

EXECUTIVE SUMMARY

Barrel Park

13101 Kuykendahl Road | Houston, Texas 77090



Marcus & Millichap

LAGOS-WOLANSKY RETAIL GROUP

OFFERED EXCLUSIVELY BY



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Real Estate Investment Sales • Financing • Research • Advisory Services

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PROPERTY OVERVIEW



Vacant Land

| | |
|-------------------|--------------------------------------|
| Address | 0 Kuykendahl Rd Houston, TX 77090 |
| Parcel Number | 0411150000300 |
| Land Size (Acres) | 2.59 AC |
| Land Size (SF) | 112,820 SF |
| Price | \$1,692,300 |
| Price/SF (Land) | \$15.00 |

Vacant Restaurant

| | |
|---------------------|--|
| Address | 13101 Kuykendahl Rd Houston, TX 77090 |
| Parcel Number | 0411150000090 |
| Year Built | 2012 |
| Land Size (Acres) | 2.20 AC |
| Land Size (SF) | 95,832 SF |
| Building Size | 9,800 SF |
| Price | \$1,960,000 |
| Price/SF (Building) | \$200.00 |

Vacant Event Center

| | |
|----------------------|--|
| Address | 13101 Kuykendahl Rd Houston, TX 77090 |
| Parcel Number | 0411150000090 |
| Year Built/Renovated | 1982 / 1994 |
| Land Size (Acres) | 4.68 AC |
| Land Size (SF) | 203,861 SF |
| Building Size | 19,679 SF |
| Price | \$2,507,736 |
| Price/SF (Building) | \$127.43 |
| Price/SF (Land) | \$12.30 |

NOTES

- The three components of this offering (Land, Restaurant, and Event Center) can be sold separately or together.
- Please note that the Restaurant and Event Center are located on the same parcel (0411150000090). If the event center and restaurant are sold separately, the existing parcel would need to be subdivided.

PROPERTY OVERVIEW

Marcus & Millichap is pleased to exclusively offer for sale Barrel Park, a 29,480-square-foot mixed-use park situated on 9.47 acres at 13101 Kuykendahl Road in Houston, Texas.

Barrel Park presents an opportunity consisting of three components that can be sold separately or together.

The first component is 2.59 acres of vacant land located on the hard corner of Kuykendahl Road and Stonefield Drive. The vacant land is offered at a price of \$1,692,300 (\$15/SF).

The second component is a 9,800-square-foot turnkey-ready restaurant featuring a fully equipped bar and grill with inviting outdoor patio seating. The restaurant, which is situated on 2.20 acres, is offered at a price of \$1,960,000 (\$200/SF).

The third component of the property is a 19,679-square-foot event venue featuring a bar and grill, making it well-suited for weddings, private parties, and community events. The building is efficiently configured into two contiguous sections: 6,250 square feet of restaurant/bar space and 13,429 square feet designed as an event center/banquet hall, allowing for flexible operations and multiple revenue streams.

The event venue is being offered at land value, equating to approximately \$12.30/SF for the land, presenting a compelling basis for investors.

In addition to its current use, this portion of the property offers significant repositioning or redevelopment potential. The existing improvements may provide a pathway for grandfathered status, which could help streamline future development or permitting an attractive advantage for investors seeking to enhance value or explore alternative uses.

INVESTMENT HIGHLIGHTS



Offered Separately or Together: This offering presents an opportunity consisting of three components that can be sold separately or together (Vacant Land, Vacant Restaurant, and Vacant Event Center).



Vacant Land: The property includes 2.59 acres of vacant land for expansion or additional revenue-generating uses.



Vacant Restaurant Space: A turnkey-ready restaurant features a fully equipped bar and grill with inviting outdoor patio seating.



Vacant Event Center: The property offers a dedicated event venue with an additional bar and grill, ideal for weddings, private parties, and community events.



Prime Location: Positioned along Kuykendahl Road with exposure to 25,000 vehicles per day, providing outstanding visibility and convenient access to North Freeway (Interstate 45).



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

| | | | |
|---|-------------|-------------------------------|--------------|
| Marcus & Millichap | 9002994 | tim.speck@marcusmillichap.com | 972-755-5200 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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