

# FOR SALE OR LEASE JUST OFF INTERSTATE 80' PYLON SIGN

## QSR RESTAURANT WITH DRIVE THRU WINNIE, TEXAS

**CONFIDENTIALTY & DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**14940 FM 1663 ROAD, 77665**  
**29,933 SF of Land 2,035 sf Bldg**

**ASKING \$950,000**  
 or \$5,500 + NNN

**UNDERSERVED MARKET**  
**FOR FOOD AND COFFEE**

**41,000 VPD**



**OFFERED WELL BELOW**  
**REPLACEMENT COST**  
**ALL NEARBY QSRs OVER-PERFORM**

**Andy Aronson**  
 gulfstreamproperties@gmail.com  
**713-530-7466**



# BUILDING

QSR RESTAURANT WITH DRIVE THRU

WINNIE, TEXAS



Driveway cut on FM 1663  
Approximately 300 feet  
from Interstate 10

City of Winnie  
Chambers County