

FOR SALE OR LEASE SEARS HUMBLE

5737 FM 1960, HUMBLE, TX 77346



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PROPERTY INFORMATION

- › Free Standing Building: 6,000 SF
- › Land Area: 1.06 acres
- › Year Built: 2007
- › Call for pricing



POPULATION

1 Mile	3 Miles	5 Miles
9,881	50,614	119,556



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
15,341	50,615	96,455



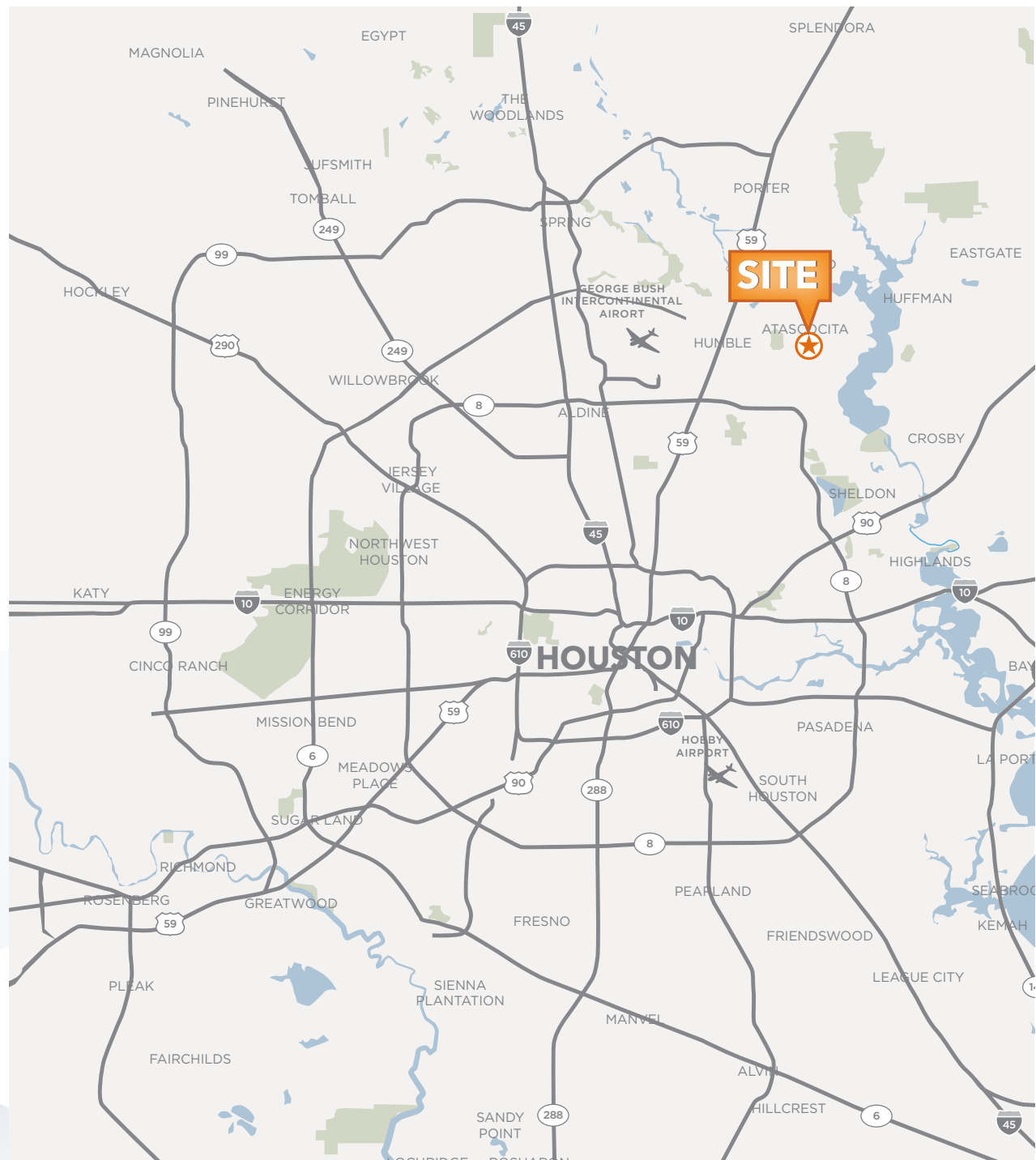
AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$61,759	\$90,323	\$108,516



TRAFFIC COUNTS

FM 1950	34,735 CPD
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Kingwood Country Club

San Jacinto River

FM 1960

1960

Tour 18 Golf Course

ATASCOCITA RD

WILL CLAYTON PKWY

LAKE HOUSTON PKWY

Lake Houston

Walden Lake Houston Golf Course

SITE

34,735 CPD

24,820 CPD

33,951 CPD

21,440 CPD

- Target
- TJ-maxx
- HomeGoods
- KOHL'S
- Jordmans
- dressbarn
- petco
- FAMOUS footwear
- Office DEPOT
- AmegyBank
- at&t
- MATTRESSFIRM

- H-E-B
- ESLIE'S
- Payless
- GameStop
- ESALLY
- CapitalOne
- WELLS FARGO

- ups
- Massage Envy
- Texas Children's Hospital
- T-Mobile
- Kroger
- CHASE
- TSO
- WONDERSOFT
- Sport Clips
- GNC

- LIFETIME
- Party City
- ROSS
- LOWE'S

- Tuesday Morning
- DOLLAR GENERAL
- O'Reilly

- DOLLAR GENERAL
- Firestone
- DUSTY FURNITURE

- Walmart
- GameStop
- SUPERCUTS

- CVS/pharmacy
- 99c ONLY

- AutoZone
- Bank of America
- MATTRESS FIRM
- BISS

- T-Mobile
- FAMILY DOLLAR
- CHASE
- AutoZone

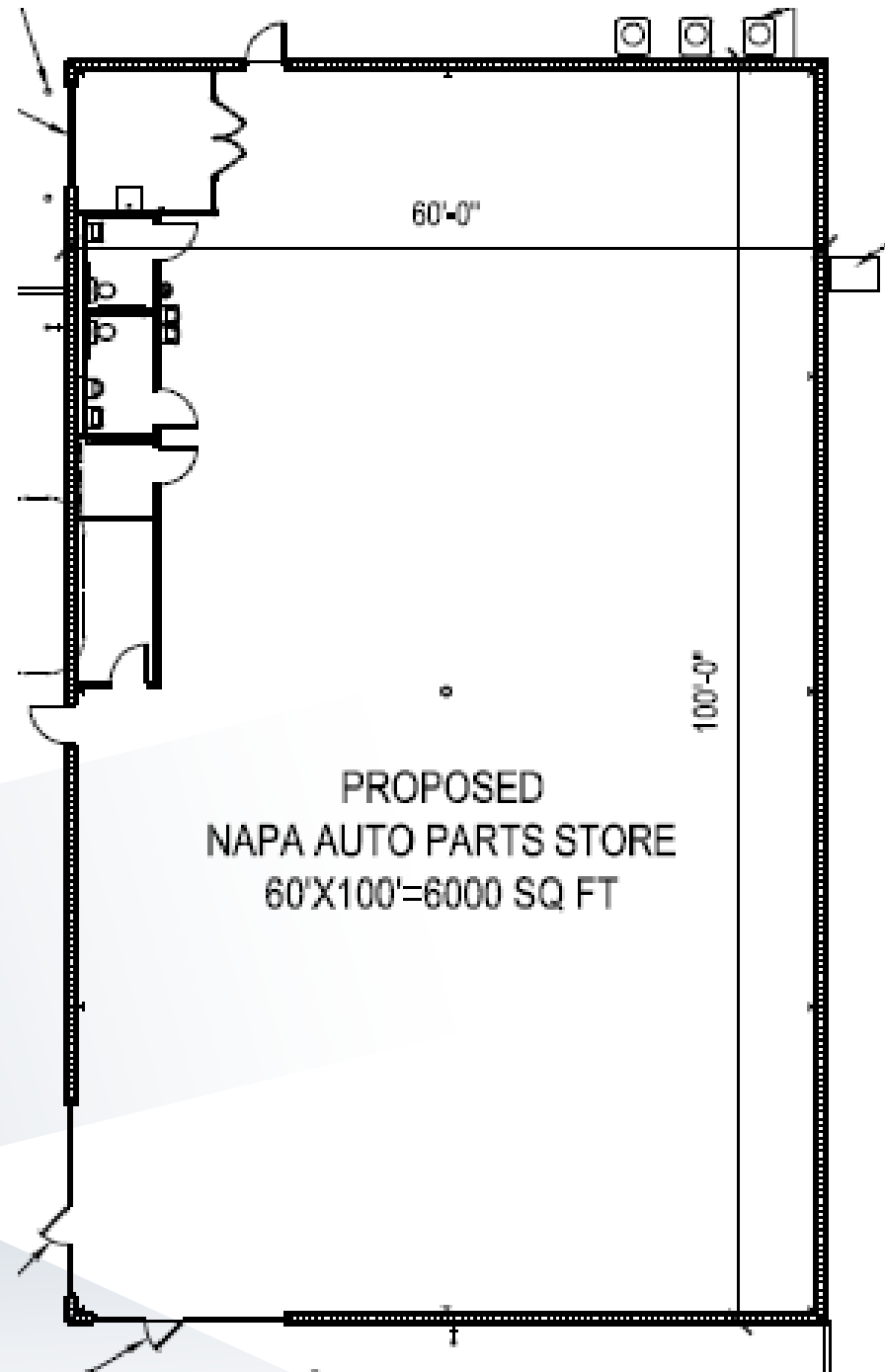
- ACE Hardware
- CVS/pharmacy

- DOLLAR TREE
- ALDO
- Goodwill
- KUMON
- Floors for Living
- REGIONS

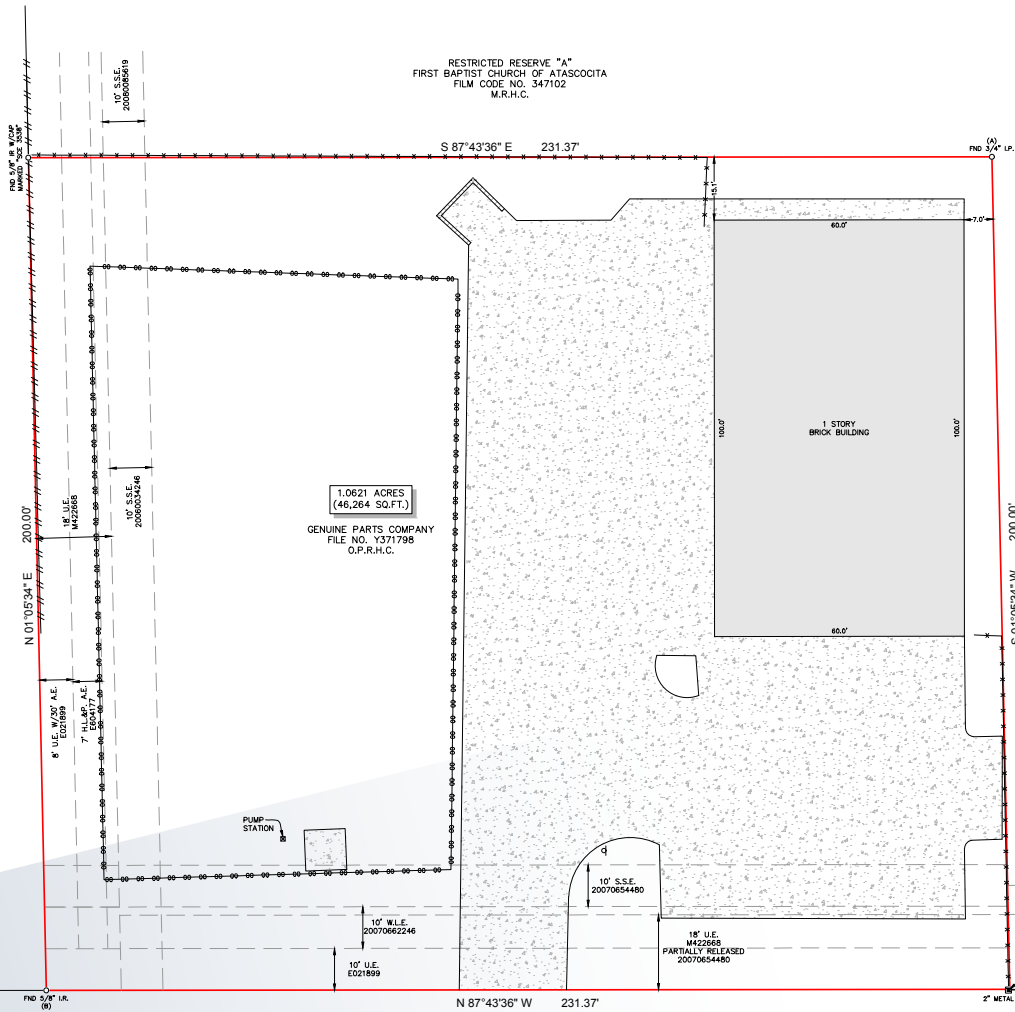
- BEST BUY
- Walgreens
- Michaels
- DISCOUNT TIRE
- MATTRESS ONE
- MEMPHIS

- Kroger
- Bank of America
- GNC
- cricket

- Walmart



WILLIAMS VICKINS SURVEY
ABSTRACT 822



DESCRIPTION OF A TRACT OF LAND CONTAINING 1.0621 ACRES (46,264 SQUARE FEET) SITUATED IN THE WILLIAMS VICKINS SURVEY, ABSTRACT 822 HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.0621 ACRES (46,264 SQUARE FEET), SITUATED IN THE WILLIAMS VICKINS SURVEY, ABSTRACT 822, HARRIS COUNTY, TEXAS, BEING OUT OF THE SOUTHWEST PORTION OF A 10.1184 ACRE TRACT OF LAND RECORDED IN RECORDED UNDER COUNTY CLERK'S FILE NO. F724063 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO GENUINE PARTS COMPANY BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. Y371798 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.0621-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 1960 ROAD EAST (100 FEET WIDE) AND THE WEST LINE OF HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT UNIT NO. G-103-37-021 RECORDED IN VOLUME 223, PAGE 107, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 87° 43' 36" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1960 ROAD EAST, A DISTANCE OF 460.32 FEET TO A FOUND 2-INCH METAL POST FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE CONTINUING NORTH 87° 43' 36" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 1960 ROAD EAST, A DISTANCE OF 231.37 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01° 05' 34" EAST, A DISTANCE OF 200.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP MARKED 'SCS 3538' FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87° 43' 36" WEST, A DISTANCE OF 231.37 FEET TO A FOUND 3/4-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01° 05' 34" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0621 ACRE (46,264 SQUARE FEET), MORE OR LESS.

RESTRICTED RESERVE "A"
FIRST BAPTIST CHURCH
OF ATASCOCITA
FILM CODE NO. 347102
M.R.H.C.

ATASCOCITA CAR CARE
FILE NO. V336932
O.P.R.H.C.

1.0621 ACRES
(46,264 SQ.FT.)
GENUINE PARTS COMPANY
FILE NO. Y371798
O.P.R.H.C.

F.M. 1960 ROAD EAST
(100' R.O.W.)

P.O.B.
N.P.O.W. LINE OF F.M. 1960 ROAD E. AND W. LINE OF HARRIS COUNTY FLOOD CONTROL DISTRICT DRAINAGE EASEMENT UNIT NO. G-103-37-021 VOL. 223, PG. 107 M.R.H.C.

LEGEND

	CONCRETE
	BRICK WALL
	FENCE
	CHAIN LINK
	METAL
	WOOD
	BOUNDARY LINE
	UTILITY EASEMENT
	AERIAL EASEMENT
	WATER LINE EASEMENT
	SANITARY SEWER EASEMENT

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GENUINE PARTS COMPANY, RECORDED IN COUNTY CLERK'S FILE NO. Y371798 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT PROPERTY WAS PROVIDED BY THE TITLE COMPANY LISTED BELOW.
 - THE SURVEY IS CERTIFIED TO BE THE COMPANY LISTED BELOW AND THE SENDER FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL PARTIES OR SUCCESSOR OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

	<p>TITLE COMPANY: First American Title</p> <p>G.F. # NCS-817862-A-HOU1</p> <p>ISSUE DATE: JAN. 17, 2017</p>
<p>LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.0621 ACRES (46,264 SQUARE FEET), SITUATED IN THE WILLIAMS VICKINS SURVEY, ABSTRACT 822, HARRIS COUNTY, TEXAS, BEING OUT OF THE SOUTHWEST PORTION OF A 10.1184 ACRE TRACT OF LAND RECORDED IN RECORDED UNDER COUNTY CLERK'S FILE NO. F724063 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.</p>	
<p>CLIENT: FUMMO 1960, LLC</p> <p>ADDRESS: 5737 F.M. 1960 ROAD EAST www.survey1inc.com survey1@survey1inc.com</p>	<p>FIELD CREW: JO SF</p> <p>TECH: RK SF</p> <p>FINAL CHECK: SF</p> <p>DATE: FEB. 15, 2017</p> <p>JOB# 2-51531-17</p>
<p>ADDED TITLE: 2-16-2017</p>	



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written

offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date