

+/- .60 Acres - Spring Branch
1221 Conrad Sauer Dr., Houston, TX 77043



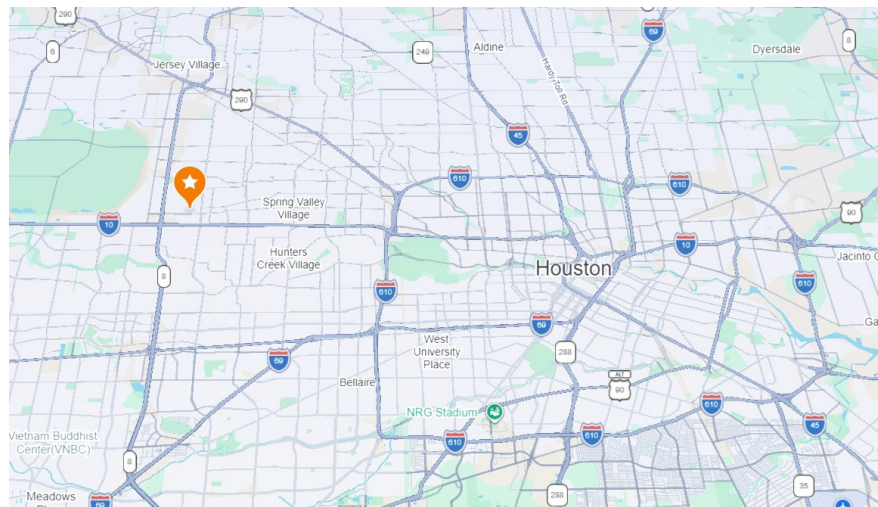
- Unrestricted Hard Corner Lot for Sale
- Ideal for QSR Development

Approximately:

- +/- .60 Acres
- 5-minute drive to City Center
- 5-minute drive to Memorial City
- .4 miles to I-10
- .75 miles to Beltway 8
- +/- 135 feet frontage on Westview Dr.
- +/- 200 feet frontage on Conrad Sauer Dr.

PROPERTY HIGHLIGHTS

- 1221 Conrad Sauer offers an excellent, flexible site for development.
- Hard corner lot offers street access on three sides.
- Walking distance to Silo Springs, a multi-phase mixed-use development planned to include luxury apartments, retail and office space, currently under construction.
- Part of 1.53 acre lot (pictured), adjoining parcel currently planned for a gas station.
- Contact Matt Key for pricing.



Matthew Key

713 882 7457

Matt@YourAgentHouston.com

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The information contained herein has been obtained through sources deemed reliable by Matthew Key, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.





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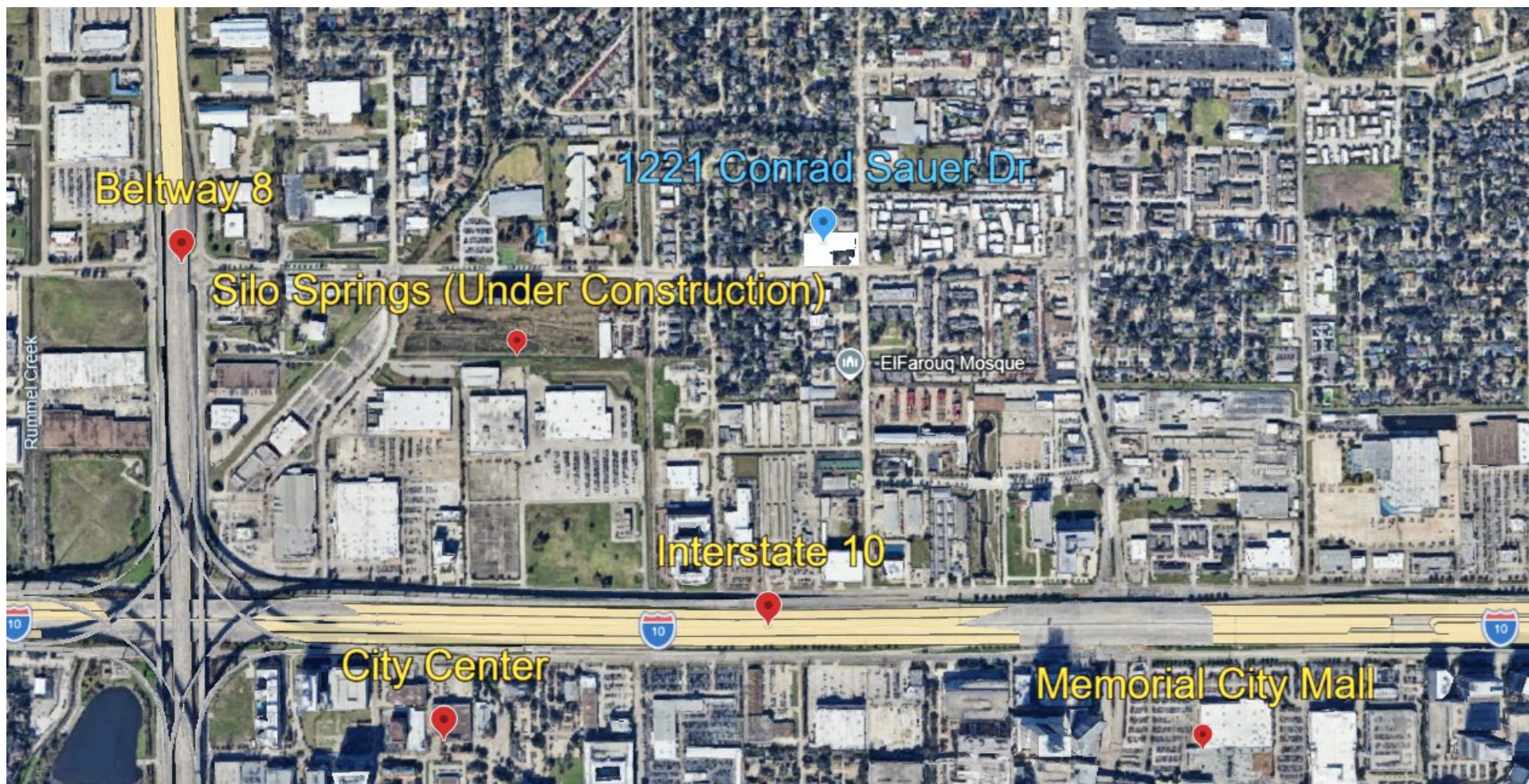
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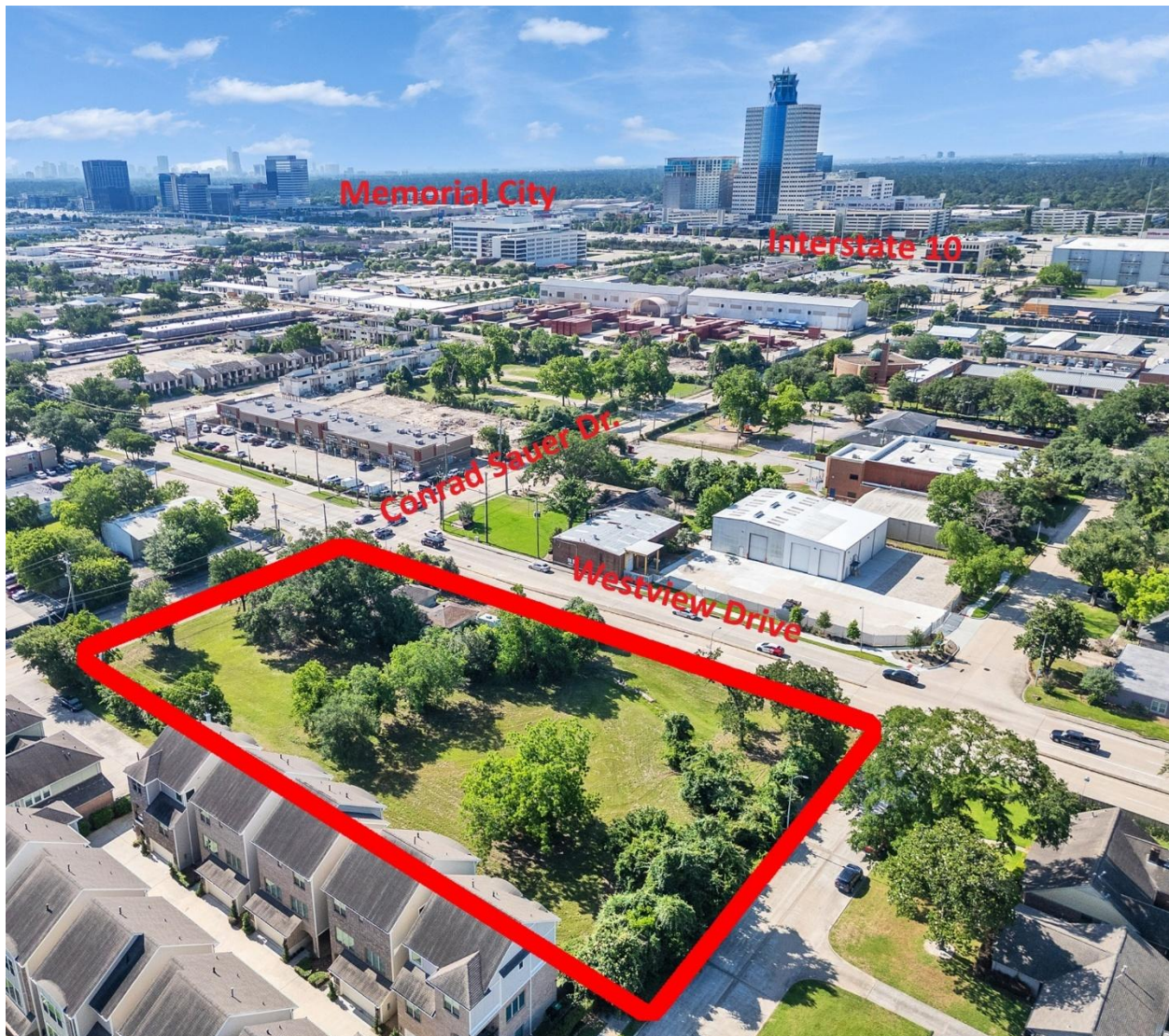
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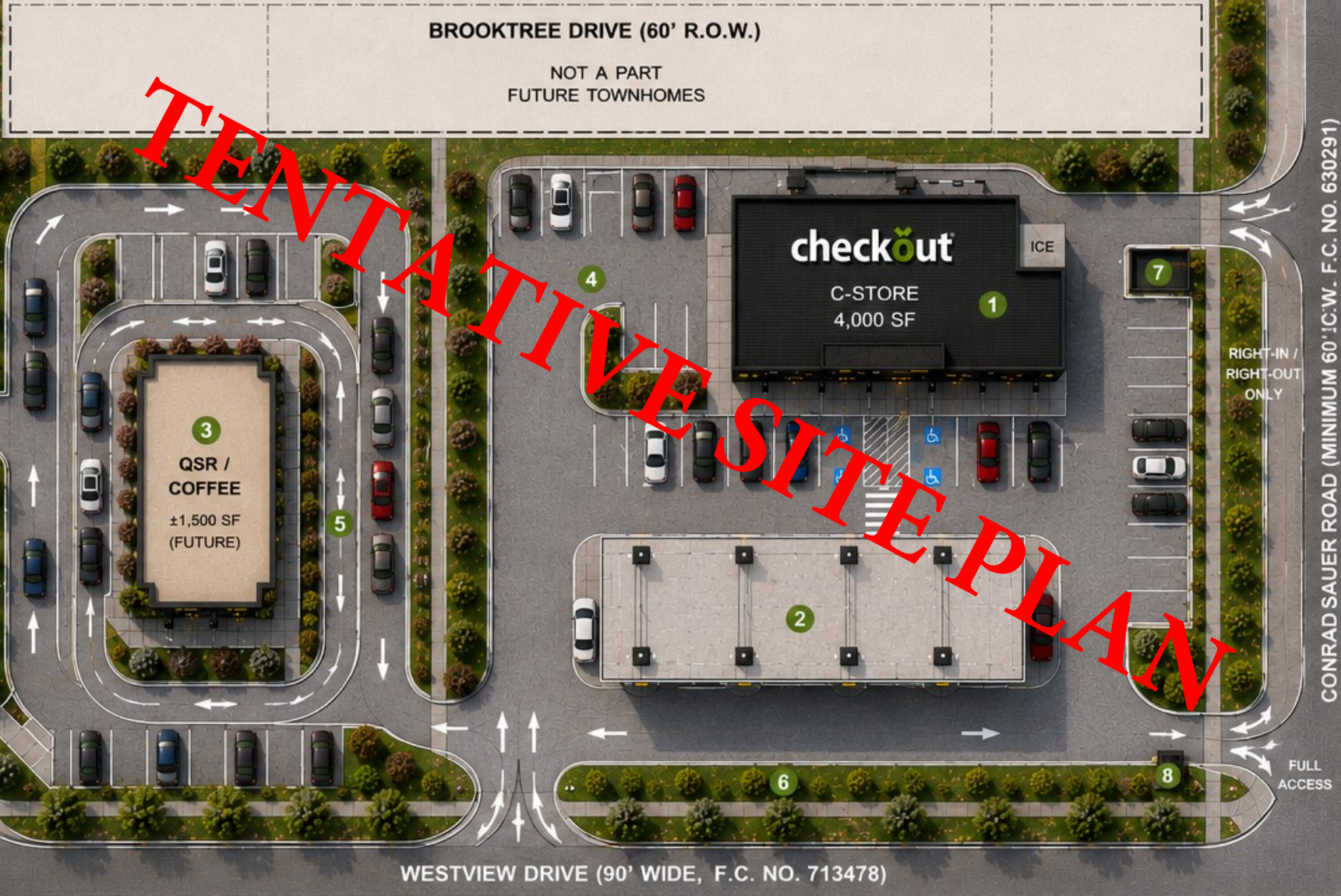
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NWC OF
CONRAD
HOUSTON

CONCEPT PLAN

SITE DATA

TOTAL SITE AREA	1,559 AC
C-STORE BUILDING	4,000 SF
FUEL CANOPY	8 DISPENSER
QSR / COFFEE BUILDING (FUTURE)	±1,500 SF
PARKING SPACES (C-STORE)	24 SPACES INCLUDING
PARKING SPACES (TOTAL)	40+ SPACES
ACCESS POINTS	FULL ACCESS WESTVIEW MURRAYHILL RIGHT-IN CONRAD

LEGEND

- 1 C-STORE BUILDING (4,000 SF)
- 2 FUEL CANOPY - 8 DISPENSERS (4 DOUBLE STACK)
- 3 QSR / COFFEE PAD (±1,500 SF FUTURE) WITH DOUBLE DRIVE THRU STACK
- 4 CUSTOMER PARKING (C-STORE)
- 5 DRIVE THRU LANES
- 6 LANDSCAPED AREAS
- 7 TRASH ENCLOSURE
- 8 MONUMENT SIGN
- PROPERTY LINE

NOTES

1. Maximize visibility
2. Double stack
3. Intersection access
4. Fuel & circulation
5. Checkout branding
6. Coffee with drive thru stack
7. Murrayhill Drive



VIEW OF QSR / COFFEE PAD (FUTURE)



VIEW FROM MURRAYHILL DRIVE



VIEW FROM WESTVIEW DRIVE



VIEW FROM CONRAD SAUER ROAD



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.

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Matthew A. Key	721875	Matt@YourAgentHouston.com	(713) 882-7457
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date