



GOODWILL AND ASSETS FOR SALE

6000 BLOCK CHIMNEY ROCK, HARRIS COUNTY, HOUSTON, TEXAS 77081

Located just north of the Chimney Rock and Bellaire Blvd intersection, this property is surrounded by retail stores, rooftops, and fast food establishments. It offers excellent visibility with convenient ingress and egress.



JIMMY CHANG

832.577.7725

jimmy.chang@abcahouston.com

www.abcahouston.com

6000 BLK CHIMNEY ROCK ROAD
HOUSTON, TX 77081



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SUBLEASE INFORMATION

Key Money: \$45,000.

Space Size: 2,800+/- SF

Uses: Full Service Restaurant

FOH: Fully Furnished, Order/Pickup Counter

Kitchen: Equipped, Hoods, Gas, Floor Drain

BOH: Walk-Ins Cooler, Portable Freezer, Sinks

Lease Term: Approx. 8+ years left on the Lease with two five-year options.

Base: \$17.00 PSF plus \$11.22 NNN

The total is \$6,584.45 per month till 5/2025.

Restaurant Remodel Year Built: 2023

Assets in the sale include furniture, fixture, and equipment with the goodwill being the leasehold rights to this turnkey restaurant.

Surrounded Retailers: The Bagel Shop Bakery, Fiesta Mart, H-E-B, Smoothie King, Starbucks, Bank of Texas, Dunkin, Pho Ben, Ava Sushi, CVS, El Racherito Tiaqueria, The Mays School and much more.

PRICE: Call JIMMY CHANG now for tour!

This business is currently operating.
Please do not disturb the tenant.

DEMOGRAPHICS (3 MILE):

- Population: 229,194
- Median HH Income: \$68,929
- Households: 95,408

Traffic Count: 15,998 CPD Chimney Rock
29,549 CPD Bellaire Blvd



DEMOGRAPHIC AND INCOME PROFILE

RING: 3 MILE RADIUS

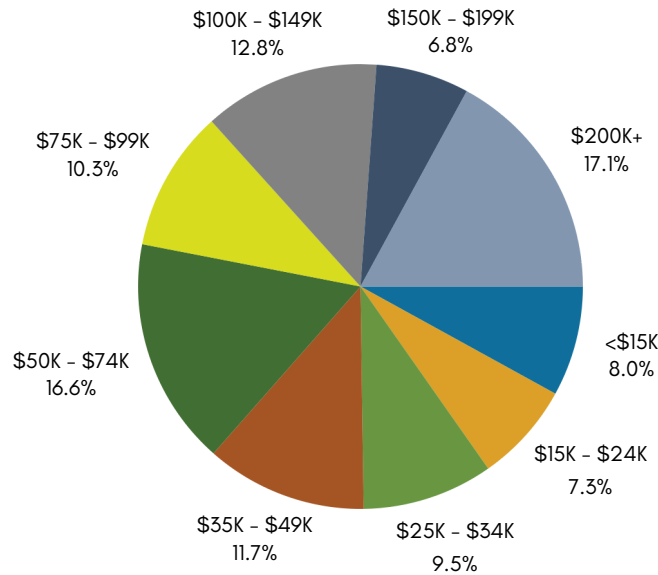
Summary	Census 2010	Census 2020	2024	2029
Population	211,092	227,663	229,194	230,486
Households	85,478	93,583	95,408	97,594
Families	48,597	53,557	52,155	52,581
Average Household Size	2.45	2.42	2.38	2.34
Owner Occupied Housing Units	32,690	31,229	32,230	33,801
Renter Occupied Housing Units	52,788	62,354	63,178	63,793
Median Age	32.5	34.2	35.0	36.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.11%	1.09%	0.38%	
Households	0.45%	1.36%	0.64%	
Families	0.16%	1.26%	0.56%	
Owner HHs	0.96%	1.82%	0.97%	
Median Household Income	2.57%	2.65%	2.95%	
Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	7,639	8.0%	6,864	7.0%
\$15,000 - \$24,999	6,924	7.3%	5,254	5.4%
\$25,000 - \$34,999	9,076	9.5%	8,112	8.3%
\$35,000 - \$49,999	11,178	11.7%	10,583	10.8%
\$50,000 - \$74,999	15,794	16.6%	16,240	16.6%
\$75,000 - \$99,999	9,804	10.3%	10,714	11.0%
\$100,000 - \$149,999	12,238	12.8%	13,273	13.6%
\$150,000 - \$199,999	6,469	6.8%	7,982	8.2%
\$200,000+	16,286	17.1%	18,573	19.0%
Median Household Income	\$68,929		\$78,250	
Average Household Income	\$124,078		\$139,525	
Per Capita Income	\$51,787		\$59,233	

DEMOGRAPHIC AND INCOME PROFILE

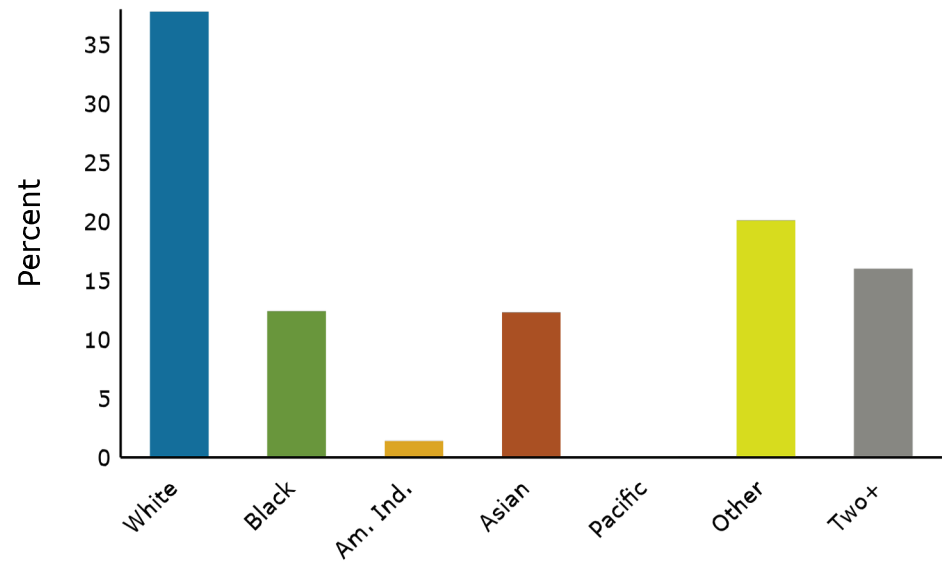
RING: 3 MILE RADIUS

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,641	8.4%	16,214	7.1%	15,862	6.9%	15,342	6.7%
5 - 9	14,703	7.0%	16,497	7.2%	15,478	6.8%	14,456	6.3%
10 - 14	11,982	5.7%	14,860	6.5%	14,670	6.4%	14,450	6.3%
15 - 19	12,095	5.7%	13,057	5.7%	13,027	5.7%	14,124	6.1%
20 - 24	16,771	7.9%	15,330	6.7%	15,922	6.9%	16,378	7.1%
25 - 34	41,986	19.9%	41,069	18.0%	39,685	17.3%	36,436	15.8%
35 - 44	31,372	14.9%	35,331	15.5%	36,571	16.0%	35,328	15.3%
45 - 54	26,511	12.6%	26,625	11.7%	28,096	12.3%	29,955	13.0%
55 - 64	19,696	9.3%	22,675	10.0%	22,028	9.6%	22,203	9.6%
65 - 74	9,221	4.4%	15,791	6.9%	16,341	7.1%	17,595	7.6%
75 - 84	5,885	2.8%	6,994	3.1%	8,187	3.6%	10,408	4.5%
85+	3,228	1.5%	3,220	1.4%	3,328	1.5%	3,812	1.7%

2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 41.0%

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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT: 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.

ABC Advisors, Inc	438665	abcahouston@gmail.com	713-939-8181
Broker Firm Name	License No.	Email	Phone
Donald D. Chang		changdonnie@gmail.com	713-939-8181 x118
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jimmy Chang	515937	jimmy.chang@abcahouston.com	713-939-8181 x104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date