

FOR LEASE

# 13480 NW FWY

## Freestanding Restaurant Pad

13480 NW Fwy | Houston, TX 77040



### PROPERTY INFORMATION

- .81 Acre parcel (35,283 SF) with 3,282 SF second generation freestanding restaurant
- Large pylon sign on the hard corner
- Building constructed in 1998
- Curb cuts to property from both main roads and cross access with Walmart anchored center
- Building constructed in 1998
- 39 parking spaces

### TRAFFIC COUNTS

NW Fwy—Hwy 290 west of Tidwell	164,029 VPD-18
West Tidwell at Hwy 290	23,460 VPD-16
Hollister Rd northeast of Hwy 290	22,607 VPD-18

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	12,812	128,612	321,441
Daytime Population	28,985	155,643	390,395
Average HH Income	\$50,396	\$61,619	\$75,187
Median Age	29.7	32.8	33.8

**AVAILABLE**  
3,665 SF

**RATES | NNN**  
\$165,000 per year

FOR MORE INFORMATION, PLEASE CONTACT

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The information contained herein was obtained from sources believed reliable; however, Streetwise Retail Advisors makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

REV 02/13/2020



# AERIAL

## 13480 NW Fwy—Freestanding Restaurant Pad



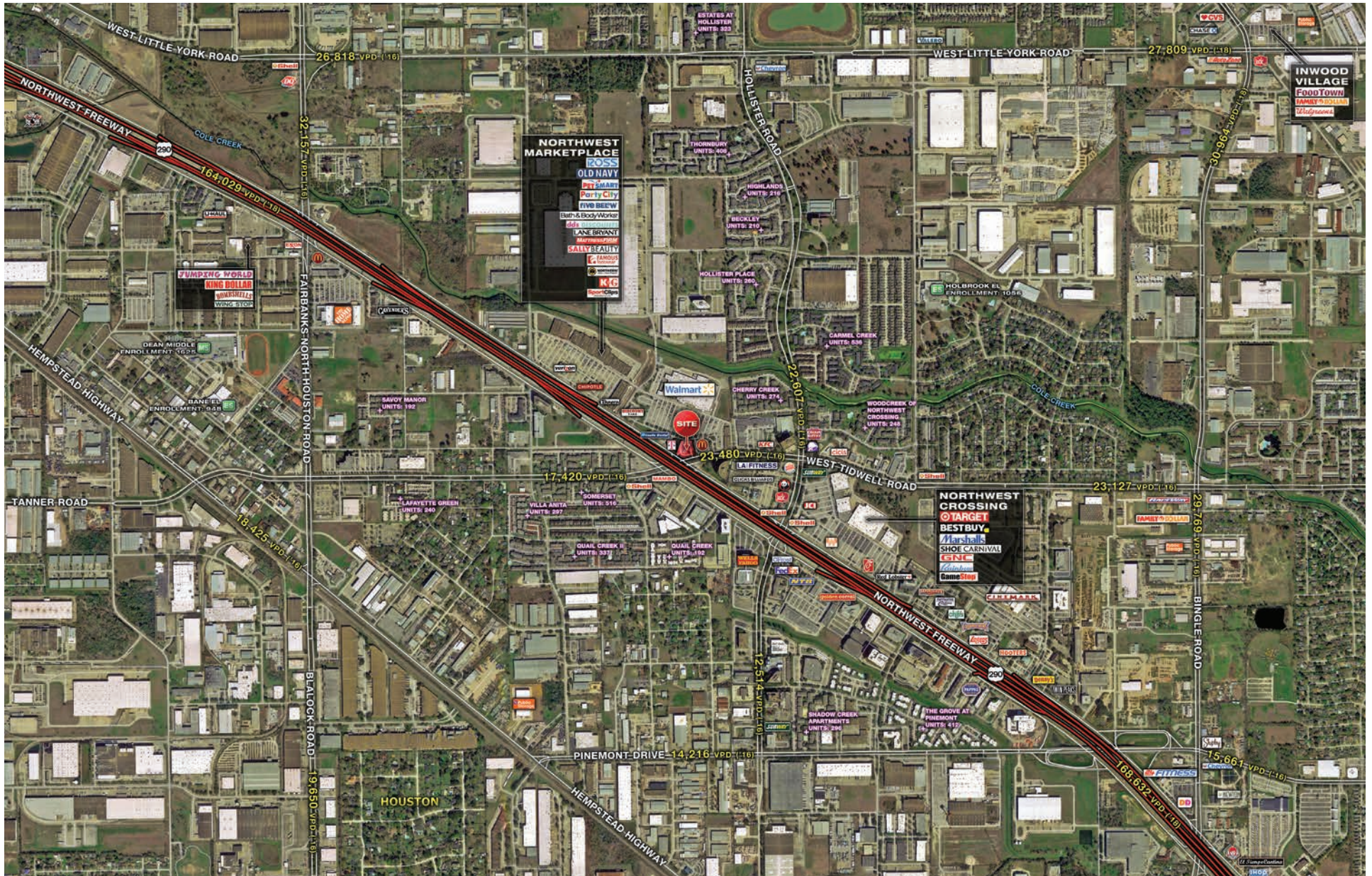
\* We know Houston retail.

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# TRADE AREA

13480 NW Fwy—Freestanding Restaurant Pad



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# SITE PLAN

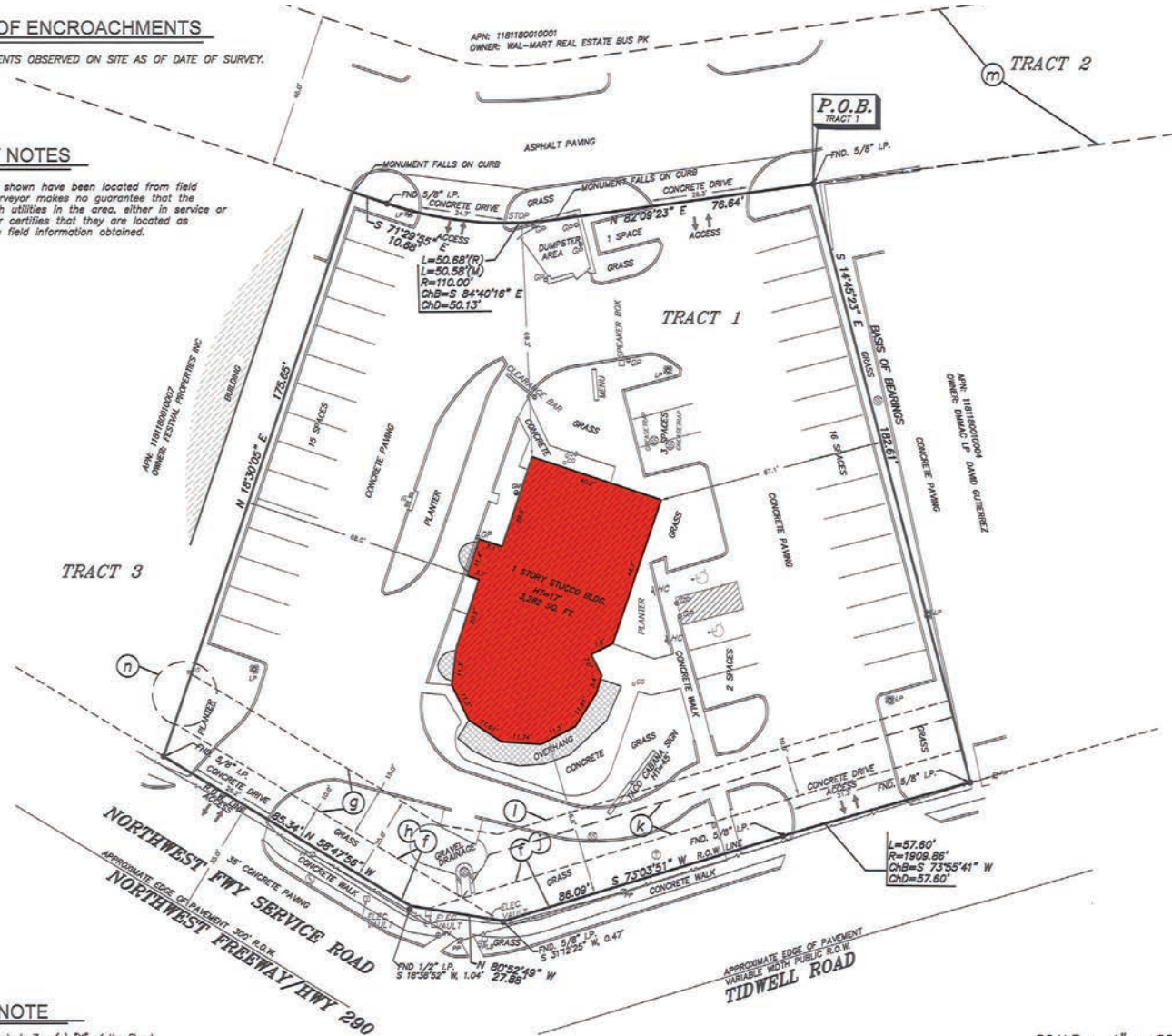
13480 NW Fwy—Freestanding Restaurant Pad

## STATEMENT OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS OBSERVED ON SITE AS OF DATE OF SURVEY.

## UTILITY NOTES

{11e} The Aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.



## FLOOD NOTE

By graphic platting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 48201C0690N, which bears an effective date of 8/09/2014 and is not in a Special Flood Hazard Area. By telephone, call dated 1/7/2015 to the National Flood Insurance Program (800-638-6520) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



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streetwise  
RETAIL ADVISORS



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**JP Retail Advisors LLC 9003881 info@streetwisetail.com 713-595-9500**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

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**V. Edward James**

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Designated Broker of Firm

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Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)