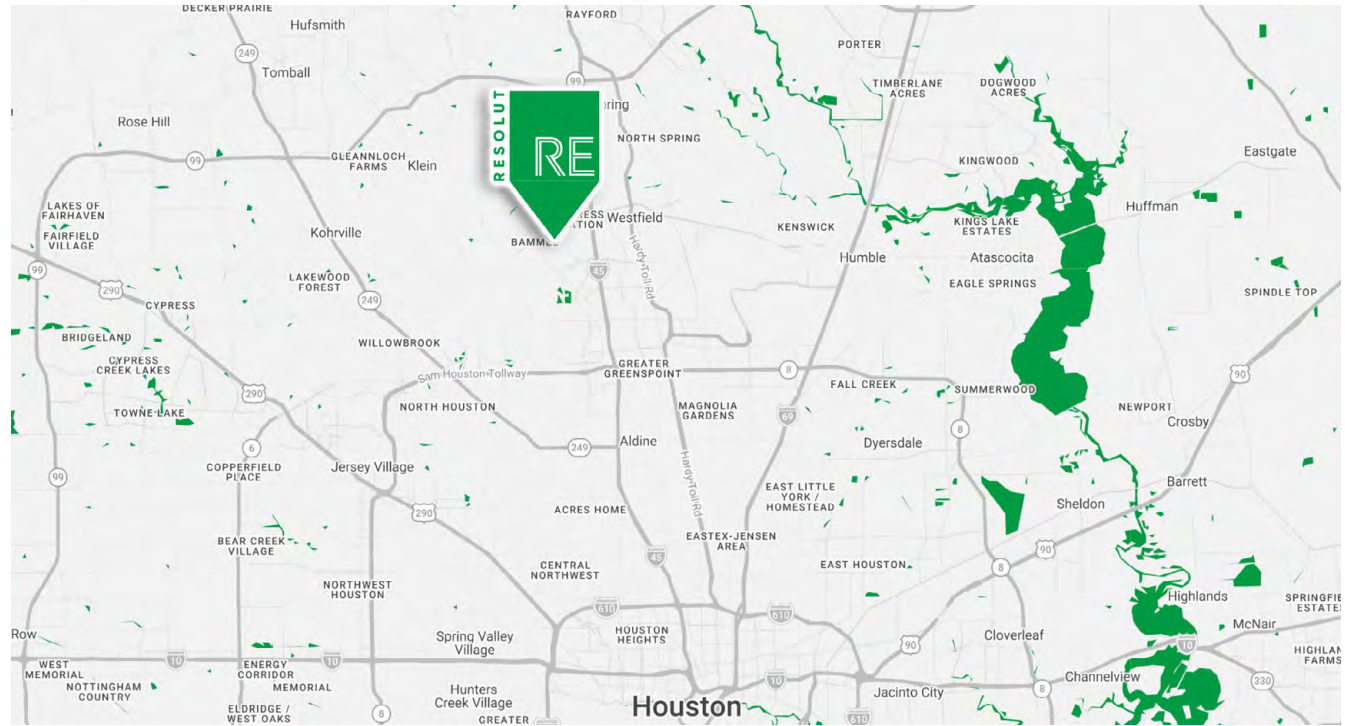




FREESTANDING RESTAURANT ON FM 1960 | 1437 Farm to Market 1960 Road West Houston, TX 77090

PROPERTY HIGHLIGHTS

- Currently operating, please do not disturb the tenant
- Conveniently located with access to I-45 North
- Surrounded by several shopping centers
- Pylon signage with major visibility on high traffic road
- 1,350 SF building on 0.82 AC lot
- Built 1996



AREA TRAFFIC GENERATORS



Gustavo Lopez

glopez@resolutre.com | (281) 445-0033

DEMOGRAPHIC SNAPSHOT 2025



128,863
POPULATION
3-MILE RADIUS



\$98,266
AVG HH INCOME
3-MILE RADIUS



64,788
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
FM 1960: 41,274 VPD
Highway I-45: 168,242 VPD
(Placer AI 2025)

FREESTANDING RESTAURANT ON FM 1960 | 1437 Farm to Market 1960 Road West Houston, TX 77090



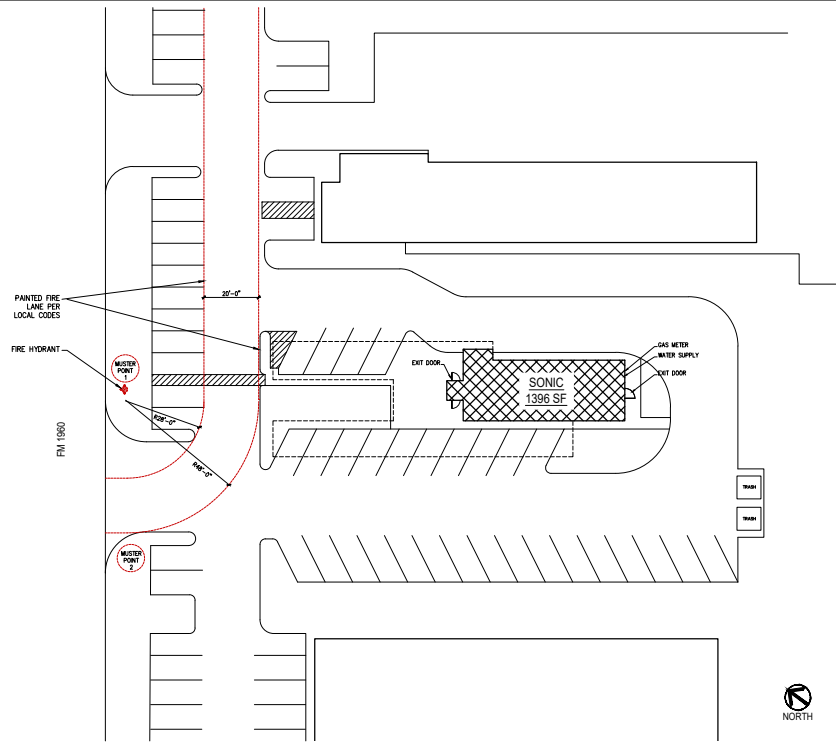
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

PROJECT NUMBER: 25068
DATE ISSUED FOR:
02-16-26 ISSUE FOR REVIEW

SONIC #3359
1437 FM 1960
HOUSTON, TX 77090

SITE PLAN
A101

KITCHEN EQUIPMENT SCHEDULE				
ITEM NO.	QTY	EQUIPMENT	MANUFACTURER	MODEL NUMBER
1C	1	ICE CREAM MACHINE	ELECTRO FREEZE	301-CM1-232
2A	1	REFRIGERATED FOUNTAINETTE	SILVER KING	SKF2A/G1
4B	1	TABLE TOP MIXER	HAMILTON BEACH BRANDS	94950
7	1	HOT FUDGE WARMER	SERVIR ESSENTIALS	FSP 82060
8	0	COFFEE MACHINE		
10A	2	SLUSH MACHINE DRINK	ELECTRO FREEZE	812-237
11	0	SLUSH FILL STATION		
12	2	ULTIMATE DRINK MACHINE W/ ICE BIN		
19	1	LEMONADE DISPENSER		
29B	0	UNDER COUNTER FREEZER		
30A	1	VERTICAL HOLDING UNIT		
31	1	SALT AND BAG		
32	2	FRYER EXHAUST HOOD		
33	0			
34F	1	FRYER (GAS)	FRYMASTER	FPFH45CCSD
37A	0	REACH IN FREEZER	DUKERS	D28AF
38A	1	REACH IN REFRIGERATOR	BEVERAGE-AIR	PRF12-12 1HS02/-005
40A	1	GAS GRIDDLE	SARLAND	CG-48
41C	1	EXPEDITE TABLE W/ WARMERS AND SACK BACK		
42A	1	REFRIGERATED TABLE	CONTINENTAL REFRIGERATOR	ISW4818M
42.1A	0	HEATED WORK TABLE		
45C	1	HORIZONTAL DUAL SIDED HOLDING UNIT		
46D	1	TOASTER & WARMER TABLE		
47	0	STEAMER	ANTUNES	MS-2559100435
48B	1	BUN TOASTER	ROUNDUP	9310718
51A	1	WARMERS	CHEF'S SUPREME	FW7700
52E	0	HOT/COLD COMBO CONEY TABLE		
53	1	HOT DOG WARMER		
54	0	HOT DOG CAROUSEL	ROUND UP A.J. ANTUNES	HDC-50A
68A	1	ICE MACHINE		
70C	1	GREASE TANK	COMMERCIAL ELECTRIC COOKING APPLIANCE	1500GRN
87	1	DRINK CARBONATOR		
88	0	SLUSH PRECHILLER		
92A	0			
95	1	WATER HEATER		
99A	1	COOLER COIL/FAN AND REMOTE CONDENSER		
100A	1	FREEZER COIL/FAN AND REMOTE CONDENSER		
102	1	WATER FILTRATION SYSTEM		
103	3	BAG IN BOX		



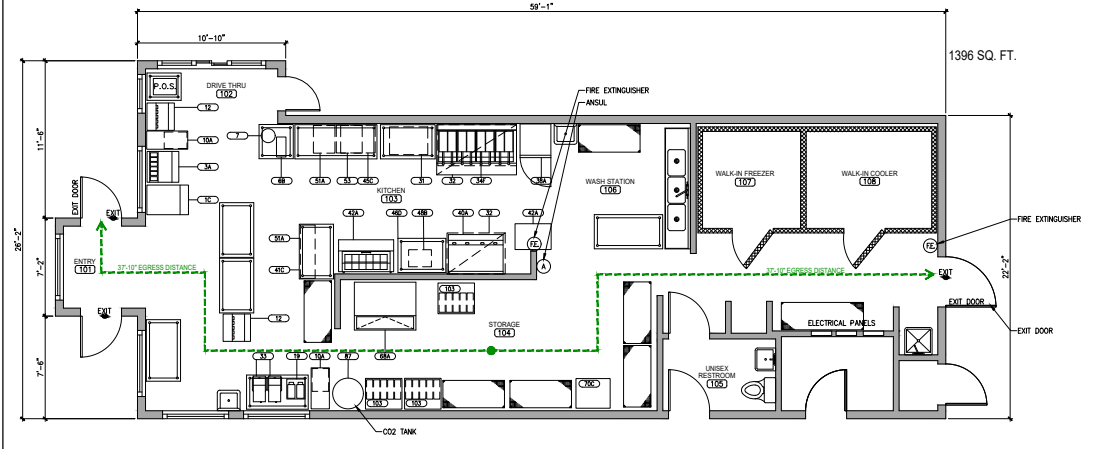
19) EQUIPMENT SCHEDULE

11) SITE PLAN



PROJECT LOCATION

17) SITE LOCATION



9) EXISTING FLOOR PLAN

1/4"=1'-0"

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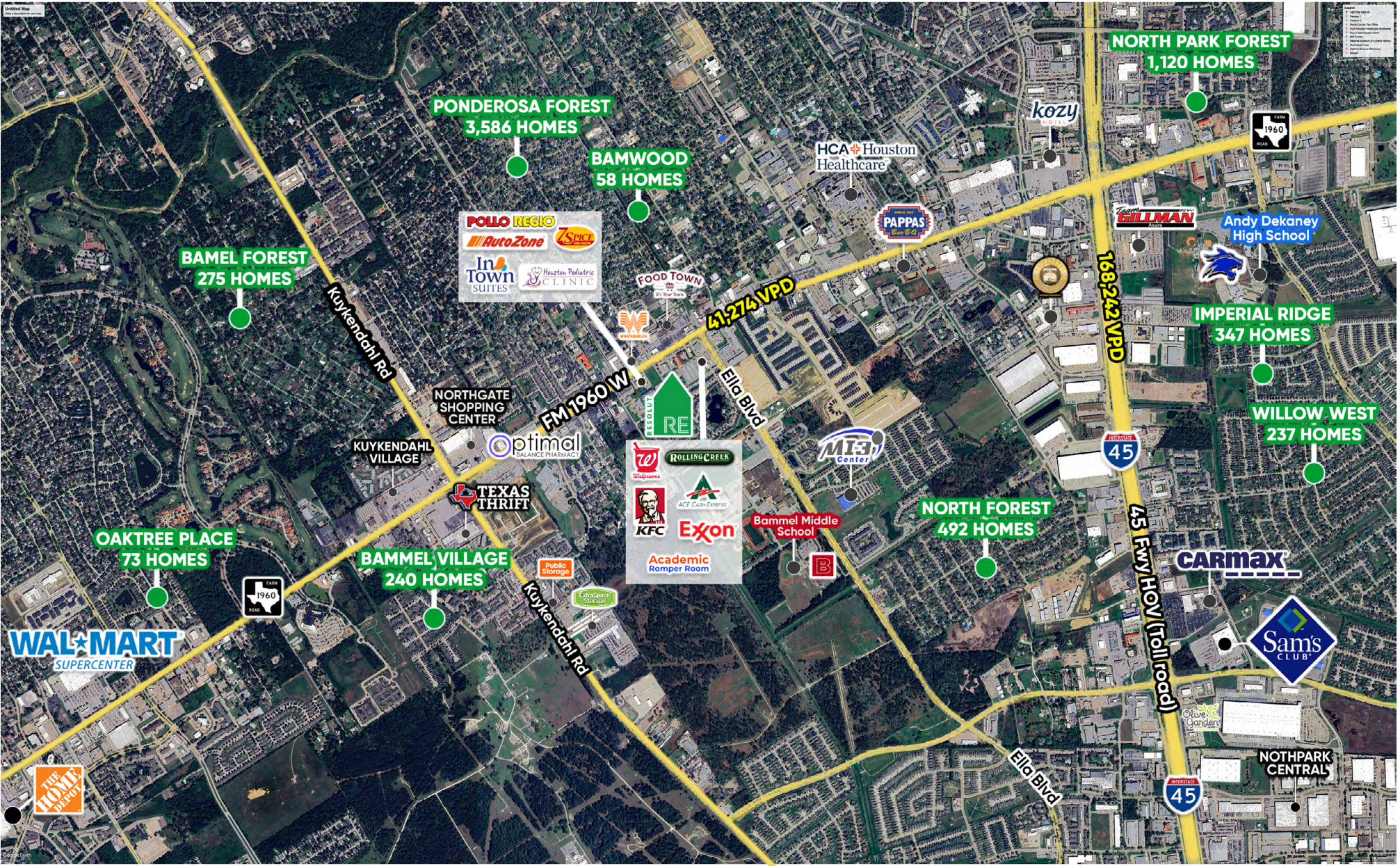


FREESTANDING RESTAURANT ON FM 1960 | 1437 Farm to Market 1960 Road West Houston, TX 77090



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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.

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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone