



12455 Beechnut St, Houston, TX

REDEVELOPMENT OPPORTUNITY



Anthony Heckman, Broker & Owner

Anthony@thewolfrealestategroup.com

281.974.6036

PROPERTY HIGHLIGHTS

- Approximately 30,000 SF of commercially positioned land with dual frontage on Beechnut Boulevard and Dairy View Lane in Southwest Houston
- Utilities to the property: Municipal water (12" line along Beechnut), sanitary sewer, storm sewer, and natural gas (CenterPoint Energy underground line) are all present and extend to or across the property as depicted on the Survey
- Drainage at the property: An engineered storm drainage system is in place, including multiple inlets and RCP storm sewer lines serving the site; the Survey notes that there are no natural drainage courses on the property
- Entitlements completed: The property is already platted as Unrestricted Reserve "A" within the recorded Dairy View Crossing Subdivision. Topographic and boundary survey is complete. No additional platting required — ready for permitting and development



- Existing improvements on site are a 1-story building, asphalt parking, and fencing
- Strong visibility and access from Beechnut Boulevard, a major east-west arterial with excellent connectivity to Beltway 8
- Unrestricted Reserve zoning provides broad flexibility for retail, service, automotive, and drive-thru uses (buyer to confirm specific permitted uses with City of Houston)
- Survey shows underground utilities, easements, and flood-related agreements of record; all title and survey matters should be independently verified

INVESTOR CONSIDERATIONS

- THIS APPROXIMATELY 30,000 SF (0.69-ACRE) PARCEL OFFERS STRONG POTENTIAL FOR HIGH-VISIBILITY, DRIVE-THRU, AND SERVICE-ORIENTED COMMERCIAL USES. THE SITE BENEFITS FROM DIRECT FRONTAGE ON BEECHNUT BOULEVARD, SIDE ACCESS VIA DAIRY VIEW LANE, EXISTING UTILITIES AND ENGINEERED DRAINAGE, COMPLETED PLATTING, AND EXISTING IMPROVEMENTS (1-STORY BUILDING AND PARKING) THAT MAY ALLOW FOR ADAPTIVE REUSE OR FASTER ACTIVATION.
- STRONG ALTERNATIVE / COMPLEMENTARY USES INCLUDE QUICK-SERVICE RESTAURANT (QSR) WITH DRIVE-THRU, DRIVE-THRU BEVERAGE / COFFEE CONCEPT, SMALL RETAIL, BANK, OR MEDICAL / URGENT CARE WITH DRIVE-UP, AUTOMOTIVE QUICK SERVICE

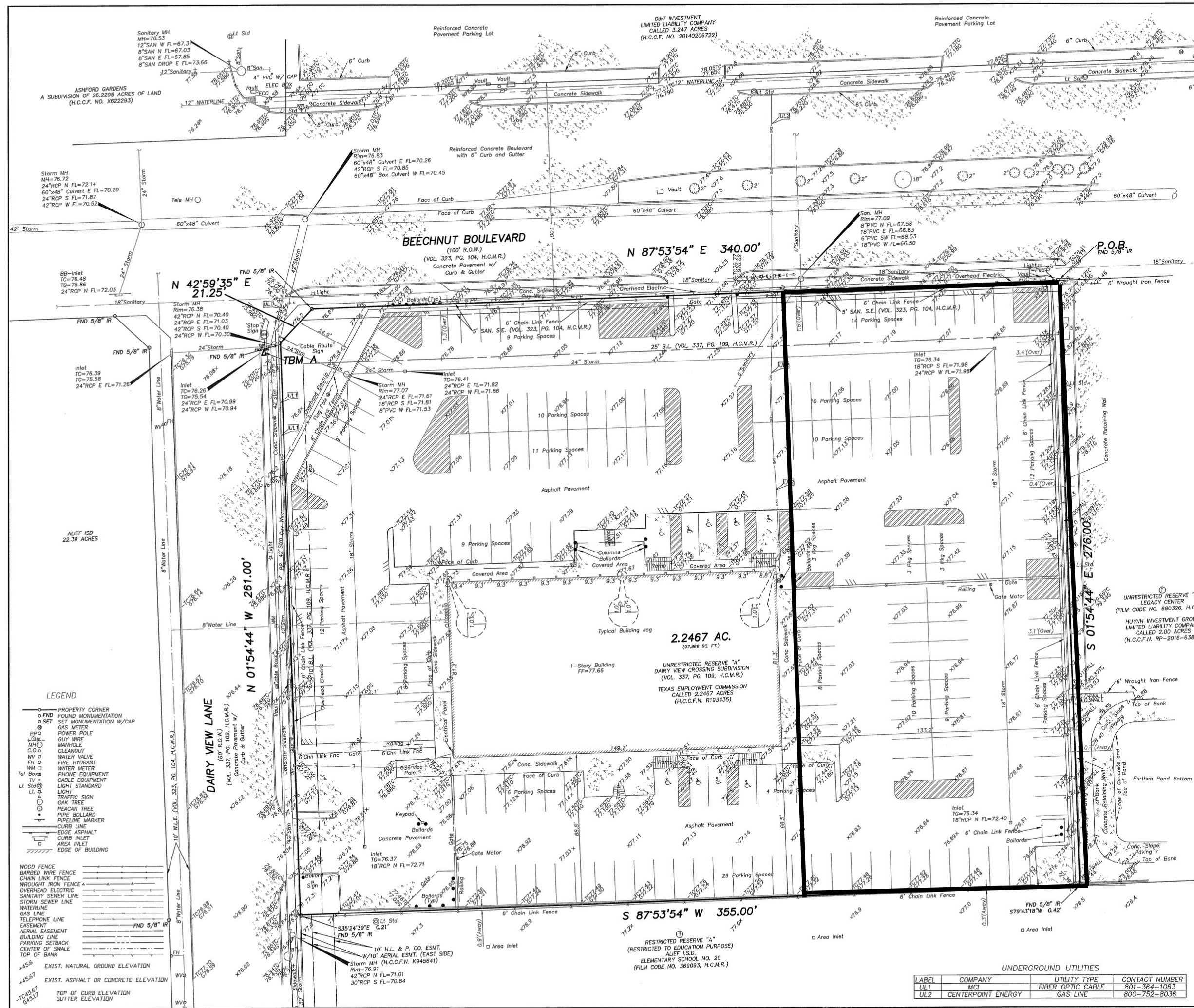


ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD '83
 2. THIS PROPERTY LIES IN SHADED ZONE "A" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480296 0830 L, EFFECTIVE DATE JUNE 18, 2007.
 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. LT-19155-1901552101222K, DATED JULY 24, 2022.
 4. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN VOL. 337, PG. 109, H.C.M.R.
 5. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS SET FORTH IN A JOINT MAINTENANCE AGREEMENT RECORDED IN H.C.C. FILE NO. J757638.
 6. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS SET FORTH IN AN AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF FLOOD WATER DETENTION SITE RECORDED IN H.C.C. FILE NO. J757639.
 7. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS SET FORTH IN A LEASE CONTRACT RECORDED IN H.C.C. FILE NO. M897881.
 8. THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.
 9. THIS SURVEY IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION DATED 7.13.2022
 10. BENCHMARK: H.C.F.R.M. 040530, BRASS DISK STAMPED "040530" LOCATED 200 FEET NORTH ON BROOKWOLF DR. FROM THE INTERSECTION OF LIMA DR. AND BROOKWOLF DR. DISK IS SET IN THE SIDEWALK ON THE EAST RIGHT-OF-WAY OF BROOKWOLF DR. ELEV.=83.07(NAVD'83, 2001 ADJ.)
 11. TBM A: BOX CUT ON A CURB INLET LOCATED ON THE EAST RIGHT-OF-WAY LINE OF DAIRY VIEW LN., APPROXIMATELY 27 FEET SOUTH OF THE INTERSECTION OF BEECHNUT ST. AND DAIRY VIEW LN. ELEV.=78.26(NAVD'83, 2001 ADJ.)
 12. THE LOCATION OF UNDERGROUND SANITARY AND STORM LINES IS BASED ON VISIBLE AND APPARENT EVIDENCE. THE LOCATION AND SIZE OF UNDERGROUND WATER LINES IS BASED ON COMPILED DRAWINGS. UNDERGROUND GAS, COMMUNICATIONS, AND ELECTRICAL LINES CANNOT ALWAYS BE LOCATED AND MAY NOT ALL BE SHOWN ON THIS SURVEY. LOCATIONS SHOWN ARE BASED ON UTILITY MARKINGS AT THE TIME OF THIS SURVEY AND ANY COMPILED MAPS PROVIDED.
 13. THIS SURVEY WAS PREPARED WITH BENEFIT OF TEXAS 811 LOCATE TICKET NUMBER 2277180920 AND 2285563758.

TO PRIMEBANK OF TEXAS, TAJ MERCHANT, SHAHAN BHAIIDANI, AND CHIKU CELL, TEXAS EMPLOYMENT COMMISSION, A DEPARTMENT OF THE STATE OF TEXAS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property hereby described hereon and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way of which I have knowledge or have been advised, except as shown hereon, and that said property has access to and from a dedicated roadway.

This survey conforms to the minimum standard requirement for a Category Ia Condition II survey, in accordance with the Manual of Practices for Surveying as published by the Texas Society of Professional Surveyors, dated July, 1999.

-Dated this 27th day of June, 2022.
-Updated 6th day of January, 2023 to add topographic elevations.

Randy S. McClelland
Registered Professional Land Surveyor
Texas Registration No. 4079

NOTE: Without an original signature, this product is strictly preliminary, and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

PLAT OF SURVEY
w/ TOPOGRAPHY

2.2467 AC. (97,868 SQ. FT.)
BEING ALL OF
UNRESTRICTED RESERVE "A"
DAIRY VIEW CROSSING SUBDIVISION
(VOL. 337, PG. 109, H.C.M.R.)
H.T. & B.R.R. CO. SURVEY, A-406
HARRIS COUNTY, TEXAS

TEJAS SURVEYING
FIRM NO. 10194739
1810 FIRST OAKS STREET, SUITE 220
RICHMOND, TEXAS 77406

A PEDRAZA SURVEYING, LLC COMPANY WEBSITE: MRSURVEYOR.COM

SCALE: 1"=20'
FIELD BOOK: 23-01 DATE: 7-13-2022
OF NO. LT-19155-1901552101222K 12455 Beechnut Blvd., Houston, TX 77072 REV: 1-5-2023
PHONE: (281) 240-9099 CAD FILE: BAS\44\44-2228T JOB NO. 44-2228

UNDERGROUND UTILITIES

LABEL	COMPANY	UTILITY TYPE	CONTACT NUMBER
UL1	MCI	FIBER OPTIC CABLE	801-364-1063
UL2	CENTERPOINT ENERGY	GAS LINE	800-752-8036

- LEGEND**
- PROPERTY CORNER
 - FND FOUND MONUMENTATION
 - SET SET MONUMENTATION W/CAP
 - GAS METER
 - P.P. GUY WIRE
 - M.H. MANHOLE
 - C.O. CLEANOUT
 - W.V. WATER VALVE
 - F.H. FIRE HYDRANT
 - W.M. WATER METER
 - P.E. PHONE EQUIPMENT
 - C.E. CABLE EQUIPMENT
 - L.T. LIGHT STANDARD
 - T.S. TRAFFIC SIGN
 - O.T. OAK TREE
 - P.T. PEACAN TREE
 - P.B. PIPE BOLLARD
 - P.M. PIPELINE MARKER
 - C.L. CURB LINE
 - E.A. EDGE ASPHALT
 - C.I. CURB INLET
 - A.I. AREA INLET
 - E.B. EDGE OF BUILDING
- WOOD FENCE
BARBED WIRE FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
SANITARY SEWER LINE
STORM SEWER LINE
WATERLINE
GAS LINE
TELEPHONE LINE
EASEMENT
AERIAL EASEMENT
BUILDING LINE
PARKING SETBACK
CENTER OF SMALE
TOP OF BANK
- +45.6 EXIST. NATURAL GROUND ELEVATION
+45.67 EXIST. ASPHALT OR CONCRETE ELEVATION
TOP OF CURB ELEVATION
GUTTER ELEVATION

RESTRICTED RESERVE "A"
(RESTRICTED TO EDUCATION PURPOSE)
ALIEF I.S.D.
ELEMENTARY SCHOOL NO. 20
(FILM CODE NO. 369093, H.C.M.R.)

UNRESTRICTED RESERVE "A"
LEGACY CENTER
(FILM CODE NO. 680326, H.C.M.R.)
HUYNH INVESTMENT GROUP,
LIMITED LIABILITY COMPANY
CALLED 2.00 ACRES
(H.C.C.F.N. RP-2016-63880)



WOLF

Real Estate Group