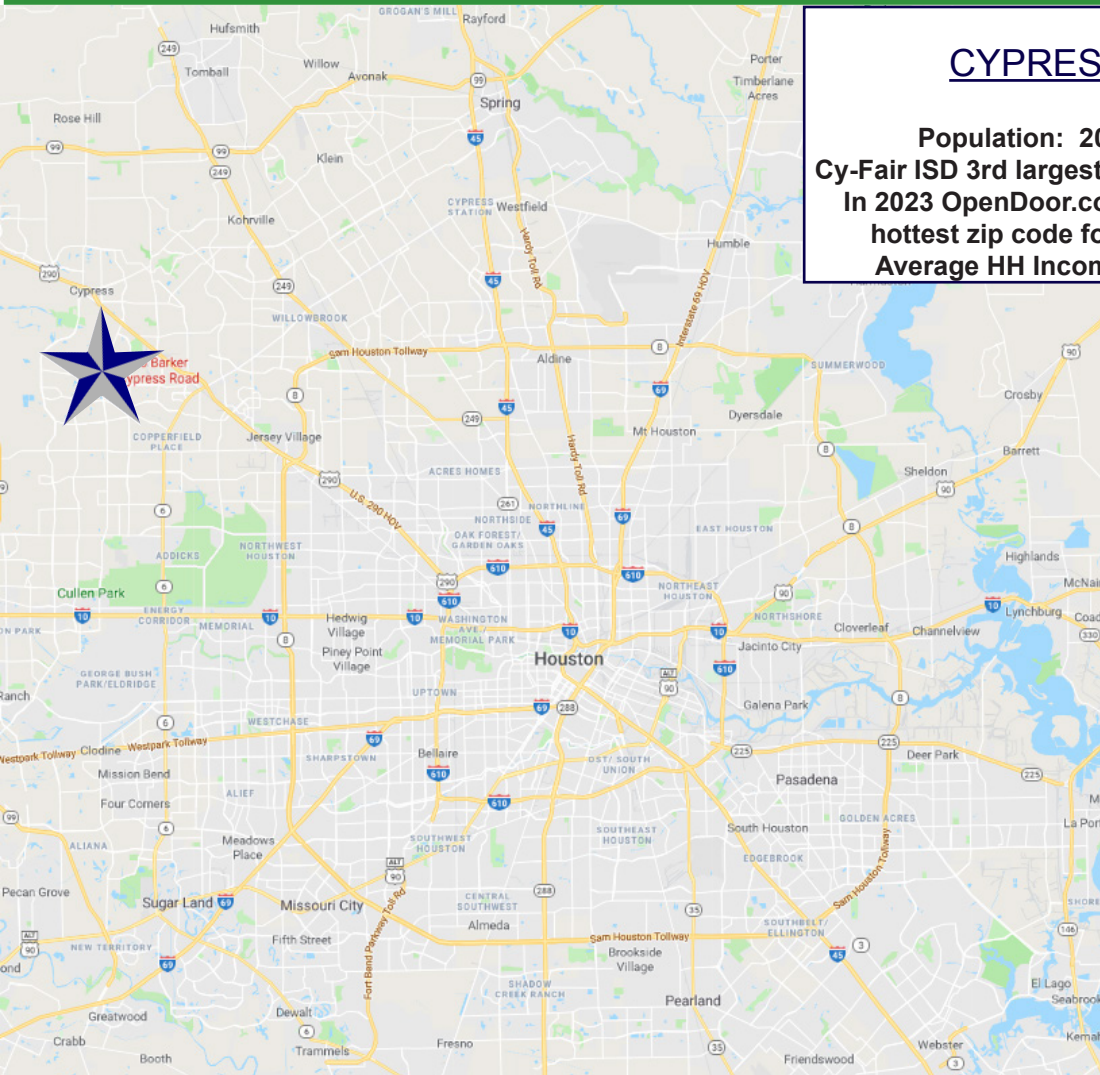




CYPRESS, TEXAS

Population: 208,000 residents
Cy-Fair ISD 3rd largest school district in Texas
In 2023 OpenDoor.com named Cypress #1
hottest zip code for new home buyers
Average HH Incomes above \$140,000



HIGH IDENTITY RETAIL BUILDING WITH DRIVE THROUGH WINDOW

- 2017 CONSTRUCTION
- FREESTANDING BUILDING WITH DRIVE THROUGH WINDOW AND OUTDOOR PATIO
- ACROSS FROM LONE STAR COLLEGE
 - ACROSS FROM BERRY CENTER
- SURROUNDED BY NATIONAL RETAILERS

Barry Silver

Email: Barry@TheSilver-Group.com

Phone: (415) 518 - 8060

Brett Strake

Email: BStrake@NewQuest.com

Phone: (713) 823 -9274

The Silver Group

Bang Realty - Texas, Inc.

License #9007017

PROPERTY FOR SALE

UNPRICED Contact Broker for guidance

- **Building Area:** ± 3,700 sf
- **Land Area:** ± 0.72 acres
- **Year Built:** 2017

Drive Through Window

Outdoor Patio

Offered below construction cost

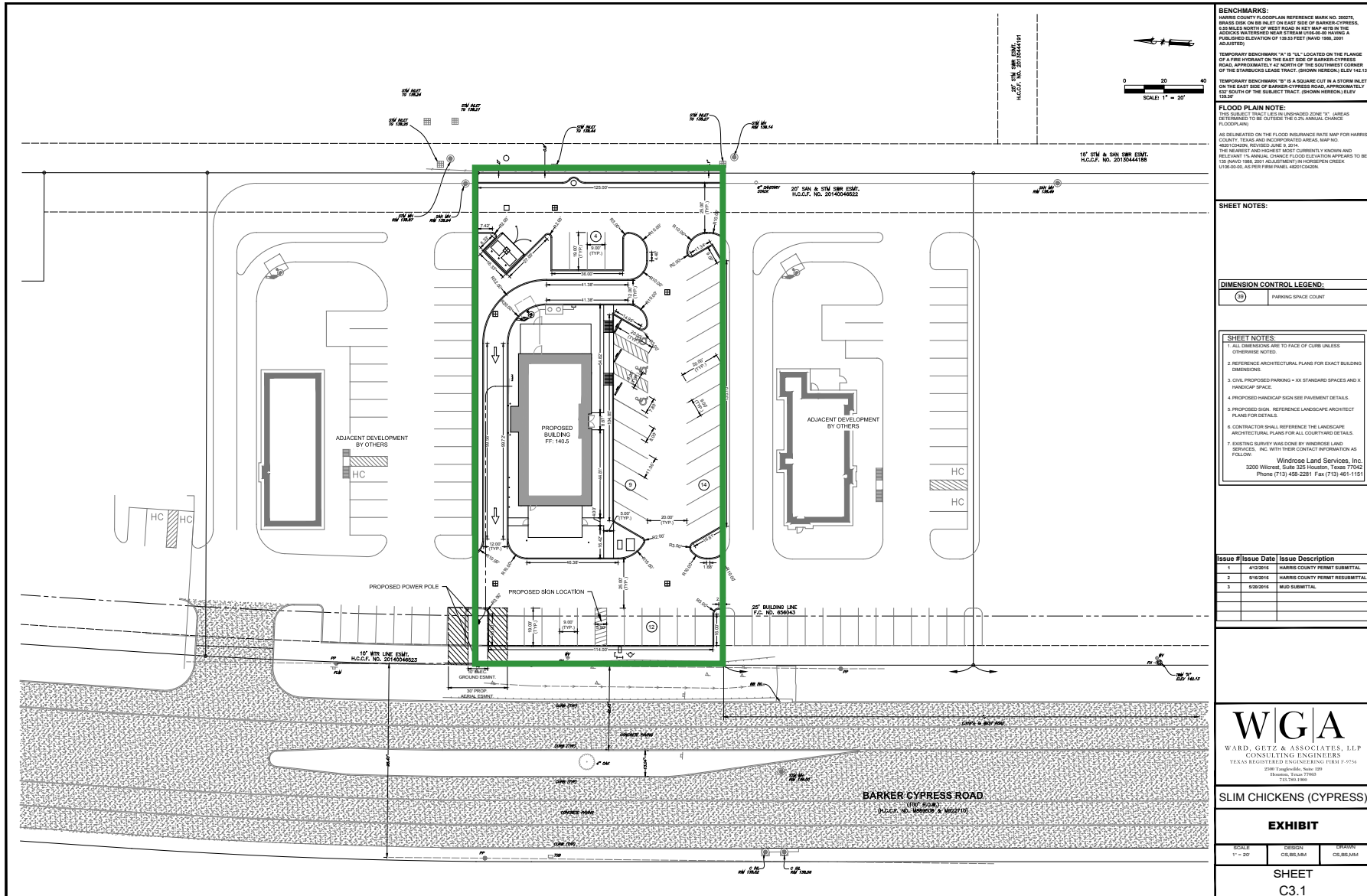
The subject property is a 2017 build to suit development for **Slim Chickens** located at 9320 Barker Cypress Road in the northwest Houston suburb of Cypress, Texas. The Property consists of a freestanding ± 3,700 sf restaurant building with drive through window and outdoor dining patio on ± 0.72 acres of land. Slim Chickens ceased all operations at their eight Houston locations in late 2020. This strategic location is across the street from **Lone Star College Cy-Fair, Cy-Fair FCU Football Stadium** and the **Berry Center of Northwest Houston**. Barker Cypress is a high trafficked north - south commercial artery. This area has experienced significant commercial development with the following traffic generators located within blocks of our site: **Express Oil Change, O'Reilly Auto Parts, Jack in the Box, Chipotle, Starbucks, Lakeside Family Dentistry, Whataburger, Popeye's, Care Now Urgent Care, Sonic Drive-In and Circle K**. Widening the radius you will find **Ambriza, Chick-fil-A, First Watch, Hopdoddy Burger Bar, Mod Pizza, Torchy's Tacos, The Union Kitchen, World of Beer, Kroger Marketplace, McDonald's, HCA Houston ER, The Nest School, Sun Auto, Dutch Bros, CVS Pharmacy, Raising Canes, Smoothie King, Crust Pizza Co. The Picklr and Wings N More**.

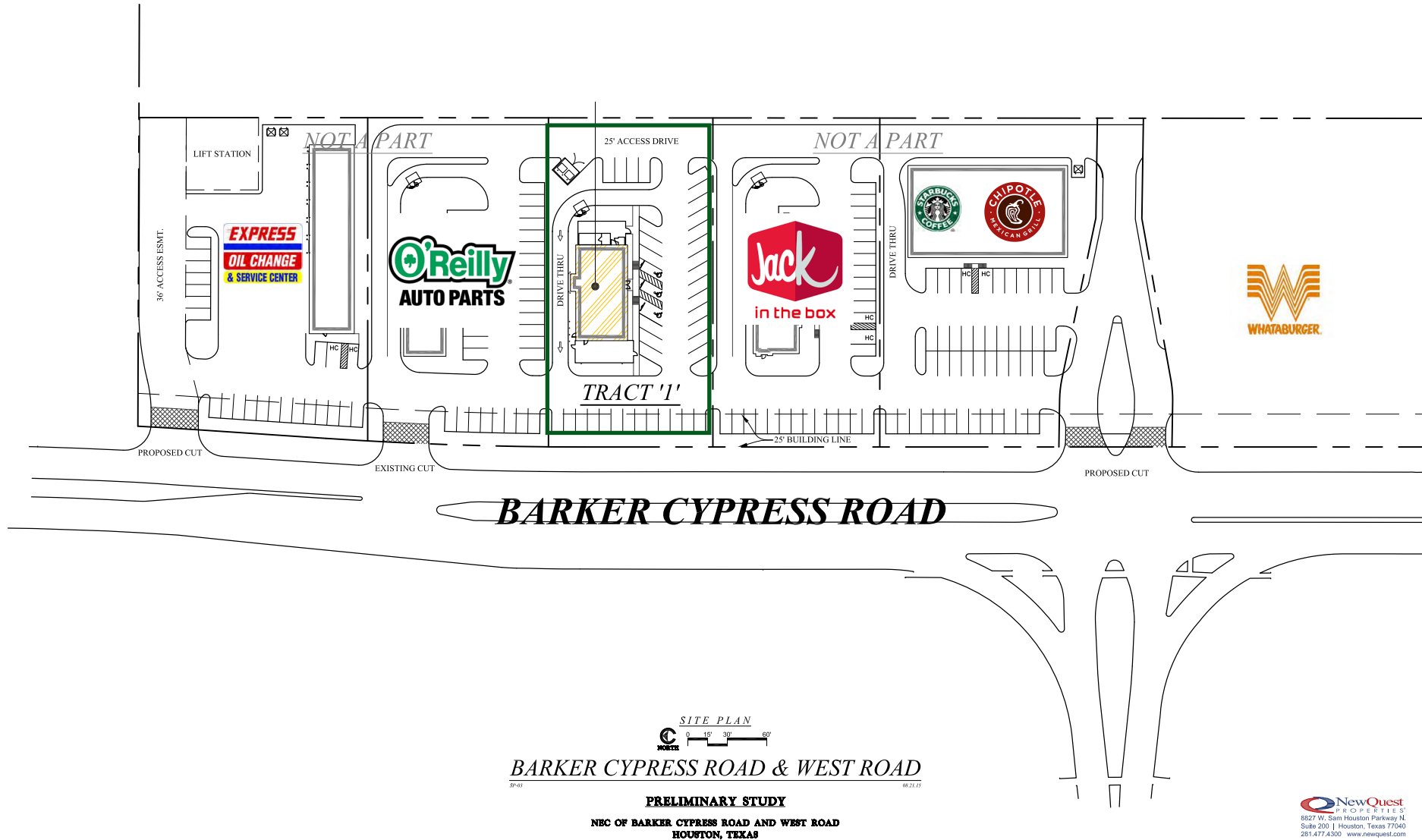
The property is being offered un-priced. Please call agents for pricing

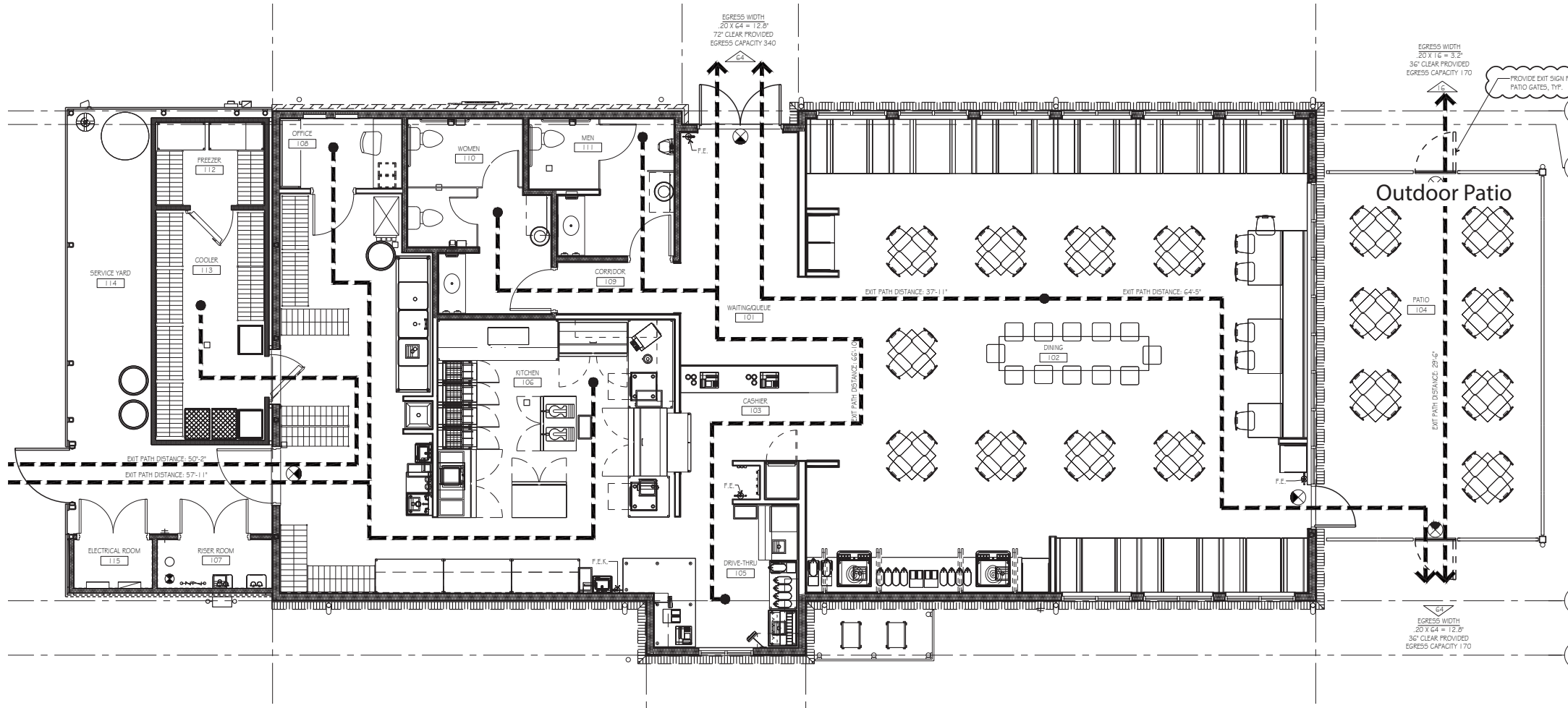
Demographic Summary:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	10,987	112,881	287,420
Avg. HH Income	\$120,450	\$106,765	\$98,770

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. THE SILVER GROUP MAKES NO REPRESENTATIONS. ALL INTERESTED PARTIES SHOULD CONDUCT THEIR OWN DUE DILIGENCE.









Barry Silver

Email: Barry@TheSilver-Group.com

Phone: (415) 518 - 8060

Brett Strake

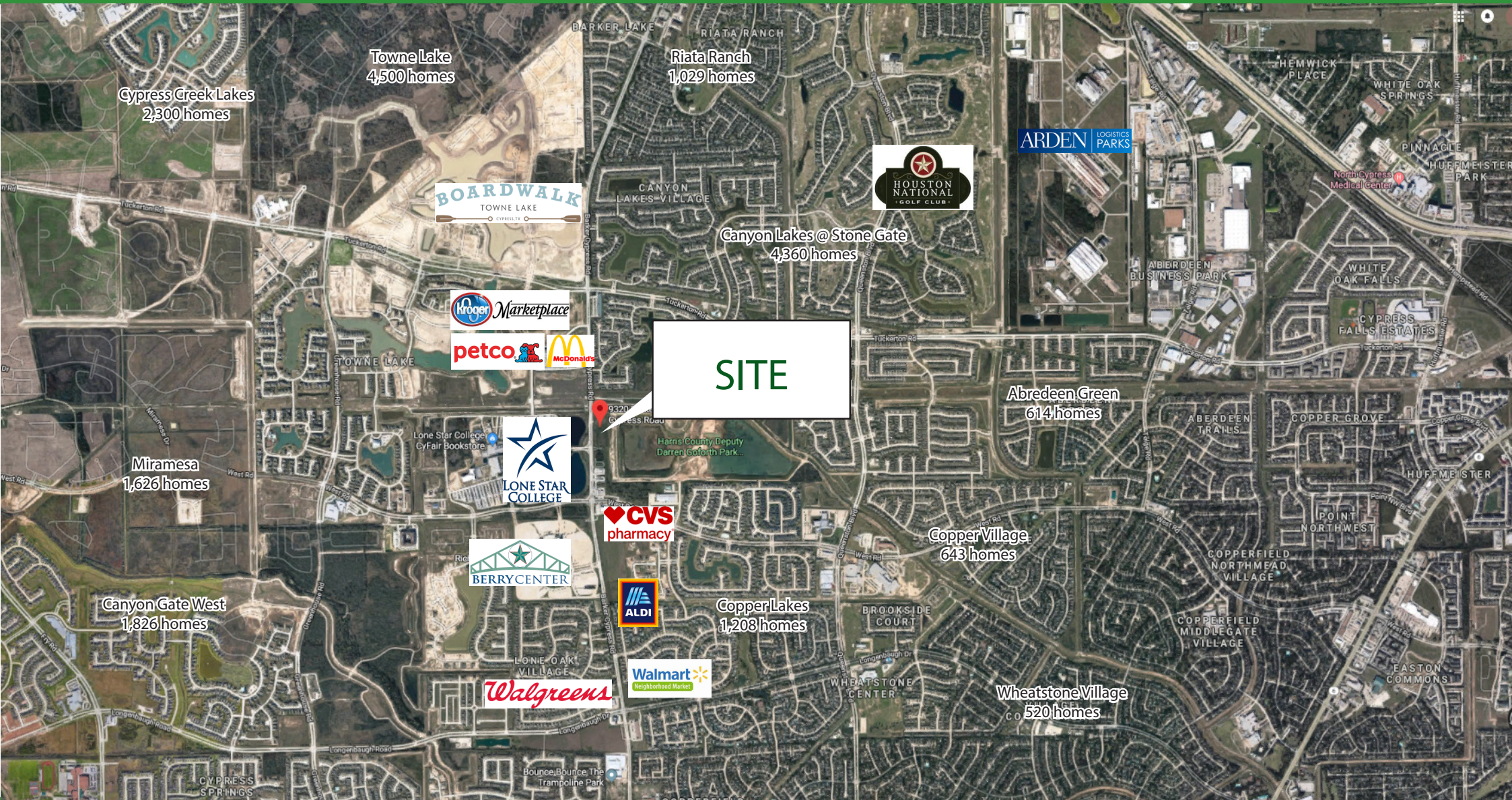
Email: BStrake@NewQuest.com

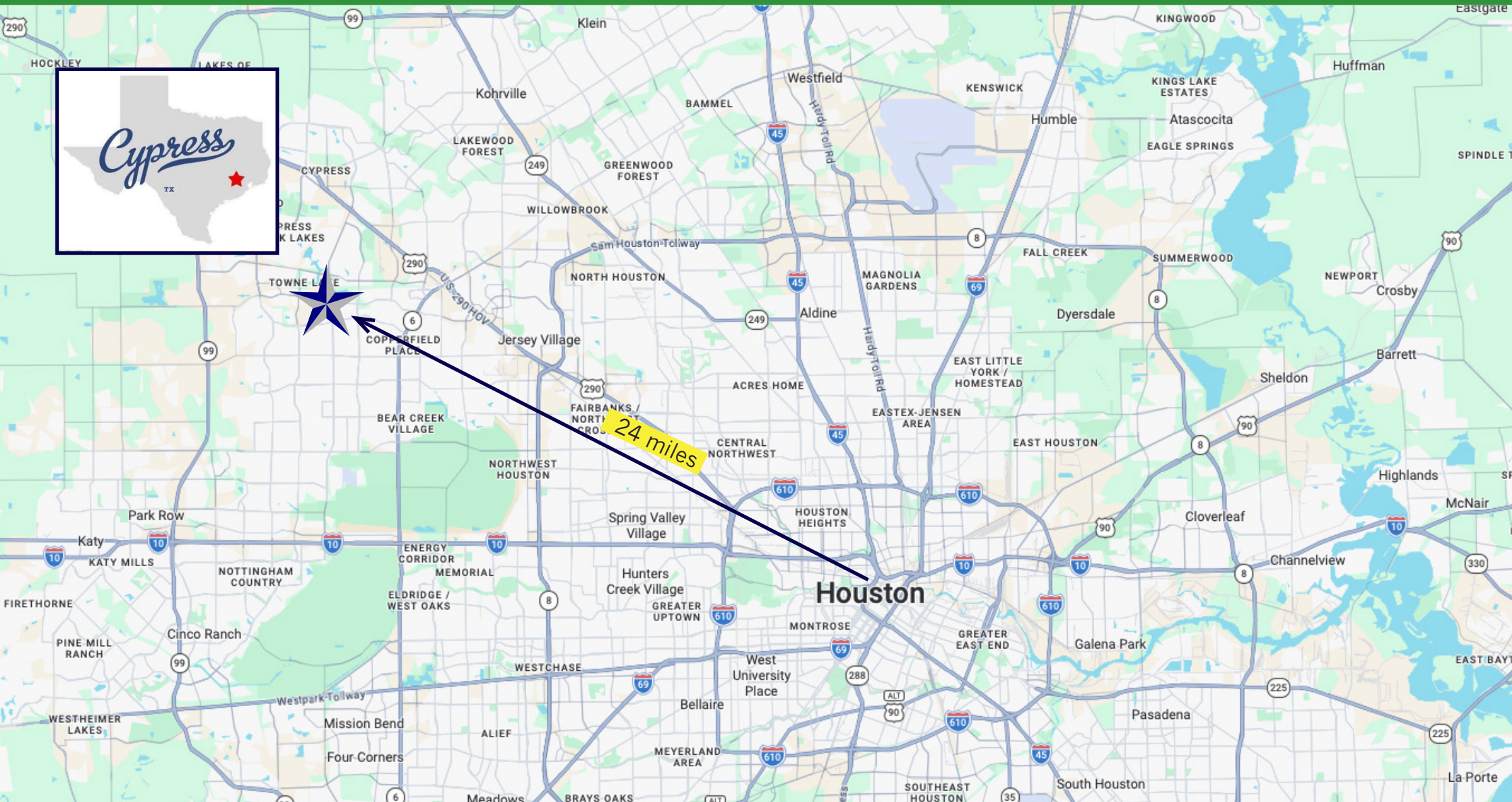
Phone: (713) 823 -9274

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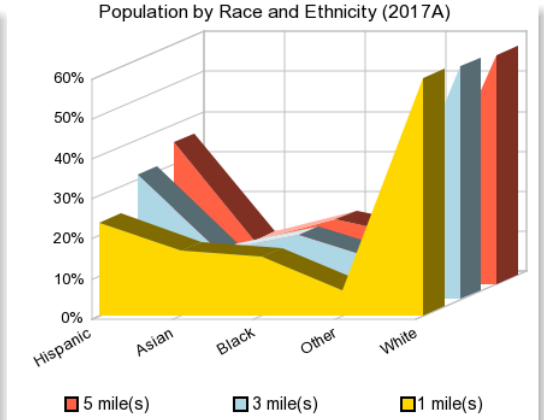
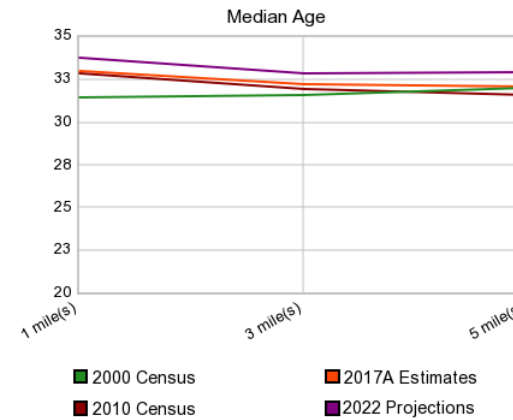
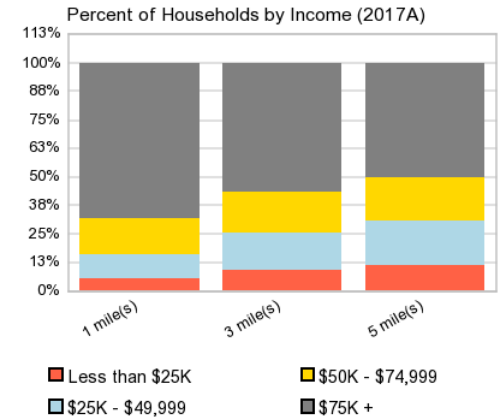
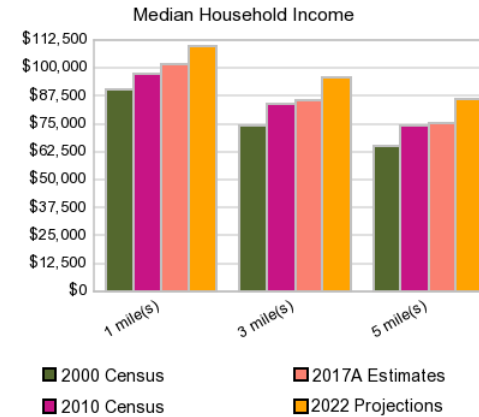
License #9007017





Demographic Snapshot Comparison Report for Slim Chickens, 9320 Barker Cypress Rd, Cypress, TX, 77433:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	10,987	112,881	287,420
Female Population	51.14%	51.22%	51.08%
Male Population	48.86%	48.78%	48.92%
Population Density	3,500	3,995	3,662
Population Median Age	33.1	32.3	32.1
Employed Civilian Population 16+	5,894	59,878	152,142
% White Collar	79.1%	73.9%	69.7%
% Blue Collar	20.9%	26.1%	30.3%
Total Q3 2017 Employees	696	17,988	57,767
Total Q3 2017 Establishments*	137	2,440	6,819
Population Growth 2000-2010	587.37%	151.23%	105.18%
Population Growth 2017A-2022	30.25%	22.36%	18.25%
Income: 2017A			
Average Household Income	\$120,449	\$106,766	\$98,770
Median Household Income	\$101,766	\$85,499	\$75,343
Per Capita Income	\$35,039	\$32,998	\$31,403
Avg Income Growth 2000-2010	15.62%	22.33%	23.97%
Avg Income Growth 2017A-2022	9.96%	10.93%	12.04%
Households: 2017A			
Households	3,196	34,872	91,362
Average Household Size	3.17	3.18	3.11
Hhld Growth 2000-2010	572.34%	149.89%	98.93%
Hhld Growth 2017A-2022	32.88%	23.22%	19.62%
Housing Units: 2017A			
Occupied Units	3,196	34,872	91,362
% Occupied Units	96.32%	96.59%	96.75%
% Vacant Housing Units	3.68%	3.41%	3.25%
Owner Occ Housing Growth 2000-2010	501.04%	138.78%	93.07%
Owner Occ Housing Growth 2000-2022	907.95%	274.17%	182.58%
Owner Occ Housing Growth 2017A-2022	32.10%	22.91%	20.66%
Occ Housing Growth 2000-2010	572.34%	149.89%	98.93%
Occ Housing Growth 2010-2022	69.78%	58.35%	47.73%
Occ Housing Growth 2017A-2022	32.88%	23.22%	19.62%





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.

11-2-2015



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.

<u>Brian Brockman</u>	<u>701472</u>	<u>brian@bangrealty.com</u>	<u>513-898-1551</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Brockman</u>	<u>701472</u>	<u>brian@bangrealty.com</u>	<u>513-898-1551</u>
Designated Broker of Firm	License No.	Email	Phone