



2427 FM 1960 W FREE STANDING BUILDING

FBS - 2ND GEN RESTAURANT FOR SALE

2427 FM 1960 RD W, HARRIS COUNTY, HOUSTON, TX 77068

This property is located on FM 1960, just west of Bammel Village Drive and Kuykendahl Road in the Northwest Houston area - a high-traffic and highly visible location.

JIMMY CHANG
m: 832.577.7725

jimmy.chang@abcahouston.com

TOMMY LE
m: 713.517.3542
tommy.le@abcahouston.com



abcahouston.com

FOR SALE

PROPERTY INFORMATION

FOR SALE OR LEASE

Prime Retail/Commercial Opportunity

PROPERTY OVERVIEW

- Land Size: $\pm 41,360$ SF | ± 0.94949 Acre
- Building Size: $\pm 4,990$ SF (per HCAD)
- Year Built: 1979 with a 2006 Extension
- Frontage: ± 188 FT on FM 1960 with two curb cuts

PROPERTY HIGHLIGHTS

- Exceptional visibility with direct access from FM 1960
- Minutes from Sam Houston Tollway and I-45 North
- Located in a high-growth area surrounded by new residential developments, major retailers, and multifamily communities
- Potential for drive-thru installation
- Flexible layout suitable for a variety of retail or commercial uses

AVAILABILITY

- Now Available for Lease
- Rental Rate: Contact for Pricing
- NNN: To Be Determined
- Tenant Improvement Allowance: Negotiable

AREA RETAILERS

Kelsey-Seybold Clinic

Frost

ALDI

Walmart

SUN'S Club

bammel

CHURCH OF CHRIST

THE HOME DEPOT

DEMOGRAPHICS (3 MILES)

129,920 Population

46,845 Households

\$104,464 Income

BAMMEL FOREST

HARBOR FREIGHT

Uptown Beauty Supply

EPIC DOLLAR



SUBWAY

FM 1960 W

Home & Patio
Showroom & Warehouse

SITE

CASA DEL MAR APARTMENTS

FAMILY DOLLAR

TEXAS THRIFT

BUENA VISTA APARTMENTS

SOLACE APARTMENTS

ALTANOVA APARTMENTS

ExtraSpace Storage



SHERWIN-WILLIAMS

AT&T



70,000 VPD

La Familia AUTO INSURANCE

EZPAWN

HFW HOUSTON
Flooring Warehouse
By S&H Flooring

BTG BEDS TO GO

Optimal
BALANCE PHARMACY

CIRCLE K

Loan Star
KILLER LOANS!!



boost mobile



FARMER'S INSURANCE

DOLLAR TREE

BLUEWAVE
express car wash



FOR SALE

2427 FM 1960 RD, HOUSTON, TEXAS 77068

BAMMEL VILLAGE DRIVE
(PUBLIC RIGHT-OF-WAY)

F.M. 1960 WEST
(100' PUBLIC RIGHT-OF-WAY)

POINT OF COMMENCING

POINT OF BEGINNING
FND. PUNCH HOLE

**0.94949 ACRES
(41,360 SQ.FT.)**

ONE STORY
METAL & CONCRETE
BUILDING

CALLED 12,330 ACRES
 HCCF NO. RP-2022-256306

CALLED 12.330 ACRES
 HCCF NO. RP-2022-256306

CALLED 12,330 ACRES
 HCCF NO. RP-2022-256306

FOR SALE

2427 FM 1960 RD, HOUSTON, TEXAS 77068



DEMOGRAPHIC

SUMMARY

2427 FM-1960, Houston, Texas, 77068

Ring: 3 mile radius

KEY FACTS

129,920

Population



46,845

Households

33.7

Median Age

\$52,809

Median Disposable Income

EDUCATION

11.1%

No High School Diploma



26.0%

High School Graduate



31.6%

Some College/
Associate's Degree



31.3%

Bachelor's/Grad/ Prof Degree

INCOME



\$60,777

Median Household Income



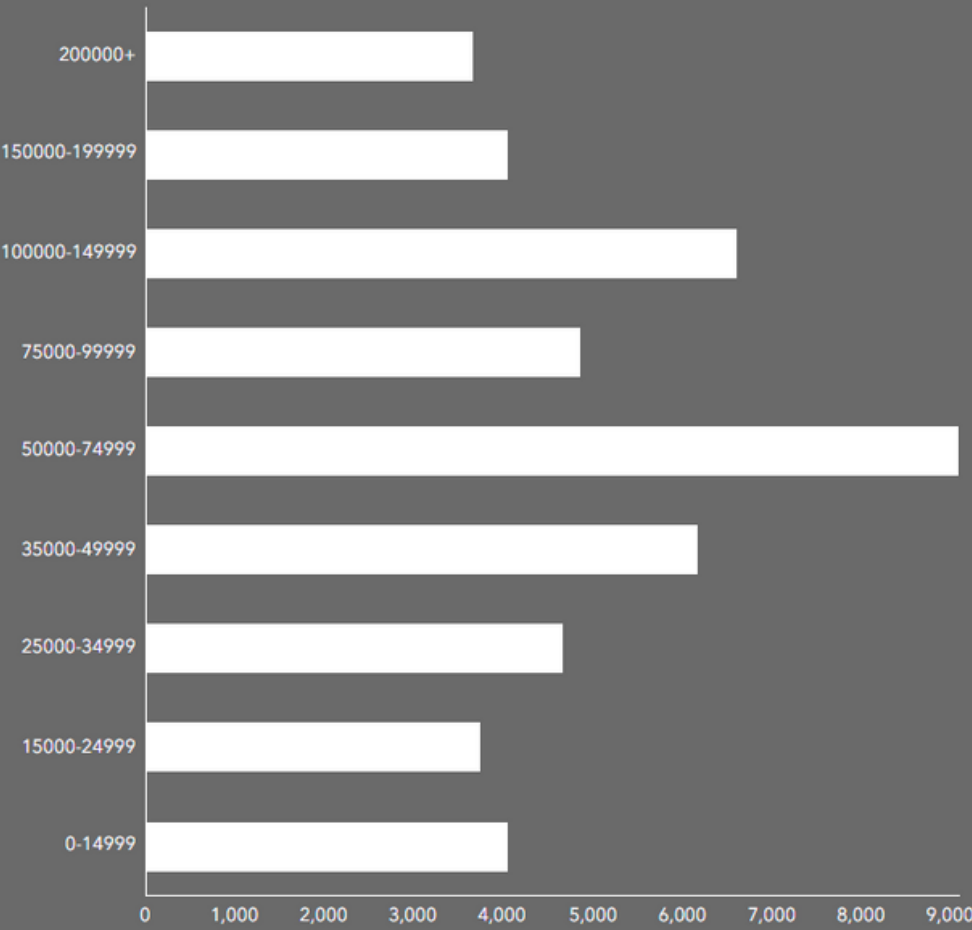
\$32,631

Per Capita Income



\$75,256

Median Net Worth



HOUSEHOLD INCOME

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date