



## Clear Lake Texaco - Ground Lease

1190 Clear Lake City Blvd, Houston, TX 77062



**Leon Shapiro**

RE/MAX Space Center

1150 Clear Lake City Blvd, Suite 200, Houston, TX 77062

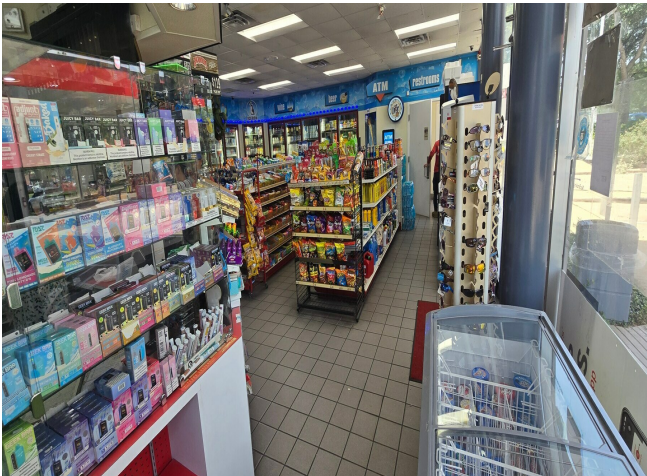
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# Clear Lake Texaco - Ground Lease

\$26.21 /SF/YR



Rental Rate:	\$26.21 /SF/YR
Property Type:	Retail
Property Subtype:	Convenience Store
Gross Leasable Area:	4,120 SF
Year Built:	1997
Walk Score ®:	55 (Somewhat Walkable)
Rental Rate Mo:	\$2.18 /SF/MO

## 1st Floor

Space Available	4,120 SF
Rental Rate	\$26.21 /SF/YR
Date Available	90 Days
Service Type	Triple Net (NNN)
Built Out As	Convenience Store
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

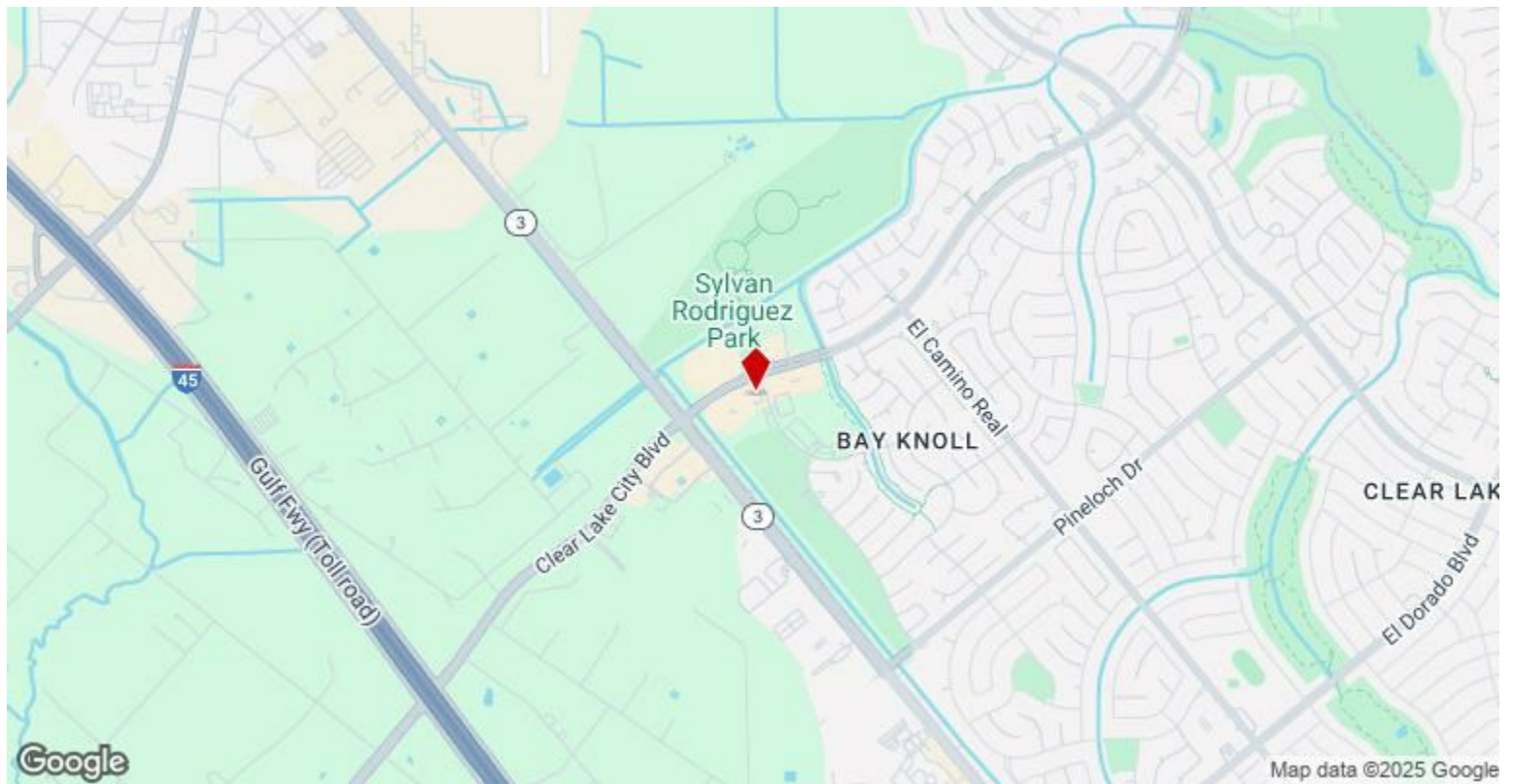
OPERATING CONVENIENCE STORE NEAR HIGHWAY 3 ON HEAVILY TRAVELED CLEAR LAKE CITY BLVD. TEXACO BRANDED GAS AGREEMENT IN PLACE, LANDLORD PREFERS A GROUND LEASE VS OPERATING AS A CONVENIENCE STORE. CAR WASH ADJACENT TO BUILDING, FORMER SUBWAY SPACE AS PART OF BUILDING WITH SEATING, COUNTER SERVICE AND COOKING EQUIPMENT. COULD BE A RETAIL OR RESTAURANT LOCATION, PLENTY OF PARKING AND STREET ACCESS WITH DRIVEWAY ON CLEAR LAKE CITY BOULEVARD AND DRIVEWAY ON CRESCENT LANDING WITH CURB CUT ON CLEAR LAKE CITY BOULEVARD.

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## Major Tenant Information

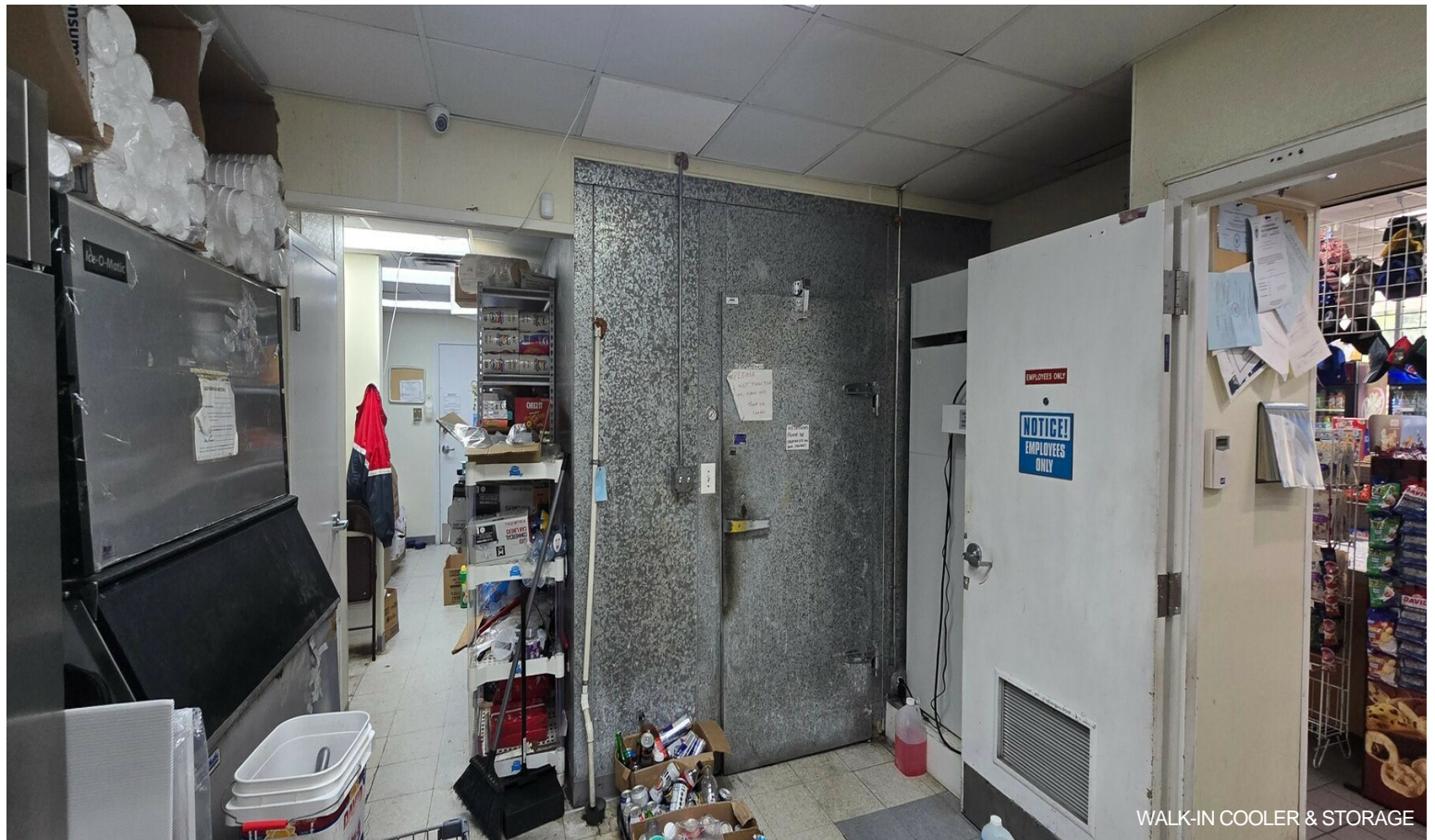
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Tenant	SF Occupied	Lease Expired
Chevron	-	
Shell	-	
Texaco, Inc.	-	



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## Property Photos



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