

8373 Westheimer Rd

SEQ Westheimer Rd & Dunvale Rd - Houston, TX

1.416 AC Land with 15,904S SF Building For Sale



Sara Allen
sallen@arena-cre.com
832.865.5482

Jamie Weaver
jweaver@arena-cre.com
713.705.6072

8373 Westheimer Rd



LOCATION

8373 Westheimer Rd
Houston, Texas 77063

SIZE

15,904 sf Freestanding Building
1.416 ac/61,681 sf Land

PRICE

Please call pricing

TRAFFIC COUNTS (TxDot)

Westheimer Rd W of Fondren Rd 39,805 cpd '21
Westheimer Rd E of Hillcroft Ave 57,416 cpd '23

2025 DEMOGRAPHICS

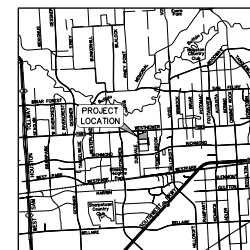
	1 MILE	3 MILE	5 MILE
Total Population	31,220	235,427	561,294
Daytime Population	19,876	259,885	650,080
Med Household Income	\$62,215	\$75,683	\$88,653

PROPERTY DETAILS

- ▲ 15,904 sf building on 1.416 acres of land.
- ▲ 95 parking spots for a 6.16/1,000 parking ratio.
- ▲ Good retail synergy at Westheimer and Dunvale with Walmart and Target.
- ▲ Cross access available through Walmart documented REA.

DUNVALE ROAD
(70' R.O.W.)
(VOL. 244, PG. 10 - H.C.M.R.)
(H.C.C.F. NO. 10-2016-183115)

WESTHEIMER ROAD

(120' R.O.W.)
(F.C. NO. 356093 - H.C.M.R.)
PUBLIC & ASPHALT PAVEDVICINITY MAP
SCALE: 1" = 1/2 MI.

0 20 40 60 Feet
SCALE: 1" = 20'

LEGEND

	AREA INLET
	C INLET
	MANHOLE
	BOLLARD
	POWER POLE
	DOWN GUT
	FIRE HYDRANT
	WATER VALVE
	BLOWOFF VALVE
	SIGN
	AREA LIGHT
	TELEPHONE ENCLOSURE
	GAS METER
	ELECTRIC BOX
	CABLE TV BOX
	WROUGHT IRON FENCE
	OVERHEAD ELECTRIC LINE
	OVERHANG
	CONCRETE
	ASPHALT

ABBREVIATIONS

AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
ESMT.	= EASEMENT
F.C.	= FILM CODE
H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.M.R.	= HARRIS COUNTY DEED RECORDS
H.C.M.R.	= HARRIS COUNTY MAP RECORDS
NO.	= NUMBER
P.G.	= PAGE
R.O.W.	= RIGHT OF WAY
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCING
GAS-PS	= GAS LINE PAINT STRIPE
U.E.	= UTILITY EASEMENT
FOUND	= FOUND
IRON ROD	= IRON ROD
C.I.R.	= CAPPED IRON ROD
H.L.&P.	= HOUSTON LIGHTING AND POWER

ALTA/NSPS LAND TITLE
SURVEY
OF
1.4160 ACRES

BEING OUT OF AN UNRESTRICTED RESERVE "C" OF
DUNVALE AT WESTHEIMER SAM'S CLUB/WALMART, A
SUBDIVISION OF RECORD IN F.C. NO. 356093

OF THE H.C.M.R., IN THE
JOHN O. TAYLOR SURVEY
ABSTRACT NO. 72
HARRIS COUNTY, TEXAS

ADDRESS: 8373 WESTHEIMER ROAD,
HOUSTON, TEXAS 77063



CIVIL-SURV
LAND SURVEYING, L.C.

3500 WEST LOOP SOUTH, SUITE #200 HOUSTON, TEXAS 77057	TABLE NO. 10-1430-02 Create: photo-reduced map	OFFICE: (713) 839-9181 FAX: (713) 839-9053
SCALE: 1" = 20'	DATE: 12/05/2016	DRAWN BY: S.L./G.S.
PROJECT NO.: CS 16131	FIELD BOOK NO.:	CHECKED BY: M.H.
		DRAWING NO.:
		1 OF 1

PRELIMINARY FOR
REVIEW
12/05/2016

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5785

DATED THIS 5TH DAY OF DECEMBER, 2016.

TO: BK WESTHEIMER, LTD.; IN-N-OUT BURGERS; AND FIDELITY NATIONAL
TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,
2, 3, 4, 6(a), 7(a)(i)(a), 8, 9, 10(c), 13, 14 AND 15-20 OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2016.

JOHN O. TAYLOR SURVEY
ABSTRACT NO. 72

METES AND BOUNDS DESCRIPTION OF 1.4160 ACRES

Being a tract of land containing 1.4160 acres, located in the John O. Taylor Survey, Abstract 72, in Harris County, Texas; Said 1.4160 acre tract being out of the remainder Unrestricted Reserve "C" of Dunvale at Westheimer Sam's Club/Walmart, a subdivision of record in Film Code Number (F.C. No.) 356093 of the Harris County Map Records (H.C.M.R.), some being all of a called 1.4160 acre tract of land recorded in the name of BK Westheimer, Ltd., in Harris County Clerk's File (H.C.C.F.) No. 20140431627; Said 1.4160 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the recorded plat of said Dunvale at Westheimer Sam's Club/Walmart):

COMMENCING, at a 5/8-inch iron rod found at the northerly northwest corner of said Unrestricted Reserve "C"; same being the northeast end of a cutback line from the east Right-of-Way (R.O.W.) line of Dunvale Road (seventy feet wide per Volume 234, Page 15, of the H.C.M.R.) to the south R.O.W. line of said Westheimer Road (one hundred and twenty feet wide per F.C. No. 356093 of the H.C.M.R.);

THENCE, with the north lines of said Unrestricted Reserve "C" and a north line of Unrestricted Reserve "A" of Dunvale at Westheimer Sam's Club/Walmart Replat No. 1, same being the south R.O.W. line of said Westheimer Road, the following two (2) courses:

1. North 87° 33' 11" East, a distance of 589.29 feet to a 5/8-inch found at the northeast corner and POINT OF BEGINNING of said 1.4160 acre tract and the herein described tract, same being a northerly interior corner of said Unrestricted Reserve "A";

2. North 87° 33' 11" East, a distance of 325.51 feet to a 5/8-inch found at the northeast corner of said 1.4160 acre tract and the herein described tract, same being a northerly interior corner of said Unrestricted Reserve "A";

THENCE, with the lines common to said 1.4160 acre tract and said Unrestricted Reserve "A"; the following four (4) courses:

1. South 02° 51' 07" East, a distance of 146.27 feet to a 5/8-inch capped iron rod set for an angle point;

2. South 07° 54' 56" West, a distance of 43.38 feet to a 5/8-inch iron rod found at the southeast corner of said 1.4160 acre tract and the herein described tract;

3. South 87° 08' 53" West, a distance of 317.40 feet to a 5/8-inch iron rod found at the southwest corner of said 1.4160 acre tract and the herein described tract;

4. North 02° 51' 07" West, a distance of 191.17 feet to the POINT OF BEGINNING and containing 1.4160 acres of land.

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:

10(c)-10' W.L.E., F.C. No. 356093, H.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

10(d)-25' B.L., F.C. No. 356093, H.C.M.R., AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

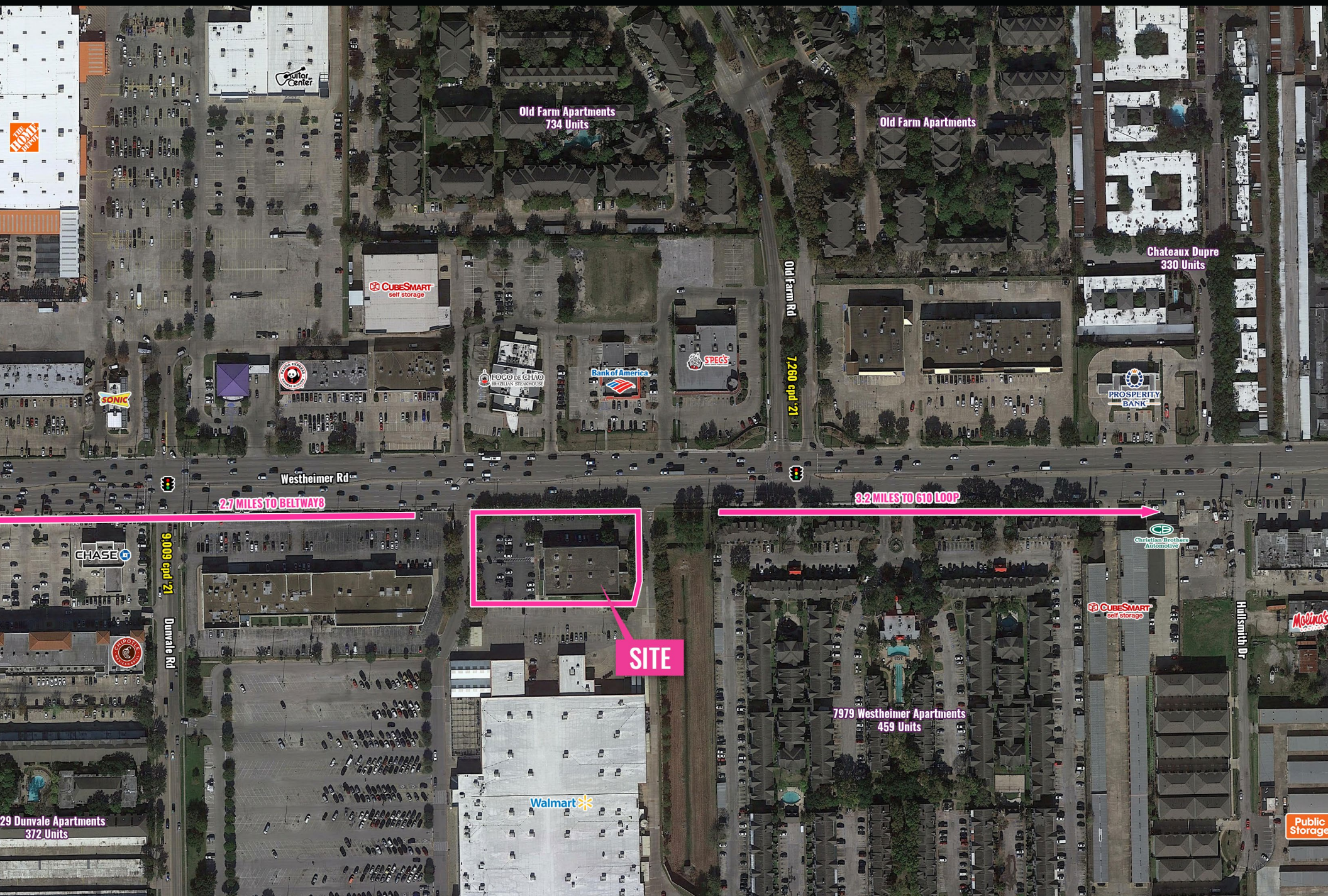
10(a)-15' DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES, F.C. No. 356093, H.C.M.R., DOES NOT AFFECT SURVEYED PROPERTY, NO VISIBLE EVIDENCE OF SUCH COURSES

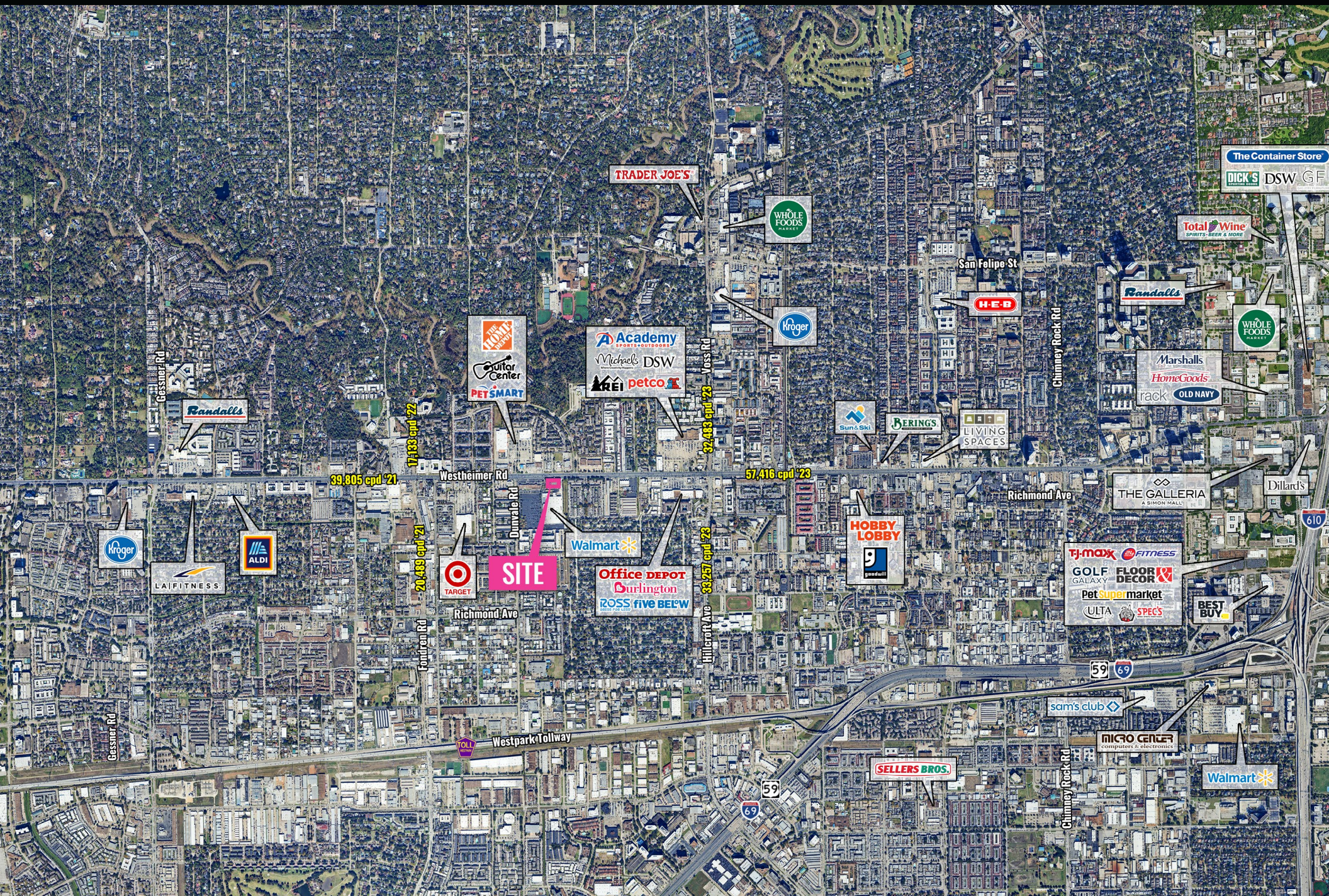
10(f)-10' H.L.&P. Co. U.E. WITH ADJACENT A.E.(s), H.C.C.F. No.(s) 18186696 AND 5655019, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON

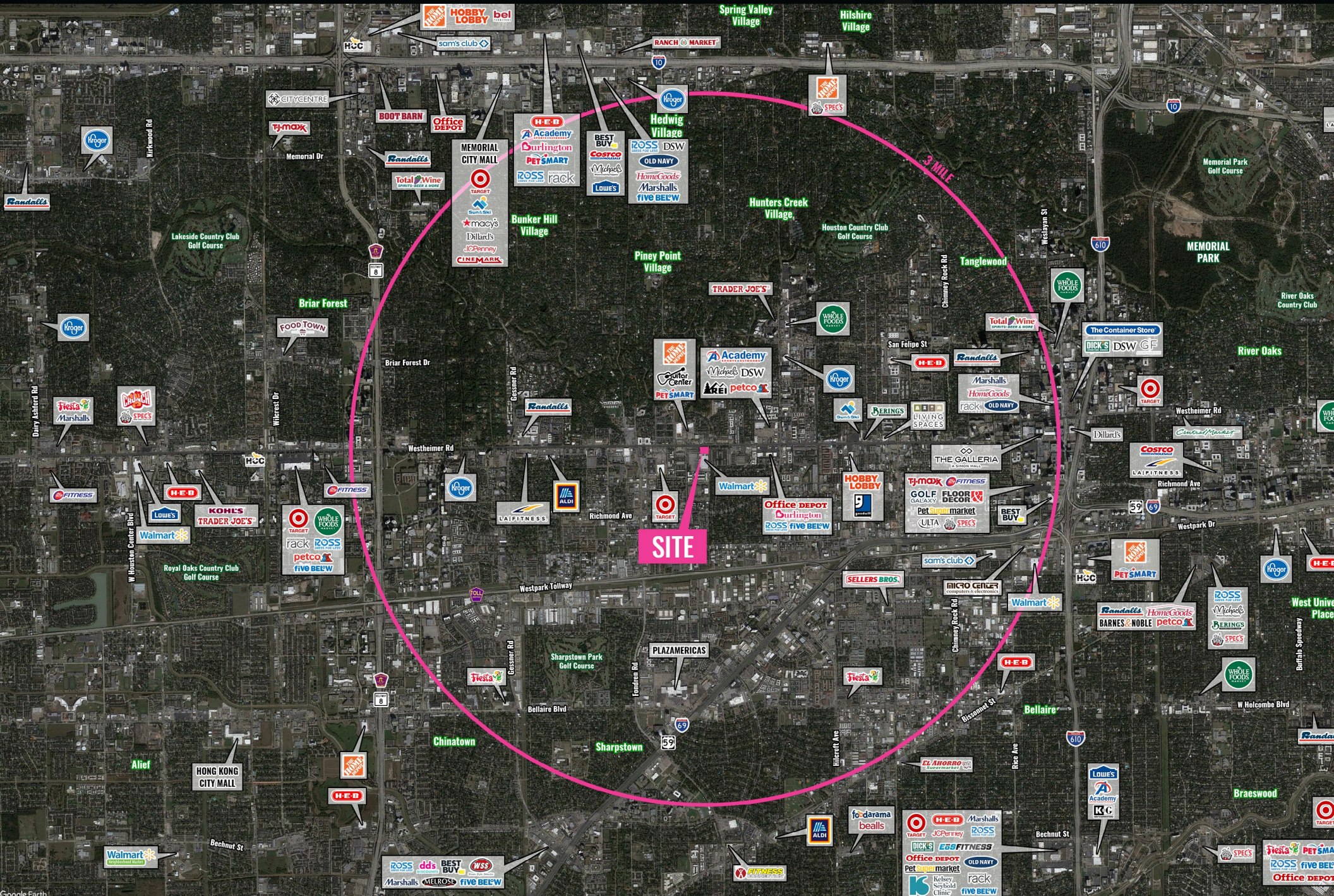
10(b)-TERMS, CONDITIONS, STIPULATION AND EASEMENTS, H.C.C.F. No.(s) 1070370, 8778938 AND 1084274, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON AS APPLICABLE

ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMENT FOR TITLE INSURANCE REFORMED HEREON AND RELIED UPON WERE CONSIDERED IN PREPARATION OF THIS SURVEY.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48029A, DATED JUNE 16, 2009, INDICATES THAT THIS TRACT IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48029C(1). THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODING CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.









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 **SLAES 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.

Arena Realty Advisors, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Jamie Weaver

Designated Broker of Firm

Licensed Supervisor of Sales Agent / Associate

Sara Schoonaert Allen

Sales Agent / Associates' Name

Buyer / Tenant / Seller / Landlord Initials

9009322

License No.

Email

506973

License No.

jweaver@arena-cre.com

Email

License No.

573241

License No.

Email

sallen@arena-cre.com

Email

Date.

713.705.6072

Phone

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Phone

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832.865.5482

Phone