

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



6025 CHIMNEY ROCK | HOUSTON TX 77081

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

GALLERIA AREA | HIGH EXPOSURE | GREAT VISIBILITY

BUILDING SIZE:
25,560 SF

AVAILABLE:
25,560 SF

LEASE RATE:
**CALL FOR
DETAILS**



Direct access to Chimney Rock, Gulfton St., and Ashford St
Centrally Located Less Than 1 Mile From Loop 610 and Interstate 69/Highway 59

Located on ±2.5 Acres | Fully Fenced | Lit and Gated | 120 Striped Parking Spaces | Fully Air Conditioned Space
Ample Signage| Excellent Visibility

DAVID GREENBERG

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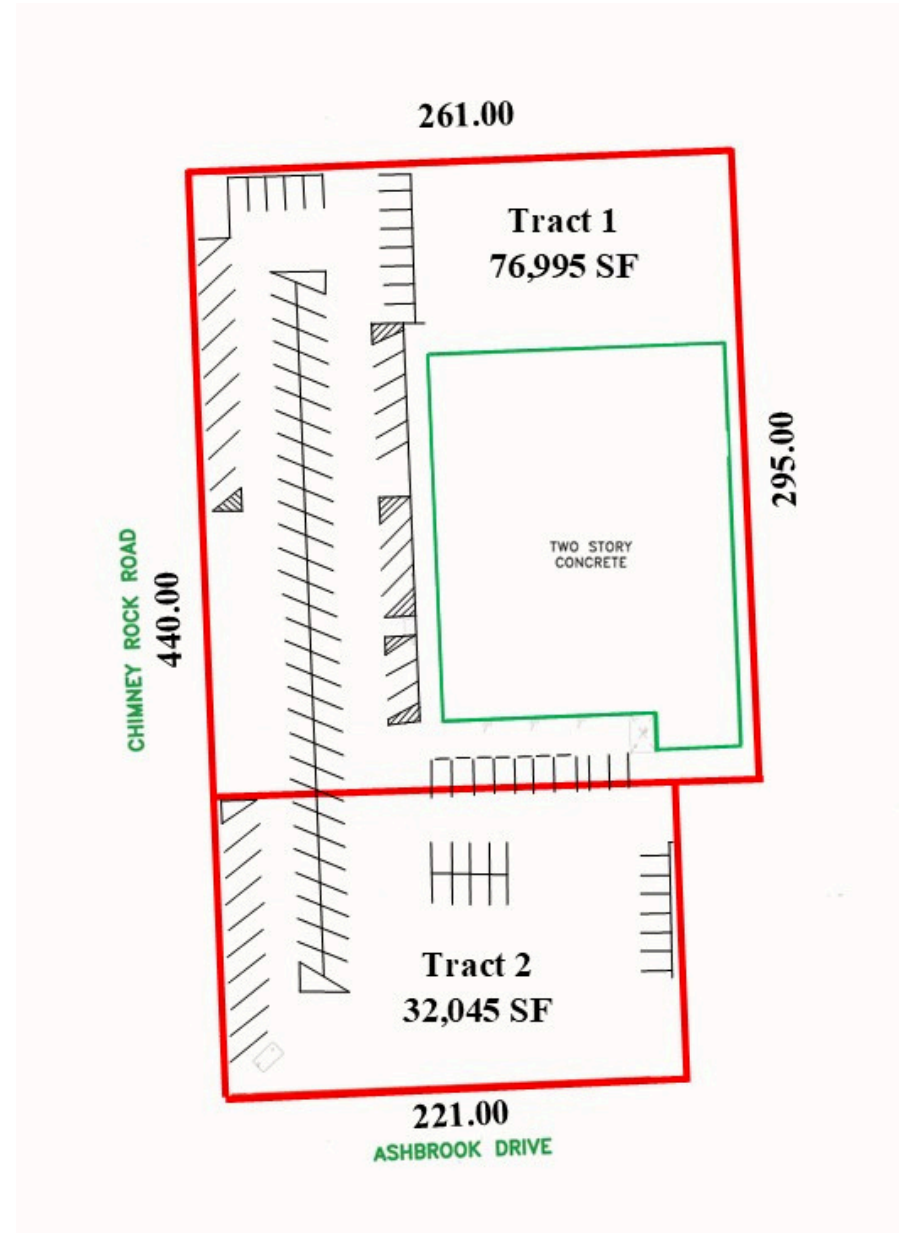
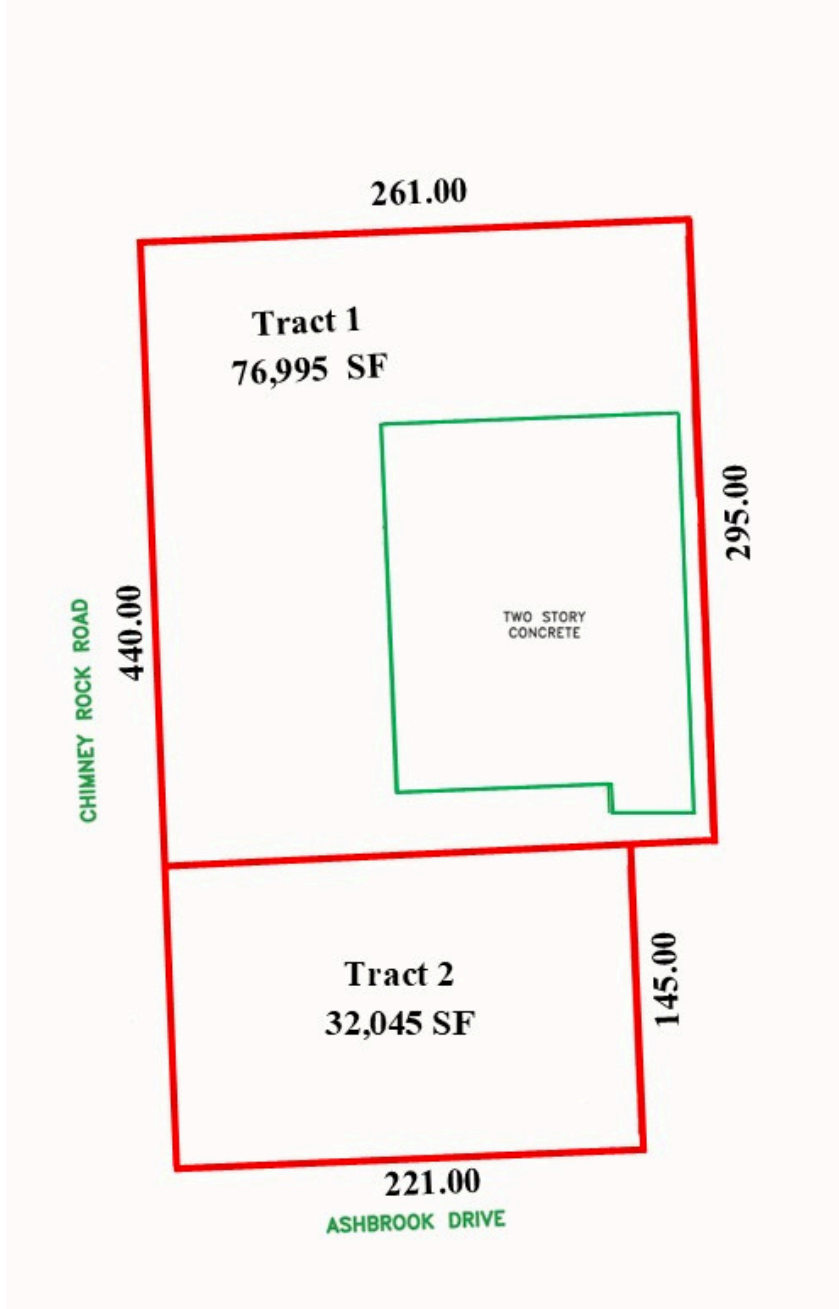
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SITE PLAN



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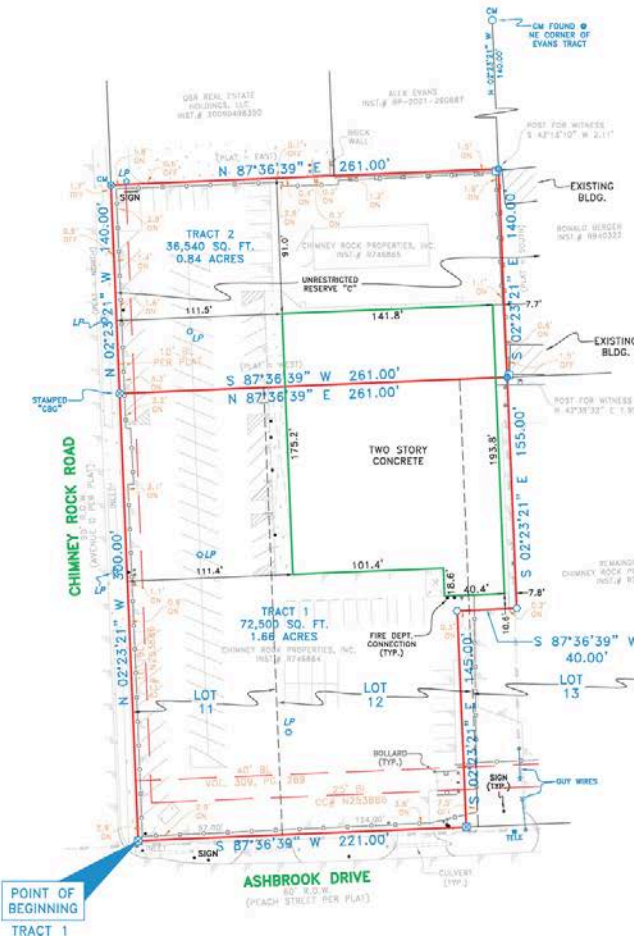
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SURVEY



Texas 811
Know what's below.
Call 811 Before You Dig



6025 Chimney Rock Road

TRACT 1:

Being all of Lots 11, 12, and a portion of 13, Block 1, of LITTLE FARMS ADDITION, an Addition to Harris County, Texas, according to the Plat thereof recorded in Volume 301, Page 41, Map Records of Harris County, Texas, some being a portion of a tract of land conveyed to Chimney Rock Properties, Inc., by deed recorded in Instrument Number R748864, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" set for corner, said corner being the intersection of the North line of Ashbrook Drive (60 feet right-of-way) and the East line of Chimney Rock Road (60 feet right-of-way);

THENCE North 02 degrees 23 minutes 21 seconds West, along the said East line of Chimney Rock Road, a distance of 305.00 feet to a 1/2 inch iron rod set stamped "CBG Surveying" for corner, said corner being the Southwest corner of a tract of land conveyed to Chimney Rock Properties, Inc., by deed recorded in Instrument Number R748865, Official Public Records of Harris County, Texas;

THENCE North 87 degrees 36 minutes 39 seconds East, along the South line of said Chimney Rock Properties, Inc. tract (R748865), a distance of 261.00 feet to a point for corner, said corner being the Southeast corner of said Chimney Rock Properties, Inc. tract (R748865), and being the Southwest corner of a tract of land conveyed to Ronald Bergen, by deed recorded in Instrument Number R940322, Official Public Records of Harris County, Texas, from which a fence post found bears North 42 degrees 39 minutes 32 seconds East a distance of 1.95 feet for witness;

THENCE South 02 degrees 23 minutes 21 seconds East, a distance of 155.00 feet to a mag nail set for corner;

THENCE South 87 degrees 36 minutes 39 seconds West, a distance of 40.00 feet to a mag nail set for corner;

THENCE South 02 degrees 23 minutes 21 seconds East, a distance of 145.00 feet to an "X" set for corner, said corner lying on the aforementioned North line of Ashbrook Drive;

THENCE South 87 degrees 36 minutes 39 seconds West, along the said North line of Ashbrook Drive, a distance of 221.00 feet to the POINT OF BEGINNING and containing 72,500 square feet or 1.66 acres of land.

TRACT 2:

Being the West 261 feet of Unrestricted Reserve "C", of THE REPLAT OF OAKDEE ADDITION, an Addition to Harris County, Texas, according to the Plat thereof recorded in Volume 213, Page 96, Map Records of Harris County, Texas

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to DG Interests, Inc. and Chimney Rock Properties Inc. in connection with the transaction described in G.F. No. 24-106 that: (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 6025 Chimney Rock Road described in (instrument), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48201C0855L with a date of 06/18/2007) pursuant to the Flood Disaster Protection Act of 1973.

The Surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 25th day of October, 2024.

Nathan Alan Faye
Registered Professional Land Surveyor



ACCEPTED BY:

SIGNATURE

DATE

SIGNATURE

DATE

NOTES:

1. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE.
2. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
3. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 32, PG. 8; VOL. 298, PG. 67; VOL. 306, PG. 289; VOL. 213, PG. 96; CCF# N23886 (O&O# 85-1878)
4. EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: CCF# 20090489330, CCF# 20090568947, CCF# 0783533, CCF# 0557832
5. APPARENT ENCROACHMENT OF BUILDING OVER/INTO PROPERTY LINE.

DATE	BY	NOTES
11/06/2024	CAJ	COMMENTS
11/11/2024	CAJ	COMMENTS

LEGEND
CONTROLLING MONUMENT
1/2" IRON ROD SET
MAG NAIL SET
FENCE POST CORNER
5/8" ROD FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
POOL ENCROACHMENT
A/C - AIR CONDITIONING
FIRE HYDRANT
CONCRETE PAVING
DOUBLE ROAD
WOOD FENCE
CHAIN LINK FENCE
WOOD FENCE
0.5" WIDE TYPICAL
BARBED WIRE
IRON FENCE
PPL FENCE
COVERED PORCH/DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	10/25/2024	2417360	SEL. CERT.	CAJ

TEXAS LAND TITLE SURVEY

W.J. BROWN SURVEY, ABSTRACT NO. 132

CITY OF HOUSTON, HARRIS COUNTY, TEXAS

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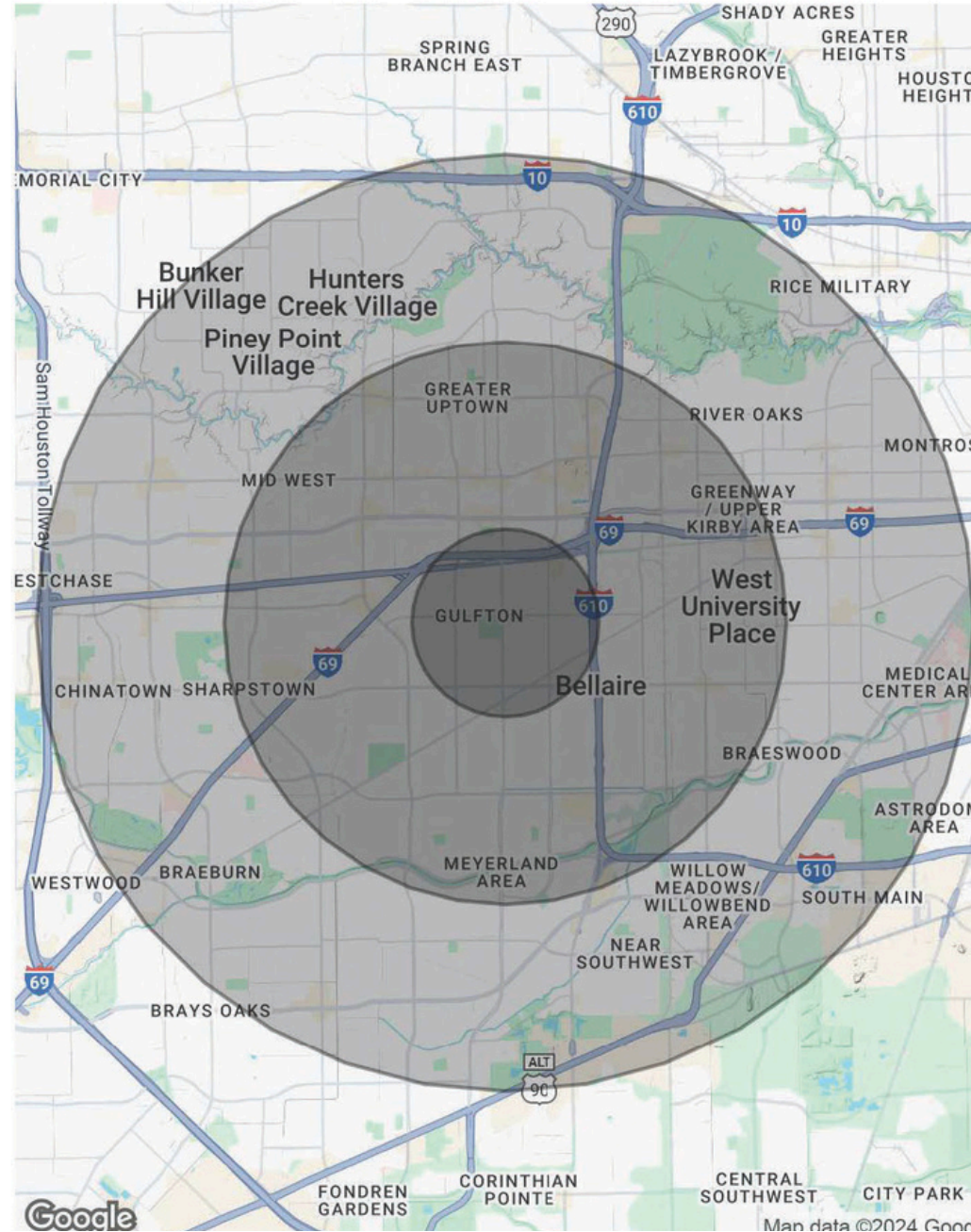
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	37,563	243,851	520,509
Average Age	33	38	39
Average Age (Male)	34	37	38
Average Age (Female)	33	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,474	107,859	231,897
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$65,916	\$120,817	\$121,683
Average House Value	\$323,110	\$615,374	\$613,456

Demographics data derived from AlphaMap



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.		
Licensed Supervisor of Sales Agent/Associate		Email	Phone

	License No.		
Sales Agent/Associate's Name		Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date