

2ND GEN RESTAURANT SITE FOR SALE-SIGNALIZED H

Looking to relocate, expand or start your own restaurant? Look no further, we have what you're looking for! Sitting on a Signalized Hard corner, this 1420 SF restaurant is available for purchase. Currently occupied and the tenants lease expires in December of 2026. Take advantage of this rare opportunity to expand or establish your business. Call today and schedule a tour today!

LOCATION OVERVIEW

- 5 min. to I 45
- 8 min to Hardy Toll
- 8 Min to 610E



PATRICK BUCKHOFF, CCIM, CCIM

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587831, Texas

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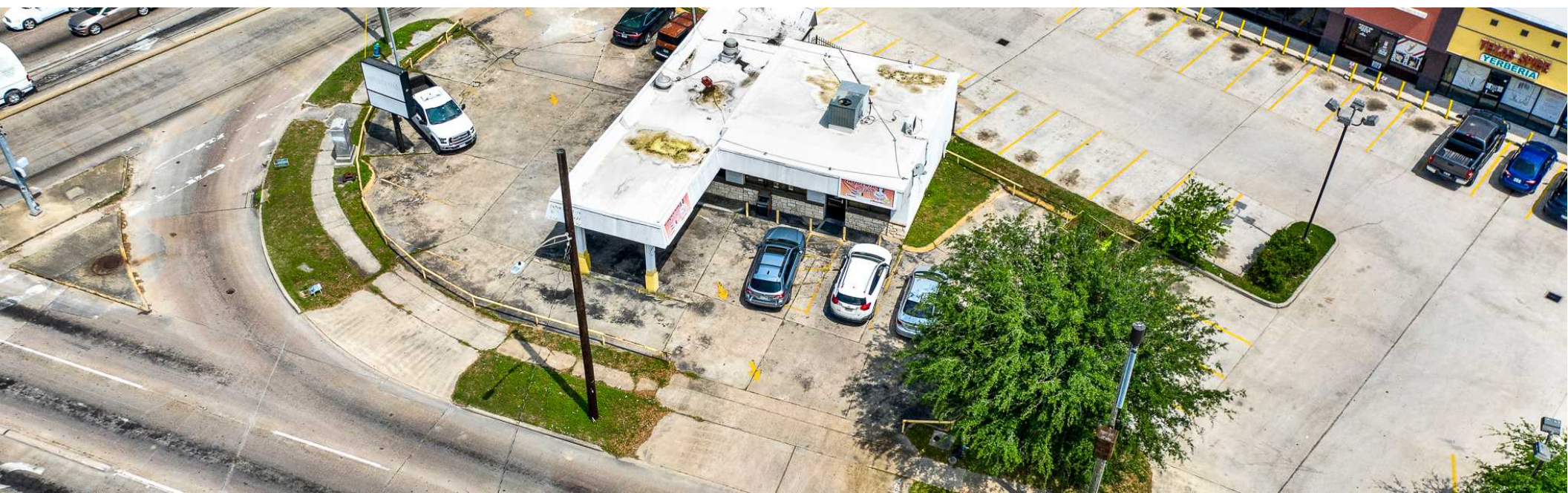
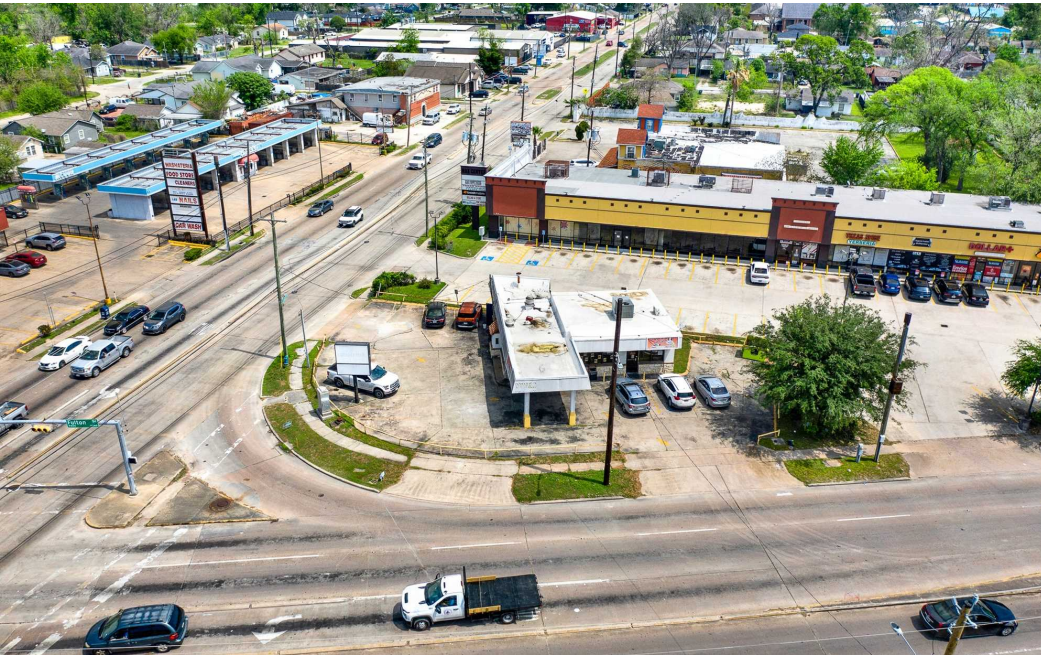
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23309 Kuykendahl Road
Tomball, TX 77375

PROPERTY PHOTOS



PROPERTY PHOTOS



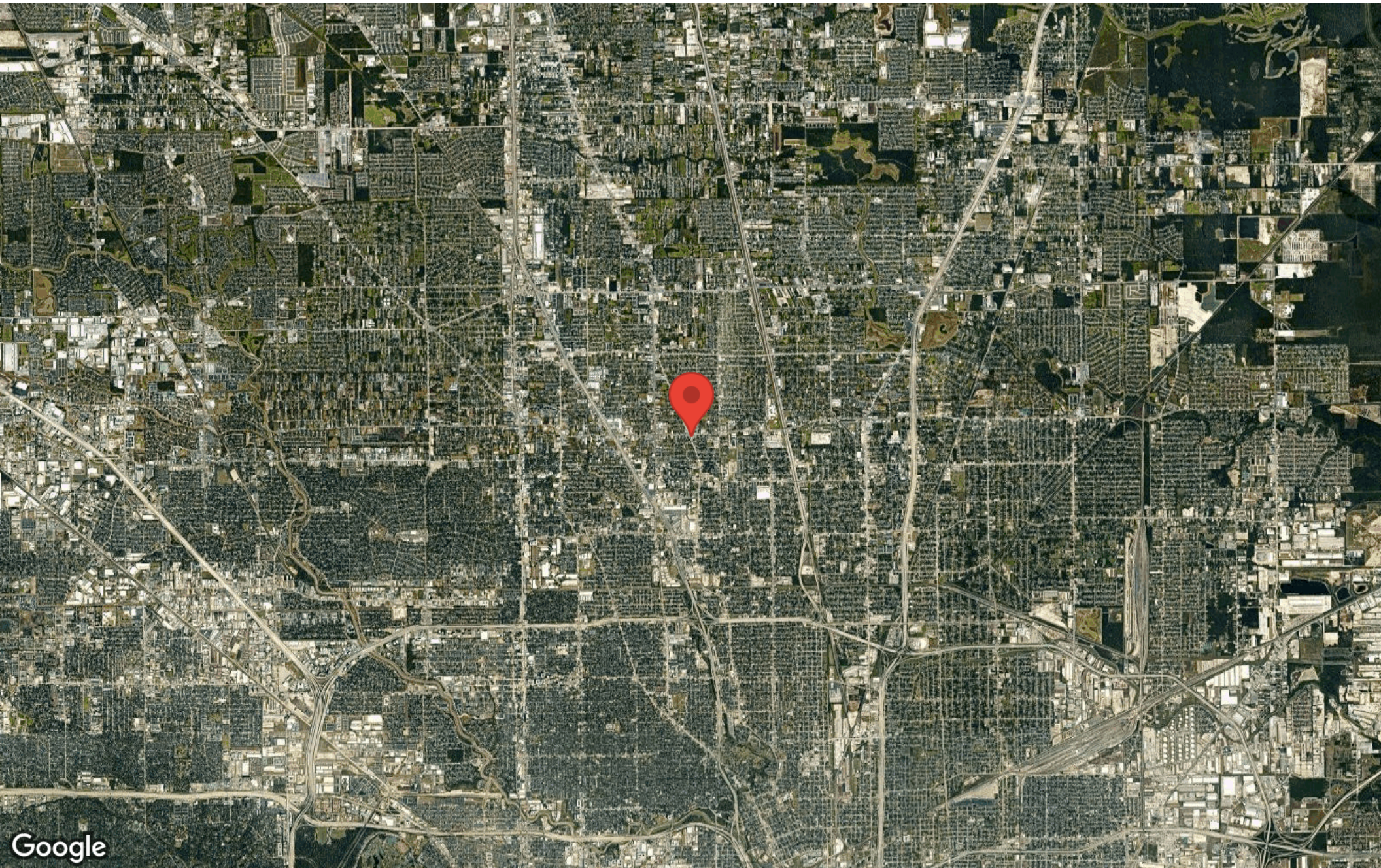
PROPERTY PHOTOS



PROPERTY PHOTOS



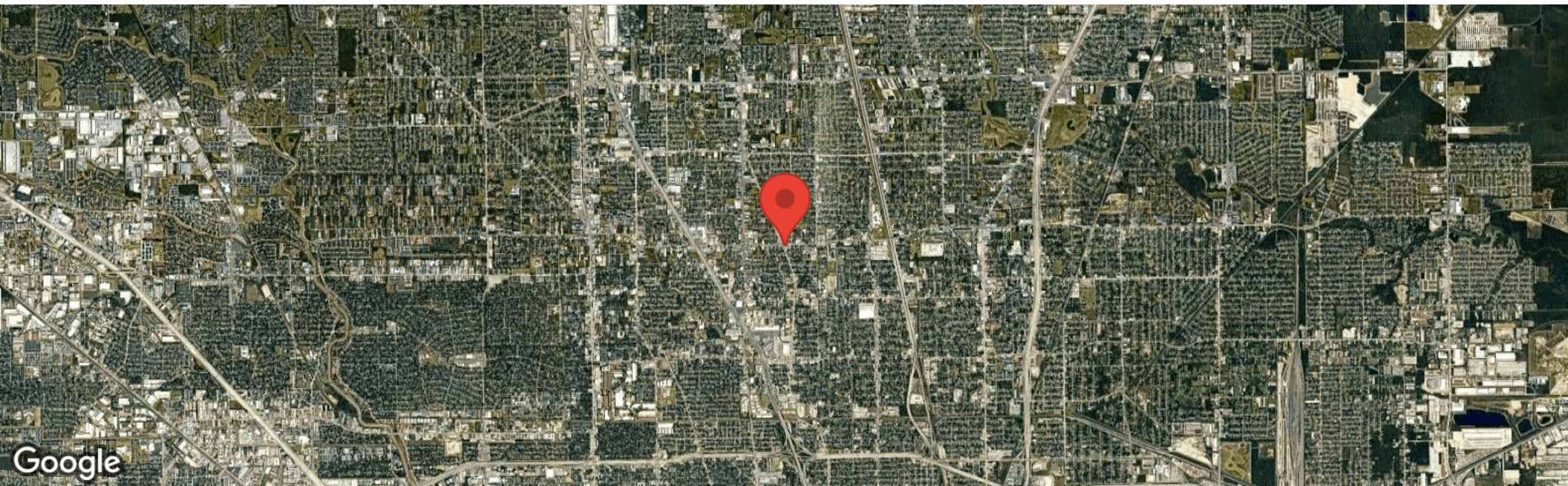
REGIONAL MAP



LOCATION MAPS



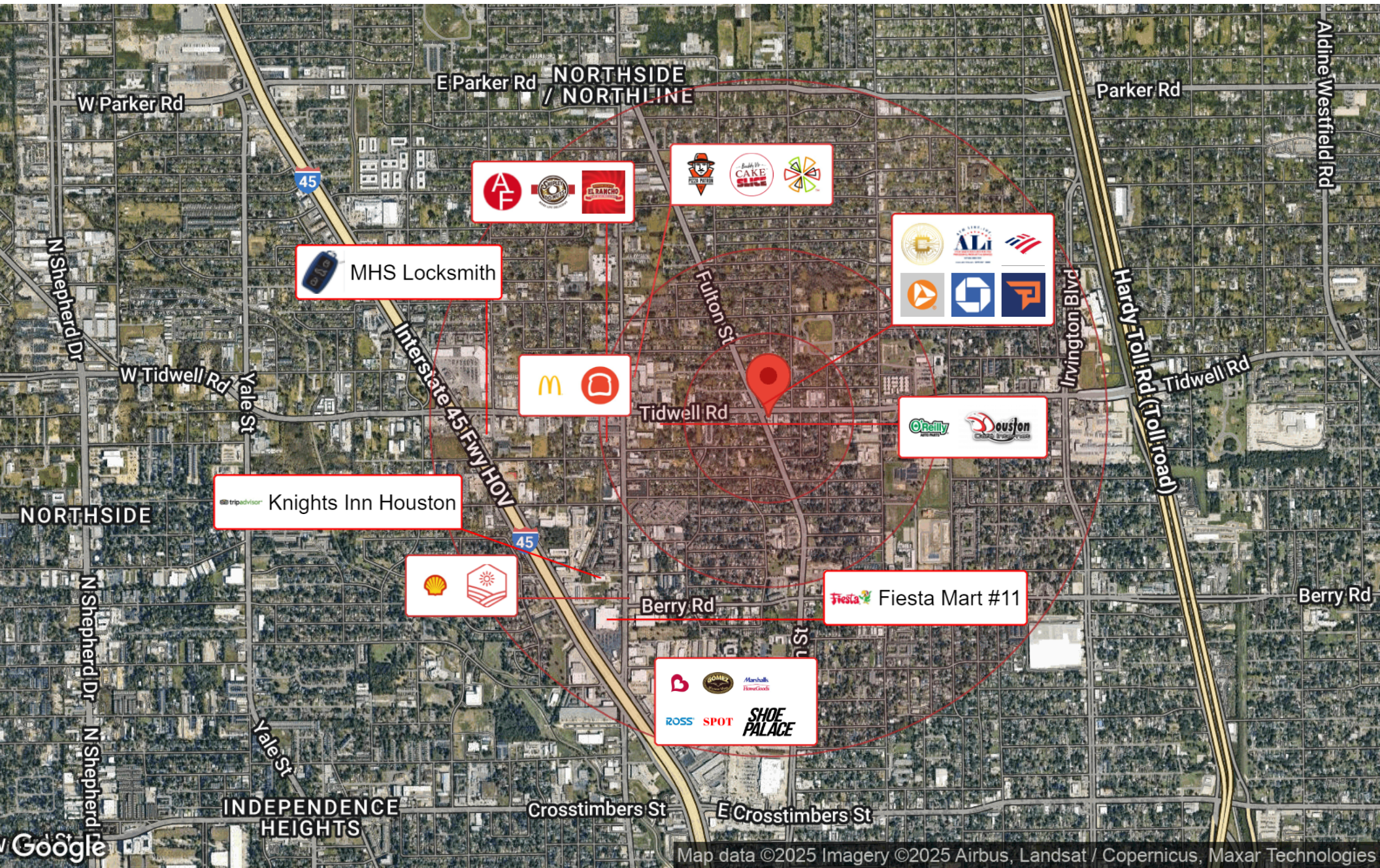
Map data ©2025



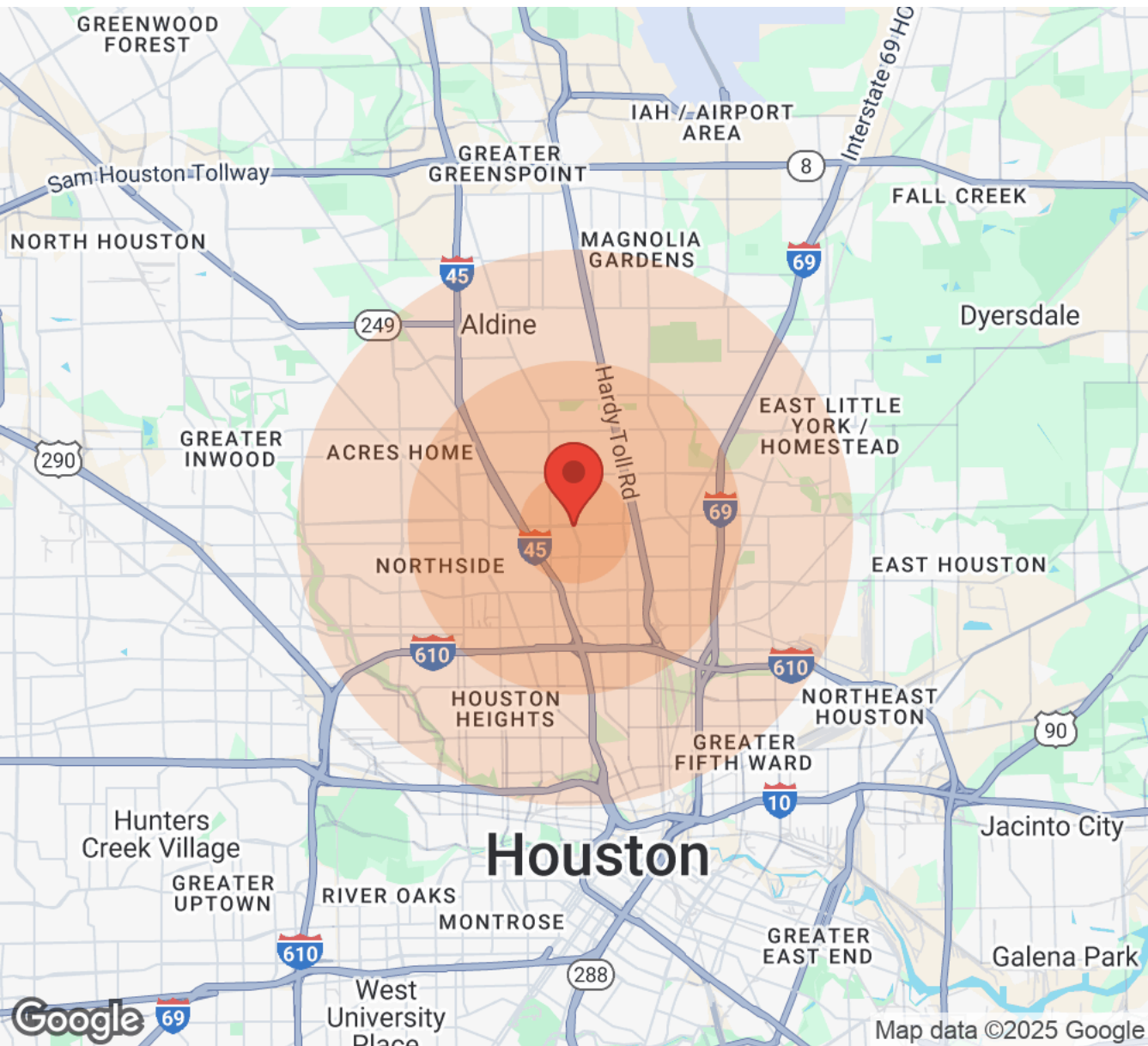
AERIAL MAP



BUSINESS MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	11,663	72,372	172,246
Female	10,784	71,475	172,732
Total Population	22,447	143,847	344,978

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,061	37,955	85,739
Ages 15-24	3,503	21,958	49,656
Ages 25-54	9,193	58,682	140,096
Ages 55-64	1,946	12,970	34,227
Ages 65+	1,744	12,282	35,260

Race	1 Mile	3 Miles	5 Miles
White	12,044	76,550	177,420
Black	2,217	20,858	71,974
Am In/AK Nat	60	352	962
Hawaiian	N/A	8	8
Hispanic	19,165	111,003	223,005
Multi-Racial	16,218	91,734	186,686

Income	1 Mile	3 Miles	5 Miles
Median	\$38,919	\$31,873	\$33,414
< \$15,000	1,436	8,893	22,072
\$15,000-\$24,999	1,084	7,799	17,023
\$25,000-\$34,999	896	6,540	16,522
\$35,000-\$49,999	1,218	6,907	16,720
\$50,000-\$74,999	1,082	7,019	18,396
\$75,000-\$99,999	589	3,122	9,634
\$100,000-\$149,999	331	2,294	8,460
\$150,000-\$199,999	28	533	2,702
> \$200,000	73	567	2,989

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,398	48,928	132,113
Occupied	6,752	43,633	117,503
Owner Occupied	3,136	23,614	65,642
Renter Occupied	3,616	20,019	51,861
Vacant	646	5,295	14,610

Demographic Summary

9322 Fulton St, Houston, Texas, 77022 2 (1 mile)

9322 Fulton St, Houston, Texas, 77022

Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri

Latitude: 29.84533

Longitude: -95.37734

DEMOGRAPHIC SUMMARY

9322 Fulton St, Houston, Texas, 77022 2

Ring of 1 mile

KEY FACTS

20,124

Population



6,671

Households

35.0

Median Age

\$37,691

Median Disposable Income

EDUCATION

40.2%

No High School Diploma



34.4%

High School Graduate



17.0%

Some College/
Associate's Degree



8.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$44,792

Median Household Income



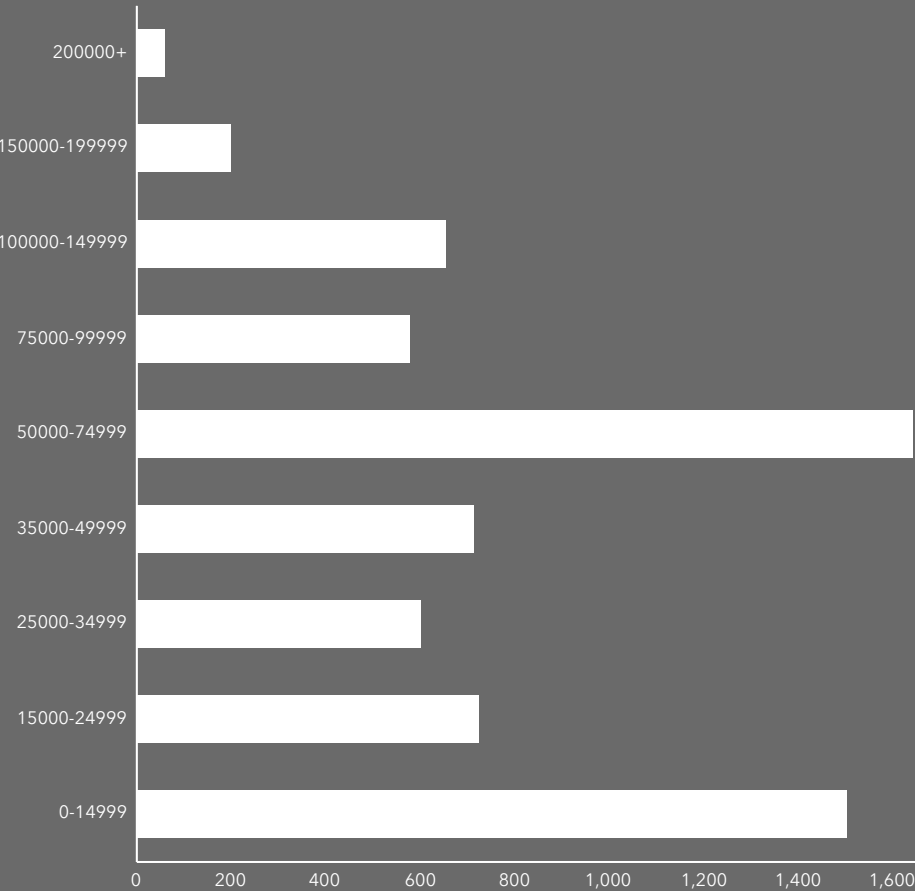
\$18,129

Per Capita Income

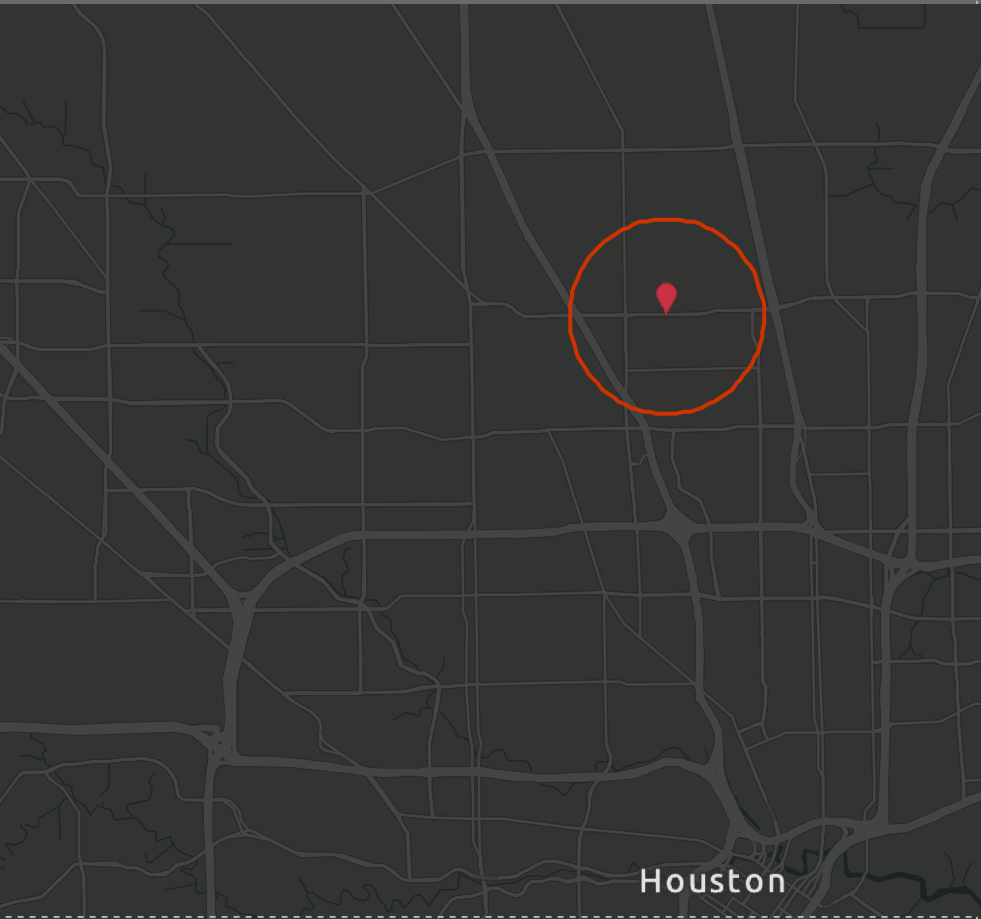


\$21,480

Median Net Worth



HOUSEHOLD INCOME



Houston

EMPLOYMENT



45.6%

White Collar



40.5%

Blue Collar



18.5%

Services

2.5%

Unemployment Rate

Retail Demand Outlook Report (Tabular 2024)

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Retail Demand Outlook

9322 Fulton St, Houston, Texas, 77022 2
9322 Fulton St, Houston, Texas, 77022
Ring of 1 mile



Top Tapestry Segments	Percent	Demographic Summary	2024	2029
Forging Opportunity (7D)	58.4%	Population	20,124	19,844
Southwestern Families (7F)	19.5%	Households	6,671	6,689
Social Security Set (9F)	12.8%	Families	4,404	4,383
NeWest Residents (13C)	9.4%	Median Age	35.0	35.7
	0.0%	Median Household Income	\$44,792	\$52,094

	2024 Consumer Spending	2029 Forecasted Demand	Projected Spending Growth
Apparel and Services	\$8,794,901	\$10,314,860	\$1,519,959
Men's	\$1,624,636	\$1,905,161	\$280,525
Women's	\$2,889,397	\$3,389,100	\$499,703
Children's	\$1,502,128	\$1,761,592	\$259,464
Footwear	\$2,025,054	\$2,374,293	\$349,239
Watches & Jewelry	\$577,311	\$677,849	\$100,538
Apparel Products and Services (1)	\$176,375	\$206,865	\$30,490
Computer			
Computers and Hardware for Home Use	\$913,198	\$1,071,183	\$157,985
Portable Memory	\$11,976	\$14,056	\$2,080
Computer Software	\$54,734	\$64,214	\$9,480
Computer Accessories	\$70,788	\$83,069	\$12,281
Education			
School Books for College	\$111,036	\$130,295	\$19,259
School Books for Elementary/High School	\$22,534	\$26,422	\$3,888
School Books for Vocational/Technical School	\$3,487	\$4,088	\$601
School Books for Daycare/Nurseries	\$2,389	\$2,799	\$410
School Books for Other Schools	\$3,497	\$4,097	\$600
School Supplies and Equipment	\$146,258	\$171,551	\$25,293
Other School Supplies	\$283,354	\$332,261	\$48,907

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

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Retail Demand Outlook | 9322 Fulton St, Houston, Texas, 77022 2 | Ring of 1 mile

	2024 Consumer Spending	2029 Forecasted Demand	Projected Spending Growth
Entertainment & Recreation	\$12,799,886	\$15,009,899	\$2,210,013
Fees and Admissions	\$2,169,246	\$2,544,801	\$375,555
Membership Fees for Clubs (2)	\$802,389	\$941,306	\$138,917
Fees for Participant Sports, excl. Trips	\$319,428	\$374,750	\$55,322
Tickets to Theatre/Operas/Concerts	\$198,624	\$233,036	\$34,412
Tickets to Movies	\$88,143	\$103,360	\$15,217
Tickets to Parks or Museums	\$108,093	\$126,808	\$18,715
Admission to Sporting Events, excl. Trips	\$196,283	\$230,446	\$34,163
Fees for Recreational Lessons	\$453,391	\$531,693	\$78,302
Dating Services	\$2,897	\$3,401	\$504
TV/Video/Audio	\$4,862,983	\$5,701,842	\$838,859
Cable and Satellite Television Services	\$2,620,793	\$3,073,064	\$452,271
Televisions	\$541,780	\$635,522	\$93,742
Satellite Dishes	\$7,403	\$8,672	\$1,269
VCRs, Video Cameras, and DVD Players	\$16,553	\$19,416	\$2,863
Miscellaneous Video Equipment	\$298,086	\$348,422	\$50,336
Video Cassettes and DVDs	\$17,589	\$20,637	\$3,048
Video Game Hardware/Accessories	\$176,751	\$207,415	\$30,664
Video Game Software	\$76,679	\$89,981	\$13,302
Rental/Streaming/Downloaded Video	\$630,749	\$739,663	\$108,914
Installation of Televisions	\$2,562	\$3,011	\$449
Audio (3)	\$469,466	\$550,674	\$81,208
Rental of TV/VCR/Radio/Sound Equipment	\$732	\$858	\$126
Repair of TV/Radio/Sound Equipment	\$3,840	\$4,506	\$666
Pets	\$3,114,567	\$3,651,715	\$537,148
Toys/Games/Crafts/Hobbies (4)	\$544,536	\$638,980	\$94,444
Recreational Vehicles and Fees (5)	\$452,847	\$531,183	\$78,336
Sports/Recreation/Exercise Equipment (6)	\$952,739	\$1,116,846	\$164,107
Photo Equipment and Supplies (7)	\$164,731	\$193,271	\$28,540
Reading (8)	\$405,474	\$475,664	\$70,190
Live Entertainment-for Catered Affairs	\$63,403	\$74,325	\$10,922
Rental of Party Supplies for Catered Affairs	\$69,358	\$81,272	\$11,914

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

Retail Demand Outlook Report (Tabular 2024)

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Retail Demand Outlook | 9322 Fulton St, Houston, Texas, 77022 2 | Ring of 1 mile

	2024 Consumer Spending	2029 Forecasted Demand	Projected Spending Growth
Food	\$40,459,336	\$47,445,048	\$6,985,712
Food at Home	\$25,752,388	\$30,202,722	\$4,450,334
Bakery and Cereal Products	\$3,146,609	\$3,690,915	\$544,306
Meats, Poultry, Fish, and Eggs	\$5,970,977	\$7,002,005	\$1,031,028
Dairy Products	\$2,344,674	\$2,749,930	\$405,256
Fruits and Vegetables	\$4,952,313	\$5,808,511	\$856,198
Snacks and Other Food at Home (9)	\$9,337,814	\$10,951,361	\$1,613,547
Food Away from Home	\$14,706,948	\$17,242,326	\$2,535,378
Alcoholic Beverages	\$2,028,829	\$2,380,331	\$351,502
Financial			
Value of Stocks/Bonds/Mutual Funds	\$97,009,199	\$113,814,015	\$16,804,816
Value of Retirement Plans	\$359,771,261	\$422,013,129	\$62,241,868
Value of Other Financial Assets	\$23,681,457	\$27,771,014	\$4,089,557
Vehicle Loan Amount excluding Interest	\$13,973,104	\$16,377,074	\$2,403,970
Value of Credit Card Debt	\$9,236,948	\$10,833,626	\$1,596,678
Health			
Nonprescription Drugs	\$615,052	\$721,154	\$106,102
Prescription Drugs	\$1,286,521	\$1,509,126	\$222,605
Eyeglasses and Contact Lenses	\$370,401	\$434,456	\$64,055
Personal Care Products (10)	\$2,033,730	\$2,384,781	\$351,051
Smoking Products	\$1,801,942	\$2,114,315	\$312,373
Home			
Mortgage Payment and Basics (11)	\$39,041,647	\$45,754,559	\$6,712,912
Maintenance and Remodeling Services	\$13,062,640	\$15,304,677	\$2,242,037
Maintenance and Remodeling Materials (12)	\$2,568,832	\$3,009,383	\$440,551
Utilities, Fuel, and Public Services	\$22,053,636	\$25,856,467	\$3,802,831

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Retail Demand Outlook | 9322 Fulton St, Houston, Texas, 77022 2 | Ring of 1 mile

	2024 Consumer Spending	2029 Forecasted Demand	Projected Spending Growth
Household Furnishings and Equipment			
Household Textiles (13)	\$497,172	\$582,940	\$85,768
Furniture	\$3,154,019	\$3,699,140	\$545,121
Rugs	\$117,428	\$137,767	\$20,339
Major Appliances (14)	\$2,010,049	\$2,356,038	\$345,989
Housewares (15)	\$364,870	\$427,838	\$62,968
Small Appliances	\$4,697,024	\$5,507,499	\$56,669
Luggage	\$60,074	\$70,485	\$10,411
Telephones and Accessories	\$389,449	\$456,352	\$66,903
Household Operations			
Child Care	\$1,483,623	\$1,740,546	\$256,923
Lawn/Garden (16)	\$2,014,703	\$2,361,560	\$346,857
Moving/Storage/Freight Express	\$414,873	\$486,709	\$71,836
Housekeeping Supplies (17)	\$3,236,093	\$3,794,484	\$558,391
Insurance			
Owners and Renters Insurance	\$2,820,727	\$3,304,962	\$484,235
Vehicle Insurance	\$8,542,293	\$10,013,856	\$1,471,563
Life/Other Insurance	\$1,939,005	\$2,273,635	\$334,630
Health Insurance	\$16,656,852	\$19,529,615	\$2,872,763
Transportation			
Payments on Vehicles excluding Leases	\$11,134,069	\$13,053,174	\$1,919,105
Gasoline and Motor Oil	\$12,914,153	\$15,139,661	\$2,225,508
Vehicle Maintenance and Repairs	\$5,201,810	\$6,099,866	\$898,056
Travel			
Airline Fares	\$1,913,931	\$2,244,322	\$330,391
Lodging on Trips	\$2,688,222	\$3,152,766	\$464,544
Auto/Truck Rental on Trips	\$334,942	\$392,986	\$58,044
Food and Drink on Trips	\$2,156,123	\$2,529,087	\$372,964

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Retail Demand Outlook | 9322 Fulton St, Houston, Texas, 77022 2 | Ring of 1 mile

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (10) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Commercial Advisors Group, RE/MAX Integrity	9004133	patrick@commercialspacehouston.com	(832)560-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ruben Villareal	415433	sold@rubenandnancy.com	(713)557-7095
Designated Broker of Firm	License No.	Email	Phone
Ruben Villareal	415433	sold@rubenandnancy.com	(713)557-7095
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Buckhoff, CCIM	587831	patrick@commercialspacehouston.com	(832)560-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379
Patrick Buckhoff

Information available at www.trec.texas.gov
IABS 1-0 Date

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