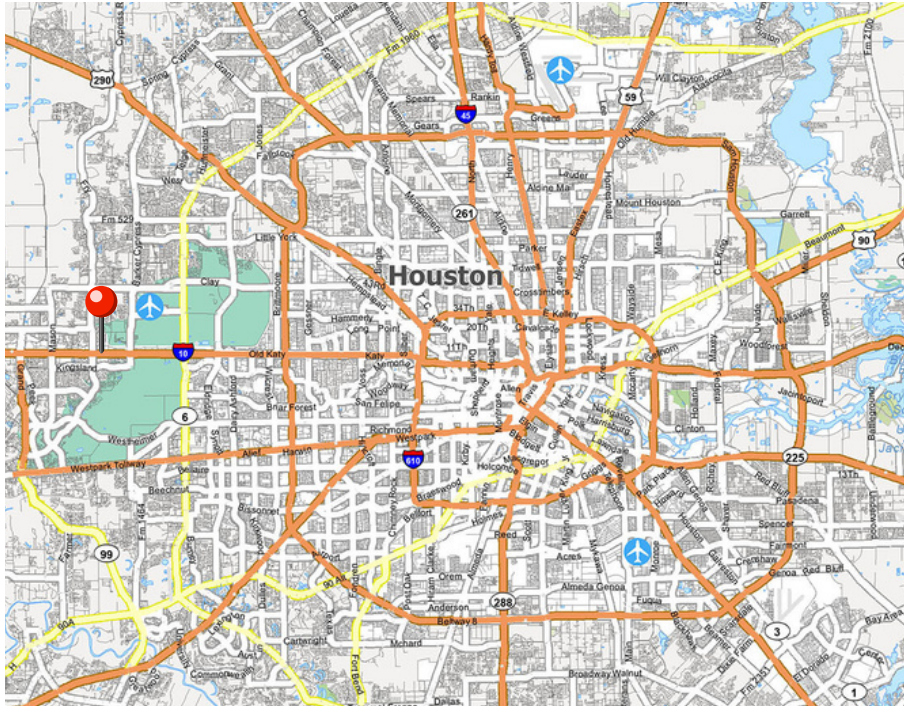
713.244.4324
David@LittwitzInvest.com

17790 KATY FWY (I-10 W)

Please Do Not Discuss with Employees,
Restaurant is OPEN and OPERATING.
Call for Confidentiality Agreement

LITTWITZ

RESTAURANT
REAL ESTATE



FOR SALE :	Second Generation Restaurant
MARKET SERVED:	Katy / Energy Corridor
PROPERTY ADDRESS:	17790 Katy Freeway (1-10 W) Houston, Harris Co., TX. 77094
LAND AREA:	1.265 acres (2 tracts) w/ 162.59' of Katy Fwy Westbound Frontage
BUILDING SIZE:	5,008 SF free-standing w/ approx. 1,000 SF Covered Patio
H.C.A.D.:	116-598-000-0004 and 116-598-000-0007
ZONING:	N/A
YEAR BUILT:	2008 Remodeled 2012
PARKING:	18 Spaces Per 1,000 SF
SEATING:	128 Seats Indoors & 24 + seats on the Patio
KITCHEN & BAR:	See Attached Floor Plan
FF&E INCLUDED:	Kitchen (Vent Hood, Walk-In Cooler, etc., ...) and Bar Equipment, All FF&E Including - Multiple TV's
PRICE:	\$ 2,650,000.00

A LOOK INSIDE

Littwitz Investments | 5757 Woodway Dr. Suite 313 | Houston, TX



KITCHEN

Littwitz Investments | 5757 Woodway Dr. Suite 313 | Houston, TX



EXTERIOR

Littwitz Investments | 5757 Woodway Dr. Suite 313 | Houston, TX





A 5,008 SF 2nd Generation restaurant property with an additional 1,000 SF Patio, situated on 1.265 acres in the heart of the vibrant "Energy Corridor" that serves the Katy/West Houston area. This property represents one of the most attractive opportunities for acquiring a second-generation restaurant in the entire metropolitan Houston area!
 The asking price for this property is \$2,650,000, and it includes all kitchen, bar equipment, furniture, and fixtures (FF&E) .

Key features and data about Tony's Tex-Mex Restaurant Property:

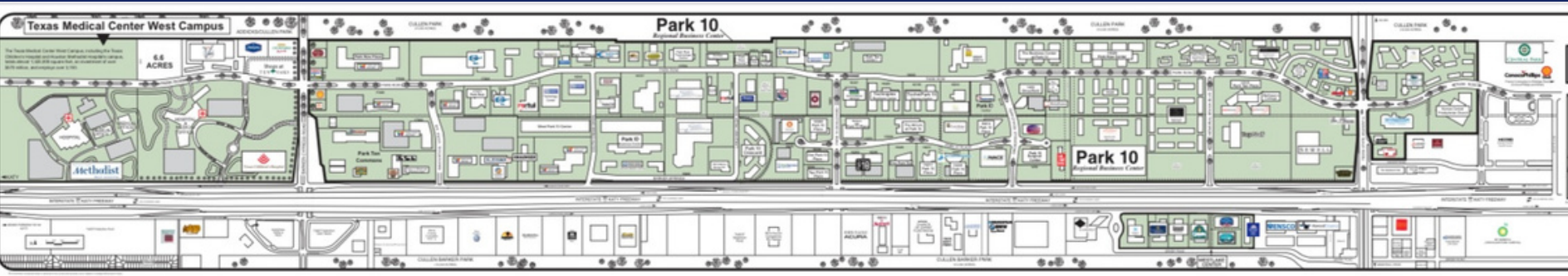
- I-10/Katy Freeway westbound records an impressive daily traffic count of 118,300 vehicles (TxDOT 2021), while the Katy Freeway frontage road sees 18,660 vehicles daily (2021 data).
- The City of Katy has experienced remarkable growth, with a 31.8% increase in population between 2016 and 2021.
- Population within a 2 mile radius of the site is 23,809
- The property is very well located within the 550 acre PARK 10 development, the largest mixed-use development in West Houston.
 - Daytime employment within a five-minute drive includes:
 - 4,056,309 SF of office space (2020) which includes Wood PLC's Americas HQ – a company with annual sales exceeding \$ 5.5 billion which occupies 600,000 SF in multiple buildings adjacent to the restaurant site.
 - 2,111,729 square feet of industrial/flex space across 47 buildings.
 - 1,936 apartments with an additional 936 units currently under construction.
- The Texas Medical Center West, a \$ 570 million investment with 3,100 employees is located less than ½ mile to the West of the restaurant property. TMC West includes a major campus for Texas Children's Hospital as well as the Houston Methodist West Hospital. MOB # 3 – a 150,000 SF building representing a \$ 65 million investment is currently under construction to expand Methodist West Hospital.
- Tremendous catering opportunities exist within a five-minute drive, including:
 - 10 major brand auto dealerships such as Mercedes, Volvo, Audi, Acura, VW, Hyundai, Subaru, Buick, and Mazda.
 - 20 hotels and motels offering a total of 2,300 rooms, including renowned national chains like Marriott (full service), Embassy Suites, Hampton Inn, Courtyard by Marriott, La Quinta, Extended Stay America, Homewood Suites, Hyatt House, Four Points by Sheraton, and Residence Inn.
- Retail and entertainment options within a five-minute drive include the popular Top Golf facility.

TONY'S TEX-MEX RESTAURANT
17790 KATY FREEWAY
HOUSTON, HARRIS COUNTY, TX. 77084

DEMOGRAPHICS

	5 Minute Drivetime		
	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
TOTAL DAYTIME POPULATION	36,127	79,568	262,402
WORKERS	23,809	45,557	133,369
Residents	12,318	34,011	129,033
2022 RESIDENTIAL POPULATION (est.)	26,339	70,175	262,339
Estimated Households	10,541	25,443	93,174
Average Household Size	2.49	2.75	2.80
2022 AVERAGE HOUSEHOLD INCOME	\$ 129,382	\$ 128,819	\$ 118,002
Income: \$ 100,000 - \$ 149,999	14.6%	18.2%	18.6%
\$ 150,000 - \$ 199,999	9.8%	9.4%	9.2%
\$ 200,000 +	15.4%	15.1%	12.6%
	39.8%	42.7%	40.4%
2022 AVERAGE HOME VALUE	\$ 357,651	\$ 324,254	\$ 312,745
2022 EDUCATIONAL ATTAINMENT			
Associate Degree	9.8%	10.5%	9.2%
Bachelor's Degree	31.4%	30.4%	29.2%
Graduate Degree	18.5%	15.7%	15.6%
	59.7%	56.6%	54.0%

PARK 10 OVERVIEW



EAST AERIAL VIEW



Innovation
Park Dr.



236,609+ VPD

SITE

401'

162'

Katy Freeway

WEST VIEW



THE WOODS
MARKET

236,609+ VPD



Park Row



COURTYARD



Christian Brothers

SITE



wood.

wood.

wood.

EAST VIEW



22,745+ VPD

HWY 6



PARK 10



Volkswagen

wood.



236,609+ VPD

wood.

SITE

wood.

Katy FWY

18,660 + VPD





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DAVID J. LITTWITZ **289500** **david@littwitzinvest.com** **713-244-4324**

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 _____