



# CUTTEN ROAD SHOPPING PLAZA


12723 Cutten Road, Houston, TX 77066



**LOGAN ZHOU**  
Principal  
(832) 495-8855  
Logan@gtcapitalusa.com

**FOR SALE**  
**RETAIL • RESTAURANT • OFFICE**

 7324 Southwest Fwy. Suite 608, Houston, TX 77074

 (832) 831-5885

**GT CAPITAL**

# INVESTMENT OVERVIEW

## OFFERING

LIST PRICE  
**\$2,500,000**

PARCEL NUMBER  
**1182490010005**

ADDRESS  
**12723 Cutten Road. Houston, TX 77066**

## PROPERTY SPECS

RENTABLE AREA  
**11,150 SF**

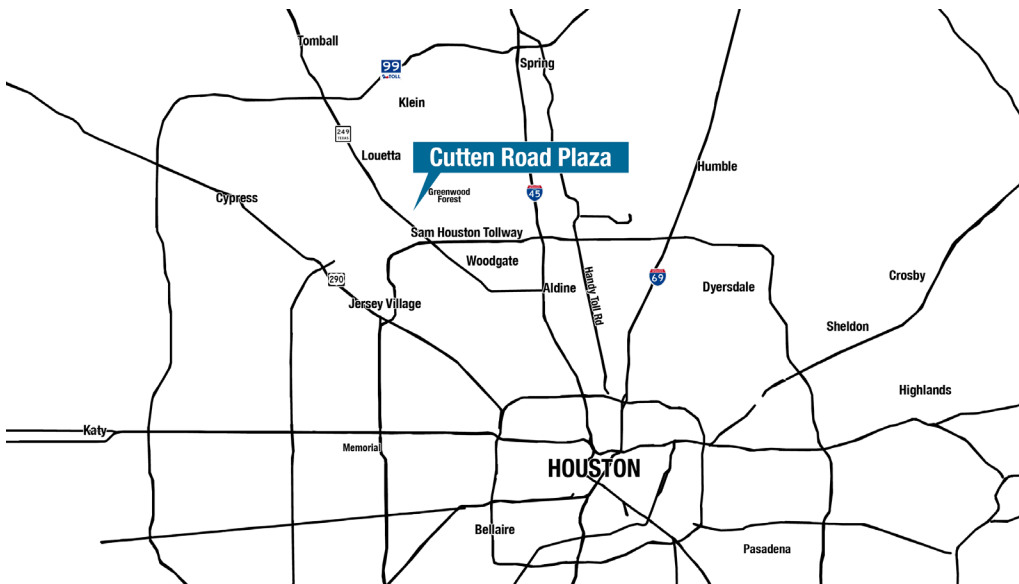
LAND AREA  
**39,422 SF**

YEAR BUILT  
**2019**

PARKING  
**± 36 Spaces**

OWNERSHIP  
**Fee Simple**

PARKING RATIO  
**3.20 : 1,000 SF**



## INVESTMENT HIGHLIGHTS

- \* Very little maintenance - recent construction in 2019
- \* Adjacent to busy intersection FM 1960 & Cutten Rd
- \* Newly signed Marco's Pizza lease with attractive annual rent escalations
- \* Seller financing available

## AREA HIGHLIGHTS



## ZONING

F1 - Commercial

## TRAFFIC COUNTS

Cutten Road..... 14,461+/- VPD  
FM 1960 West..... 50,064+/- VPD

## ACCESS

There are three (3) access points, on Cutten Rd, Cockrum Blvd, and Willow Center.



# RENDERING



# RENDERING



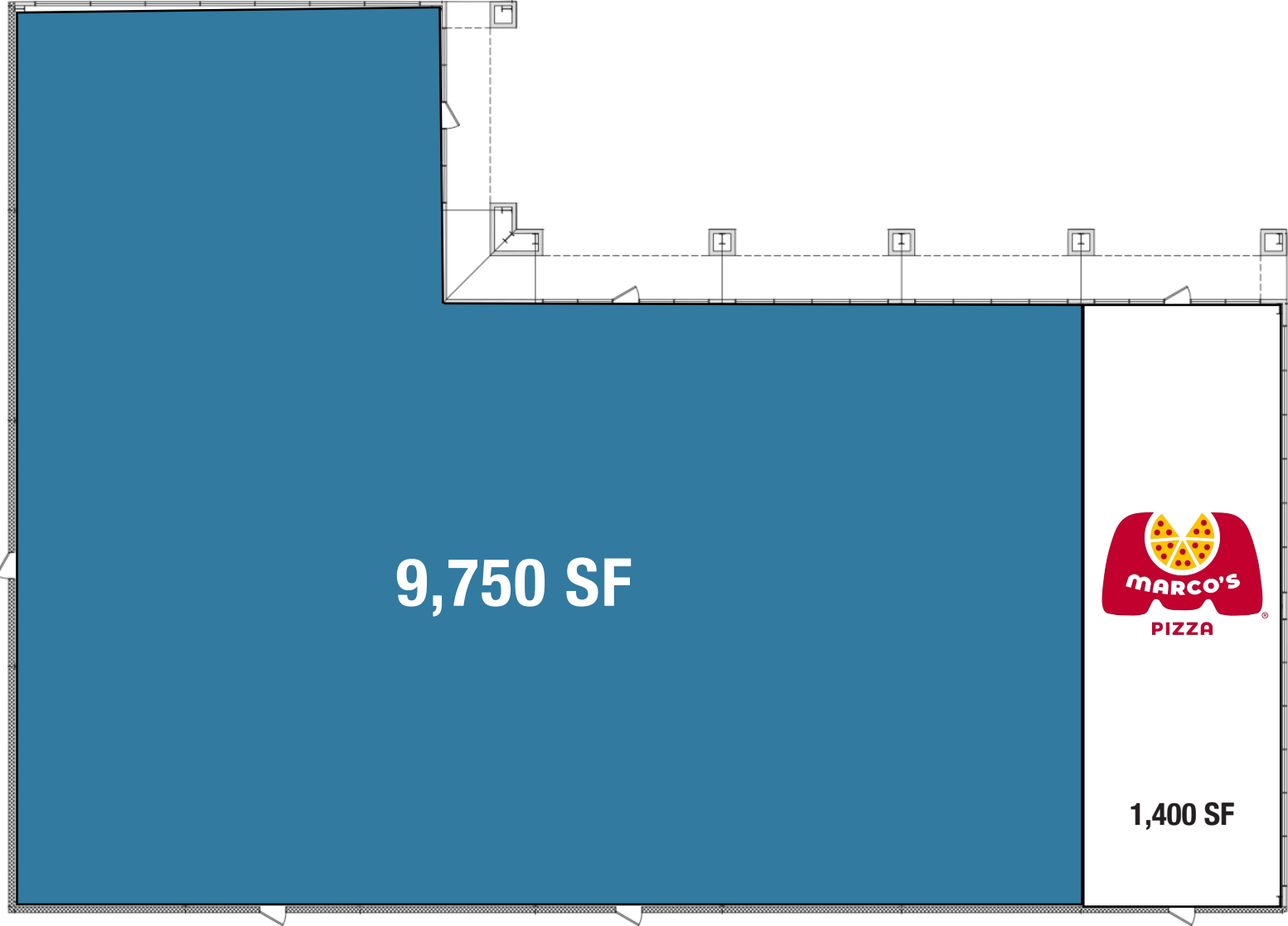
# RENDERING



# RENDERING



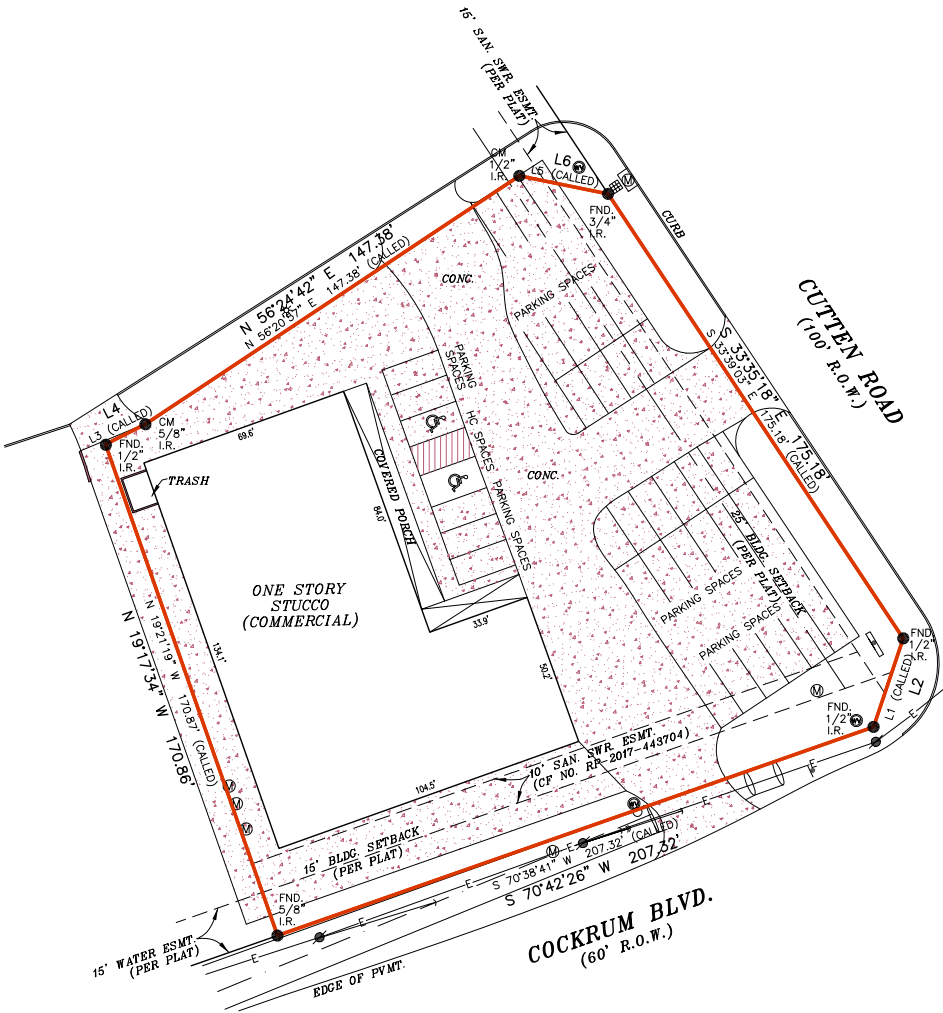
# FLOOR PLAN





# SURVEY

**TransAct**  
TITLE  
Amanda Kishpaugh



LINE	BEARING	DISTANCE
L1	S 18°29'49" W	30.68'
L2	N 63°11'44" E	14.66'
L3	S 78°37'46" E	29.71'

## LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- POWER POLE
- GUY ANCHOR
- MANHOLE
- FIRE HYDRANT
- CULVERT
- WATER VALVE
- SIGN
- CONTROL MONUMENT

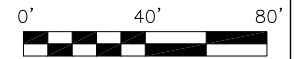
**SURVEYOR'S NOTE(S):**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

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.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.  
FLOOD INFORMATION  
FIRM: 48201C PANEL: 0435 M  
REV. DATE: 10/16/2013  
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.

## GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TRANSACT TITLE, LLC 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.

Borrower/Owner: CUTTEN ROAD SHOPPING PLAZA LLC  
Address: 12723 CUTTEN RD., HOUSTON, TX 77066 GF No. 12001383

**Legal Description of the Land:**  
All of Reserve "E" of Wal-Mart/Willowbrook, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 363029 of the Map Records of Harris County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: FILM CODE NO. 363029, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 3096, PAGE 384, DEED RECORDS, HARRIS COUNTY, TEXAS FILE NOS. H205428, R261804, R948806, S281385, S578085, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY		
JOB NO.:	NO.	REVISION DATE
2205034218	01	UPDATE SURVEY 10/29/18
DATE:	10/12/15	01 UPDATE SURVEY 10/29/18
DRAWN BY:	UB	02 ADDED IMPROVEMENTS 05/12/22
APPROVED BY:	[PREVIOUS JOB 1810012378]	



FIRM REGISTRATION NO. 10190700  
LUTHER J. DALY, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6150  
COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

**SURVEYOR'S NOTE:**  
THE EASEMENTS AS RECORDED IN CLERK'S FILE NOS. P761866, R093572, HARRIS COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.  
  
THERE EXIST AN EASEMENTS AS RECORDED IN CLERK'S FILE NOS. R101047, R261803, R261805, R278029, R780502, HARRIS COUNTY, TEXAS.

**Overland Consortium Inc.**  
**Surveyors**  
Tel: 281-940-8869 Fax: 281-207-6476  
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>GT Capital</b>	<b>9012635</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Rodney Dean Henson</b>	<b>457024</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Rodney Dean Henson</b>	<b>457024</b>	<b>admin@GTcapitalUSA.com</b>	<b>(832)831-5885</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan Zhou</b>	<b>0639394</b>	<b>logan@GTcapitalUSA.com</b>	<b>(832)495-8855</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

### Regulated by the Texas Real Estate Commission

TXR-2501

Realin Properties, 14090 Southwest Fwy, Ste 102 Sugar Land, TX 77478

Greg Zhou

Phone: 832-495-8855

Fax: 713-785-6631

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Listing: IABS 1-0 Date