



## OWNER FINANCING AVAILABLE

### DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	9,431	66,871	208,296
2019 Average HH Income	\$43,071	\$42,568	\$44,733
2019 Daytime Population	4,889	42,466	137,935

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### FOR SALE

\$395,000

### AVAILABLE SPACE

+/- 2,400 SF  
Freestanding Building

### LOT SIZE

+/- 12,563 SF

### PROPERTY HIGHLIGHTS

- Former Freestanding C-Store/ Restaurant
- Owner Financing Available with 20% Down Payment
- Completely Remodeled with New Roof – Turn-Key Condition
- Kitchen, Vent Hood, Grease Trap, and Walk-In Coolers
- Two (2) ADA Compliant Restrooms
- Shower
- Prewired for an Alarm System and Security Cameras

### TRAFFIC COUNT

Ley Rd: 8,783 VPD  
Wayside Dr: 19,553 VPD  
Homestead Rd: 13,102 VPD  
(CoStar 2018)

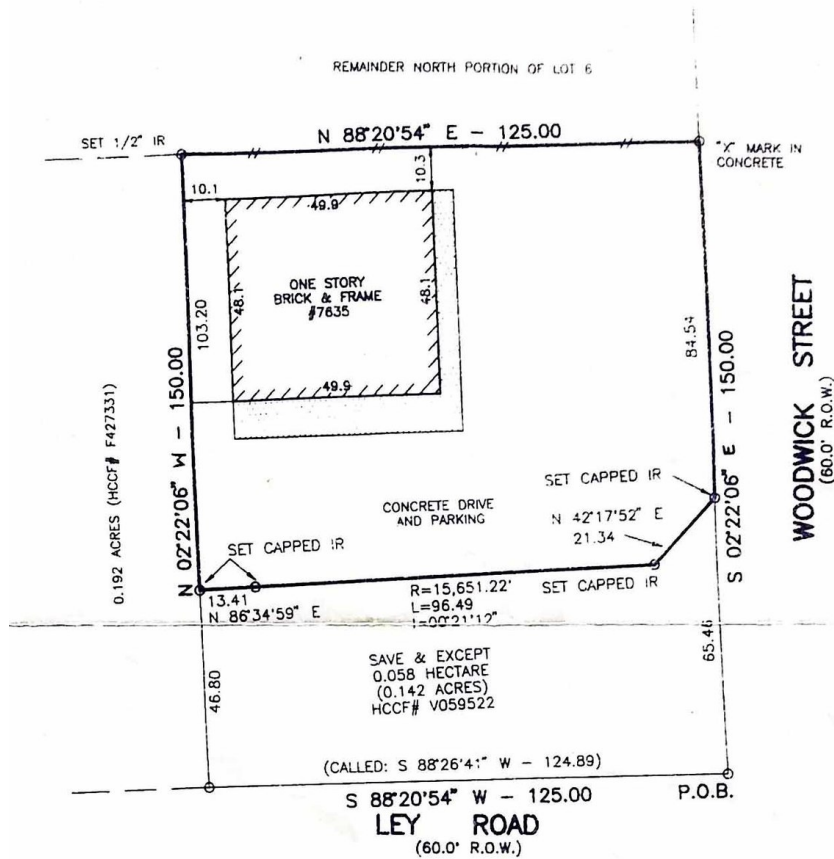
### AREA TRAFFIC GENERATORS



Rick Gutierrez  
rick@resolutre.com  
832.435.4033  
www.resolutre.com

# Former Restaurant/Convenience Store

NWC OF WOODWICK ST AND LEY RD  
7635 LEY ROAD | HOUSTON, TX 77028



**LEGAL DESCRIPTION OF LAND:**

A 0.4304 ACRE TRACT OF LAND OUT OF LOT 6, IN BLOCK 8, OF EAST HOUSTON GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 37 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING DESCRIBED ON EXHIBIT "A" ATTACHED. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HOUSTON BEING 0.058 HECTARE (0.142 ACRES) AS DESCRIBED BY INSTRUMENT FILED UNDER CLERK'S FILE NO. V059522.

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. Surveyor has not abstracted the subject property, this survey was performed in connection with the transaction described in:

GF No. 2001 HW 448589-K of AMERICAN TITLE COMPANY

SEE EXHIBIT "A"

Recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Map Records of Harris County, Texas

Witness my hand this 18th day of July, 2001

Purchaser VAN THI BUI AND DAO TRAN

Address 7635 LEY ROAD, HOUSTON, TEXAS 77028

Job No. 21F49 Bearing reference Plat Scale 1"=30'

D N V LAND SURVEYING CO., INC.  
P.O. BOX 22682, HOUSTON, TEXAS 77227  
TEL 713-681-9096 FAX 713-680-3037



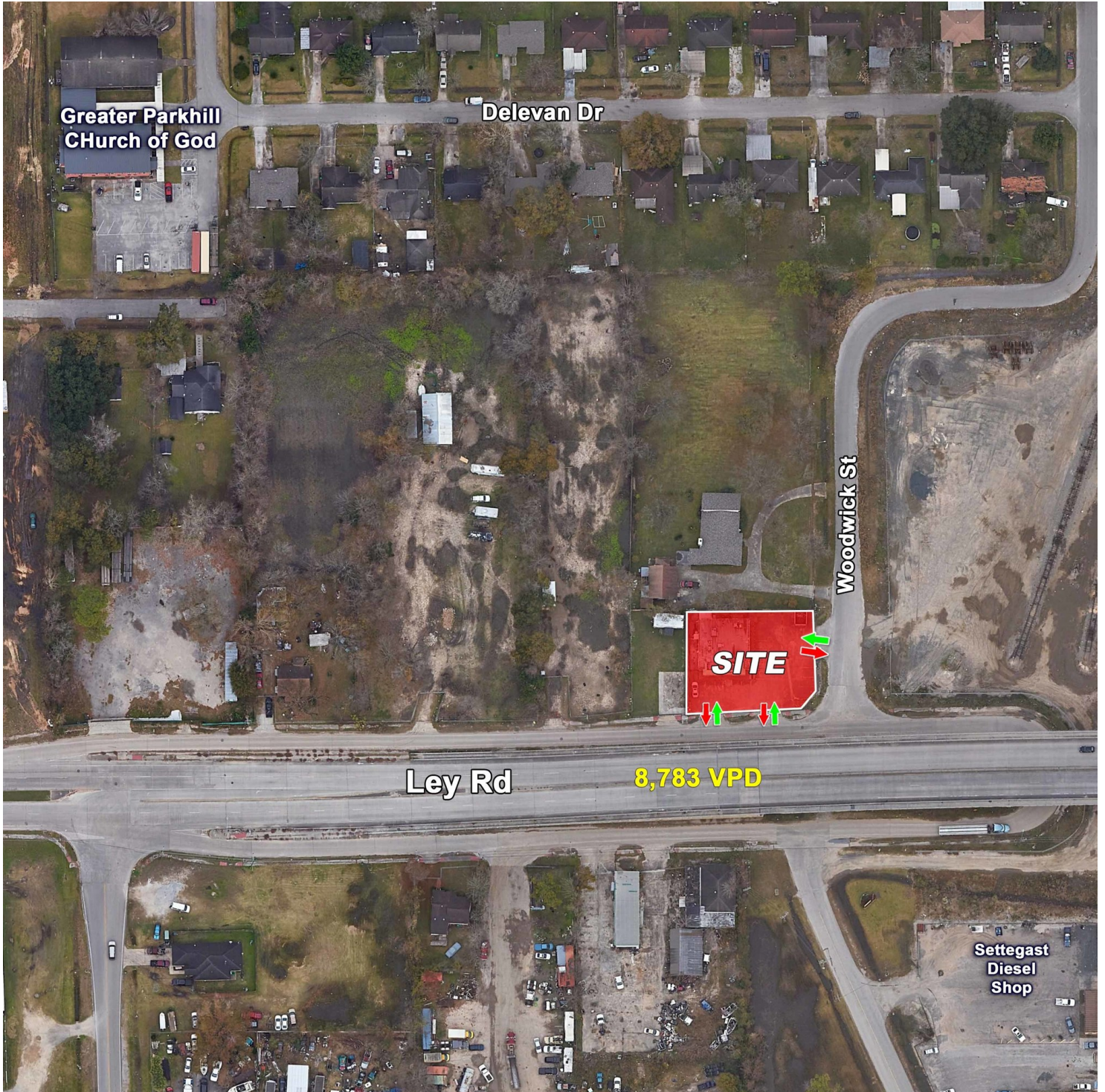
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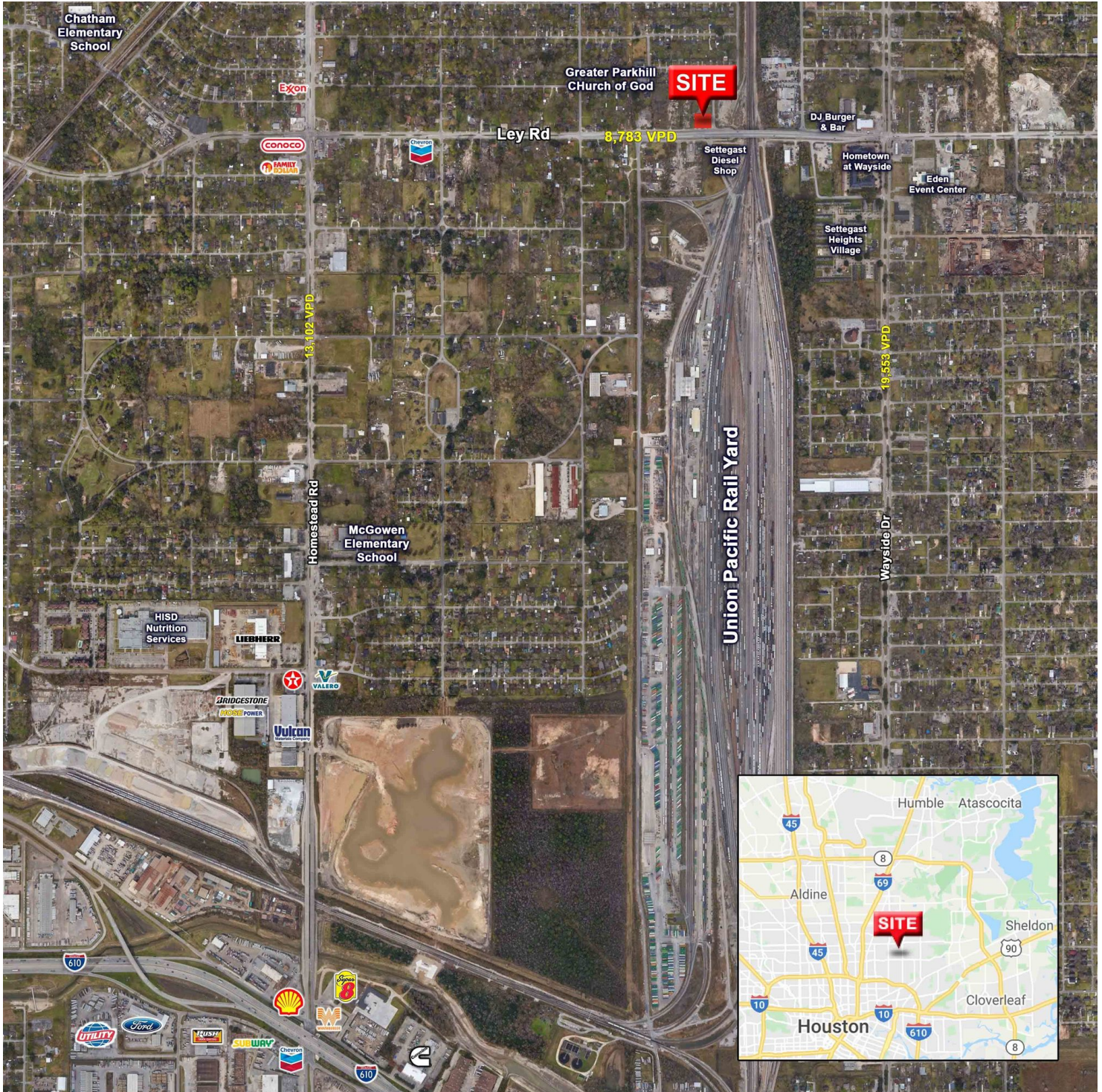
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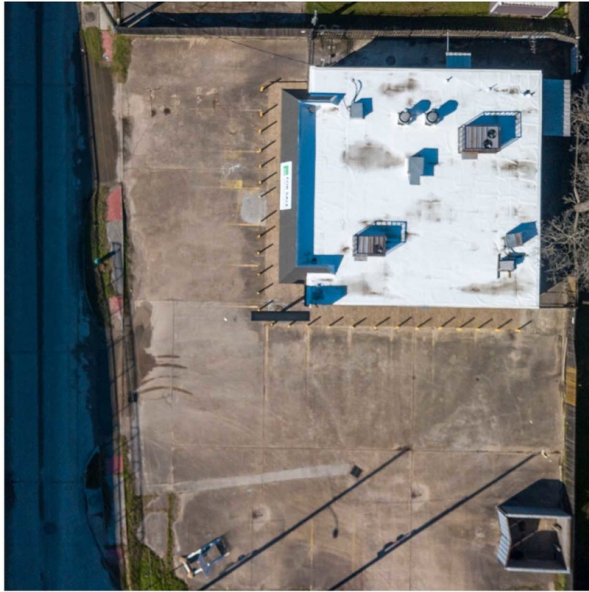
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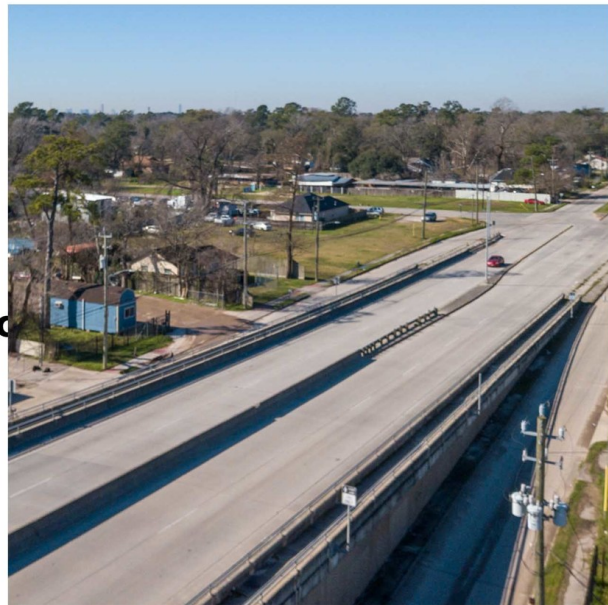
**Overhead view of Property**



**View North of Property**



**View East of Property**



**View West of Property**

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## Wells Fargo Bank, N.A. -- SBA Lending



### Brian Konwar

Phone Number: (832) 763-1873  
Email Address: brian.konwar@wellsfargo.com

**Loan Type: SBA 7(a)**

### Owner Occupied Commercial Real Estate Financing

<b>Date: 1/6/2020</b>			
<b>Property Description: Former K-pop Beverage Liquor Store</b>			
<b>Project Cost (estimates)</b>		<b>Total</b>	<b>Out of Pocket</b>
Property Costs	\$0 per sq ft	\$495,000	\$49,500
Contingency/Professional Costs		\$0	\$0
Non-Property Costs		\$0	\$0
SBA Guarantee Fee		\$12,159	\$1,216
3rd Party Costs: appraisal, environmental, title, etc		\$6,500	\$650
<b>Total Project Cost</b>		<b>\$513,659</b>	<b>\$51,366</b>
Out of Pocket Cost as % of Total Project:			10.00%
<b>Loan Details</b>			
SBA 7(a) Loan Amount		\$462,293	
Loan Rate (locked for 25 years)		5.35%	
Loan Term (in years)		25	
Monthly Payment		<b>\$2,798</b>	
Monthly Occupancy Cost (P+I)		\$0.00 per sq ft	
Annual Occupancy Cost (P+I)		\$0.00 per sq ft	

This is not an offer or commitment to lend and is intended for discussion purposes only. All financing is subject to credit approval and determination of SBA eligibility by the Wells Fargo SBA Lending group and additional collateral may be required. The amounts provided are estimations and the actual fees, costs and monthly payment will vary depending on your specific loan transaction. The interest rate is dependent on the Wall Street Journal Prime and is subject to change.

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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.

Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions "	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR David Russell Burggraaf	459263 OR 518156	leads@resolutre.com	512-474-5557
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