



FORMER WALGREENS STORE - SUBLEASE

8301 BROADWAY ST, HOUSTON, TX 77061

Presented by:

KORY PRYOR

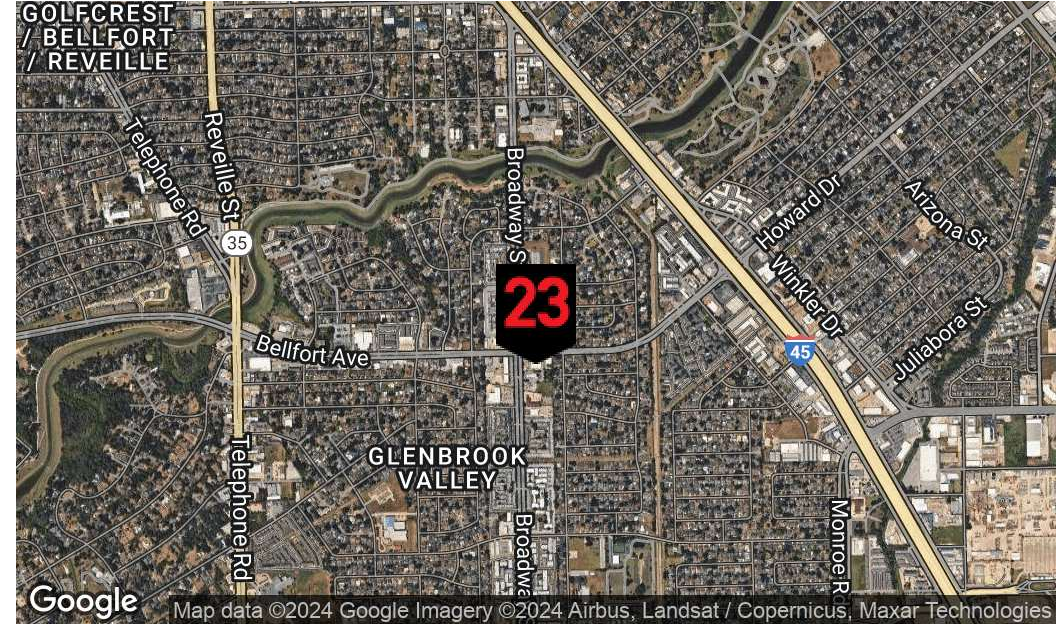
404.422.7200

kpryor@23advisors.com

GA #233371 CO #100087645 AL #000138619-0

TX BOR License # 676387

SUBLEASE BROCHURE



OFFERING SUMMARY

Lease Rate:	\$12.59 SF/yr (MG)
Building Size:	13,905 SF
Available SF:	13,905 SF
Lot Size:	1.427 Acres
Year Built:	1999
Zoning:	N/A
Market:	Houston
Submarket:	Near Southeast

PROPERTY OVERVIEW

Rent: \$175,000 Yr. Modified Gross (inclusive of RE Taxes only; Insurance, Repair & Maintenance Costs and Utilities are subtenant's responsibility)
 Term: Thru 6/1/2037 (co-terminus with Master Walgreens Lease)
 Premises: Approx. 13,905 SF, plus Drive-Thru
 Signage: Building + Street-side Monument w/ Digital Panel
 Premises Delivery: AS-IS
 PRICE + TERMS, ALONG WITH ALL OFFERS, ARE SUBJECT TO APPROVAL OF WALGREEN CO.'S REAL ESTATE COMMITTEE



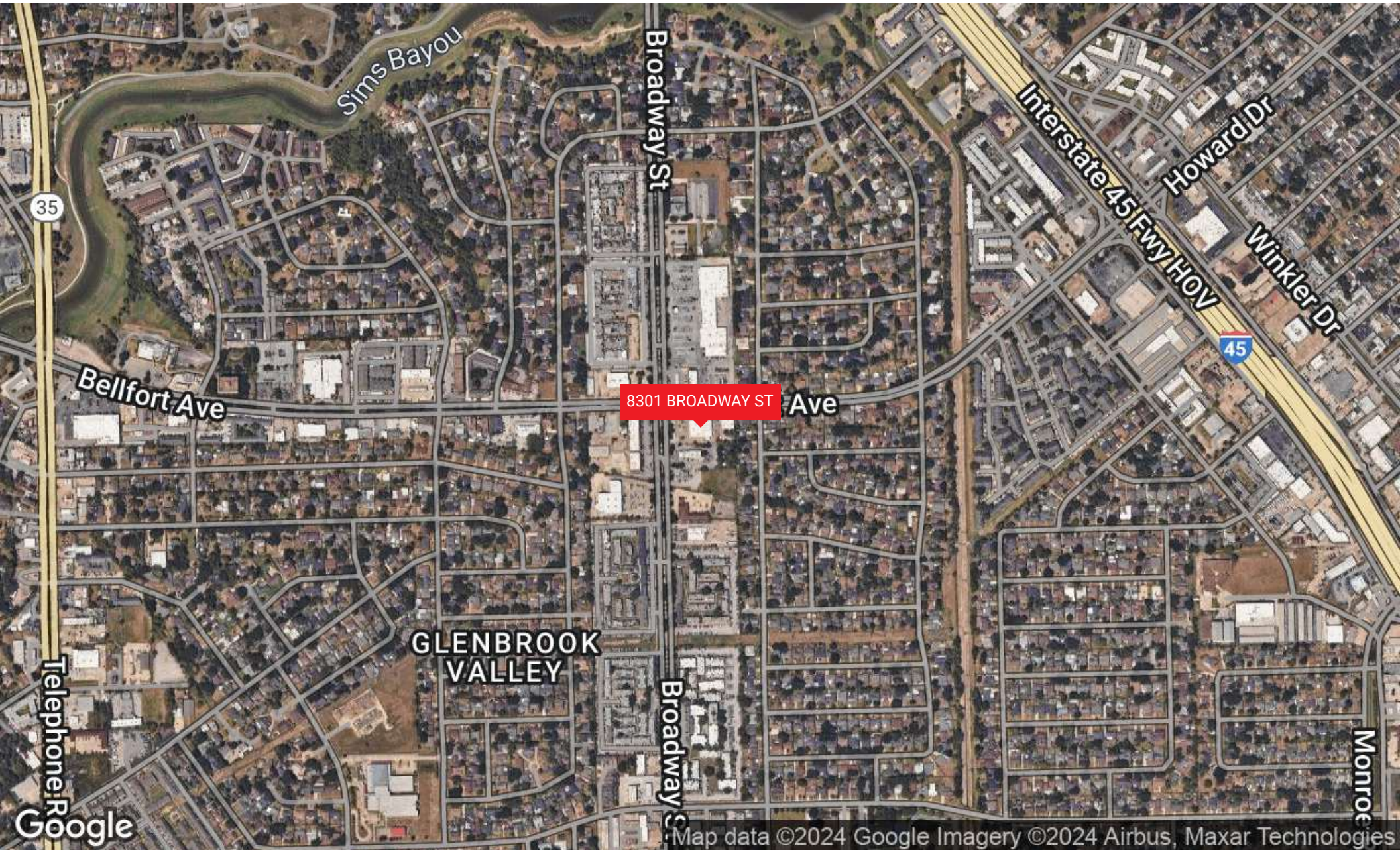
PROPERTY HIGHLIGHTS

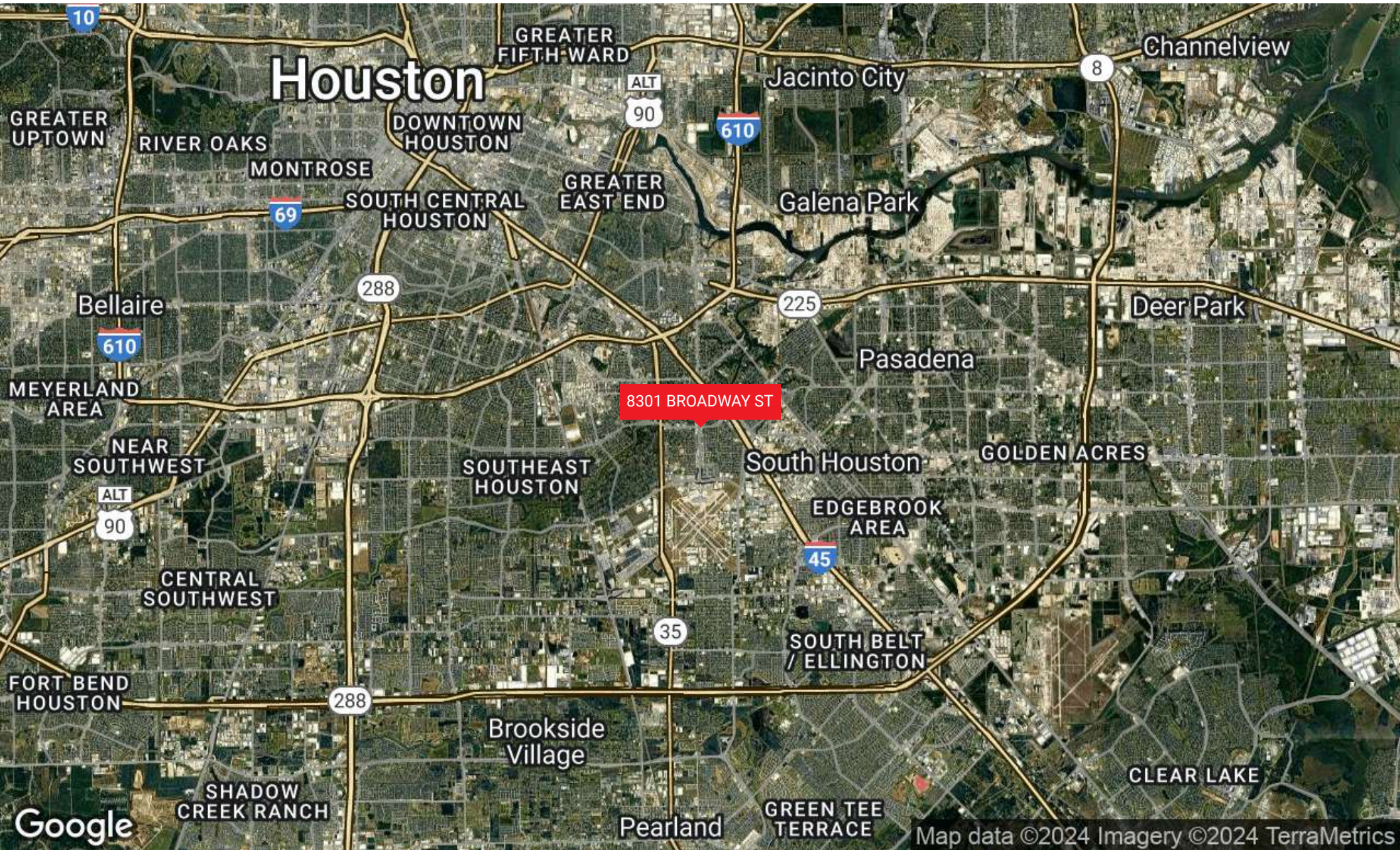
- Rent: \$175,000 Yr. Modified Gross (inclusive of RE Taxes only; Insurance, Repair & Maintenance Costs and Utilities are subtenant's responsibility)
- Term: Thru 6/1/2037 (co-terminus with Master Walgreens Lease)
- Premises: Approx. 13,905 SF, plus Drive-Thru
- Signage: Building + Street-side Monument w/ Digital Panel
- Premises Delivery: AS-IS
- Site: Hard corner site located on high-visibility 4 way signalized intersection.
- Traffic: AADT of approx. 21,006 at Belfort Street & Broadway Street W (source: Costar) and AADT of 23,212 at Broadway Street & Belfort Street North (source: Costar).
- Prohibited Uses: Pharmacy, bar, amusement arcade, second-hand store, catering hall, school and other uses as may be restricted per applicable laws, ordinances, regulations and/or recorded documents, including applicable reciprocal easement agreements and restrictive covenants.
- PRICE + TERMS, ALONG WITH ALL OFFERS, ARE SUBJECT TO APPROVAL OF WALGREEN CO.'S REAL ESTATE COMMITTEE

OFFERING SUMMARY

Lease Rate:	\$12.59 SF/yr (MG)
Available SF:	13,905 SF
Lot Size:	1.427 Acres
Building Size:	13,905 SF

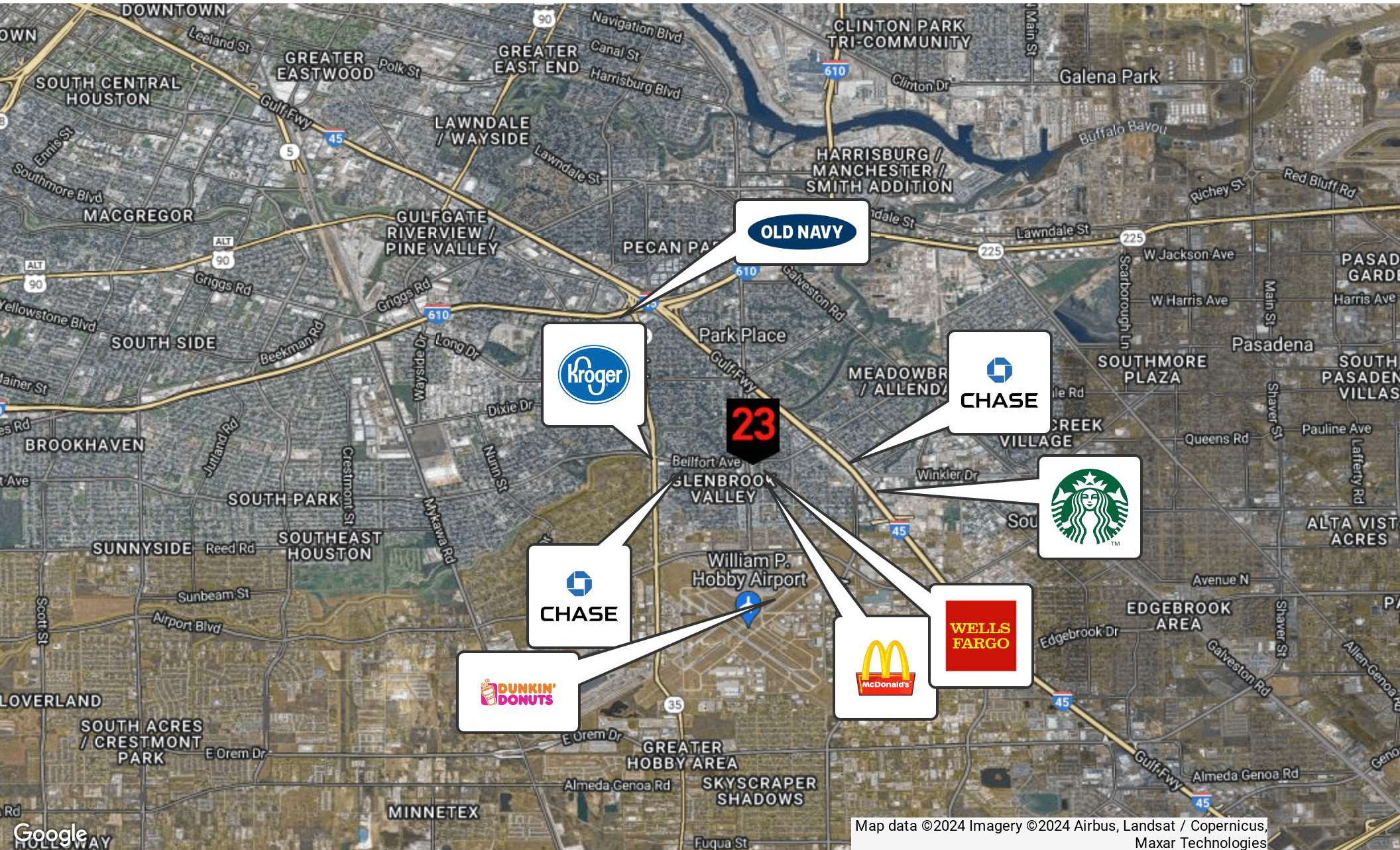
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,635	19,339	37,754
Total Population	26,006	60,341	118,605
Average HH Income	\$58,394	\$60,337	\$63,337





Google

Map data ©2024 Imagery ©2024 TerraMetrics



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CITY OF HOUSTON

John Whitmire

Mayor

P.O. Box 1562
Houston, Texas 77251-1562

Telephone – Dial 311
www.houstontx.gov

Effective Date: August 7, 2024

OFFICIAL CITY OF HOUSTON ZONING LETTER

To Whom It May Concern,

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9A_V. Regulations and maps for each airport are also available at <https://www.fly2houston.com> under the Resources/Regulatory tab.
- Tax Increment Reinvestment Zone (TIRZ) # 1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf.

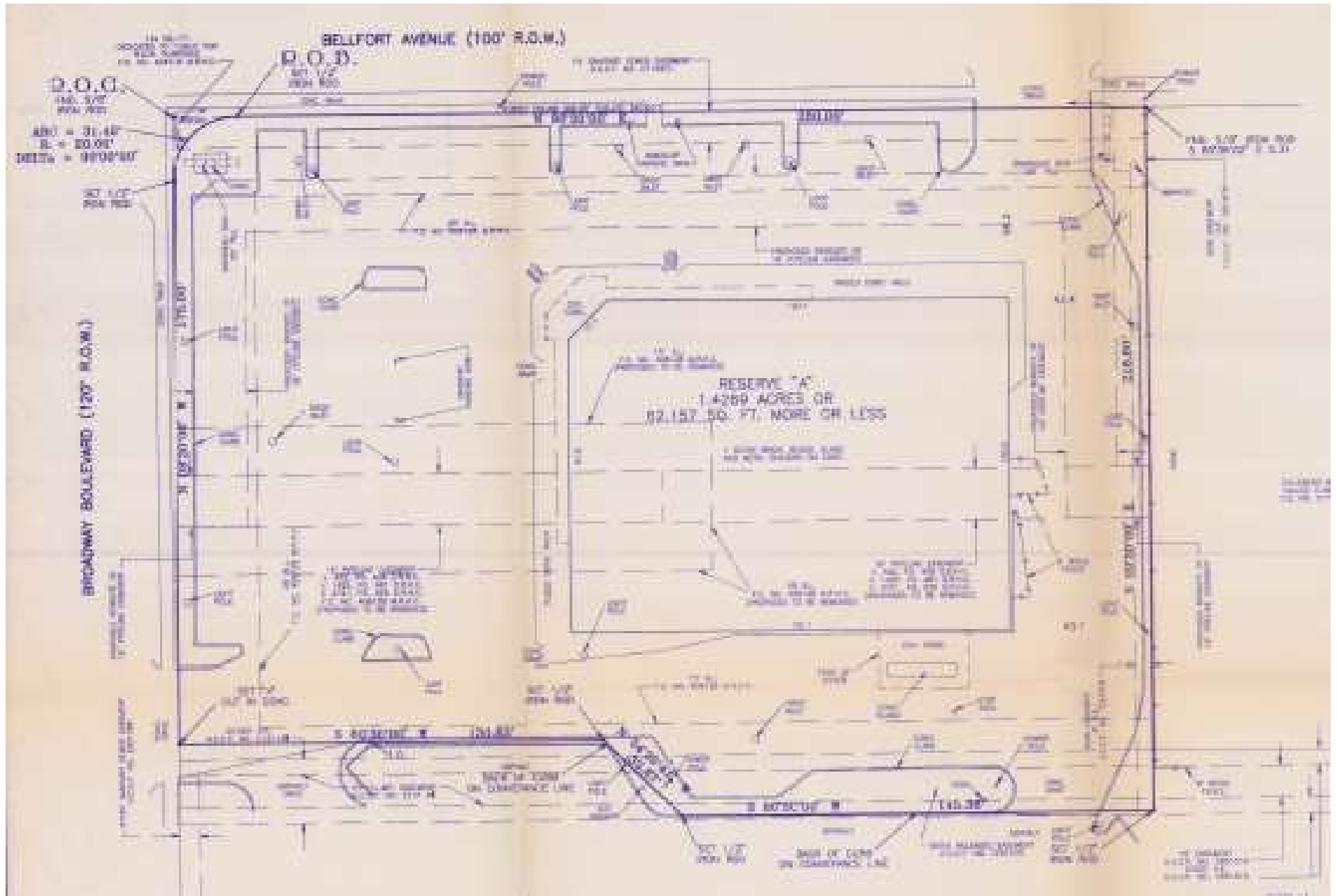
All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is https://library.municode.com/tx/houston/codes/code_of_ordinances.

This letter does not address any separately filed restrictions that may be applicable to a property.

Signed by:


Vonn Tran
Director
Planning and Development Department

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcom
Controller: Chris Hollins

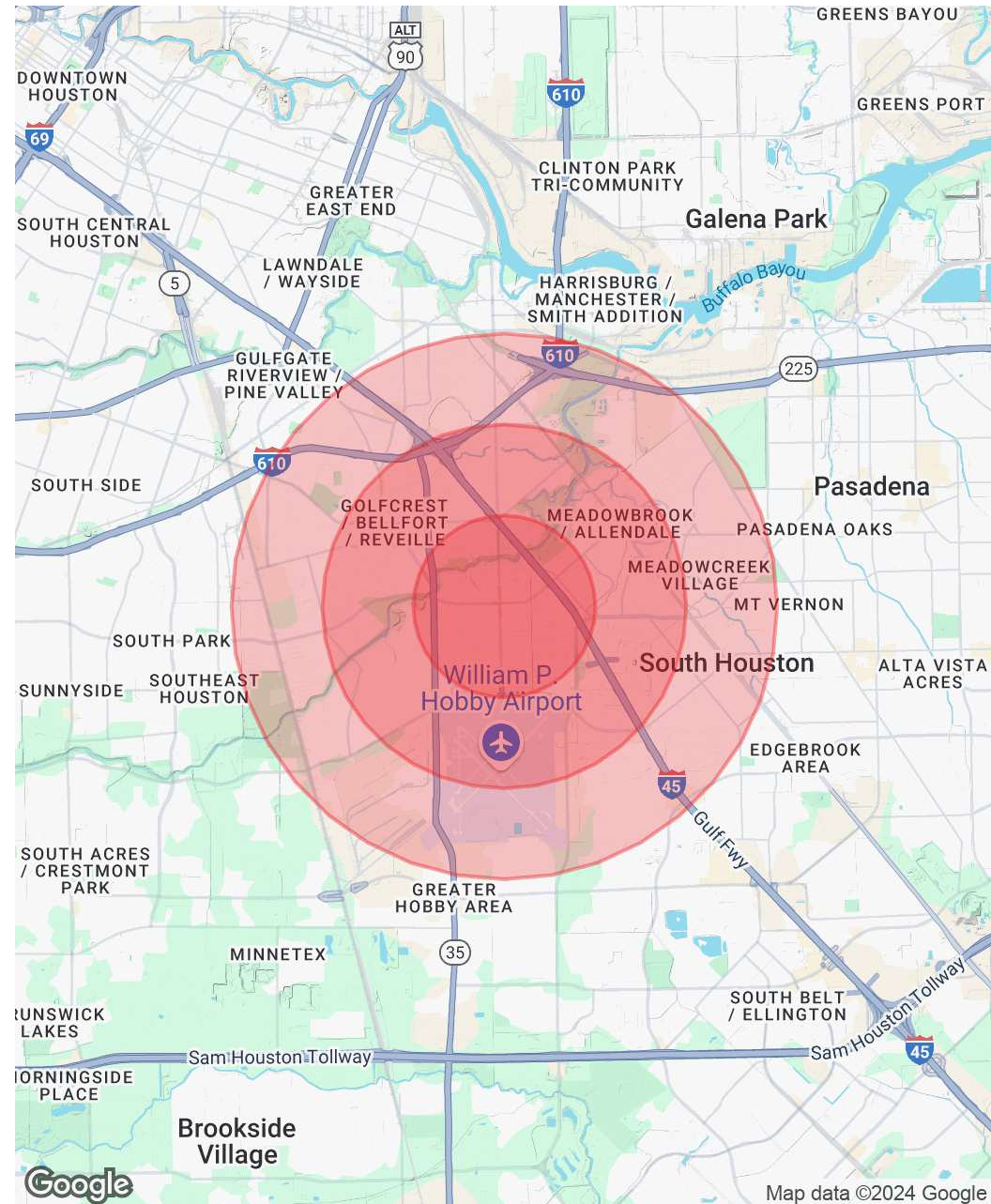




POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,006	60,341	118,605
Average Age	36	37	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,635	19,339	37,754
# of Persons per HH	2.8	3	3
Average HH Income	\$58,394	\$60,337	\$63,337
Average House Value	\$264,351	\$221,742	\$197,146

Demographics data derived from AlphaMap





KORY PRYOR

Managing Broker

kpryor@23advisors.com

Direct: 404.422.7200

GA #233371 // CO #100087645 AL #000138619-0

PROFESSIONAL BACKGROUND

Kory is the managing broker and founder of 23 Realty Advisors. Prior to starting 23 Realty Advisors, Kory worked as a commercial real estate attorney focusing on multifamily and retail development, acquisitions, dispositions, financing and operations, having worked on over \$25BN of transactional volume. Kory is a highly experienced commercial real estate broker that provides a thoughtful and hands on approach bringing an unparalleled level of transactional experience and knowledge to the table for his clients. Kory currently resides in Vail, Colorado where he spends his free time snowboarding, mountain biking and hiking with his dogs, Asha and Ted.

EDUCATION

University of Florida, Bachelor of Arts, Cum Laude
Emory University School of Law, Juris Doctor

MEMBERSHIPS

Real Property Law Association
Americian Apartment Owners Association
Mortgage Bankers Association
State of Georgia Bar Association

23 Realty Advisors
2121 N. Frontage Road West Suite 10
Vail, CO 81657
404.422.7200



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:

- **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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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/Tenant/Seller/Landlord Initials

Date