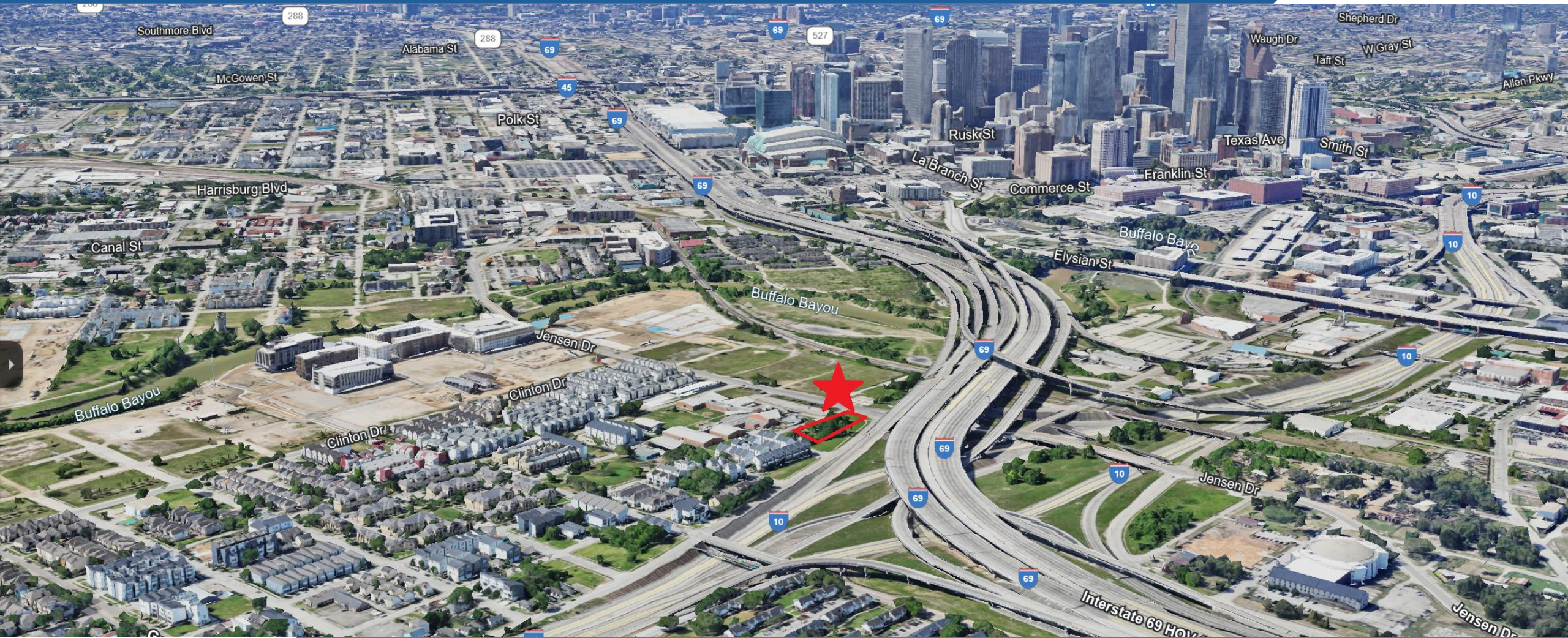


For Lease – 2705 Baer St. Houston, TX



(713) 202-5324
abraham@bbzcapital.com
bbzcapital.com

BBZ Capital
10000 Memorial Drive #300,
Houston, TX – 77007



Property Information	
Available Space	±20,000 SF
Rental Rate	Call for Pricing

Demographics	
Population	1 mi. – 22,840
	3 mi. – 173,250
	5 mi. – 419,180
Average Household Income	1 mi. – \$91,518
	3 mi. – \$81,738
	5 mi. – \$97,805
Traffic Counts	Interstate 10 – 150,000+ vpd Highway 59 – 170,000+ vpd

AN EXISTING CONDITION SURVEY OF

A TRACT OF LAND, 0.4711 ACRES (20,522 SQUARE FEET), BEING A PORTION OF LOTS 1, 2, 3, 6, 7 & 8 OUT OF THE NORTHWEST CORNER OF BLOCK 10 OF THE T.T. HAILEY ADDITION TO THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ON THE NORTH SIDE OF BUFFALO BAYOU.

(BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE No. 4204 DERIVED FROM G.P.S. OBSERVATION.)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



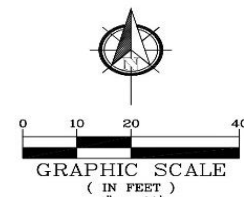
DANIEL W. GOODALE, E.P.L.S. NO. 4919

LEGEND:
H.C.M.R. - HARRIS COUNTY MAP RECORD
H.C.D.R. - HARRIS COUNTY DEED RECORD
H.C.C.T. - HARRIS COUNTY CLERK FILE
R.O.W. - RIGHT OF WAY
CM - CONCRETE MONUMENT
L/I.P. - IRON ROD/IRON PIPE
P.T. - PINCHED TOP PIPE
TM - TELEPHONE MANHOLE
PP - POWER POLE
SS - SANITARY MANHOLE

FLOOD INFORMATION:
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0590N DATED 01-06-2017.
BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED. THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY INFORE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

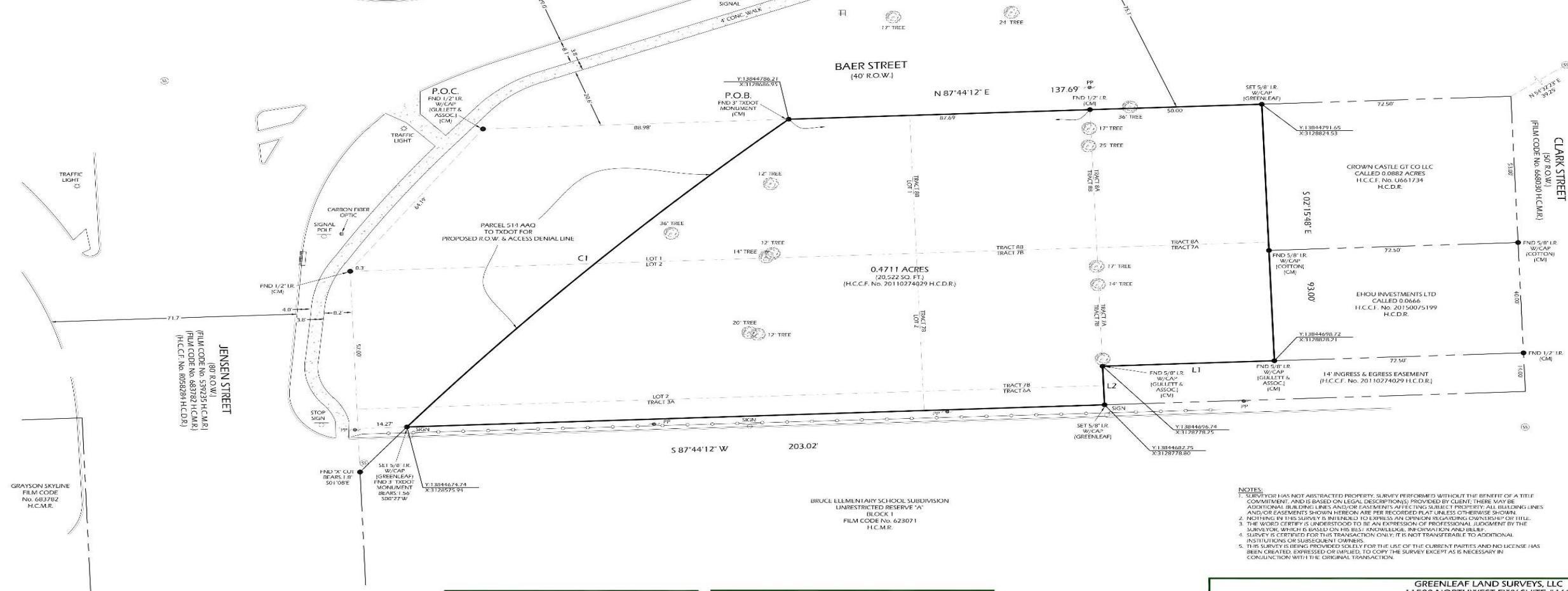
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	157.48	1020.00	08°50'45"	N64°52'57"E	157.32

LINE #	LENGTH	DIRECTION
L1	50.00	S87°44'12"W
L2	14.00	S02°15'48"E



THERE ARE NO CURBS, METERS, FIRE HYDRANTS, STORM SEWER INLETS ON THE TRACT OR IN THE RIGHT OF WAY WITHIN 10 FEET OF THE TRACT.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON NAD83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 AND CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINE SCALE FACTOR OF 0.999973805.



NOTES:
1. SURVEYOR HAS NOT ABSTRACTED PROPERTY. SURVEY PERFORMED WITH ONLY THE BENEFIT OF A TITLE COMMITMENT, AND IS BASED ON LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THERE MAY BE ADDITIONAL BUILDING LINES AND/OR EASEMENTS AFFECTING SUBJECT PROPERTY. ALL BUILDING LINES AND/OR EASEMENTS SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
2. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
3. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

2705 BAER STREET
HOUSTON, TEXAS 77020

DATE: 05-23-24
REVISION: 05-27-24, 05-31-24
DRAWN BY: AFB
APPROVED BY: DWG
PROJECT NO: GL-13143

CLIENT : LPJ HOLDINGS, LLC
BUYER :
LENDER :



GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FWY SUITE #160
HOUSTON, TEXAS 77092
DIR: 832-668-5003 FAX: 832-553-7210
FIRM# 10193977
orders@gllandsurveys.com
www.greenleaflandsurveys.com



150,000+
VPD



170,000+
VPD



East River
Development:
330,000+ Office SF
100,000+ Retail SF
791 Multifamily Units



For Lease – 2705 Baer St. Houston, TX



- Access to 59N and I-10W
- Irreplaceable corner in prime East End development
- Prime for Quick Service concept with drive through directly accessible from two major freeways (I10, I69)

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