



CONCEPTUAL RENDERING

**GROUND LEASE**  
**FORMER CHURCH'S CHICKEN SITE**  
309 S. LOCKWOOD DR, HOUSTON, TEXAS 77011

**RE:VIVE**  
DEVELOPMENT  
SUPPLYING DEMAND

# GROUND LEASE

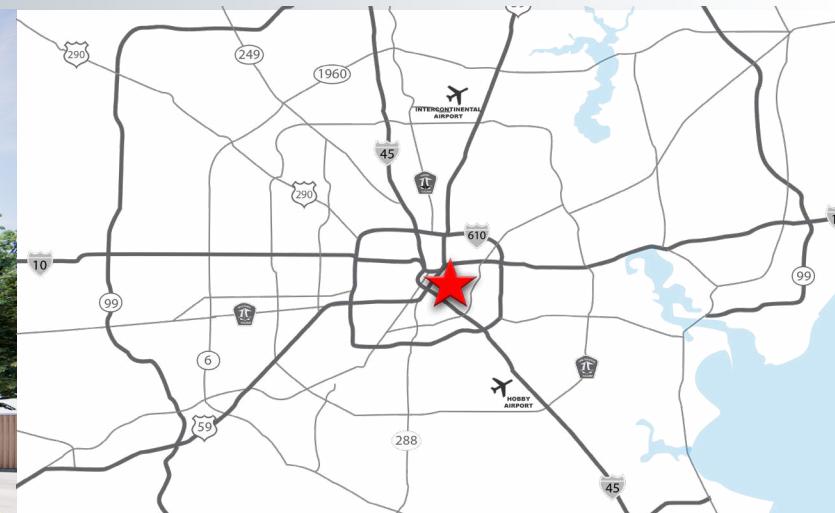
309 S. LOCKWOOD DRIVE  
HOUSTON, TEXAS 77011



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



## HIGHLIGHTS

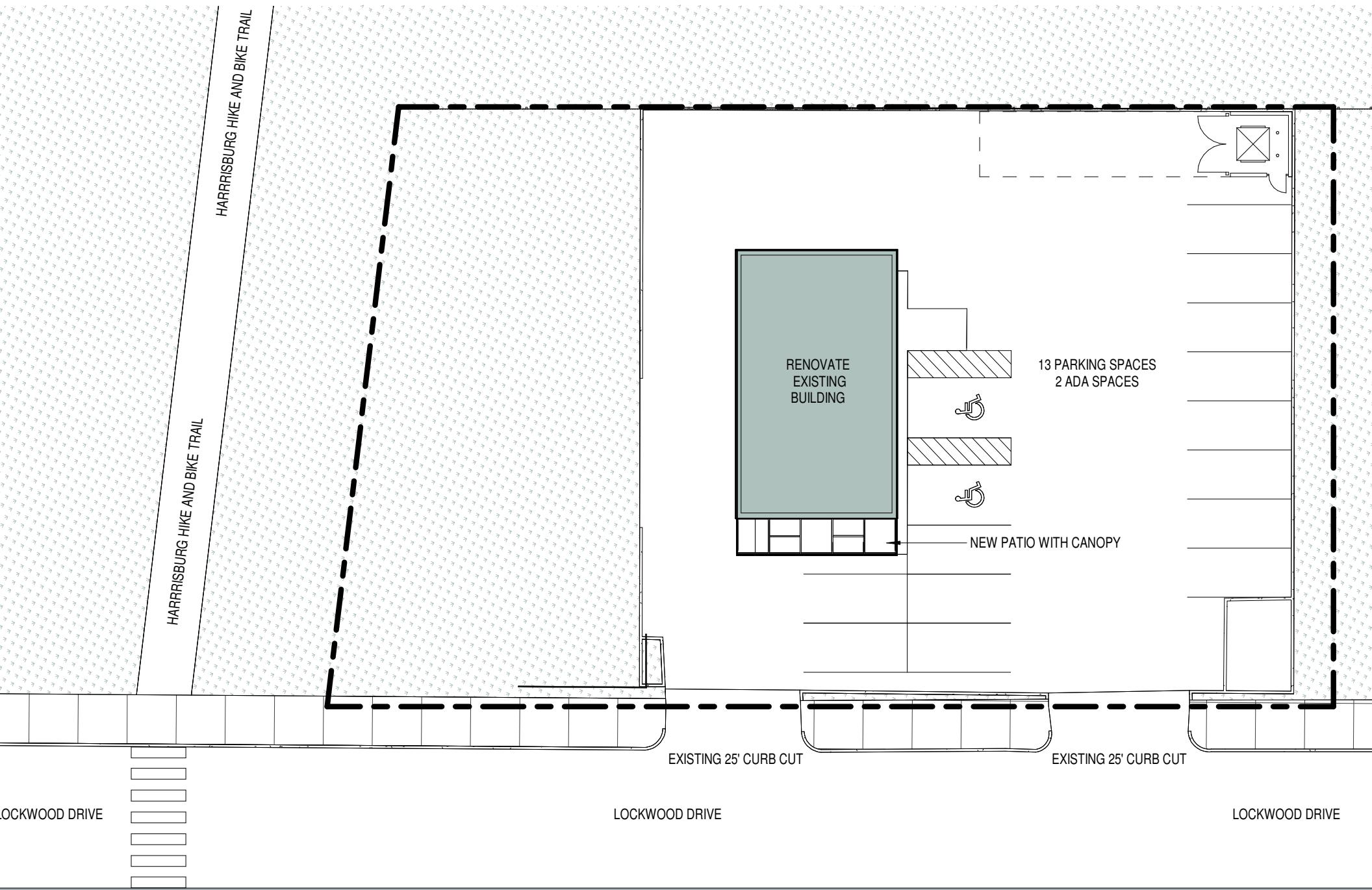
- Drive-thru
- Large green space area
- Adjacent to Harrisburg Hike & Bike Trail
- Down the street from Metro's Green Line Light Rail
- Large daytime population between Port of Houston and Downtown
- Easy access to I-10 and I-45
- Near Emancipation Park, Second Ward & Eastwood

**RE:VIVE**  
DEVELOPMENT  
SUPPLYING DEMAND

# GROUND LEASE

309 S. LOCKWOOD DRIVE  
HOUSTON, TEXAS 77011

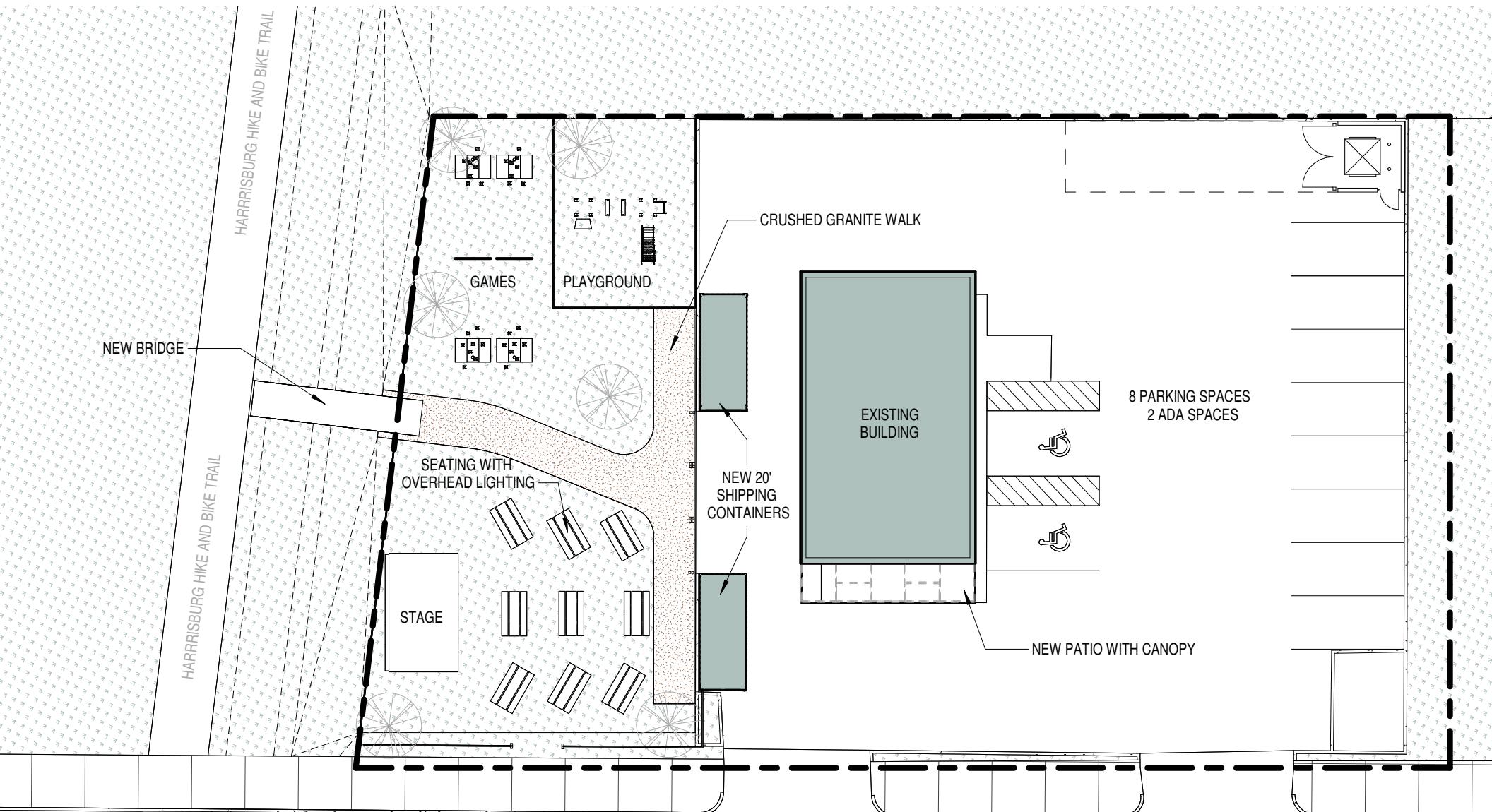
## EXISTING SITE PLAN



# GROUND LEASE

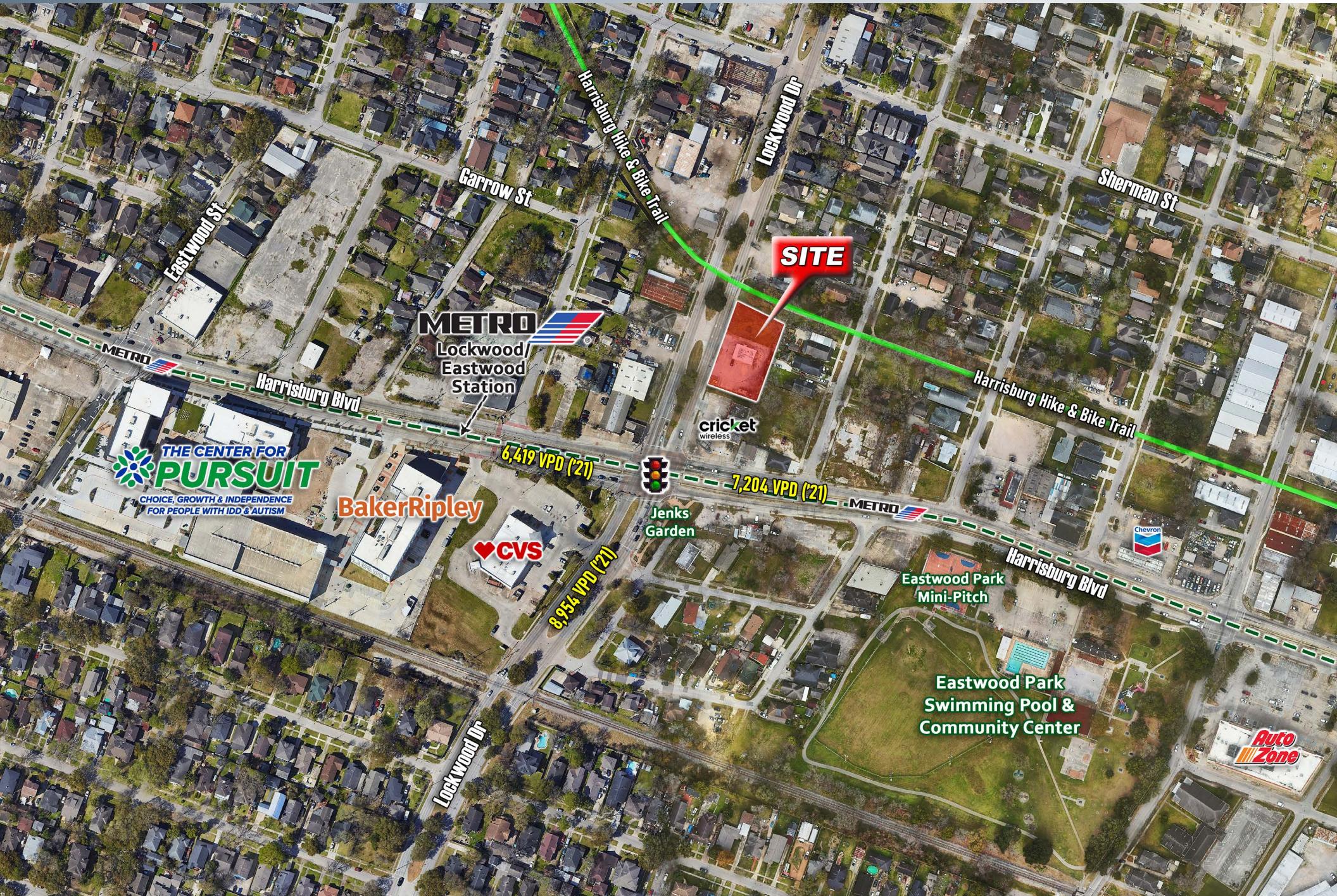
309 S. LOCKWOOD DRIVE  
HOUSTON, TEXAS 77011

## CONCEPTUAL SITE PLAN



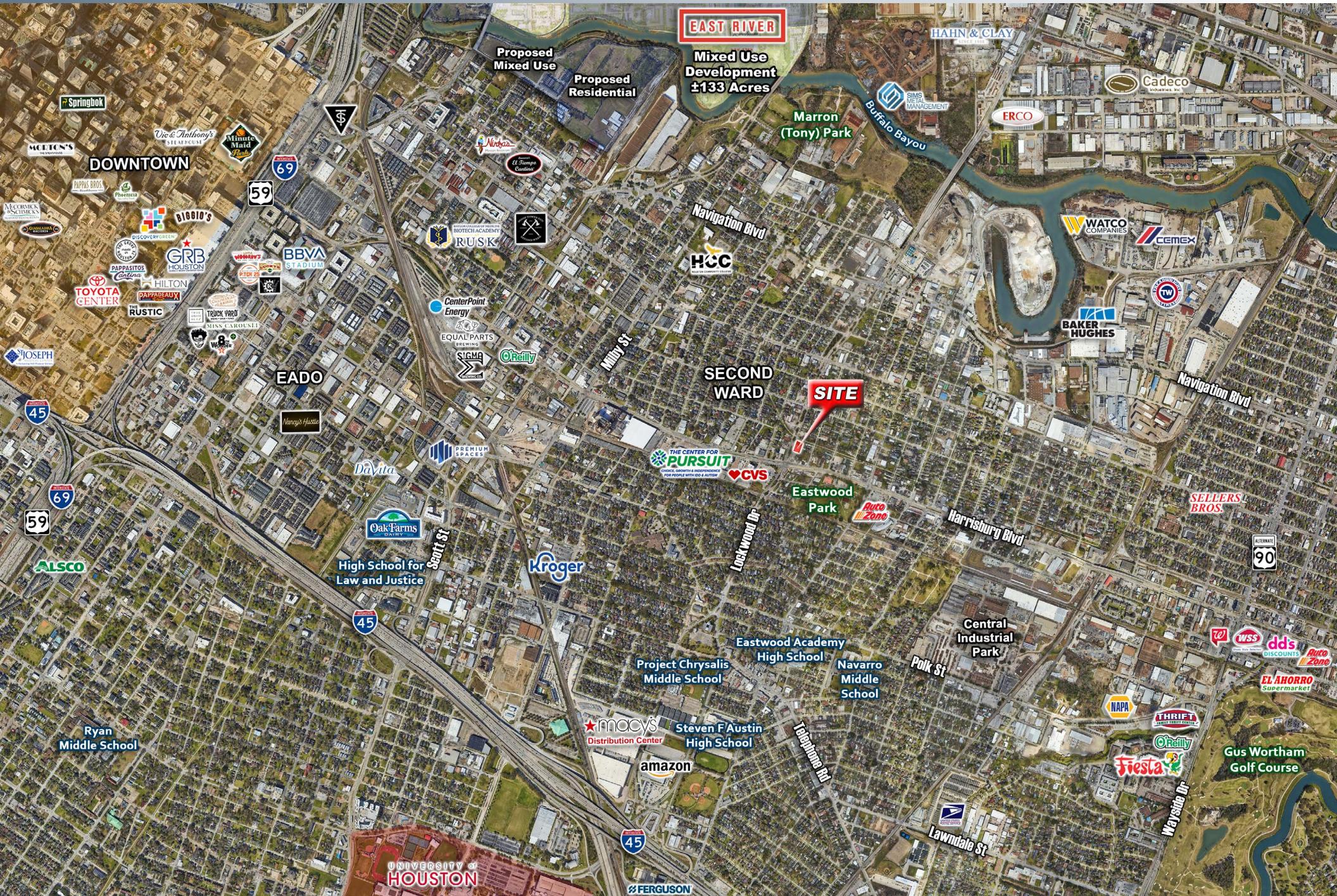
# GROUND LEASE

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

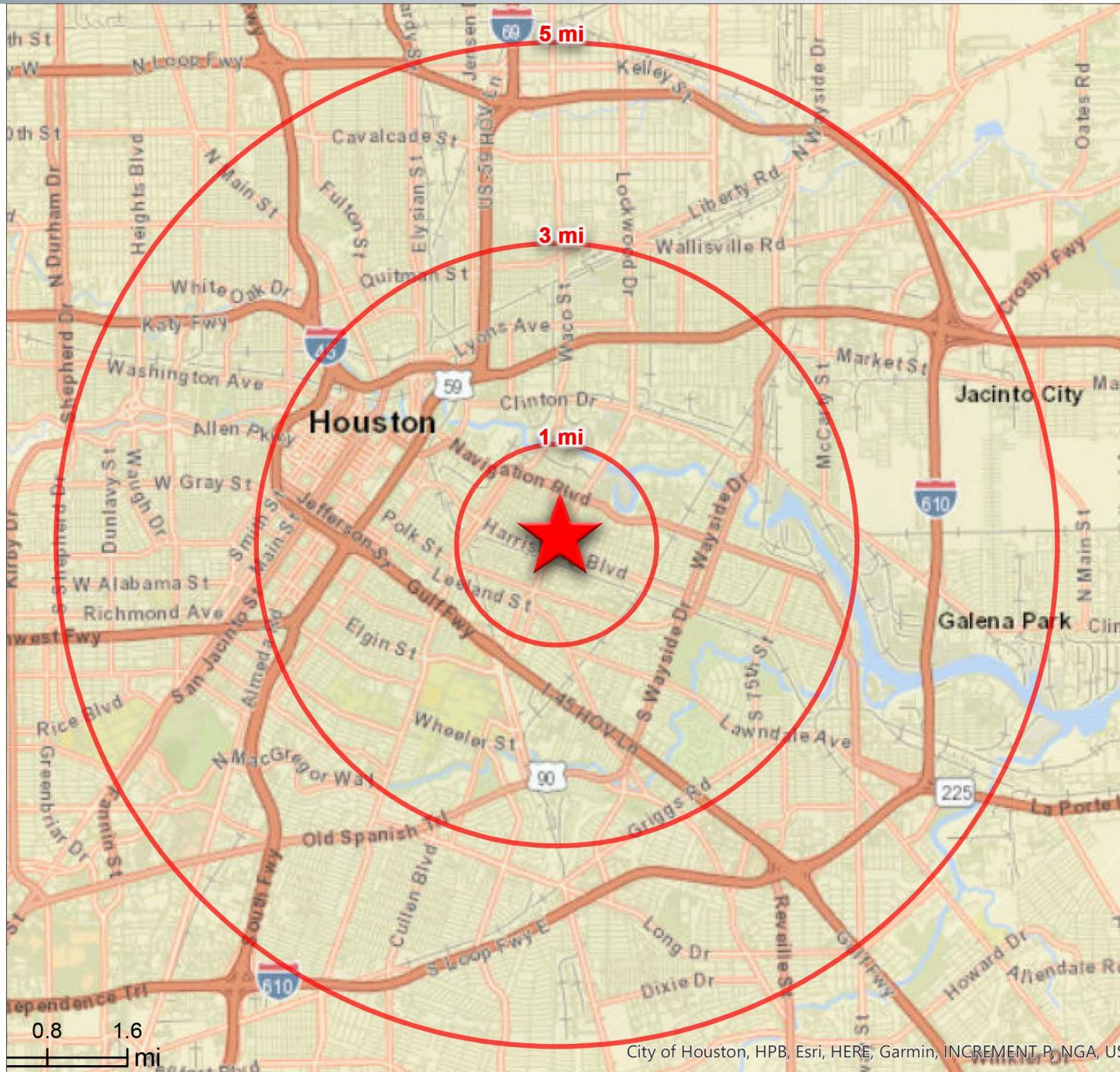
	1 mile	\$65,084
	3 mile	\$83,369
	5 mile	\$101,289

## 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

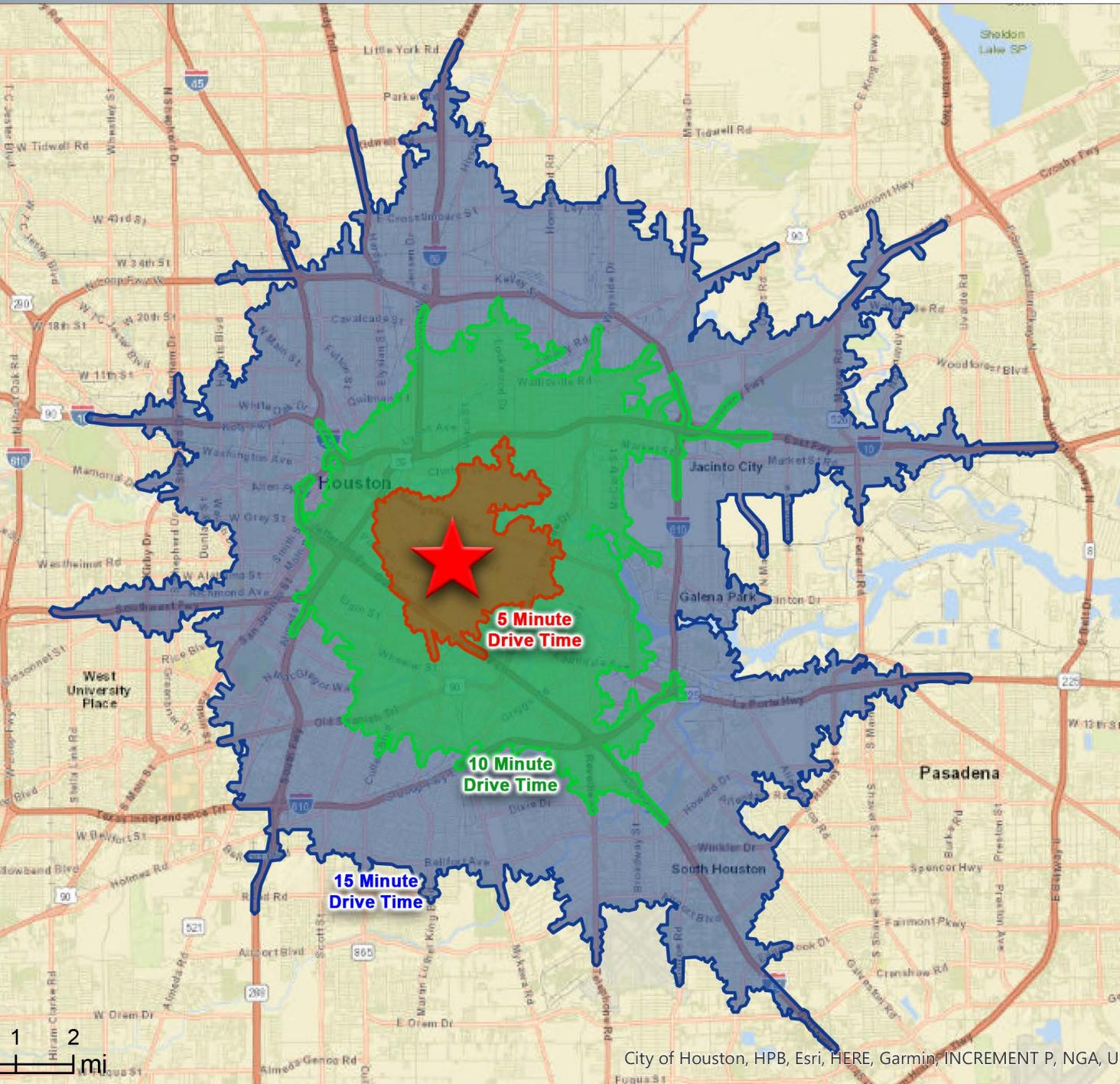
	5 minutes	\$73,587
	10 minutes	\$76,110
	15 minutes	\$91,573

### 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](http://www.trec.texas.gov)

IABS 1-0