

EXECUTIVE SUMMARY

# Freestanding Restaurant (Former Razzoo's)

1440 Louetta Road | Spring, Texas 77388

Major Price  
Reduction



Marcus & Millichap  
LAGOS-WOLANSKY RETAIL GROUP

## OFFERED EXCLUSIVELY BY



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**Activity ID: ZAH0040079**

# Marcus & Millichap

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Real Estate Investment Sales • Financing • Research • Advisory Services

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TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188,  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000

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## PROPERTY OVERVIEW

 **PRICE**  
**\$2,295,000**

Price/SF (Building):	\$298.67
Building GLA:	7,684 SF
Total Land Area:	1.12 AC / 48,600 SF
Year Built / Renovated:	2010 / 2014
Parcel ID:	1315500010004

Marcus & Millichap is pleased to exclusively list for sale or lease a Freestanding Restaurant (Former Razzoo's) located at 1440 Louetta Road in Spring, Texas.

The 7,684-square-foot building is positioned along one of Spring's most active commercial corridors presenting an exceptional opportunity to establish a standout dining destination in a high-traffic, high-visibility location. This freestanding restaurant building offers a commanding presence with excellent frontage on Louetta Road, generous parking, and convenient access for both local residents and commuters.

The property benefits from strong surrounding retail synergy and steady daytime and evening traffic, making it ideally suited for a wide range of culinary concepts. Its spacious interior footprint and established restaurant layout provide a valuable head start for operators looking to minimize build-out time and maximize market entry speed.

Located in a thriving and continually expanding Spring community, this site offers a rare combination of proven restaurant history and strategic positioning. For restaurateurs and investors alike, 1440 Louetta Road represents a compelling canvas for the next successful dining concept.

The property is offered for sale at a price of \$2,295,000 (\$298.67/SF).

### NOTES

- The Property shares a detention pond with neighboring properties, meaning there is a shared detention pond cost. Please contact Agent for further details regarding shared detention pond.

## INVESTMENT HIGHLIGHTS



**Located Near the Intersection of Interstate 45 and Louetta Road**



**High Visibility**



**Established Restaurant Layout**



63,872  
VPD

CITYPLACE  
EXXONMOBIL  
HEWLETT PACKARD  
CAMPUSES

99 Grand Parkway

Public Storage

Northland Center  
Academy  
HARBOR FREIGHT  
metro  
Aaron's SUBWAY

WELLS FARGO

McDonald's

Wendy's

AmegyBank

OLD TOWN SPRING

LA QUINTA

PALACE INN

HOUSTON GARDEN CENTERS

INTERSTATE 45

103,204  
VPD

SixFlags HURRICANE HARBOR SLASHTOWN

ZAXBY'S

AutoNation

Los Cochinitos

North Freeway

Cheddar's  
SCRATCH KITCHEN

Subject Property

Louetta Road On Ramp





Park 45  
Apartments

AERIAL



KOHL'S

Walmart



103,204  
VPD

Bank of America



North Freeway

33,570  
VPD



Cheddar's  
SCRATCH KITCHEN

Subject Property

Louetta Road

Louetta Road On Ramp



AERIAL

LOWE'S

PLANET 45

Ford

Red Roof Inn



AMERICAS BEST VALUE INN

33,570 VPD

Dairy Queen



Public Storage



salata

CHIPOTLE

Botanic Living Apartments

Subject Property

Cheddar's SCRATCH KITCHEN

103,204 VPD

Louetta Road



Louetta Road On Ramp

North Freeway



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Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms, and options.



Lagos-Wolansky sales listing financed by Jamie Safier



NATIONAL PLATFORM  
OPERATING WITHIN THE  
FIRM'S **81** BROKERAGE  
OFFICES



**414** UNIQUE CAPITAL  
SOURCES FUNDED MMCC  
DEALS



**1,557** CLOSED  
DEBT & EQUITY  
FINANCINGS



**\$11.6B** TOTAL  
FINANCING  
NATIONAL VOLUME

Year Ending December 31, 2025

## FINANCING INTERMEDIARIES CONTACTS

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**Marcus & Millichap**  
**Capital Corporation**



## Information About Brokerage Services

11-03-2025

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 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 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.

### 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 options or advise 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 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Date

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