



16K VPD

Washington Avenue

IONNA™

0.42 ACRES

Coppage Street

Westcott Street

0.42 AC For Sale/Ground Lease
6225 Washington Ave, Houston, TX 77007

PROPERTY HIGHLIGHTS

ADDRESS	6225 WASHINGTON AVENUE HOUSTON, TX 77007
USE	IDEAL FOR BANKS, CREDIT UNIONS, MEDICAL & QSR USERS
LOT SIZE	0.42 ACRES
LOCATION	INNER LOOP LOCATION JUST SOUTH OF I-10 AND NORTH OF MEMORIAL DRIVE
TRAFFIC	16K VPD ALONG WASHINGTON AVENUE & 231K VPD ALONG I-10
NEARBY ATTRACTIONS	<ul style="list-style-type: none">• WALKABILITY FROM MEMORIAL PARK (APPROXIMATELY 4 MILLION VISITS ANNUALLY)• MEMORIAL ELEMENTARY (424 STUDENTS)• THE WESTCOTT (315 UNITS)• HAUS MEMORIAL PARK (204 UNITS)• ELAN MEMORIAL PARK (297 UNITS)• SURROUNDING F&B/RETAIL INCLUDES: REV SALON, CANYON CREEK GRILL, STARBUCKS, EL TIEMPO & MORE
PROPERTY ACCESS	<ul style="list-style-type: none">• ACCESS FROM WESTCOTT STREET AND WASHINGTON AVENUE VIA COPPAGE STREET, CAPTURING AM AND PM TRAFFIC
5-MILE DEMOS	<ul style="list-style-type: none">• 492,150 TOTAL POPULATION• 36.2 MEDIAN AGE• \$160,976 AVERAGE HOUSEHOLD INCOME• 235,391 TOTAL HOUSEHOLDS





UPTOWN



IONNA™

Westcott Street

0.42 ACRES

16K VPD

Washington Avenue

Coppage Street



6

WASHINGTON AVE

DONA LETI'S



231K VPD

I-HOP

THE DOG HOUSE PET SALON - MEMORIAL

MCDONALD'S

CANYON CREEK

1

PACIFIC COAST TACOS



St. Theresa
Catholic Church
in Memorial Park

STARBUCKS

SHIPLEY DO-NUTS

FORGET ME NOT

REV SALON

EL TIEMPO

CLUTCH

YELLOW CUP COFFEE

RUSH BOWLS

CVS

2

3

5

4



MEMORIAL PARK
CONSERVANCY

APPROXIMATELY 4 MILLION VISITS
ANNUALLY

WESTCOTT ST

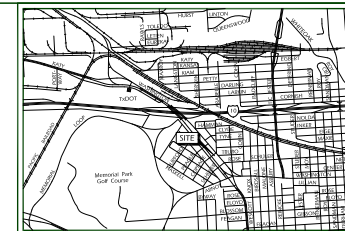
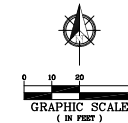
WHEELER BLVD

- 1. HAUS MEMORIAL PARK | 204 UNITS
- 2. THE WESTCOTT | 315 UNITS
- 3. ELAN MEMORIAL PARK | 297 UNITS
- 4. PEARL WASHINGTON | 322 UNITS
- 5. DISTRICT AT WASHINGTON | 396 UNITS
- 6. BROADSTONE MEMORIAL PARK | 358 UNITS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°40'33" W	40.12
L2	N 07°35'12" E	14.58
L3	S 39°23'48" E	150.00

FLOOD INFORMATION
PROPERTY IS IN THE 500 YEAR FLOOD ZONE. THE
PROPERTY IS IN ZONE 2 ACCORDING TO FIRM NO.
NO. www.fema.gov DATED 06/09/2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME
RESPONSIBILITY FOR EXACT DETERMINATION BEFORE
ANY DEVELOPMENT PLANNING, DESIGN, OR
CONSTRUCTION IS STARTED. THE COMMUNITY CITY OF
COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE
CONTACTED. SUE ENLIGHTENS MAY IMPOSE LARGER
FLOOD PLANS AND FLOODWAY AREAS THAN SHOWN
BY FIRM. MAPS MAY NOT AFFECT DEVELOPMENT.



VICINITY MAP
(SCALE: 1" = 2,000')

LEGAL DESCRIPTION

RESTRICTED RESERVE "A", IN BLOCK 1, OF FORD PLACE SUBDIVISION, A SUBDIVISION SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 639107, MAP RECORDS OF HARRIS COUNTY, TEXAS.

GENERAL NOTE

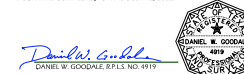
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SCHEDULE "B" ITEMS:

[illegible]

TO: EYF STNL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2022.



ALTA / NSPS LAND TITLE SURVEY OF

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(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH-CENTRAL ZONE 4204, (NAD 83), DERIVED FROM G.P.S. OBSERVATION).

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE # 160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllsurveys.com
www.greenleaflandsurveys.com



GREENLEAF
SURVEYING

LEGEND:

- H.C.B. - HARLES COUNTY BOARD OF COMMISSIONERS
- H.C.D. - HARLES COUNTY DEPT. OF COMMISSIONERS
- H.C.P. - HARLES COUNTY CLERK'S OFFICE
- E.O.W. - EIGHT OF WAY
- C.M. - CONTROL MOVEMENT
- I.B. - ILLINOIS BOUNDARY LINE
- F.P. - FINISHED TOP SURFACE
- T.M. - TELEPHONE MANHOLE
- S.S. - SANITARY SEWER MANHOLE
- P. - POWER POLE
- I. - INLET
- P.M. - PEELING MARKER
- T.M. - TELEPHONE MANHOLE
- T.P. - TELEPHONE POST/STAKE
- C.F. - CABLE FREESTAKE
- E.B. - ELECTRICAL BOX
- C. - CLEAN OUT
- W. - WATER VALVE
- W. - WATER METER
- H. - HIGH ELEVATION
- G.S. - GAS SERVICE
- P. - PIPE 30" DIA
- C. - CENTRELINE
- H.C.P. - HAND-CAPIED PARALLEL
- S. - SIGN
- E. - ELECTRIC METER
- E. - ELECTRIC METER
- S. - GAS METER
- 7.5' 0" 1.5' - 7.5' 0" 1.5'
- R.O. - R.O. (R.O. 1.5' 0" 1.5')

6225 WASHINGTON AVE.
HOUSTON, TEXAS 77007

DATE: 08-15-2022
REVISION:
DRAWN BY: GA
APPROVED BY: DV
PROJECT NO: GL-

CLIENT	: BOB COPUS
BUYER	: EYF STNL, LLC
LENDER	: NA

REGULAR PARKING SPACES:	1
HANDICAP SPACES:	1
MOTORCYCLE PARKING SPACES:	1
TOTAL COUNT:	3



FOR MORE INFORMATION

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Associate

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Colliers International Houston, Inc.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

29114

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Associate

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date