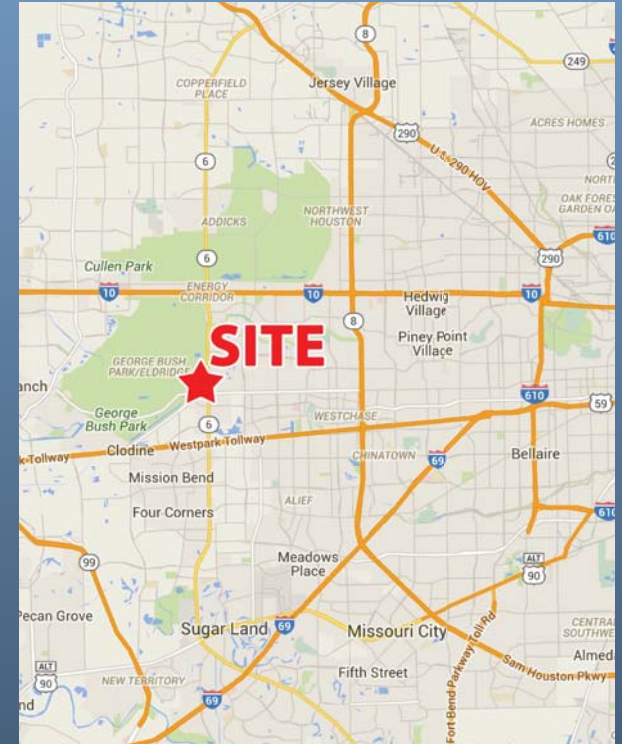


FOR LEASE - FREESTANDING RESTAURANT

2210 Highway 6 S, Houston, TX 77077



PROPERTY DATA

- 7,068 SF freestanding former restaurant
- 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 2018 Estimate	9,770	114,915	332,071
Avg HH Income 2018 Estimate	\$97,971	\$94,778	\$97,126
Traffic Counts Highway 6 Westheimer	74,553 cars per day 44,340 cars per day		

CONTACT

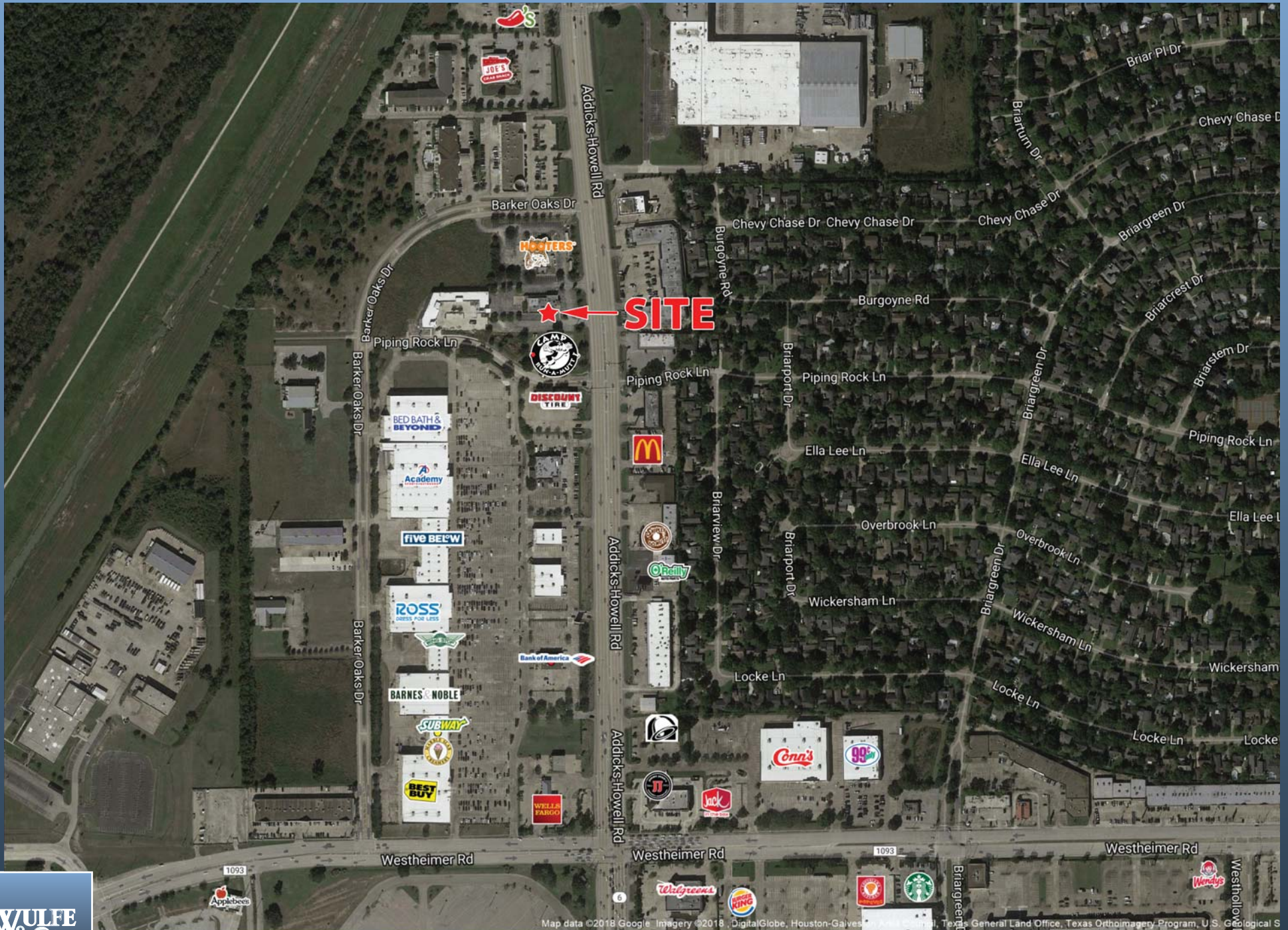
Katherine Wildman
kwildman@wulfe.com
(713) 569-8990

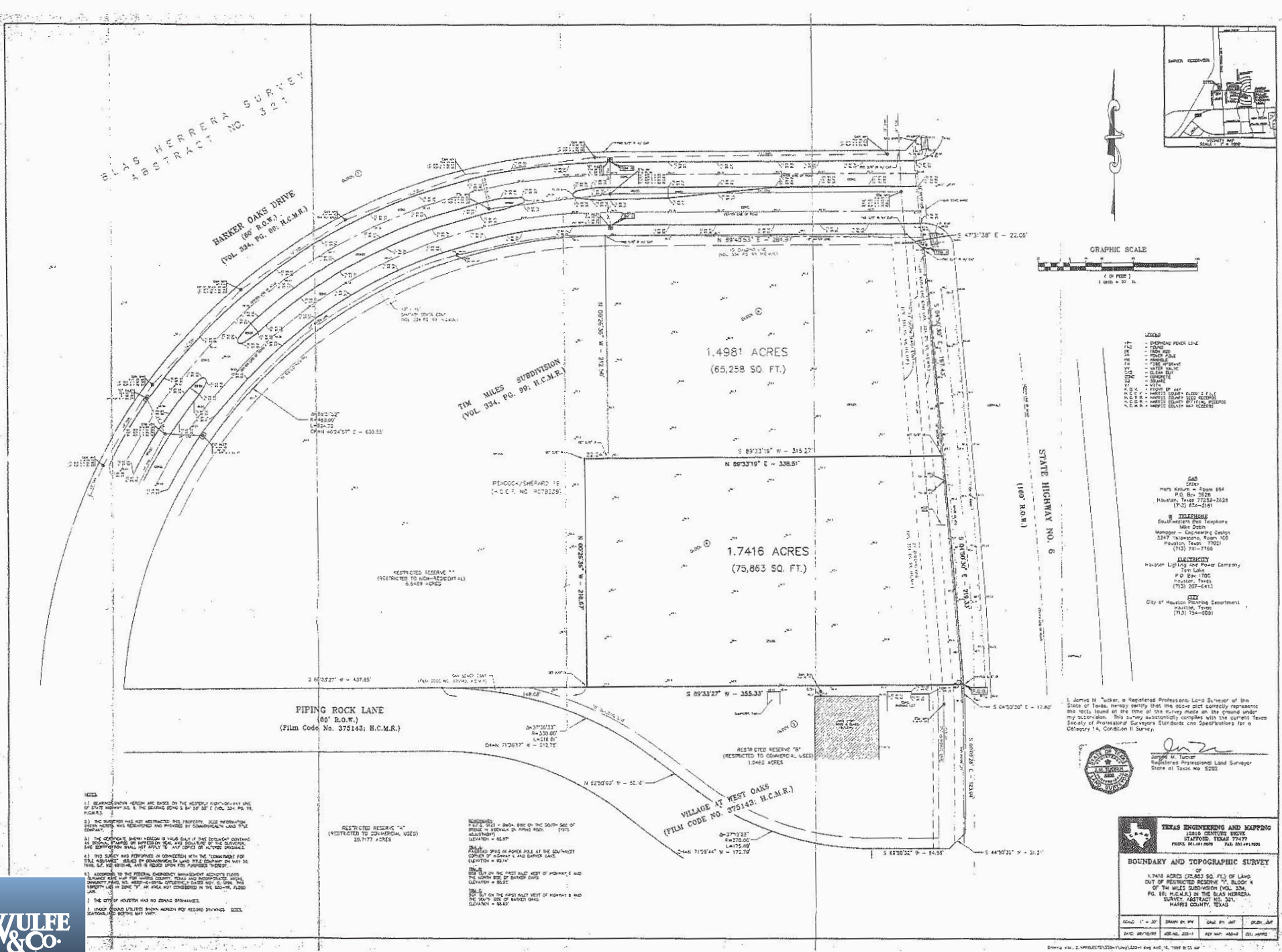
Bunny McLeod
bmcLeod@wulfe.com
(214) 455-3608

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









BLAS HERRERA SURVEY
ABSTRACT NO. 321

BARKER OAKS DRIVE
(80' R.O.W.)
(VOL. 384, PG. 09; H.C.M.R.)

TIM MILES SUBDIVISION
(VOL. 384, PG. 09; H.C.M.R.)

1,498.1 ACRES
(65,258 SQ. FT.)

1,741.6 ACRES
(75,863 SQ. FT.)

PIPING ROCK LANE
(80' R.O.W.)
(Film Code No. 375143; H.C.M.R.)

VILLAGE AT WEST OAKS
(FILM CODE NO. 375143; H.C.M.R.)



LEGEND

—	EXISTING POWER LINE
- - -	PROPERTY LINE
- . - .	PROPOSED ROAD
- · - ·	PROPOSED DRIVE
- · - ·	PROPOSED ALLEY
- · - ·	PROPOSED WALKWAY
- · - ·	PROPOSED BIKEWAY
- · - ·	PROPOSED FENCE
- · - ·	PROPOSED UTILITY
- · - ·	PROPOSED DRAINAGE
- · - ·	PROPOSED EROSION CONTROL
- · - ·	PROPOSED OTHER

GAS
Mrs. Katharine - Room 854
P.O. Box 3826
Houston, Texas 77234-3826
(713) 554-5161

ELECTRICITY
Evolutionary Gas Telephone
John Smith
Manager of Co-ordinating Center
3347 Telegraph Road, Room 105
Houston, Texas 77025
(713) 746-7760

CITY
City of Houston Planning Department
Houston, Texas
(713) 754-0021

- 1. ALL BEARING AND DISTANCE DATA ARE BASED ON THE NEAREST MERIDIAN LINE AND ON STATE HIGHWAY NO. 6. THE BEARING AND DISTANCE DATA ARE BASED ON THE MERIDIAN LINE AND ON STATE HIGHWAY NO. 6.
- 2. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. THIS INFORMATION FROM THE RECORDS WAS RECEIVED AND PROVIDED BY THE OWNERS AND THE TITLE COMPANY.
- 3. THE CURVED BOUNDARY AREA IS VALID ONLY IF THE BOUNDARY CONTAINS THE BEARING AND DISTANCE DATA AND IS NOT A PART OF THE BOUNDARY. THE BEARING AND DISTANCE DATA MUST BE AS STATED ON THE RECORDS.
- 4. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. THIS INFORMATION FROM THE RECORDS WAS RECEIVED AND PROVIDED BY THE OWNERS AND THE TITLE COMPANY.
- 5. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY. THIS INFORMATION FROM THE RECORDS WAS RECEIVED AND PROVIDED BY THE OWNERS AND THE TITLE COMPANY.

RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USES)
28,777 ACRES

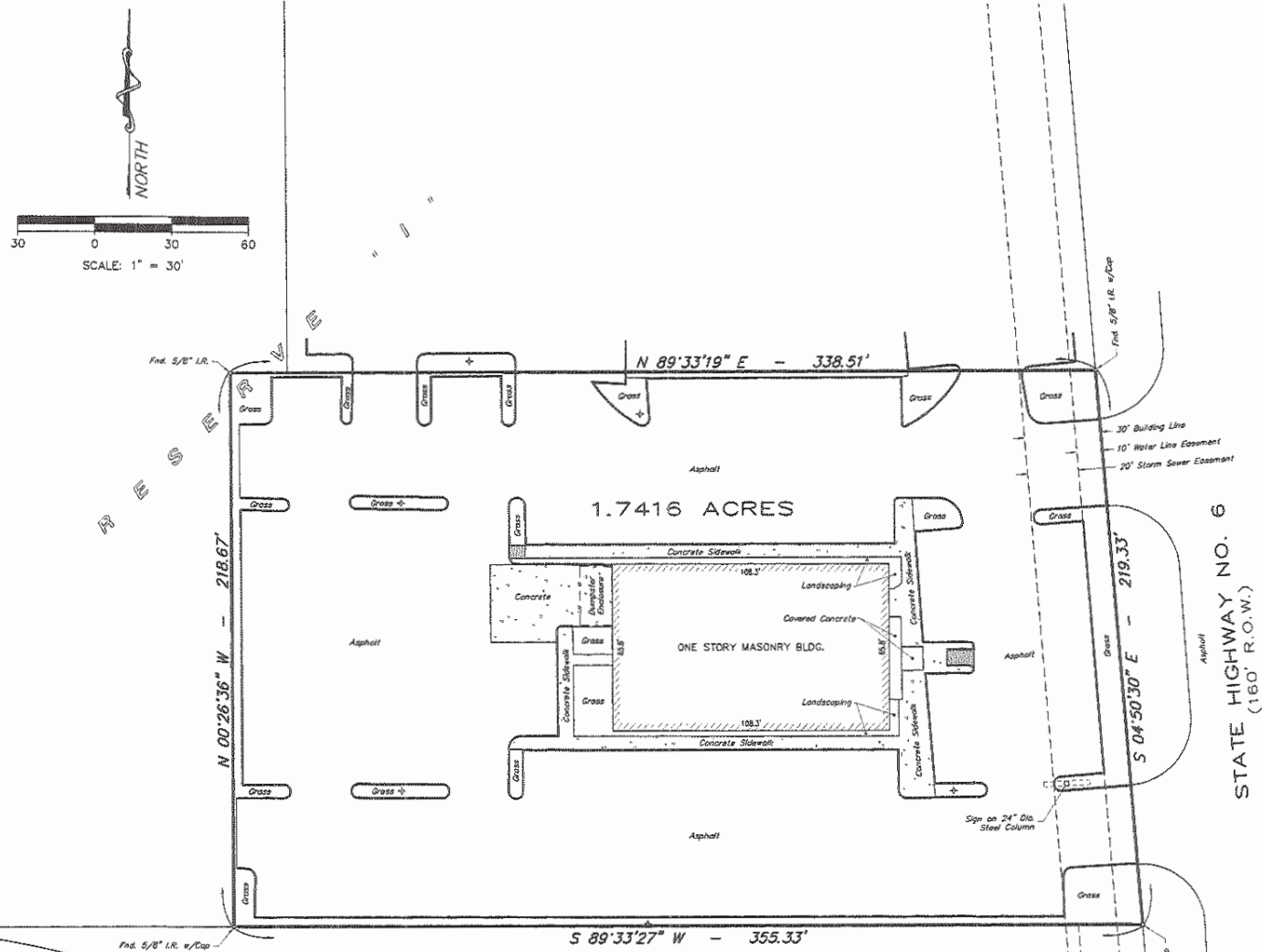
RESTRICTED RESERVE "B"
(RESTRICTED TO COMMERCIAL USES)
1,942 ACRES

TEXAS ENGINEERING AND MAPPING
2210 CENTRE STREET
HOUSTON, TEXAS 77057
PHONE: (713) 754-8800 FAX: (713) 754-8800

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
1,741.6 ACRES (75,863 SQ. FT.) OF LAND
OUT OF RESTRICTED RESERVE "A", BLOCK 5
OF THE MILES SUBDIVISION INCL. 324,
PG. 18; H.C.M.R.3 BY THE BLAS HERRERA
SURVEY ABSTRACT NO. 321,
HARRIS COUNTY, TEXAS

SCALE: 1" = 30'	DATE: 09/16/99	BY: [Signature]	CHECKED BY: [Signature]
DATE: 09/16/99	APP. NO.: 228-7	APP. NO.: 228-7	APP. NO.: 228-7





GENERAL NOTES:

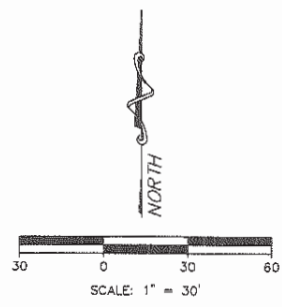
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE REPORT, AND AS SUCH, MAY NOT CONTAIN ALL ENCUMBRANCES (I.E. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)
2. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS 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

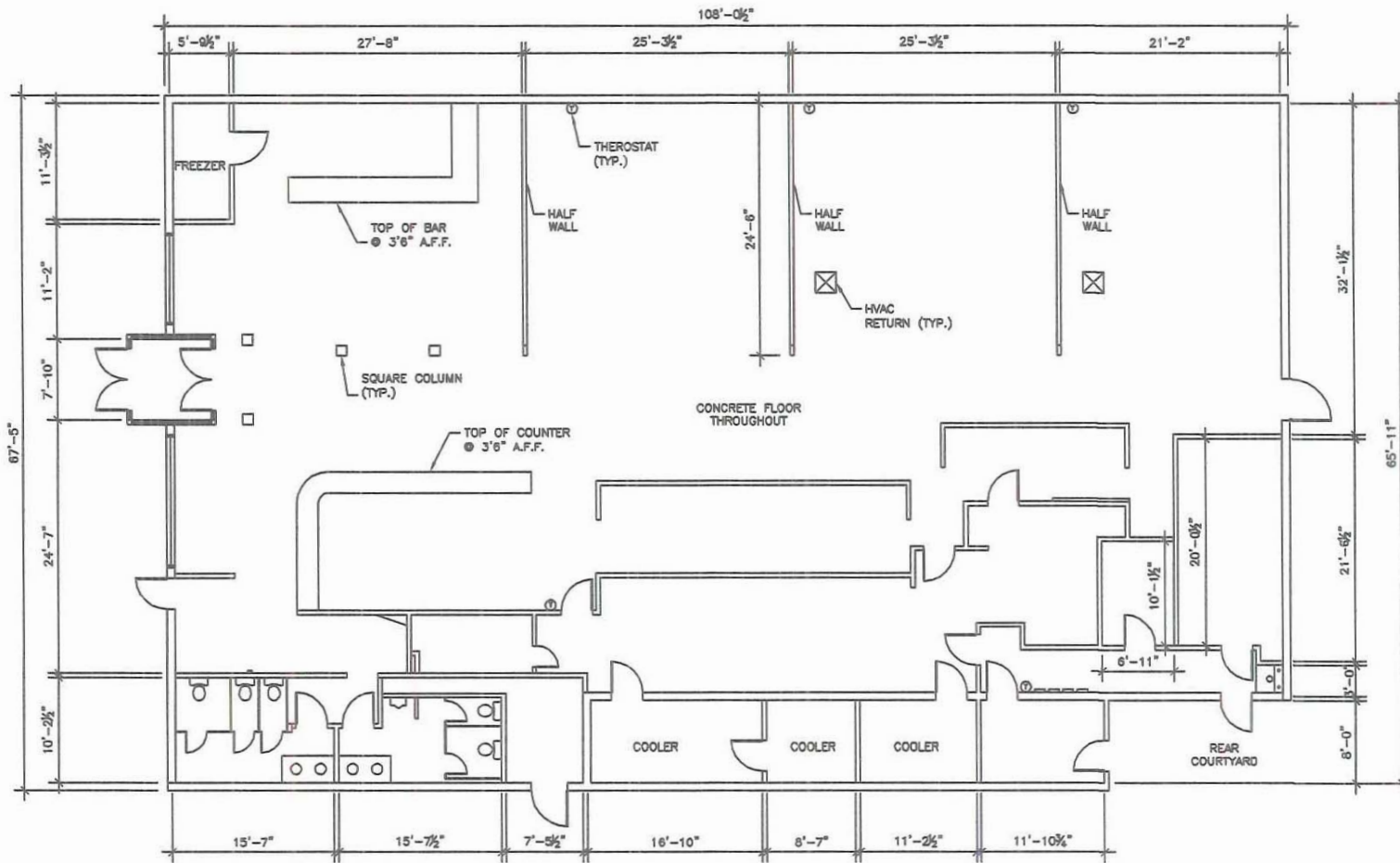
REVISIONS SURVEY OF 1.7416 ACRES OF LAND OUT OF RESTRICTED RESERVE "1", BLOCK 4 OF TIM MILES SUBDIVISION AS RECORDED IN VOLUME 334, PAGE 99 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.		
SCALE: 1" = 30'	DATE: 11-23-2011	F.B. NO.: N/B
DRAWN BY: RGB	CHECKED BY: DNP	JOB NO.: 11-264





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

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



Leasable S.F. = 7,163

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

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 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	2018 Estimated Population	9,770	114,915	332,071
	2023 Projected Population	10,338	121,733	358,309
	2010 Census Population	8,088	99,211	298,141
	2000 Census Population	4,345	79,011	233,919
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.6%
	Historical Annual Growth 2000 to 2018	6.9%	2.5%	2.3%
	2018 Median Age	34.4	34.5	34.2
HOUSEHOLDS	2018 Estimated Households	4,189	48,644	126,933
	2023 Projected Households	4,520	52,531	138,524
	2010 Census Households	3,347	40,427	110,245
	2000 Census Households	1,909	32,821	88,802
	Projected Annual Growth 2018 to 2023	1.6%	1.6%	1.8%
	Historical Annual Growth 2000 to 2018	6.6%	2.7%	2.4%
RACE AND ETHNICITY	2018 Estimated White	49.9%	45.3%	42.0%
	2018 Estimated Black or African American	23.9%	24.6%	24.1%
	2018 Estimated Asian or Pacific Islander	16.3%	17.0%	19.6%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
	2018 Estimated Other Races	9.5%	12.6%	13.8%
	2018 Estimated Hispanic	23.5%	28.8%	30.2%
INCOME	2018 Estimated Average Household Income	\$97,971	\$94,778	\$97,126
	2018 Estimated Median Household Income	\$67,802	\$68,266	\$72,793
	2018 Estimated Per Capita Income	\$42,005	\$40,133	\$37,136
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.4%	5.0%	7.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.8%	6.3%
	2018 Estimated High School Graduate	19.0%	19.7%	19.9%
	2018 Estimated Some College	21.9%	18.7%	19.1%
	2018 Estimated Associates Degree Only	7.3%	7.4%	7.2%
	2018 Estimated Bachelors Degree Only	25.6%	27.6%	25.3%
	2018 Estimated Graduate Degree	20.9%	16.8%	14.7%
BUSINESS	2018 Estimated Total Businesses	478	3,772	11,399
	2018 Estimated Total Employees	4,843	43,314	128,007
	2018 Estimated Employee Population per Business	10.1	11.5	11.2
	2018 Estimated Residential Population per Business	20.4	30.5	29.1

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.

11-2-2015



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
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date