



FOR SUBLEASE

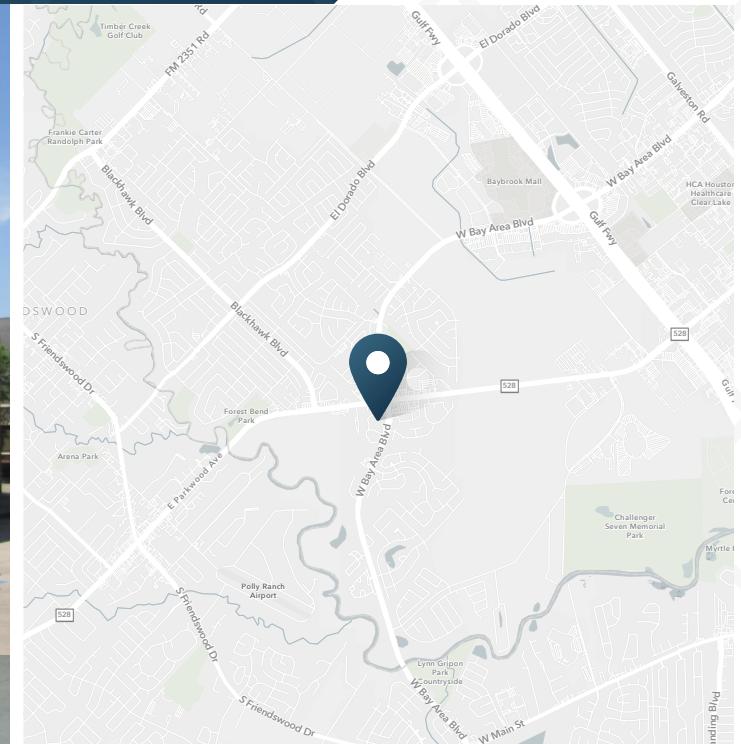
Former Walgreens - Friendswood, TX

3201 FM 528 | Friendswood, TX



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15,120 SF

Available

1/31/2027

Lease Expiration

\$15.00 PSF

Asking Price

DESCRIPTION

- Freestanding former Walgreens for sublease
- Drive-thru with signalized corner
- Close proximity to Baybrook Mall & the Gulf Freeway
- All offers are subject to approval Walgreens Real Estate Committee

TRAFFIC COUNTS

Bay Area Blvd

18,272 VPD

FM 528

42,420 VPD

Year: 2016 | Source: Esri

NEARBY RETAILERS



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S SRS

This Work Coordinated by INTERNATIONAL LAND SERVICES, INC. This Work Coordinated by INTERNATIONAL LAND SERVICES, INC.

SURVEY CERTIFICATION

Trustee for Borrower's Lender(s)

Certification for Survey

In connection with the closing of a mortgage loan to Cornerstone Leased Drug Stores, LLC by Wells Fargo Bank Northwest, N.A. as Trustee, its successors and assigns for the benefit of the holders of the notes and other obligations of the borrower, the undersigned will rely upon the certification contained herein in making and disbursing said loan, hereby certifies that Lender, Landmarks National Commercial Services, on behalf of the holders of the note and other obligations of the borrower, has reviewed the information contained in the instrument survey upon the ground versus photogrammetry or other methods.

1. The survey to which this certificate is attached, prepared by the undersigned, a professional registered engineer or registered land surveyor, entitled the "ALTA/ACSM Minimum Standards for the Conduct of Surveys" and the "ALTA/ACSM Standard Practice for Land Surveying" instrument survey upon the ground versus photogrammetry or other methods.

2. The survey was prepared in accordance with ALTA/ACSM Minimum standards as detailed in "ALTA/ACSM Minimum Standards for the Conduct of Surveys" instrument survey upon the ground versus photogrammetry or other methods.

3. The Survey and the information courses and distances shown thereon, including without limitation, all setback and yard lines, are accurate, and the boundaries and corners are correctly located, to the best of the surveyor's knowledge.

4. Unless noted otherwise on the survey, the title lines described in the legal description of the survey and shown on the Survey, and the lines of actual possession are the same.

5. There are no visible or otherwise type of visible buildings, structures and visible improvements are shown on survey.

6. Said visible buildings, structures and visible improvements constitute all of the above ground visible improvements on said premises and may be shown on the survey.

7. Based upon a careful physical inspection of the premises, there are no visible easements or rights of way over, visible possible encroachments by visible improvements or other property or rights of way over the property or other property or easement areas as referenced in title report provided for the benefit of land adjoining to the property, except such, if any, as are shown on the Survey.

8. There are no visible or otherwise type of visible buildings, structures and visible improvements are shown on survey.

9. The premises have direct access to F.M. 528, and Bay Area Boulevard, one dedicated public ways, and there are no streets curving the property which are described in the survey or in the title report, or in the recorded documents as referred in title report provided, yet not physically shown.

10. The Survey shows the location of all visible storm drainage systems for the collection and disposal of land and surface drainage.

11. The certain insurance commitments dated (N/A), issued by (N/A), and also the certain insurance commitments dated (N/A), issued by (N/A), and also the Corporation were reviewed by the undersigned and the Survey reflects all of the insurance commitments as shown on the survey, and the Surveyor is not liable if any such exceptions cannot be located, the same are indicated in the notes preceding this Survey as being unnoted.

12. All visible bearings, angles, and distances do not differ from measured bearings, angles or distances as shown on the survey.

13. There does not appear to any observable use of the property other than by its occupants.

14. There are no visible cemeteries or burying ground on the property.

15. By graphic plotting only, the subject property lies within flood zone X, flood zone A, and the property is located in the 100 year flood plain. The National Flood Insurance and Panel Number 48502 C 1070 1, with an effective date of November 6, 1989. No field surveying was performed to determine the zone.

16. The property has a total of 76 parking spaces, 4 of which are reserved for the physically challenged.

17. This is to certify to the best of my knowledge, information, and belief that this map or plot and the survey on which it is based upon, in accordance with the applicable laws and regulations of the State of Texas, is correct, fully established and adopted by ALTA/ACSM, and NSPS, as of 1996, and is in accordance with the applicable laws and regulations of the State of Texas (visible aboveground evidence), 13, and 14 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA/ACSM, and NSPS, as of 1996) and the Surveyor's Code of Ethics, and further, that the potential uncertainties resulting from the survey measurements made on the survey do not exceed the allowable practical tolerance.

Dated: December 1, 2001 Brown Surveying Company

Kerry J. Brown
SURVEYED 12-01-01
Kerry J. Brown, Registered Professional Land Surveyor No. 4916



CURVE TABLE			
CURVE	Δ	RADIUS	LENGTH
C1	0° 05' 03"	1850.00'	36.80' S 08° 14' 42" E, 36.90'
C2	0° 32' 33"	1850.00'	52.50' S 05° 27' 45" E, 52.50'
C3	29° 29' 23"	125.00'	63.00' N 08° 14' 59" E, 62.63'
C4	30° 15' 55"	120.00'	72.88' N 02° 09' 13" W, 71.50'

UTILITIES PROVIDERS & AUTHORITIES

Telephone: Southwest Bell, (800) 499-7228

Water/Sewer: City of Friendswood (281) 998-3200

Zoning: City of Friendswood (281) 998-3200

Electric/Gas: Reliant Energy Corporation (713) 654-5100

WARNING!

ERRORS & OMISSIONS INSURANCE PROTECTION

CALL INTERNATIONAL LAND SERVICES, INC.

This Survey is covered by International Land Services, Inc. Errors & Omissions Insurance policy. Contacting the surveying company performing the survey is the E & O Insurance coverage.

FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:

INTERNATIONAL LAND SERVICES, INC.

Phone (409) 701-9352 Fax (409) 701-9309

BASIS OF BEARING: PLAT OF AUTUMN CREEK COMMERCIAL TRACT "TWO", FILM CODE NO. 410605, HARRIS COUNTY MAP RECORDS.

PROPERTY: 1 COMMUNITY SHOPPING CENTER, AND IS LOCATED IN THE "ENTRE OVERLAY DISTRICT", THIS ZONING REQUIRES A MINIMUM FRONT SETBACK OF 30 FEET, AND A 10' LANDSCAPING BUFFER ALONG BAY AREA BOULEVARD AND F.M. 528. HEIGHT RESTRICTION IS TWO STORY, NOT TO EXCEED THIRTY-FIVE FEET.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE. FLOOD INSURANCE RATE MAP (FIRM) 48502 C 1070 1 DT 35564-A (0056), DATED OCTOBER 26, 2001.

NO EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

THE DESCRIPTION CONTAINED HEREIN DESCRIBES ALL PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION'S COMMITMENT FOR TITLE INSURANCE CASE NO. 2001 WN 653265-A-2001 DT 35564-A (0056), DATED OCTOBER 26, 2001.

NO EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL EASMENTS SHOWN ARE PER RECORDED PLAT UNLESS NOTED OTHERWISE.

REFERENCE IS MADE TO ALL NOTES ON RECORDED PLAT OF AUTUMN CREEK COMMERCIAL TRACT "TWO".

This Work Coordinated by INTERNATIONAL LAND SERVICES, INC.

NOTES

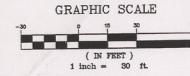
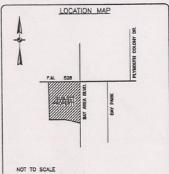
NOTES

AUTUMN CREEK MULTI-FAMILY TRACT "ONE"

FILM CODE NO. 411684, HARRIS COUNTY MAP RECORDS

(OWNER: THE RESERVE AT AUTUMN CREEK LTD.)

LEGEND:
○ = STORM DRAIN MANHOLE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
TSB = TRANSIT SIGNAL BOX
TPD = TELEPHONE POLE
CON = CONCRETE
PO = PULL OUT
SD = SANITARY SEWER MANHOLE
WV = WATER VALVE
IPV = IRRIGATION CONTROL VALVE
OB = BOLLARD
P.O.B. = POINT OF BEGINNING
OD = OUTDOOR
CE = CONCRETE
SD = SANITARY SEWER
W.C.R = WHEEL CHAIR RAMP
TPD = TELEPHONE PEDESTAL
LIGHT = LIGHT
CRATE INLET = CRATE INLET
CO = CLEAN OUT
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
M.U.D. = HARRIS COUNTY MUNICIPAL UTILITY DISTRICT
CONCRETE
IRON FENCE
CONCRETE FENCE



LIST OF APPARENT ENCROACHMENTS

(A) CONCRETE FENCE CUTS ACROSS CURVE 3, AND ENCROACHES INTO PROPERTY 4.1' AT THE MIDDLE OF CURVE 3.

RECORD LEGAL DESCRIPTION

Description of a 2.192 acres (85,488 square feet) tract of land, or more, less, being all of Restricted Reserve "A" of Autumn Creek Commercial Tract "Two" as recorded under Harris County Clerk's File No. 410605, dated December 1, 1998, Survey Abstract No. 2192, 2.192 acre tract described as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly right-of-way line of F.M. 528 (with corner) recorded under Harris County Clerk's File No. P73503 and being the northerly corner of the tract; thence S 53°47'13" E 14.14' to the point of beginning; thence S 53°47'13" E 47 minutes 13 seconds East, bearing 47 minutes 13 seconds East, (bearing are based on sold plot) departing the southerly right-of-way line of F.M. 528 and continuing along the westerly right-of-way line of Bay Area Boulevard, a distance of 23.00 feet, to a 5/8 inch iron rod found in the dead to the City of Friendswood recorded under Harris County Clerk's File No. 5644467;

THENCE, South 08 degrees 47 minutes 13 seconds East continuing along the westerly right-of-way line of Bay Area Boulevard, a distance of 14.14 feet to a 5/8 inch iron rod found in the dead to the City of Friendswood recorded under Harris County Clerk's File No. 5644467;

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Sheet 1 of 1

Prepared For:

5416 TX

Client Ref. No.:

Project Address:

3201 FM 528

Project Location:

FRIENDSWOOD, TX

Project Name:

WALGREENS PORTFOLIO PROJECT

Job Number:

01-10-054: 042

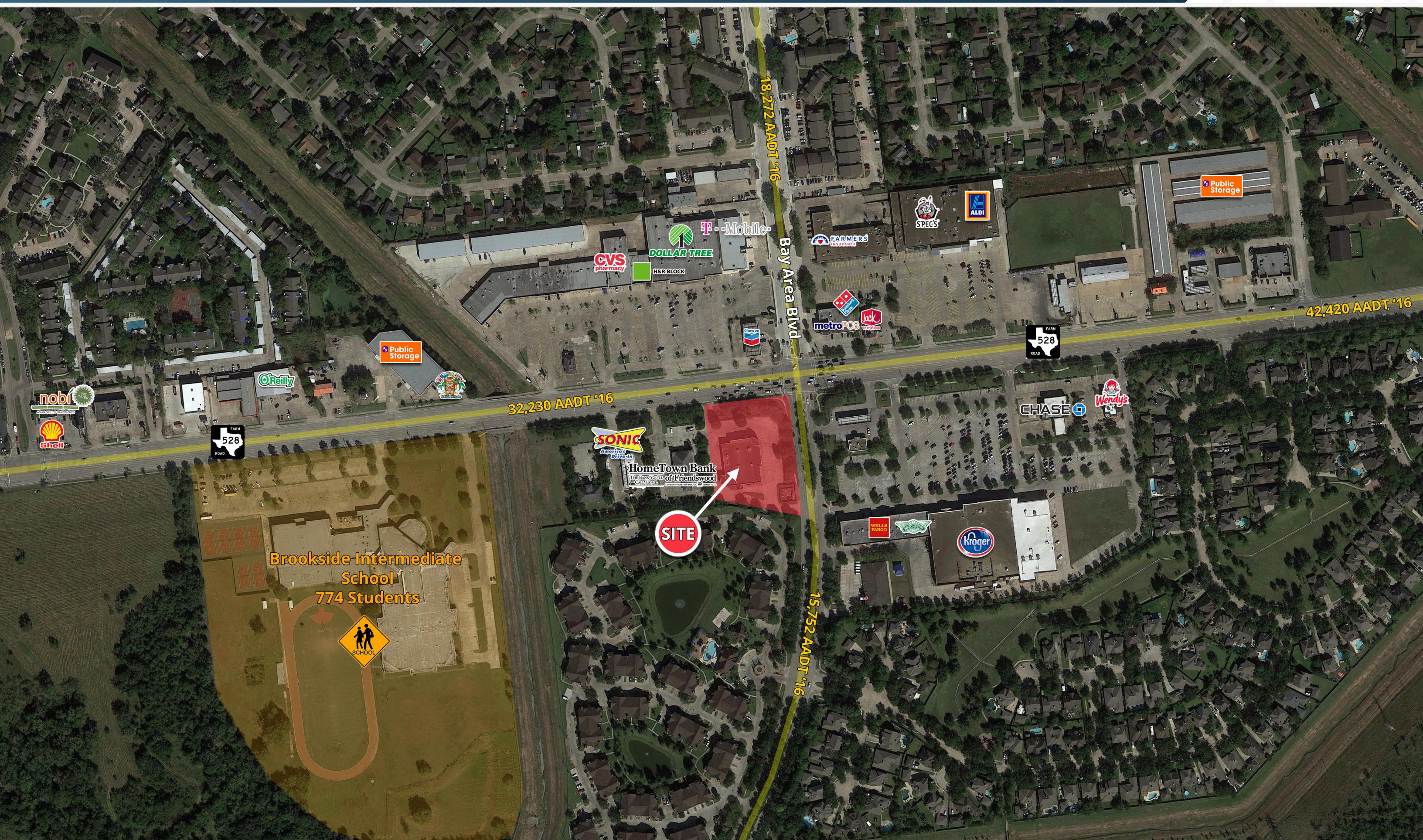
Trade Area

3201 FM 528 | Friendswood, TX



Site Aerial

3201 FM 528 | Friendswood, TX



Former Walgreens - Friendswood, TX

3201 FM 528 | Friendswood, TX



DEMOGRAPHIC HIGHLIGHTS

1 MILE

2,197	1,926	\$105,550	677
Population	Total Daytime Population	Average Household Income	Estimated Households

3 MILES

19,164 Population	18,814 Total Daytime Population	\$113,819 Average Household Income	6,289 Estimated Households
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5 MILES

79,649 Population	72,303 Total Daytime Population	\$113,564 Average Household Income	27,420 Estimated Households
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➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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.

SRS Real Estate Partners - Houston LLC	9006203	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
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 Initials	Tenant Initials	Seller Initials	Landlord Initials



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