

FREESTANDING RESTAURANT FOR LEASE

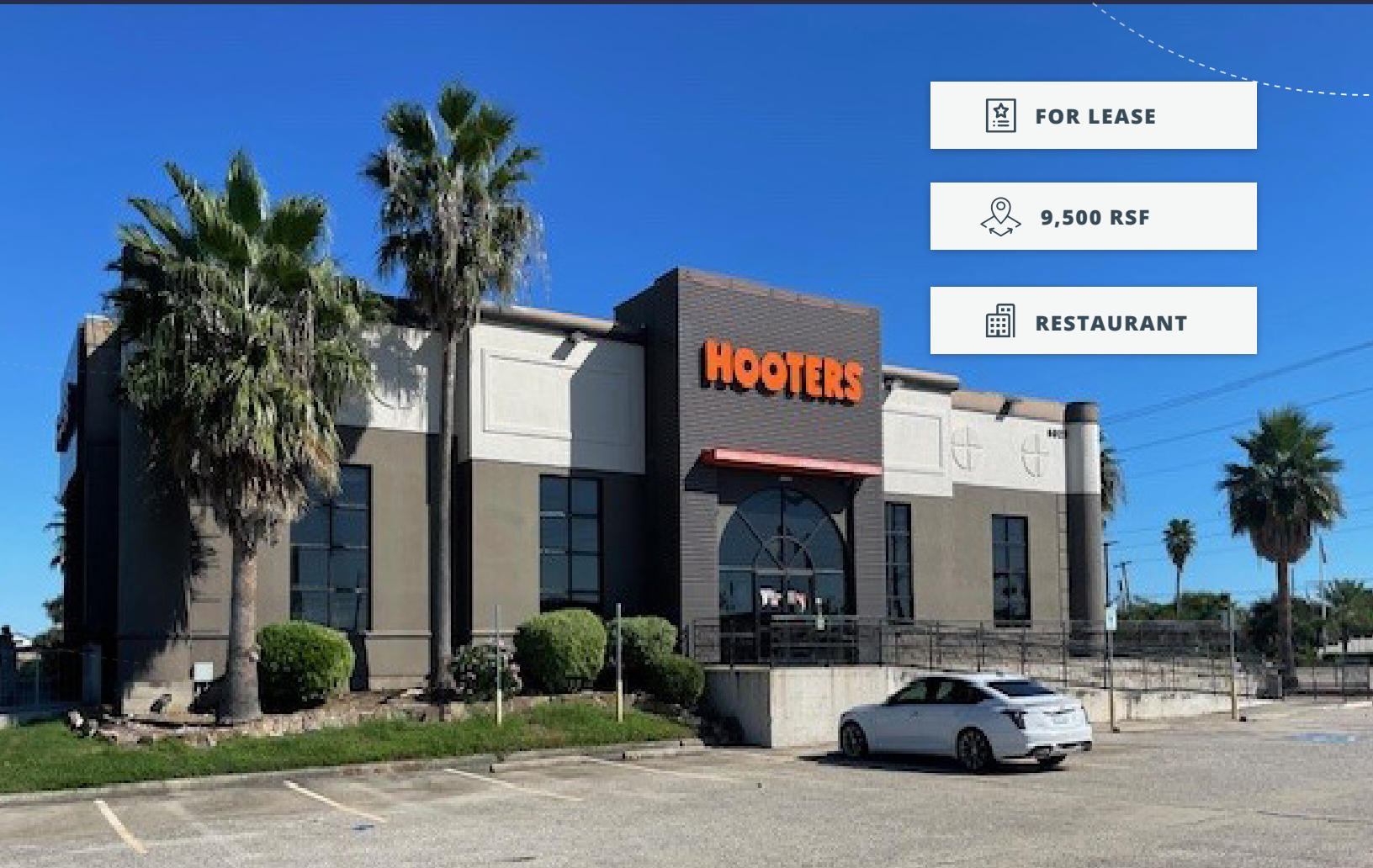
6028 Heards Lane
Galveston, Texas 77551



 **FOR LEASE**

 **9,500 RSF**

 **RESTAURANT**



- Fully equipped freestanding restaurant
- Beautiful waterfront patio area overlooking Offatts Bayou
- Owner would also consider sale
- 61st and Heards Lane

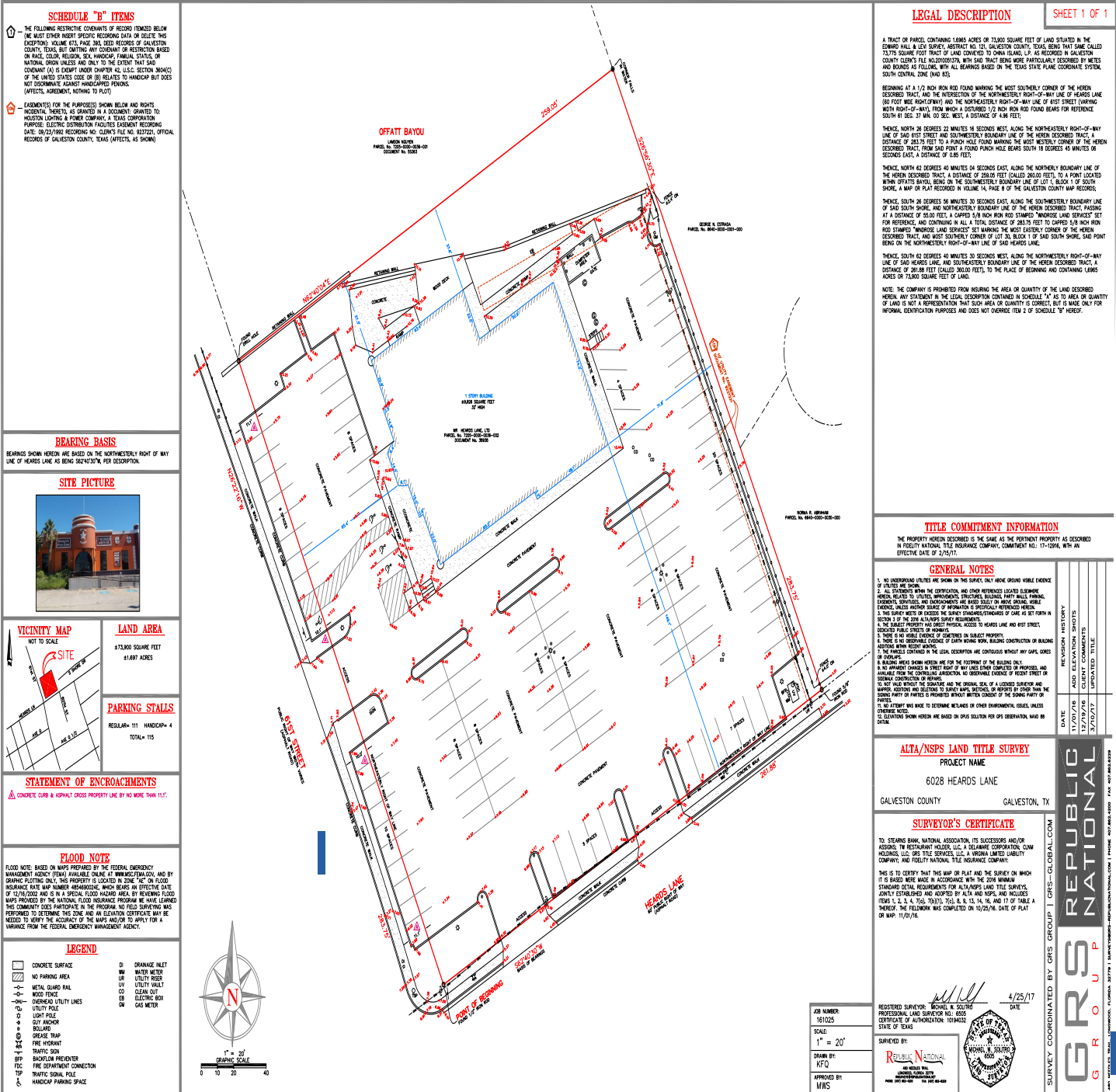
THE PROPERTY

11111 Katy Freeway
Suite 535 | Houston, Texas
713.464.1001 | Investarinc.com



JIM BAYNE
JBAYNE@INVESTARINC.COM
713.273.1363

Site Plan

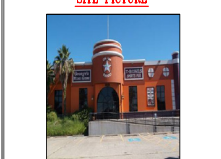


SCHEDULE "B" ITEMS
THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD FORMER BEING THE MOST OTHER MOST SPECIFIC RECORDING DATA OF RECORD THIS EXCEPTION: VOLUME 673, PAGE 308, DEED RECORDS OF GALVESTON COUNTY, TEXAS, DATED OCTOBER 10, 1940...

LEGAL DESCRIPTION SHEET 1 OF 1

A TRACT OR PARCEL, CONTAINING 18885 ACRES OR 73.000 SQUARE FEET OF LAND SITUATED IN THE CROWLEY HILL & GUN SURVEY, INSTRUMENT NO. 321, GALVESTON COUNTY, TEXAS, BEING THAT ONE CALLED 32770 SQUARE FOOT TRACT OF LAND CONVEYED TO CHINA ISLAND, L.P., AS RECORDED IN GALVESTON COUNTY CLERK'S FILE RECORDS WITH FILE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM...

BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HEARDS LANE AS BEING 82°43'30" N, PER DESCRIPTION.



VICINITY MAP, LAND AREA (37,900 SQUARE FEET), PARKING STALLS (TOTAL = 115)

STATEMENT OF ENCROACHMENTS
CONCRETE CURB & SIGNAL CROSS PROPERTY LINE BY NO SIDE WALK TRAIL.

FLOOD NOTE
FLOOD NOTE BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.SCZ.FEMA.GOV...

LEGEND table listing symbols for CONCRETE SURFACE, NO PARKING AREA, METAL GUARD RAIL, etc.



TITLE COMMITMENT INFORMATION

Table with columns: DATE, REVISION HISTORY, CLIENT COMMENTS, LOCATED TITLE. Includes dates like 11/20/16 and 12/22/17.

ALTA/NPS/LAND TITLE SURVEY
PROJECT NAME: 6028 HEARDS LANE
GALVESTON COUNTY GALVESTON, TX

SURVEYOR'S CERTIFICATE
TO: STEARNS BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS: TR RESTAURANT HOLDINGS, L.L.C., A DELAWARE CORPORATION, CDM HOLDINGS, LLC, AND THE SERVICE, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

Professional stamps for STEARNS BANK NATIONAL ASSOCIATION and a surveyor's seal for MICHAEL R. SOLBERG, LICENSED SURVEYOR.

VERTICAL text: GRS NATIONAL PUBLIC, SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

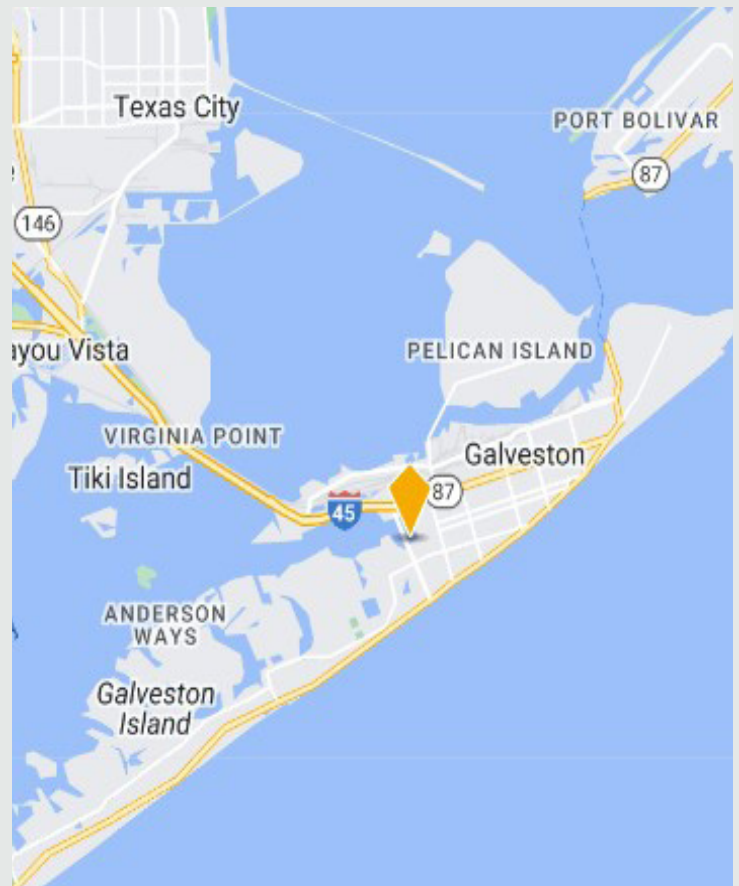
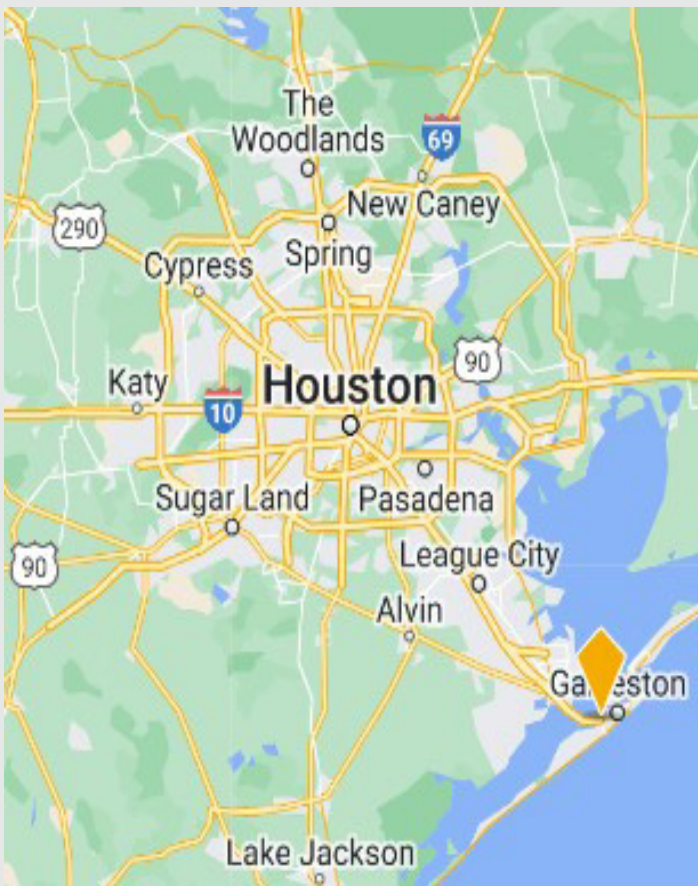
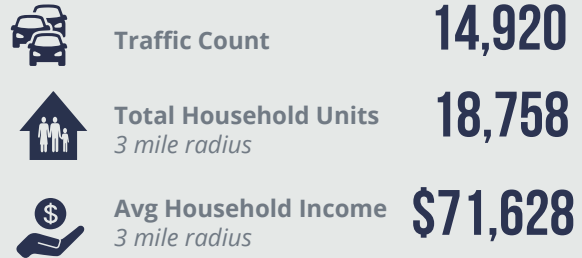
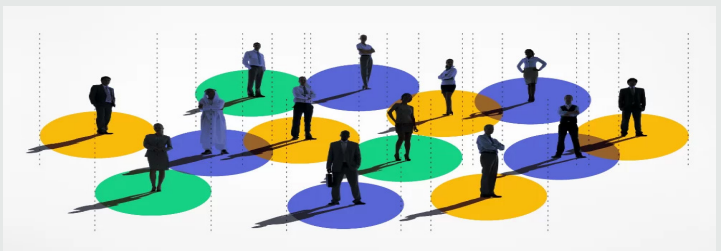
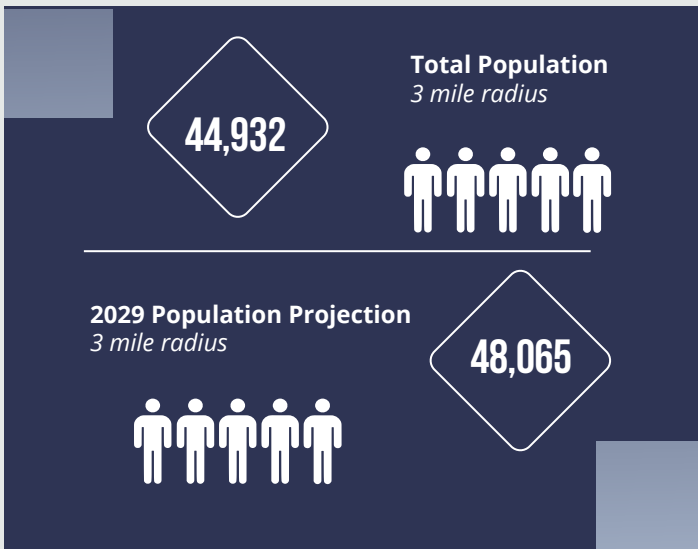
SITE PLAN



Freestanding Restaurant For Lease

6028 Heards Lane
Galveston, Texas 77551

Demographics and Location Map



DEMOGRAPHICS AND LOCATION MAP

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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.



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
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