

FORMER BANK FOR SALE

PREMIUM RETAIL SITE WITH UNBEATABLE ACCESS TO MAJOR THOROUGHFARES

- Prime Freestanding Retail building with Drive Thru anchored by Walmart Neighborhood Market.
- Great Redevelopment opportunity for Fast Food, Medical, Real Estate Office, Mortgage Company, Insurance etc.
- Generators nearby are Bank of America, Advance Auto Parts, Jack In The Box, Discount Tire, Louie Welch Middle School & Walmart Neighborhood Market.
- Heavy Traffic on Gessner of 23,476 vpd
- Great access to both Gessner & Main drive going to Walmart Neighborhood Market.
- Land 43,919 s.f. +/-
- Building 3,509 s.f +/-
- Asking \$1,400,000
- To be deed restricted against financial institution for 2 years after sale.

AREA RETAIL



ASK BROKER FOR PRICING
rod@rsproperties.org



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Rod Scarborough | 713.252.6494 | rsproperties.org

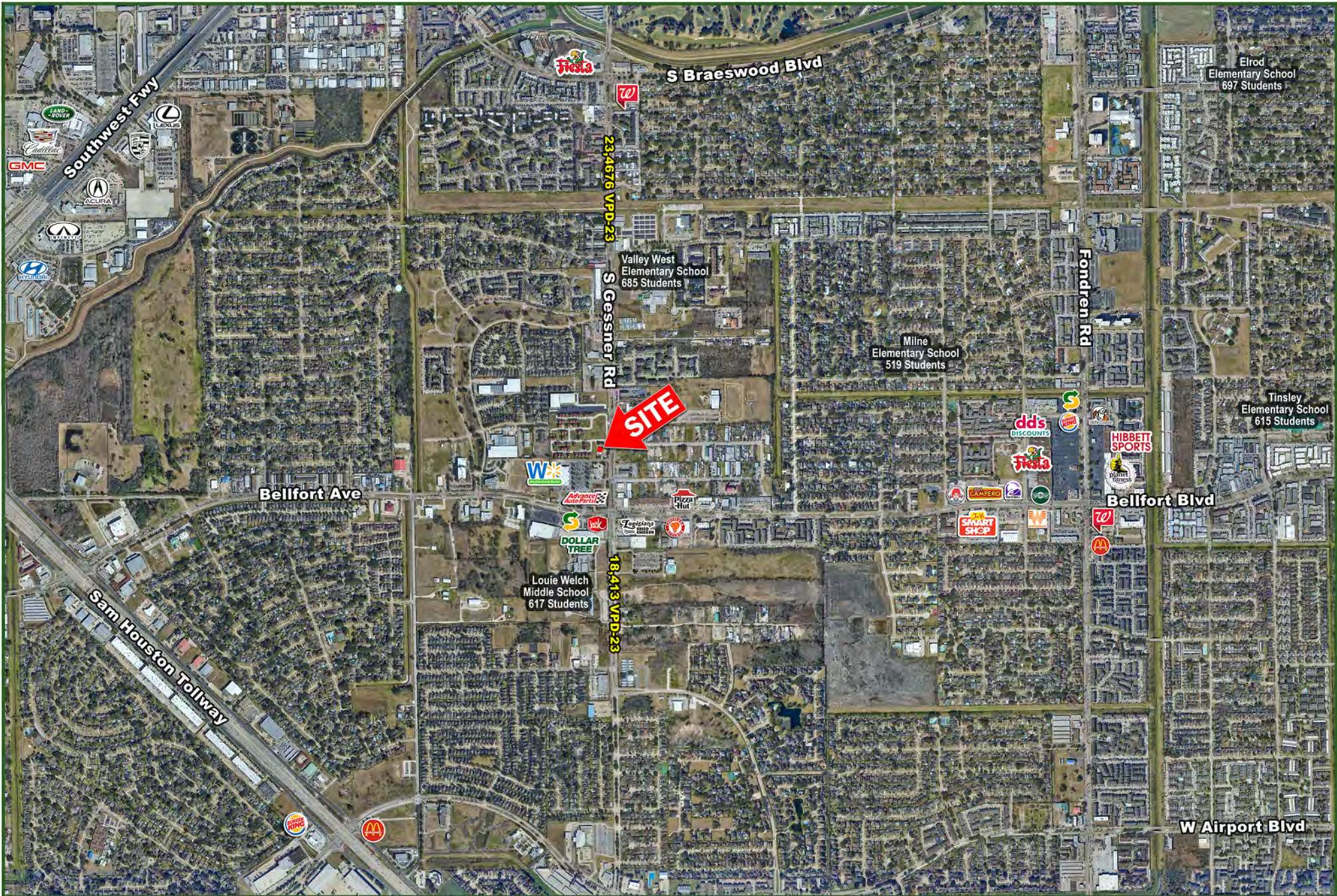


11152 S Gessner Rd. Houston, TX 77469

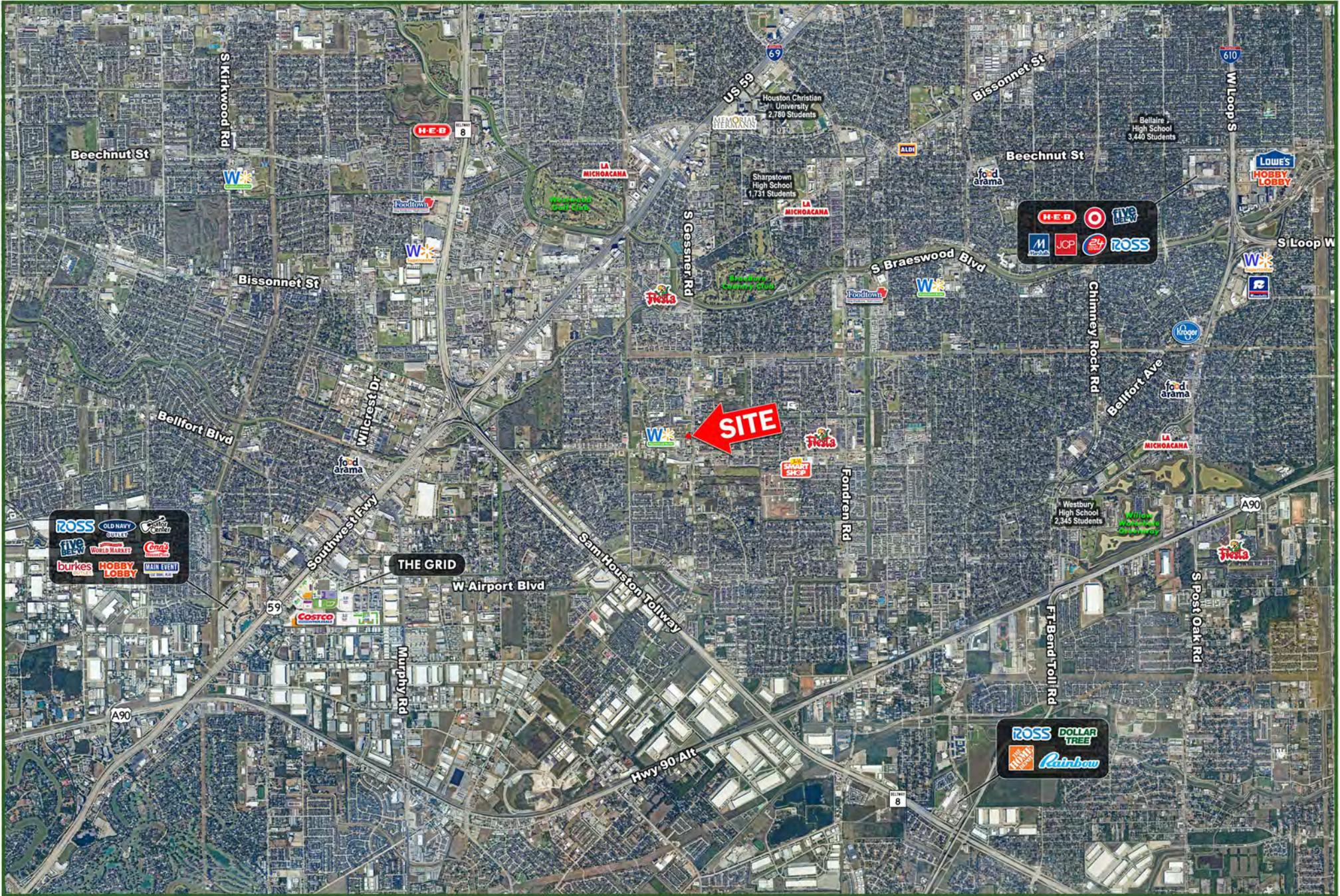
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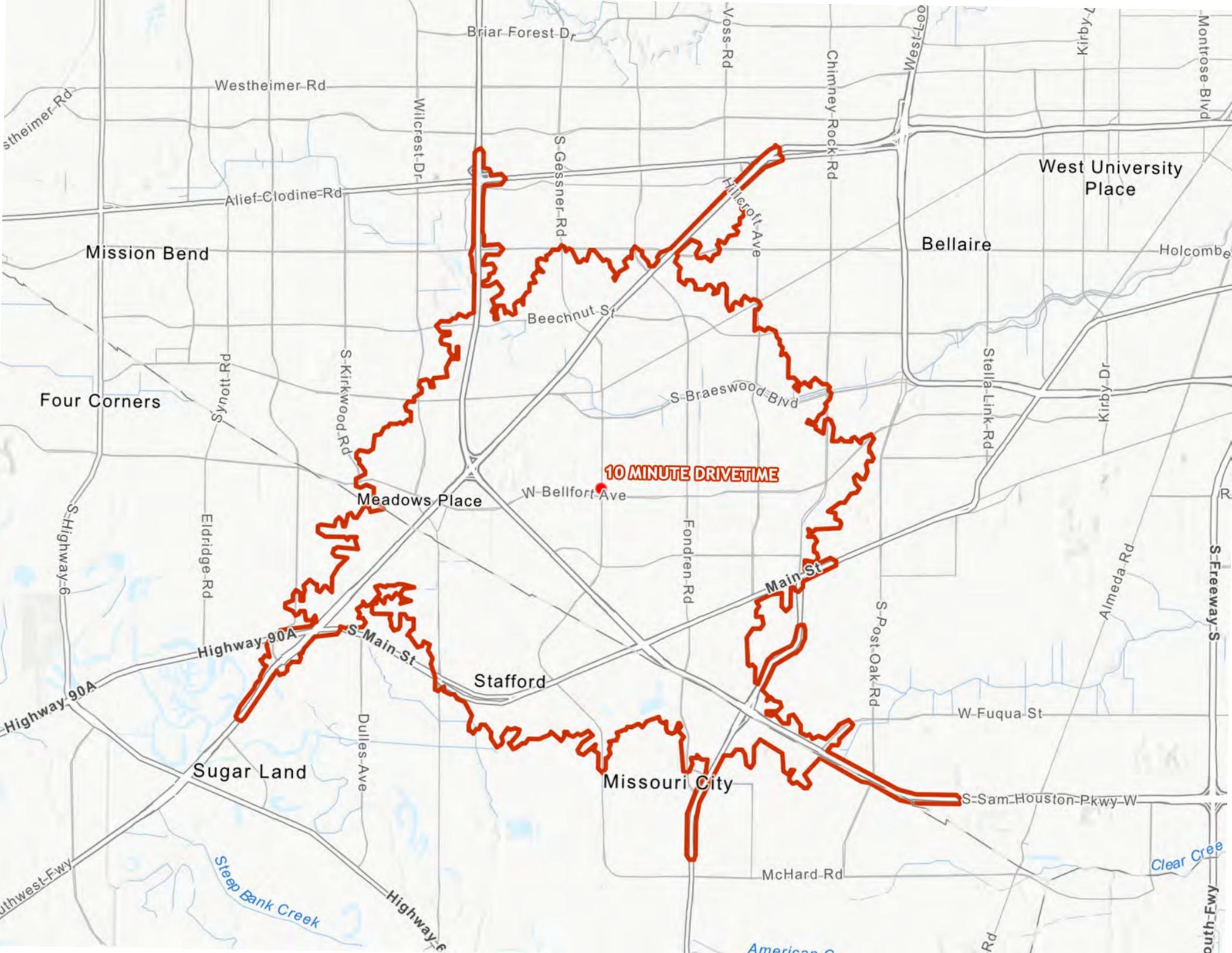
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10 MINUTE DRIVETIME

Briar-Forest-Dr

Voss-Rd

Chimney-Rock-Rd

West-Loo

Kirby-L

Montrose Blvd

Westheimer-Rd

Wilcrest-Dr

Alief-Clodine-Rd

West University Place

Mission Bend

Bellaire

Holcombe

Four Corners

Synott-Rd

S-Kirkwood-Rd

Beechnut-St

Hillcroft-Ave

S-Braeswood-Bvd

Stella-Link-Rd

Kirby-Dr

S-Highway-6

Eldridge-Rd

Meadows Place

W-Bellfort-Ave

10 MINUTE DRIVETIME

Fondren-Rd

Main-St

S-Post-Oak-Rd

Alameda-Rd

S-Freeway-S

Highway-90A

S-Main-St

Stafford

W-Fuqua-St

Sugar Land

Dulles-Ave

Missouri City

S-Sam-Houston-Pkwy-W

Southwest-Fwy

Steep Bank Creek

Highway-6

McHard-Rd

Clear Cree

South-Fwy

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1950.00'	139.18'	139.15'	S 00°23'26" E	04°05'22"
C2	1950.00'	139.18'	139.15'	S 00°31'35" E	04°05'22"

SURVEYOR'S NOTE(S):
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

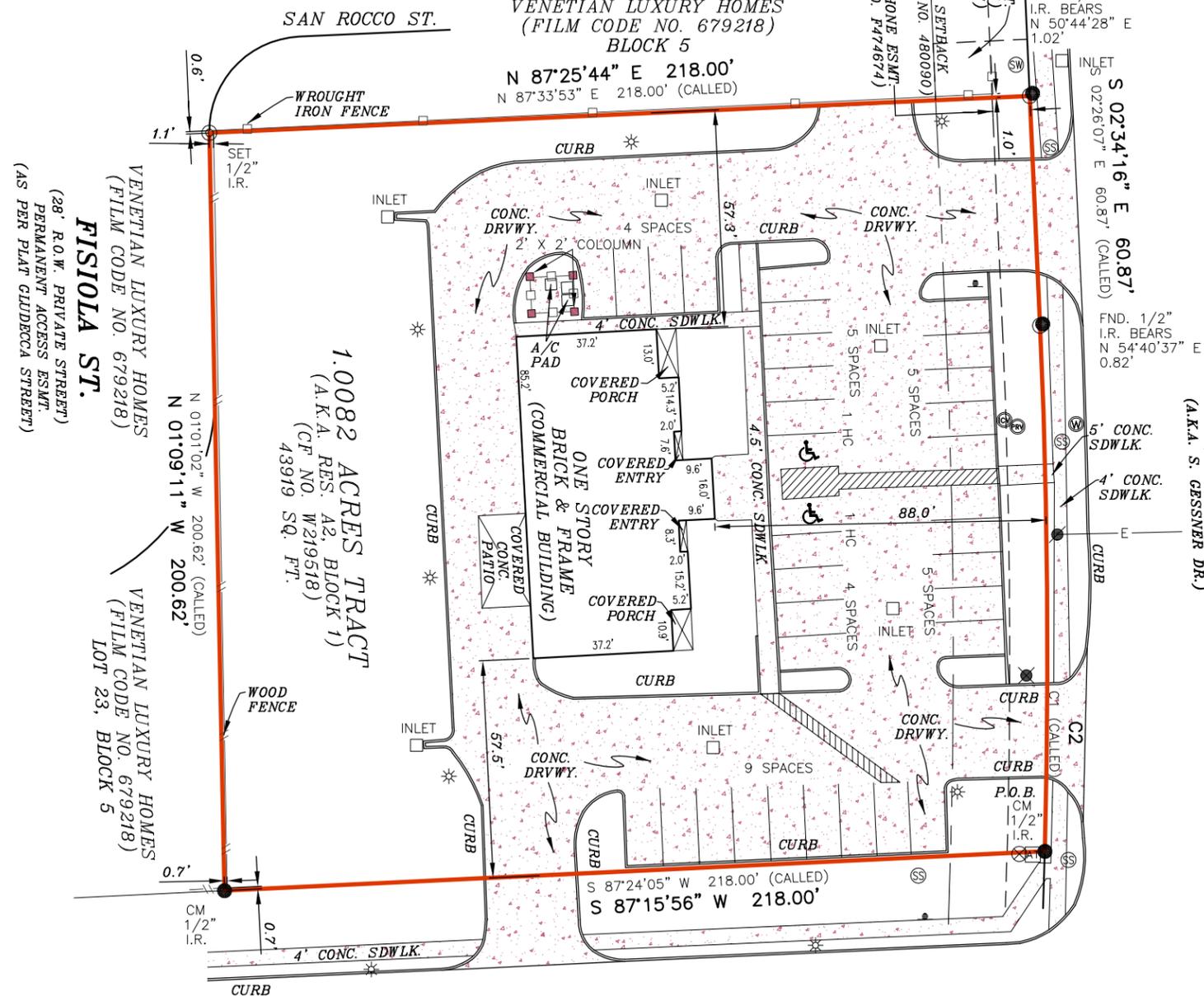
THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

RESTRICTED RESERVE "L"
 0.162 ACRES/7090 SQ. FT.
 RESTRICTED TO OPEN SPACE
 VENETIAN LUXURY HOMES
 (FILM CODE NO. 679218)
 BLOCK 5

N 87°25'44" E 218.00'
 N 87°33'53" E 218.00' (CALLED)



WAL-MART REAL ESTATE BUSINESS TRUST
 REMAINING PORTION OF 9.4376 ACRES TRACT
 (A.K.A. RES. A1, BLOCK 1)
 (CF NO. W259033)

FND. 1/2" I.R.
BANK OF AMERICA, N.A.
 1.072 ACRES TRACT
 (A.K.A. RES. A1-A, BLOCK 1)
 (CF NO. Y408617)

PARKING SPACE SUMMARY:

TOTAL NUMBER OF HANDICAP SPACES:	02	SPACES
TOTAL NUMBER OF PARKING SPACES:	32	SPACES
TOTAL NUMBER OF SPACES:	34	SPACES

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ||| WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- ⊙ SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- ⊗ CABLE PEDESTAL
- ⊕ WATER METER
- POWER POLE
- * LIGHT POLE
- ⊕ ELECTRIC METER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORMWATER B TYPE MANHOLE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ PRESSURE RELIEF VALVE
- ⊕ AT & T BOX
- ⊕ SIGN
- CM CONTROL MONUMENT

FLOOD INFORMATION
 FIRM: 48201C PANEL: 0845 M
 REV. DATE: 05/02/2019
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

BEING A 1.0082 ACRE TRACT OUT OF THE H.T. & B.R.R. CO. SURVEY, A-1184, HARRIS COUNTY, TEXAS AND BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1, WEST BELLFORT BUSINESS PARK, A SUBDIVISION RECORDED IN FILM CODE NO. 480090, MAP RECORDS, HARRIS COUNTY, TEXAS, (M.R.H.C.T.), THE SAID 1.0082 ACRE TRACT BEING THE SAME TRACT DESCRIBED IN CF. NO. W219518, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS, (O.P.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at a 1/2" iron rod found on the West ROW line of South Gessner Road (100' ROW), same being the East line of said Unrestricted Reserve "A", at the Northeast corner of a 9.4376 acre tract conveyed to Wal-Mart Real Estate Business Trust in CF. NO. W259033, (O.P.R.H.C.T.), for the Southeast corner of this tract.

THENCE S87°15'56"W, through the interior of said Unrestricted Reserve "A", along the common line of said 9.4376 acre tract and this tract, a distance of 218.00 feet to a 1/2" iron rod found on the North line of said 9.4376 acre tract, at the Southeast corner of Lot 23, Block 5, Venetian Luxury Homes, a subdivision recorded in Film Code No. 679218, (M.R.H.C.T.), for the Southwest corner of this tract.

THENCE through the interior of said Unrestricted Reserve "A", along the common line of said Venetian Luxury Homes subdivision and this tract, the following two (2) courses and distances:

1) N01°09'11"W, a distance of 200.62 feet to a 1/2" iron rod set at the Southwest corner of Restricted Reserve "L", of said Venetian Luxury Homes subdivision, for an "ell" corner of said Venetian Luxury Homes subdivision, for the Northwest corner of this tract.

2) N87°25'44"E, a distance of 218.00 feet to a point on the West ROW line of South Gessner Road, same being the East line of said Unrestricted Reserve "A", at the Southeast corner of said Restricted Reserve "L", for the Northeast corner of this tract, from which a 1/2" iron rod found for reference bears N50°44'28"E, a distance of 1.02 feet.

THENCE along the West ROW line of South Gessner Road, same being the East line of said Unrestricted Reserve "A", the following two (2) courses and distances:

1) S02°34'16"E, a distance of 60.87 feet to a point on the West ROW line of South Gessner Road, same being the East line of said Unrestricted Reserve "A", from which a 1/2" iron rod found for reference bears N54°40'37"E, a distance of 0.82 feet.

2) along a curve to the right, whose Radius = 1950.00 feet, whose Arc Length = 139.18 feet, with a chord that bears S00°31'35"E, a distance of 139.15 feet to the **POINT OF BEGINNING** of this tract and containing 1.0082 acres of land, more or less.

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____ and _____ that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
 Description: BEING A 1.0082 ACRE PARCEL OF LAND recorded in Clerk's File W219518, of the Map/Deed and Plat Records of HARRIS County, Texas, located in the H.T. & B.R.R. CO. SURVEY, A-1184
 Borrower/Owner: WELLS FARGO BANK TEXAS, N.A.
 Address: 11152 S. GESSNER DR., HOUSTON, TEXAS 77031 GF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:



"LAND TITLE" SURVEY

JOB NO.:	2403043059	NO.	REVISION	DATE
DATE:	03/13/24			
DRAWN BY:	FR/AF			
APPROVED BY:	DMC			



FIRM REGISTRATION NO. 10190700
DONALD MATT COOKSTON, R.P.L.S.
 Registered Professional Land Surveyor
 Registration No. 4733
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

Overland Consortium Inc. Surveyors

Tel: 281-940-8868 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

**1.0082 ACRE TRACT
HARRIS COUNTY, TEXAS**

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Demographics

	1 mile	2 miles	3 miles
2024 Population			
2024 Total Population	23,162	88,844	172,588
2010-2020 Population: Annual Growth Rate	-0.01%	0.52%	0.52%

2024 Daytime Population			
2024 Total Daytime Population	16,555	75,414	171,717
2024 Daytime Population: Workers	4,289	28,192	79,810
2024 Daytime Population: Residents	12,266	47,222	91,907

	1 mile	2 miles	3 miles
2029 Population Estimate			
2029 Total Population	23,603	89,122	174,487
2023-2028 Population: Annual Growth Rate	0.38%	0.06%	0.22%
2029 Household Population	23,590	88,961	173,543
2029 Family Population	18,701	71,914	140,291
2029 Population Density (Pop per Square Mile)	7,519.0	7,094.6	6,172.6

2024 HH Income			
2024 Median Household Income	\$50,976	\$48,715	\$50,257
2024 Average Household Income	\$75,825	\$71,255	\$73,306
2024 Per Capita Income	\$28,869	\$26,366	\$26,900

2024 Educational Attainment			
Bachelor's Degree & Greater Total %	31%	30%	30%
Bachelor's Degree %	20.27%	19.28%	19.32%
Graduate & Professional Degree %	11.09%	10.33%	10.32%

2024 Race/Ethnicity			
2024 White Population (Esri)	4,202	14,676	34,702
2024 Black/African American Population (Esri)	9,043	30,098	47,597
2024 Asian Population (Esri)	1,664	4,921	12,032
2024 Hispanic Population (Esri)	9,107	43,596	88,644

2024 Age			
2024 Median Age	37.0	34.6	34.5

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