



HOLLISTER PAD SITE | SH 249 AND HOLLISTER RD, HOUSTON, TX 77086

Features

- Ground Leasing Pad Site
- Hard corner of Tomball Pkwy (Hwy 249) and Hollister Rd
- Ideal for QSR/Fast Food user
- Drive-thru capability
- Going home side with 38,000 VPD on Hwy 249

PAD SITE

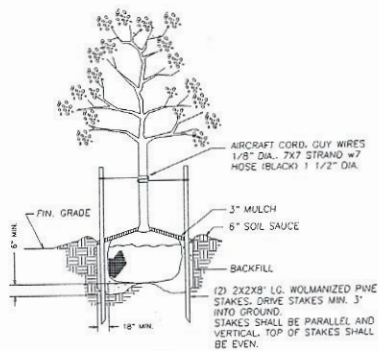
AVAILABLE SF: 5,550
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Tomball Pkwy	43,517 VPD	Population		12,886	91,821	319,036
Hollister Rd	10,454 VPD	Households		3,831	28,254	107,812
		Daytime Population		17,209	108,465	315,113
		Average Household Income		\$78,285	\$89,437	\$92,992

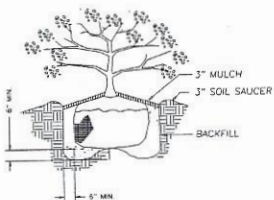
Sarah Thobae, CCIM
Assistant Vice President
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sthobae@weitzmangroup.com

Area Retailers & Businesses





TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED, HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING.

LANDSCAPING LEGEND:

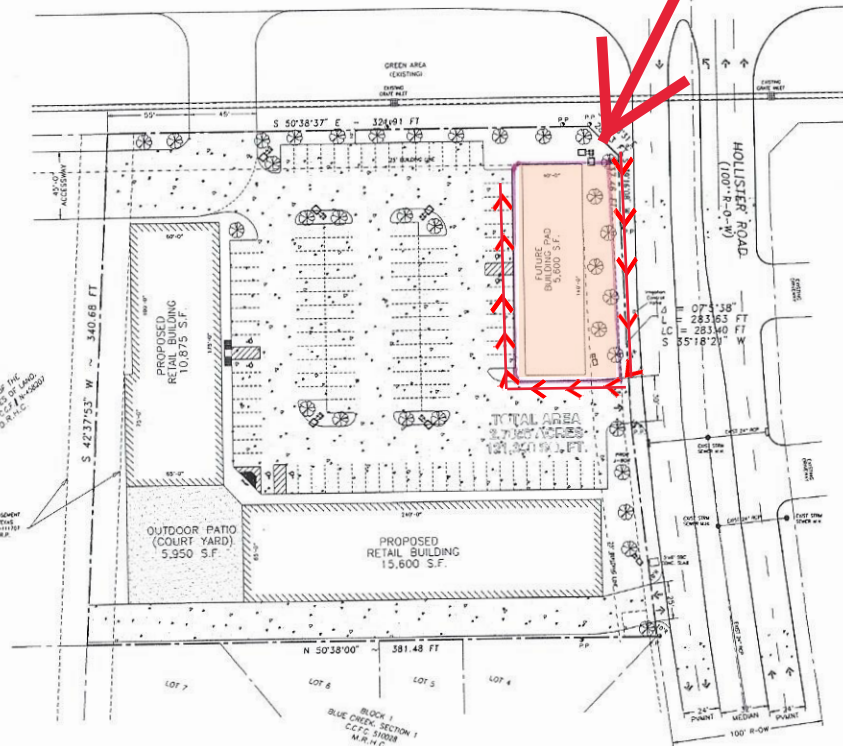


- NOTES:**
1. At the beginning and end of the fire lane, the sign shall have a single headed arrow pointing in the direction the regulation is in effect. The intermediate signs shall have double headed arrows pointing in both directions.
 2. The maximum spacing of the signs shall be 75'.
 3. The signs shall be set at an angle of not less than 20° nor more than 45° with the curb or line of traffic flow.
 4. The distance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign pole.
 5. The sign pole shall be a minimum of 5.12" x 18" with a thickness of 0.80"

STATE HIGHWAY 249
(VARYING R-O-W)



Pad Site



SITE PLAN & LANDSCAPING LAYOUT

SCALE 1" = 40'

"SHOPS AT BLUE CREEK"
15000 State Highway 249
Houston, Texas 77086
PROPOSED RETAIL CENTER

HRS and Associates,
Civil, Traffic Engineering, and Consulting
8318 Van Fleet Drive
Houston, Texas
Tel: 713 466 9776
Fax: 713 466 9299
E-mail: hrassoculines@aol.com

Seal:

Signature:

Date: April 27, 2007

NO	REVISION	DATE
1	REVISED PER HARRIS COUNTY COMMENTS	Mar. 14, 2007
2	COMPLETED SITE PLAN DRAWING	Feb. 4, 2007

SITE PLAN AND LANDSCAPING LAYOUT

SCALE: 1" = 40'

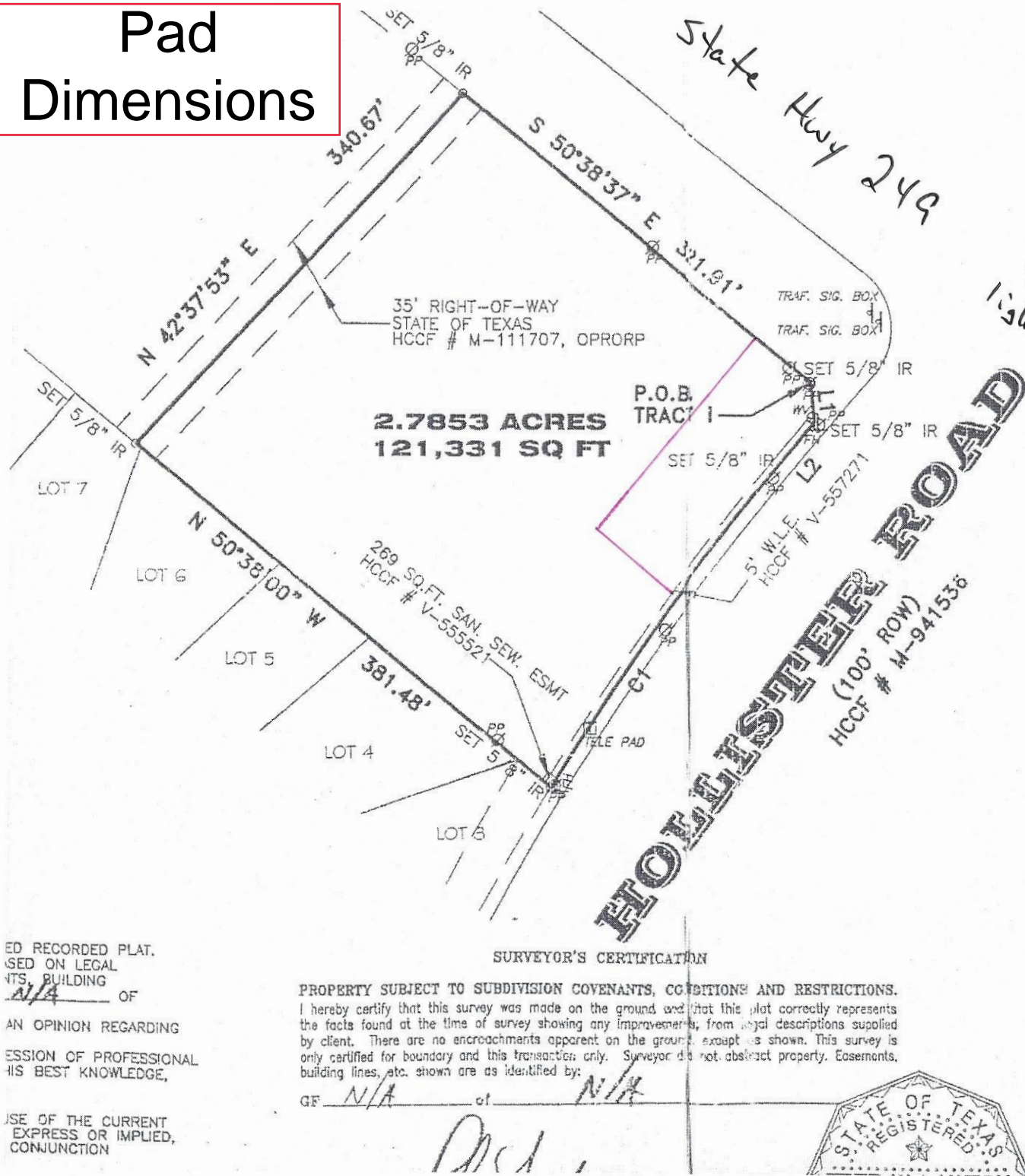
PROJ. # 2007-02-102

SHEET 3 OF 6

C-1

H.C. PROJECT NO: 1008557

Pad Dimensions



DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL
OF HARRIS COUNTY, TEXAS UNDER COUNTY CLERK

BEGINNING AT 5/8 INCH IRON ROD FOUND AT THE
BETWEEN THE SOUTHWESTERLY RIGHT-OF-WAY LINE
MONUMENTED (BASED ON A VARIABLE WIDTH AT THE
RIGHT-OF-WAY LINE OF HOLLISTER DRIVE (UNIMPROVED
AS DESCRIBED IN DEED AND RECORDED IN THE
PROPERTY OF HARRIS COUNTY, TEXAS UNDER COUNTY

THENCE, S 05°38'31" E, WITH SAID CUTBACK LINE, A DIST
ROD SET FOR CORNER;

THENCE, S 39°16'08" W, WITH THE NORTHWESTERLY R
A DISTANCE OF 37.48 FEET TO A 5/8 INCH IRON ROD
LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE N
HOLLISTER DRIVE WITH SAID CURVE TO THE LEFT, HAV
RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 283.62
35°18'21" W, A DISTANCE OF 283.40 FEET TO A 5/8 INCH
EASTERLY SOUTHEAST CORNER OF LOT 3, BLOCK 1,
FILM CODE NO. 510028 OF THE MAP RECORDS

THENCE, N 50°38'00" W, ALONG SAID NORTHEASTERLY
1, A DISTANCE OF 381.48 FEET TO A 5/8 INCH

THENCE, N 39°22'00" E, ALONG SAID SOUTHEAST
DISTANCE OF 275.00 FEET TO A 5/8 INCH IRON ROD
RIGHT;

THENCE IN A NORTHEASTERLY DIRECTION WITH S
CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FE
HAVING A CHORD BEARING OF N 84°22'00" E, A DISTANCE
SET FOR THE POINT OF TANGENCY;

THENCE, N 50°38'00" E, WITH THE SOUTHEASTERLY RIG
A DISTANCE OF 392.38 FEET TO A T.X.D.O.T. MON

THENCE, N 42°37'53" E, TO A SET 5/8" IR IN THE SOUTH
HIGHWAY 249, A DISTANCE OF 340.67 FEET;

THENCE, S 50°38'31" E, WITH THE SOUTHWESTERLY
249, A DISTANCE OF 321.91 FEET TO THE POINT OF B
(121,331 SQUARE FEET) OF LAND.

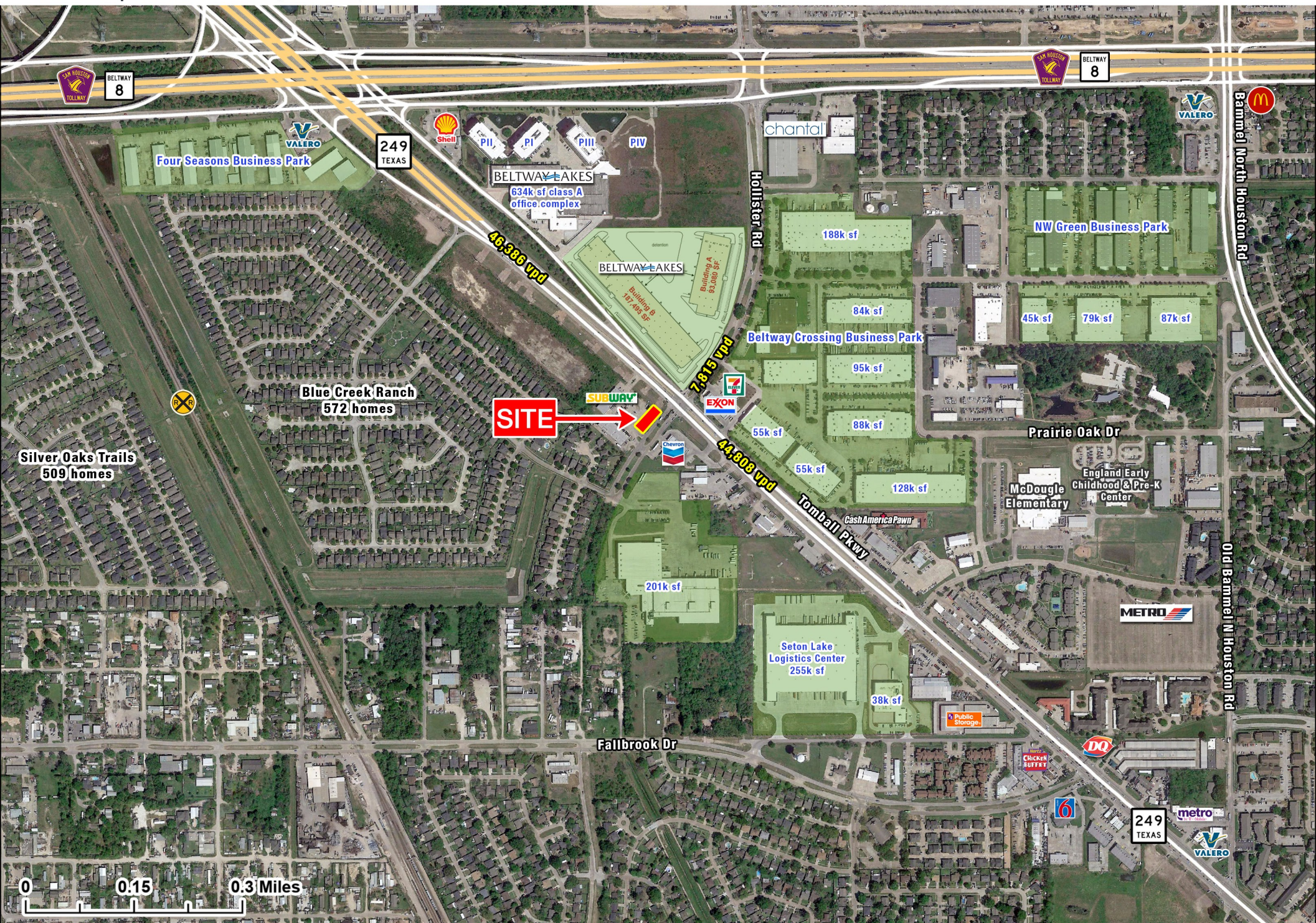
SURVEY

2.7853 ACRES OF LAND S
ZINKY SURVEY, ABSTRACT 13
TEXAS BEING A PORTION
RESIDUE OF CALLED 133.074
AS DESCRIBED IN DEED RECO
PUBLIC RECORDS OF RE
HARRIS COUNTY, TEXAS
CLERK'S FILE NUMBER

ADDRESS:

JOB NO.:2712-04B SCALE: 1" = 100' D





The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS/HOU/FA/249 & Hollister 2mi August 2022

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date