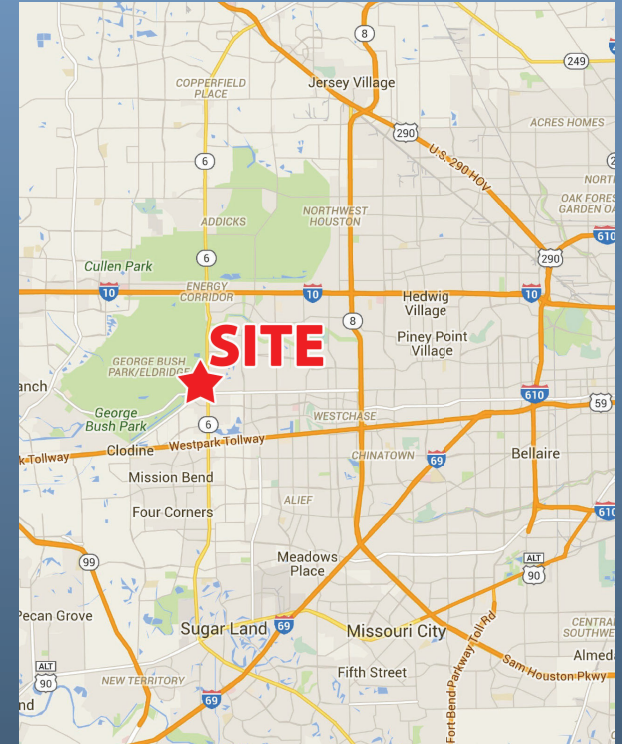


FOR SALE - FREESTANDING RESTAURANT

2210 Highway 6 S, Houston, TX 77077



PROPERTY DATA

- 7,068 SF freestanding former restaurant
- 1.74 acres of land
- Located one block north of West Oaks Mall
- Approximately 127 parking spaces
- Large pylon sign on Highway 6

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	9,593	115,284	332,189
Avg HH Income 2019 Estimate	\$101,816	\$92,304	\$92,948
Traffic Counts Highway 6 Westheimer	65,724 cars per day 44,340 cars per day		

CONTACT

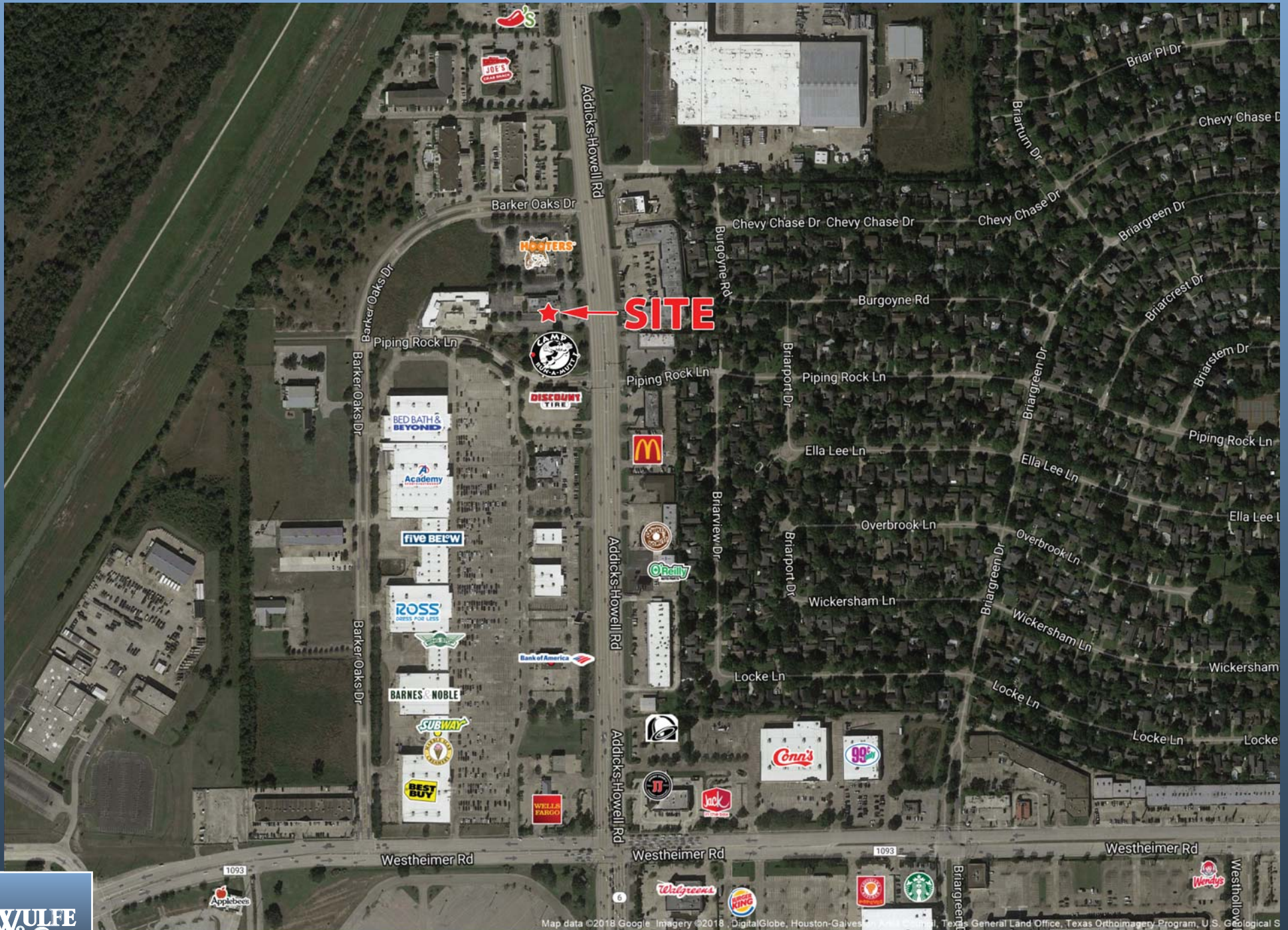
Katherine Wildman
kwildman@wulfe.com
(713) 569-8990

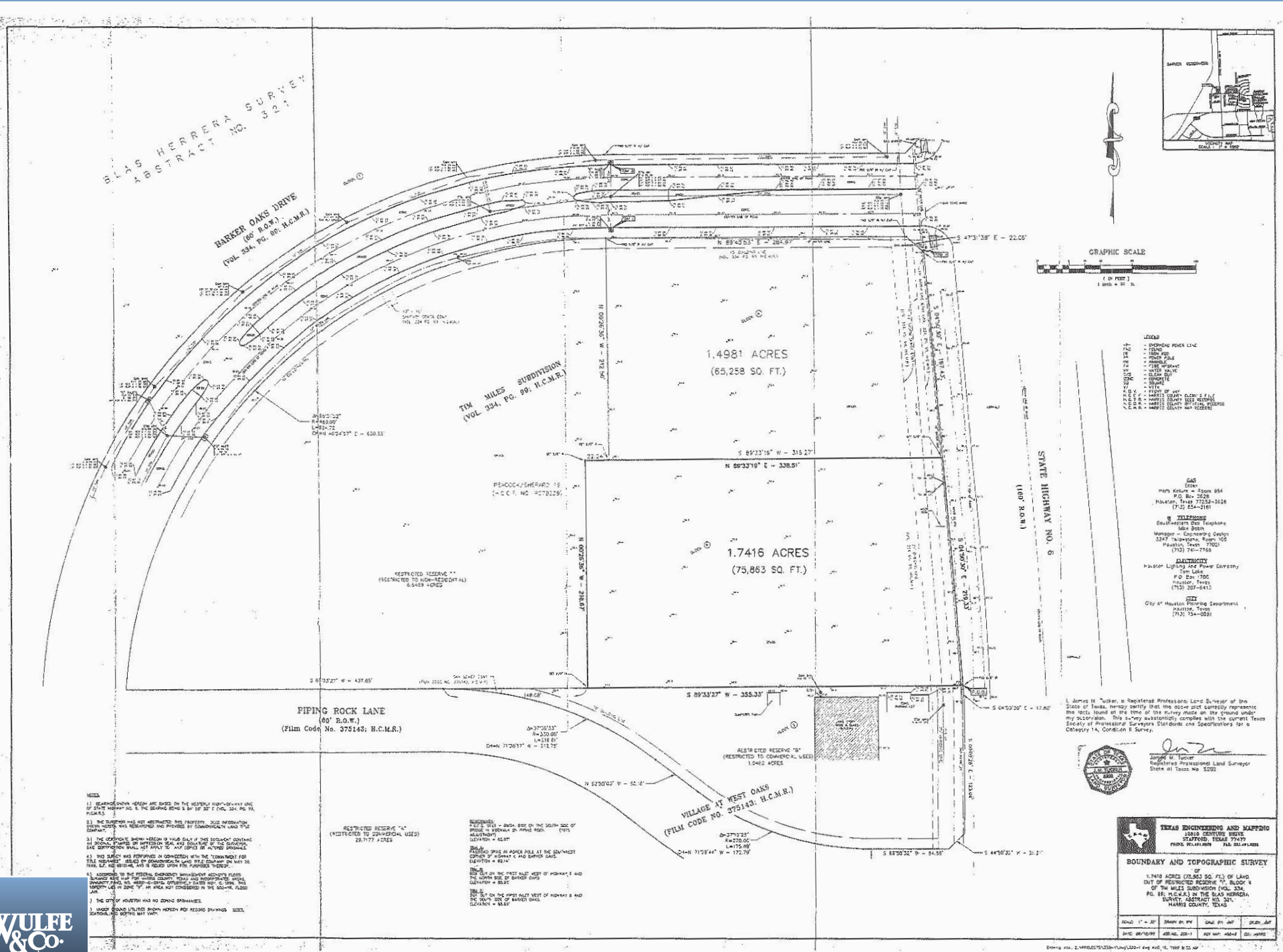
Bunny McLeod
bmcLeod@wulfe.com
(214) 455-3608

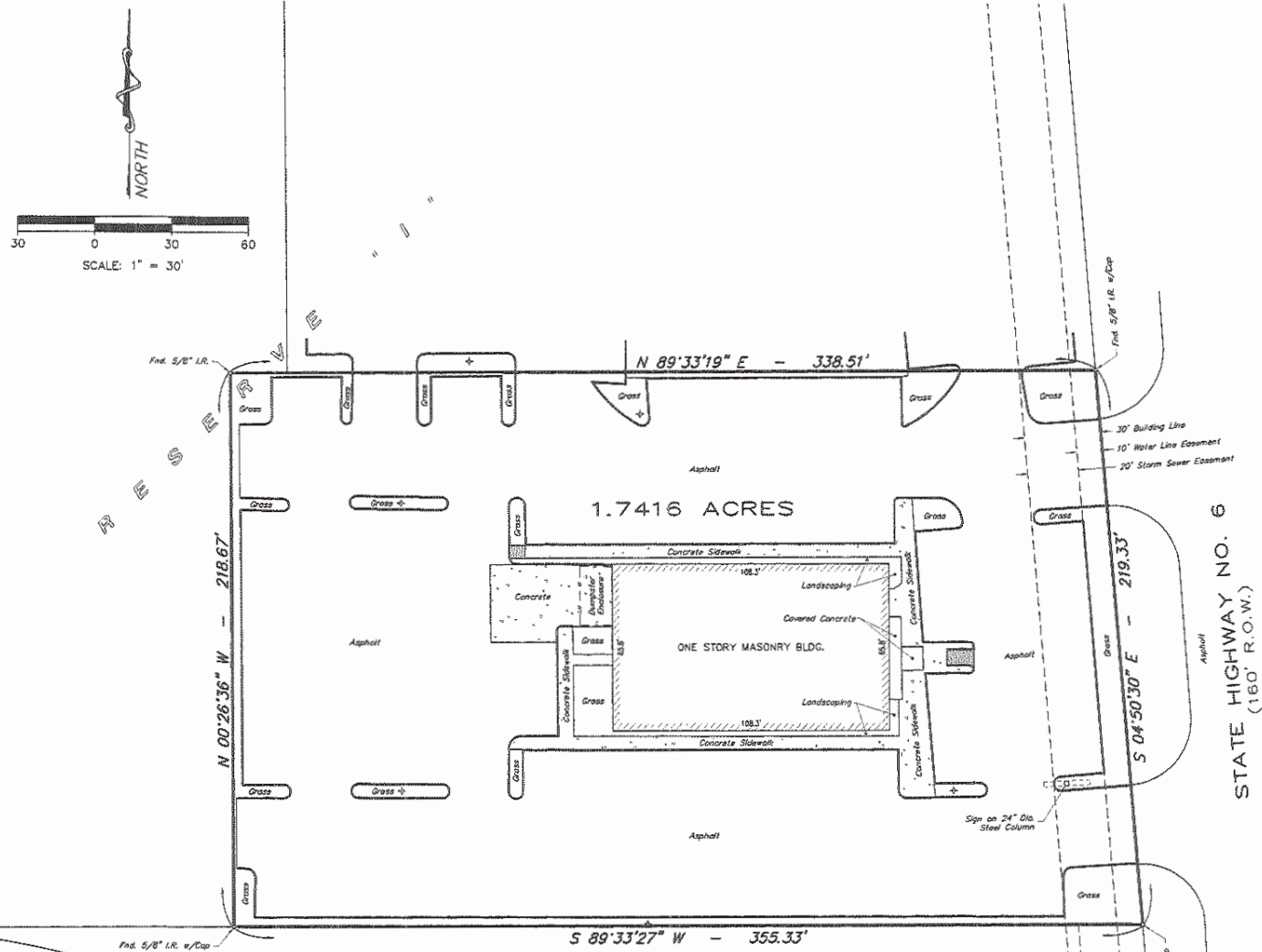
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700











GENERAL NOTES:

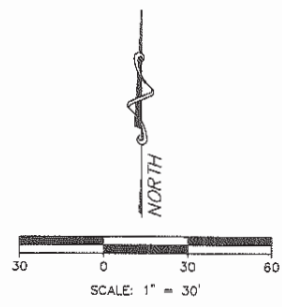
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE REPORT, AND AS SUCH, MAY NOT CONTAIN ALL ENCUMBRANCES (I.E. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF TIM MILES SUBDIVISION, AS RECORDED IN VOLUME 334 ON PAGE 99 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND ANY RESTRICTIVE COVENANTS CONTAINED THEREWITH.
3. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF CITY OF HOUSTON ORDINANCE NO. 85-1878, AMENDED BY ORDINANCE NO. 1999-282, PERTAINING TO, AMONG OTHER THINGS, PLATTING/REPLATTING AND BUILDING SET-BACK LINES.
4. BOUNDARY DATA, EASEMENTS AND BUILDING SET-BACK LINES SHOWN HEREON BASED ON SURVEY PREPARED BY TEXAS ENGINEERING AND MAPPING, DATED 05/10/99 (JOB NO. 328-1).
5. PROPERTY ADDRESS: 2210 STATE HIGHWAY NO. 6 HOUSTON, TEXAS 77077

LEGEND:

- FND. - FOUND
- I.R. - IRON ROD
- R.O.W. - RIGHT-OF-WAY
- L.S. - LIGHT STANDARD
- H.C.M.R. - HARRIS COUNTY MAP RECORDS

SYMBOL LEGEND

- ⊕ - LIGHT STANDARD



VILLAGE AT WEST OAKS
 Restricted Reserve "B"
 Block 2
 F.C. No. 375143, H.C.M.R.

THE PINNELL GROUP
 PROFESSIONAL LAND SURVEYORS
 26730 INTERSTATE 45 NORTH
 SPRING, TEXAS 77388
 281-353-8700
 WWW.THEPINNELLGROUP.COM

SURVEY OF 1.7416 ACRES OF LAND OUT OF RESTRICTED RESERVE "1", BLOCK 4 OF TIM MILES SUBDIVISION AS RECORDED IN VOLUME 334, PAGE 99 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.		
SCALE: 1" = 30'	DATE: 11-23-2011	F.B. NO.: N/B
DRAWN BY: RGB	CHECKED BY: DNP	JOB NO.: 11-264



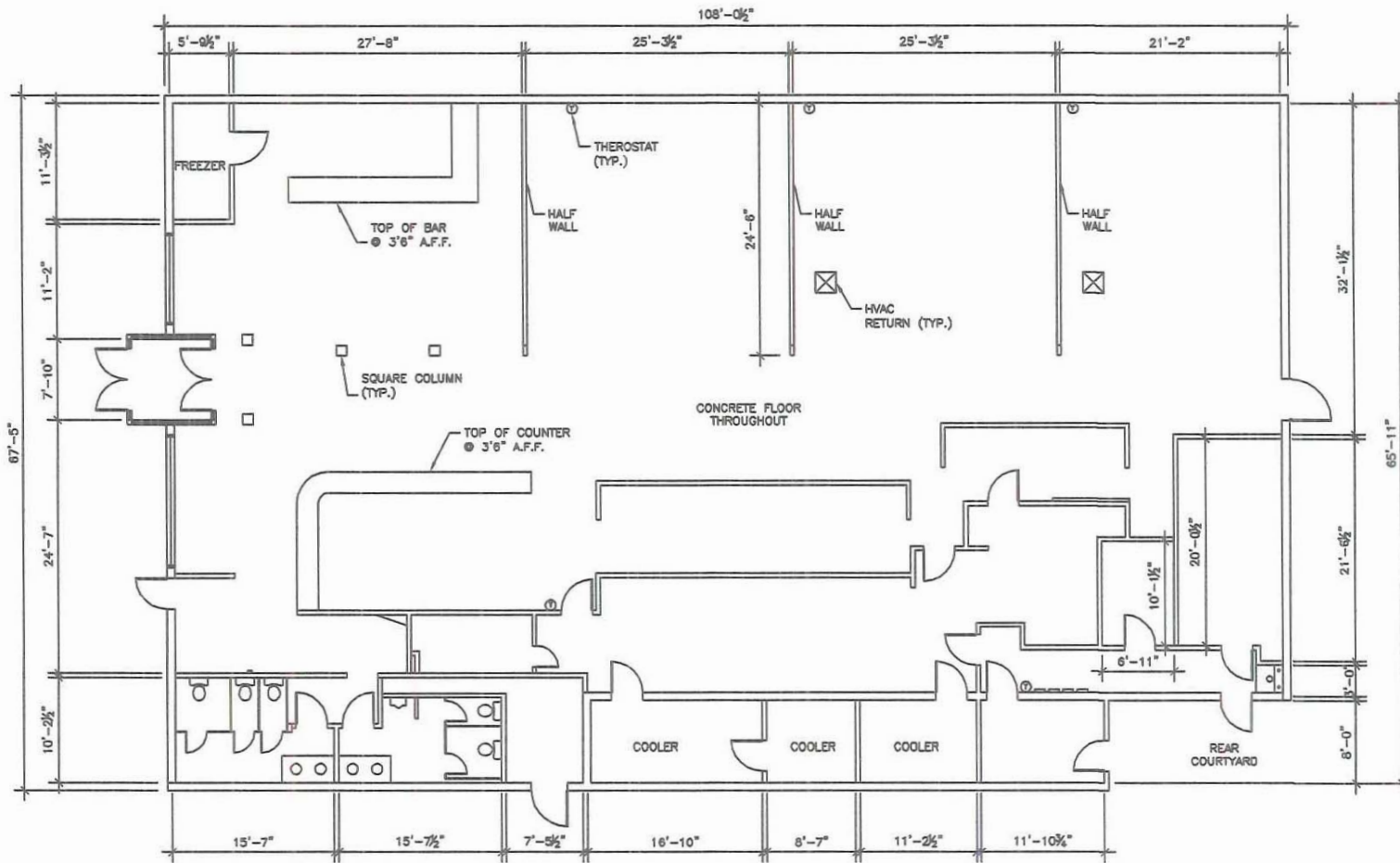


SITE EVALUATORS LLC
 6136 Frisco Square Blvd.
 Suite 400
 Frisco, TX 75034
 214-705-8555

Pappas Restaurants, Inc.
 2210 TX 6
 Houston, TX 77077

THIS IS NOT A WORKING
 DRAWING.
 DO NOT USE FOR
 CONSTRUCTION.
 ALL DIMENSIONS ARE
 SUGGESTED AND ARE TO BE
 VERIFIED BY THE CONTRACTOR.

Drawn By: Troy Duncan
 Scale: 1/16" = 1'-0"
 Date: 12/30/08



Leasable S.F. = 7,163

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7412/-95.6449

RS1

2210 S Texas 6			1 mi radius	3 mi radius	5 mi radius
Houston, TX 77077					
POPULATION	2019 Estimated Population		9,593	115,284	332,189
	2024 Projected Population		9,915	118,948	348,437
	2010 Census Population		8,088	99,211	296,537
	2000 Census Population		4,345	79,011	233,675
	Projected Annual Growth 2019 to 2024		0.7%	0.6%	1.0%
	Historical Annual Growth 2000 to 2019		6.4%	2.4%	2.2%
	2019 Median Age		33.1	34.2	34.1
HOUSEHOLDS	2019 Estimated Households		4,151	49,161	128,433
	2024 Projected Households		4,432	52,433	138,515
	2010 Census Households		3,347	40,427	109,712
	2000 Census Households		1,909	32,821	88,714
	Projected Annual Growth 2019 to 2024		1.4%	1.3%	1.6%
	Historical Annual Growth 2000 to 2019		6.2%	2.6%	2.4%
RACE AND ETHNICITY	2019 Estimated White		49.7%	44.7%	41.7%
	2019 Estimated Black or African American		24.2%	24.8%	24.2%
	2019 Estimated Asian or Pacific Islander		15.4%	17.3%	19.8%
	2019 Estimated American Indian or Native Alaskan		0.4%	0.5%	0.5%
	2019 Estimated Other Races		10.2%	12.7%	13.8%
	2019 Estimated Hispanic		26.4%	29.6%	30.7%
INCOME	2019 Estimated Average Household Income		\$101,816	\$92,304	\$92,948
	2019 Estimated Median Household Income		\$65,600	\$66,653	\$69,732
	2019 Estimated Per Capita Income		\$44,054	\$39,375	\$35,946
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		2.6%	5.1%	7.9%
	2019 Estimated Some High School (Grade Level 9 to 11)		2.9%	4.7%	6.0%
	2019 Estimated High School Graduate		17.1%	19.6%	19.6%
	2019 Estimated Some College		21.6%	19.5%	19.6%
	2019 Estimated Associates Degree Only		8.8%	8.0%	7.4%
	2019 Estimated Bachelors Degree Only		26.2%	26.9%	25.1%
	2019 Estimated Graduate Degree		20.7%	16.2%	14.5%
BUSINESS	2019 Estimated Total Businesses		568	4,275	13,246
	2019 Estimated Total Employees		12,661	51,843	139,343
	2019 Estimated Employee Population per Business		22.3	12.1	10.5
	2019 Estimated Residential Population per Business		16.9	27.0	25.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date