



CONCEPTUAL RENDERING

GROUND LEASE

FORMER CHURCH'S CHICKEN SITE

309 S. LOCKWOOD DR, HOUSTON, TEXAS 77011



GROUND LEASE

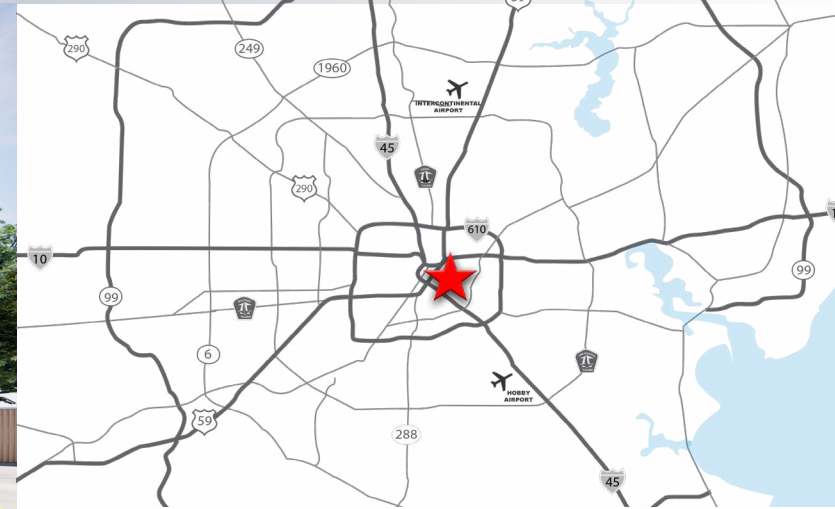
309 S. LOCKWOOD DRIVE
HOUSTON, TEXAS 77011



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING

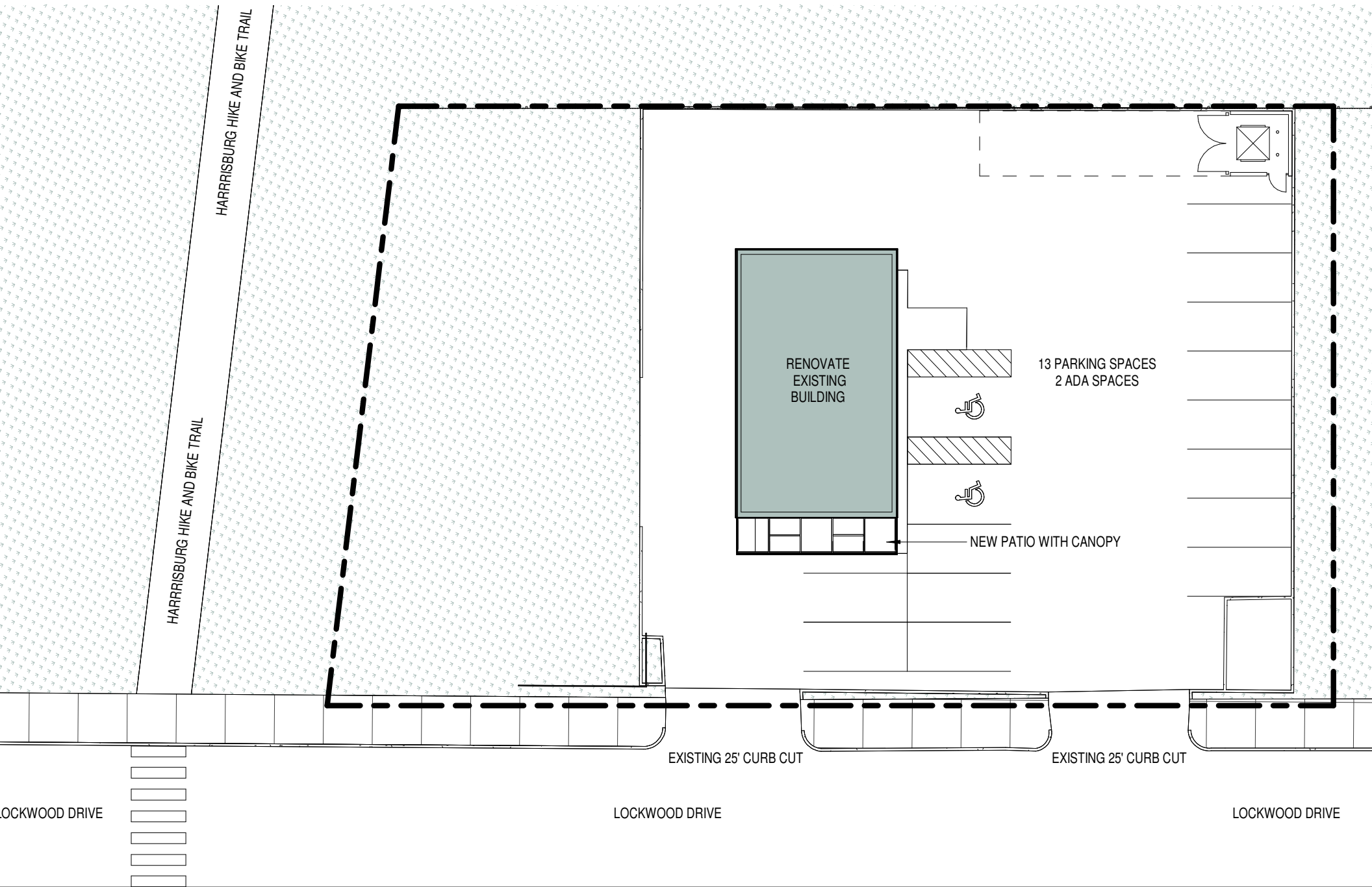


HIGHLIGHTS

- Drive-thru
- Large green space area
- Adjacent to Harrisburg Hike & Bike Trail
- Down the street from Metro's Green Line Light Rail
- Large daytime population between Port of Houston and Downtown
- Easy access to I-10 and I-45
- Near Emancipation Park, Second Ward & Eastwood

RE VIVE
DEVELOPMENT
SUPPLYING DEMAND

EXISTING SITE PLAN

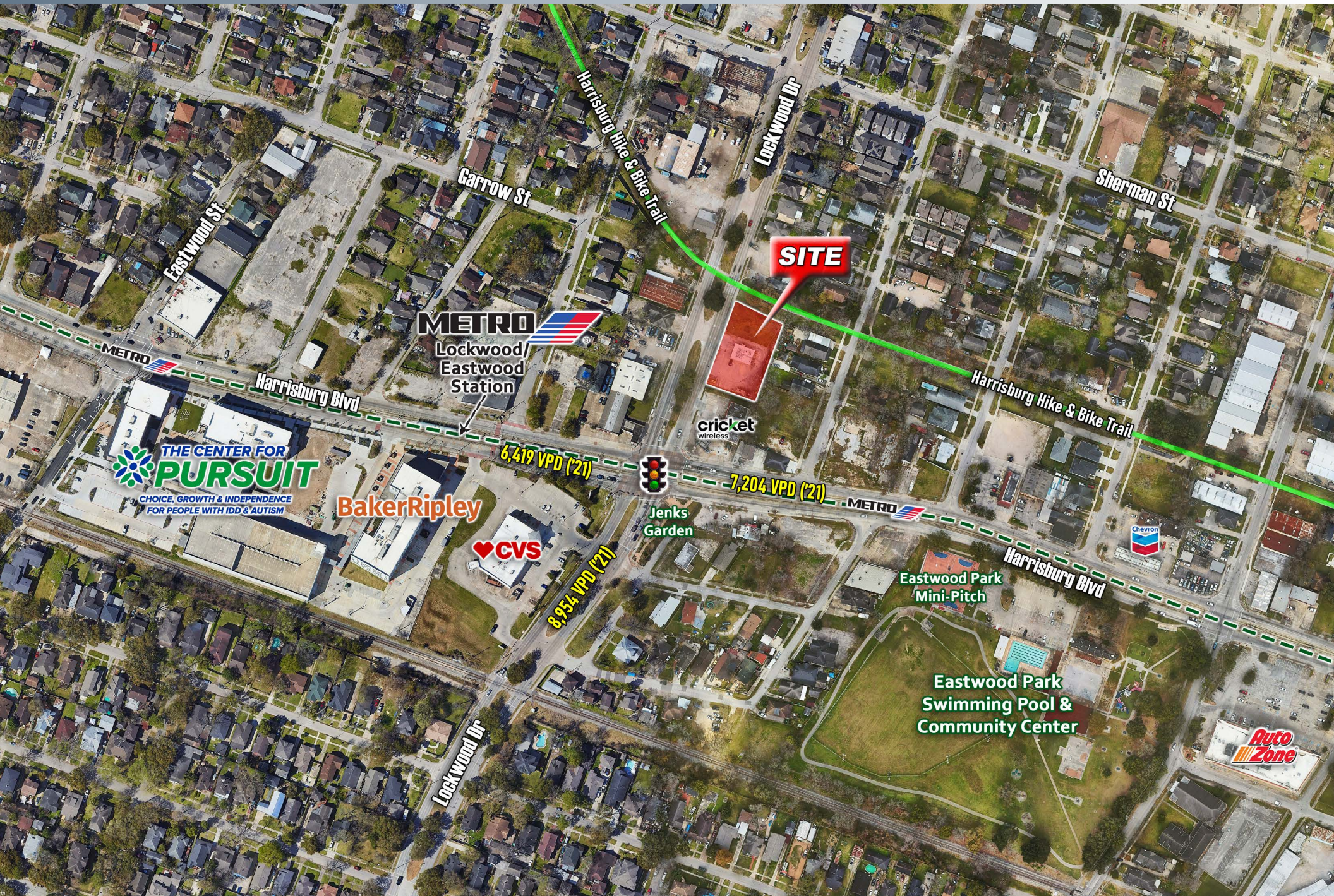


The site plan for the Harrisburg Community Center illustrates the layout of various outdoor and indoor spaces. Key features include:

- Outdoor Spaces:**
 - SEATING WITH OVERHEAD LIGHTING:** A large area with multiple rows of rectangular tables and chairs.
 - STAGE:** A rectangular area adjacent to the seating.
 - GAMES:** Four small square tables with chairs.
 - PLAYGROUND:** An area with various play equipment icons.
 - CRUSHED GRANITE WALK:** A path connecting different areas.
 - NEW 20' SHIPPING CONTAINERS:** Two rectangular structures along the walkway.
- Indoor/Existing Structures:**
 - EXISTING BUILDING:** A large rectangular structure.
 - NEW PATIO WITH CANOPY:** An area adjacent to the existing building.
- Parking and Access:**
 - 8 PARKING SPACES 2 ADA SPACES:** A designated parking area with two wheelchair icons.
 - NEW BRIDGE:** A structure crossing the Harrisburg Hike and Bike Trail.
 - HARRISBURG HIKE AND BIKE TRAIL:** A trail running along the left side of the site.
 - EXISTING 25' CURB CUT:** Two curb cut locations along Lockwood Drive.

GROUND LEASE

309 S. LOCKWOOD DRIVE
HOUSTON, TEXAS 77011



GROUND LEASE

309 S. LOCKWOOD DRIVE
HOUSTON, TEXAS 77011



GROUND LEASE

309 S. LOCKWOOD DRIVE
HOUSTON, TEXAS 77011

DEMOGRAPHICS

2023 Population



1 mile	15,539
3 mile	144,278
5 mile	382,740

Daytime Population



1 mile	18,778
3 mile	292,437
5 mile	656,049

Total Households



1 mile	6,443
3 mile	53,207
5 mile	157,691

Median Age



1 mile	35.4
3 mile	32.2
5 mile	33.9

Average Household Income



1 mile	\$65,084
3 mile	\$83,369
5 mile	\$101,289

Average Home Value

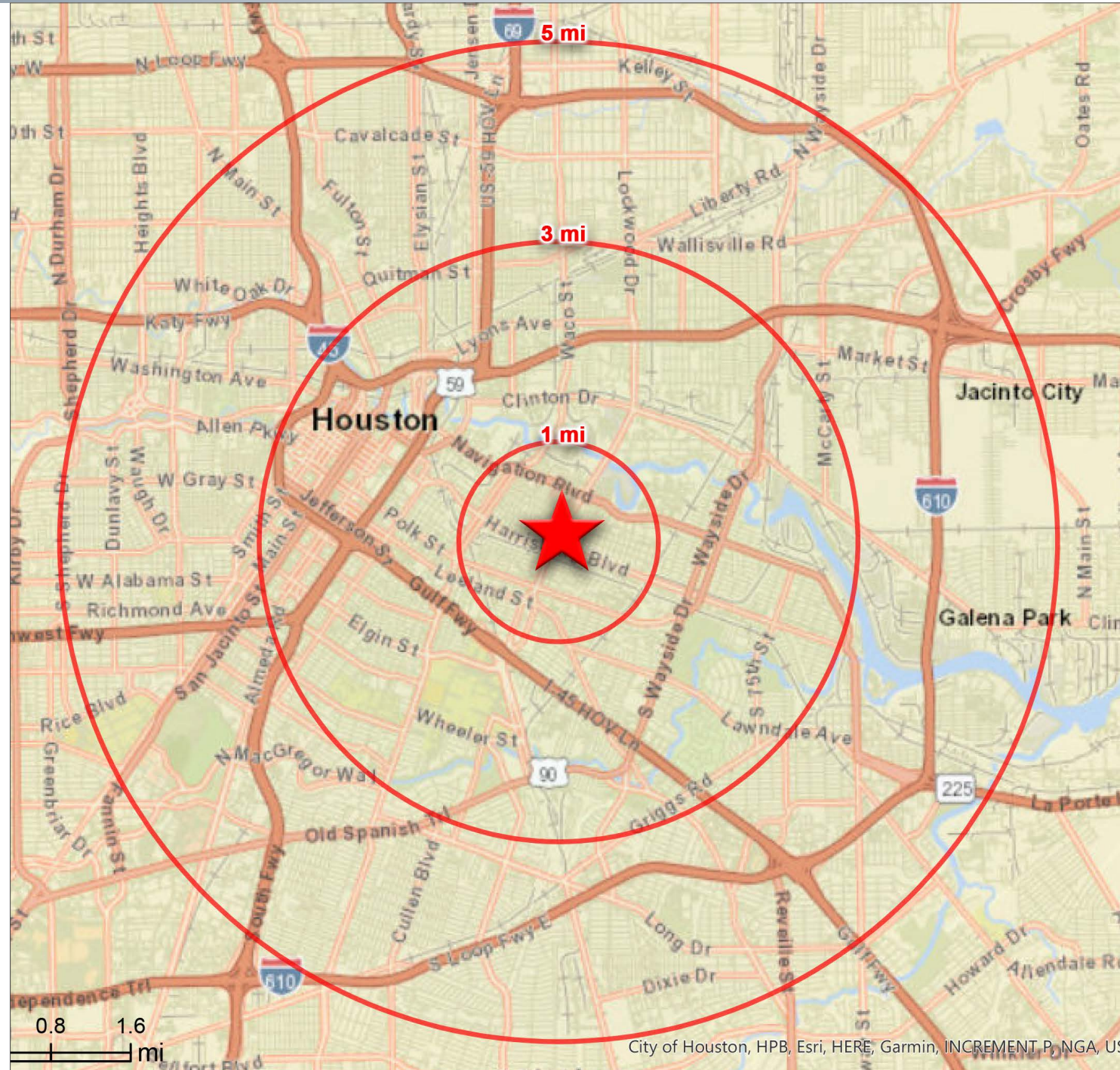


1 mile	\$330,884
3 mile	\$289,849
5 mile	\$358,004

Traffic Counts Nearby



8,954 VPD on Lockwood Dr
7,204 VPD on Harrisburg Blvd



GROUND LEASE

309 S. LOCKWOOD DRIVE
HOUSTON, TEXAS 77011

DRIVE-TIME DEMOGRAPHICS

2023 Population



5 minutes	28,627
10 minutes	175,915
15 minutes	529,304

Daytime Population



5 minutes	38,495
10 minutes	271,237
15 minutes	774,895

Total Households



5 minutes	12,140
10 minutes	62,506
15 minutes	209,758

Median Age



5 minutes	34.3
10 minutes	32.1
15 minutes	33.4

Average Household Income



5 minutes	\$73,587
10 minutes	\$76,110
15 minutes	\$91,573

Average Home Value

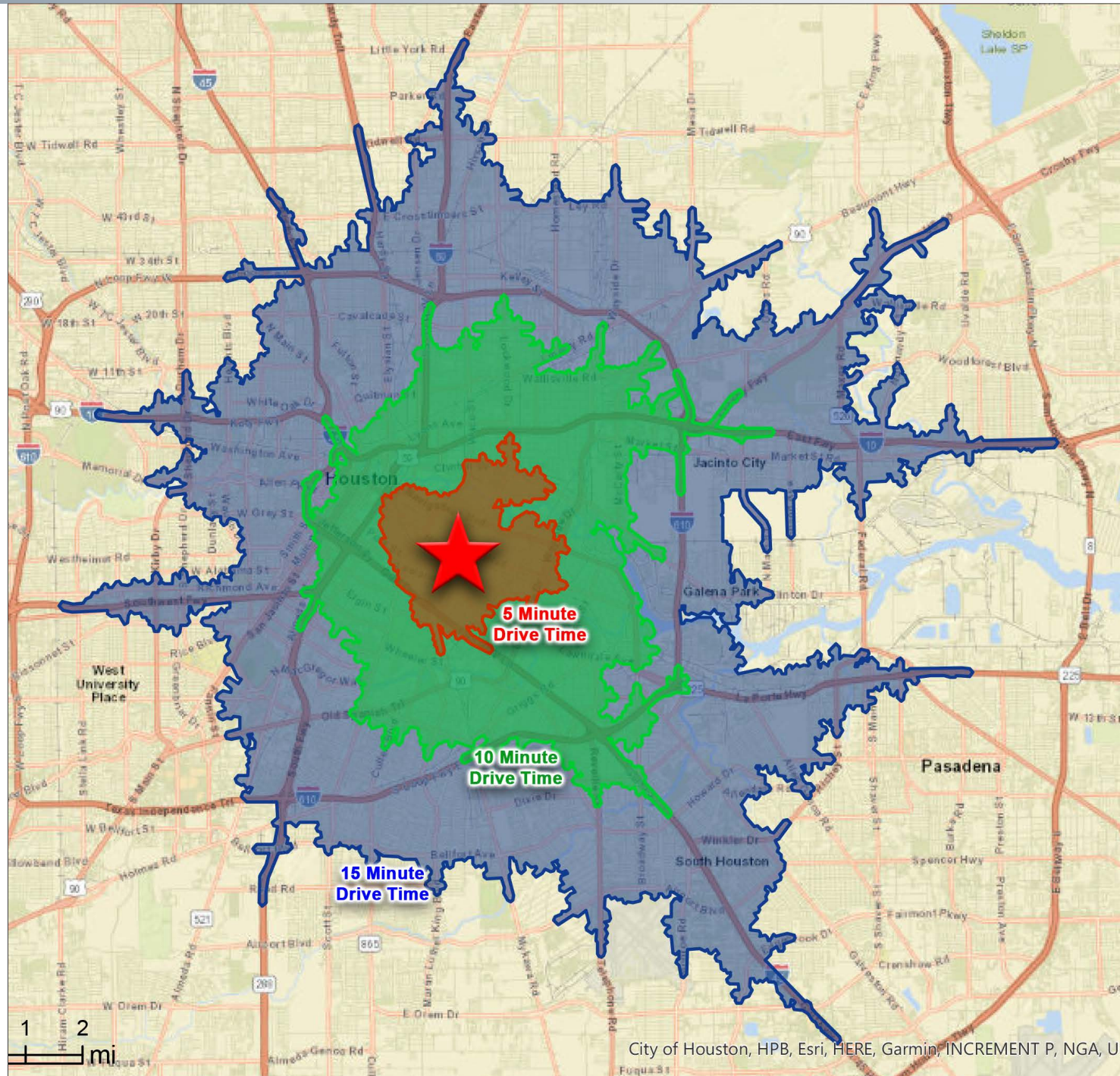


5 minutes	\$322,580
10 minutes	\$260,813
15 minutes	\$308,862

Traffic Counts Nearby



208,033 VPD on Interstate 45
27,157 VPD on Wayside Dr





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 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.

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0