

FOR SALE / BTS
23,725 SF
LAND / PAD SITE

JONATHAN HICKS, CCIM
713 598 0954
jhicks@ryoak.com
ryoak.com



Advance Auto Parts
Service is our best part.

ShineExpress
Car Wash & Detail

THE LEARNING EXPERIENCE
Academy of Early Education

CVS
pharmacy

Jones Rd

SITE

US 290

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



FOR LEASE / BTS
23,725 SF
LAND / PAD SITE

Call for Pricing



LOCATION

Jones Rd
Jersey Village, TX 77065



SIZE

23,725 SF LAND / PAD SITE



TRAFFIC COUNTS

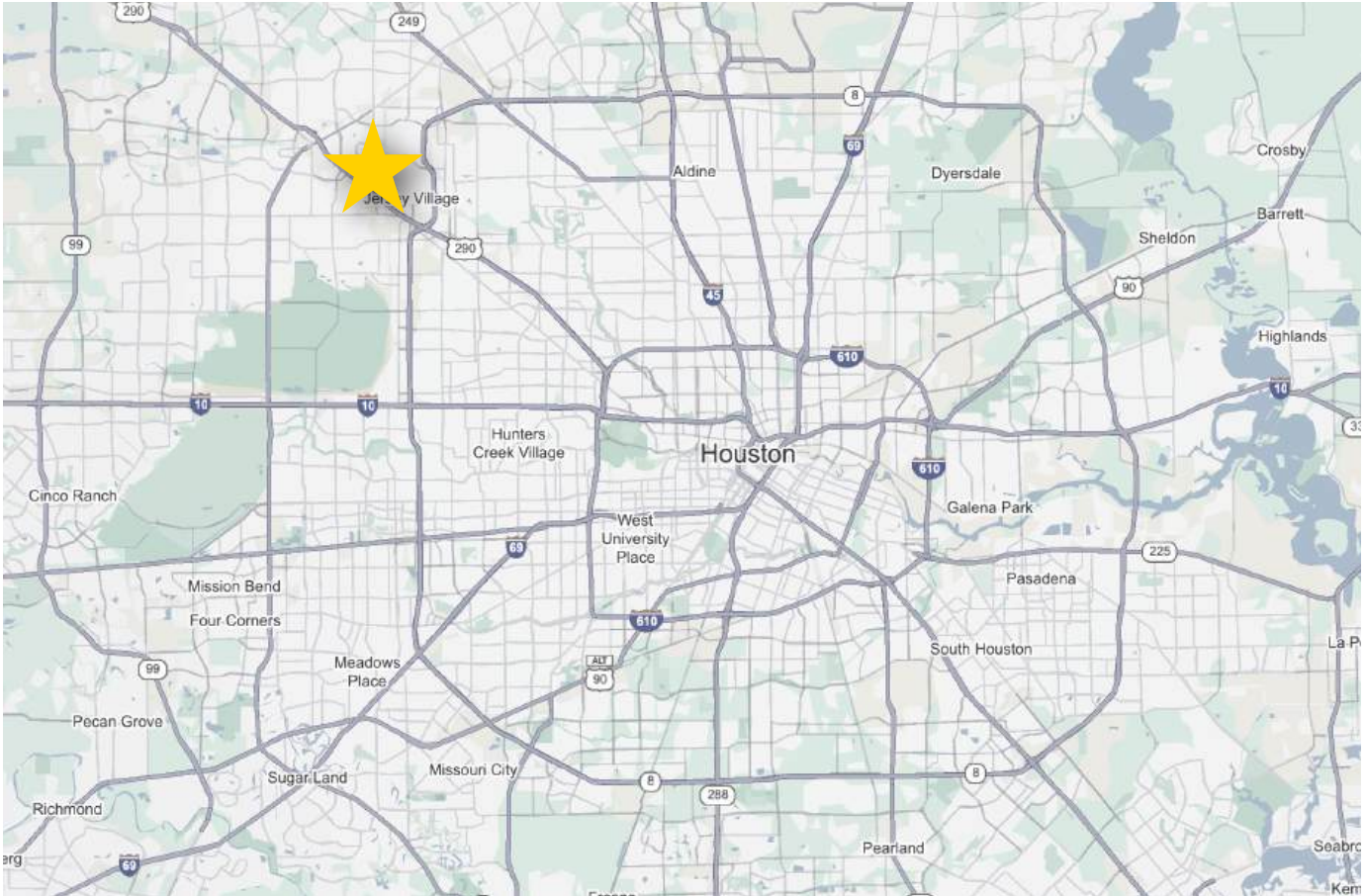
49,780 VPD
Jones Rd

Location

Jersey Village Texas

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	23,503	145,929	358,418
DAYTIME POPULATION	19,104	116,452	279,655
AVG HH INCOME	\$74,919	\$82,460	\$78,097



AREA RETAILERS

H-E-B, Kroger, Harbor Freight, Starbucks, Ross Dress for Less, Sam's Club, Chick-fil-A, iShine Express, The Learning Experience, CVS Pharmacy, Jersey Meadows Golf Course, et al

PROPERTY INFO

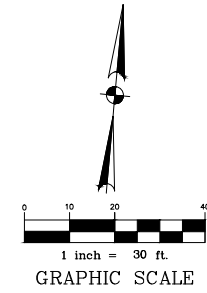
- 23,725 SF SF Land
- Ideal for Small QSR
- Minutes from FM 1960 and Beltway 8
- First Bi-directional median break N of 290
- Strong Traffic Counts



BUILDING	S.F.
HOPE CHURCH	9,971 S.F.
B&C ENTERTAINMENT	5,500 S.F.
TEXAS CHILI COMPANY	2,500 S.F.
TEXAS AXES	3,750 S.F.
METHOD CONSTRUCTION	4,895 S.F.
H-TOWN BARBELL	3,270 S.F.
PROMAN SKILL TRADES	1,952 S.F.
FRED ASTAIRE DANCE STUDIO	3,027 S.F.
LA ARGENTINA	1,542 S.F.
BEHAVIORAL HEALTH	4,092 S.F.
TOTAL LEASEABLE	40,499 S.F.

TRACT TABLE	ACERAGE	PARKING
TRACT 1	5.01	242
TRACT 2	0.33	6
TRACT 3	0.55	N/A
DETENTION POND	0.42	N/A
TOTAL	5.82	248

PARKING ANALYSIS	
EXISTING BUILDING SQUARE FOOTAGE:	40,499 SQ FT
PROPOSED BUILDING SQUARE FOOTAGE:	21,229 SQ FT
TOTAL BUILDING SQUARE FOOTAGE ON SITE:	61,728 SQ FT
TOTAL NUMBER OF SPACES PROVIDED:	248 PARKS
4.02 SPACES PROVIDED PER 1,000 SQ FT	



No.	REVISIONS	DATE

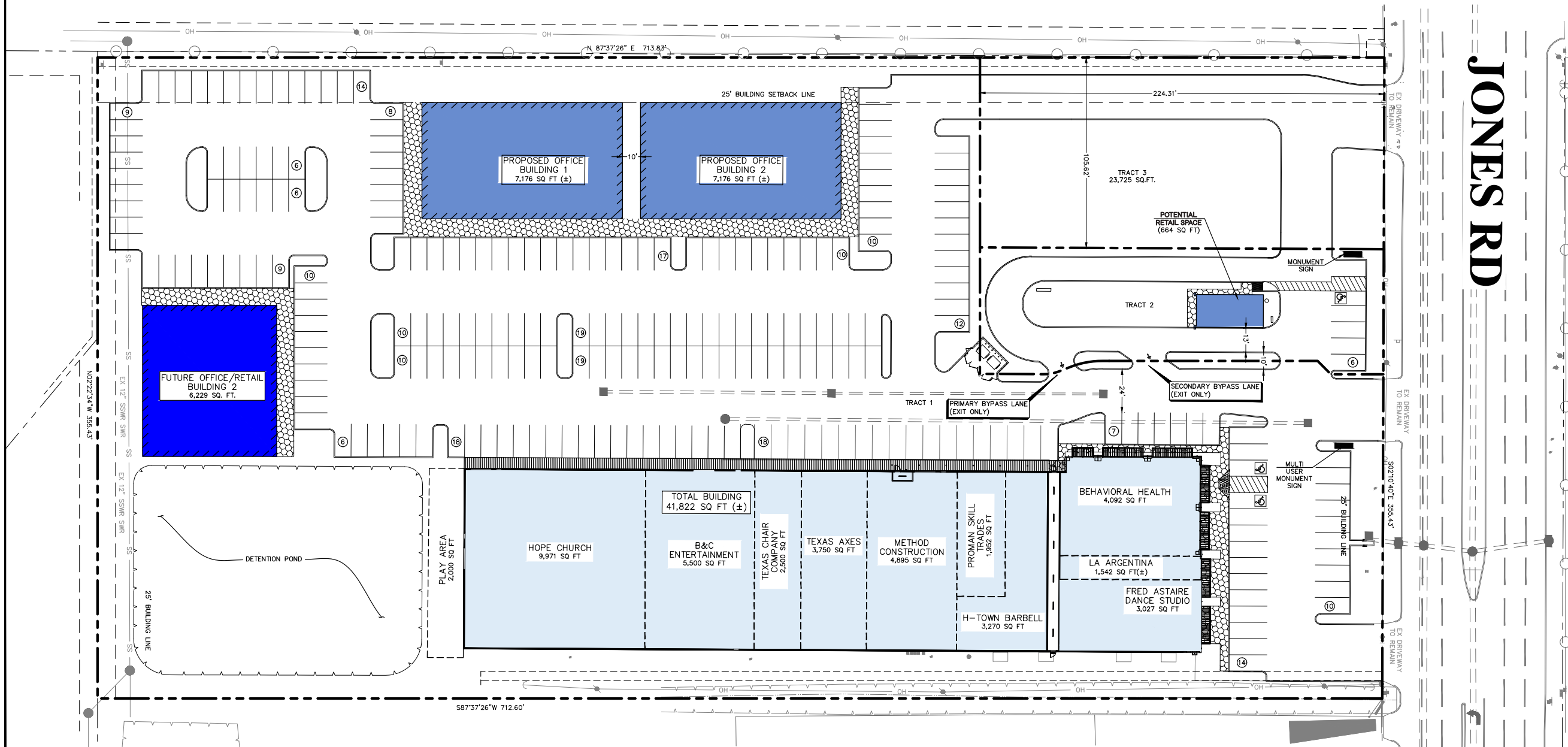
ALJLindsey
 Civil Engineers, Surveyors, Site Planners
 Houston, TX 77058
 281.301.8855
 P.E. No. 11526

ALJ PROJECT NO.	070.00.0028
DATE:	FEBRUARY 2025
SCALE:	1" = 30'
DRAWN BY/IRH	CHECKED BY: ALJ

SITE PLAN
 2/25/2025

VILLAGE 290
 8301 JONES ROAD
 JERSEY VILLAGE, TEXAS

SHEET
 EX-1



CONTACT

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ryoak.com



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RYOAK
CAPITAL PARTNERS



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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