



Subject Property

IHOP

23750 Hwy 59 N | Kingwood (Houston), TX 77339



**Click Here For
Offering Memorandum**

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 **Stan Johnson Co.**



**Price:
\$2,590,476**



**Cap Rate:
5.25%**



**Largest
IHOP Franchisee**



**Brand New 15-Year
Build-to-Suit**



**5th Fastest
Growing MSA**

**98K VPD
Visibility**

AFFLUENT SURROUNDING POPULATION



**127K+
5-MILE POPULATION**



**\$102K
5-MILE AHHI**

**Close Proximity
to Major
Economic Drivers**



**Annual Rent
Increases**

**Absolute
NNN Lease**



**No State
Income
Taxes**