



10108 Bissonnet St, Houston, TX

REDEVELOPMENT OPPORTUNITY



Anthony Heckman, Broker & Owner

Anthony@thewolfrealestategroup.com

281.974.6036

PROPERTY HIGHLIGHTS

- 1.23 acres (53,509 SF) of commercially positioned land in the established Southwest Houston / Beltway submarket
- Direct frontage and visibility on Bissonnet Street (major east-west thoroughfare)
- Utilities to the property: Sanitary sewer, storm sewer, water, and other municipal utilities are available and extend to or along the property frontage, as evidenced by existing manholes, valves, lines, and easements depicted on the Survey

Drainage at the property: Engineered storm drainage infrastructure is in place, including multiple storm manholes, inlets, and RCP storm sewer lines along Bissonnet Street and serving the site.

- Entitlements completed: The survey is complete and available for immediate use in permitting and development
- Prime location near the Beltway 8 / Sam Houston Tollway corridor with strong access and demographics for retail, service commercial, automotive, or mixed-use development
- Ready for immediate buyer due diligence and development — strong infrastructure and entitlement position reduce timeline and risk

INVESTOR CONSIDERATIONS

- **THE PROPERTY'S COMBINATION OF SIZE (1.23 ACRES / 53,509 SF), DIRECT FRONTAGE ON BISSONNET STREET, BELTWAY 8 PROXIMITY, COMPLETED PLATTING, AND READY UTILITIES + DRAINAGE INFRASTRUCTURE CREATES STRONG POTENTIAL FOR SEVERAL HIGH-PERFORMING COMMERCIAL USES. THE SITE IS PARTICULARLY WELL-SUITED FOR DRIVE-THRU, AUTO-ORIENTED, AND SERVICE RETAIL CONCEPTS THAT BENEFIT FROM HIGH VISIBILITY, EASY INGRESS/EGRESS, AND EFFICIENT SITE CIRCULATION.**
- **ADDITIONAL USES INCLUDE EXPRESS / AUTOMATED CAR WASH, SMALL RETAIL / MULTI-TENANT STRIP OR SINGLE-TENANT RETAIL, CONVENIENCE STORE + FUEL WITH QSR CO-BRAND (IF ZONING PERMITS)**



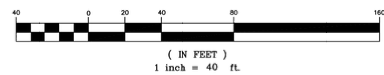
ADDITIONAL PHOTOS



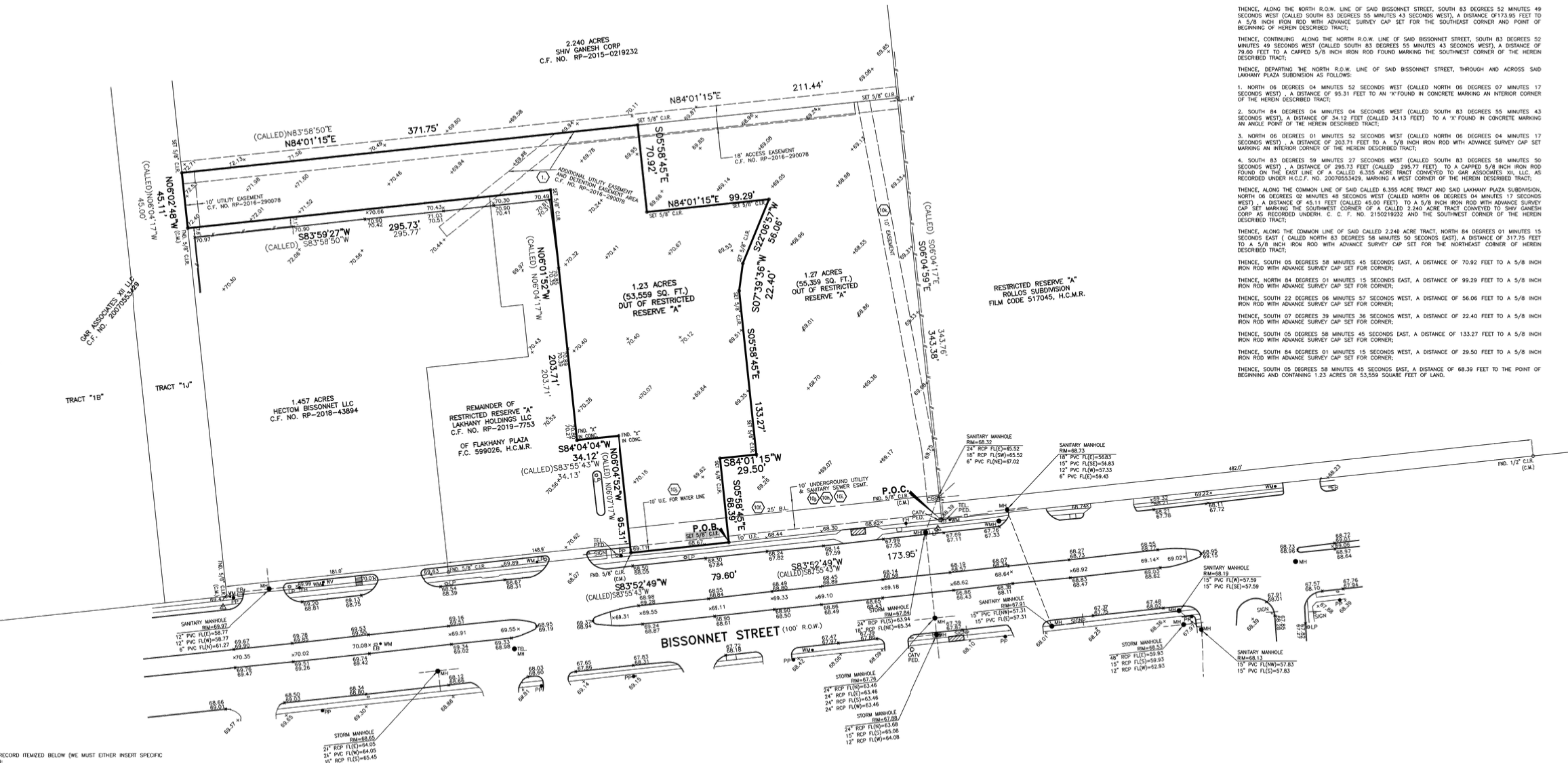
SURVEY

W.E. SANDER SURVEY A-1137 HARRIS COUNTY, TEXAS

GRAPHIC SCALE



- LEGEND:**
- AC - ACRES
 - A.C. - AIR CONDITION
 - A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - B.L.D.G. - BUILDING
 - COL. - COLLARD
 - CB - CATCH BASIN
 - CONC. - CONCRETE
 - COV. - COVERED
 - CP - CURB AND GUTTER
 - CPV - CURB AND GUTTER
 - ELEC. - ELECTRIC
 - EASEM. - EASEMENT
 - FC - FLOOD CODE
 - FILE - FILE NUMBER
 - FND. - FOUND
 - GM - GAS METER
 - H.C.F. - HARRIS COUNTY CLERK'S FILE
 - H.C.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M. - HARRIS COUNTY MAP RECORDS
 - H.C.P. - HARRIS COUNTY PLAT RECORDS
 - H.C.S. - HARRIS COUNTY SURVEY RECORDS
 - H.C.T. - HARRIS COUNTY TRACT RECORDS
 - H.C.U. - HARRIS COUNTY UTILITY RECORDS
 - H.C.V. - HARRIS COUNTY VENDOR RECORDS
 - H.C.W. - HARRIS COUNTY WATER RECORDS
 - H.C.X. - HARRIS COUNTY X-RAY RECORDS
 - H.C.Y. - HARRIS COUNTY YIELD RECORDS
 - H.C.Z. - HARRIS COUNTY ZONING RECORDS
 - H.C.A. - HARRIS COUNTY AIR RECORDS
 - H.C.B. - HARRIS COUNTY BOUNDARY RECORDS
 - H.C.C. - HARRIS COUNTY CEMETERY RECORDS
 - H.C.D. - HARRIS COUNTY DRAINAGE RECORDS
 - H.C.E. - HARRIS COUNTY EASEMENT RECORDS
 - H.C.F. - HARRIS COUNTY FENCE RECORDS
 - H.C.G. - HARRIS COUNTY GROUND RECORDS
 - H.C.H. - HARRIS COUNTY HIGHWAY RECORDS
 - H.C.I. - HARRIS COUNTY INDUSTRIAL RECORDS
 - H.C.J. - HARRIS COUNTY JAIL RECORDS
 - H.C.K. - HARRIS COUNTY KITCHEN RECORDS
 - H.C.L. - HARRIS COUNTY LAND RECORDS
 - H.C.M. - HARRIS COUNTY MARINE RECORDS
 - H.C.N. - HARRIS COUNTY NATURE RECORDS
 - H.C.O. - HARRIS COUNTY OFFICE RECORDS
 - H.C.P. - HARRIS COUNTY PARK RECORDS
 - H.C.Q. - HARRIS COUNTY QUARTERS RECORDS
 - H.C.R. - HARRIS COUNTY RAILROAD RECORDS
 - H.C.S. - HARRIS COUNTY SCHOOL RECORDS
 - H.C.T. - HARRIS COUNTY STORE RECORDS
 - H.C.U. - HARRIS COUNTY UTILITY RECORDS
 - H.C.V. - HARRIS COUNTY VENDOR RECORDS
 - H.C.W. - HARRIS COUNTY WATER RECORDS
 - H.C.X. - HARRIS COUNTY X-RAY RECORDS
 - H.C.Y. - HARRIS COUNTY YIELD RECORDS
 - H.C.Z. - HARRIS COUNTY ZONING RECORDS



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 1.23 ACRES OUT OF 2,500 ACRES OF LAND SITUATED IN THE W. E. SANDER SURVEY, ABSTRACT NO. 1137, HARRIS COUNTY, TEXAS, BEING OUT OF THE RESIDUE OF A CALLED 7,207 ACRE TRACT CONVEYED TO CONTINENTAL SUPERIOR MANAGEMENT GROUPS, L.P., AS RECORDED UNDER H.C.C.F. NO. 7796368, ALSO BEING OUT OF RESTRICTED RESERVE "A", BLOCK 1, LAKHANY PLAZA SUBDIVISION, AS RECORDED UNDER FILM CODE NO. 5990226, HARRIS COUNTY MAP RECORDS (H.C.M.R.) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A CAPPED 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF BISSONNET STREET (CALLED 100 FEET R.O.W.) MARKED THE SOUTHWEST CORNER OF A CALLED RESTRICTED RESERVE "A" OF BELLO'S AS RECORDED UNDER FILM CODE NO. 517045 (H.C.M.R.) AND THE SOUTHEAST CORNER OF 2,500 ACRE TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, SOUTH 83 DEGREES 52 MINUTES 49 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 979.09 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, SOUTH 83 DEGREES 52 MINUTES 49 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 78.60 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH R.O.W. LINE OF SAID BISSONNET STREET, THROUGH AND ACROSS SAID LAKHANY PLAZA SUBDIVISION AS FOLLOWS:

- NORTH 06 DEGREES 04 MINUTES 52 SECONDS WEST (CALLED NORTH 06 DEGREES 07 MINUTES 17 SECONDS WEST), A DISTANCE OF 93.31 FEET TO AN "X" FOUND IN CONCRETE MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- SOUTH 84 DEGREES 04 MINUTES 04 SECONDS WEST (CALLED SOUTH 83 DEGREES 55 MINUTES 43 SECONDS WEST), A DISTANCE OF 34.12 FEET (CALLED 34.13 FEET) TO A "X" FOUND IN CONCRETE MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- NORTH 06 DEGREES 01 MINUTES 52 SECONDS WEST (CALLED NORTH 06 DEGREES 04 MINUTES 17 SECONDS WEST), A DISTANCE OF 203.71 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- SOUTH 83 DEGREES 50 MINUTES 27 SECONDS WEST (CALLED SOUTH 83 DEGREES 58 MINUTES 50 SECONDS WEST), A DISTANCE OF 295.77 FEET (CALLED 295.77 FEET) TO A CAPPED 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF A CALLED 8,355 ACRE TRACT CONVEYED TO GAR ASSOCIATES, III, L.L.C. AS RECORDED UNDER FILM CODE NO. 200705349, MARKING A WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 8,355 ACRE TRACT AND SAID LAKHANY PLAZA SUBDIVISION, NORTH 04 DEGREES 05 MINUTES 48 SECONDS WEST (CALLED NORTH 04 DEGREES 04 MINUTES 17 SECONDS WEST), A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET MARKING THE SOUTHWEST CORNER OF A CALLED 2,240 ACRE TRACT CONVEYED TO SHU GANESH CORP. AS RECORDED UNDER H.C.C.F. NO. 210079332 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 2,240 ACRE TRACT, NORTH 84 DEGREES 01 MINUTES 15 SECONDS EAST (CALLED NORTH 83 DEGREES 58 MINUTES 50 SECONDS EAST), A DISTANCE OF 317.79 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 70.92 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, NORTH 84 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 99.29 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 22 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 56.06 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 133.27 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 84 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 29.50 FEET TO A 5/8 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR CORNER;

THENCE, SOUTH 05 DEGREES 58 MINUTES 45 SECONDS EAST, A DISTANCE OF 68.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES OR 53,559 SQUARE FEET OF LAND.

SCHEDULE B

- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW) (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 - FILM CODE NO. 599026 MAP RECORDS, HARRIS COUNTY, TEXAS, COUNTY CLERK'S FILE NO. 7793295, DEED RECORDS OF HARRIS COUNTY, TEXAS, HARRIS COUNTY CLERK'S FILE NO. 210521920, RP-2018-290078, RP-2014-290798, RP-2021-724500.
- BUILDING SET-BACK LINE 20 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- BUILDING SET-BACK LINE 25 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- UTILITY AND SANITARY SEWER EASEMENT 10 FEET IN WIDTH ALONG THE SOUTHERLY PROPERTY LINE(S), AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
- EASEMENT AFFECTING SUBJECT PROPERTY AS GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 129 AND AS LOCATED IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S), E310187.
- EASEMENT AFFECTING SUBJECT PROPERTY AS GRANTED TO HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 129 AND AS LOCATED IN INSTRUMENT(S) FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO(S), E310188.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT AS SET FORTH BY INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2018-445331.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN NOTICE OF STORM WATER QUALITY REQUIREMENTS DATED AS SET FORTH BY INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 2142510.
- RIGHT OF FIRST REFUSAL AND REPURCHASE RIGHTS AS SET FORTH IN INSTRUMENT FILED UNDER HARRIS COUNTY CLERK'S FILE NO. RP-2021-724500.

BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 040490 IS A BRASS DISC STAMPED 0120 BMD1 FROM THE INTERSECTION OF BEECHNUT STREET AND CLUB CREEK DRIVE, TRAVEL SOUTH ON CLUB CREEK DRIVE APPROXIMATELY 0.22 MILE TO CONCRETE BRIDGE. MONUMENT IS LOCATED ON EAST CONCRETE BRIDGE RAILING, NE/4 SW/4 IN THE BOVAYS BAYOU WATERSHED NEAR STREAM D122-00-00 ELEV. 67.47 FEET NAVD 1986, 2001 ADJUSTED.

TBM "A"
CUT "X" ON TOP OF INLET ELEVATION=67.91

I, hereby certify that this survey was made on the ground and completed on this 7th day of July, 2022 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition 8 Survey. Surveyor did not obstruct property, Easements, building lines, etc., shown are as identified by:

GP: N/A of N/A.

Henry M. Santos
HENRY M. SANTOS, Registered Professional Land Surveyor No. 5460



ASIS
ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TPLS FIRM NO. 10099200

SCALE: 1" = 40'
FIELD WORK: 07-05-22/08
DRAFTING: 07-07-22/EG
FINAL CHECK: 07-07-22/AM
REVISIONS:

ADDRESS: 0 BISSONNET STREET, HOUSTON, TEXAS 77036
FURNISHERS: TAI MERCHANT
LENDER: -
TITLE CODE: AMERICAN TITLE COMPANY OF HOUSTON
JOB NO.: 0612490-22-018
G.P. NO.: 3055922-01587
KEY MAP: 493H

PROJECT NAME AND ADDRESS:

SUBSEDEUXE BELTWAY

10108 BISSONNET ST
HOUSTON, TX 77036

Issue	Date	Description
2	03/23/20	2018-08-08 PERMIT
3	07/11/20	2008-08-08 SUBMITTAL
4	09/22/20	2008-08-08 SUBMITTAL
5	11/14/20	2008-08-08 SUBMITTAL
6	04/12/20	2008-08-08 SUBMITTAL
7	03/22/20	2008-08-08 SUBMITTAL
8	08/11/20	2008-08-08 SUBMITTAL

INTERIM REVIEW
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION
ROBERT A. FARNE, P.E.
LICENSED NO.: 133672
9/19/25

SUBSEDEUXE BELTWAY

SHEET NAME:
SITE BOUNDARY SURVEY
(FOR REFERENCE ONLY)

SHEET NO.: **C22.0**



WOLF

Real Estate Group