



4,990 SF
2nd Gen Restaurant
Available

COMMERCIAL COMMISSARY KITCHEN AVAILABLE

FBS - 2ND GEN RESTAURANT FOR SALE/LEASE

2427 FM 1960 RD W, HARRIS COUNTY, HOUSTON, TX 77068

This property is located on FM 1960, just west of Bammel Village Drive and Kuykendahl Road in the Northwest Houston area - a high-traffic and highly visible location.

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FOR SALE

PROPERTY INFORMATION

FOR SALE OR LEASE

Prime Retail/Commercial Opportunity

PROPERTY OVERVIEW

- Land Size: ±41,360 SF | ±0.94949 Acre
- Building Size: ±4,990 SF (per HCAD)
- Year Built: 1979 with a 2006 Extension
- Frontage: ±188 FT on FM 1960 with two curb cuts

PROPERTY HIGHLIGHTS

- Exceptional visibility with direct access from FM 1960
- Minutes from Sam Houston Tollway and I-45 North
- Located in a high-growth area surrounded by new residential developments, major retailers, and multifamily communities
- Potential for drive-thru installation
- Flexible layout suitable for a variety of retail or commercial uses

AVAILABILITY

- Now Available for Lease
- Rental Rate: Contact for Pricing
- NNN: To Be Determined
- Tenant Improvement Allowance: Negotiable

AREA RETAILERS

Kelsey-Seybold Clinic

Frost **ALDI** **Walmart**

SUN'S Club **bammel CHURCH OF CHRIST** **THE HOME DEPOT**

DEMOGRAPHICS (3 MILES)

129,920 Population
46,845 Households
\$104,464 Income

BAMMEL FOREST



HARBOR FREIGHT

Optimal
BALANCE PHARMACY

CIRCLE K

Uptown Beauty Supply

Loan Star
MORTGAGE LOANS

DOLLAR TREE

EPIC DOLLAR

WINGS THINGS
SINCE 1982

McDonald's

boost
mobile

DAQUIRI ISLAND TO GO!

FARMERS INSURANCE

SUBWAY

FAMILY DOLLAR

TEXAS THRIFT

Home & Patio
Showroom & Warehouse

SITE

CASA DEL MAR APARTMENTS

ALTANOVA APARTMENTS

BUENA VISTA APARTMENTS

SOLACE APARTMENTS

spring ISD

ExtraSpace Storage

Denny's
SHERWIN-WILLIAMS
AT&T

HFW HOUSTON
Flooring Warehouse
By S&H Flooring

BTG
BEDS TO GO

70,000 VPD

La Familia
AUTO INSURANCE

EZPAWN

BLUEWAVE
express car wash

R&C
APPLIANCE REPAIR

FARMERS

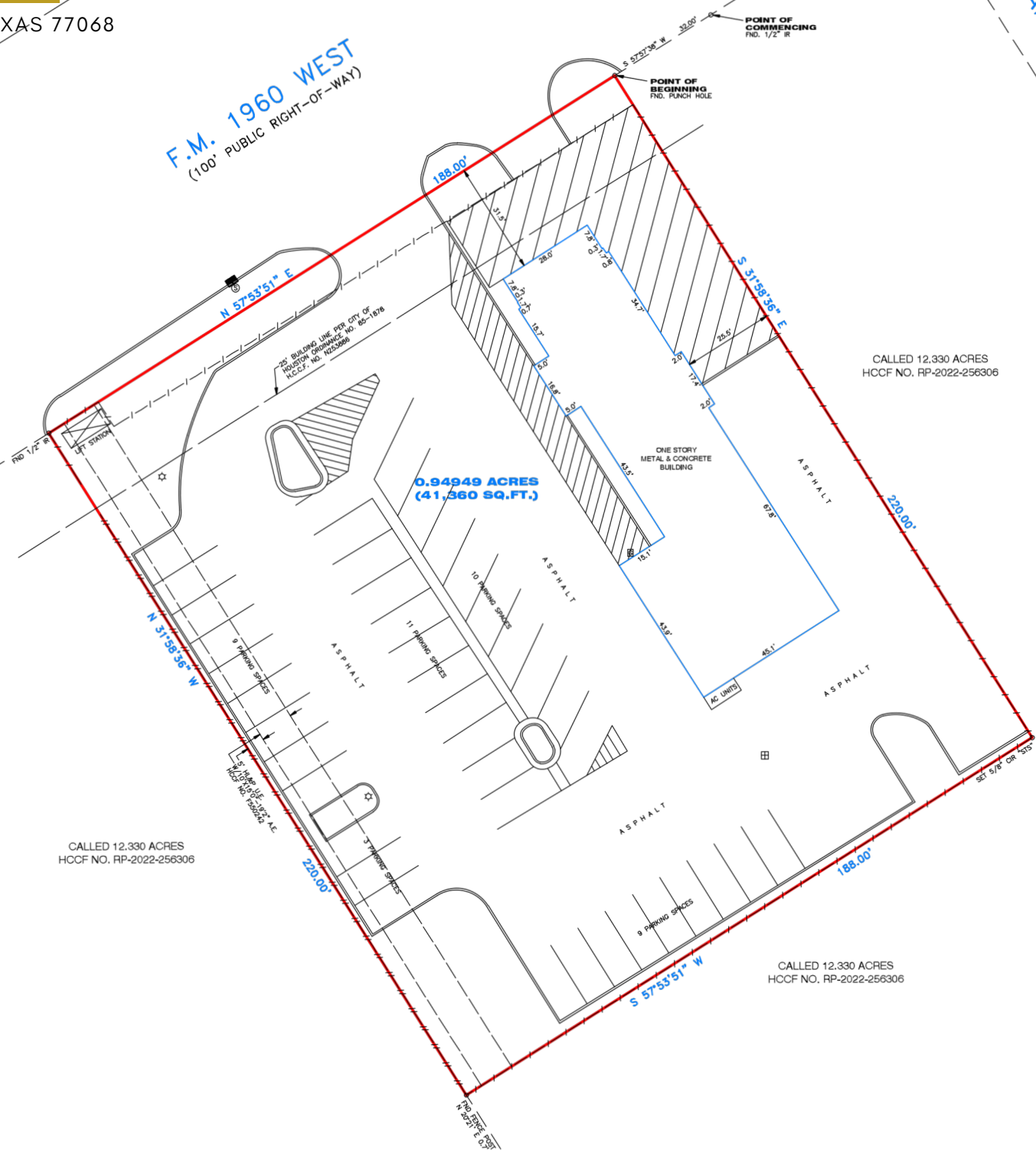
INSURANCE

FOR SALE/LEASE

2427 FM 1960 RD, HOUSTON, TEXAS 77068

F.M. 1960 WEST
(100' PUBLIC RIGHT-OF-WAY)

BAMMEL VILLAGE DRIVE
(PUBLIC RIGHT-OF-WAY)



CALLED 12.330 ACRES
HCCF NO. RP-2022-256306

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0.94949 ACRES
(41,360 SQ.FT.)

FOR SALE/LEASE

2427 FM 1960 RD, HOUSTON, TEXAS 77068



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.

Last Updated on 2-10-2025

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. **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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date