

RARE FREESTANDING BAR & COFFEE SHOP FOR SALE



BOTANIC
- BEER GARDEN -

HOUSTON AVE FREESTANDING BAR & COFFEE SHOP | FOR SALE

1920 HOUSTON AVENUE, HOUSTON, TEXAS 77007

5353 West Alabama Street, Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR MORE INFORMATION:

SIMON HA, Director of Brokerage
simon@braunenterprises.com
713.541.0066



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Braun Enterprises and it should not be made available to any other person or entity without the written consent of Braun Enterprises. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Braun Enterprises.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Braun Enterprises 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, PCBs or asbestos, the compliance with local, 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 this offering memorandum has been obtained from sources we believe to be reliable; however, Braun Enterprises has not verified, and will not verify, any of the information contained herein, nor has Braun Enterprises 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Braun Enterprises Real Estate Development (“Braun”) is pleased to offer for sale the fee-simple interest in 1920 Houston Avenue (“the Property”) a 1,432 SF Retail building located in Houston, TX. The property carries a single tenant lease and is occupied by Botanic Beer Garden.

Botanic Beer Garden has 7 years left on their initial term, with two 5-year renewal options at fair market rental rate. The building is located along the heavily trafficked Houston Avenue, offering easy access to Downtown Houston, The Houston Heights, and Washington Avenue Corridor.

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EXECUTIVE SUMMARY

ADDRESS

1920 HOUSTON AVENUE
HOUSTON, TEXAS 77007

BUILDING SIZE

1,432 SF

LAND SIZE

15,000 SF

YEAR BUILT/RENOVATED

1996 / 2022 / 2025

PARKING

19 Spaces

LEASE COMMENCEMENT

July 25, 2022

RENT COMMENCEMENT

November 1, 2022

LEASE EXPIRATION

October 31, 2032

RENEWAL OPTIONS

Two, Five-Year Options at
Fair Market Rental Rate

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TENANT

Botanic Beer Garden

botanicbeergarden.com



- Botanic Beer Garden is a lively indoor/outdoor bar with a loyal following from Houston's Heights, Sawyer Heights, and Downtown.

PROPERTY HIGHLIGHTS

- Single Tenant Property
- Houston Avenue Frontage
- Renovated again in 2025

TERMINATION RIGHT

None

LEASE STRUCTURE

NNN with 2% annual increases

CAP RATE

6.25%

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PROPERTY OVERVIEW

DEMOGRAPHIC SNAPSHOT



Population

1 mile	17,103
3 mile	200,985
5 mile	447,794



Daytime Population

1 mile	21,254
3 mile	336,746
5 mile	749,578



Households

1 mile	8,799
3 mile	99,153
5 mile	205,108



Avg. HH Income

1 mile	\$160,093
3 mile	\$158,663
5 mile	\$148,295



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RETAIL AERIAL

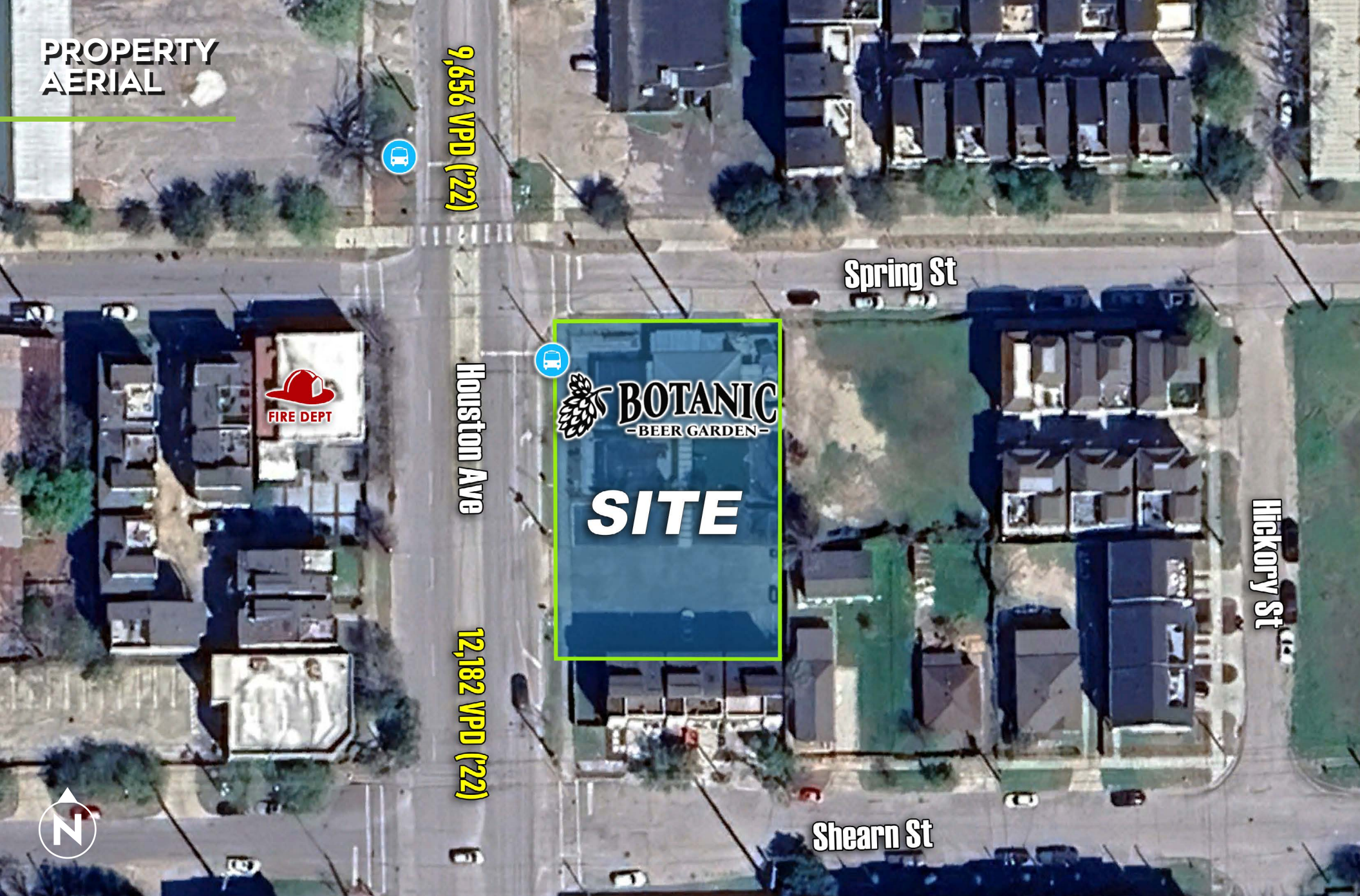


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**PROPERTY
AERIAL**



9,656 VPD (22)

Houston Ave

12,182 VPD (22)

Spring St

Hickopy St

Shearn St

BOTANIC
- BEER GARDEN -

SITE



FIRE DEPT



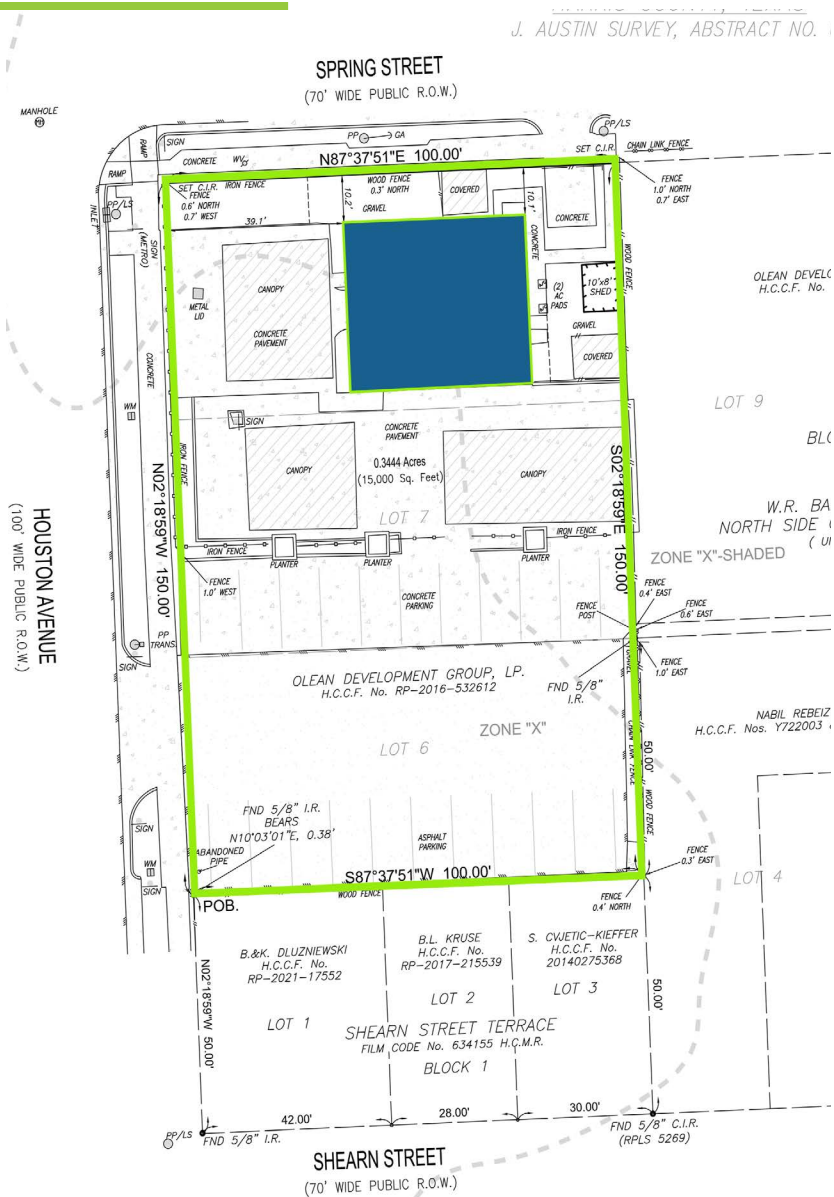
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SITE PLAN



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PROPERTY PHOTOS



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PROPERTY PHOTOS

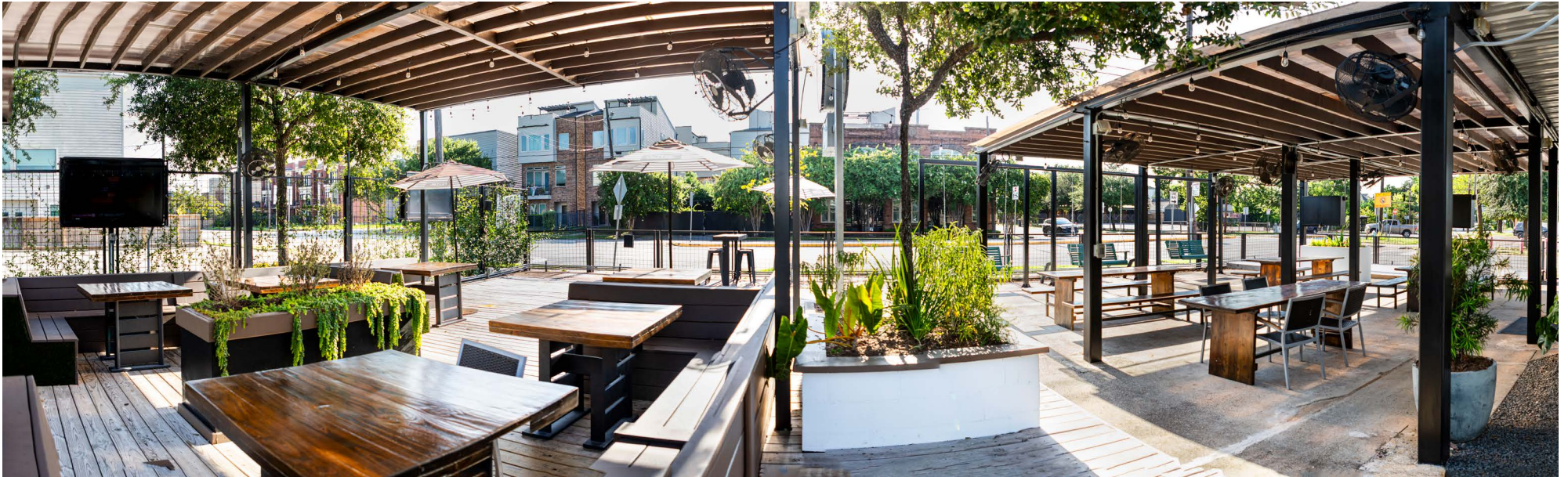


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TENANT PROFILE

TENANT

Botanic Beer Garden

LEASED AREA

1,432 SF

% OF PROPERTY

100%

WEBSITE

botanicbeergarden.com

OF LOCATIONS

2



Located in the heart of First Ward Sawyer Heights, Botanic Beer Garden is the perfect spot to relax and enjoy your time. Within this relaxed setting, you'll find the Coffee Garden, where a touch of greenery enhances both your coffee and craft beer experiences. This traditional beer garden is the perfect spot to unwind and enjoy a wide selection of brews, cocktails, and artisanal coffee.



Live Music Events



Cocktail Bar



Book Your Party



Good Vibes, Great Drinks



Mini Cocktail Experience



Houston Best Bartender

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MARKET OVERVIEW

HOUSTON EMPLOYERS

America's fourth-largest city is a cosmopolitan destination, filled with world-class dining, arts, hotels, shopping and nightlife. Take a stroll through the historic Heights, spend the day exploring the Museum District or head down to Space Center Houston. Later on, grab a bite in one of dozens of award-winning restaurants, or hang out with the cool kids on Washington Avenue. There's always something to do in this Southern hospitality meets urban chic city.

Houston, Texas, has received numerous accolades in areas like quality of life, business, and culture. It's been recognized as a top city for cultivating minority-owned businesses, for its charitable contributions, and for its vibrant cultural scene, including the arts. Furthermore, Houston's strong economy and growing population have also contributed to its positive rankings.

Here's a more detailed look at some of Houston's accolades:

Quality of Life & Livability:

- Ranked #1 among U.S. cities for cultivating minority-owned businesses, according to Research Group Expert Market.
- Ranked #7 in U.S. News & World Report's ranking of best places to live, according to Visit Houston.
- Consistently ranks high in Resonance's "America's Best Cities" list, often praised for its livability, lovability, and prosperity.

Economy & Business:

- Home to a large number of Fortune 500 company headquarters .
- Recognized for its strong economy and growing population, according to the Greater Houston Partnership.
- Ranked highly for Cost-of-Living-Adjusted Earnings .

Other Notable Accolades:

- Ranked as the #1 most charitable city in the country, according to Forbes and Charity Navigator.
- Money named Houston the "Best City for College Graduates", according to Visit Houston.
- Houston Methodist Hospital has been recognized as the best hospital in Texas for 13 years in a row.

See more Facts and Figures [HERE](#)

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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

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

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.