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FOR SALE

RoadRunners Coffee

9526 Huffmeister Road
Houston, TX 77095

\$860K
PRICE

6.40%
CAP RATE

\$55K
NOI

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Executive Summary

9526 Huffmeister Road Houston, TX 77095

- Wexford Commercial Properties is pleased to present the opportunity to acquire a brand new, dual drive-thru RoadRunners Coffee ground lease located in Houston, Texas. The site is positioned within a top-performing, stabilized retail center that includes national retailers Subway and Hotworx, and regional destination Jersey Bagels, driving consistent daily traffic and customer synergy. RoadRunners Coffee opened for business in February 2025 and commenced a brand new Absolute NNN ground lease featuring 10% rental increases every 5 years, providing an investor with both a hedge against inflation and increasing cash flow. The lease structure includes a 20-year initial term with multiple renewal options totaling up to 30 years. This property presents an exceptional opportunity for a passive investor.

The property is located on Huffmeister Road in Northwest Houston, Texas, with quick access to Highway 290 and Highway 6. The site is adjacent to local community drivers like Cy-Falls High School, HCA Houston Healthcare Hospital and Aberdeen Business Park. The subject property also services the neighborhood community of Copperfield, a well-established 2,000-acre master-planned community, which creates an additional stable and diversified economic base. Within just a one-mile radius, there are more than 37,600 residents with an average household income of over \$80K.


\$860,000
PRICE


6.40%
CAP RATE


\$55,000
NOI


\$955.56
PRICE/SF

PROPERTY DATA

Building SqFt	900 SqFt
Year Built	2025
Lot Size (acres)	0.38
Parcel ID	1301390010006
Zoning Type	N/A
County	Harris
Frontage	198.82 Ft
Coordinates	29.7600771, -95.37011079999999

Investment Highlights

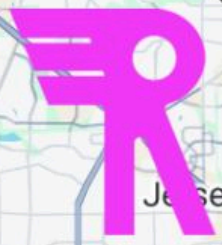
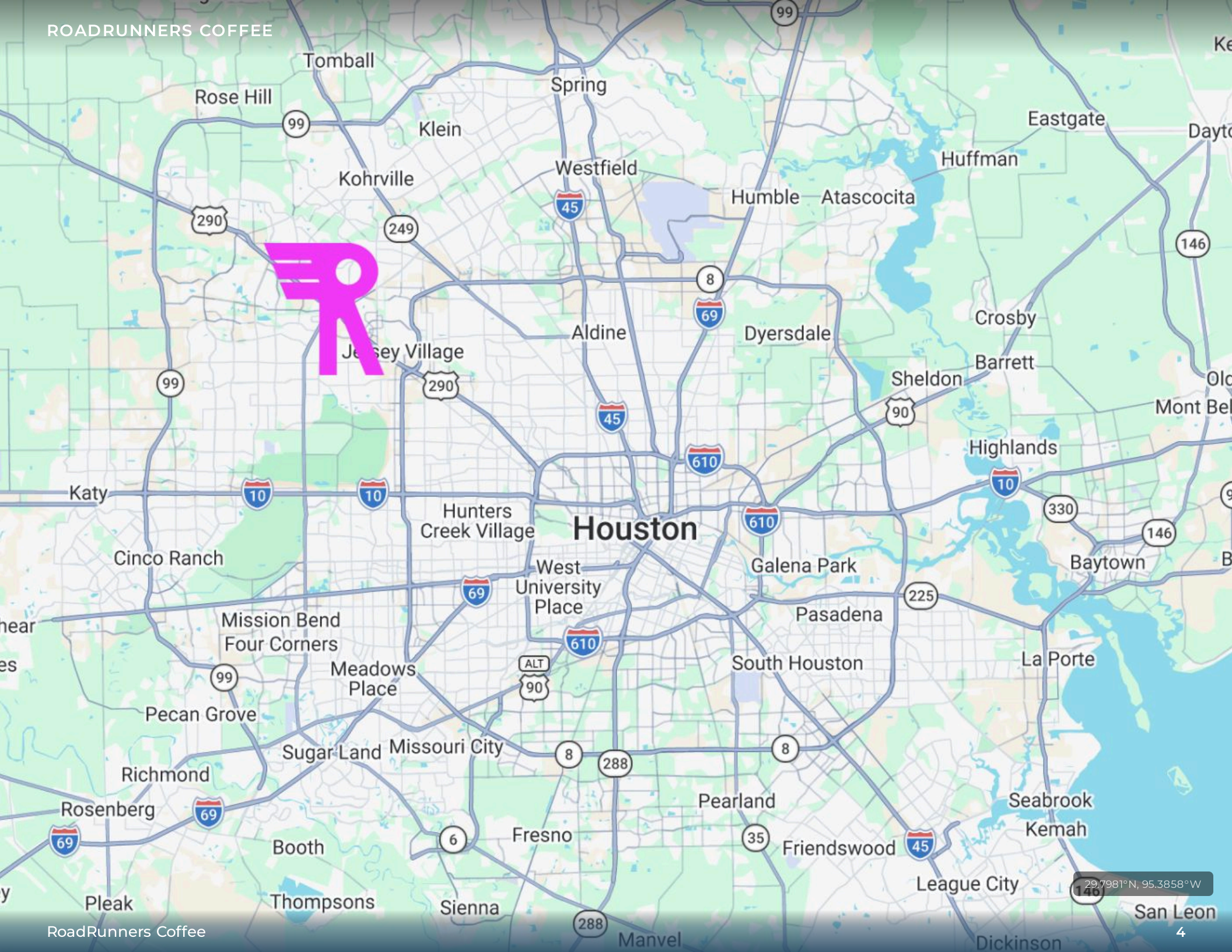
- Brand New Construction, Dual Drive-Thru RoadRunners Coffee in Houston, Texas
- Long-Term Lease with 10% rental increases
- Absolute NNN Ground Lease: Ultimate Ease of Management for Investor
- Brand New Construction / Store opened February 2025
- <https://www.eagles-landing.com>
- <https://www.roadrunnersfast.com>

PROPERTY SNAPSHOT

 Asking Price	\$860,000
 Cap Rate	6.40%
 Price/SF	\$955.56
 Building SF	900 SqFt
 Year Built	2025
 Lot Size	0.38

RETURNS & OCCUPANCY

 Cap Rate	6.40%
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Houston

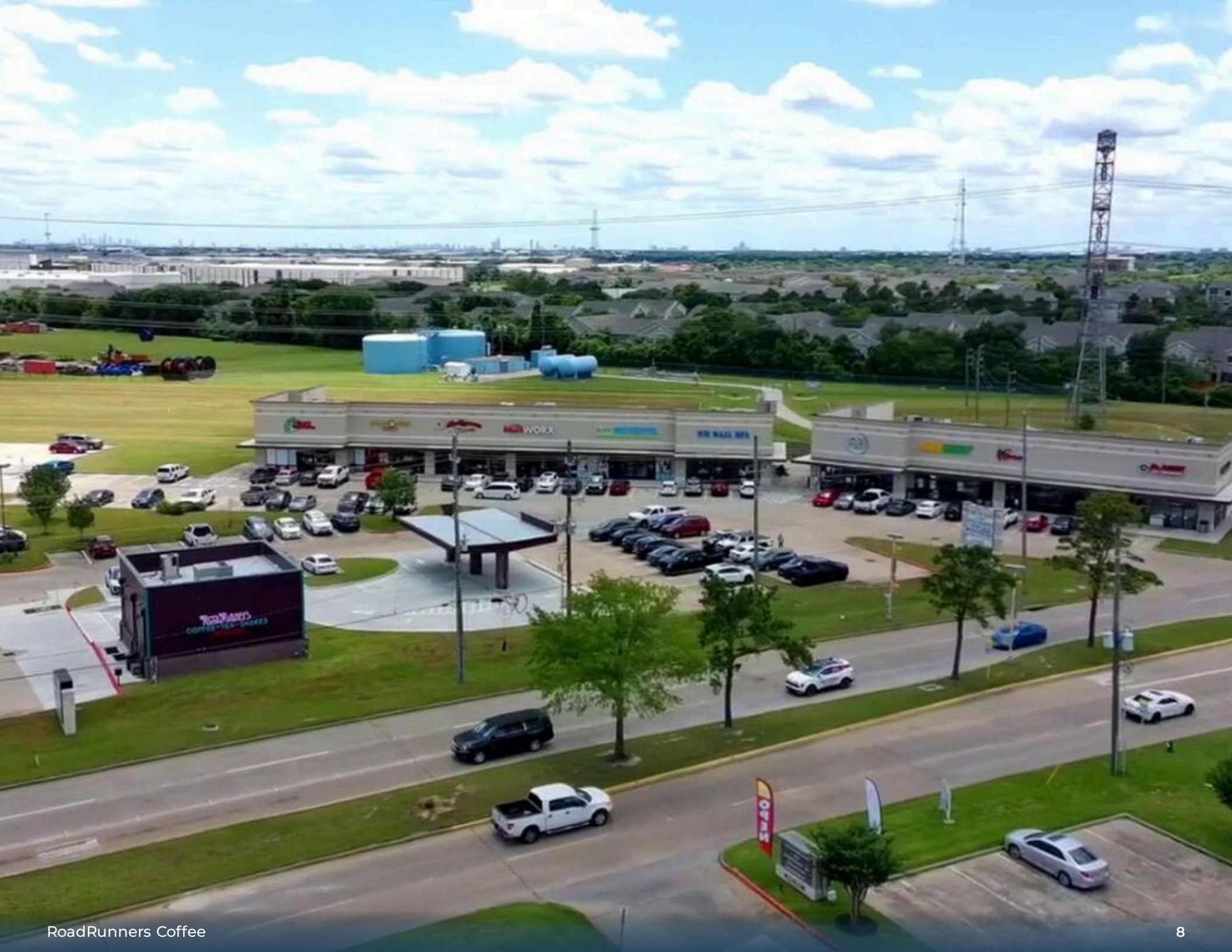
29.7981°N, 95.3858°W

The image shows the exterior of a RoadRunners Coffee drive-thru building. The building is constructed with dark brown vertical corrugated metal siding and has a teal-colored trim along the roofline and corners. A large, illuminated sign is mounted on the side of the building. The sign features the brand name 'RoadRunners' in a stylized, purple font with a winged 'R' logo. Below the brand name, the words 'COFFEE-TEA-SHAKES' are written in a teal, blocky font, and 'DRIVE-THRU' is written in a smaller, red font below that. The building sits on a brick foundation. In the foreground, there is a patch of green grass and a paved asphalt area. The sky is bright blue with scattered white clouds. A power line and a utility pole are visible in the background to the right.

RoadRunners
COFFEE-TEA-SHAKES
DRIVE-THRU











RoadRunners Coffee

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PRESENTED BY



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DISCLAIMER