

ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

FOR MORE INFORMATION:



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FREE STANDING RESTAURANT

FOR SALE

1425 NASA ROAD 1, HOUSTON, TX 77058

PROPERTY IS LOCATED ALONG THE NORTHERN SIDE OF NASA RD 1
AND EAST OF INTERSTATE 45.

WWW.ABCAHOUSTON.COM
6830 WILCREST DRIVE, HOUSTON, TX 77072

1425 NASA ROAD 1

HOUSTON, TX 77058

- **Available Space:** +/- 5,672 SF +/-0.1302112 Acre
- **Lot Size:** +/- 36,521 SF +/- 0.8384 Acre

- **HCAD#** 1003220000004
- **Tax Rate:** Approximately \$2.89 per \$100 valuation

- **Demographics (3 Miles):**
2019 Total Population 68,957
2019 Average HH Income \$89,265
2019 Daytime Population 80,548

Traffic Count:

Nasa Rd 1 - 40,624 VPN
Point Lookout Drive - 2,497 VPD

- **Utilities:** City of Houston
- **Dimensions:** Approximately +/- 164 front feet on Nasa Road 1 with 2 curb cuts by +/- 200 feet deep rectangular shape.

- **Comments:** Rare freestanding restaurant opportunity adjacent to Nasa Space Center. 2nd Gen restaurant with equipment that can be included. Pylon sign on E Nasa Road 1 available. Parking ratio: Approximately 10 spaces/1,000 sf. Cross access with McDonald's.



- **Improvements:** Equipped, free - standing restaurant (+/-5,672 sf) with seating capacity of 175 + insidewaiting area accessed via garage door, Two distinct kitchens, dual grease traps and vent hoods. Large, double sided pylon in front.
- **Area Traffic Generators:** Nasa, Methodist Health System, McDonalds, Starbucks, Kroger, Walgreens, Walmart, Budgetel Inn, Subway
- **ASKING PRICE:** Drastically Reduced! \$1,450,000
- **CALL BROKER FOR MORE DETAILS**

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The information contained within was obtained from sources deemed reliable. It is submitted, however, subject to errors, omissions, change of price, other terms, prior sale, or withdrawal without notice. The Owner, ABC Advisors, Inc and Agents make no warranties, either expressed or implied, as to the completeness or accuracy of any information contained herein.

1425 NASA ROAD 1

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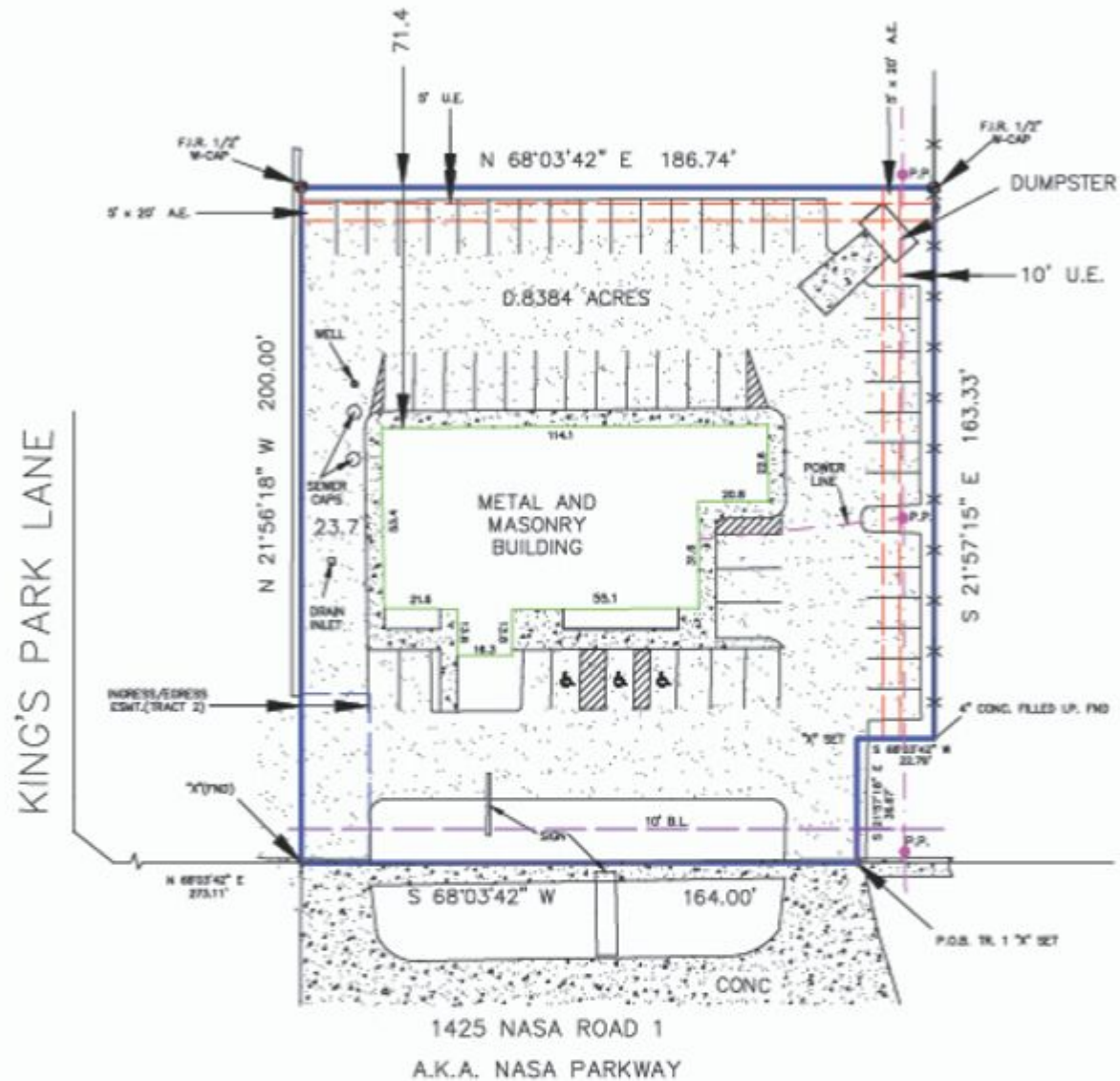
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INFORMATION ABOUT BROKERAGE SERVICES

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:

Last Updated on January 22, 2018

- 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;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Inform the client of any material information about the property or transaction received by the broker;
- 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 BUYER/TENANT: 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.

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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	