



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

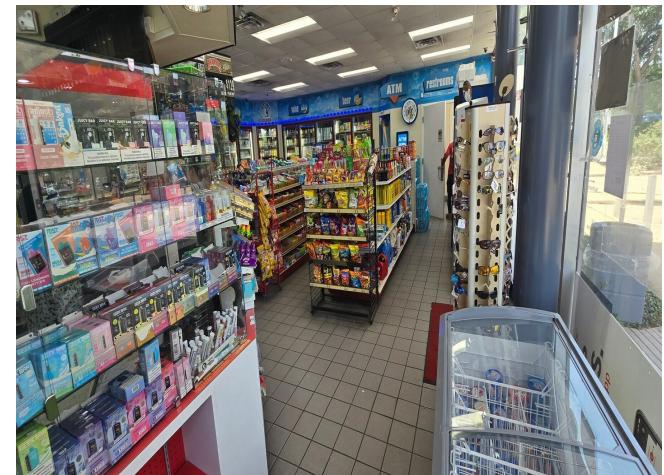
leon@solds.com

(281) 316-9500



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

1

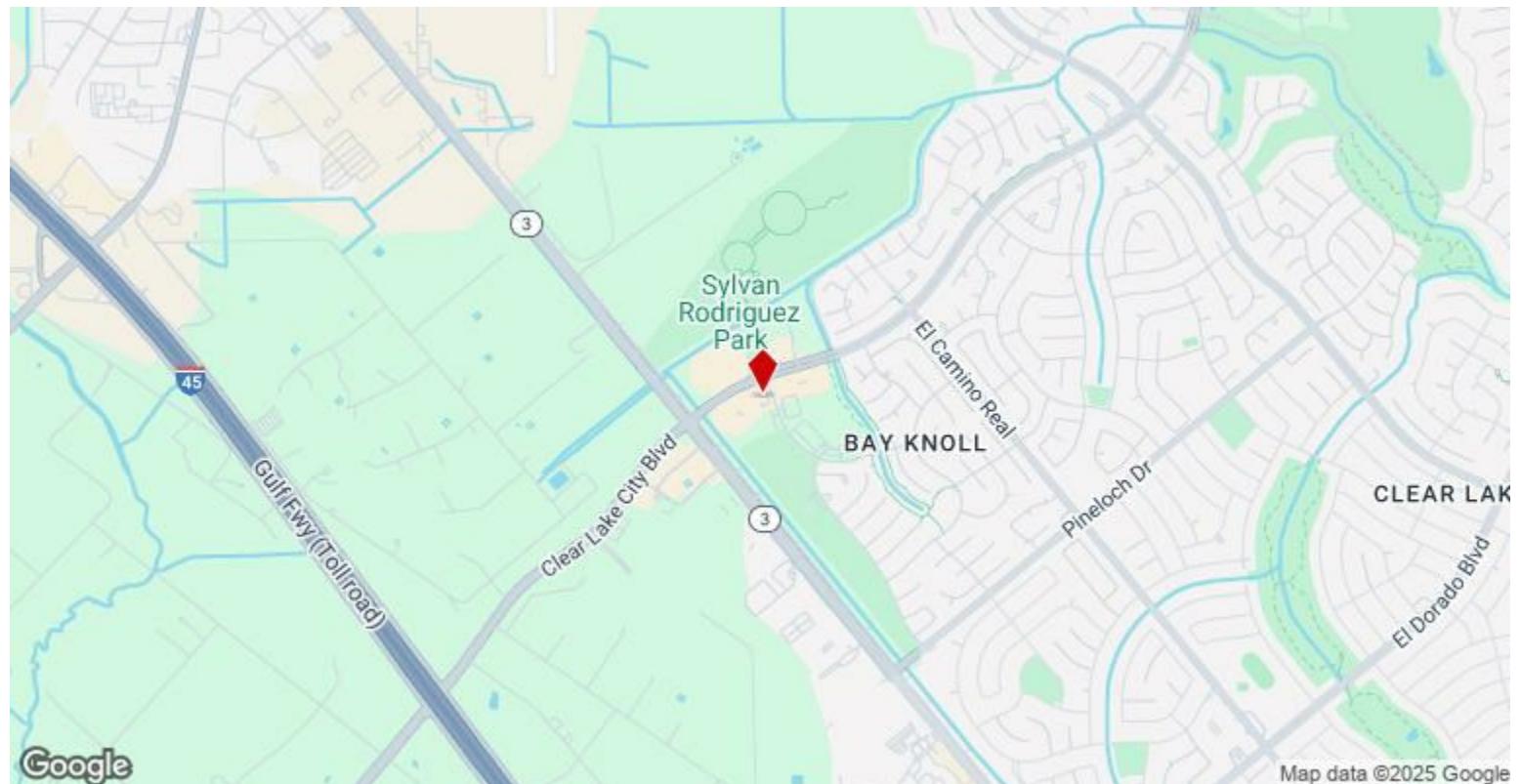
1st Floor

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.

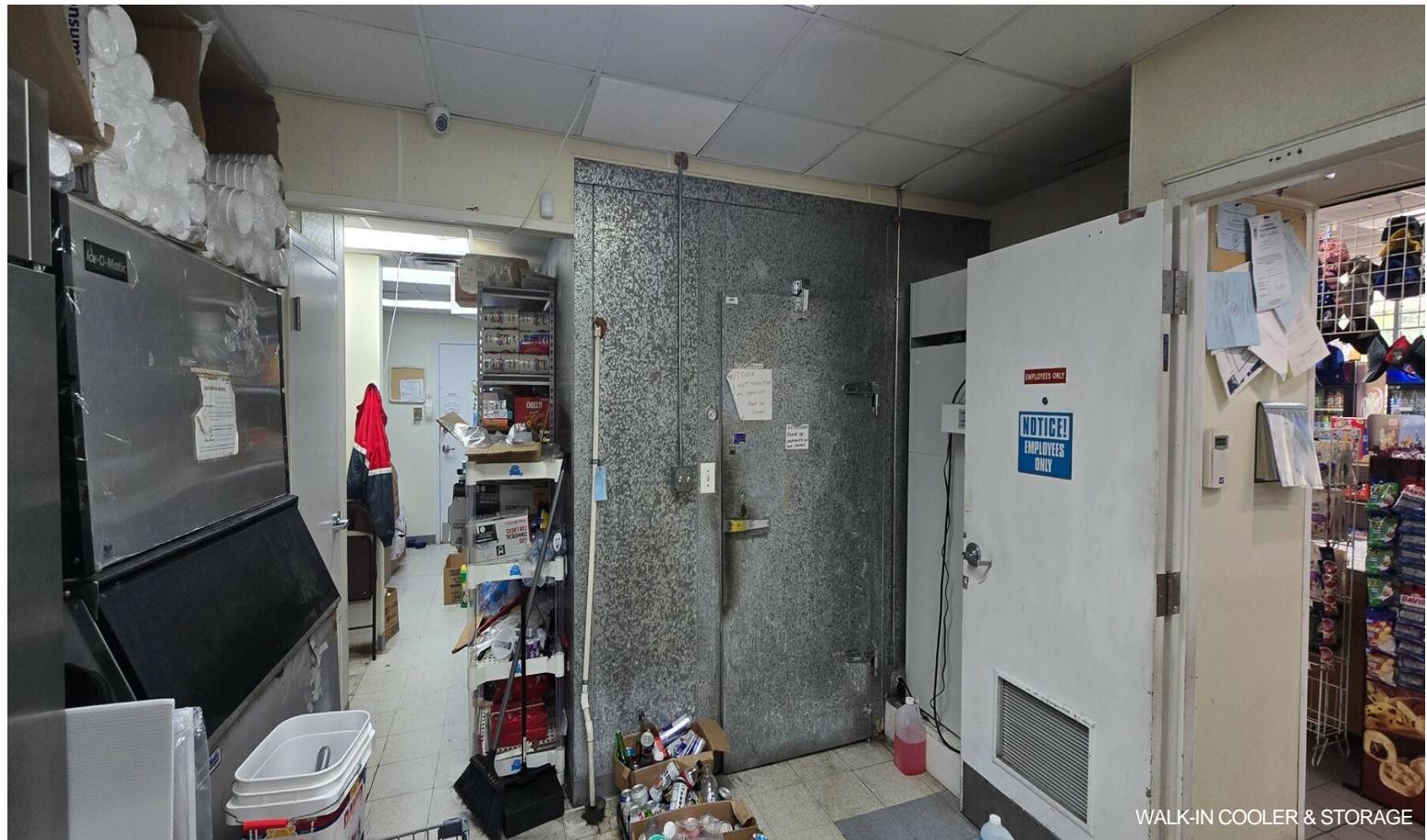
Major Tenant Information

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



1190 Clear Lake City Blvd, Houston, TX 77062

Property Photos



WALK-IN COOLER & STORAGE

Property Photos



WORKING KITCHEN & COUNTER SERVICE

Property Photos



RESTAURANT DINING AREA



CRESCENT LANDING SIDE

Property Photos



VIEW OF SIDE STREET