



SECOND GEN RESTAURANT KIOSK WITH DRIVE-THRU FOR SALE



# 2nd Gen Restaurant Kiosk for Sale

3023 Barker Cypress Rd, Houston, Texas 77084

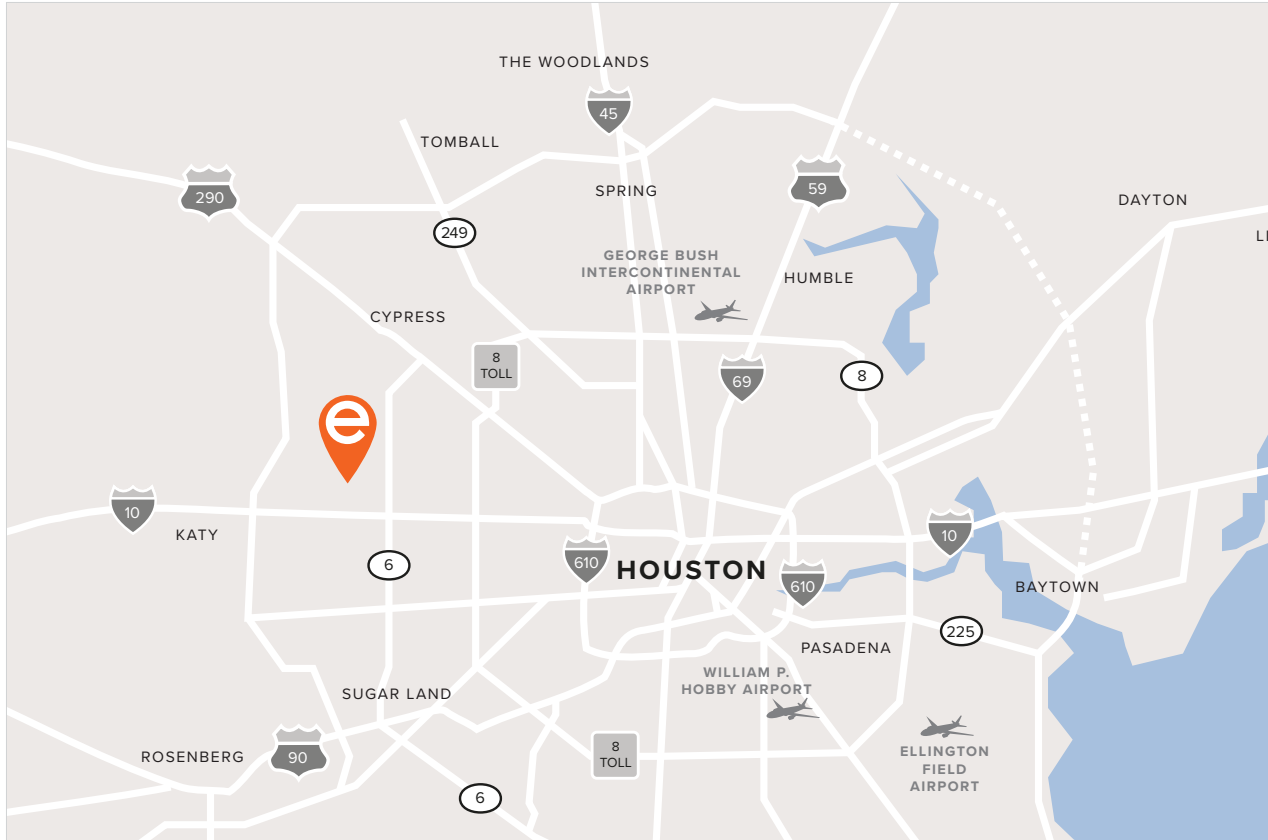
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**LOCATION**

**3023 Barker Cypress Rd**  
**Houston, Texas 77084**



**SIZE**

**± 0.53 AC** (Land)  
**± 640 SF** (Building)



**PRICE**

**Please call for pricing**



**TRAFFIC COUNTS (KALIBRATE 2024)**

**35,841 CPD**      **17,587 CPD**  
 Barker Cypress Rd      Morton Rd



**PROPERTY INFORMATION**

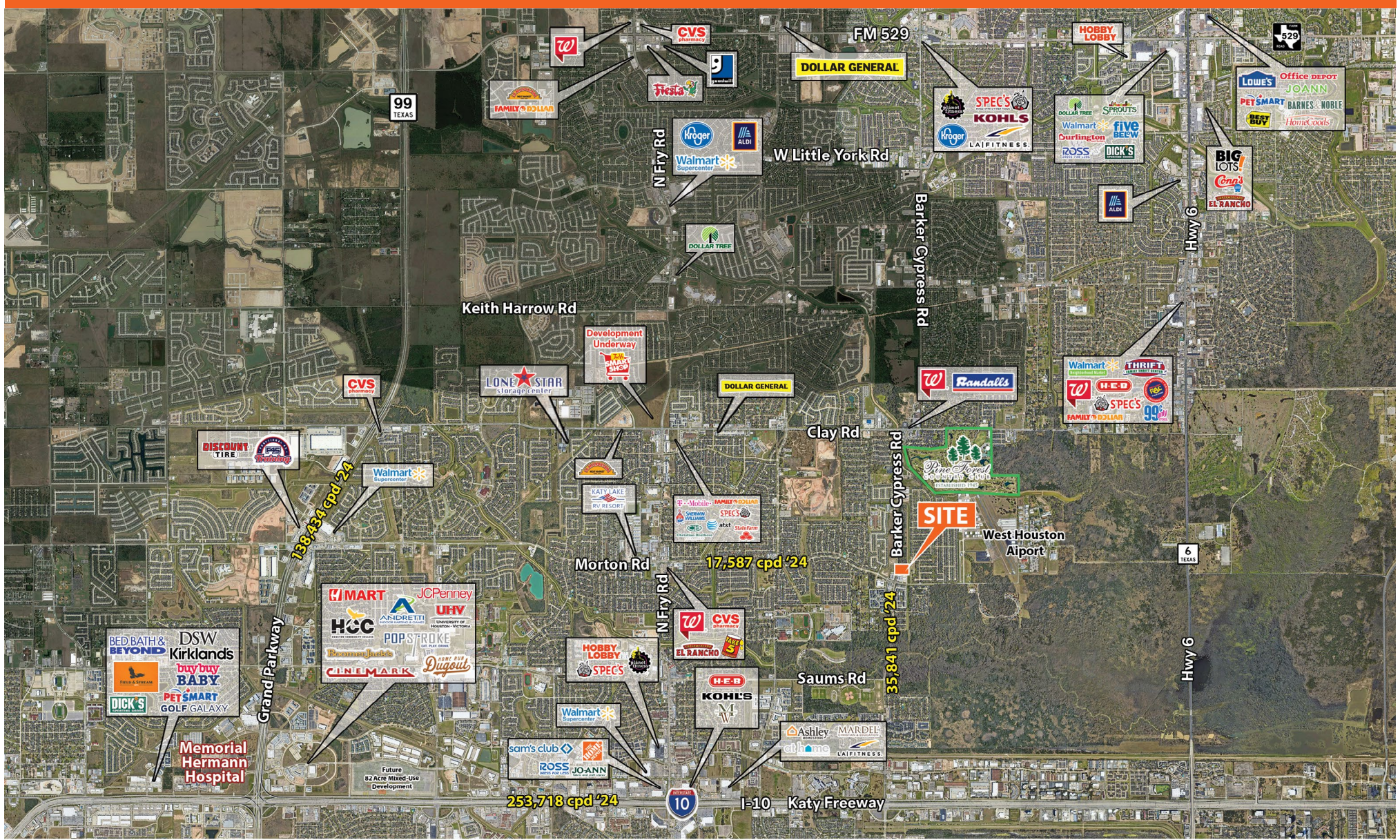
- Second Generation Restaurant Kiosk with Drive-Thru for Sale
- Located 1.9 Miles North of Katy Fwy
- Dense Residential Area with over 303,000 Total Population within 5-Mile Radius
- Close proximity to several schools, including Thornton Middle School, Sheridan Elementary, Lone Star College - Cypress Center, Emery Elementary, Robinson Elementary and more
- Access to Morton Rd and Barker Cypress

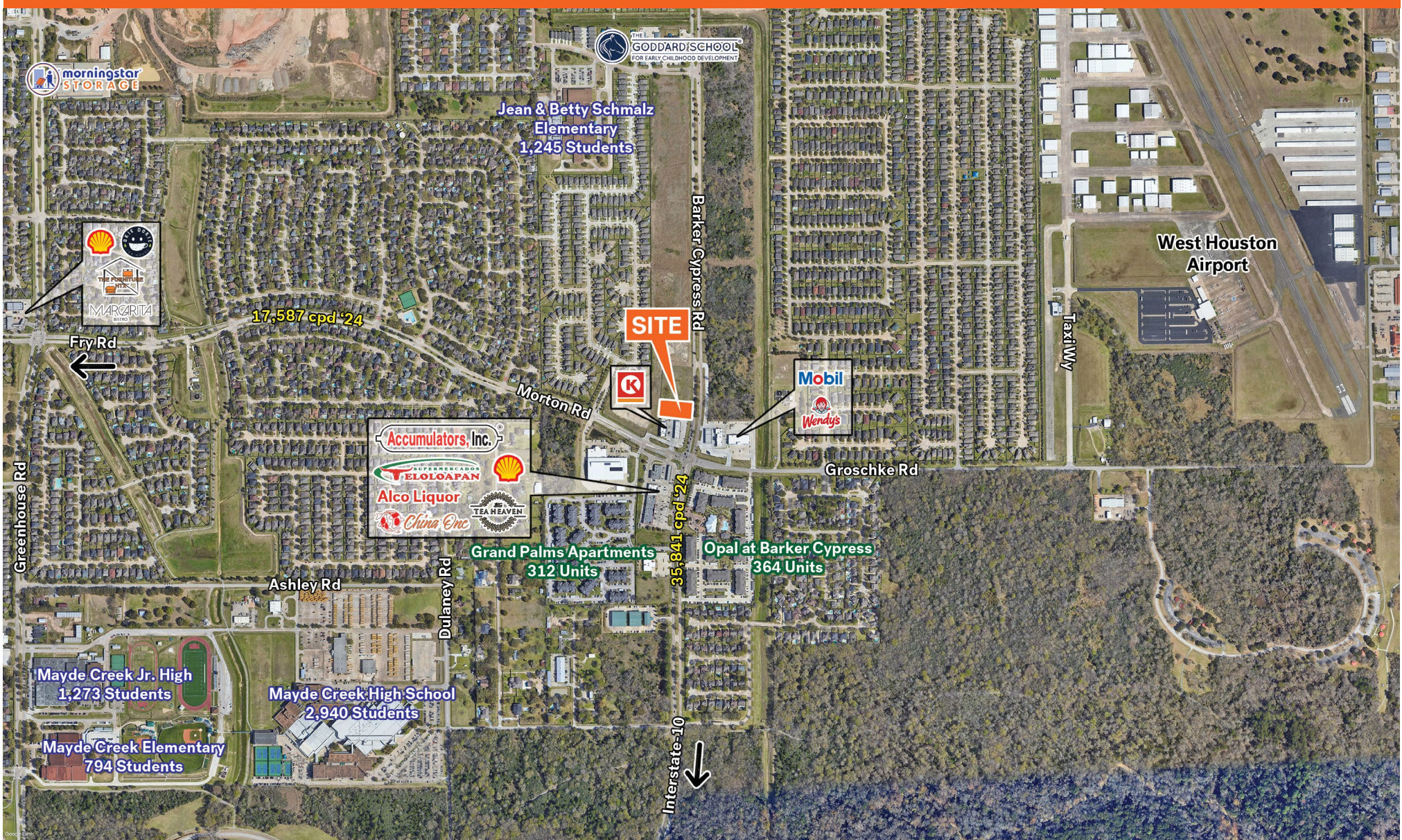
**2023 DEMOGRAPHIC SNAPSHOT**

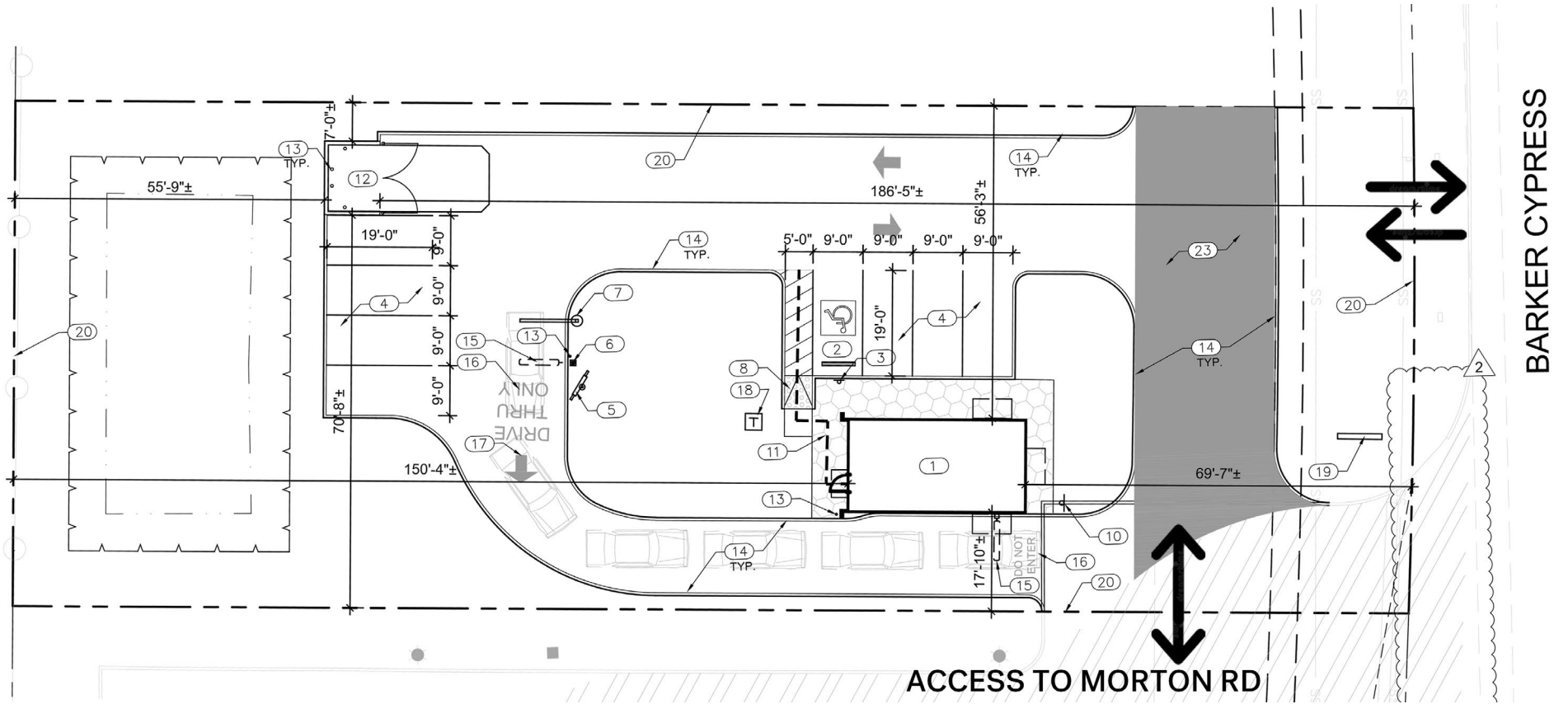
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	11,422	108,894	303,031
<b>DAYTIME POPULATION</b>	7,557	84,702	229,462
<b>AVG HH INCOME</b>	\$99,889	\$87,137	\$88,353

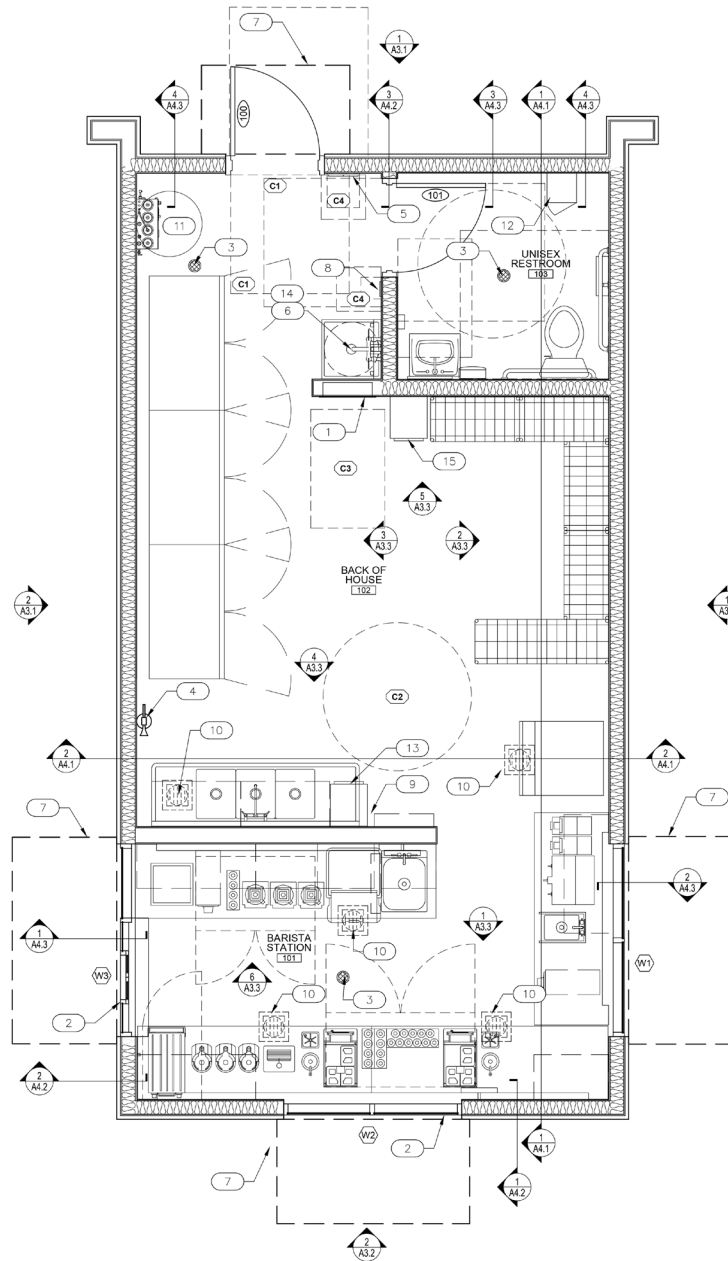
**AREA RETAILERS**

La Michoacana Supermarket, Randall's, Wendy's,









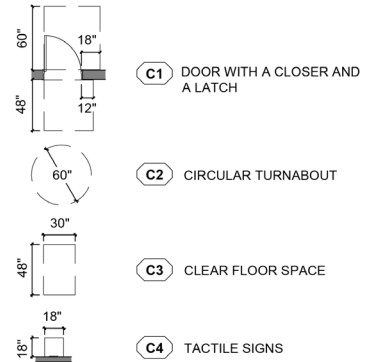
**KEYNOTES**

(X)

1. NEW ELECTRICAL PANEL / PHONE BOARD AND EQUIPMENT SHELF ABOVE, SEE ELECTRICAL DRAWINGS
2. GRAPHICS ON WINDOW BY OWNER
3. FLOOR DRAIN, SEE PLUMBING DRAWINGS
4. 2A-10BC MINIMUM RATED FIRE EXTINGUISHER
5. PROVIDE TACTILE EXIT SIGN AT EXIT DISCHARGE
6. WATER HEATER ABOVE, SEE PLUMBING DRAWINGS
7. LINE OF CANOPY ABOVE BY OTHERS
8. ACCESSIBLE RESTROOM SIGN
9. HEADSET EQUIPMENT AND SHELF, SEE ELECTRICAL DRAWINGS
10. FLOOR SINK, SEE PLUMBING DRAWINGS
11. R.O. SYSTEM, SEE PLUMBING DRAWINGS
12. 6 DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY GC
13. FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C
14. MOP SINK, SEE PLUMBING DRAWINGS
15. DATA RACK

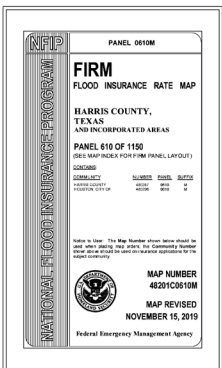
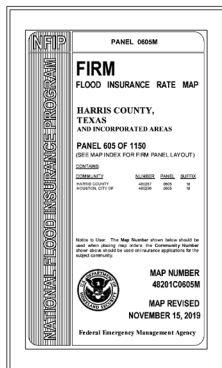
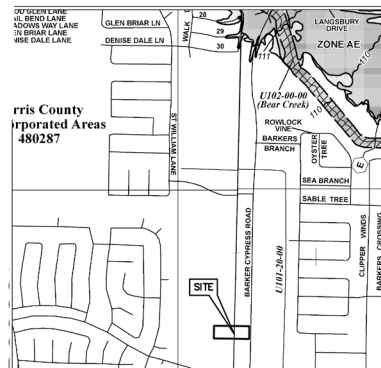
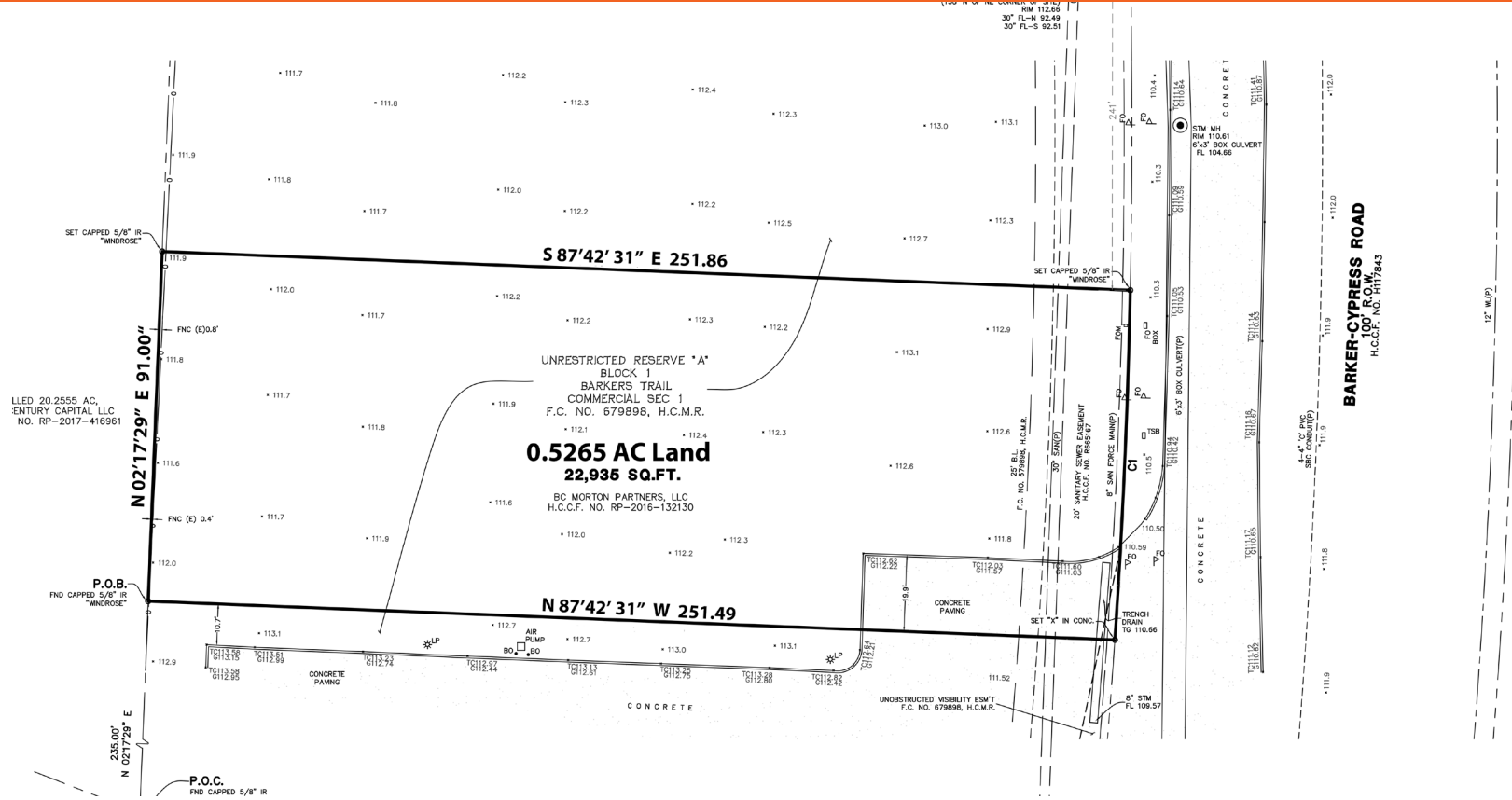
**CLEARANCE KEYNOTE**

(XX)



**DOOR LEGEND**

#	DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2
<b>WINDOW LEGEND</b>	
#	WINDOW TAG. REFER TO DETAILS ON SHEET A5.1



**LEGEND**

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

<ul style="list-style-type: none"> <li>• BOLLARD</li> <li>— HANDSIP</li> <li>⊕ GAS METER</li> <li>⊕ GAS VALVE</li> <li>⊕ FIRE HYDRANT</li> <li>⊕ WATER METER</li> <li>⊕ WATER VALVE</li> <li>⊕ IRRIGATION CONTROL VALVE</li> <li>⊕ GRATE INLET</li> <li>⊕ GRATE INLET</li> <li>⊕ CLEANOUT</li> <li>⊕ TELEPHONE PEDESTAL</li> <li>⊕ ELECTRIC BOX</li> <li>⊕ TRAFFIC SIGNAL BOX</li> <li>⊕ LIGHT POLE</li> <li>⊕ TRAFFIC LIGHT POLE</li> <li>⊕ GROUND/SPOT LIGHT</li> <li>⊕ POWER POLE</li> <li>⊕ POWER POLE W/TRANSFORMER</li> <li>⊕ POWER POLE W/LIGHT</li> <li>⊕ POWER POLE W/CONDUIT</li> <li>⊕ METER POLE</li> </ul>	<ul style="list-style-type: none"> <li>⊕ SERVICE POLE</li> <li>⊕ GUY ANCHOR</li> <li>— OVERHEAD POWER LINE</li> <li>— BARBED WIRE FENCE</li> <li>— WROUGHT IRON FENCE</li> <li>— WOOD FENCE</li> <li>— CHAINLINK FENCE</li> <li>⊕ GATE POST</li> <li>⊕ PER PLANS</li> <li>— APPROXIMATE</li> <li>— HIGHBANK</li> <li>— SIGN</li> <li>⊕ PIPELINE MARKER</li> <li>⊕ UNDERGROUND CABLE SIGN</li> <li>⊕ CATHODIC TEST LEAD</li> <li>⊕ MONITORING WELL</li> <li>⊕ PIN FLAG/PAINT MARK</li> <li>⊕ TOP OF CURB</li> <li>⊕ GUTTER</li> <li>⊕ TOP OF GRATE</li> <li>⊕ FLOW LINE</li> <li>— HIGHBANK</li> <li>— SANITARY SEWER</li> </ul>	<ul style="list-style-type: none"> <li>⊕ STORM SEWER</li> <li>— CORRUGATED METAL PIPE</li> <li>— CORRUGATED PLASTIC PIPE</li> <li>— REINFORCED CONCRETE PIPE</li> <li>— TELEPHONE</li> <li>— SOUTHWESTERN BELL TELEPHONE CO.</li> <li>— WATER</li> <li>— UNDERGROUND</li> <li>— FOUND</li> <li>— HARRIS COUNTY CLERK FILE</li> <li>— HARRIS COUNTY DEED RECORDS</li> <li>— HARRIS COUNTY MAP RECORDS</li> <li>— IRON PIPE</li> <li>— IRON ROD</li> <li>— NUMBER</li> <li>— PAGE</li> <li>— RIGHT-OF-WAY</li> <li>— SQUARE FEET</li> <li>— VOLUME</li> <li>— FILM CODE</li> <li>— BUILDING LINE</li> <li>— UTILITY EASEMENT</li> <li>— TREE/SHRUB</li> </ul>
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## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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:

- 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.

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809