

±5.01 ACRES AVAILABLE FOR SALE

with a ±30,194 SF Office/Warehouse

3815 Hollister Road | Houston, TX



PRIME DEVELOPMENT OPPORTUNITY IN THE HEART OF SPRING BRANCH

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Read King
Commercial Real Estate

read-king.com

PROPERTY OVERVIEW

LOCATION	3815 Hollister Road Houston, TX 77080
LAND SIZE	±5.01 Acres
EXISTING INDUSTRIAL BUILDING	±30,194 SF
DETENTION	Required On Site
FLOODPLAIN	100 Year
UTILITIES	Available
PRICE	\$5,700,000 \$26.12/SF
SCHOOL DISTRICT	Spring Branch Independent School District

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,480	145,069	308,557
EST. HOUSEHOLDS	5,866	52,345	114,938
EST. AVERAGE HOUSEHOLD INCOME	\$74,716	\$102,940	\$137,220
TOTAL EMPLOYEES	9,404	56,826	264,015

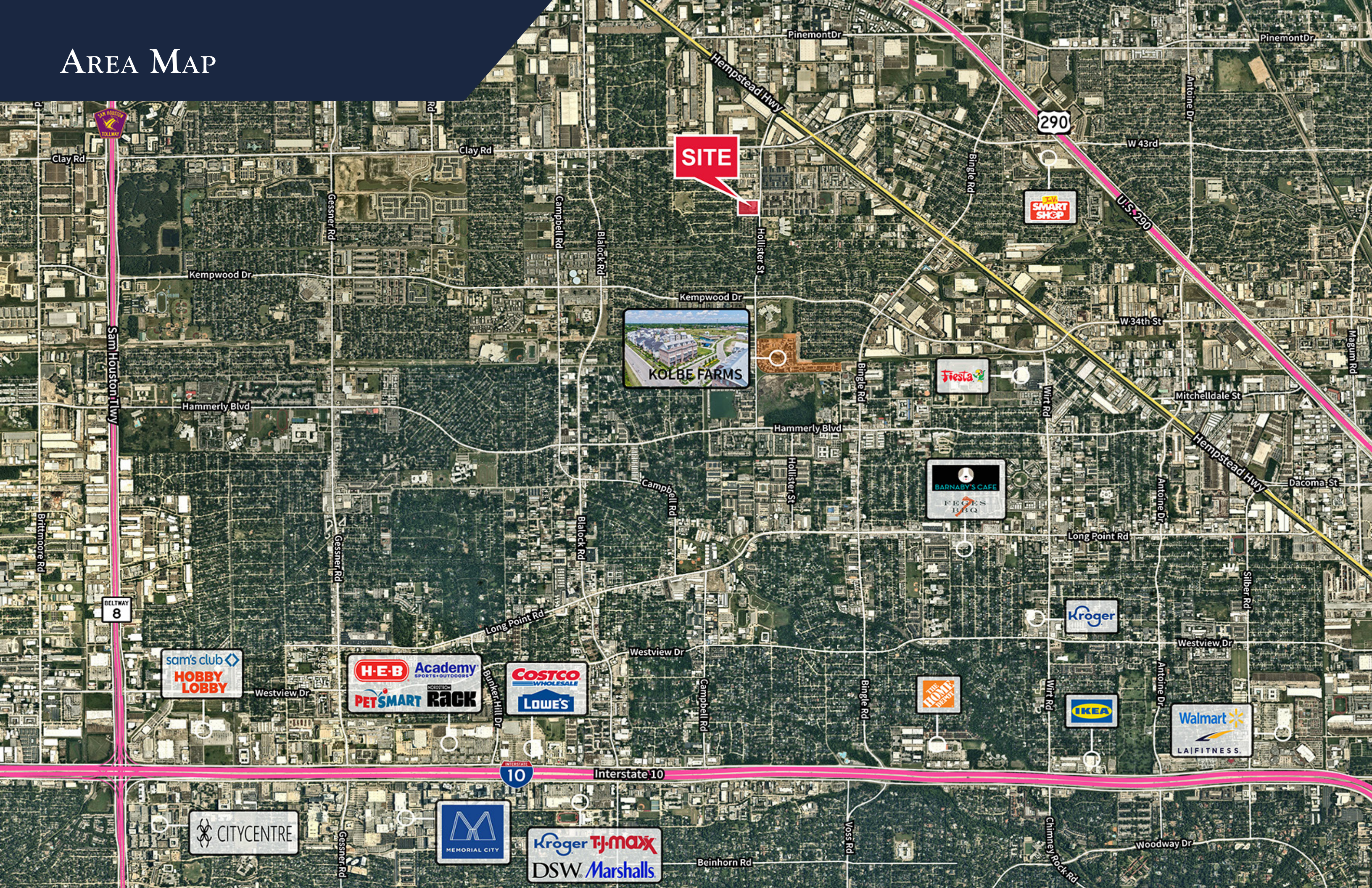


AREA OVERVIEW

- Prime location with excellent accessibility to major freeways
- Rapidly gentrifying retail and residential
- Excellent private and public schools
- Convenient access to neighborhood restaurants and breweries, Memorial City Mall, City Centre and The Energy Corridor



AREA MAP



SITE



KOLBE FARMS

sam's club
HOBBY LOBBY

H-E-B Academy
PETSMART RACK

COSTCO WHOLESALE
LOWE'S

THE HOME DEPOT

IKEA

Walmart
LAIFITNESS.

CITYCENTRE

MEMORIAL CITY

Kroger T.J. Maxx
DSW Marshalls

SMART SHOP

Fiestita

BARNABY'S CAFE
FEGES BBQ

Kroger

Interstate 10

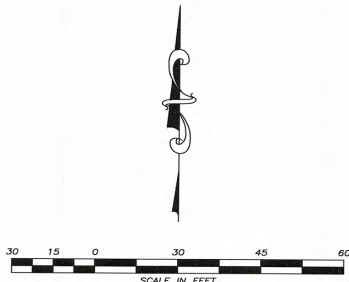
290

U.S. 290

BELTWAY 8

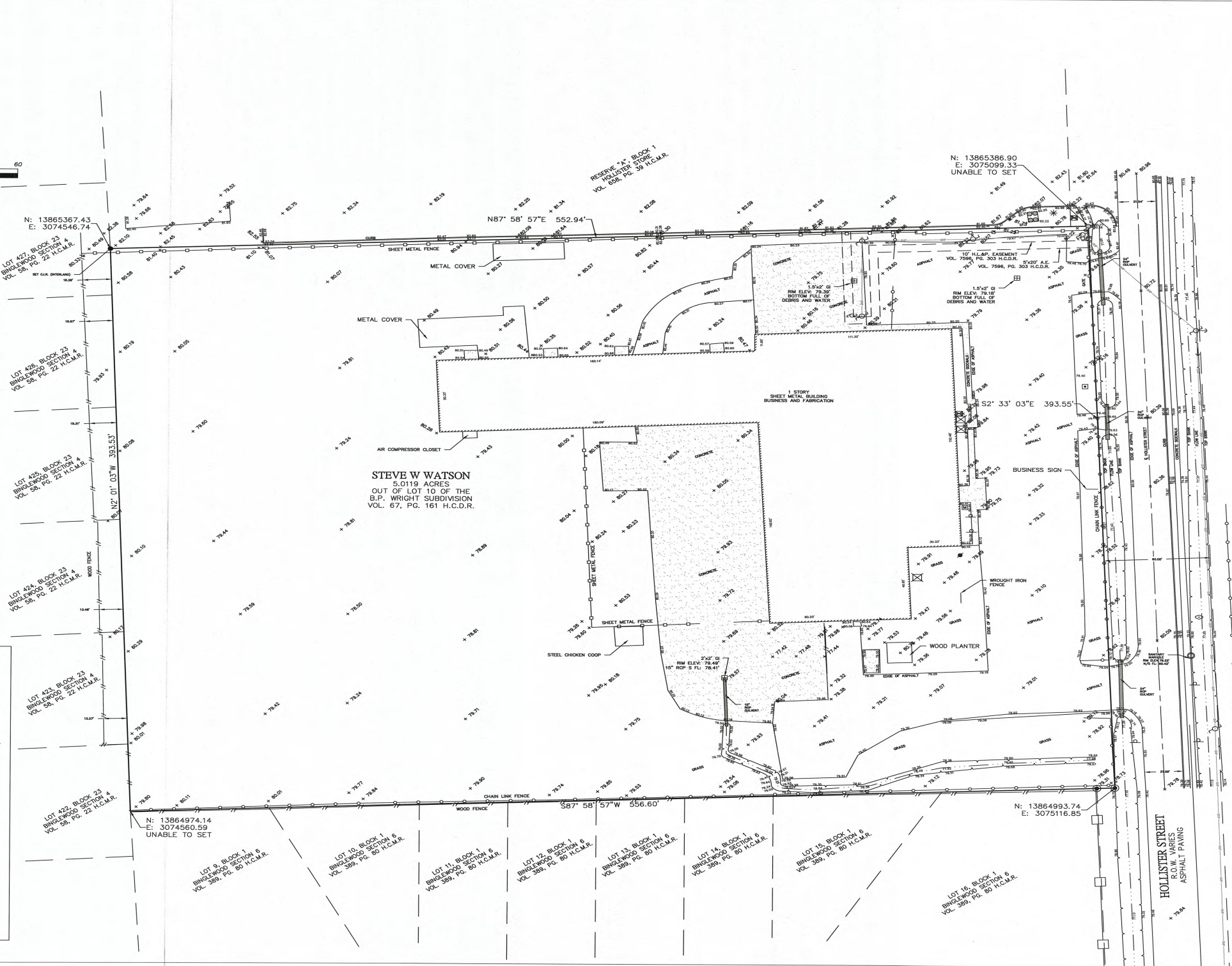
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SURVEY



- SYMBOLS**
- ⊗ = A/C UNIT (CONDENSER)
 - = BLOW OFF VALVE
 - = BOLLARD
 - ⊠ = CABLE BOX
 - = CABLE MARKER
 - = CLEAN-OUT
 - = CURB INLET
 - ⊠ = ELECTRIC BOX
 - ⊠ = ELECTRIC MANHOLE
 - ⊠ = E-INLET
 - ⊠ = FIRE DEPARTMENT CONNECTION
 - ⊠ = FLAG POLE
 - ⊠ = FIRE HYDRANT
 - = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊠ = GAS METER
 - ⊠ = GAS VALVE
 - ⊠ = GRATE INLET
 - ⊠ = GUY ANCHOR
 - ⊠ = HANDICAPPED PARKING SPACE
 - ⊠ = LIGHT STANDARD
 - ⊠ = MAILBOX
 - ⊠ = MONITORING WELL
 - ⊠ = PIPELINE MARKER
 - ⊠ = POWER POLE
 - ⊠ = SANITARY MANHOLE
 - ⊠ = SERVICE POLE
 - = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
 - ⊠ = SIGN
 - ⊠ = STORM MANHOLE
 - ⊠ = TELEPHONE MANHOLE
 - ⊠ = TELEPHONE PEDESTAL
 - ⊠ = TRAFFIC SIGNAL CONTROL BOX
 - ⊠ = TRAFFIC SIGNAL POLE
 - ⊠ = WATER METER
 - ⊠ = WATER VALVE

- LEGEND**
- AC. = ACRE
 - A.E. = AERIAL EASEMENT
 - B.L. = BUILDING LINE
 - CHB = CHORD BEARING
 - CHD = CHORD LENGTH
 - D.E. = DRAINAGE EASEMENT
 - ESMT. = EASEMENT
 - H.C.C.F. = HARRIS COUNTY CLERK'S FILE
 - H.C.F.C.D. = HARRIS COUNTY FLOOD CONTROL DISTRICT
 - H.C.M.R. = HARRIS COUNTY MAP RECORDS
 - L = LENGTH
 - L.E. = LANDSCAPE EASEMENT
 - LTD. = LIMITED
 - NO. = NUMBER
 - ESMT. = EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - PVT. = PRIVATE
 - R = RADIUS
 - S.F. = SQUARE FEET
 - S.S.E. = SANITARY SEWER EASEMENT
 - STM.S.E. = STORM SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - CONC. = CONCRETE
 - F.C. = FILM CODE



- NOTES**
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99990066.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, D.F. NO. NC3-885058-H01, EFFECTIVE DATE OF POLICY 01/04/2018, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No. 48201C0645L, REVISED DATE OF JUNE 09, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
 - ELEVATIONS REFERENCED TO HARRIS COUNTY FLOOD CONTROL REFERENCE MARKER RM050220 WITH A PUBLISHED ELEVATION OF 80.85' NAVD88 (2001 ADJ.).

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. I FURTHER CERTIFY THAT THE HEREIN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS THE 18TH DAY OF JANUARY, 2018.



MICHAEL D. MORTON, RPLS
TEXAS REGISTRATION No. 3686
MMORTON@INTERLANDSURVEY.NET

3815 HOLLISTER STREET
HOUSTON, TEXAS 77080

OWNER: N/A REVISIONS:
BOUNDARY AND TOPOGRAPHIC SURVEY
5.0119 ACRES (218,319.63 S.F.) OUT OF TRACT 10 OF THE B.P. WRIGHT SUBDIVISION, RECORDED IN VOLUME 67, PAGE 161 OF THE DEED RECORDS OF HARRIS COUNTY, SITUATED IN THE WILLIAM C. WALLACE SURVEY, A-848, IN HARRIS COUNTY, HOUSTON, TEXAS.



INTERLAND
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401 STUDEWOOD, STE. 309 TEL: (713) 880-0516
HOUSTON, TEXAS 77007 FRM NO. 10194129
WWW.INTERLANDSURVEY.NET

DRAWN BY: ITE SCALE: 1" = 30' DATE: 01/18/2017
CHECKED BY: MDM DWG. NO.: 00318.00 - TOPO.dwg IPN: 00318



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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
C. Ewing King	318967		713.782.9000
Designated Broker of Firm	License No.		Phone
C. Ewing King	318967		713.782.9000
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

IABS 1-0

FOR MORE INFORMATION

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