

# FOR SALE

SALE TO INCLUDE: TRADEMARK, PROPRIETARY MENU, LONGTERM LEASE, LICENSES, ALL FF&E,  
OPTION TO RETAIN EXISTING STAFF DOES NOT INCLUDE REAL PROPERTY

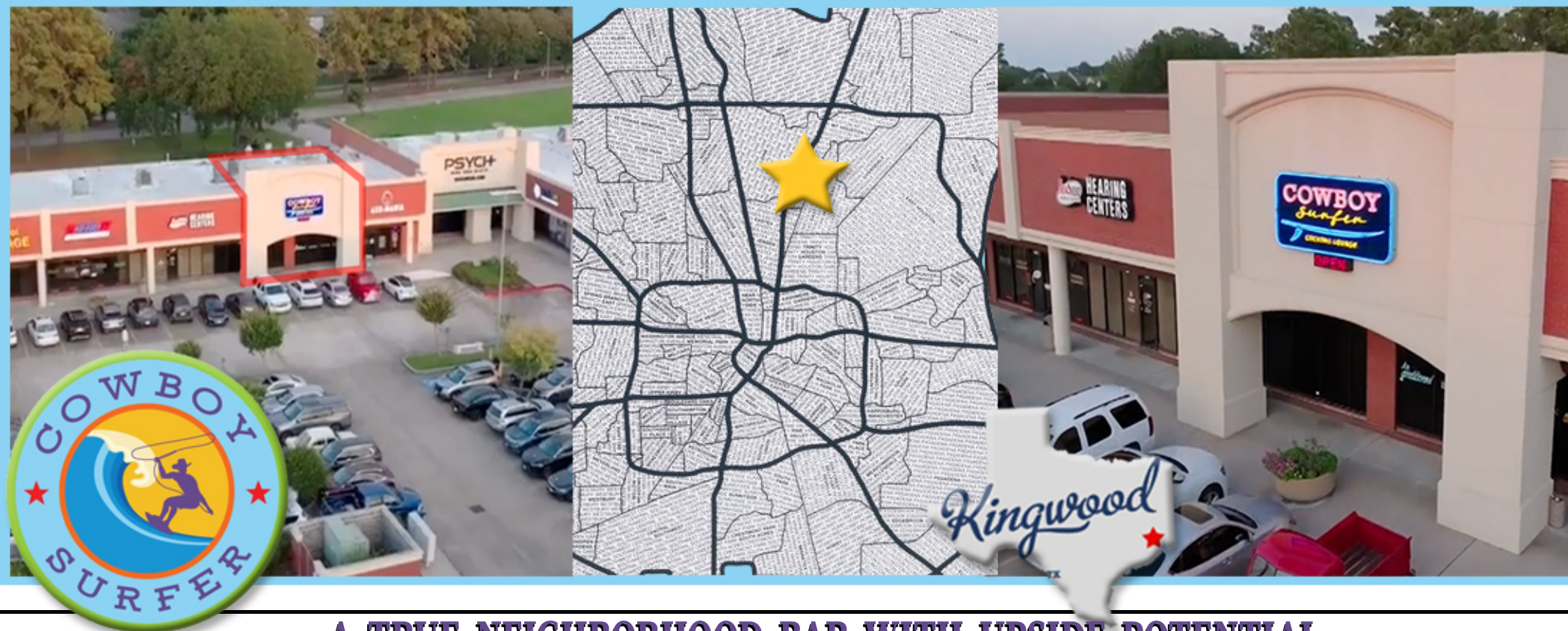
23842 US-59, KINGWOOD, 77339

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, 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.

### 125,589 VPD HWY 59



### A TRUE NEIGHBORHOOD BAR WITH UPSIDE POTENTIAL

\*currently operating daily - please go enjoy the unique and amazing cocktails & menu

### DO NOT MAKE ANY DIRECT INQUIRIES

**Andy Aronson**

[gulfstreamproperties@gmail.com](mailto:gulfstreamproperties@gmail.com)

713-530-7466



5331 Inker Houston, Texas 77007 713 530 7466 713 589 8009 Fax [www.gulfstreamprops.com](http://www.gulfstreamprops.com)

# DEAL POINTS

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS

### LOCATION:

23842 US-59, Kingwood, Texas, 77339

Montgomery County - Northpark Shopping Center Plaza

### LEASE:

4,000 SF / \$12 PSF + \$7.50 PSF NNN, Primary term expires

Two (2) Renewal Options - Lease Assignment with acceptable guarantor

### ADDITIONAL:

Sale to Include - All Fixtures, Furniture, Equipment, Small Wares, Branding, Menu, Intellectual Property, Potential Brand Expansion (negotiable), If buyer purchases stand alone LLC (with no existing debt or additional liabilities) the alcohol inventory to be transferred in Bill of Sale, existing manager to train new personnel for a short term period

Very little wear & tear

March 2025' construction complete

Capacity 90

### PRICING:

\$500K -well below replacement cost

### SELLER EXIT:

The seller is focused on other projects in their portfolio and has been unable to focus on growing the clientele, programming, social media, and day to day operations. As such, there is enormous upside potential in this underserved market. We seek a buyer with bar operation experience that agrees with our growth opinion, and potentially would consider replicating this brand to other markets over time.

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	11,021	46,684	148,699
POPULATION GROWTH ('20-'25)	0.91%	1.52%	1.05%
DAYTIME POPULATION	17,269	52,485	146,545
AVERAGE HOUSEHOLD INCOME	\$109,077	\$122,901	\$121,016
TOTAL HOUSEHOLDS	5,057	18,453	54,395
RETAIL EXPENDITURES	\$124,120,927	\$505,184,252	\$1,458,988,278
FOOD & DRINK EXPENDITURES	\$22,855,289	\$91,474,187	\$266,567,280

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,028	39,167	95,707
2020 Total Population	12,414	50,829	121,557
2020 Group Quarters	45	119	376
2025 Total Population	13,996	54,935	130,305
2025 Group Quarters	32	122	391
2030 Total Population	15,585	58,710	140,557
2025-2030 Annual Rate	2.17%	1.34%	1.53%
2025 Total Daytime Population	11,814	54,880	129,136
Workers	5,285	25,782	62,236
Residents	6,529	29,098	66,900
Household Summary			
2010 Total Households	3,842	15,351	34,994
2010 Average Household Size	2.07	2.54	2.72
2020 Total Households	5,489	19,350	43,228
2020 Average Household Size	2.25	2.62	2.80
2025 Total Households	6,228	21,421	47,458
2025 Average Household Size	2.24	2.56	2.74
2030 Total Households	7,029	23,280	51,932
2030 Average Household Size	2.21	2.52	2.70
2025-2030 Annual Rate	2.45%	1.68%	1.82%
2025 Families	3,548	14,249	33,795
2025 Average Family Size	3.09	3.24	3.31
2030 Families	3,934	15,245	36,624
2030 Average Family Size	3.09	3.22	3.29
2025-2030 Growth Rate	2.1%	1.4%	1.6%



# BUILDING

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS



## COWBOY SURFER INTERIOR REMODEL

### PROJECT DATA

PROJECT NAME: COWBOY SURFER  
 PROJECT ADDRESS: 23842 EASTEX FWY HOUSTON, TX 77339  
 CONSTRUCTION TYPE: 2-B NON-SPRINKLERED  
 OCCUPANCY: A-2  
 STORES: 1  
 TOTAL SQUARE FOOTAGE: 4,536 GSF

### DRAWING INDEX

T1.0 COVER SHEET CODE INFORMATION

#### ARCHITECTURALS

- A0.0 ACCESSIBILITY
- A0.1 ACCESSIBILITY
- A0.2 SPECIFICATION
- A0.3 SPECIFICATION
- A2.4 LIFE SAFETY PLAN
- D1.0 DEMOLITION PLAN
- A1.0 FLOOR PLAN
- A2.0 SCHEDULES
- A3.0 PARTITIONS SCHEDULE
- A4.0 REFLECTIVE CEILING PLAN
- FS1.0 FOOD SERVICE PLAN

#### MECHANICAL

- M1.0 MECHANICAL PLAN AND DETAILS
- M2.0 EXIST. WALK IN COOLER INFORMATION

#### ELECTRICAL

- E1.0 LIGHTING PLAN
- E2.0 POWER PLAN
- E3.0 PANELS AND SHORT CIRCUIT CALCULATIONS

#### PLUMBING

- P1.0 OVERALL PLUMBING PLAN
- P2.0 PLUMBING RISER DIAGRAM



**GAGE ARCHITECTURE**  
 505 WALKER STREET #100 HOUSTON, TX 77002  
 713.530.7466 WWW.GAGEARCHITECTURE.COM  
 A LICENSED ARCHITECT, L.P. REG. NO. 16146-0000000000

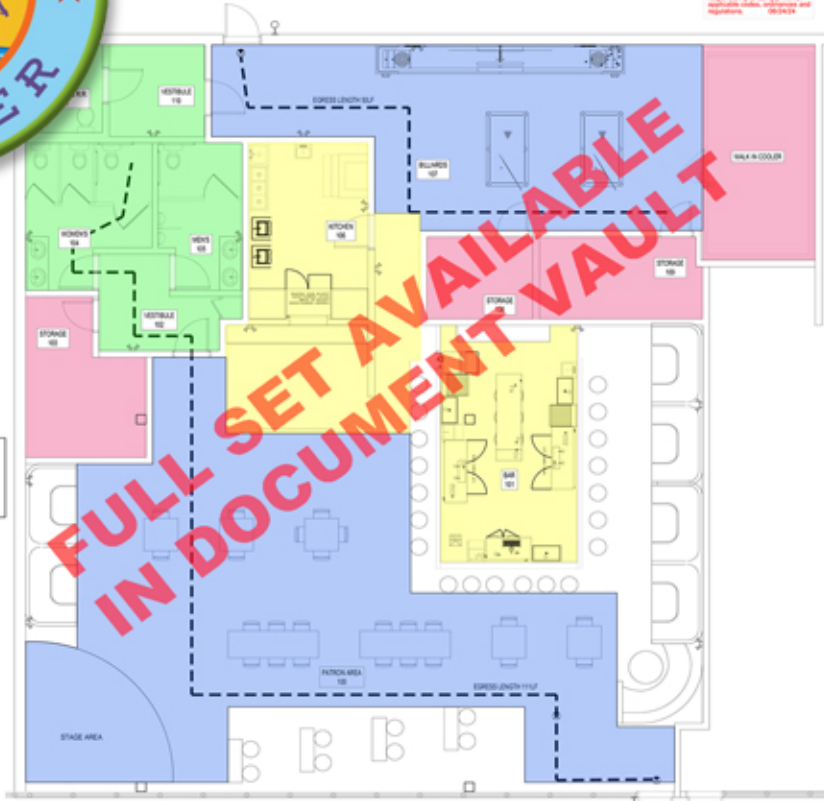


NO.	DATE	DESCRIPTION
1	02.28.2024	ISSUED FOR PERMIT



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**NOTE:**  
 RECONFIGURED SPACE AS DEFINED IN EXISTING BUILDING CODE VERSION 2021 SEC. 803.2.2 IS LESS THAN 50% OF SPACE.

- LEGEND
- SEPT. 2023
- INTERIOR DEMOLITION
- EXTERIOR DEMOLITION
- PERMITTED TO BE REMOVED EXISTING DEMOLITION AND/OR EXISTING DEMOLITION WORK SHALL BE DEMOLISHED AS SHOWN TO REVEAL EXIST. WALK IN W/ LOCAL ENTITIES

#### OCCUPANT LOADS

- MILK IN COOLER 188 SQ FT @ 1 = 1 OCCUPANTS
- RESTROOMS 44 SQ FT = 8 OCCUPANTS
- STORAGE 24 SQ FT @ 3 = 3 OCCUPANTS
- KITCHEN 386 SQ FT @ 3 = 3 OCCUPANTS
- BAR 260 SQ FT @ 1 = 2 OCCUPANTS
- BAR FRIED SEATING @ 20 LF = 20 FRIED SEATING
- PATROL AREA 1188 SQ FT @ 1 = 18 OCCUPANTS
- BALLARDS AREA 614 SQ FT @ 1 = 10 OCCUPANTS
- 72 LF BOUTH @ 2 = 60 SQ FT = 48 OCCUPANTS
- 4 FIXED TABLES = 8 OCCUPANTS

TOTAL OCCUPANT LOAD = 175 OCCUPANTS

**COWBOY SURFER**  
 INTERIOR REMODEL  
 23842 EASTEX FWY  
 HOUSTON, TX 77339

NO.	DATE	DESCRIPTION
1	02.28.2024	ISSUED FOR PERMIT

LIFE SAFETY PLAN  
 SCALE: AS SHOWN  
 A0.4



## TOTAL OCCUPANT LOAD 175

# DINING ROOM/BAR

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS



# OTHER ELEMENTS

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS



# COCKTAIL MENU

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS

### SURFER Cocktails

**SURF'S UP! ( DARK & STORMY) ...\$11**  
Light rum, dark rum, lime juice, agave and ginger beer served on the rocks

**OCEAN BREEZE ... \$11**  
Vodka, hibiscus liquor, pineapple juice, lime juice shaken and served on the rocks, topped with a splash of grenadine and sprite

**ZOGGS ... \$11**  
Watermelon vodka, lime juice and agave shaken and served up with tajin rimmed glass

**MEZCAL NEGRONI ...\$11**  
Equal parts Deil Magney Vida Mezcal, Campari, aperol served on the rocks with an orange peel

**DUCK DIVE ...\$11**  
Tequila, prickly pear vodka, lime juice, agave shaken, sugar and salt rimmed rocks glass

**FELONY MELANIE ...\$11**  
Deep Eddy Grapefruit, Tito's, Lime juice, agave, Topo

**SOUTH SIDE OF HEAVEN ...\$8**  
Bingham's Original Bourbon and a Modulo or Pacifico or Bingham's Black Bourbon and a Lonestar or FBR

**SUNRISE ...\$11**  
Bingham's black, Lemonade, bitters topped with grenadine served on the rocks

**BINGHAM'S BRAMBLE ...\$11**  
Bingham's Original Bourbon with lemon, simple syrup and muddled with blackberry and jalapenos, topped with topo chico

**BEACH BREAK ...\$11**  
Choice of Gin or Vodka, shaken with fresh cucumber, simple syrup and lime juice served up in a tujin rimmed glass

### COW BOY



**RANCH WATER ...\$11**  
Mezcal or tequila, lime juice and Topo Chico on the rocks

**PRAIRIE MARY ... \$ 11**  
Vodka or tequila, with our blend of bloody bull mix and a spiced lime, chili and smoked salt rim (Bloody bull mix contains beef broth.)

**SMOKY CAMPFIRE ...\$11**  
Mezcal, coffee liquor, chocolate bitters stirred and served neat or on the rocks

**HANDSOME JOHNNY ...\$11**  
Red label smirnoff vodka, ginger ale and a lemon or lime dropped from 6" above the glass (A tribute to John Pine)

**THE KINGWOOD ...\$11**  
Henricks gin, lemon juice, agave, muddled cucumber and jalapeno, shaken, double strained and served on the rocks with Topo Chico

**BLAZING SADDLE ...\$11**  
Bingham's Original Bourbon, lemon juice, simple syrup, shaken and topped with topo chico and bitters

**EDNA EARLE...\$11**  
Deep eddy lemon, orange liquor and lemon juice served up in a sugar rimmed glass

**BINGHAM'S OLD FASHIONED...\$11**  
Bingham's original bourbon, bitters and simple syrup garnished with a cherry, orange peel, served on the rocks

**TEXAS FEVER WATER...\$11**  
Blanco tequila, orange liquor, pineapple and lime juice shaken with fresh jalapenos served on ice



### Classic COCKTAILS

**MANHATTAN...\$12**  
Rye, sweet vermouth and bitters stirred and served in a chilled coupe

**COSMO ...\$12**  
Citrus vodka, cointreau, lime juice and cranberry juice shaken served up

**MULE, CHOOSE YOUR MULE ...\$11**  
lime juice, simple syrup and ginger beer

Jamaican Sailor Jerry's  
Irish Tullamore Dew  
Moscow Absolut

**JUST GIN MARTINI...\$12**  
London dry gin, shaken glacier coldserved in chilled coupe

**AVIATION MARTINI ...\$12**  
Gin, creme de violette, cherry liquor and lemon juice, stirred and served up

**PIMM'S CUP CLASSIC ...\$12**  
Gin, Pimm's #1, lemon juice, cucumber, topped with ginger ale

**GIN GIMLET ...\$12**  
Plymouth gin, fresh lime juice and roses lime, shaken and served up

**RYE SIDECAR ...\$12**  
Rye, lemon juice and orange liquor shaken and served up

**FRENCH 75 ...\$11**  
Chilled gin, lemon juice and simple syrup, topped with sparkling wine



### RED

	GL	BT
Dark Horse - Cabernet Sauvignon - Modesto, Ca	9	34
Castle Rock Pinot Noir - Willamette Valley, Oregon	10	38
Conundrum - Red Blend - California	15	58
Deou - Cabernet Sauvignon - Paso Robles, Ca	16	62
Caymus - Cabernet Sauvignon - Napa Valley, Ca	140	140
Super Texan - Sangiovese - Marble Falls	110	

### WHITE

	GL	BT
Hess - Chardonnay Select - Monterey, Ca	9	34
Montecampo - Pinot Grigio - Italy	9	34
Mohua - Sauvignon Blanc - South Island New Zealand	10	38
Ferrari - Carano - Chardonnay - Alexander Valley, Ca	14	54
Sonoma-Cutter - Chardonnay - Russian River, Ca	14 <sup>99</sup>	56
Miraval Rose - Provence, France		66
La Marca - Prosecco - Treviso, Italy	11	



# BEER MENU

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS



Lonestar, Lager	4
Bud Light, Light Lager	4
Miller Lite, Light Lager	4
Coors Light, Light Lager	4
Banquet, Golden Lager	4
Budweiser, Anheuser-Busch, Pale Lager	4
Yuengling, D.G. Yuengling & Son Brewery, Lager	4
Michelob ULTRA, Light Lager	4
PBR, American pale lager	4
Heineken, Lager	5
Yuengling Flight, light beer	4
XX Dos Equis, Lager Especial	5
Corona, Mexican Lager	5
Pacífico, Mexican Pilsner	5
Modelo Especial, Casa Modelo, Mexican Pilsner	5
El Hefe, No Label Brewing Co., Hereweizen	5
Love Street, Karbach Brewing Co., Blonde Kölsch	5
Buckle Bunny, Eureka Heights, Cream Ale	5
Stella Artois, Lager	5
Hopadillo, Karbach Brewing Co., IPA	5
Art Car, Saint Arnold Brewing Co., IPA	5
Ghost in the Machine, Parish Brewing Co, Hazy IPA	8
Crawford Bock, Karbach Brewing Co, Ballpark Beer	5
Shiner Bock, Spoetzl Brewery, Bock	5
Guinness, Stout	6
Bud Light Hard Seltzer	6
Vizzy, Flavored Hard Seltzer	6
Bud Zero, Alcohol Free	4
Heineken 00, Alcohol Free	4
Nurt!, Vodka-based with real fruit juice	8

### ON TAP

Miller Lite	5
Lonestar,	5
Michelob Ultra	5
Das XX	6
Stella	6
Rotating Dark	6
Rotating IPA	6
Infamous, Cowboy Dark	6
Infamous, Surfer Light	6
Seasonal	MKT
The Great Joe Bob	6 <sup>50</sup>
Infamous Surfer Lager + Bloody Mary mix (Inspired by Terry Allen)	



**BINGHAM'S**  
**BOURBON**  
TEXAS STRAIGHT BOURBON WHISKEY

COWBOYSURFERBAR.COM



COWBOYSURFERBAR.COM  
832-995-5176

23842 HWY 89 N, KINGWOOD, TX 77339



# SMALL KITCHEN BAR BITES

## TURN KEY BAR RESTAURANT OPERATION IN KINGWOOD, TEXAS



# INTELLECTUAL PROPERTY

## SALE TO INCLUDE PRELICATABLE BRANDING PACKAGE



### BRAND GUIDE

CREATED BY BE SOMEONE DESIGN CO

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### MARKETING



### MENUS



### LOGO MARK

A standalone symbol representing the brand, designed for versatility and instant recognition.



### PRIMARY LOGO

The main logo used in most brand applications, maintaining consistency and brand presence.



## INFORMATION ABOUT BROKERAGE SERVICES

**Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.**

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

