

# 2300 HIGHWAY 6 SOUTH - FOR SALE

**6,900 S.F. Auto Service Building / .9 Acre Land Tract**

**DT 6**

**LOCATION:** AT THE SOUTHWEST CORNER OF STATE HIGHWAY 6 SOUTH PIPING ROCK LANE JUST SOUTH OF WESTHEIMER ROAD AND WEST OAKS MALL, CITY OF HOUSTON, HARRIS COUNTY, TEXAS. THE PROPERTY IS AN OUT PARCEL PAD SITE OF THE VILLAGE OF WEST OAKS RETAIL CENTER.

**ADDRESS:** 2300 SOUTHWEST FREEWAY, HOUSTON, TEXAS 77077

**LAND SIZE:** .91 ACRE (39,701 SQUARE FEET)

**BUILDING SIZE:** 6,900 SQUARE FEET

**PRICE:** \$,1,500,000 CASH – NO SELLER FINANCING

**FRONTAGE/  
DIMENSIONS:** 225 FEET ALONG STATE HWY 6 SOUTH  
230 FEET AONG PIPING ROCK LANE (NORTH BORDER)  
191 FEET ALONG THE REAR BORDER  
239 FEET ALONG THE SOUTH BORDER

**BUILDING  
DIMENSIONS:** 55 FEET X 138 FEET EXTERIOR DIMENSIONS  
SHOWROOM: 29' x 48' / 10' x 13' OFFICE / 4' x 7' STORAGE = 1400 SF APPROX.  
WAREHOUSE 48' x 106' = 5000 SF APPROX.  
EXTERIOR STORAGE ROOM AT REAR OF BLDG – 14' X 30' = 420 SF  
REFER TO SITE PLAN

**UTILITIES:** WATER AND WASTE WATER PROVIDED BY THE CITY OF HOUSTON PUBLIC WORKS. 10 GALLON HOT WATER HEATER IN 2<sup>ND</sup> FLOOR STORAGE ROOM.

**PARKING:** 34 PARKING SPACES THAT INCLUDE 2 HANDICAP SPOTS AT THE FRONT OF THE BUILDING. ALL CONCRETE PARKING.

**BUILDING  
DESCRIPTION:** SINGLE STORY / CONCRETE BLOCK AND STEEL / PITCHED ROOF  
SHOWROOM / FRONT OFFICE / 4 DOUBLE BAYS / 1 FRONT ENTRY DOOR /  
2 RESTROOMS (MALE & FEMALE) OFF WAREHOUSE WITH WATER DRINKING  
FOUNTAIN / 1 MOP SINK / STORAGE CLOSET.  
2<sup>ND</sup> FLOOR 13' X 15' BREAK ROOM WITH SINK + 7' X 13' STORAGE ROOM.

**YEAR BUILT:** 1996

**ACCESS:** ONE CURB CUT ACCESS DRIVE ALONG HIGHWAY 6 AND ONE CURB CUT ACCESS DRIVE ALONG PIPING ROCK LANE. THERE IS A SHARED COMMON ACCESS DRIVEWAY AT THE FRONT OF THE PROPERTY WITH THE ADJACENT PROPERTY AND VILLAGE OF WEST OAKS RETAIL CENTER.

**CLEAR HT:** APPROXIMATELY 20' CLEAR HEIGHT IN THE WAREHOUSE TO THE CROSS SUPPORT BEAMS. 11' CEILING HEIGHT IN THE SHOWROOM.

**BAYS:** 4 DOUBLE BAYS WITH OVERHEAD ROLL UP DOORS - EACH 22' WIDE X 14' HIGH

**ELECRICAL:** 3 PHASE / 308 & 220

**GAS:** NONE – ALL ELECTRIC

**FANS / SHADES:** 4 CEILING FANS AND AUTO CONTROL SHADES ON THE EAST AND WEST SHOWROOM WINDOWS. 4 EXHAUST FANS IN THE WAREHOUSE CEILING.

**ROOF:** PITCHED / 1 ROOF HATCH WITH ACCESS VIA LADDER IN THE 2<sup>ND</sup> STORY STORAGE ROOM.

**SPRINKLER:** NONE

**HVAC:** HEATING & AIR CONDITIONING IN ALL AREAS EXCEPT THE WAREHOUSE. THREE 5 TONS AC UNITS LOCATED AT GROUND LEVEL AND FENCED ALONG THE EXTERIOR OF THE BUILDING. MAINTAINED REGULARLY.

**RESTROOMS:** TWO 6' x 7' RESTROOMS (1 MEN AND 1 WOMAN) LOCATED OFF THE WAREHOUSE. EACH HAS ONE TOILET AND ONE SINK.

**LIGHTING:** 400 WATT METAL HALIDE LIGHTS IN THE WAREHOUSE AND 20 T-8 LAMP LIGHT CEILING FIXTURES IN THE SHOWROOM.

**IRRIGATION:** EXTERIOR IRRIGATION WATERING SYSTEM

**EASEMENTS/  
SET BACKS:** 30 FOOT BUILDING SET BACK ALONG HIGHWAY 6.  
REFER TO SURVEY

**ZONING/  
RESTRICTIONS:** NO ZONING. SELLER TO RESTRICT THE PROPERTY AGAINST TIRE AND WHEEL SALES INCLUDING THE SALE OF TIRE AND WHEEL ACCESSORIES. THERE ARE RECORDED DEED USE RESTRICTIONS – CONSULT BROKER.

**SECURITY:** FUNCTIONAL ALARM SYSTEM INCLUDED. SERVICE PROVIDER IS “SECURITY STORE”. INCLUDES WINDOW / GLASS BREAKAGE SENSORS.

**TOPOGRAPHY /  
DRAINAGE:** DID NOT FLOOD DURING HURRICANE HARVEY. STORM WATER DRAINS TO EXISTING STORM SEWER INLETS ON THE PROPERTY TO PERIMETER STORM SEWERS.

**SIGNAGE:** SINGLE POLE 24 INCH DIAMETER PYLON SIGN NEAR THE NORTHEAST CORNER OF THE PROPERTY ALONG STATE HWY 6. HEIGHT ESTIMATED TO BE 40 FEET.

**AREA DEVELOPMENT:** VILLAGE OF WEST OAK RETAIL CENTER – ACADEMY, BED BATH & BEYOND, ROSS DRESS FOR LESS, FIVE BELOW, HOBBY TOWN, BARNES & NOBLE, AND BEST BUY. PADS INCLUDE BANK OF AMERICA, AUTO ZONE, KWICK CAR LUBE, EXCLUSIVE FURNITURE, AND AN APPAR FLAMING MAGNOLIAN GRILL. IN THE IMMEDIATE VICINITY – MCDONALDS, HOOTERS, HOLIDAY INN EXPRESS, ZZZ HOUSE HOTEL, AND WELLS FARGO BANK.

**TRAFFIC:** ESTIMATED TRAFFIC COUNT ALONG STATE HWY 6 - 51,000 VPD

**DEMOGRAPHICS:** SEE ATTACHED

**TAX JURISDICTIONS:** HARRIS COUNTY, CITY OF HOUSTON, KATY ISD.  
PROPERTY TAX VALUES SUBJECT TO HARRIS COUNTY APPRAISAL DISTRICT

**PREVIOUS USE:** TIRE AND WHEEL SALES & INSTALLATION - DISCOUNT TIRE COMPANY

**HIGHLIGHTS:** LOCATED IN DESIRABLE RETAIL AREA IN THE WEST HOUSTON AREA. CORNER PROPERTY WITH TRAFFIC SIGNAL.  
BUILDING IN EXCELLENT CONDITION AND WELL MAINTAINED.  
EXCELLENT HIGHWAY VISIBILITY AND HIGH TRAFFIC COUNTS.  
EASY ACCESS.

**FOR MORE INFORMATION CONTACT:**

**TIM OPATRYNY** tim@taointerests.com  
**TAO INTERESTS, INC.**  
**770 South Post Oak Lane, Suite 540** TAOInterests.com  
**Houston, Texas 77056**  
**713-621-9841**



**HOOTERS**

**HOUSE HOTEL**

**PIPING ROCK LN**

**6**



**SUBJECT PROPERTY**

**BED BATH & BEYOND**

**HobbyTown USA**

**ROSS**  
NATIONWIDE DRESS FOR LESS

**five BELOW**  
boost mobile

**WINGSTOP**

**BARNES & NOBLE**

**Sport Clips** (HAIRCUTS) **SUBWAY**

**BEST BUY**

**Auto Zone**

**Bank of America**

**WELLS FARGO**

**ADDICKS HOWELL RD**

**6**

**McDonald's**

**Shipley DONUTS**

**O'Reilly**

**T-Mobile**

**Conn's HomePlus**

**Jack in the Box** **99¢ ONLY**

**TACO BELL**

**SHERWIN WILLIAMS**

**WESTHEIMER RD**

**WEST OAKS MALL**

**BURGER KING**

**STARBUCKS** **POPEYES**  
CHICKEN & BISCUITS

**Wendy's**

**Burlington**  
coat factory

HOUSE HOTEL



BED BATH & BEYOND

FLAMINGO MONGOLIAN GRILL

PIPING ROCK LN

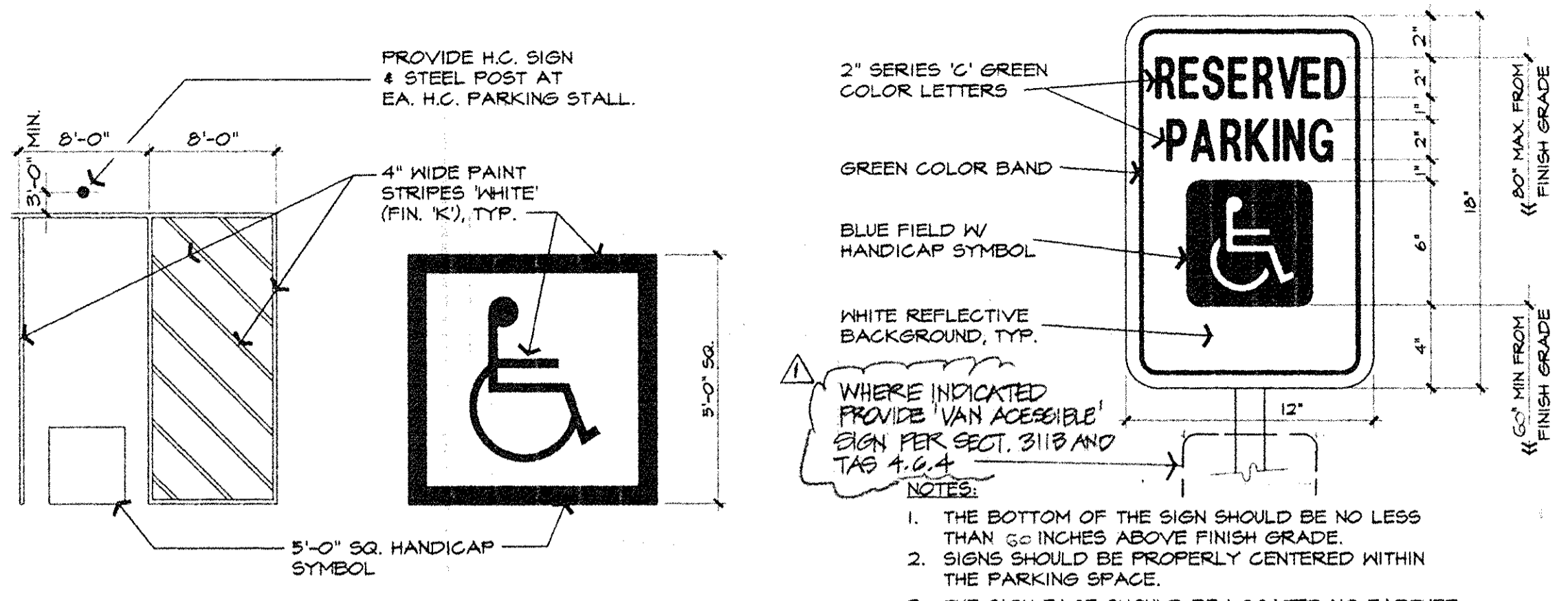
SUBJECT PROPERTY

6

ADDICKS HOWELL RD

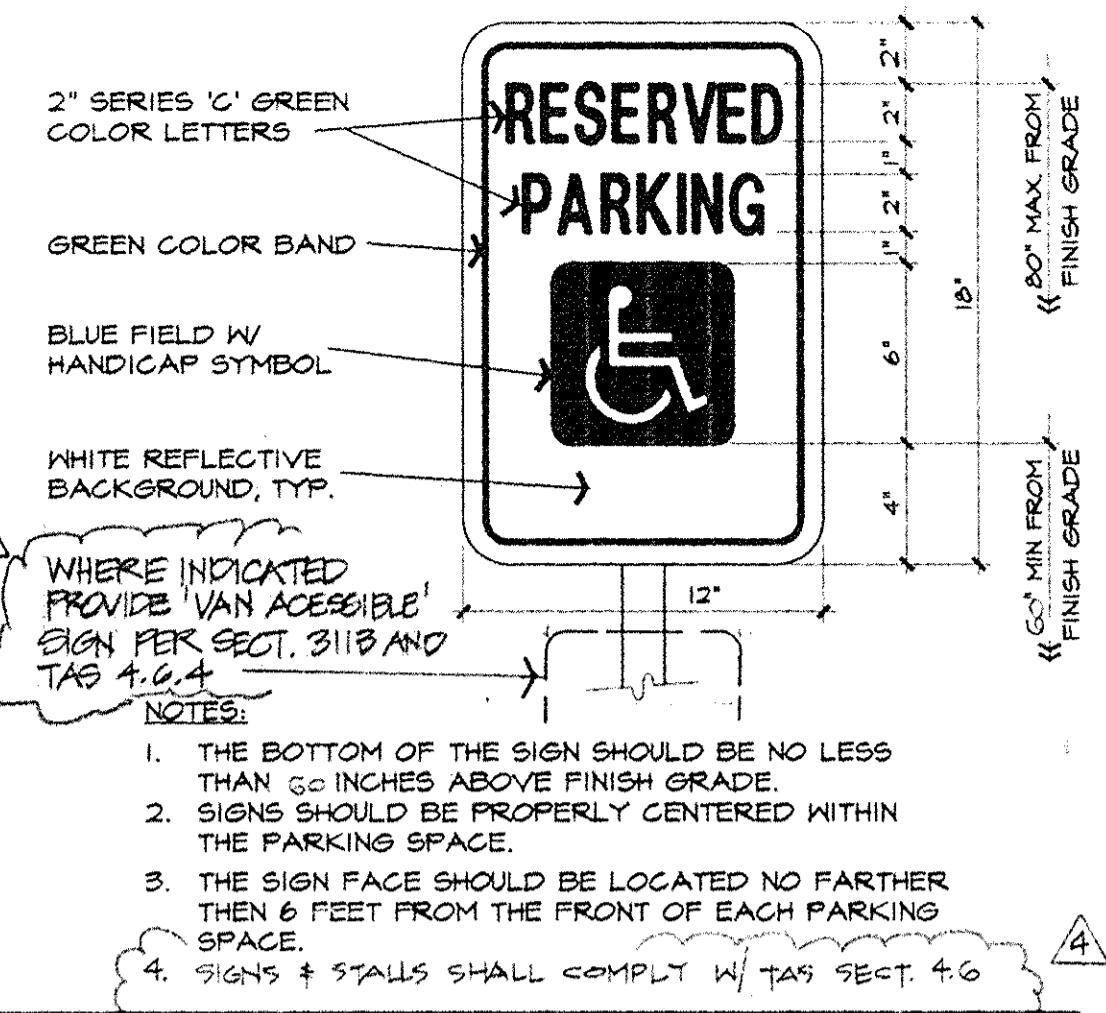
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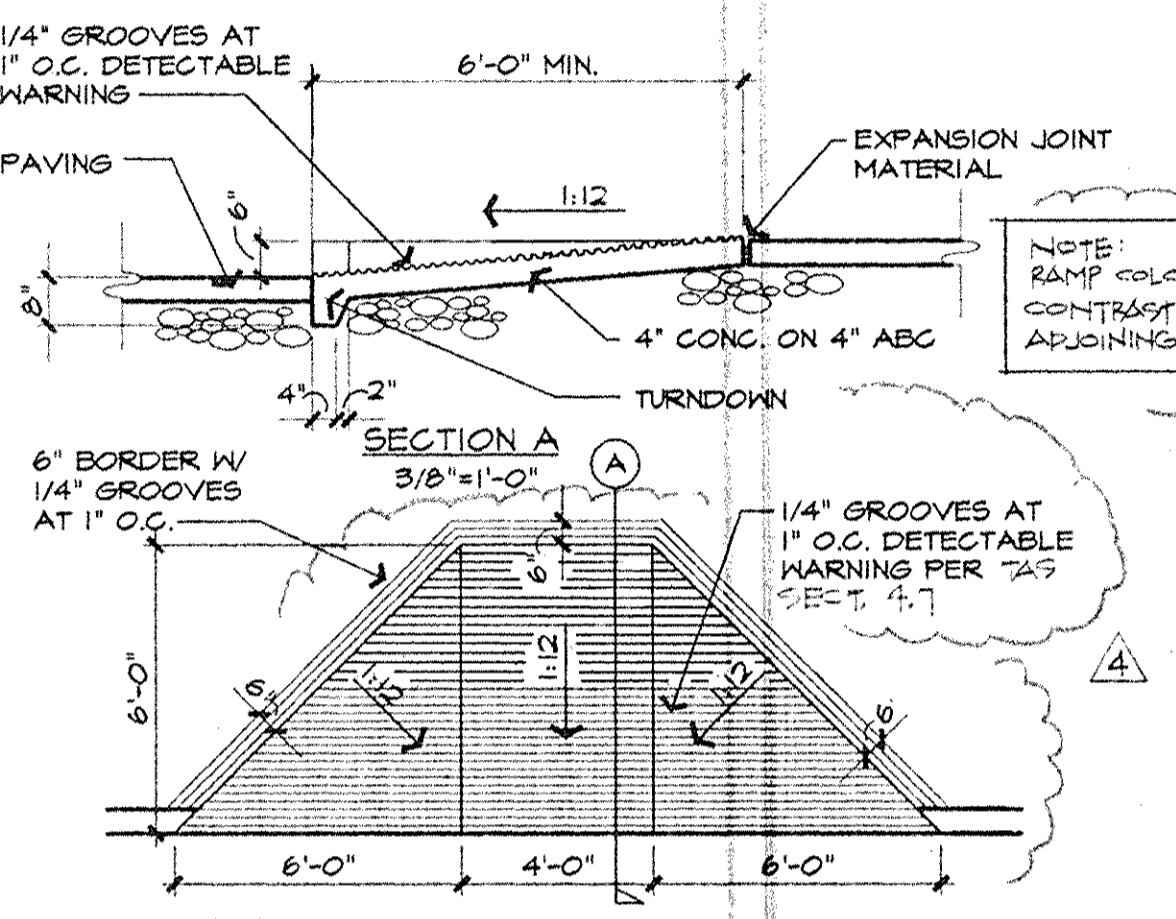
**HANDICAP STALL**

DT\_HC 3/8"=1'-0"



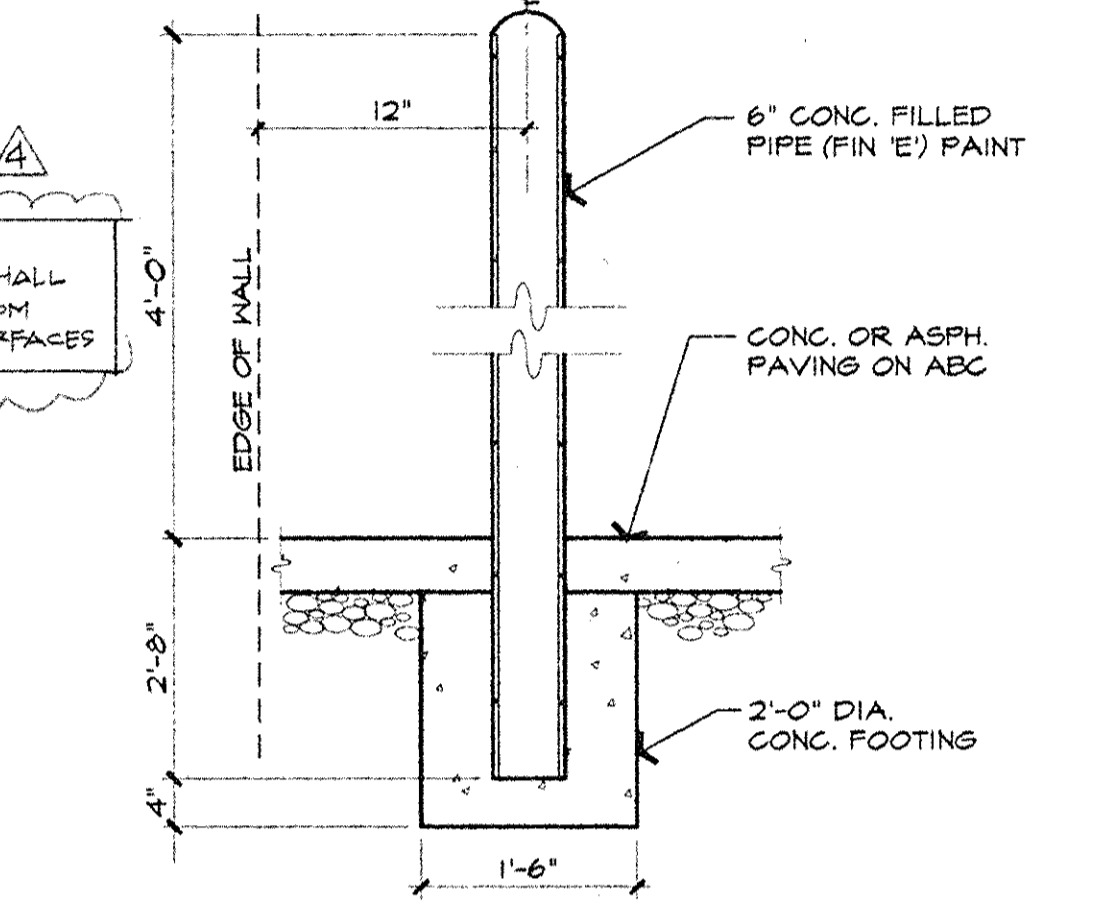
WHERE INDICATED PROVIDE 'VAN ACCESSIBLE' SIGN PER SECT. 3113 AND TAB 4.6.4

NOTES:  
 1. THE BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 50 INCHES ABOVE FINISH GRADE.  
 2. SIGNS SHOULD BE PROPERLY CENTERED WITHIN THE PARKING SPACE.  
 3. THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.  
 4. SIGNS & STALLS SHALL COMPLY W/ TAB SECT. 4.6



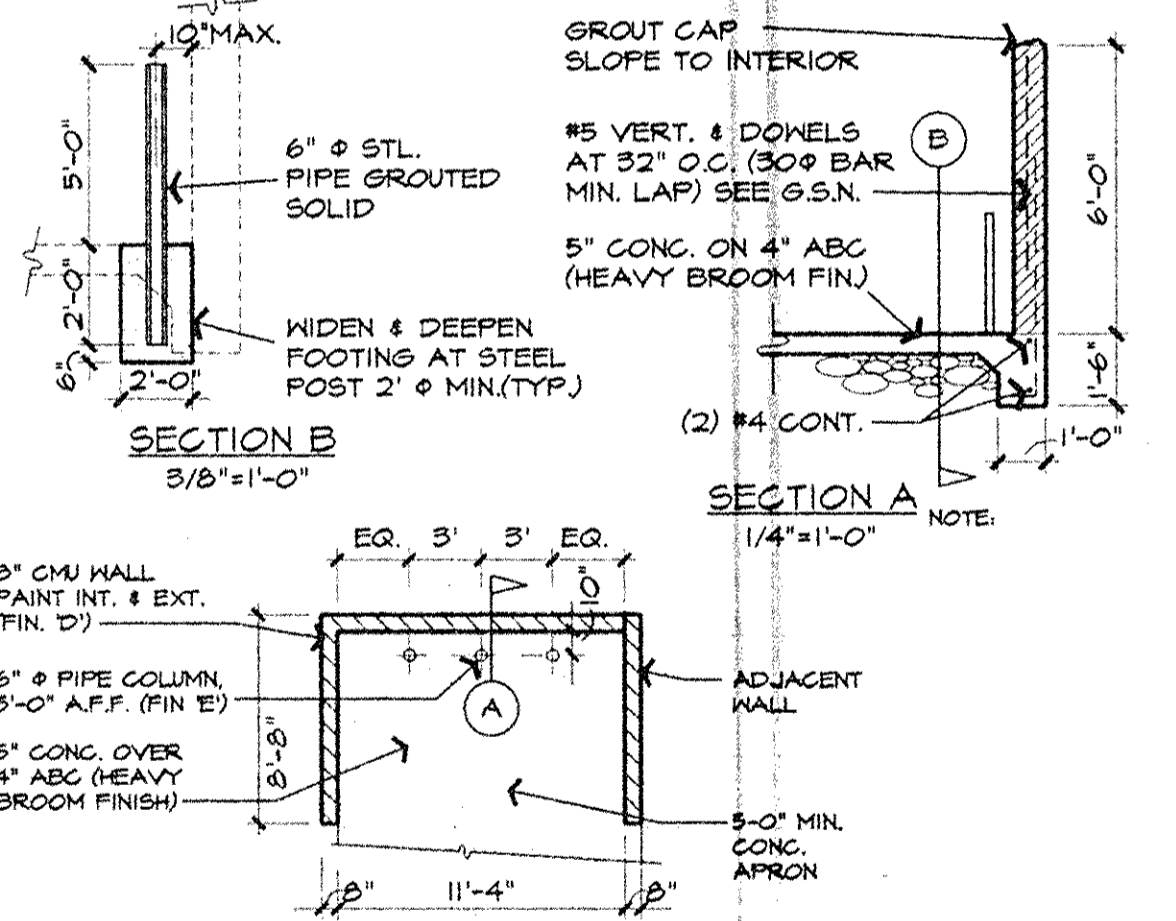
**HANDICAP RAMP**

SITE102B 1/4"=1'-0"



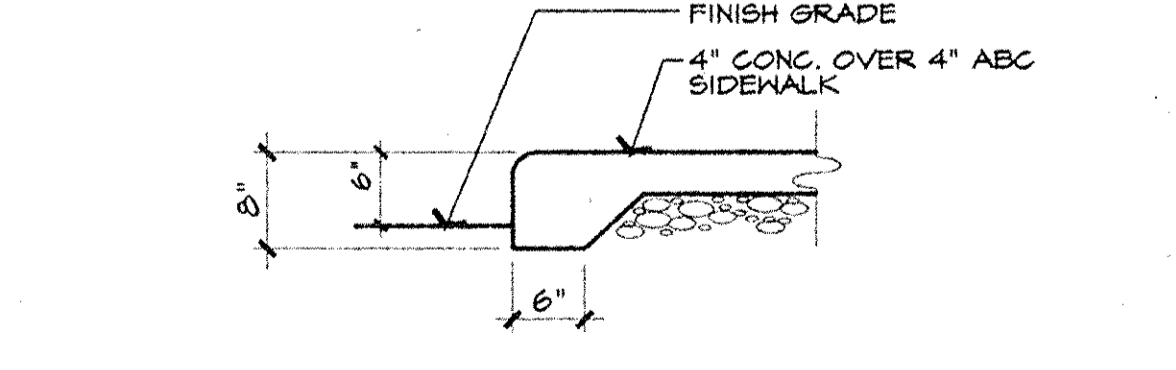
**BOLLARD DETAIL**

SITE102 3/4"=1'-0"



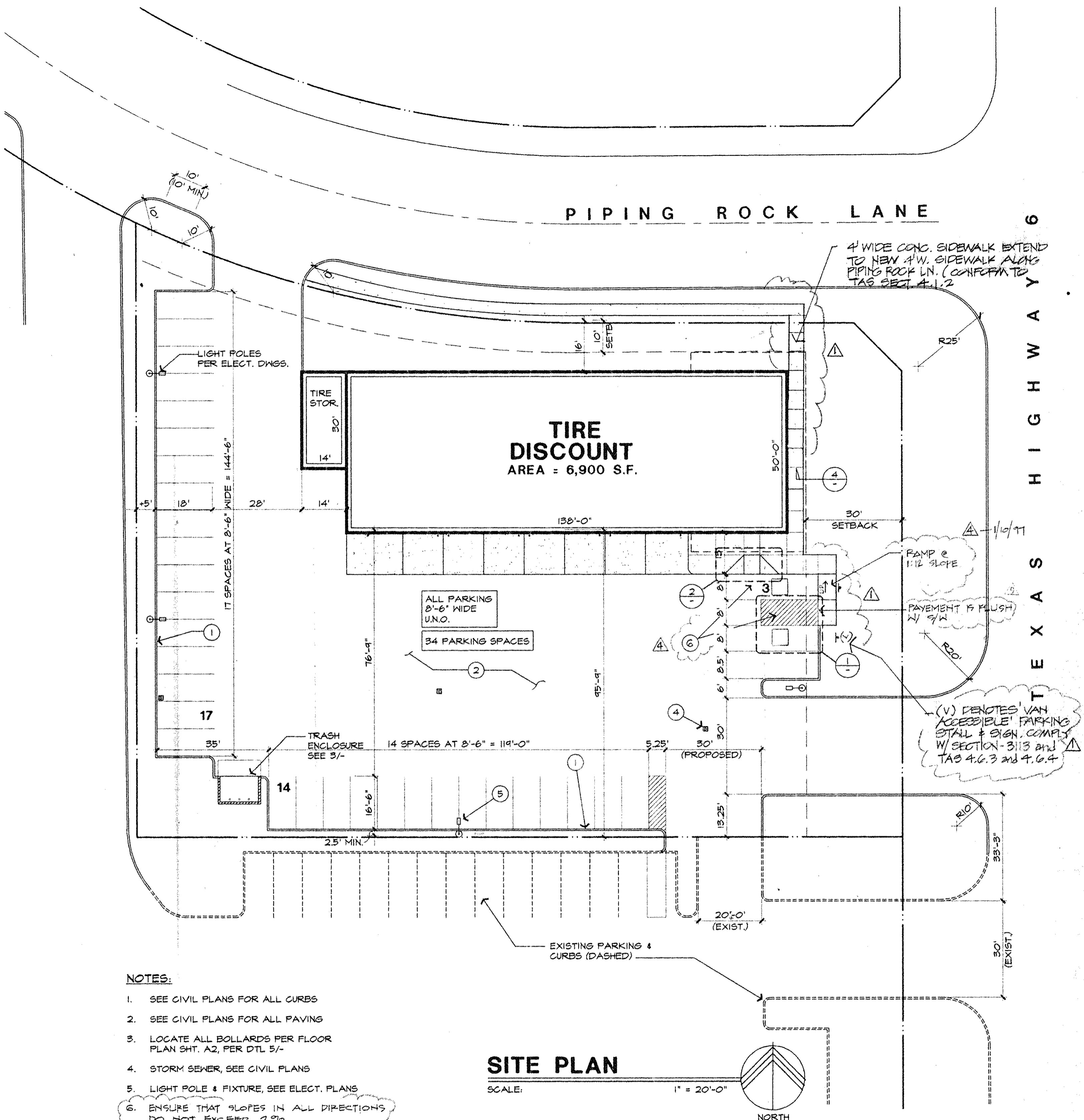
**TRASH ENCLOSURE**

SITE119D 1/8"=1'-0"



**SIDEWALK TURNDOWN**

SITE101 3/4"=1'-0"



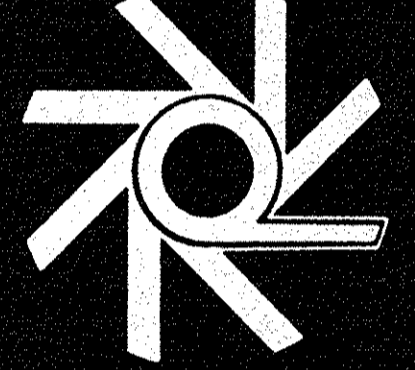
- NOTES:
1. SEE CIVIL PLANS FOR ALL CURBS
  2. SEE CIVIL PLANS FOR ALL PAVING
  3. LOCATE ALL BOLLARDS PER FLOOR PLAN SHT. A2, PER DTL 5/-
  4. STORM SEWER, SEE CIVIL PLANS
  5. LIGHT POLE & FIXTURE, SEE ELECT. PLANS
  6. ENSURE THAT SLOPES IN ALL DIRECTIONS DO NOT EXCEED 2%.

**SITE PLAN**  
 SCALE: 1" = 20'-0"  
 NORTH

12-10-76



**IRWIN G. PASTERBACK P.A., P.C.**  
 ARCHITECTURE - PLANNING - INTERIOR  
 745 EAST MARYLAND AVE. SUITE 100  
 PHOENIX, ARIZONA 85014 279-2808



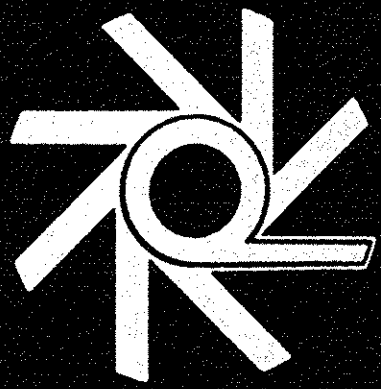
**DISCOUNT**  
 TIRE CO. INC.  
 WESTHEIMER HOUSTON, TEXAS

TITLE	SITE PLAN
JOB NO.	95098
DATE	5-06-98
DRAWN BY	MG
CHECKED BY	LB
REVISIONS	06/13/96 CITY 09/26/96 TALK

**A1**



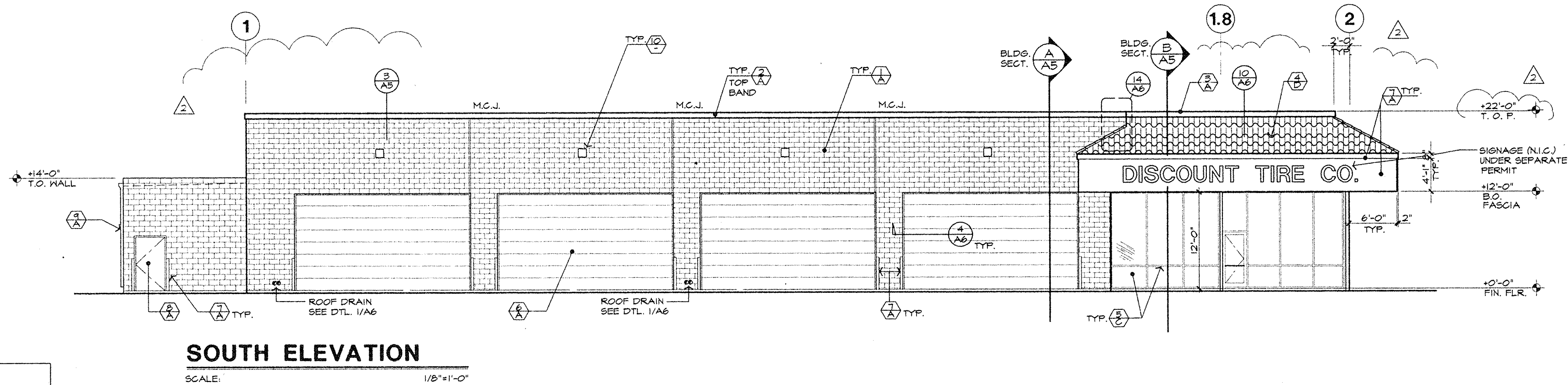
**IRWIN G. DASTERNAK P.C.**  
 ARCHITECTURE - PLANNING - INTERIORS  
 SUITE 100  
 745 EAST MARYLAND AVE.  
 PHOENIX, ARIZONA 85014  
 279-2808



**DISCOUNT TIRE CO. INC.**  
 'WESTHEIMER' HOUSTON, TEXAS

TITLE	EXTERIOR ELEVATIONS
JOB NO.	95096
DATE	5-06-96
DRAWN BY	MG
CHECKED BY	LB
REVISIONS	7-15-96

**A4**



**SOUTH ELEVATION**

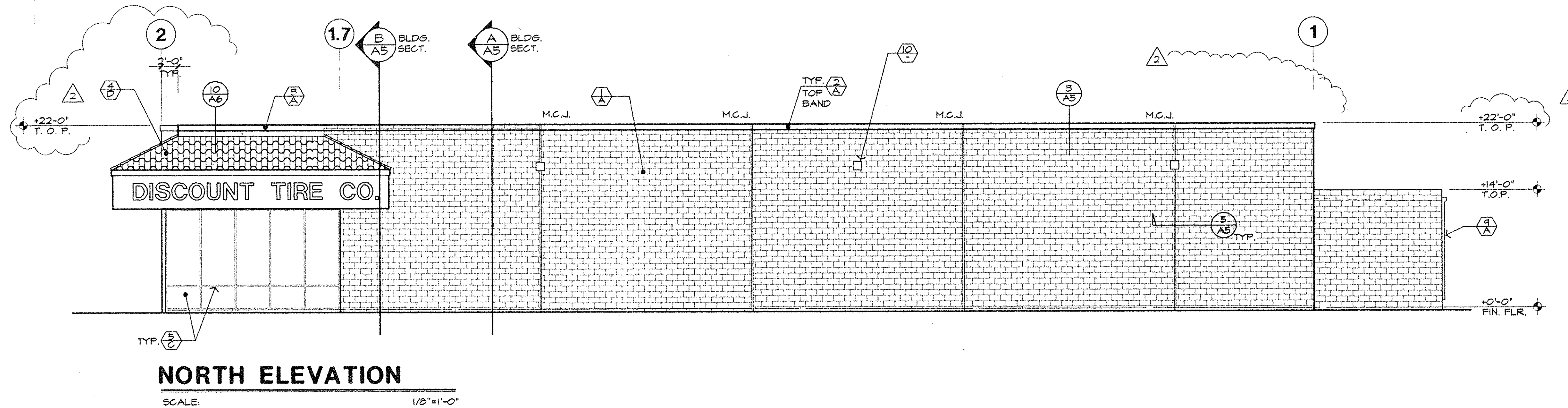
SCALE: 1/8"=1'-0"

**NOTES:**  
 STUCCO TO BE PAINTED WITH TWO COATS OF EXTERIOR PAINT  
 BLOCK TO BE PAINTED WITH BLOCK FILLER (MONARCH 5501 OR EQUAL) AND TWO COATS OF EXTERIOR PAINT.  
 CONTROL JOINTS TO BE FILLED WITH BACKER ROD AND SEALED WITH GOODYEAR PL3000 OR EQUAL.

- MATERIALS SCHEDULE**
1. 8x8x16 SPLIT-FACE CMU BLOCK, FIN. 'D'
  2. 10x4x16 SMOOTH-FACE CMU BLOCK, FIN. 'D'
  3. DRYVIT SYSTEM, WITH SYNTHETIC STUCCO, FIN. 'D'
  4. CLAY ROOF TILE
  5. CLEAR GLASS IN PAINTED CUSTOM COLOR ALUMINUM WINDOW WALL FRAME.
  6. STEEL O.H. COILING DOOR (PAINT SPEC. FIN. 'E')
  7. STEEL BOLLARD, TYP. OF 10 (FIN. 'E')
  8. HOLLOW METAL MANDOOK & FRAME (FIN. 'E')
  9. GUTTER & DOWNSPOUT, FIN. 'E'
  10. ELECTRICAL LIGHT FIXTURE, SEE ELECTRICAL PLANS

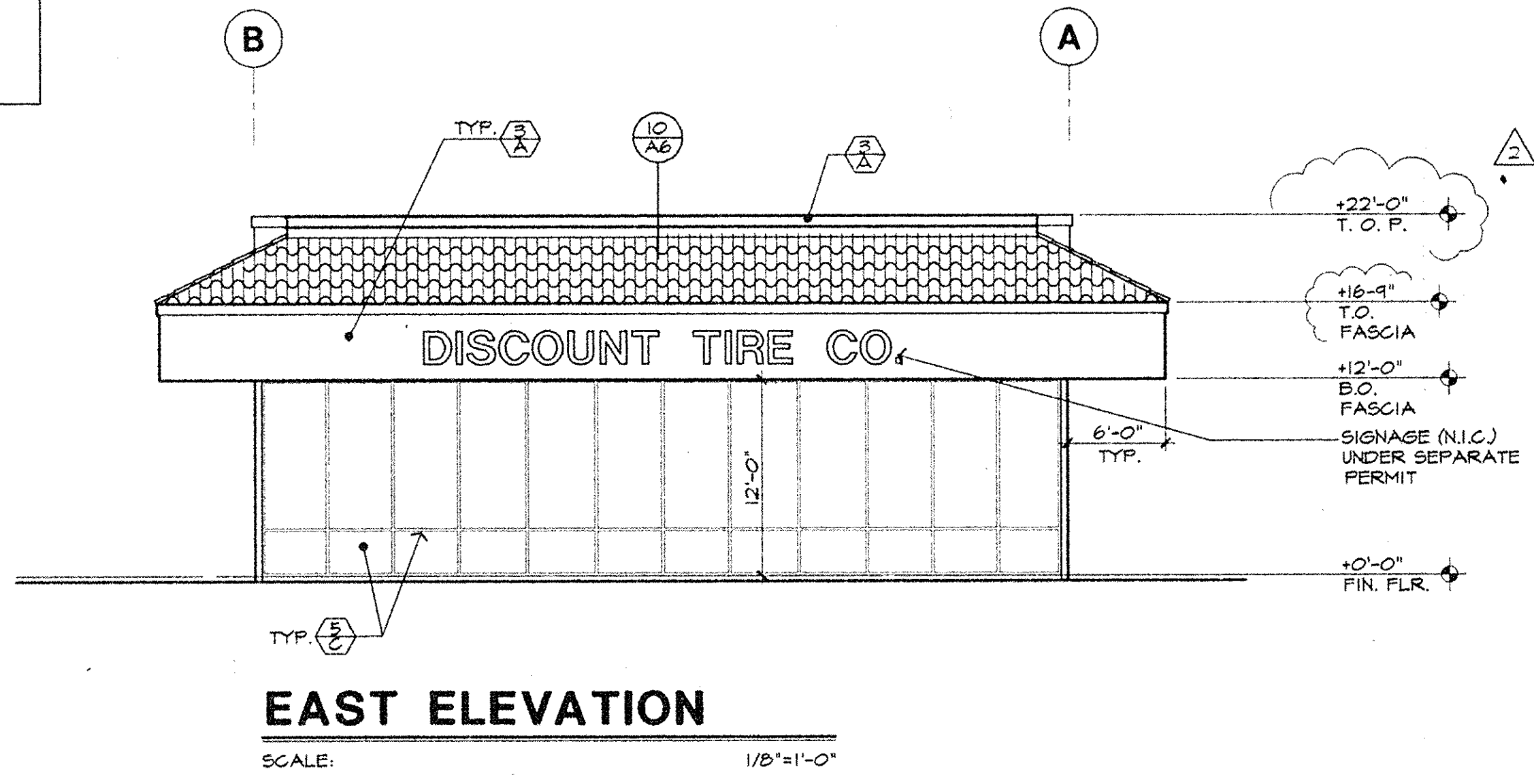
- PAINT FINISH SCHEDULE**
- A. MONARCH AQUA GLEEM EXTERIOR GLOSS WHITE OR EQUAL.
  - B.
  - C. 'KYNAR 500 SERIES' BANNAR RED COLOR W/ CLEAR COAT.
  - D. 'EL CAMINO BLEND' BY U.S. TILE CO.

**DEFINITIONS:**  
 M.C.J. : MASONRY CONTROL JOINT, PER DTL. 5/A5  
 TYP. : TYPICAL AT ALL PLACES, UNO.



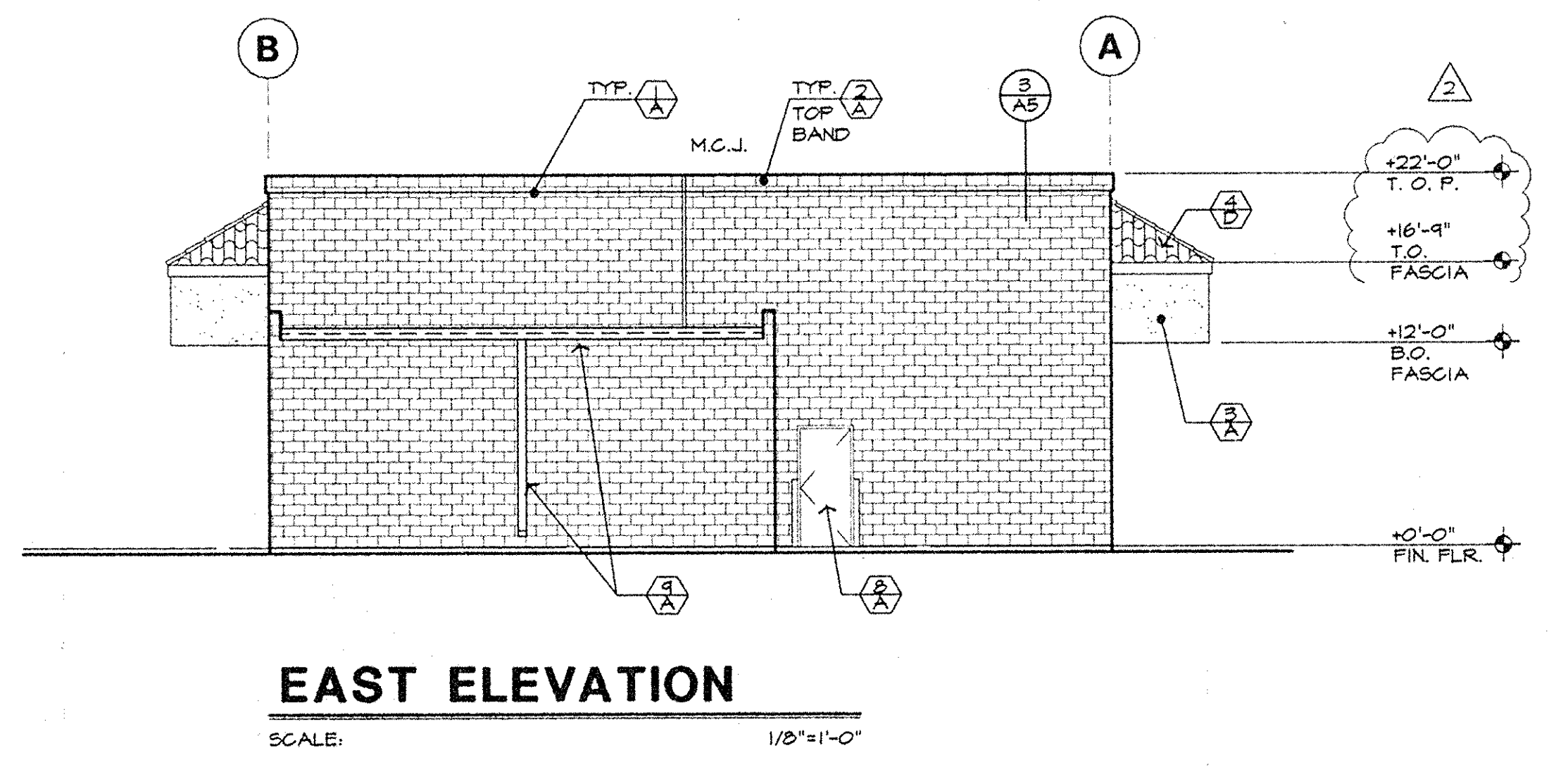
**NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**EAST ELEVATION**

SCALE: 1/8"=1'-0"



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

C. Vucelja, Draughtsman 0509684 Thu Jul 19 17:39:39 1996 AS

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 Disk Drawing 0509684.dwg

DIVISION OF DOCUMENTS  
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## DEMOGRAPHICS

2010 Census, 2017 Estimates with  
Delivery Statistics as of 12/17

	<b>2 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POSTAL COUNTS</b>			
Current Households	22,180	49,329	128,059
Current Population	53,727	124,191	348,646
2010 Census Average Persons per Household	2.42	2.52	2.72
2010 Census Population	41,605	103,927	302,928
Population Growth 2010 to 2017	29.73%	19.81%	15.32%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	33.67%	31.23%	26.92%
2 Person Households	28.40%	28.84%	27.71%
3+ Person Households	37.93%	39.92%	45.38%
Owner-Occupied Housing Units	41.51%	45.06%	52.17%
Renter-Occupied Housing Units	58.49%	54.94%	47.83%
<b>RACE AND ETHNICITY</b>			
2017 Estimated White	47.03%	43.11%	41.57%
2017 Estimated Black or African American	23.83%	25.25%	24.19%
2017 Estimated Asian or Pacific Islander	16.33%	17.80%	19.76%
2017 Estimated Other Races	12.41%	13.36%	14.00%
2017 Estimated Hispanic	29.86%	30.10%	30.62%
<b>INCOME</b>			
2017 Estimated Average Household Income	\$90,533	\$92,263	\$96,057
2017 Estimated Median Household Income	\$64,772	\$66,861	\$71,710
2017 Estimated Per Capita Income	\$38,967	\$37,659	\$36,248
<b>EDUCATION (AGE 25+)</b>			
2017 Estimated High School Graduate	19.95%	19.64%	19.63%
2017 Estimated Bachelors Degree	25.12%	25.97%	25.10%
2017 Estimated Graduate Degree	18.87%	16.01%	14.27%
<b>AGE</b>			
2017 Median Age	33.4	34.1	34



# 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/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 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