



HOLLISTER PAD SITE | SH 249 AND HOLLISTER RD, HOUSTON, TX 77086

Features

- Ground Leasing Pad Site
- Hard corner of Tomball Pkwy (Hwy 249) and Hollister Rd
- Ideal for QSR/Fast Food user
- Drive-thru capability
- Going home side with 38,000 VPD on Hwy 249

PAD SITE

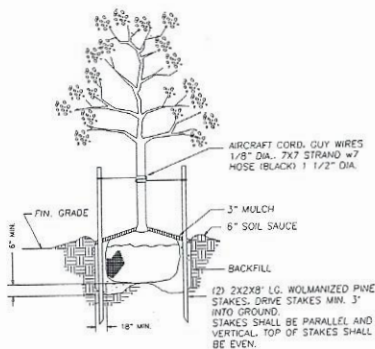
AVAILABLE SF: 5,550
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Tomball Pkwy	43,517 VPD	Population		12,886	91,821	319,036
Hollister Rd	10,454 VPD	Households		3,831	28,254	107,812
		Daytime Population		17,209	108,465	315,113
		Average Household Income		\$78,285	\$89,437	\$92,992

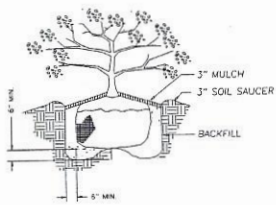
Sarah Thobae
 Assistant Vice President
 713.781.7111
 sthobae@weitzmangroup.com

Area Retailers & Businesses





TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING.

HARRIS COUNTY
PUBLIC UTILITIES DEPARTMENT
LANDSCAPE SERVICES

- STREET TREES:**
Length of property line in local feet as measured along all sides of the property meeting on a public street. $\frac{1}{2}$ inch per foot/30' = 1522 trees required. (Plant may be on artificial lot)
- PAVING LOT TREES:**
Number of new parking stalls to be constructed $\frac{1}{2}$ inch = 1000 trees for trees required.
- TOTAL TREE REQUIREMENT:**
A + B = 1522 + 1000 = 2522 trees to be planted
- TREE PLANTING EQUIVALENCY CREDIT:**
Proposed total number of trees credits = 1000 trees
- TREE PLANTING REQUIREMENT:**
C - B = 2522 - 1000 = 1522 trees to be planted
- COMMENTS:** See requirement for trees in the expanded portion of parking lot. Total number of street trees required, from A above is 10 = 1000 trees
- LANDSCAPE BUFFER:**
6" high evergreen fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or some of equivalent equivalent to existing single-family residential. Site plan must show trees set on all sides of the property.

LANDSCAPING LEGEND:

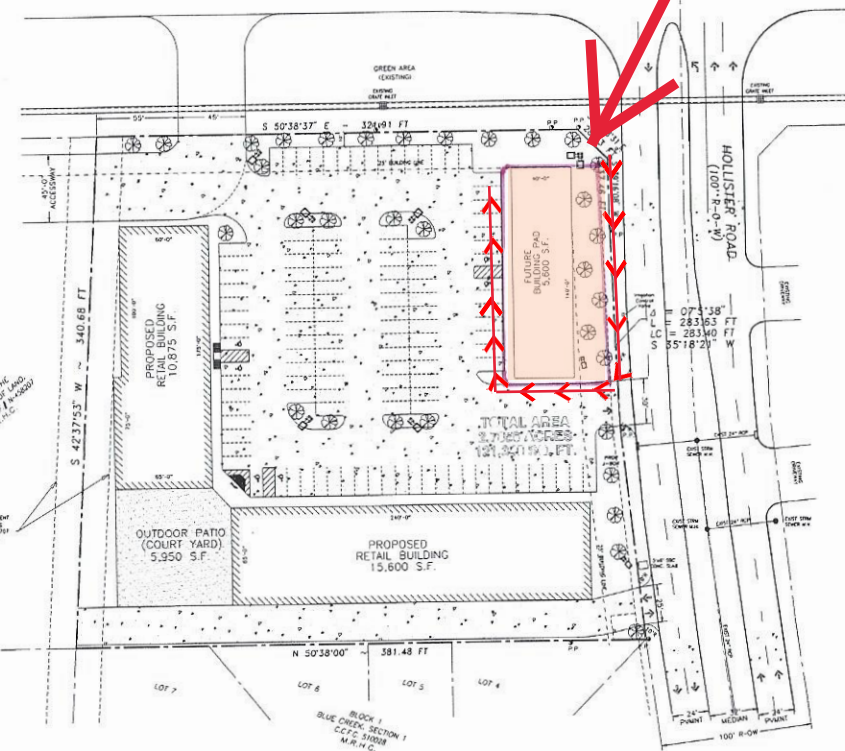
- PROPOSED 4 Galvan 2 1/2 Color AMERICAN HOLLY (TYPICAL) @ 2 ft. min. inside strip zone
- PROPOSED 1 Galvan 1 Color AMERICAN HOLLY @ 2 ft. min. inside strip zone
- 200 BUSHES TOTAL inside property line



STATE HIGHWAY 249
(VARYING R-O-W)



Pad Site



SITE PLAN & LANDSCAPING LAYOUT
SCALE 1" = 40'

"SHOPS AT BLUE CREEK"
15000 State Highway 249
Houston, Texas 77086
PROPOSED RETAIL CENTER

HRS and Associates,
Civil, Traffic Engineering, and Consulting
8318 Ivan Road Drive
Houston, Texas
Tel: 713 466 9776
Fax: 713 466 9299
E-mail: hrsassociates@aol.com

Seal:
Signature:
Date: April 27, 2007

NO	REVISION	DATE	BY	CHKD
1	REVISED PER HARRIS COUNTY COMMENTS	Mar. 14, 2007		
2	COMPLETED SITE PLAN DRAWING	Feb. 4, 2007		

SITE PLAN AND LANDSCAPING LAYOUT
SCALE: 1" = 40'
PROJ. # 2007-02-102
SHEET 3 OF 6

C-1
H.C. PROJECT NO: 1008557



Blue Creek Ranch
572 homes



SITE

Hollister Rd

1,274 VPD

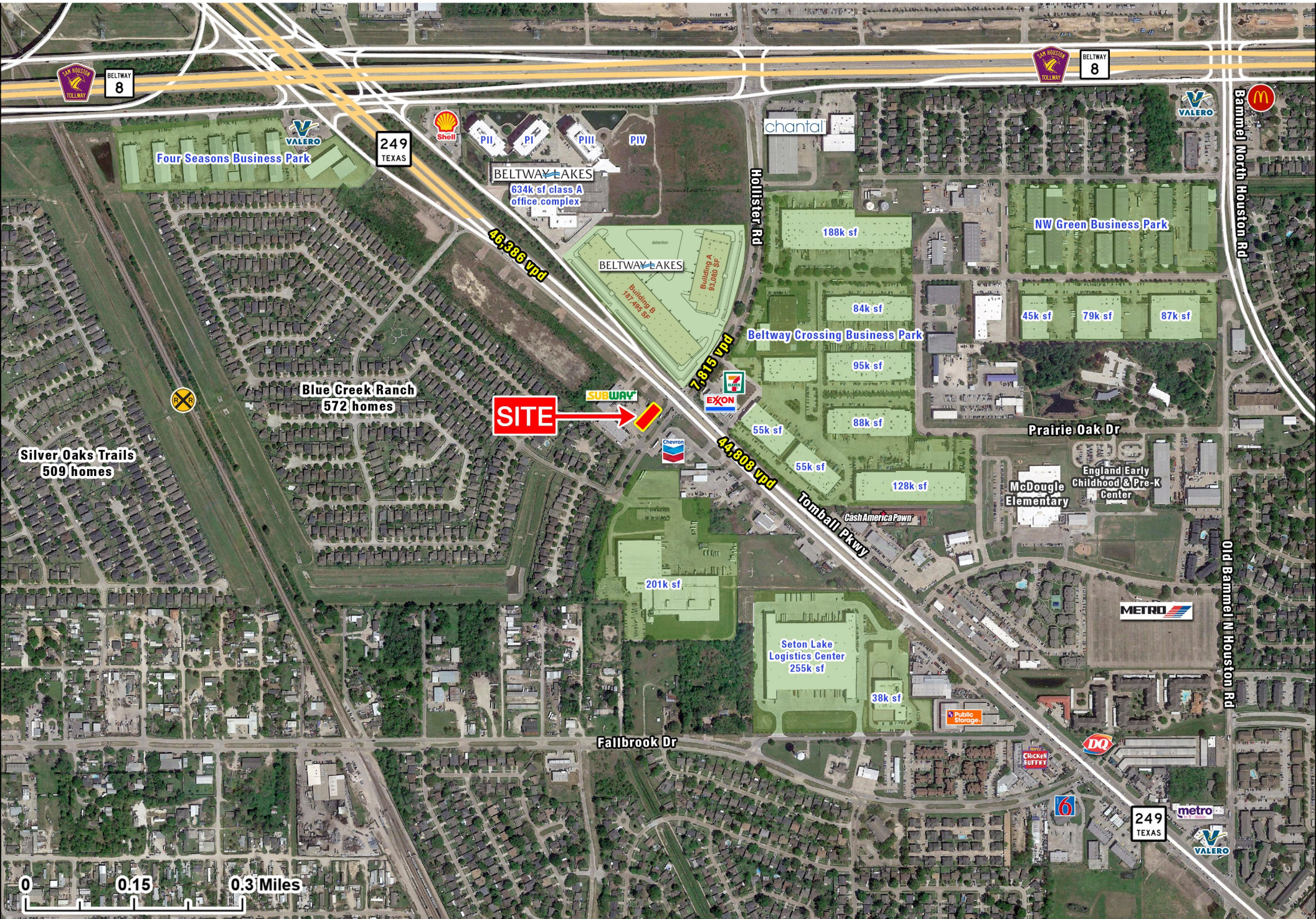
1,687 VPD

Tomball Pkwy

46,386 Vpd

249
TEXAS





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 on 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 listening 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.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date