

# 1.7 acre PAD SITE – FOR SALE

## EASTEX FWY (U.S. HWY 59 NORTH)

43

**LOCATION:** ALONG THE WEST SIDE OF HWY U.S. 59 NORTH BETWEEN ALDINE MAIL ROUTE ROAD AND EAST MOUNT HOUSTON ROAD DIRECTLY IN FRONT OF THE POPULAR EXCAPADE AND STAMPEDE NIGHT CLUBS, HARRIS COUNTY, TEXAS. THE PAD IS NOT LOCATED WITHIN THE HOUSTON CITY LIMITS.

KEY MAP #414 L                      Zip Code: 77039

**SIZE:** 1.7250 ACRE (76,318 SQUARE FEET)

**PRICE:** \$16 PER SQUARE FOOT OR \$1,221,000

**FINANCING:** SELLER FINANCING AVAILABLE – CONSULT BROKER

**BUILD TO SUIT:** OWNER WILL CONSIDER A BUILD TO SUIT FOR A GOOD CREDIT TENANT

**FRONTAGE/  
DIMENSIONS:** 202 FEET ALONG HWY 59 SERVICE ROAD  
304 FEET ALONG THE NORTH BORDER (DRIVEWAY ENTRANCE)  
337 FEET ALONG THE SOUTH BORDER  
305 FEET ALONG THE WEST (REAR) BORDER

**UTILITIES:** WATER AND WASTE WATER ARE AVAILABLE TO THE SITE FROM MOUNT HOUSTON UTILITY COMPANY. SIZE OF THE LINES UNKNOWN. THE SANITARY LINE IS LOCATED AT THE NORTHWEST CORNER AND THE WATER LINE IS LOCATED ALONG THE EAST BORDER (EASTEX FEEDER ROAD). CAPACITY AVAILABLE FOR LOW DENSITY USE ONLY.

**ACCESS:** CURB CUT ACCESS NOT ALLOWED ALONG THE HWY 59 SERVICE ROAD FRONTAGE. ACCESS TO THE SITE VIA THE ADJACENT COMMON ACCESS ASPHALT DRIVEWAY ENTRANCE TO THE NIGHT CLUBS.

**EASEMENTS:** THERE ARE PERIMETER EASEMENTS - A 15' SANITARY SEWER EASEMENT AT THE NORTHWEST CORNER OF TRACT. THE FOLLOWING EASEMENT PARRALLEL THE EASTEX FWY FEEDER ROAD - A 65' VISIBILITY EASEMENT, 24' COMMON ACCESS EASEMENT, 10' WATER LINE EASEMENT, AND 3 BILLBOARD EASEMENTS AT THE SOUTHEAST CORNER. REFER TO SURVEY FOR DETAILS.

**ZONING/  
RESTRICTIONS:** NO ZONING, HOWEVER, THE PROPERTY IS DEED RESTRICTED AGAINST MEXICAN RESTAURANT, BAKERY, AND NIGHT CLUB. HOTEL / MOTEL IS NOT A PERMITTED USE.

**ARCHITECT-  
URE:** ARCHETECTURAL APPROVAL REQUIRED FROM THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION.

**CPOA DUES:** COMMERCIAL PROPERTY OWNER'S ASSOCIATION DUES IN EFFECT. AMOUNT OF FEES TO BE DETERMINED.

**TOPOGRAPHY /  
DRIANAGE** THE PROPERTY IS GENERALLY FLAT WITH GRASS AND NO TREES OR BRUSH. ON SITE STORM WATER DETENTION WILL NOT BE REQUIRED.

**AREA DEVEL-  
OPMENT:** ADJACENT PAD SITES INCLUDE A BAKERY, AND MEXICAN RESTAURANT. LOCATED DIRECTLY BEHIND ARE ESCAPADE 2001 AND STAMPEDE NIGHT CLUBS – 2 FREE STANDING BUILDINGS WITH LARGE PARKING AREAS.

**TRAFFIC:** TRAFFIC COUNTS: 180,000 CARS PER DAY ALONG US HWY 59 NORTH OF ALDINE MAIL ROUTE. 198,000 CPD ALONG US HWY 59 SOUTH OF ALDINE MAIL ROUTE.

**TAX JURIS-  
DICTIONS:** HARRIS COUNTY, ALDINDE I.S.D. AND MOUNT HOUSTON UTILITY COMPANY.  
PROPERTY TAXES SUBJECT TO HARRIS COUNTY APPRAISAL DISTRICT

**BEST USE:** HIGHEST AND BEST USE – HOTEL, RETAIL, RESTAURANT,

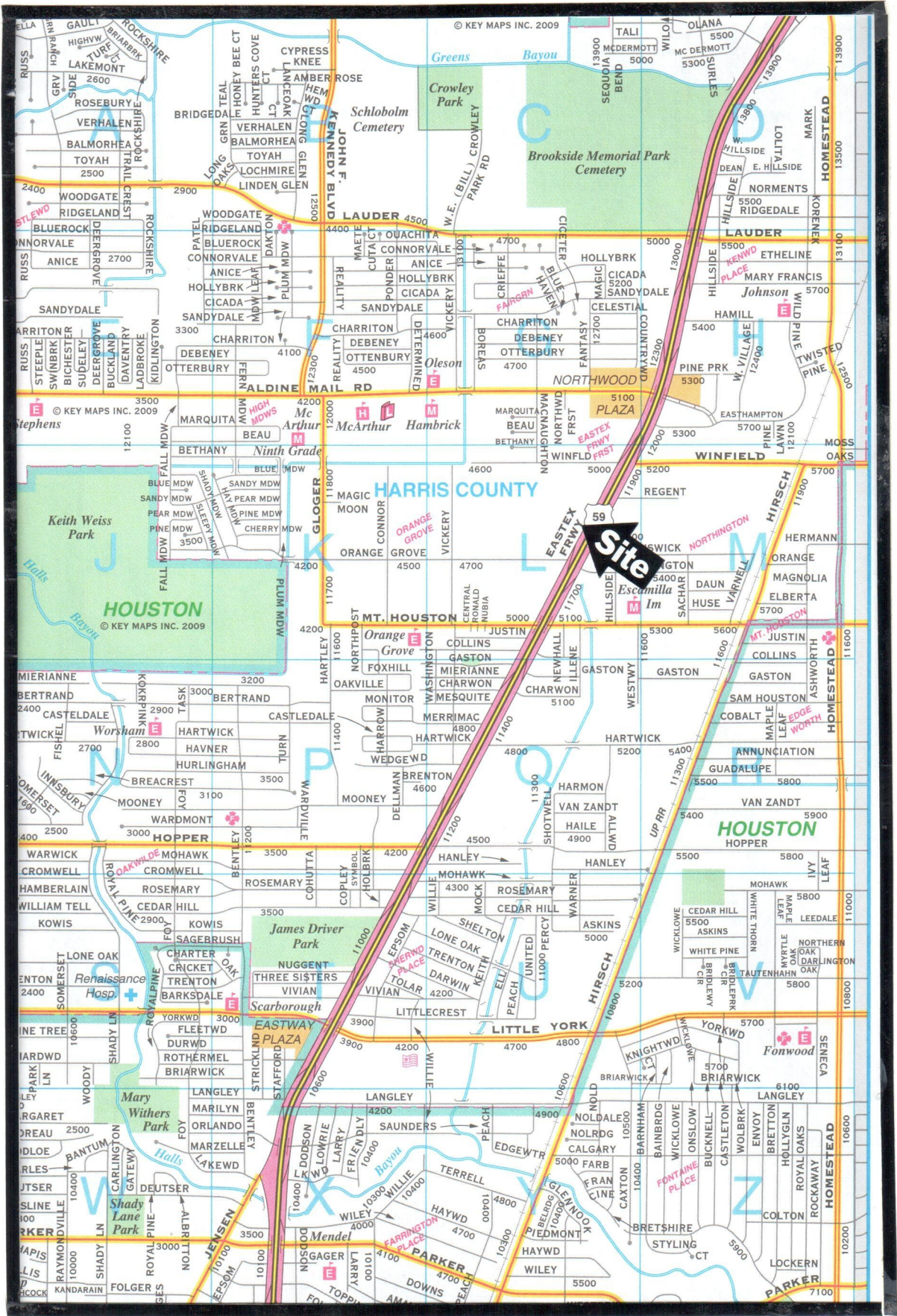
**HIGHLIGHTS:** LOCATED IN FRONT OF A 2 VERY POPULAR LARGE NIGHT CLUBS  
NO ON SITE STORM WATER DETENTION REQUIRED  
ADJACENT TAQUERIA ARANDAS HAS TOP SALES OF ANY OF THE  
ARANDAS TAQUERIA’S IN THEIR CHAIN.  
WATER AND SANITARY SEWER AVAILABLE AND TO THE SITE.  
EXCELLENT FREEWAY VISIBILITY

**FOR MORE INFORMATION CONTACT:**

**TIM OPATRNY**  
**TAO INTERESTS, INC.**  
**770 South Post Oak Lane, Suite 540**  
**Houston, Texas 77056**  
**713-621-9841**  
[tim@taointerests.com](mailto:tim@taointerests.com)  
**TAOInterests.com**

ALL INFORMATION SHOWN IN THIS PRESENTATION, WHILE BASED UPON INFORMATION SUPPLIED BY THE SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY TAO INTERESTS, INC. THIS PROPERTY IS SUBJECT TO PRIOR SALE, WITHDRAWAL, OR CHANGE IN PRICE WITHOUT NOTICE.

# Area Map





**SAM HOUSTON TOLLWAY**

**8**

**ALDINE BENDER RD**



**SITE**  
**1.7 ACRES**

**59**

**INTERSTATE 69**

**EASTEX FWY**

**INTERSTATE 69**

**59**

**HARDY TOLL ROAD**





**STAMPEDE HOUSTON**



**ESCAPADE 2001**

**TAQUERIA ARANDA'S**

**ARANDA'S BAKERY**



**SITE  
1.7 ACRES**



**EASTEX FWY SERVICE ROAD**

**EASTEX FWY**

**INTERSTATE 69 HOV**

**EASTEX FWY**

**EASTEX FWY SERVICE ROAD**

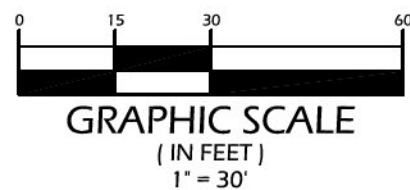
**EASTEX FWY**

**INTERSTATE 69 HOV**

**EASTEX FWY**

**EASTEX FWY SERVICE ROAD**





**LEGAL DESCRIPTION**

A TRACT OR PARCEL OF LAND CONTAINING 1.7520 ACRES, (76,318 SQUARE FEET), BEING OUT OF AND A PART OF RESTRICTED RESERVE "A", IN BLOCK 1, OF WINFIELD ADDITION, A SUBDIVISION IN HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN CLERK'S FILE NO. 485066 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.7520 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE RECORDED PLAT:

COMMENCING AT A FOUND 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WINFIELD ROAD, (60 FEET IN WIDTH), AND THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 59, (RIGHT OF WAY VARIES), SAID 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE MOST NORTHERLY NORTHEAST CORNER SAID RESTRICTED RESERVE "A", IN BLOCK 1, WINFIELD ADDITION; THENCE, SOUTH 11 DEGREES 56 MINUTES 05 SECONDS EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 59, A DISTANCE OF 42.33 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP;

THENCE, SOUTH 24 DEGREES 58 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 59, A DISTANCE OF 158.10 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE, NORTH 87 DEGREES 28 MINUTES 56 SECONDS EAST, CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 59, A DISTANCE OF 11.27 FEET TO A FOUND 5/8 INCH IRON ROD;

THENCE, SOUTH 24 DEGREES 58 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 59, A DISTANCE OF 956.80 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) MARKING THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 24 DEGREES 58 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE SAID WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 59, A DISTANCE OF 202.90 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF), AND FROM WHERE A FOUND 1/2 INCH IRON ROD BEARS SOUTH 61 DEGREES 09 MINUTES WEST - 0.60 FEET, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.7520 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 2.579 ACRE TRACT TO SURINDER SINGH RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. W858391, HARRIS COUNTY DEED RECORDS (H.C.D.R.);

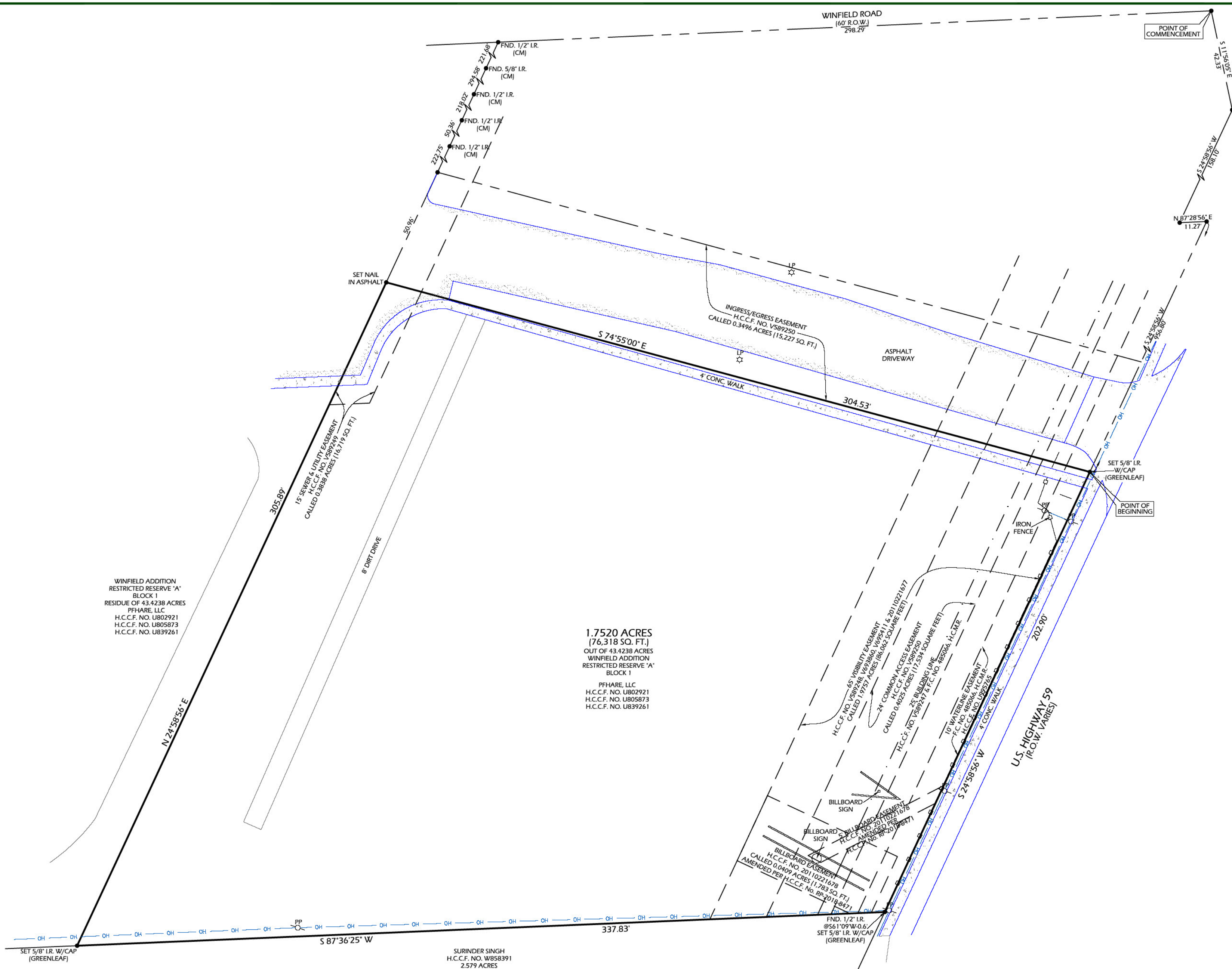
THENCE, SOUTH 87 DEGREES 36 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THIS DESCRIBED TRACT AND THE AFORESAID RESTRICTED RESERVE "A", BLOCK 1, WINFIELD ADDITION, SAME BEING THE NORTH LINE OF SAID SURINDER SINGH 2.579 ACRE TRACT, A DISTANCE OF 337.83 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, NORTH 24 DEGREES 58 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED 1.7520 ACRE TRACT, SAME BEING AN EASTERLY LINE OF SAID RESTRICTED RESERVE "A", BLOCK 1, WINFIELD ADDITION, A DISTANCE OF 305.89 FEET TO A SET MAG NAIL IN ASPHALT PAVEMENT FOR THE NORTHWEST CORNER;

THENCE, SOUTH 74 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THIS DESCRIBED TRACT, SAME BEING THE SOUTH LINE OF A CALLED 0.3496 ACRE (15,227 SQUARE FEET) INGRESS AND EGRESS EASEMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. V589250, HARRIS COUNTY DEED RECORDS (H.C.D.R.), A DISTANCE OF 304.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7520 ACRES, (76,318 SQUARE FEET), OF LAND.

WINFIELD ADDITION  
RESTRICTED RESERVE "A"  
BLOCK 1  
RESIDUE OF 43.4238 ACRES  
P/HARE, LLC  
H.C.C.F. NO. U802921  
H.C.C.F. NO. U805873  
H.C.C.F. NO. U839261

1.7520 ACRES  
(76,318 SQ. FT.)  
OUT OF 43.4238 ACRES  
WINFIELD ADDITION  
RESTRICTED RESERVE "A"  
BLOCK 1  
P/HARE, LLC  
H.C.C.F. NO. U802921  
H.C.C.F. NO. U805873  
H.C.C.F. NO. U839261



DATE: 07-26-2016
REVISION: 02-06-18, 03-05-18
DRAWN BY: LF
APPROVED BY: DWG
PROJECT NO: GL-3229B
ADDRESS :4810 WINFIELD DRIVE HOUSTON, TEXAS 77039
CLIENT :MAMBO HOLDINGS, L.P.
LENDER :N/A

*Daniel W. Goodale*  
  
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

**FLOOD INFORMATION**  
 PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0490L DATED 6-18-2007.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

**LEGEND:**  
 H.C.M.R. - HARRIS CO. MAP RECORD  
 H.C.D.R. - HARRIS CO. DEED RECORD  
 H.C.C.F. - HARRIS CO. CLERK FILE  
 R.O.W. - RIGHT OF WAY  
 CM - CONTROL MONUMENT  
 I.R./I.P. - IRON ROD/IRON PIPE  
 PTP - PINCHED TOP PIPE

**A LAND TITLE SURVEY OF**

A TRACT OR PARCEL OF LAND CONTAINING 1.7520 ACRES (76,318 SQUARE FEET), BEING OUT OF AND A PART OF RESTRICTED RESERVE "A", IN BLOCK ONE (I) OF WINFIELD ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN FILM CODE NO. 485066 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.7520 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

(BEARINGS BASED ON THE RECORDED PLAT)

**NOTES:**

- SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY GF. NO. 16002642 OF OLD REPUBLIC NATIONAL TITLE INSURANCE.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

**SITE SUBJECT TO:**

- RESTRICTIVE COVENANTS AS PER PLAT RECORDED IN FILM CODE NO. 485066, H.C.M.R. AND PER H.C.C.F. NOS. V589247, V585627, Y632243, V611236 AND Z173273.
- A WATER LINE EASEMENT TEN (10) FEET WIDE ALONG THE SOUTHEAST PROPERTY LINE, AND AS PER H.C.C.F. NO. U995765 AND A BUILDING SET BACK LINE TWENTY-FIVE (25) FEET WIDE ALONG THE SOUTHEAST PROPERTY LINE, BOTH AS PER PLAT RECORDED IN FILM CODE NO. 485066, H.C.M.R.
- ALL EASEMENTS AS SET PER H.C.C.F. NO. V589247.
- TERMS AND PROVISIONS OF THAT CERTAIN PERPETUAL EASEMENT AGREEMENT, FILED UNDER H.C.C.F. NO. V589248, REFILED UNDER V693860, INCLUDING A VISIBILITY EASEMENT SIXTY-FIVE (65) FEET WIDE ALONG THE SOUTHEAST PROPERTY LINE, ASSIGNMENT(S) FILED UNDER H.C.C.F. NO. V695411 AND 20110221677.
- A SANITARY SEWER AND UTILITY EASEMENT FIFTEEN (15) FEET WIDE ALONG THE NORTHWEST PROPERTY LINE, AS PER H.C.C.F. NO. V589249.
- A COMMON ACCESS EASEMENT SIXTY-FIVE (65) FEET WIDE ACROSS THE EASTERLY PORTION OF THE PROPERTY, PARALLEL TO THE SOUTHEAST PROPERTY LINE, AS PER H.C.C.F. NO. V589250.
- A BILLBOARD SIGN STRUCTURE(S) EASEMENT, ACCESS EASEMENT, AND UTILITY EASEMENT, GRANTED TO CBS OUTDOOR INC., AS PER H.C.C.F. NO. 20110221678.

GREENLEAF LAND SURVEYS, LLC  
 10900 NORTHWEST FWY  
 SUITE # 129  
 HOUSTON, TEXAS 77092



DIR: 832-668-5003 FAX: 832-553-7210  
 FIRM # 10193977  
 orders@gllsurveys.com  
 www.greenleaflandsurveys.com



# INFORMATION ABOUT BROKER SERVICES

770 South Post Oak Lane, Suite 540  
Houston, TX 77056  
TAOInterests.com 713-631-9841

Texas law requires all real estate license holders to give you the following information about brokerage services to prospective buyers, 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 **SALE 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/LANDORD):** 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 coincidental 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.

<u>TAO Interests, Inc.</u>	<u>0480438</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Licensed Broker/Broker Firm Name	License No.	Email	Phone
<u>Tim Opatrny</u>	<u>0235521</u>	<u>tim@taointerests.com</u>	<u>713-621-9841</u>
Designated Broker of Firm	License No.	Email	Phone

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

\_\_\_\_\_  
Date