



ORANGE COMMERCIAL
Strategic Real Estate Services

**20,476 SF. RESTAURANT
FOR SALE**



5421 FM 1960 RD EAST, HUMBLE, TEXAS 77346

ABOUT THE PROPERTY:

This 20,476 SF. buffet restaurant is located on the NEQ of FM 1960 Rd East & Timber Forest in Humble, TX. Easy access and plenty of parking. This building is perfect for a bar, event hall or large restaurant & was built in 2008. The property is located between Atascocita and Kingwood in northeast Houston.

CONTACT INFORMATION:

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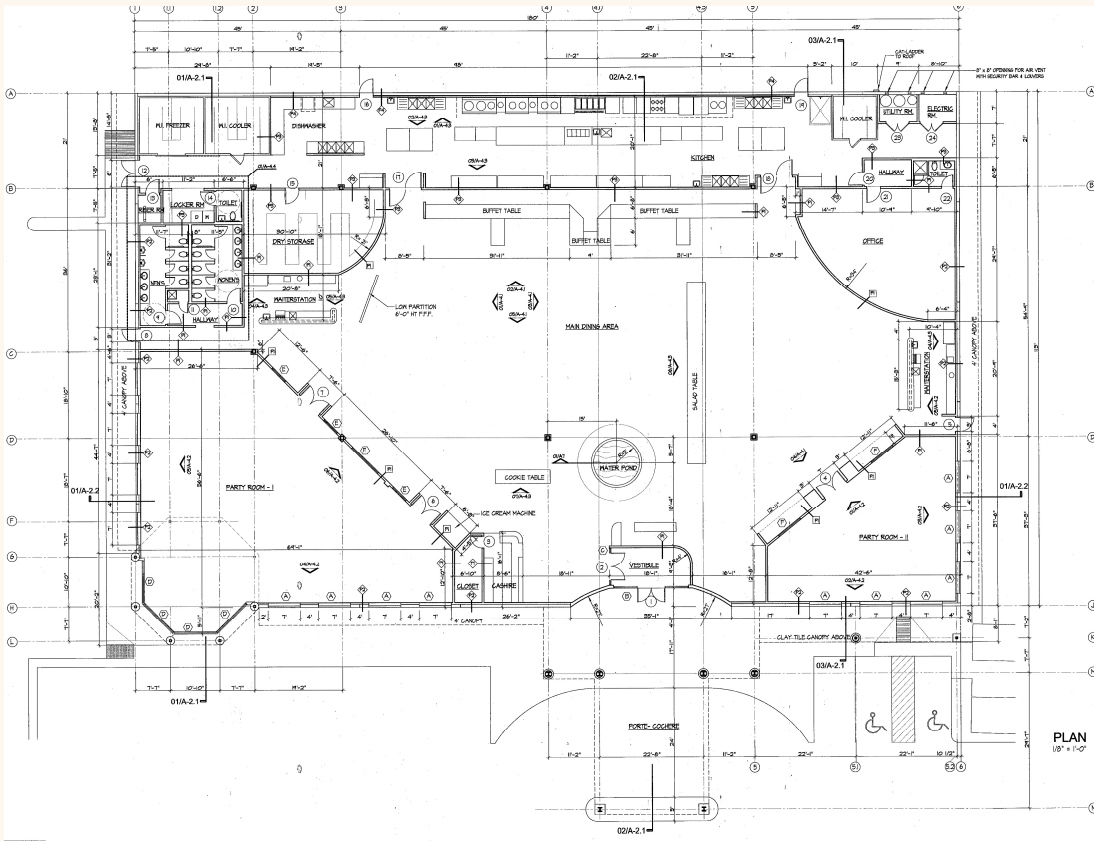
billw@orangecommercial.com

www.orangecommercial.com

5421 FM 1960 Rd East,
Humble, TX 77346

Economics:
Asking Price:
\$4,500,000

Availability:
2.31 Acres of land with
20,476 SF. Restaurant
improvement



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This property is subject to prior sale, leasing, financing, change in price, rental or other conditions, corrections, errors, omissions, or removal from market without notice. All information contained in this packet, while based on and supplied by sources deemed reliable, is not in any way warranted or guaranteed, either expressed or implied by Orange Commercial LLC. This packet is solely for information purposes only and under no circumstances whatsoever should be deemed as a contract, note, memorandum or any other form of a binding commitment.

**±20,476 SF BUILDING
ON ±2.31 ACRES
AVAILABLE FOR SALE**

Oak Forest ES
710 Students

Atascocita Commons

A grid of various retail and service logos including H-E-B, IHOP, SECO CERRAS, Petco, Lowe's, Ross, SHOGUN, Jack-in-the-Box, Five Guys, Chili's, Capital 1, Kohl's, TJ-maxx, Party City, HomeGoods, Target, Walmart, and others.

A grid of retail and service logos including Kroger, Shell, Chick-fil-A, Chase, and others.

FM 1960 E 51,189 VPD

Maplebrook ES
681 Students

West Lake Houston Center

A grid of retail and service logos including Auto Zone, Mattress Firm, and others.

A grid of retail and service logos including Enterprise, Dollar General, and others.

Walmart

Logos for Starbucks, Little Caesars, Sonic, and Woodforest National Bank.

A grid of retail and service logos including CVS, KFC, Wendy's, Verizon, and others.

Timberwood MS
1,585 Students

ATASCOCITA RD

W LAKE HOUSTON PKWY

Atascocita Shopping Plaza

A grid of retail and service logos including Burger King, McDonald's, Denny's, Kumon, and others.

West Lake Crossing

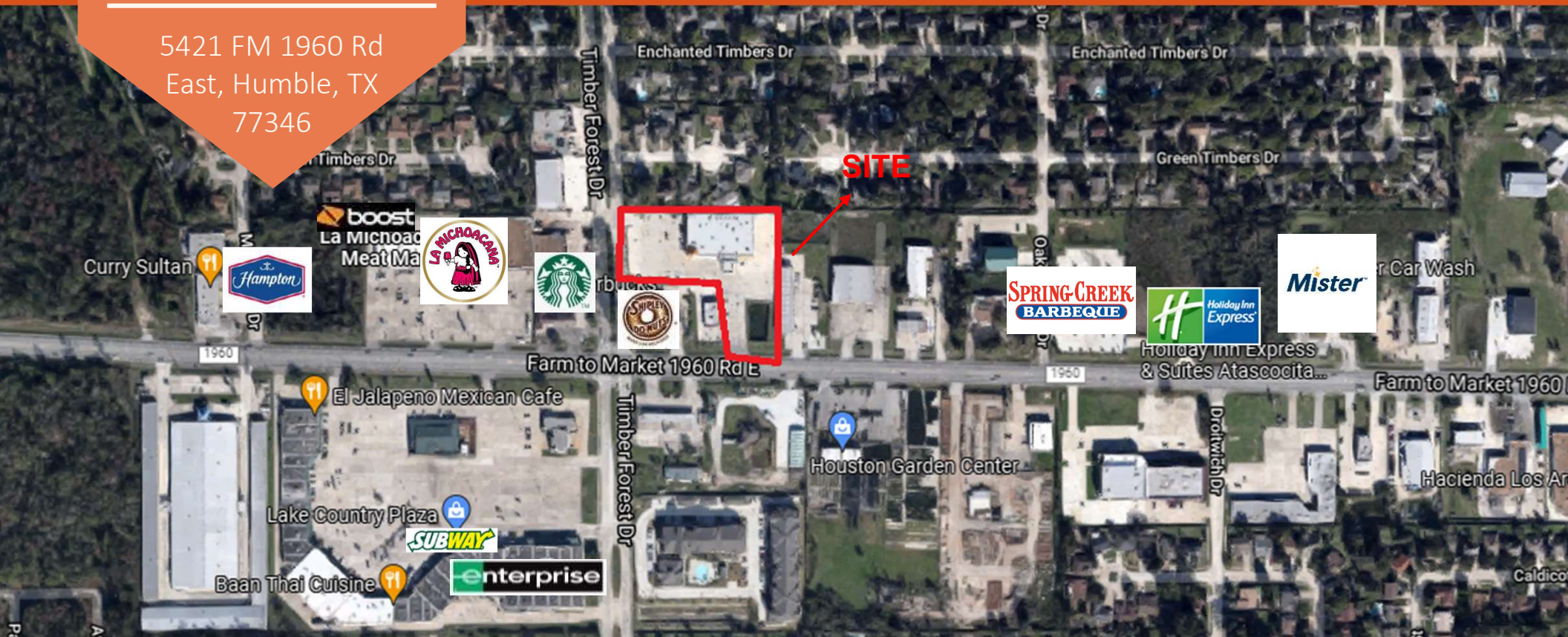
A grid of retail and service logos including Michael's, Best Buy, and others.

Atascocita HS
3,624 Students

**AERIAL
VIEW**

AREA DETAILS

5421 FM 1960 Rd
East, Humble, TX
77346



Area Retailers:

Walmart, HEB, Target, Ross,
Lowe's, CVS, Verizon, Petco, TJ
Maxx, Kohls

Demographics:

	1 Mile	5 Miles
Population:	15,495	449,435
Households:	5,840	180,873
Median Income:	\$40,240	\$58,889

Features:

- Pylon Sign included
- Tenant is able to purchase restaurant FF&E
- Great access from FM 1960 Rd. E and Timber Forest
- High traffic area with 51,000 VPD on FM 1960 Rd. E