



Turnkey Restaurant Opportunity

Asset Sale - Sublease



1827 BINGLE ROAD, HARRIS COUNTY, HOUSTON, TEXAS 77055

Excellent opportunity to acquire a fully built-out, operating restaurant in a well-established Spring Branch shopping center. The space features an existing commercial kitchen, dining area, fixtures, furniture, and restaurant equipment—providing a new operator with a faster and more cost-effective path to opening.

The sale is for the restaurant's assets and leasehold improvements only. No real estate is included. The existing business name, recipes, and operating entity are excluded unless otherwise negotiated.

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Second-Generation Restaurant Available for sublease

1827 BINGLE ROAD, HOUSTON, TEXAS 77055

PROPERTY INFORMATION

Premises Size: Approximately +/-1000 SF
Monthly Rent: 1,383.33\$ plus NNN \$616.66 mo.

Only \$1,999. PER MONTH!!

Lease Term: +/-30 Months and renewal option
Availability: By appointment only

Uses: Counter Service

BOH: Kitchen: Equipped, Sinks, Floor Drain, Walk-in Cooler, Gas Line, Fire Suppression System.

Lease Term: +/-30 Months

Rent and NNN: For details, please call us.

Year Built Remodel: 2026

Sublease lease include furniture, fixtures, and equipment, with the goodwill being the leasehold rights to this turnkey 2nd Gen restaurant space.

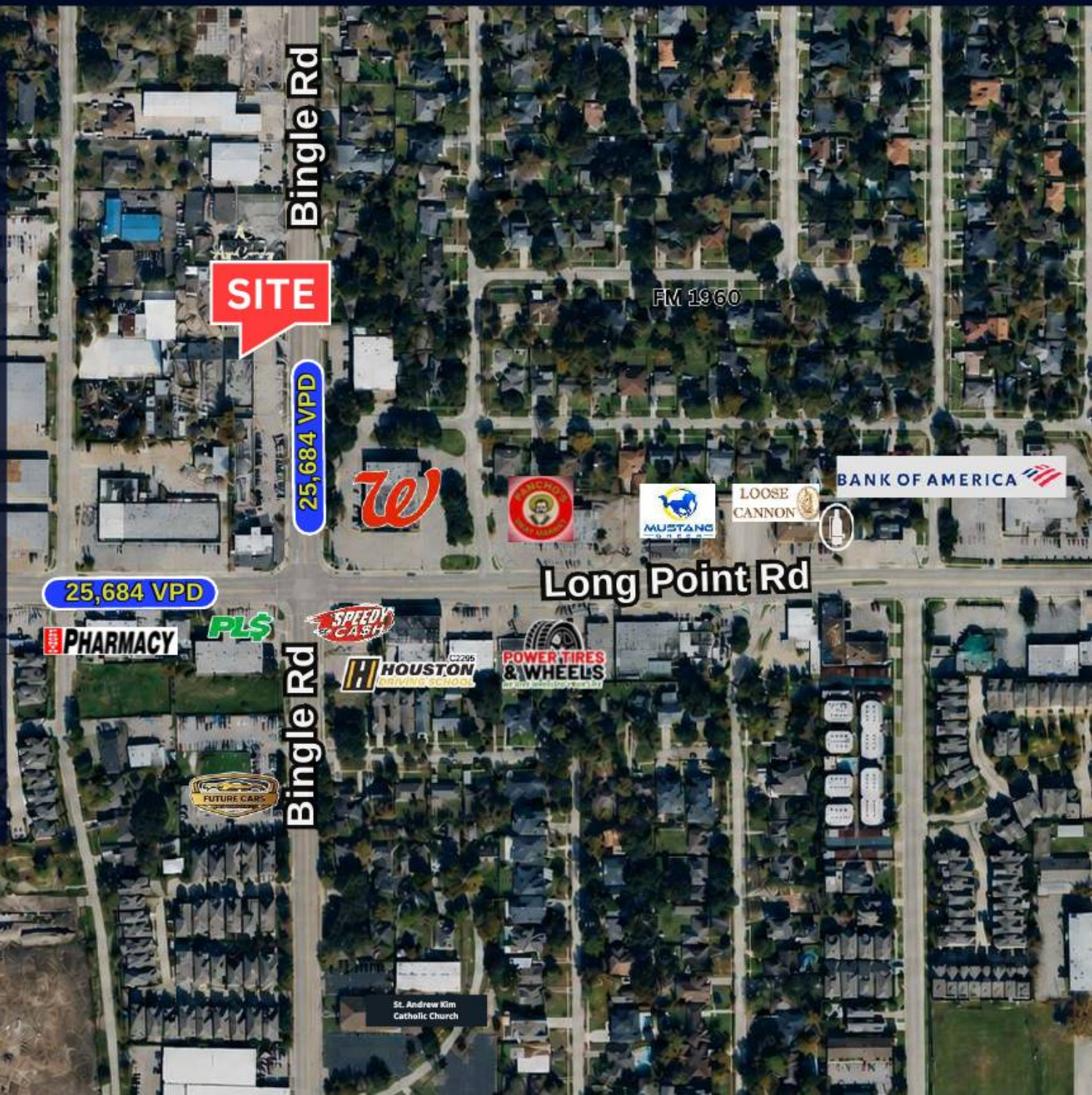
Investment Highlights

- Turnkey second-generation restaurant space
- Existing commercial kitchen and dining buildout
- Furniture, fixtures, and equipment included
- Established Spring Branch location
- Convenient access to Long Point Road, Wirt Road, and I-10
- Suitable for Vietnamese, Asian, café, or other restaurant concepts
- Opportunity to substantially reduce construction and startup time
- New lease or lease assignment subject to landlord approval

Please do not disturb employees or contact the business directly.

DEMOGRAPHICS (3 MILES)

136,507 Population
51,661 Households
\$116,359 AVG. HH Income



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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Buyer/Tenant/Seller/Landlord Initials

Date

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