

# FOR SALE OR LEASE

QSR RESTAURANT WITH DRIVE THRU

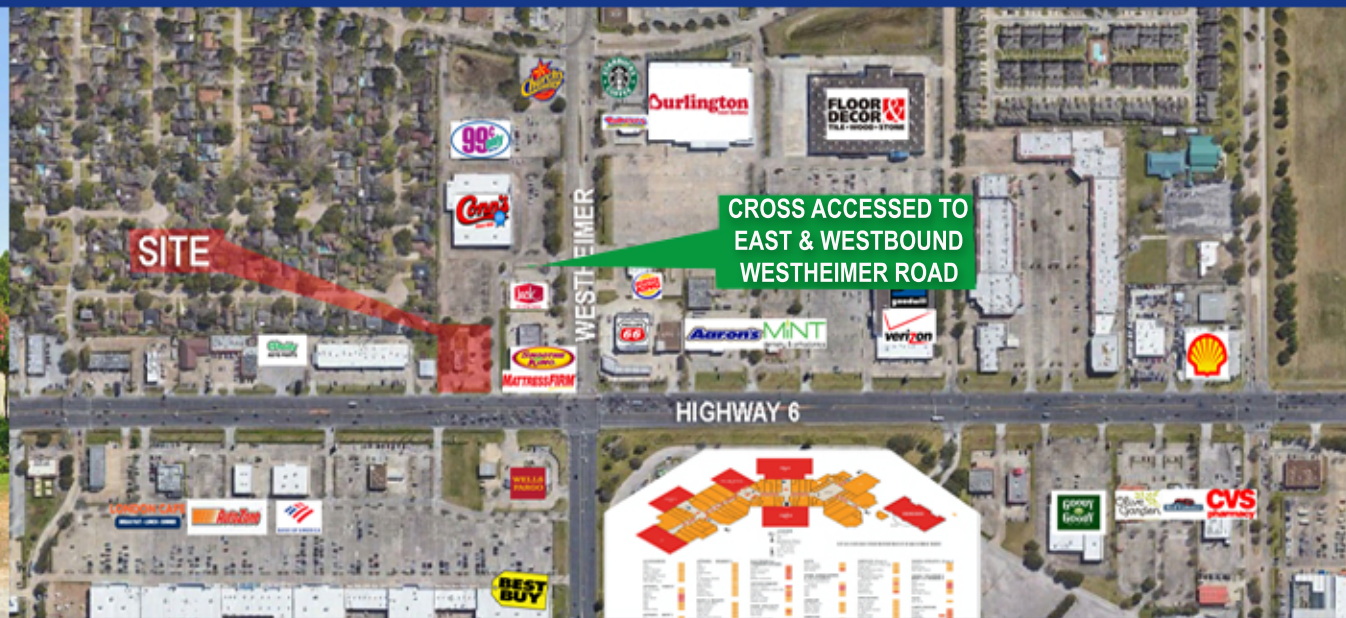
HOUSTON, TEXAS

HIGHWAY 6 S  
FORMER TACO BELL  
AVAILABLE 2ND Q 2023  
JUST OFF WESTHEIMER



2475 HIGHWAY 6 S, 77077 ASKING \$1,400,000 \$55K GROUND LEASE

DYNAMIC MARKET



PLEASE BE DISCREET THIS STORE IS STILL OPERATING

Andy Aronson  
gulfstreamproperties@gmail.com  
713-530-7466

5331 Inker Houston, Texas 77007 713 530 7466 713 589 8009 Fax www.gulfstreamprops.com

# FEATURES

**QSR RESTAURANT WITH DRIVE THRU**

**HOUSTON, TEXAS**

## LOCATION:

2475 Highway 6 South, Houston, Texas 77077

## TERMS:

FEE SIMPLE OR NNN ABSOLUTE GROUND LEASE

## SIZE:

29,933 SF of Land

2,129 SF Restaurant Building with Drive Thru

## MUNICIPALITY:

Houston, Texas

Harris County

## ACCESS:

Driveway cut on Highway 6

Cross Accessed to Westheimer

## PRICING:

\$1,400,000 Purchase

\$55K + NNN Annual Absolute Ground Lease

## CONFIDENTIALTY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





# SURVEY

## QSR RESTAURANT WITH DRIVE THRU

## HOUSTON, TEXAS

with all bearings based on said plat.

The Northwest corner of said Reserve "A" is of Brar Village Section Two as recorded records, said point also being in the East line of said Reserve "A".

of-way line of said State Highway 6, a distance of 2,500 feet to an adjoining 0.5002 of an acre containing 4.941 acre tract.

of-way line of said State Highway 6 and in an acre tract, a distance of 20.50 feet to a point of BEGINNING of the herein.

ly South line of said 4.941 acre tract, a distance of 100.00 feet to the Northeast corner of the herein an acre tract.

ly East line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

0 feet North of the most westerly South line line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ly West line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ing 0.375 acres of land, more or less, "as shown on plat" filed under County Survey Abstract No. 80, Houston, 10.0000 acre tract of land conveyed to and recorded under Harris County Clerk's Office in the Harris County Map Records and index as follows with all bearings based on said Reserve "A".

at the Northwest corner of said Reserve "A" is of Brar Village Section Two as recorded records, said point also being in the East line of said Reserve "A".

of-way line of said State Highway 6, a distance of 2,500 feet to an adjoining 0.5002 of an acre containing 4.941 acre tract.

of-way line of said State Highway 6 and in an acre tract, a distance of 20.50 feet to a point of BEGINNING of the herein.

ly South line of said 4.941 acre tract, a distance of 100.00 feet to the Northeast corner of the herein an acre tract.

ly East line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

0 feet North of the most westerly South line line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ly West line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ing 0.375 acres of land, more or less, "as shown on plat" filed under County Survey Abstract No. 80, Houston, 10.0000 acre tract of land conveyed to and recorded under Harris County Clerk's Office in the Harris County Map Records and index as follows with all bearings based on said Reserve "A".

at the Northwest corner of said Reserve "A" is of Brar Village Section Two as recorded records, said point also being in the East line of said Reserve "A".

of-way line of said State Highway 6, a distance of 2,500 feet to an adjoining 0.5002 of an acre containing 4.941 acre tract.

of-way line of said State Highway 6 and in an acre tract, a distance of 20.50 feet to a point of BEGINNING of the herein.

ly South line of said 4.941 acre tract, a distance of 100.00 feet to the Northeast corner of the herein an acre tract.

ly East line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

0 feet North of the most westerly South line line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ly West line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ing 0.375 acres of land, more or less, "as shown on plat" filed under County Survey Abstract No. 80, Houston, 10.0000 acre tract of land conveyed to and recorded under Harris County Clerk's Office in the Harris County Map Records and index as follows with all bearings based on said Reserve "A".

at the Northwest corner of said Reserve "A" is of Brar Village Section Two as recorded records, said point also being in the East line of said Reserve "A".

of-way line of said State Highway 6, a distance of 2,500 feet to an adjoining 0.5002 of an acre containing 4.941 acre tract.

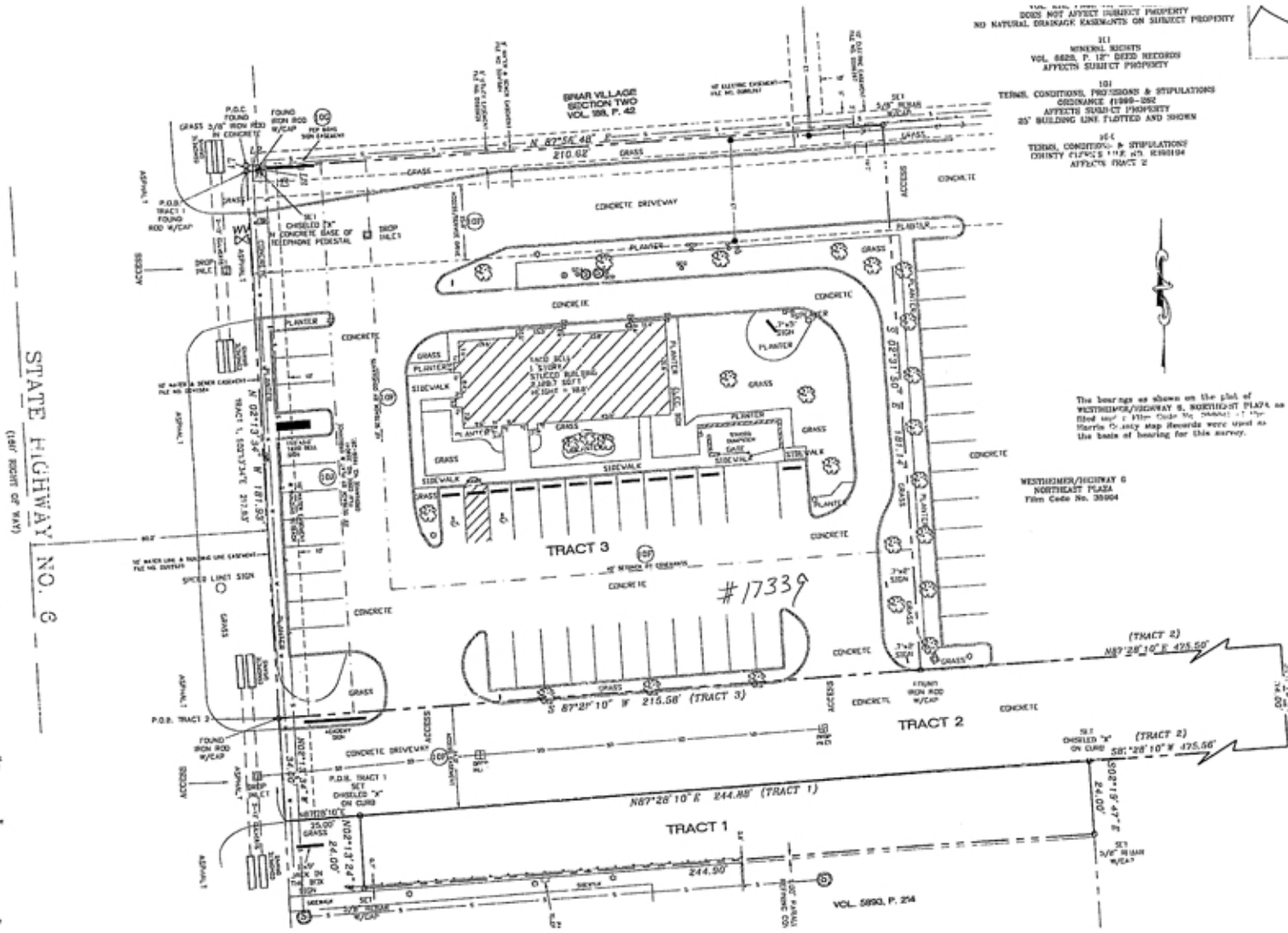
of-way line of said State Highway 6 and in an acre tract, a distance of 20.50 feet to a point of BEGINNING of the herein.

ly South line of said 4.941 acre tract, a distance of 100.00 feet to the Northeast corner of the herein an acre tract.

ly East line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

0 feet North of the most westerly South line line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.

ly West line of said 0.5002 of an acre tract, a distance of 100.00 feet to the Southeast corner of the herein an acre tract.



THIS SURVEY DOES NOT AFFECT SUBJECT PROPERTY NO NATURAL DRAINAGE EASEMENTS ON SUBJECT PROPERTY

311 MINERAL RIGHTS VOL. 5828, P. 12<sup>TH</sup> EDITION RECORDS AFFECTS SUBJECT PROPERTY

101 TERMS, CONDITIONS, PROVISIONS & STIPULATIONS ORDINANCE #1986-USE AFFECTS SUBJECT PROPERTY 25' BUILDING LINE FLOTTED AND SHOWN

304 TERMS, CONDITIONS & STIPULATIONS COUNTY CLERK'S 118<sup>TH</sup> 47<sup>TH</sup> TERRACE AFFECTS TRACT 2



LEGEND

SANITARY SEWER	---
STORM SEWER DRAIN	---
ELECTRIC & TELEPHONE	---
GAS	---
WATER	---
WATER METER	W
WATER VALVE	D-1
SEWER MANHOLE	⊙
SEWER CLEAN OUT	⊙
GRASS TRAP	⊙
ELECTRIC POLE	●
ELECTRIC POLE	●
GAS METER	⊙
GUARD POST	⊙
LIGHT POLE	⊙
HANDICAPPED SIGN	⊙
WHEEL BARRIER	⊙
SLUICING	⊙
WOOD FENCE	⊙

The bearings as shown on the plat of WESTMINSTER/HIGHWAY 6, NORTHEAST PLAZA as filed with the Harris County Clerk's Office in the Harris County Map Records were used as the basis of bearing for this survey.

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:



**The Matthews Company**  
 National ALTA Survey Management  
 17225 Newhope Street, Suite 100-110  
 Fountain Valley, CA 92708  
 (714) 959-1181 / (714) 941-2840 Fax  
 www.themathewscompany.com

DATE	REVISION

#17339  
**VIMI BRANDS, INC.**



# BUILDING

QSR RESTAURANT WITH DRIVE THRU

HOUSTON, TEXAS



CROSS ACCESSED TO EAST AND WESTBOUND WESTHEIMER ROAD



5331 Inker Houston, Texas 77007 713 777 4219 713 589 8009 Fax [www.gulfstreamprops.com](http://www.gulfstreamprops.com)





## INFORMATION ABOUT BROKERAGE SERVICES

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

**B**efore 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.

### **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.

