

FUNPLEX AMUSEMENT PARK

13700 Beechnut Street
Houston, Texas | 77083



Relationships in Real Estate

Jim Autenreith
Executive Vice President
jautenreith@moodyrambinint.com
713.773.5593

Sam Rayburn
Senior Associate
srayburn@moodyrambinint.com
713.373.0441

PROPERTY INFORMATION

Houston Attraction For Over 35 Years!

Total Land: ±10.98 Acres

Parking: 1,200 Spaces

Year Built: 1986

Renovated: 2014

Height: 55 FT

Building Size: ±198,000 S.F.

First Floor SF: ± 158,344 S.F.

Second Floor SF: ± 33,895 S.F.

Third Floor SF: ± 4,261 S.F.

Patio SF: ± 3,300 S.F.

ATTRACTIONS

- Sports Bar
- Bowling Center
- Roller Skating
- Ferris Wheel
- Trampolines
- Go-Karts
- Play Port
- Arcades
- VR Games
- Rides

EVENTS

- Birthday Parties
- Corporate Events
- Field Trips
- Baby Showers
- Wedding Receptions





HOUSTONFUNPLEX.COM
 13700 BEECHNUT ST., HOUSTON, TX 77083
281.530.7777

Fun For All Ages!



GUEST SERVICES

- GUEST SERVICE
- TICKET BOOTH
- PRIZE ROOM
- EVENTS OFFICE

ATTRACTIONS

- BOWLING
- SKATING
- GO-KARTS
- ARCADES
- PLAYPORT

RIDES

- FERRIS WHEEL
- LADY BUGS
- AIRPLANES
- BUMPER CARS
- FIREBALL
- TRAMPOLINE
- FUNPLEX TOWER

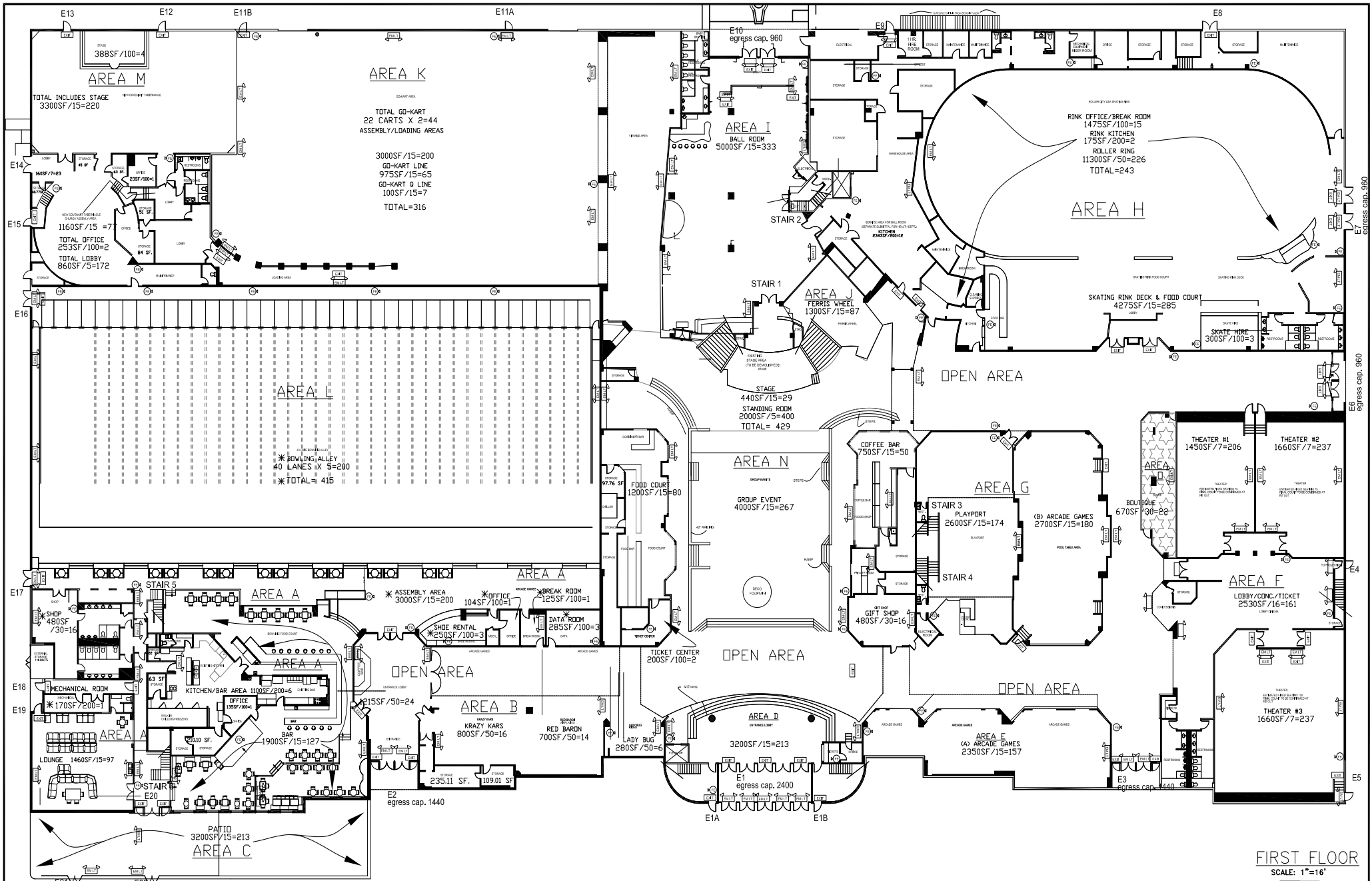
PARTY AREAS

- BIRTHDAY SECTION
- VIP PARTY ROOMS
- THE OFFICE SPORTS BAR & GRILL
- THE OFFICE VIP PARTY ROOM
- SPECIAL EVENTS / PARTY HALLS
- BOWLING PARTY ROOM

AREA LOCATIONS

- FOOD & DRINK CONCESSIONS
- STAIRWAYS
- RESTROOMS
- ELEVATOR
- EMERGENCY EXITS

FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND FLOOR

2ND FLOOR
 DOOR-49 EXIT
 OCCUPANT LOAD
 TOTALS=
 11 FROM AREA J
 150 FROM AREA K
 =161 X 0.29=32.2'
 REQUIRED EXIT
 WIDTH,
 EXIT WIDTH
 PROVIDED = 36"

2nd FLOOR

AREA A
 TOTAL AREA 3539 S.F.
 DANCE STUDIO- OCCUPANT LOAD = 174
 EXIT WIDTH REQUIRED = 174 X 0.2 = 34.8'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 2

AREA B
 TOTAL AREA 1676 S.F.
 PROJECTION- OCCUPANT LOAD = 14
 EXIT WIDTH REQUIRED = 14 X 0.2 = 2.8'
 EXIT WIDTH PROVIDED = 36"
 NUMBER OF EXITS PROVIDED = 1

AREA C
 TOTAL AREA 2378 S.F.
 OFFICE AREA- OCCUPANT LOAD = 20
 EXIT WIDTH REQUIRED = 20 X 0.2 = 4'
 EXIT WIDTH PROVIDED = 36"
 NUMBER OF EXITS PROVIDED = 1

AREA D
 TOTAL AREA 2238 S.F.
 LOBBY- OCCUPANT LOAD = 117
 EXIT WIDTH REQUIRED = 117 X 0.2 = 23.4'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 2

AREA E
 TOTAL AREA 2250 S.F.
 OFFICE AREA- OCCUPANT LOAD = 27
 EXIT WIDTH REQUIRED = 27 X 0.2 = 5.4'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 1

AREA F
 TOTAL AREA 5502 S.F.
 GAMING AREA- OCCUPANT LOAD = 436
 EXIT WIDTH REQUIRED = 436 X 0.2 = 87.2'
 EXIT WIDTH PROVIDED = 120' (48' STAIR TO 1ST FLOOR AND PAIR OF
 DOORS TO WALKWAY)
 NUMBER OF EXITS PROVIDED = 2

AREA G
 TOTAL AREA 1825 S.F.
 GAMING AREA- OCCUPANT LOAD = 157
 EXIT WIDTH REQUIRED = 157 X 0.2 = 31.4'
 EXIT WIDTH PROVIDED = 96" (2- 48" OPENINGS TO WALKWAY)
 NUMBER OF EXITS PROVIDED = 2

AREA H
 TOTAL AREA 2011 S.F.
 GAMING AREA- OCCUPANT LOAD = 183
 EXIT WIDTH REQUIRED = 183 X 0.2 = 36.6'
 EXIT WIDTH PROVIDED = 96" (2- 48" OPENINGS TO WALKWAY)
 NUMBER OF EXITS PROVIDED = 2

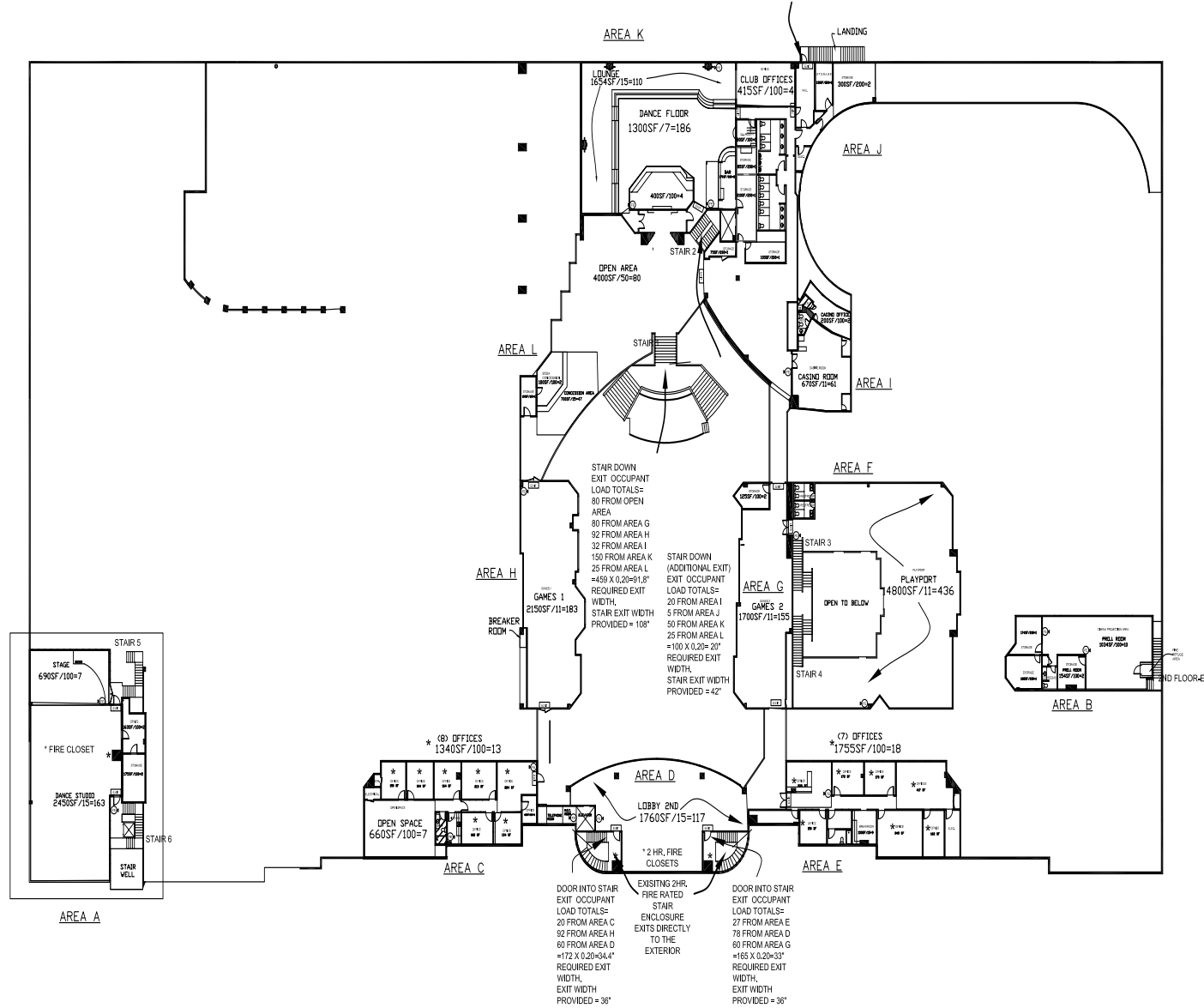
AREA I
 TOTAL AREA 1021 S.F.
 GAMING AREA- OCCUPANT LOAD = 63
 EXIT WIDTH REQUIRED = 63 X 0.2 = 12.6'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 1

AREA J
 TOTAL AREA 2488 S.F.
 OFFICE AREA- OCCUPANT LOAD = 11
 EXIT WIDTH REQUIRED = 11 X 0.2 = 2.2'
 EXIT WIDTH PROVIDED = 36"
 NUMBER OF EXITS PROVIDED = 1

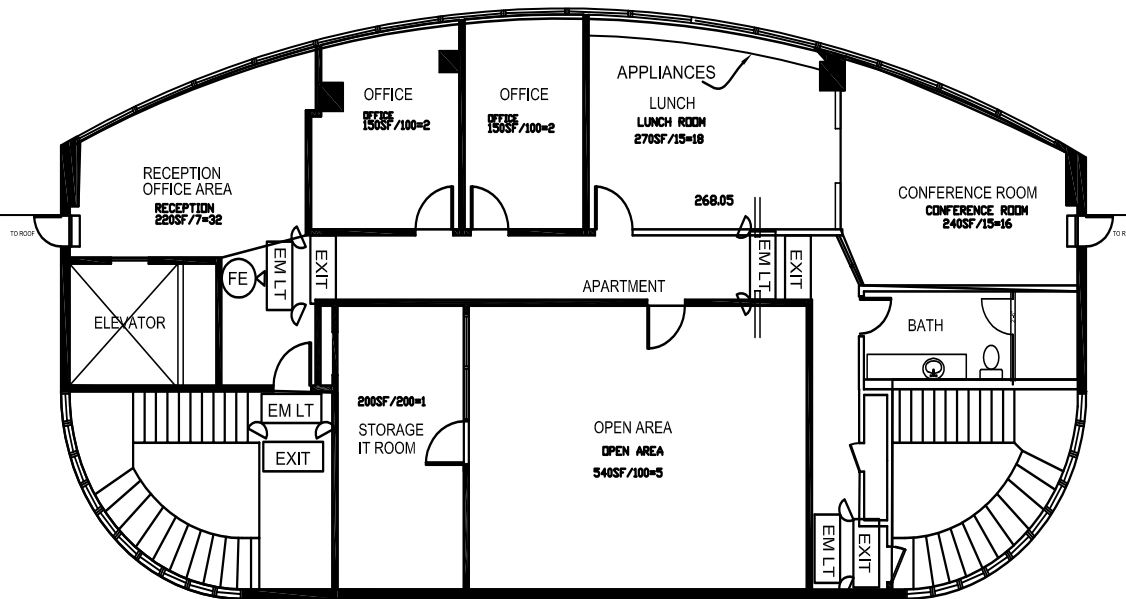
AREA K
 TOTAL AREA 3996 S.F.
 LOUNGE AREA- OCCUPANT LOAD = 303
 EXIT WIDTH REQUIRED = 303 X 0.2 = 60.6'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 2

AREA L
 TOTAL AREA 989 S.F.
 CONCESSION AREA- OCCUPANT LOAD = 50
 EXIT WIDTH REQUIRED = 50 X 0.2 = 10'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 2

OPEN AREA:
 TOTAL AREA 4000 S.F.
 OCCUPANT LOAD = 4000 S.F. / 50 = 80
 EXIT WIDTH REQUIRED = 80 X 0.2 = 16'
 EXIT WIDTH PROVIDED = 72"
 NUMBER OF EXITS PROVIDED = 2



FLOOR PLAN - THIRD FLOOR

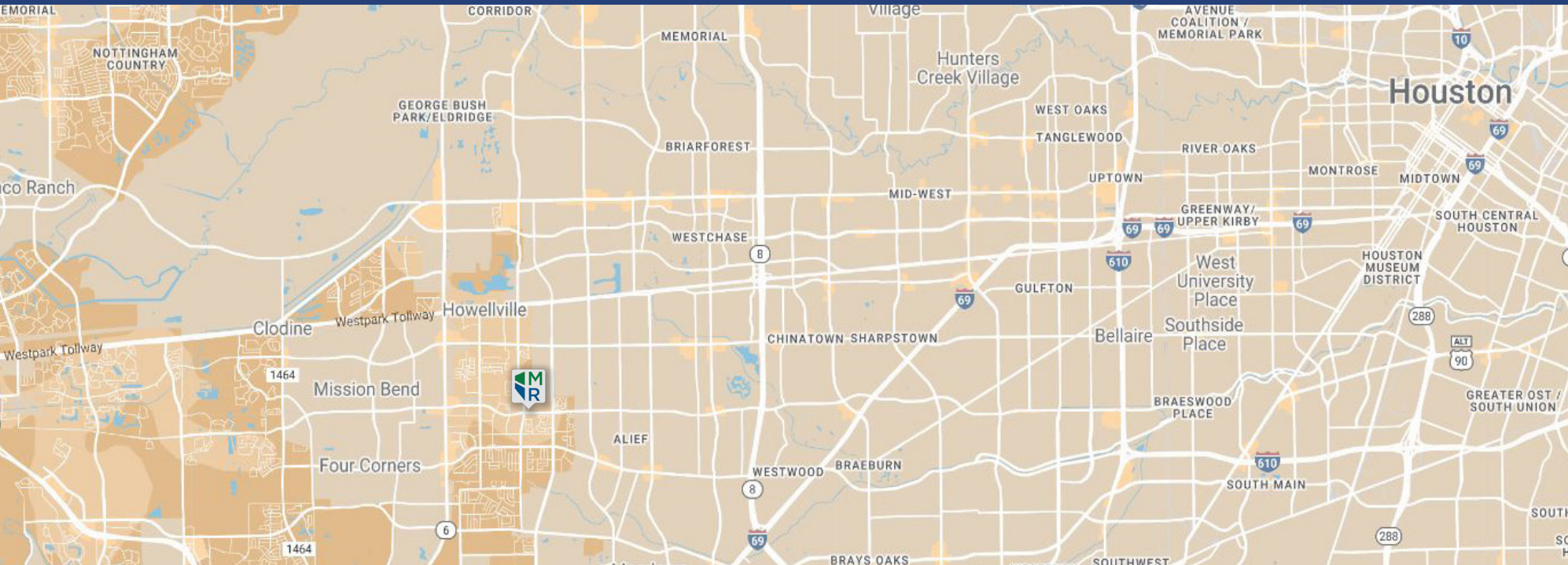
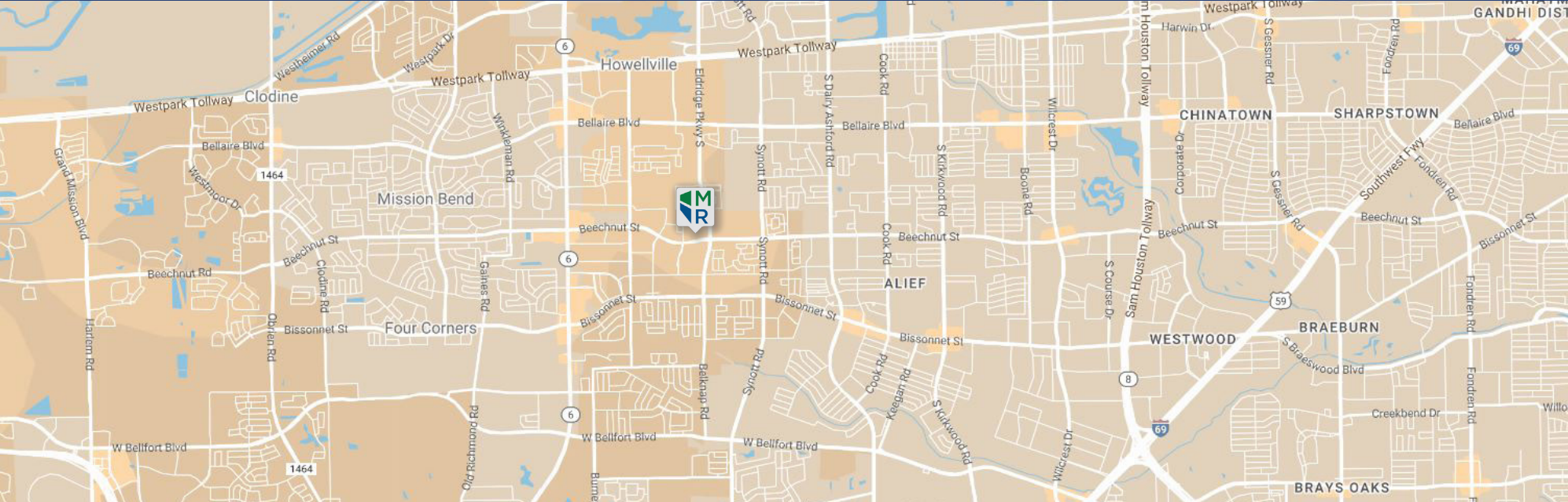


AREA A

LOCATION MAPS



LOCATION MAPS



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.

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.

MRIO, Inc.	542512	-	(713)773-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambinint.com	(713)773-5500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>

