



# Freestanding Building for Sale or Lease

13429 Briar Forest Dr, Houston, Texas 77077

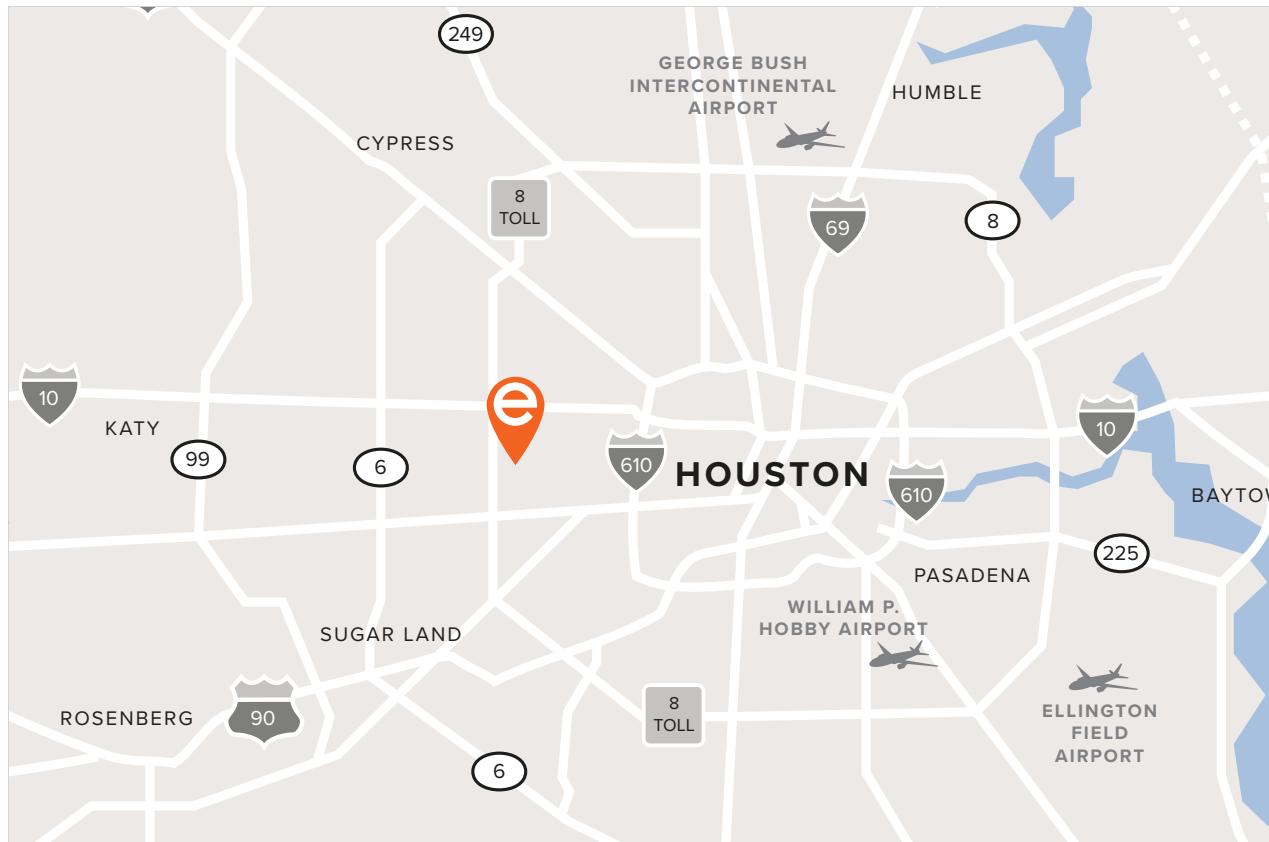
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**Edge Realty Partners**

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#### 2022 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	22,931	119,269	290,952
<b>DAYTIME ADULT POPULATION</b>	10,823	100,131	254,593
<b>AVG HH INCOME</b>	\$86,567	\$82,565	\$78,227

#### AREA RETAILERS

Kroger, LA Fitness, Walgreens, Chick-Fil-A, La Madeline, Starbucks, Jack in the Box, McDonald's, GNC, Pot Belly, Massage Heights, Regions Bank, Amazing Lash, European Wax Center, Russo Pizza, Smash Burger, Discount Tire, IBC Bank, The Hallmark Store

#### LOCATION

**13429 Briar Forest Dr**  
**Houston, TX 77077**



#### AVAILABILITY

**1,588 SF (0.27 AC)**

2nd Gen. Restaurant



#### RATE

**Please call for Pricing**



#### SPACES

**14**



#### TRAFFIC COUNTS (KALIBRATE 2022)

**23,537 CPD**

Briar Forest Dr

**28,192 CPD**

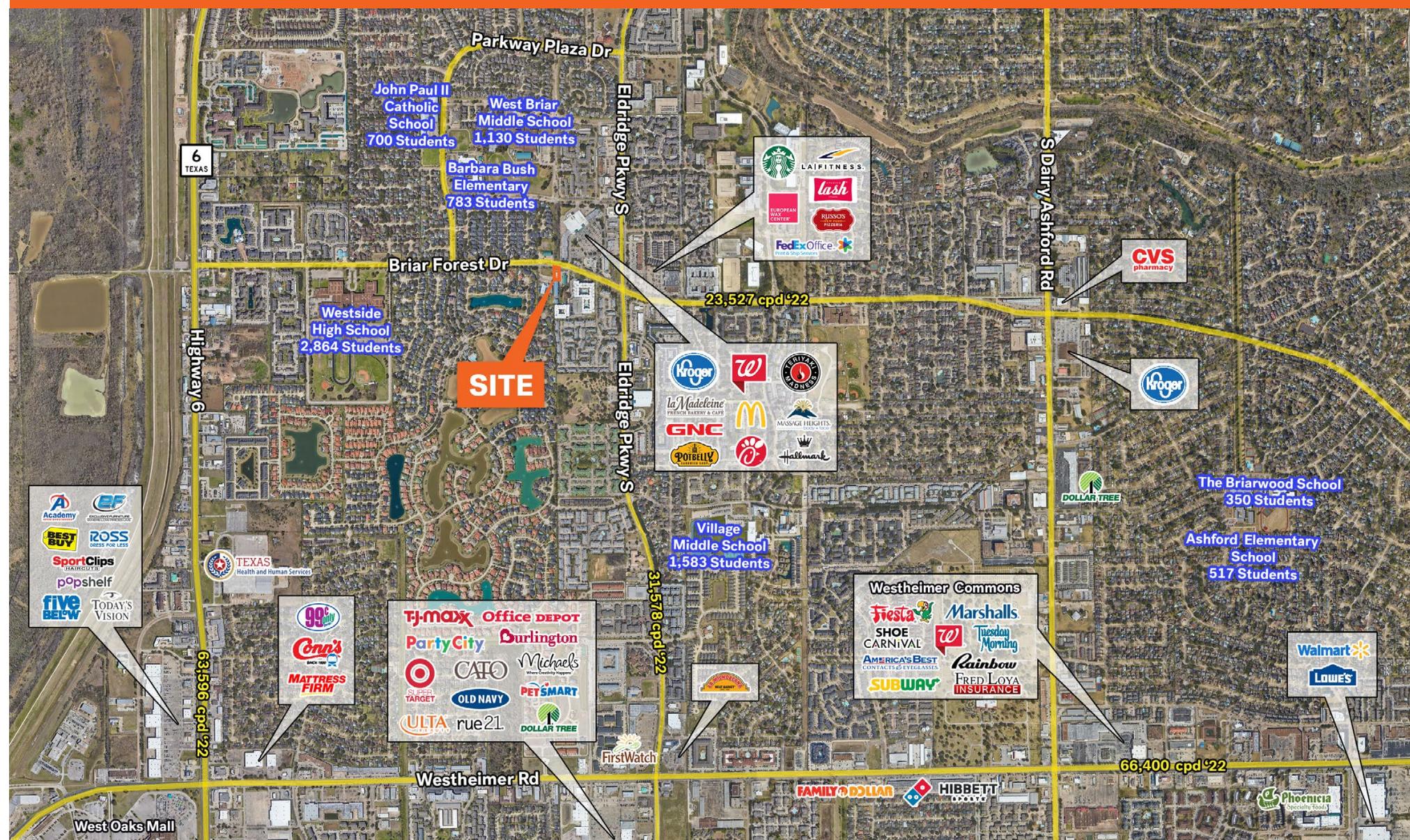
Eldridge Pkwy



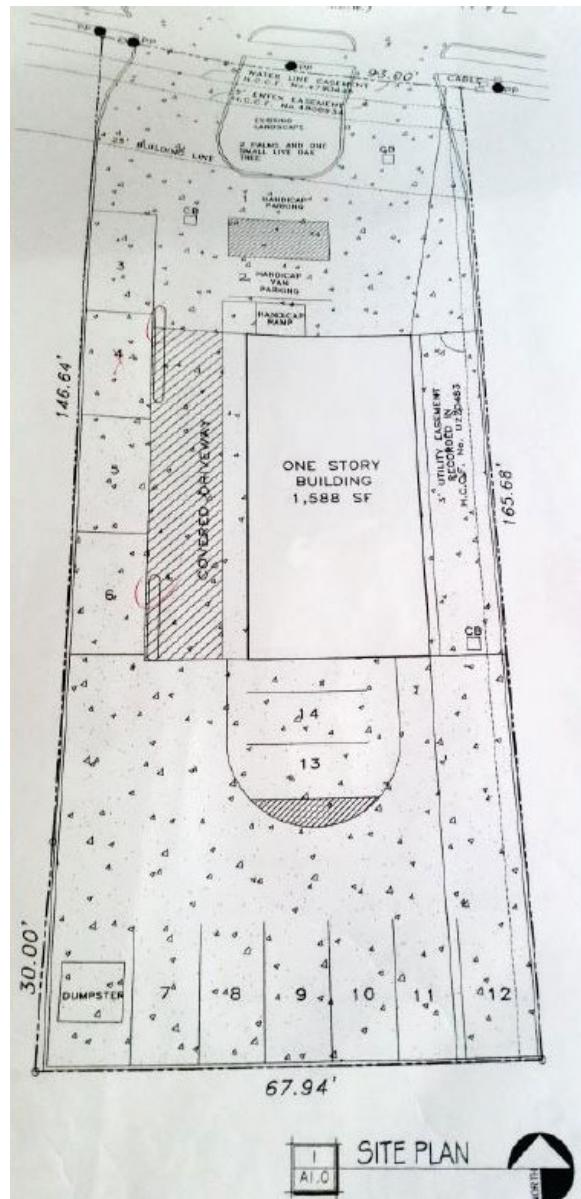
#### PROPERTY INFORMATION

- 1,588 square feet, 2nd generation restaurant on 0.27 acres available for sale or lease
- Located near a lighted intersection with +51,000 cars per day
- Across the street from Kroger which has 1.2 Million visitors per year
- Kitchen includes : vent hood, grease trap, two new 5 ton HVAC units, two ADA bathrooms
- In Energy Corridor trade area which has a strong residential presence

\*Visitor data from Placer.ai - September 2021 - August 2022











## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

#### 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.

EDGE Realty Partners LLC

9000663

info@edge-re.com

713.900.3000

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809

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