



PARK TEN COMMONS SPACE FOR LEASE

ENERGY CORRIDOR / I-10 FRONTAGE
NEC I-10 & BARKER CYPRESS, HOUSTON, TEXAS 77094

2ND GENERATION RESTAURANT SPACE / FORMERLY LUCKY'S PUB



Patrick M. Miller 4M Investments, LLC. | Direct # 713-974-9325 | Mobile # 713-806-2695 | pmiller@4minvestments.com
7800 Washington Avenue, Suite 700, Houston, Texas 77007

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SITE
BUILDING SIGNAGE AVAILABLE
FRONTING INTERSTATE 10
ENTIRE ±21,035 SF BUILDING
CAN BE AVAILABLE FOR LEASE

200,000 SF
Class A
Office

AVAILABLE
±8,482 SF
PHO TAN AN

AVAILABLE
±10,153 SF
2nd Gen Restaurant

YOUR SIGN HERE

TONY'S
MEXICAN
RESTAURANT
Simply Fresh

Innovation Park Dr

Katy Fwy

265,482 VPD (22)



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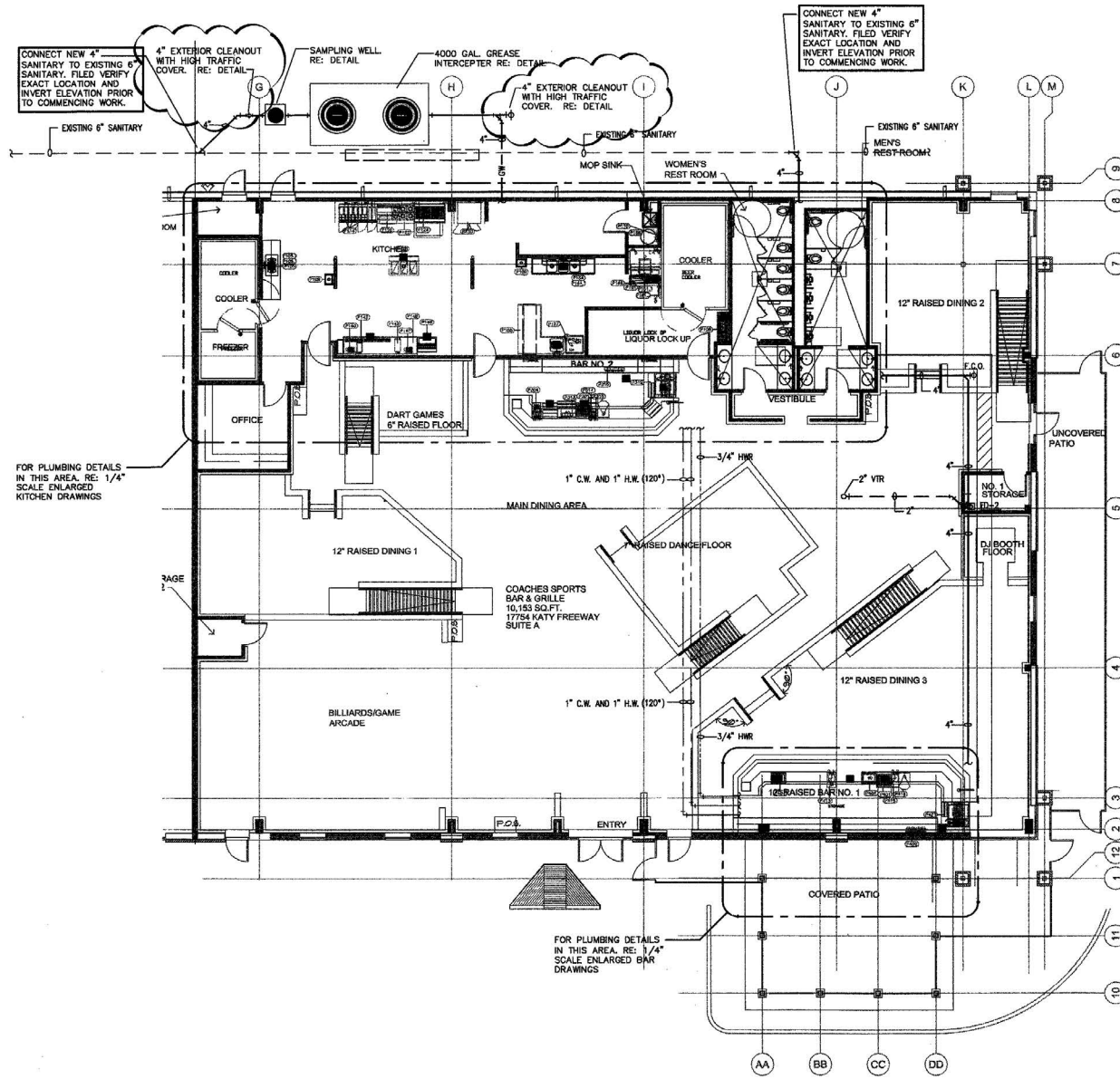
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±10,153 SF 2ND GEN RESTAURANT SPACE



I-10 FRONTAGE

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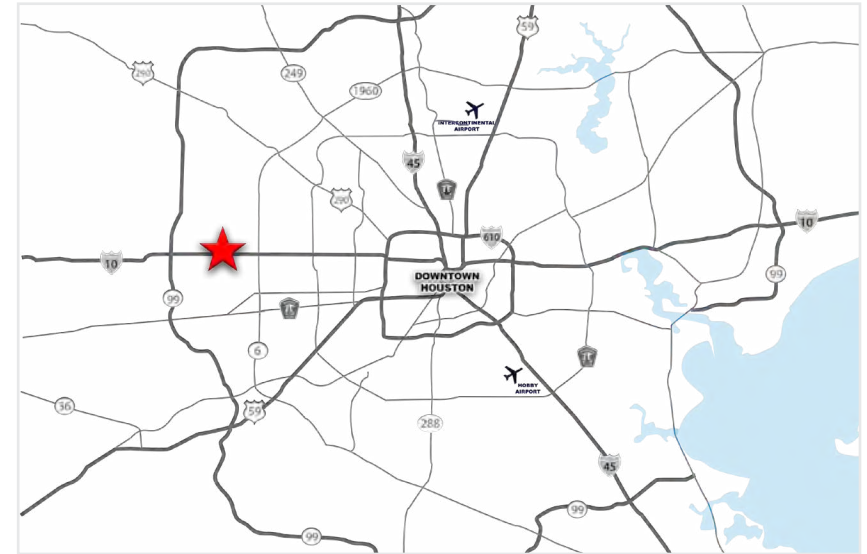
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17754 KATY FREEWAY HOUSTON, TEXAS 77094

- Located at the northeast corner of I-10/Katy Fwy and Barker Cypress Rd in Houston, Texas
- Exposure to approximately 260k vehicles per day
- Just East of Texas Childrens and Methodist Hospital
- Building signage available facing I-10/Katy Fwy
- Entire building can be converted to Medical Office
- Parking Ratio: 101 Spaces (±4.8/1,000 SF)
- Bay Depths: ±88-11½
- Lease Rate: Call for Pricing

AVAILABLE SPACE:

- ±10,153 SF 2nd Generation Restaurant Space (formerly Lucky's Pub)
 - Full kitchen with two walk-in refrigerators and one walk-in freezer.
 - Some kitchen equipment – need to verify.
 - Men's and Ladies Bathrooms fully built out.
 - All furniture to remain – table and chairs.
- ±8,482 SF Shell Space
- ±21,035 SF - Entire building is also available for lease
- Bay Depths: ±88-11½



DEMOGRAPHICS



2023 POPULATION

1 mile	10,244
3 mile	72,237
5 mile	269,135



AVERAGE HH INCOME

1 mile	\$128,670
3 mile	\$117,186
5 mile	\$109,269



DAYTIME POPULATION

1 mile	17,539
3 mile	82,095
5 mile	250,212



TRAFFIC COUNTS

265,482 VPD on I-10/Kat Fwy west of Barker Cupress Rd
37,576 VPD on Barker Cypress Rd (TXDOT 2022)

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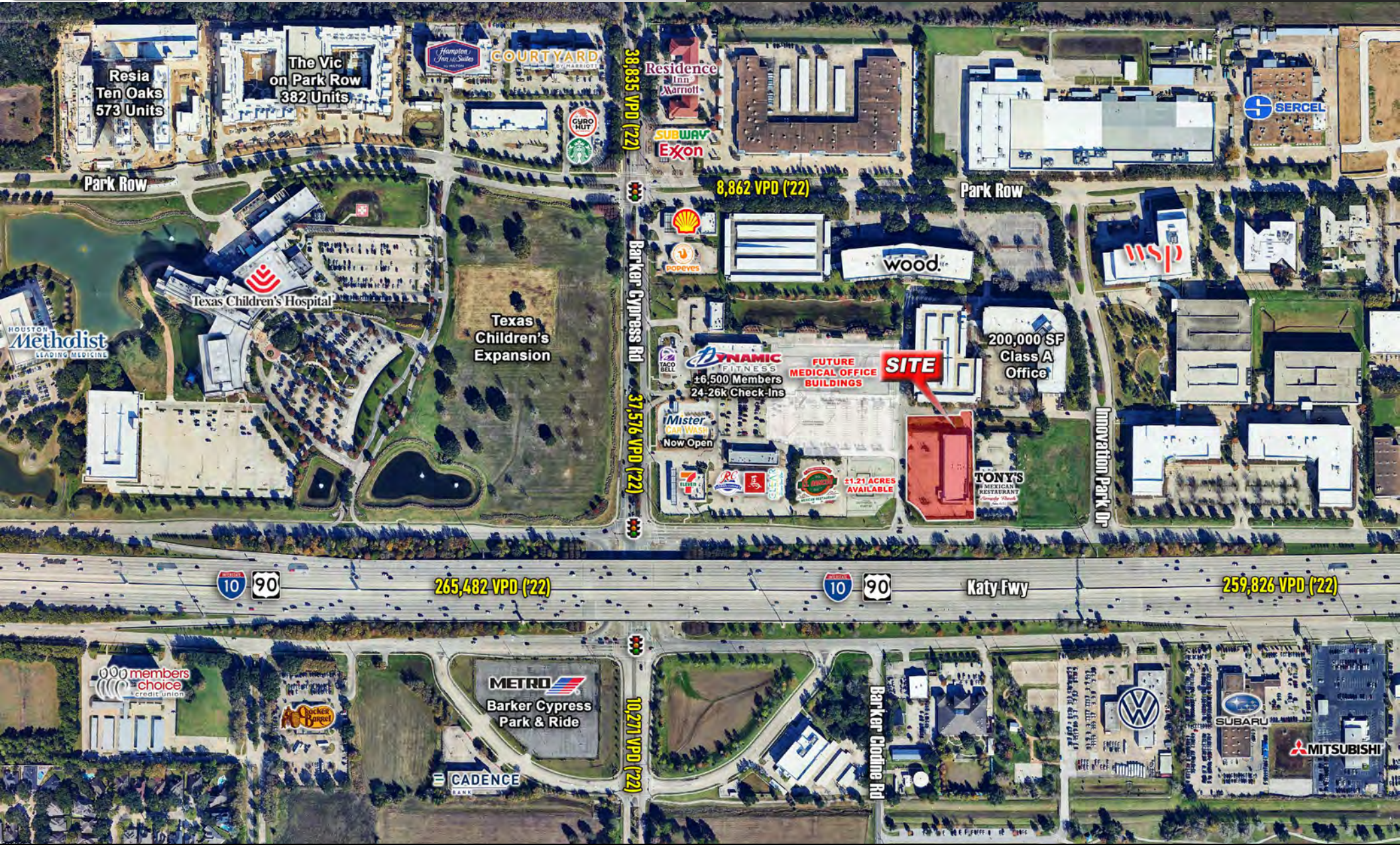
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**ENTIRE ±21,035 SF BUILDING
CAN BE AVAILABLE FOR LEASE**

STORM RETENTION
PARCEL 2 7,468 SF

**AVAILABLE
±8,482 SF**

PHO TAN AN

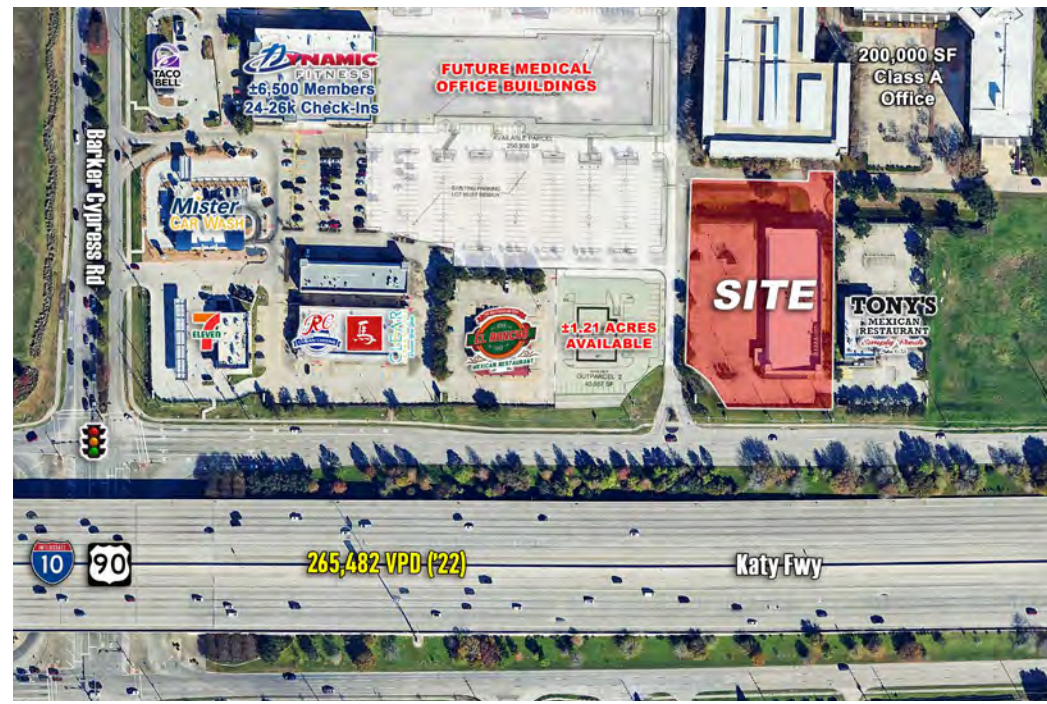
**AVAILABLE
±10,153 SF
2nd Gen Restaurant**

BLDG E PARCEL
84,108 SF

PATIO

MONUMENT SIGN

MEDICAL OFFICE CONCEPTUAL RENDERING



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ENTIRE ±21,035 SF BUILDING CAN BE AVAILABLE FOR LEASE

AVAILABLE ±8,482 SF
PHO TAN AN
AVAILABLE ±10,153 SF
Zed Gen Restaurant

1 SITE PARCEL PLAN

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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:
 - 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.

4M Investments LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Ted B. Miller Jr.

Designated Broker of Firm

0417277

License No.

0388390

License No.

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Licensed Supervisor of Sales Agent/ Associate

Patrick M. Miller

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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