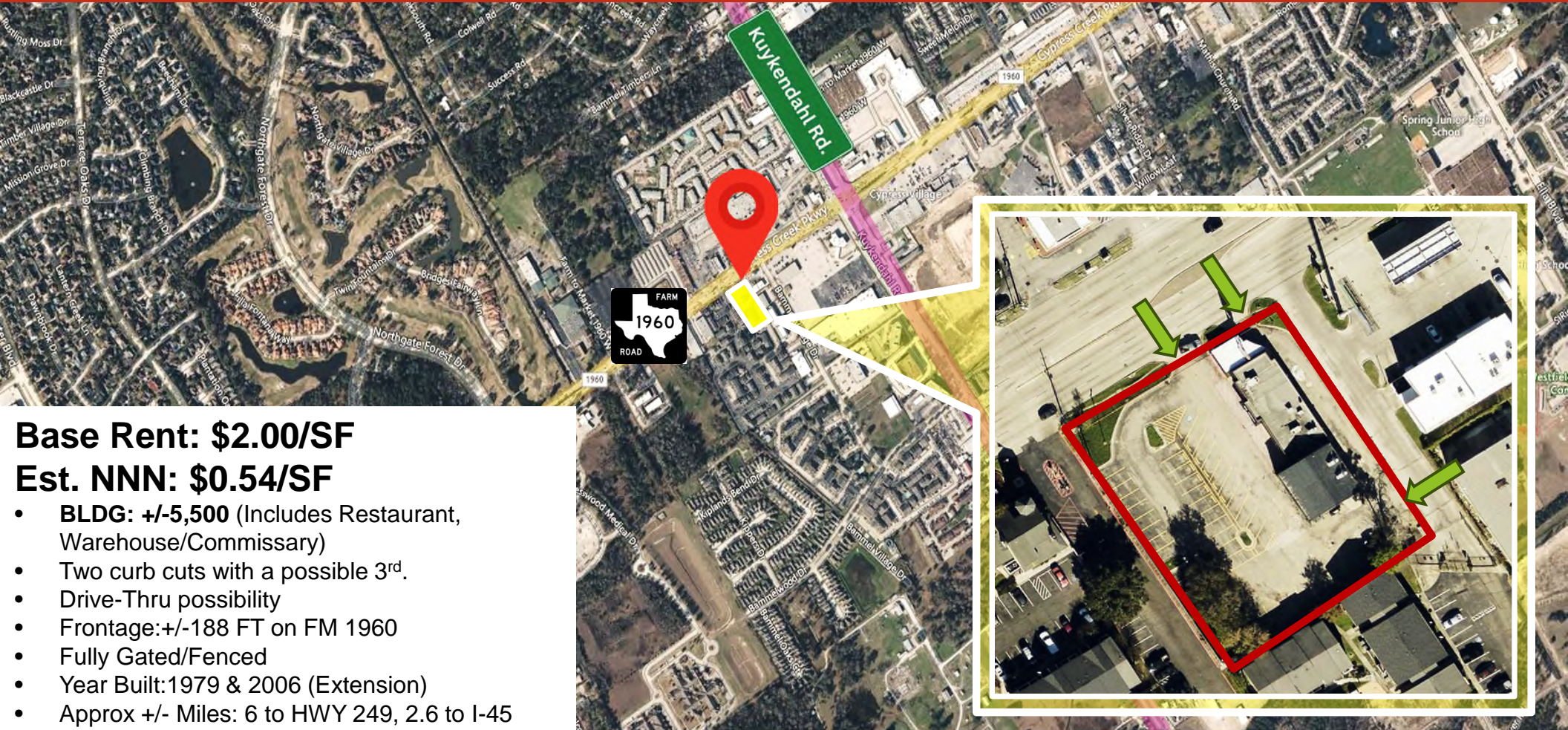


FOR LEASE : 2nd Gen Restaurant

2427 FM 1960 Rd. W, Houston, TX 77068



Base Rent: \$2.00/SF

Est. NNN: \$0.54/SF

- **BLDG: +/-5,500** (Includes Restaurant, Warehouse/Commissary)
- Two curb cuts with a possible 3rd.
- Drive-Thru possibility
- Frontage: +/-188 FT on FM 1960
- Fully Gated/Fenced
- Year Built: 1979 & 2006 (Extension)
- Approx +/- Miles: 6 to HWY 249, 2.6 to I-45



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.



HCA Houston
Healthcare Northwest

Kuykendahl Rd.

WAFLE HOUSE

Dekaney High School

TEXAS CAMPHOUSE

Westfield

FARM
1960
ROAD

SITE

INTERSTATE
TEXAS
45

HARDY
TOLL ROAD

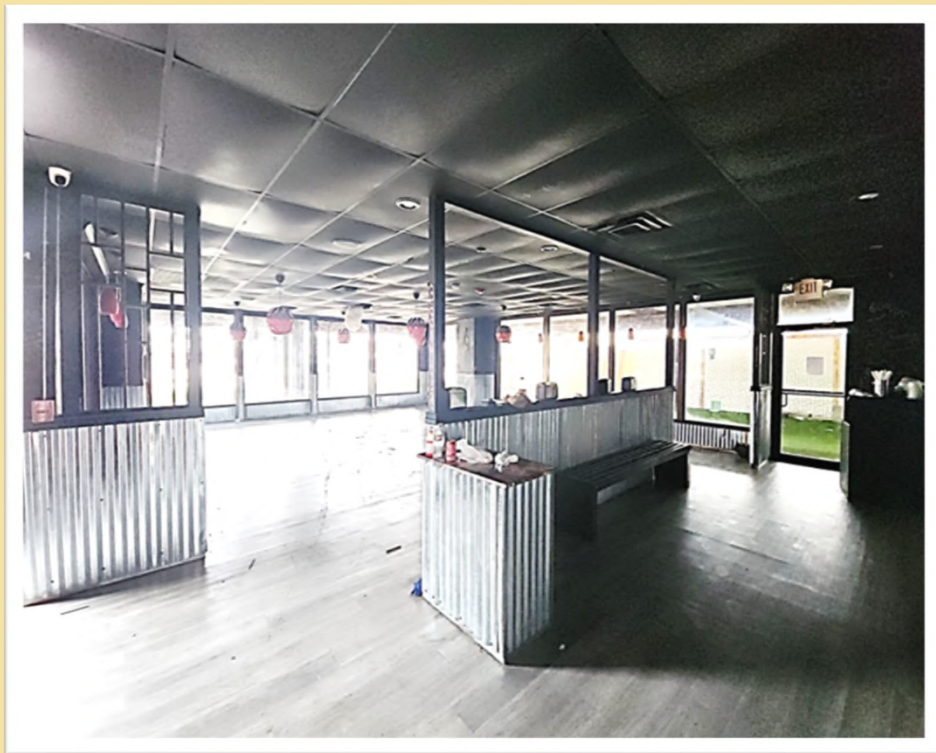
FLYING J

Olive Garden
ITALIAN KITCHEN



National Museum
of Funeral History

Universal
Technical
Institute



Former Restaurant

1 Walk-In Coolers
And
1 Walk - Freezer



First Floor



Second Floor

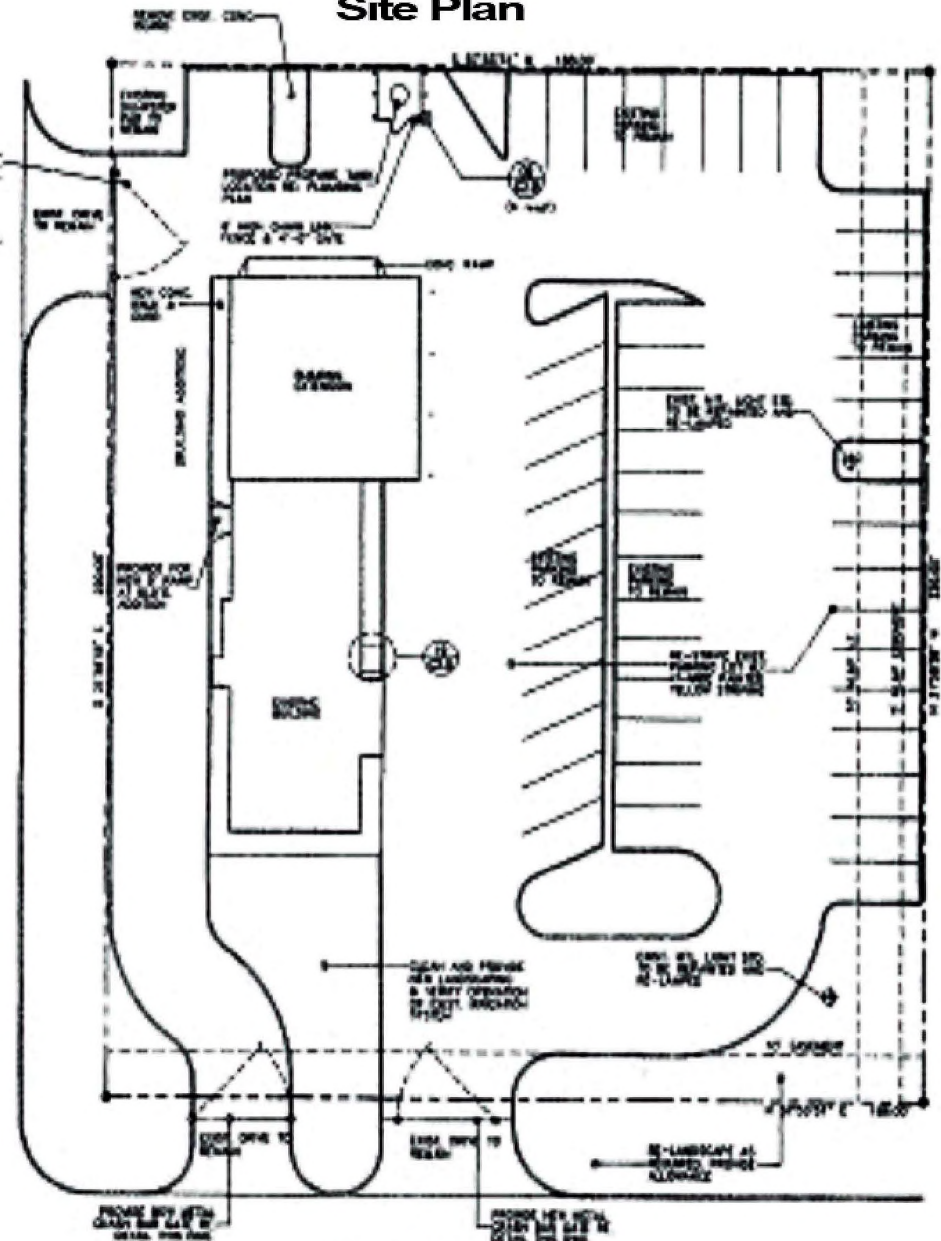


Covered Patio



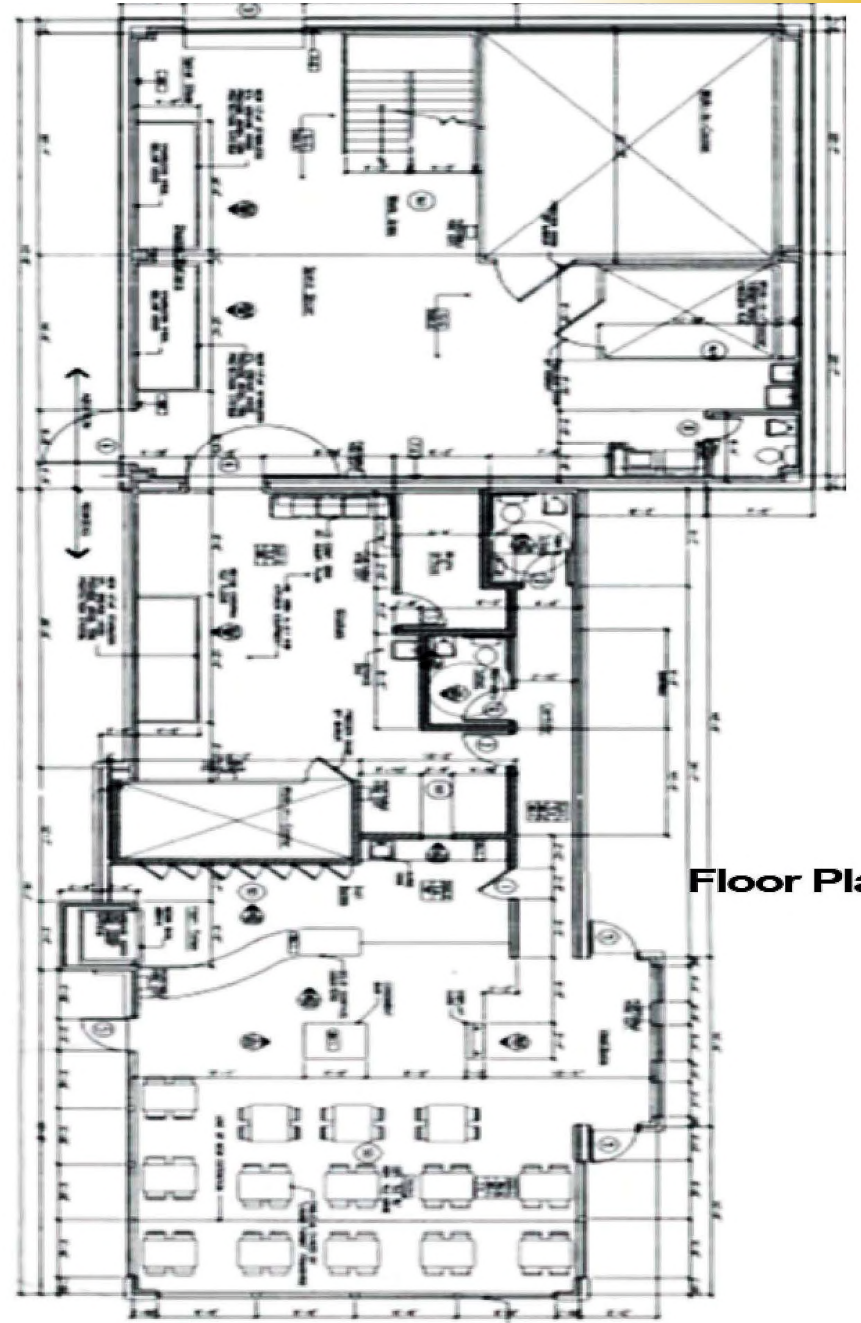


Site Plan



F.M. 1960

Floor Plan



2427 FM-1960 HOUSTON, TX 77068-3703

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480287	PANEL	0265M
PANEL DATE	October 16, 2013	MAP NUMBER	48201C0265M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

2427 FM 1960 Rd, Houston, Texas, 77073



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	4,457	63,374	97,085
2020 Population	7,770	76,807	125,789
2025 Population	8,000	82,037	134,594
2030 Population	8,382	83,890	139,201
2010-2020 Annual Rate	5.72%	1.94%	2.62%
2020-2025 Annual Rate	0.56%	1.26%	1.30%
2025-2030 Annual Rate	0.94%	0.45%	0.68%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	32.7	32.5	33.5
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	18.5%	23.1%	26.1%
Black Alone	41.8%	33.9%	35.0%
American Indian Alone	1.1%	1.7%	1.4%
Asian Alone	2.3%	2.3%	4.3%
Pacific Islander Alone	0.6%	0.3%	0.3%
Some Other Race Alone	19.4%	22.4%	17.7%
Two or More Races	16.4%	16.3%	15.3%
Hispanic Origin	43.2%	46.1%	38.9%
Diversity Index	86.1	87.6	87.0

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	1,431	21,699	34,244
2020 Total Households	2,485	25,874	43,473
2025 Total Households	2,591	28,301	47,575
2030 Total Households	2,730	29,428	50,001
2010-2020 Annual Rate	5.67%	1.78%	2.41%
2020-2025 Annual Rate	0.80%	1.72%	1.73%
2025-2030 Annual Rate	1.05%	0.78%	1.00%
2025 Average Household Size	3.09	2.89	2.82
Wealth Index	57	57	73

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	20.1%	20.4%	23.9%
Median Household Income			
2025 Median Household Income	\$70,309	\$69,774	\$73,077
2030 Median Household Income	\$78,538	\$76,694	\$81,112
2025-2030 Annual Rate	2.24%	1.91%	2.11%
Average Household Income			
2025 Average Household Income	\$85,056	\$85,401	\$97,762
2030 Average Household Income	\$94,146	\$93,201	\$108,581
Per Capita Income			
2025 Per Capita Income	\$27,848	\$29,391	\$34,626
2030 Per Capita Income	\$31,042	\$32,579	\$39,085
2025-2030 Annual Rate	2.20%	2.08%	2.45%
Income Equality			
2025 Gini Index	37.7	38.9	44.9
Socioeconomic Status			
2025 Socioeconomic Status Index	42.2	43.5	43.7
Housing Unit Summary			
Housing Affordability Index	103	99	85
2010 Total Housing Units	1,510	24,596	39,449
2010 Owner Occupied Hus (%)	75.3%	54.6%	54.5%
2010 Renter Occupied Hus (%)	24.7%	45.4%	45.5%
2010 Vacant Housing Units (%)	5.2%	11.8%	13.2%
2020 Housing Units	2,640	28,186	47,255
2020 Owner Occupied HUs (%)	46.6%	51.9%	51.4%
2020 Renter Occupied HUs (%)	53.4%	48.1%	48.6%
Vacant Housing Units	5.9%	8.0%	8.1%
2025 Housing Units	2,758	30,633	51,658
Owner Occupied Housing Units	49.2%	56.1%	54.0%
Renter Occupied Housing Units	50.8%	43.9%	46.0%
Vacant Housing Units	6.1%	7.6%	7.9%
2030 Total Housing Units	2,889	31,883	54,229
2030 Owner Occupied Housing Units	1,417	17,264	27,791
2030 Renter Occupied Housing Units	1,313	12,164	22,210
2030 Vacant Housing Units	159	2,455	4,228

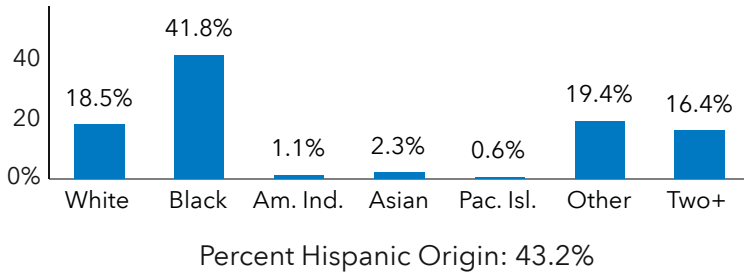
Graphic Profile

2427 FM 1960 Rd, Houston, Texas, 77073

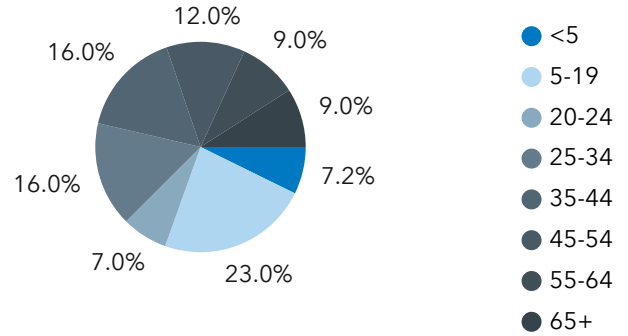


Ring band: 0 - 1 mile radius

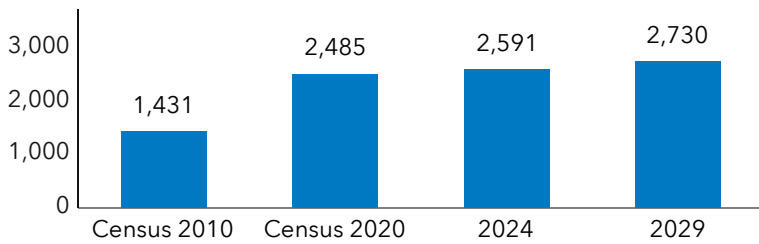
Population by Race



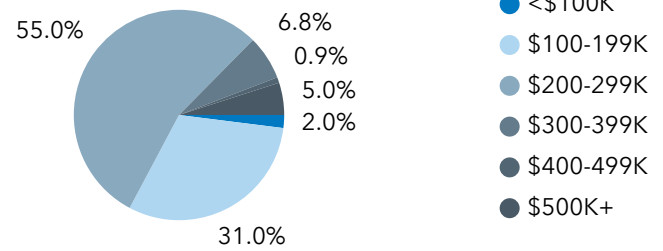
Population by Age



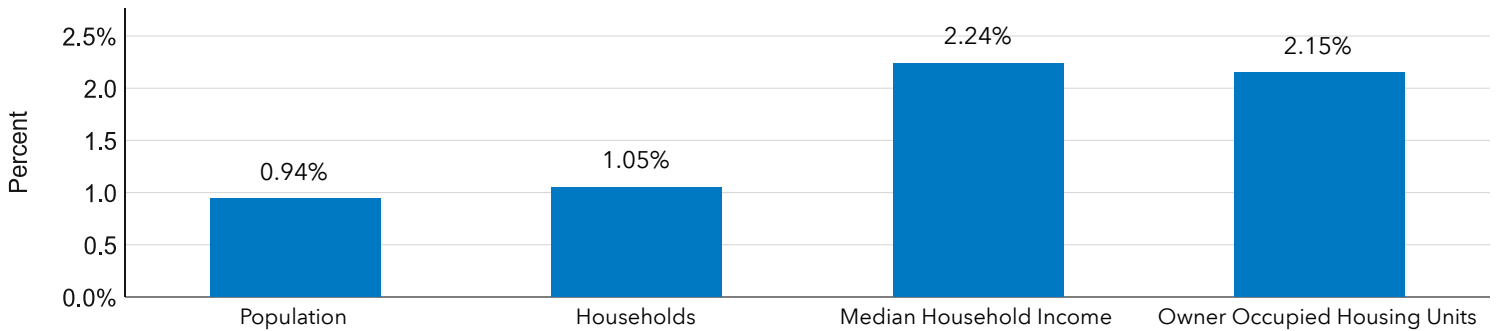
Households



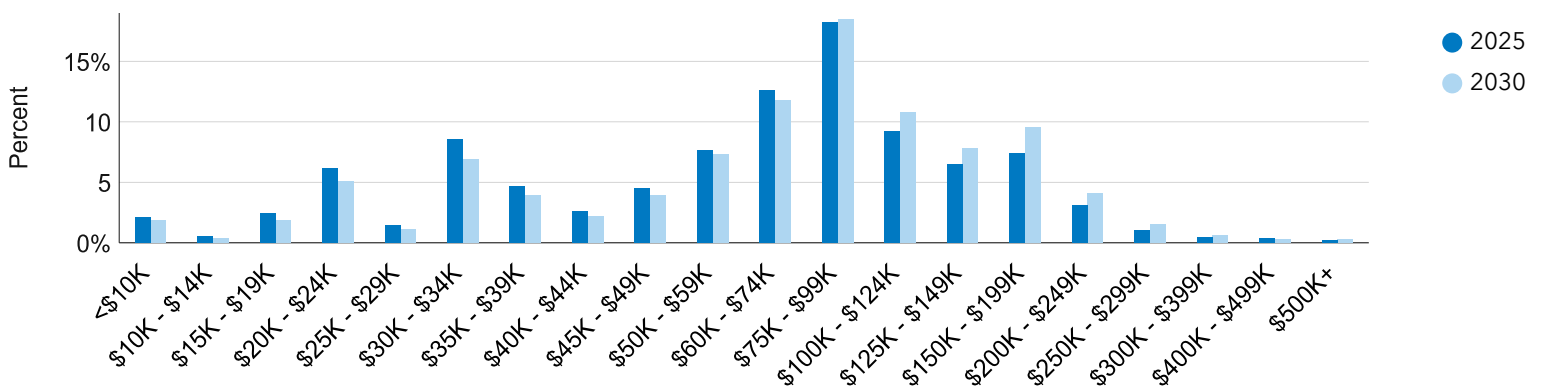
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

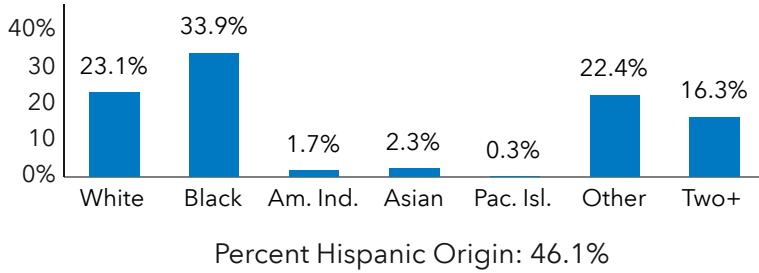
Graphic Profile

2427 FM 1960 Rd, Houston, Texas, 77073



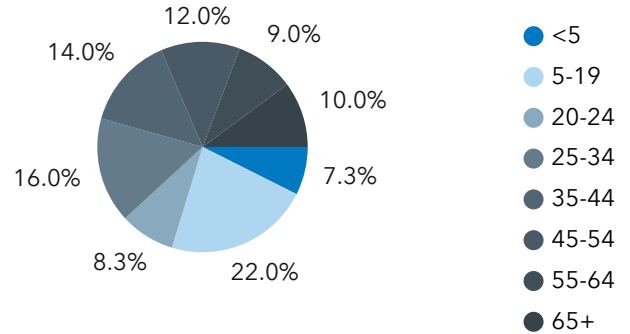
Ring band: 1 - 3 mile radius

Population by Race

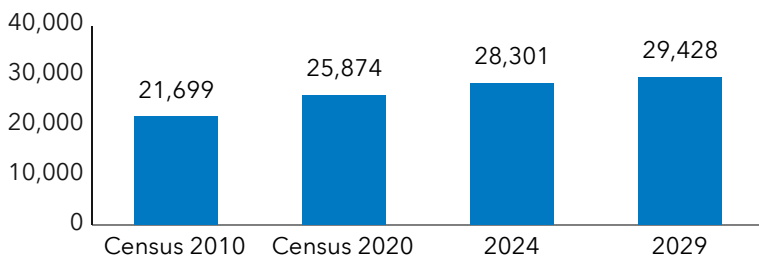


Percent Hispanic Origin: 46.1%

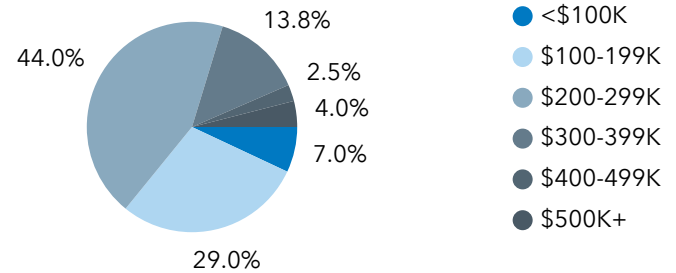
Population by Age



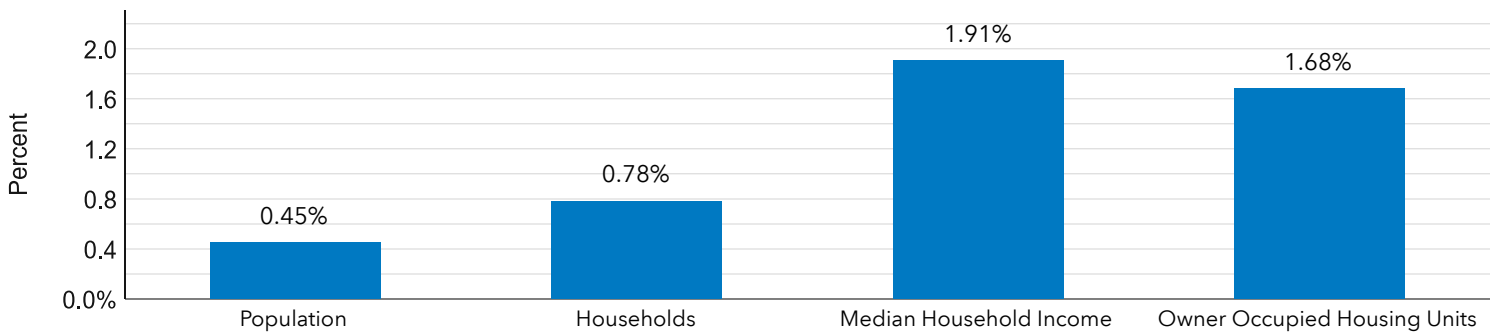
Households



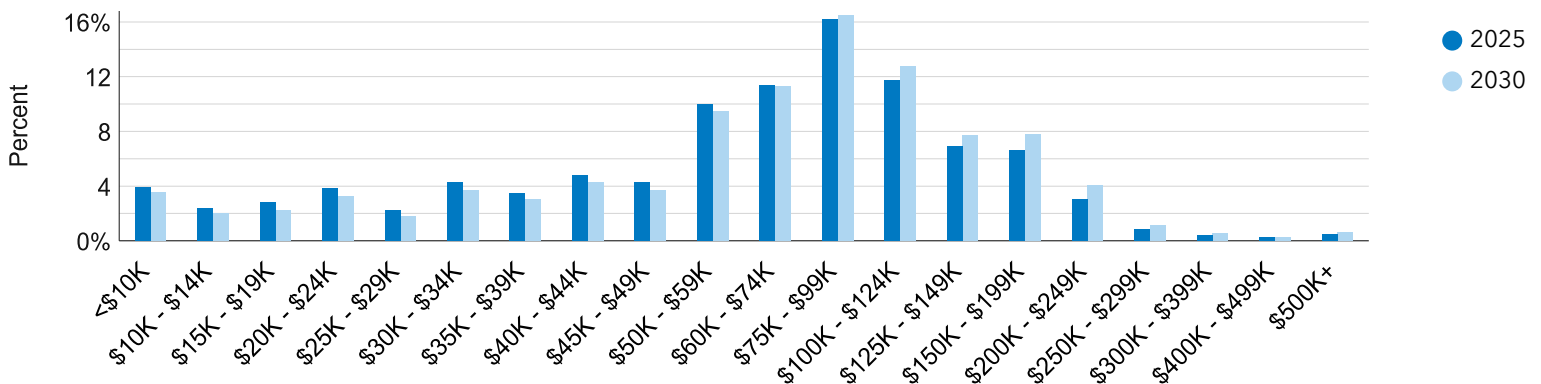
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

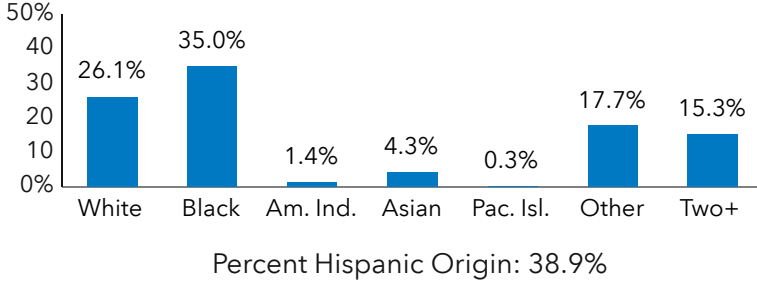
Graphic Profile

2427 FM 1960 Rd, Houston, Texas, 77073

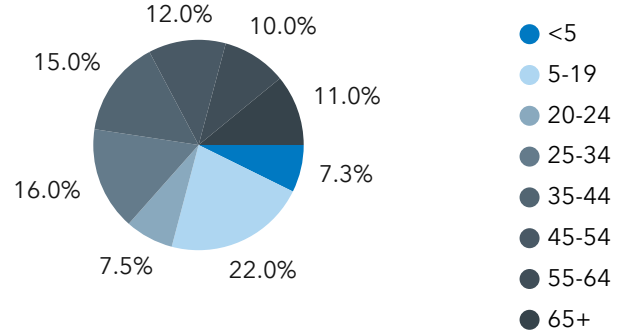


Ring band: 3 - 5 mile radius

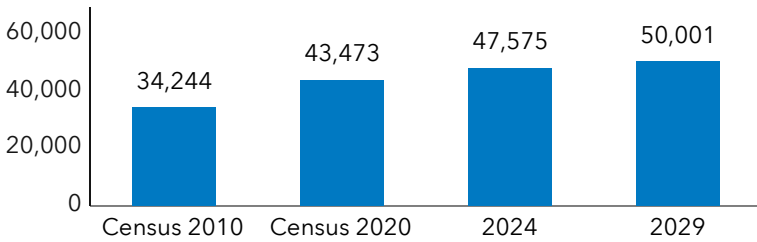
Population by Race



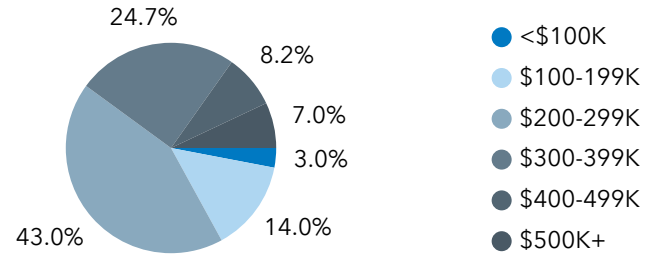
Population by Age



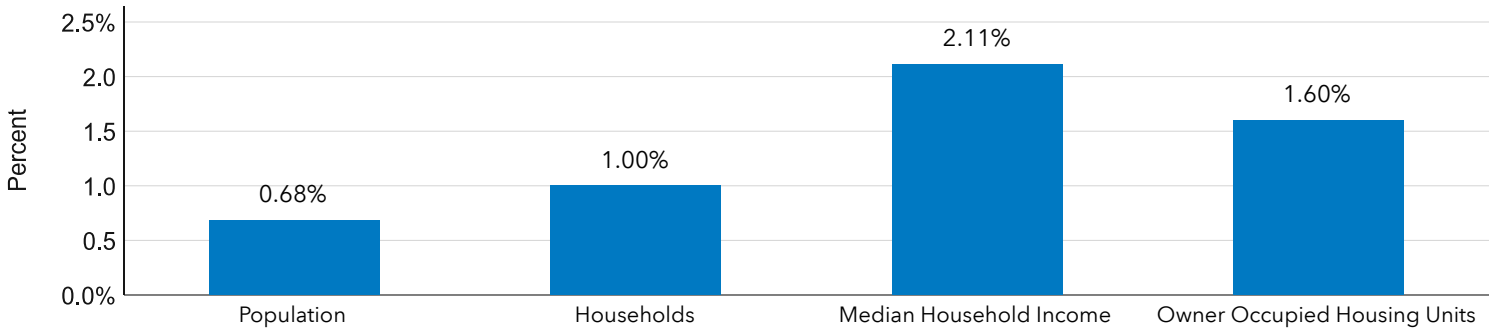
Households



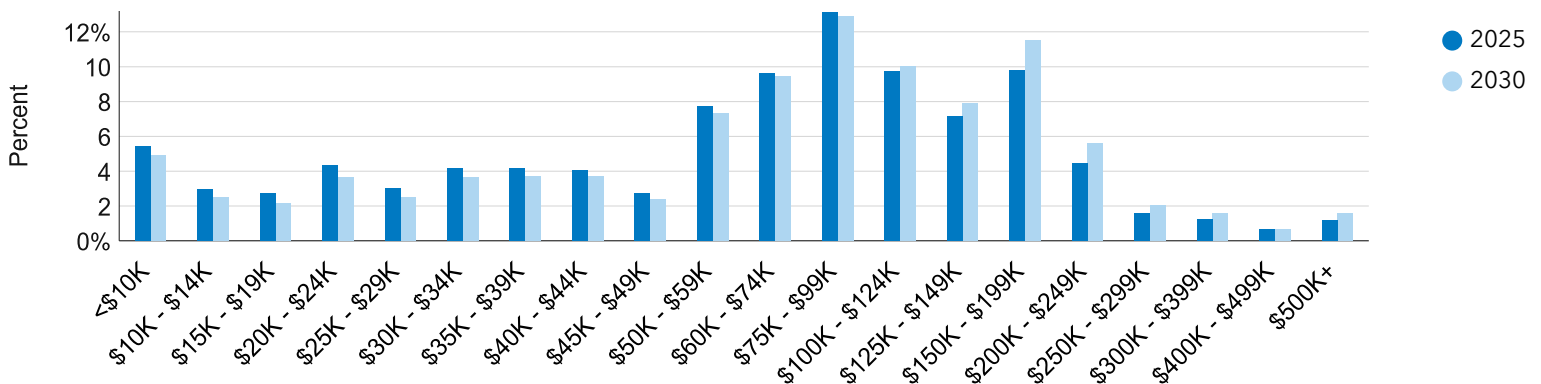
Home Value



2024-2029 Annual Growth Rate



Household Income



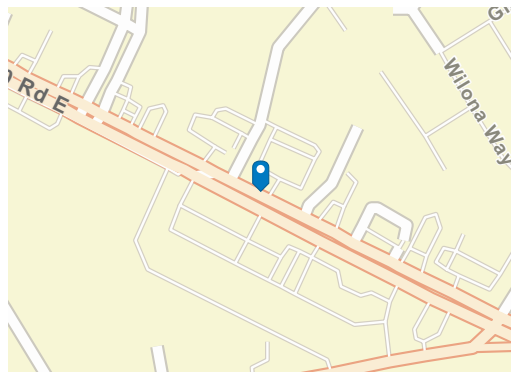
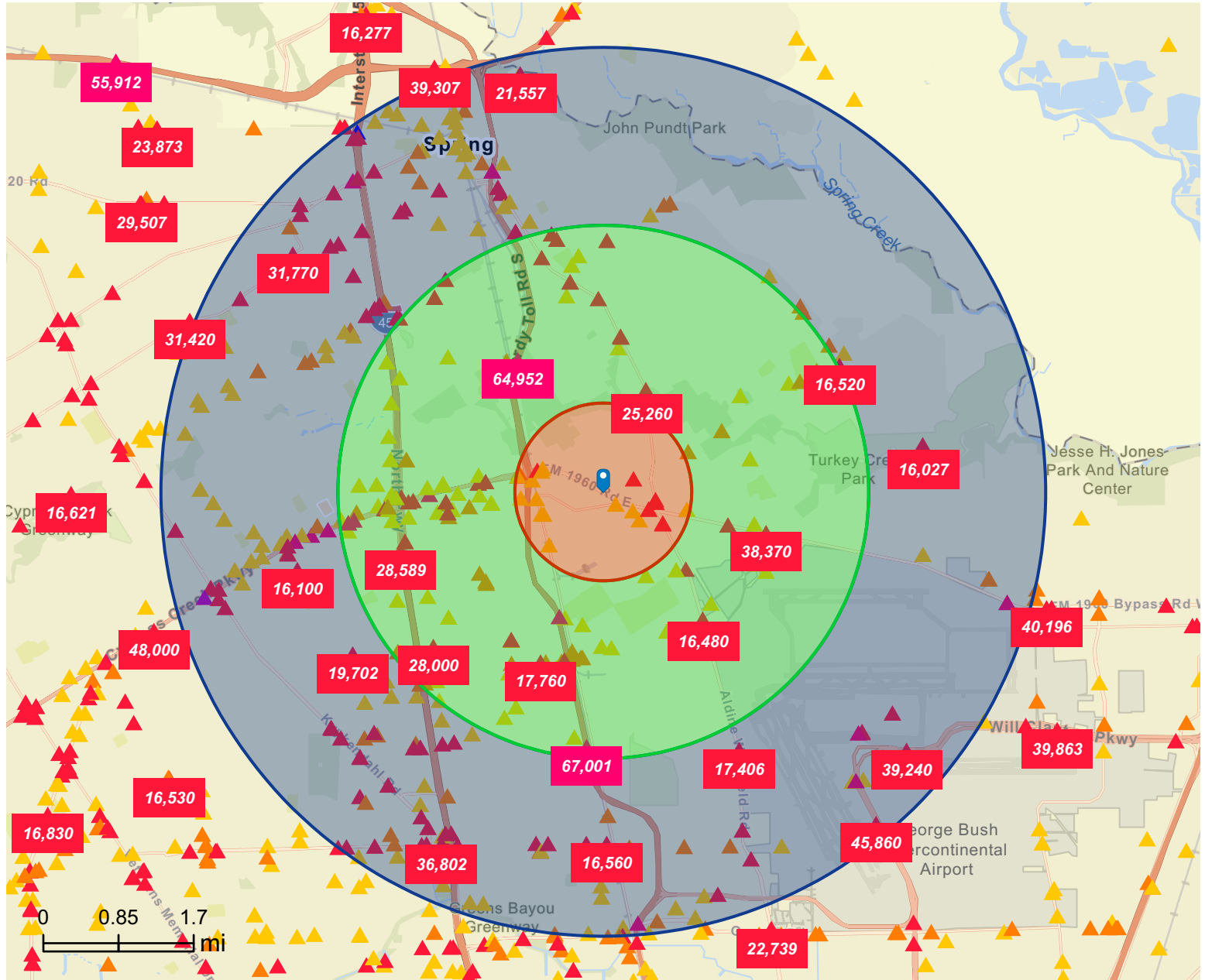
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

2427 FM 1960 Rd, Houston, Texas, 77073

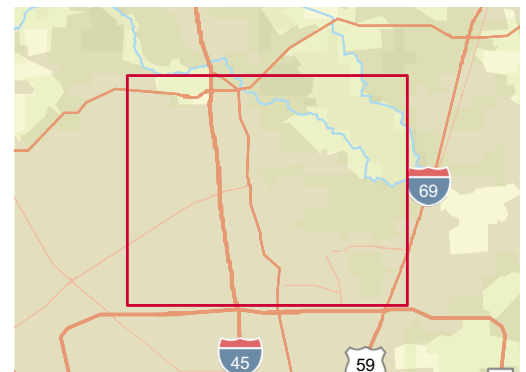


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



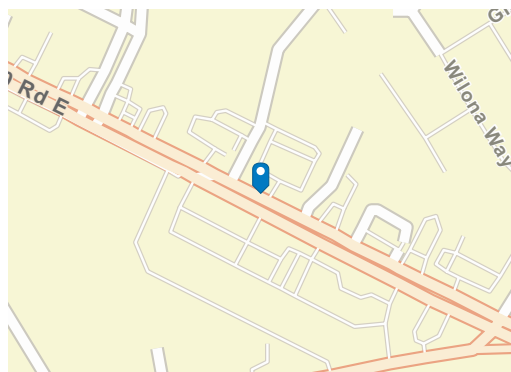
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

2427 FM 1960 Rd, Houston, Texas, 77073

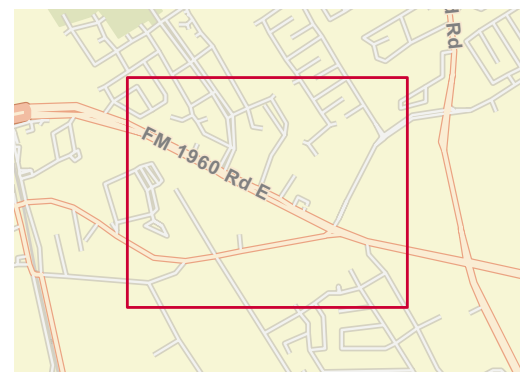


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

2427 FM 1960 Rd, Houston, Texas, 77073



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Humble-Westfield Rd	E Hardy Rd	2011	5,900
0.40	Treachwig Rd	FM 1960 Rd E	2014	22,767
0.40	Woodcreek North Dr	Woodcreek Meadows Ln	2011	2,300
0.50	Woodcreek North Dr	Woodcreek Meadows Ln	2001	2,670
0.50	Cypress Creek Parkway	Woodcreek North Dr	2020	38,398
0.50	FM 1960 East	Woodcreek North Dr	2022	40,990
0.60	Aldine Westfield Rd	FM 1960 Rd W	2011	17,080
0.60	Aldine Westfield Road	FM 1960 Rd W	2019	20,059
0.70	Westfield Loop Rd	E Hardy Rd	2006	6,420
0.70		FM 1960 E	2022	7,836
0.70		FM 1960 E	2022	7,700
0.70	W Hardy Rd	Mark Rd	2011	6,190
0.80	Aldine Westfield Road	FM 1960 Rd W	2019	15,789
0.80	W Hardy Rd	Humble-Westfield Rd	2011	4,710
0.80	Aldine Westfield Rd	FM 1960 Rd W	2011	18,580
0.80	FM 1960 East	W Hardy Rd	2022	45,609
0.80	W Hardy Rd	FM 1960 E	2005	1,873
0.90	E Hardy Rd	Wooded Pine Dr	2011	5,270
0.90	Bammel Rd	Inverness Forest Blvd	2011	6,250
1.00	Theiss Rd	FM 1960 Rd W	2011	2,020
1.00		Inverness Forest Blvd	2022	9,911
1.00		Inverness Forest Blvd	2021	18,500
1.00		Inverness Forest Blvd	2022	3,415
1.10	Roseheath Ln	Wrencrest Ln	2011	120
1.10	Treaschwig Rd	Aldine Westfield Rd	2004	13,594
1.20	Aldine Westfield Road	Titleist Dr	2019	25,260
1.20	Thorne Rd	Aldine Westfield Rd	2011	6,860
1.20	Aldine Westfield Rd	Titleist Dr	2011	21,130

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.30	Bammel Rd	Springbridge Dr	2006	7,730
1.30	Aldine Westfield Rd	Thorne Rd	2011	16,110
1.30	Bammel Rd	Springbridge Dr	2011	5,990
1.30	FM 1960 Rd E	FM 1960 E	2011	49,170
1.40	Greenbrook Drive		2011	700
1.40	FM 1960 Rd E	Greenbrook Dr	2001	44,920
1.40	Greenbrook Dr	Woodchurch Ln	2011	1,890
1.50	FM 1960 Rd W	Richey Rd	2009	40,629
1.50	E Hardy Rd	Thorne Rd	2011	5,710
1.50	Hardy Toll Road	Humble-Westfield Rd	2022	64,800
1.50	Treaschwig Rd	Whittaker Way	2014	14,617
1.50	Thorne Rd	E Hardy Rd	2011	6,760
1.50	Bammel Rd	Carlsway Rd	2000	8,556
1.60	Wood River Dr	Stepinwolf Ln	2011	5,110
1.60	Carlsway Rd	FM 1960 Rd E	2011	740
1.70	Imperial Valley Dr	N Vista Dr	2011	9,920
1.70	Imperial Valley Dr	N Vista Dr	2011	12,370
1.70	Imperial Valley Drive	N Calico Rock Ln	2019	11,527
1.70	Theiss Rd	Rayford Rd	2011	1,620
1.70	Bammel Rd	Carlsway Rd	2011	7,680
1.70	Birnamwood Blvd	Rayford Rd	2011	1,700
1.70	E Richey Rd	Grovedale Dr	2011	6,050



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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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