

Second Generation Freestanding Restaurant For Lease

307 N Sam Houston Pkwy E
Houston, TX 77060



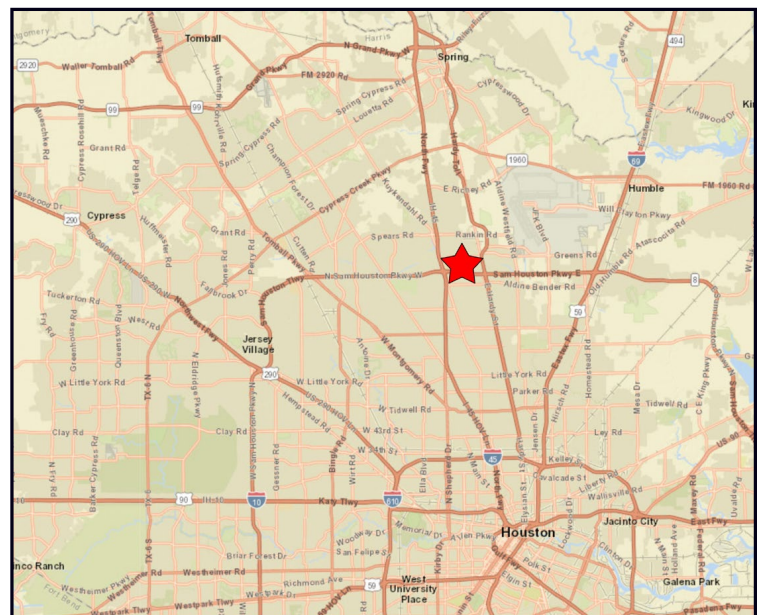
Coming Soon!



DESCRIPTION:

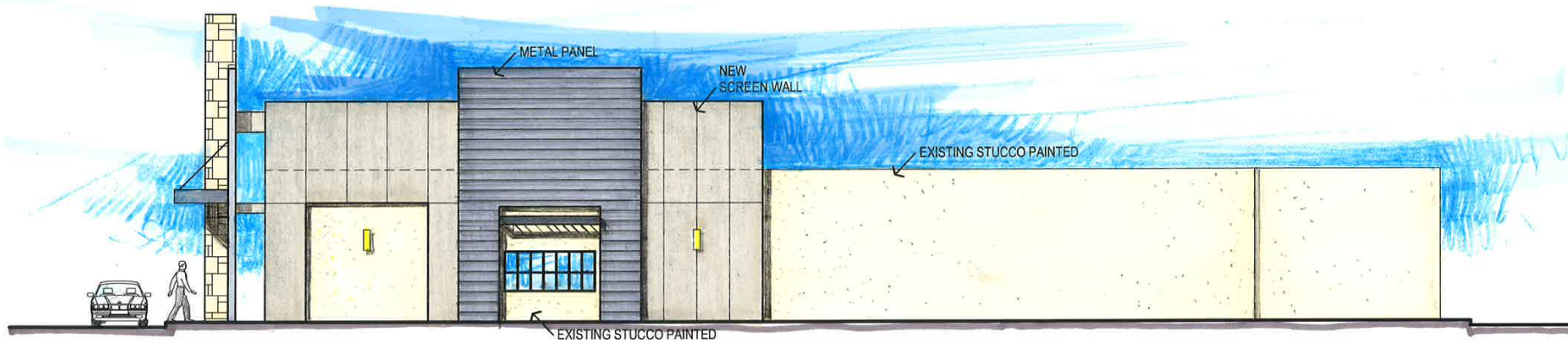
Available: 8,092 SF Building on 1.58 AC Lot

- Includes All Furniture, Fixtures, & Equipment
- Ample Parking
- Aggressive Allowance Package
- Two Walk-In Cooler/Freezer
- High Visibility Location Directly on BW8 N
- High Daytime Population
- Dense Office, Hotel, & Retail
- Existing Monument Signage Available
- Renovated Façade



TRAFFIC COUNTS:		DEMOGRAPHICS:			
		1 mile	3 mile	5 mile	
Beltway 8 N	141,000 VPD	2021 POPULATION	21,819	95,661	245,051
Imperial Valley Dr	20,480 VPD	AVERAGE HH INCOME	\$35,999	\$46,718	\$53,482
		DAYTIME POPULATION	23,795	103,891	244,239

The information contained herein was obtained from sources deemed reliable; however, Sluco Realty Services makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

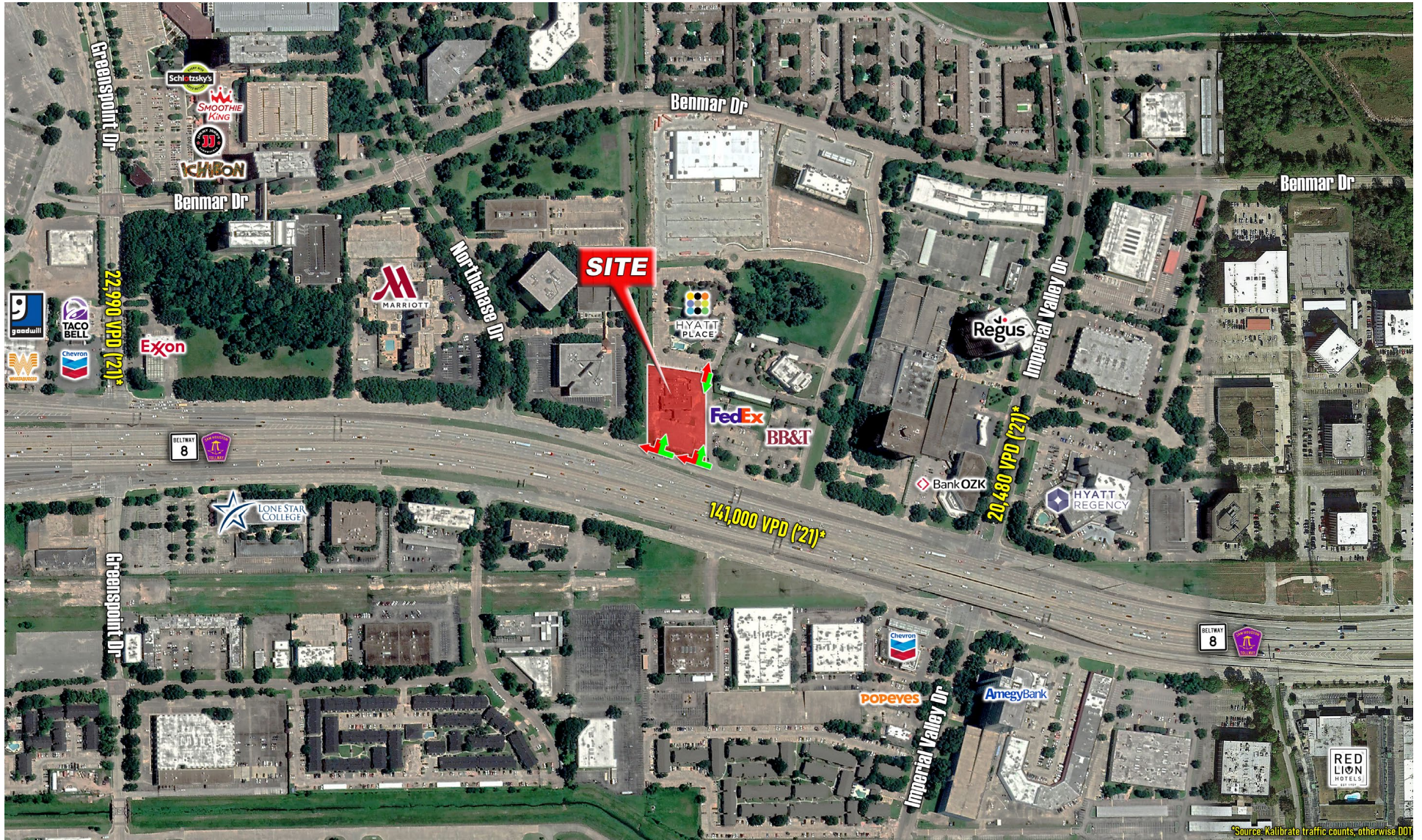


Right Elevation



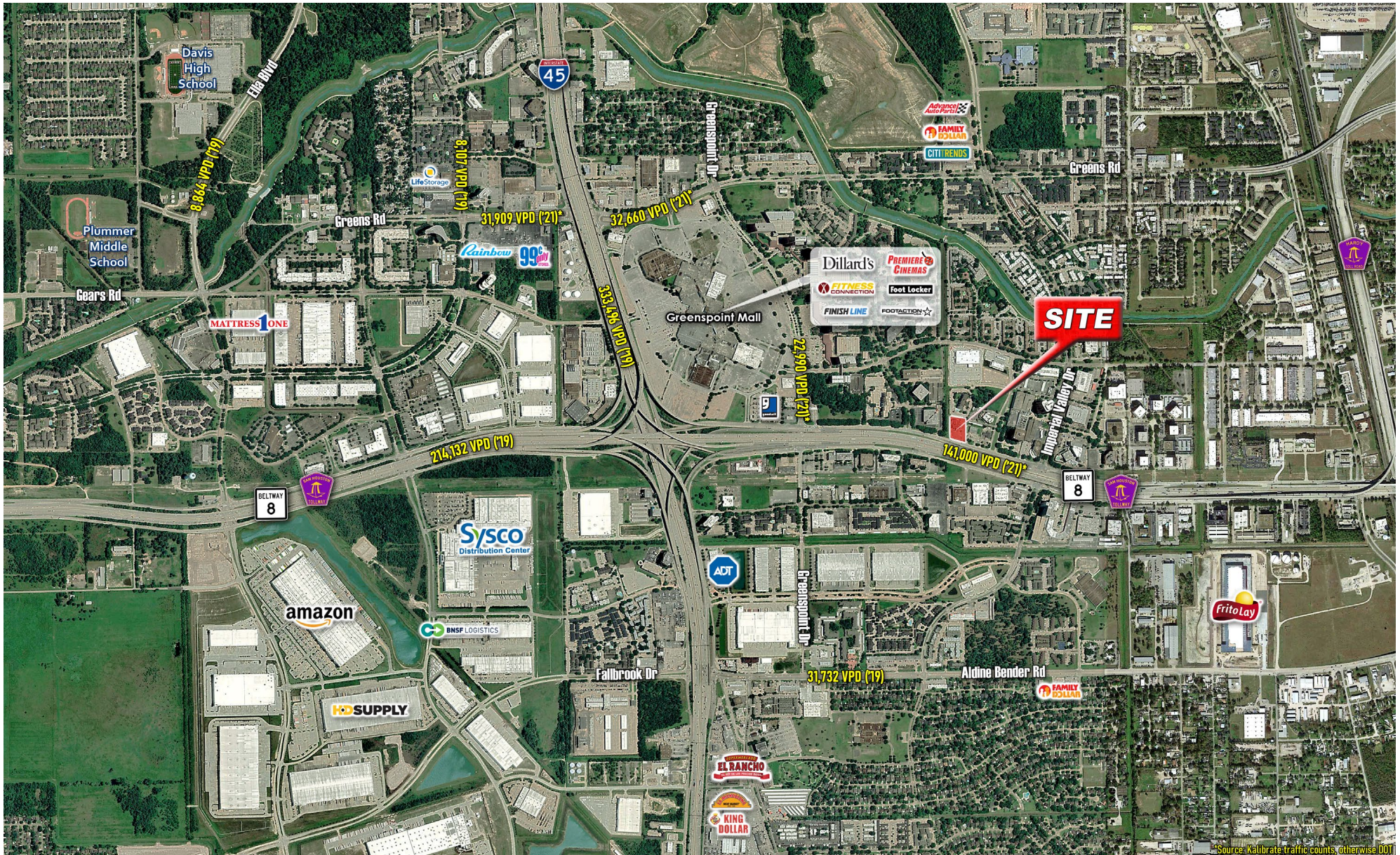
Front Elevation

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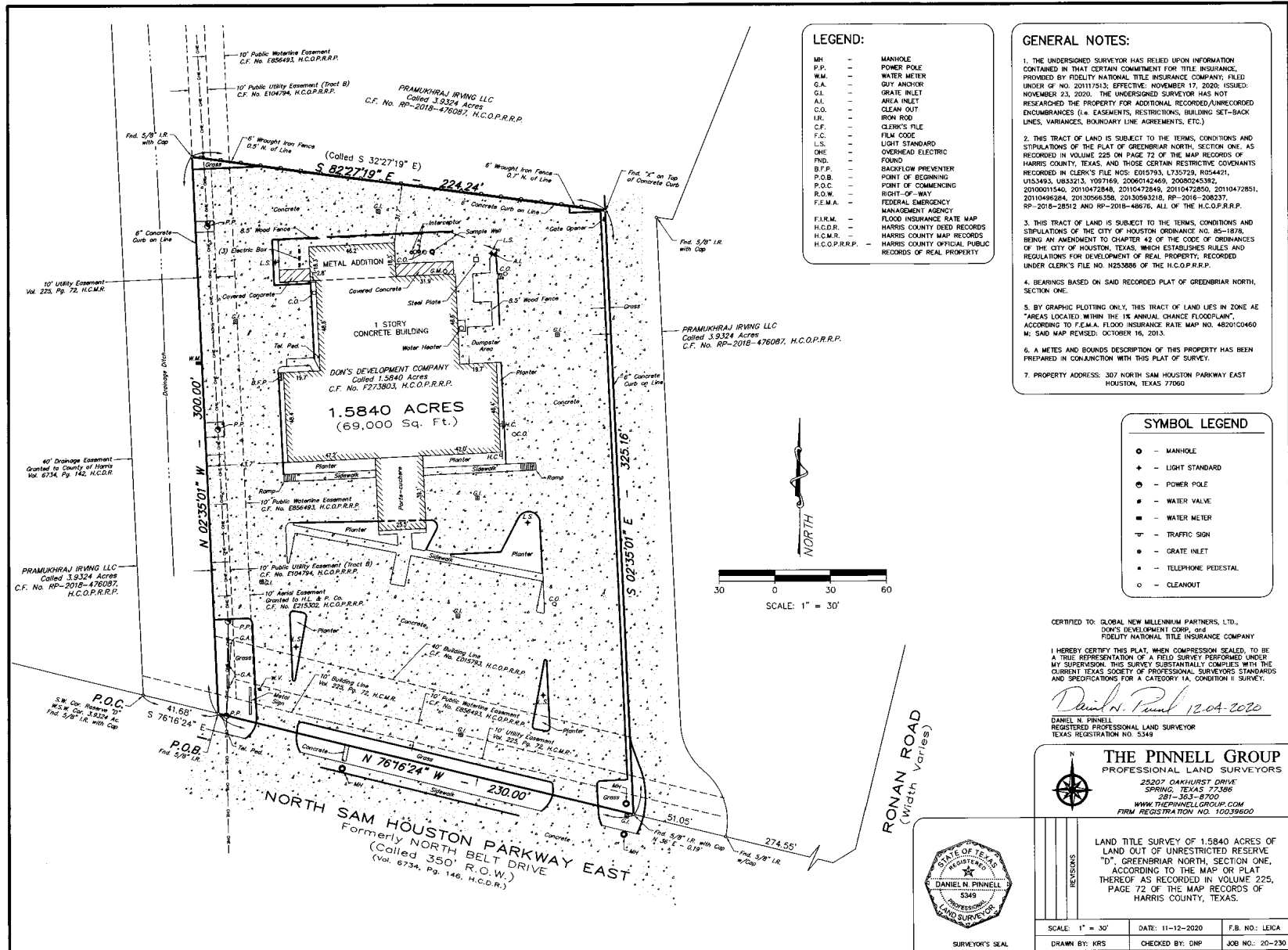
*Source: Kalibrate traffic counts, otherwise 001

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*Source: Kalibrate traffic counts, otherwise DOT



LEGEND:

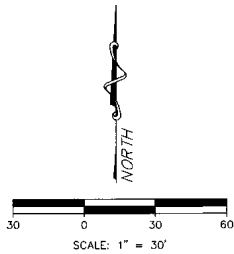
MH	-	MANHOLE
P.P.	-	POWER POLE
WM.	-	WATER METER
G.A.	-	GUY AND/OR GRATE INLET
AI.	-	AREA INLET
C.O.	-	CLEAN OUT
IR.	-	IRON ROD
C.F.	-	CLERK'S FILE
F.C.	-	FILE CODE
L.S.	-	LIGHT STANDARD
ONE	-	OVERHEAD ELECTRIC
FOUND	-	FOUND
B.F.P.	-	BACKFLOW PREVENTER
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCING
R.O.W.	-	RIGHT-OF-WAY
F.E.M.A.	-	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	-	FLOOD INSURANCE RATE MAP
H.C.D.R.	-	HARRIS COUNTY DEED RECORDS
H.C.M.R.	-	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	-	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

GENERAL NOTES:

1. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILED UNDER OF NO. 20117513; EFFECTIVE, NOVEMBER 17, 2020; ISSUED: NOVEMBER 23, 2020. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF GREENGRASS NORTH, SECTION ONE, AS HARRIS COUNTY, TEXAS, AND THOSE CERTAIN RESTRICTIVE COVENANTS RECORDED IN CLERK'S FILE NOS: 6016793, L135729, R054421, U150494, UB83213, Y097169, 20060142469, 20080245382, 2010001540, 20110472848, 20110472850, 20110472851, 20110496284, 20130566386, 20130593216, RP-2016-208337, RP-2016-28512 AND RP-2016-49676. ALL OF THE H.C.O.P.R.R.P.
3. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE CITY OF HOUSTON ORDINANCE NO. 85-1878, BEING AN AMENDMENT TO CHAPTER 42 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, WHICH ESTABLISHES RULES AND REGULATIONS FOR DEVELOPMENT OF REAL PROPERTY, RECORDED UNDER CLERK'S FILE NO. H253886 OF THE H.C.O.P.R.R.P.
4. BEARINGS BASED ON SAID RECORDED PLAT OF GREENGRASS NORTH, SECTION ONE.
5. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE AE "AREAS LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0460 M. SAID MAP REVISED: OCTOBER 16, 2013.
6. A METES AND BOUNDS DESCRIPTION OF THIS PROPERTY HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.
7. PROPERTY ADDRESS: 307 NORTH SAM HOUSTON PARKWAY EAST HOUSTON, TEXAS 77060

SYMBOL LEGEND

○	-	MANHOLE
+	-	LIGHT STANDARD
●	-	POWER POLE
⊙	-	WATER VALVE
⊞	-	WATER METER
⊠	-	GRATE INLET
⊕	-	TELEPHONE PEDESTAL
○	-	CLEANOUT



CERTIFIED TO: GLOBAL NEW MILLENNIUM PARTNERS, LTD., DON'S DEVELOPMENT CORP., and FIDELITY NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Daniel N. Pinnell 12.04.2020

DANIEL N. PINNELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5349

THE PINNELL GROUP
 PROFESSIONAL LAND SURVEYORS

25207 OAKHURST DRIVE
 SPRING, TEXAS 77386
 281-363-9700
 WWW.THEPINNELLGROUP.COM
 FIRM REGISTRATION NO. 10039800

LAND TITLE SURVEY OF 1.5840 ACRES OF LAND OUT OF UNRESTRICTED RESERVE "D", GREENGRASS NORTH, SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 225, PAGE 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 30' DATE: 11-12-2020 F.B. NO.: LECA
 DRAWN BY: KRS CHECKED BY: DNP JOB NO.: 20-230



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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.

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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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