

BUILDING FOR SALE – LUXURY SPA RETREAT

Price: Negotiable



[CLICK TO VIEW PROPERTY VIDEO!](#)

[CLICK TO VIEW 360 PICTURES!](#)

313 E. EDGEWOOD DRIVE

FRIENDSWOOD, TX 77546

ABOUT THIS PROPERTY

APPROXIMATELY 1.92 ACRES; 22,500 SF

- ✓ **Located on E. Edgewood Dr. (FM 2351) between N. Friendswood Dr. and Blackhawk Blvd.**
- ✓ **Prime Location:** Nestled in a high-traffic area of Friendswood, providing excellent visibility and accessibility to a loyal and upscale clientele.
- ✓ **Expansive Facilities:** The retreat boasts a meticulously designed interior featuring multiple treatment rooms, relaxation lounges, hydrotherapy areas, and much more.
- ✓ **Elegant Design:** Architectural excellence is evident throughout the property, with high-end finishes, serene landscaping, and thoughtfully curated spaces that promote relaxation and rejuvenation.
- ✓ **Versatile Usage:** While currently operating as a luxury spa, the property's layout and amenities allow for potential adaptation into a medical wellness center, doctor's office, or exclusive event venue.



FOR SALES INFORMATION:

Scott Covington – President

☎ (713) 858 – 1115 (c); (713) 974-7600 (o)

✉ scovington@secovington.com

Courtney L. Williams – VP

☎ (214) 435-6704 (d)

✉ cwilliams@secovington.com

Lance Covington – Agent

☎ (832) 341-9747 (d)

✉ lcovington@secovington.com

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PROPERTY DESCRIPTION: Discover an unparalleled opportunity with the acquisition of Bergamos Spa Retreat, a distinguished luxury spa and wellness center situated in the heart of Friendswood, Texas. This expansive property, located at 313 E. Edgewood (FM 2351), offers a unique blend of opulence and tranquility, making it a coveted asset in the wellness industry.



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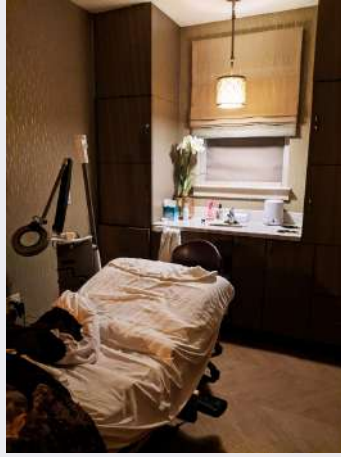
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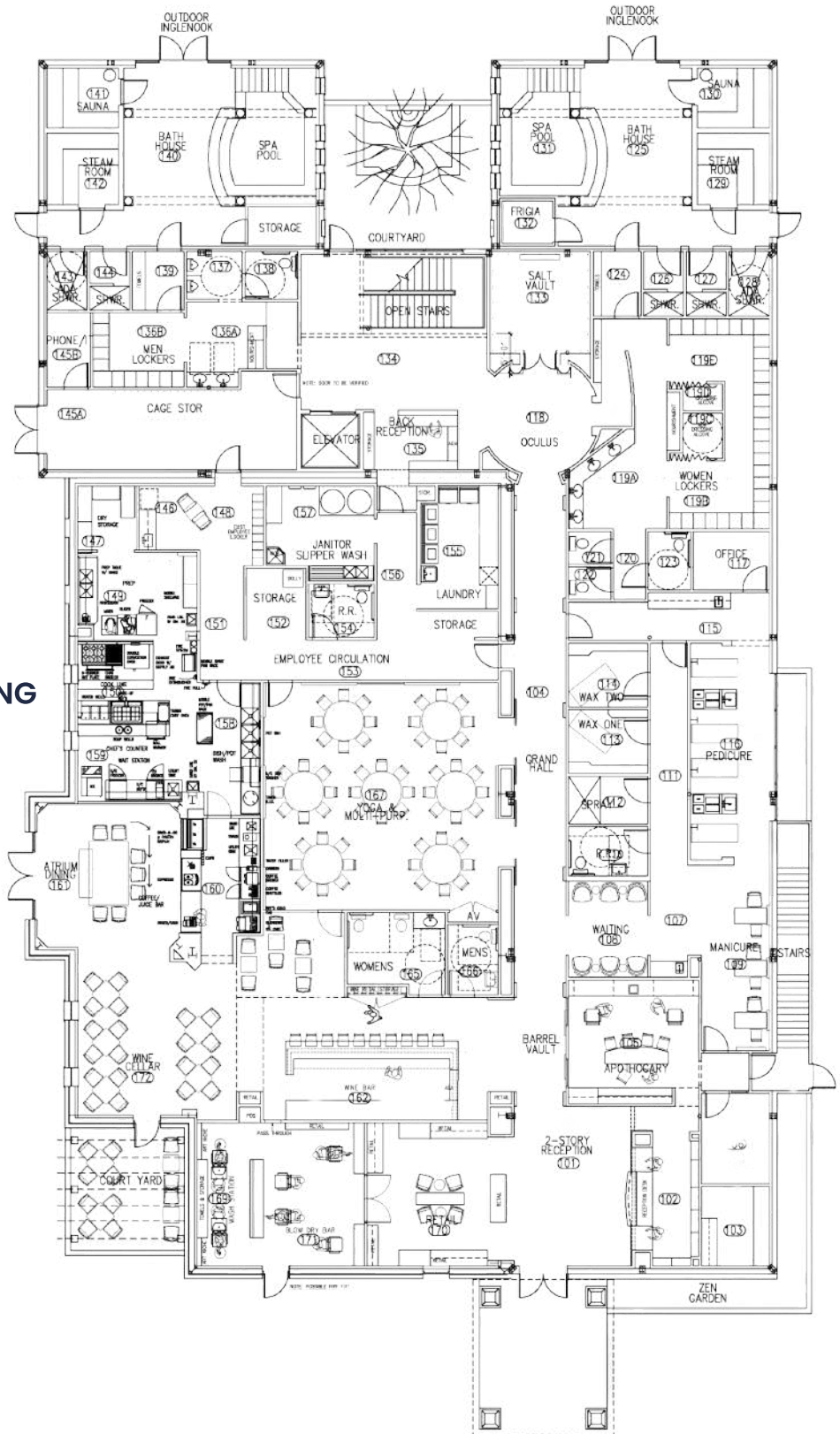
313 E. EDGEWOOD DRIVE



FIRST FLOOR

LEVEL 1 INCLUDES:

- MAIN LOBBY + RECEPTION
- RETAIL SPACE
- BLOW DRY BAR
- MANICURE & PEDICURE SALON
- FULL SERVICE RESTAURANT/BAR WITH PRIVATE PARTY ROOM
- COMMERCIAL KITCHEN
- APOTHECARY SHOP
- WAXING ROOMS
- MEN'S AND WOMEN'S LOCKER ROOMS
- SALT ROOM
- 2ND RECEPTION AREA WITH SEATING
- MEN'S AND WOMEN'S BATH HOUSES WITH SAUNA, STEAM ROOM, AND SPA POOLS
- STORAGE
- OUTDOOR SEATING AREA
- RESTROOMS



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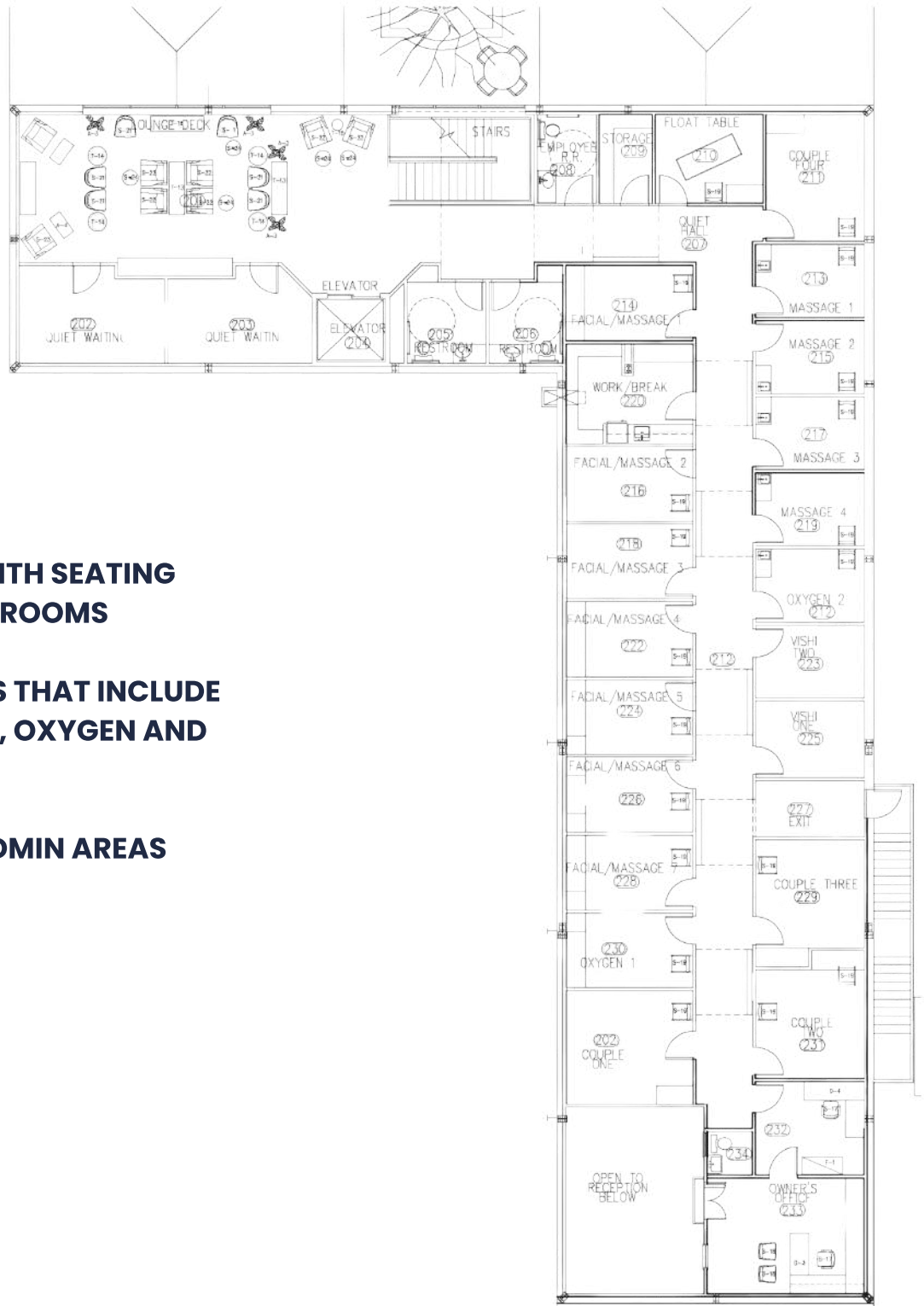
(832) 341-9747 (d)

lcovington@secovington.com

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SECOND FLOOR



LEVEL 2 INCLUDES:

- LOUNGE AREA
- OUTDOOR PATIO WITH SEATING
- (2) PRIVATE PARTY ROOMS
- RESTROOMS
- TREATMENT ROOMS THAT INCLUDE FACIALS, MASSAGE, OXYGEN AND VISHI ROOMS
- STORAGE AREAS
- BACK OF HOUSE/ADMIN AREAS

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LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

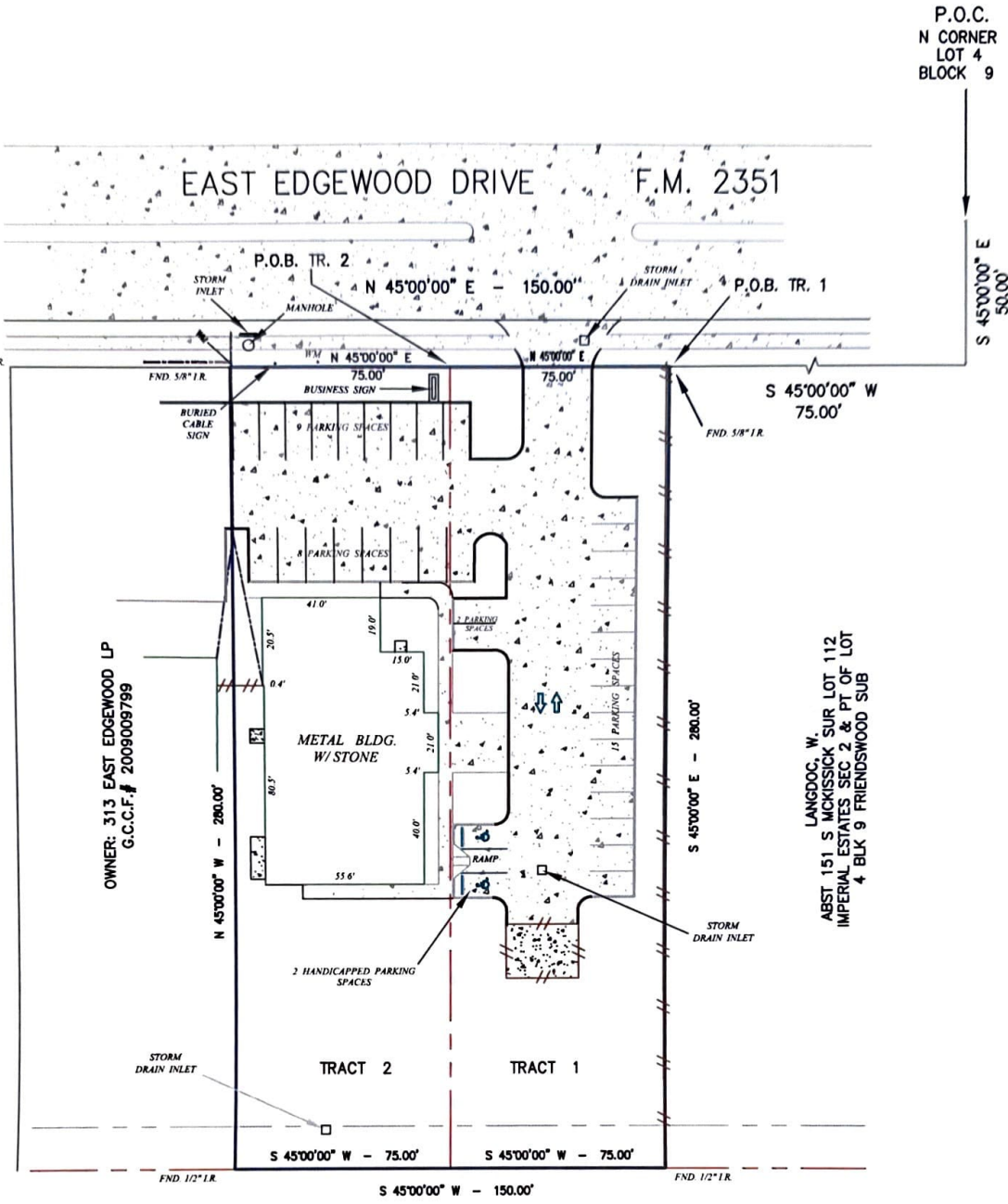
M.U.E. = MUNICIPAL UTILITY EASEMENT
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.W.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT

F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.I.R. = SET IRON ROD
W.P. = WOODEN POST
M.P. = METAL POST
C.F.R. = CLERK'S FILE NUMBER
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
FND. = FOUND
BRS. = BEARS

P.A.E. = PERMANENT ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
E.E. = ELECTRIC EASEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.P. = POWER POLE
S.F.M.F. = SEARCHED FOR, NOT FOUND
U.T.S. = UNABLE TO SET

⊙ CONTROL MONUMENT
— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

— = WOODEN FENCE
— = CHAIN LINK FENCE
⊙ = METAL FENCE
— = WIRE FENCE
— = VINYL FENCE



CLEAR CREEK DRAINAGE DISTRICT TRACT
(NO DEED REFERENCE FOUND)
GCAD R201513

ABST 151 PAGE 4 PT OF LOT 4 BLK 9 FRIENDSWOOD SUB

NOTES:
- BEARING BASIS: PLAT
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT

CLIENT	ALEXANDER	ADDRESS	F.M. 2351
		JOB #	1412007A
		DATE	12-7-14
		GF#	264295
		Toby P. Couchman, R.P.L.S. 133 N. FRIENDSWOOD DRIVE # 141 FRIENDSWOOD, TEXAS 77546 PHONE: 832-607-1405 EMAIL: tpcsurvey@gmail.com	

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
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LEGEND - ITEMS THAT MAY APPEAR IN
DRAWING BELOW

O.H.E. = OVERHEAD ELECTRIC
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
S.W.E. = STORM SEWER EASEMENT
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W.M. = WATER METER

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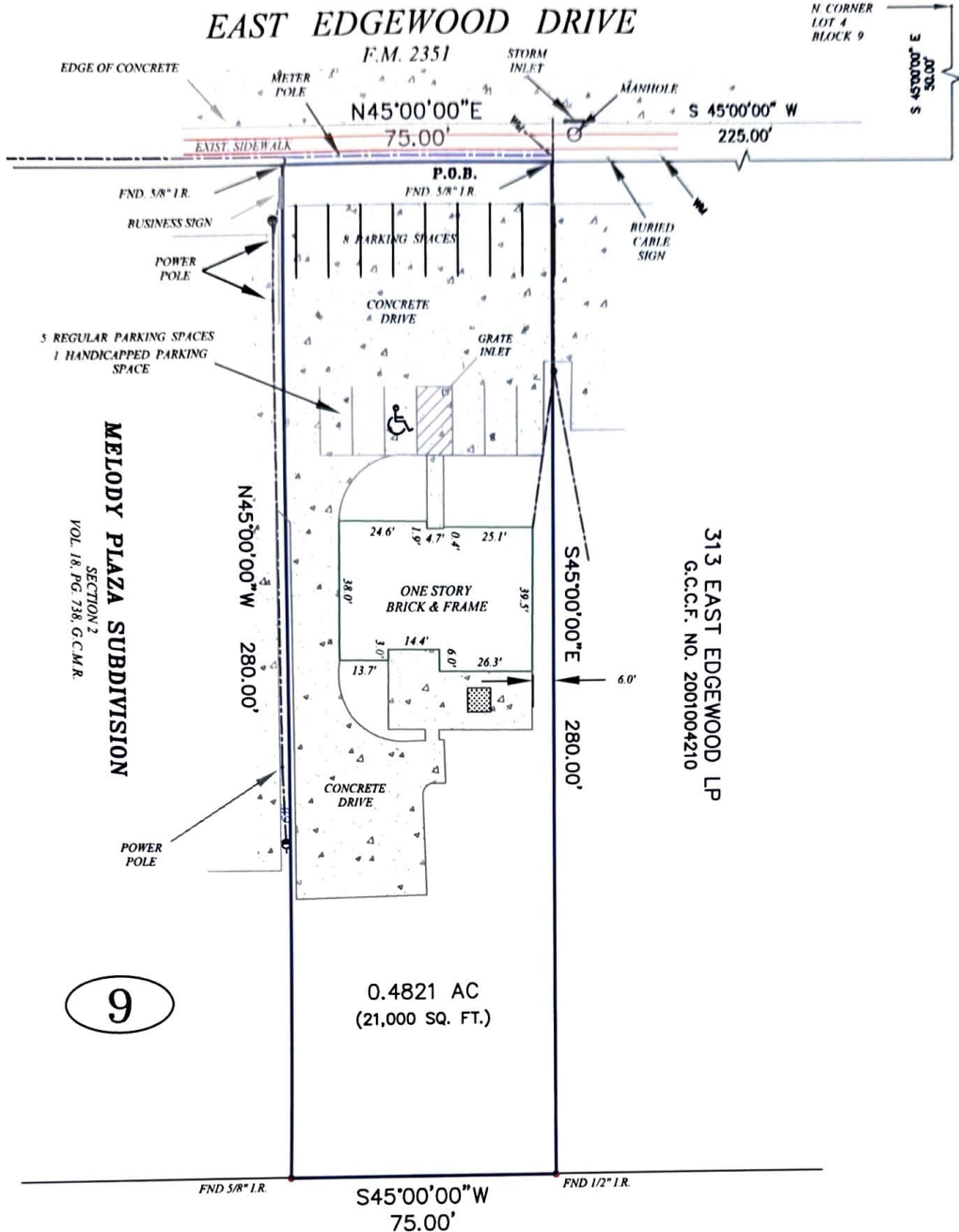
CONTROL MONUMENT

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— = EASEMENT LINE
--- = OVERHEAD ELECTRIC LINE
— = BUILDING WALL

— = WOODEN FENCE
— = CHAIN LINK FENCE
— = METAL FENCE
— = WIRE FENCE
— = GUY ANCHOR



SCALE
1"=40'



MELODY PLAZA SUBDIVISION
SECTION 2
VOL. 18, PG. 738, G.C.M.R.

313 EAST EDGEWOOD LP
G.C.C.F. NO. 2001004210

9

0.4821 AC
(21,000 SQ. FT.)

CLEAR CREEK DRAINAGE DISTRICT TRACT
(NO DEED REFERENCE FOUND)
GCAD R201513

ABST 151 PAGE 4 PT OF LOT 4 BLK 9 FRIENDSWOOD SUB

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CLIENT

ALEXANDER

ADDRESS

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DATE 12-7-14

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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.

S.E. Covington & Company, Inc.	395512	scovington@secovington.com	713-974-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Designated Broker of Firm	License No.	Email	Phone
Scott E. Covington	345047	scovington@secovington.com	713-858-1115
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Courtney Leigh Williams	724219	cwilliams@secovington.com	214-435-6704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date