

FOR SALE

Multipurpose Bank Building

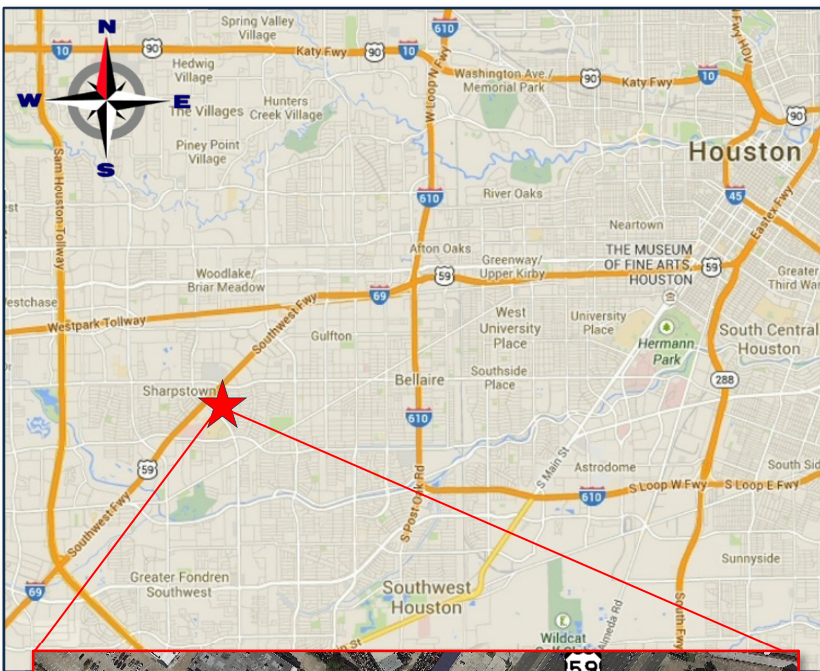
8585 S. Gessner Rd., Houston, TX 77074

Price: \$2,400,000.00



HIGHLIGHTS

- 9,564 SF Multipurpose Bank Building on 69,374 SF lot
- Great visibility
- Drive-through
- 40' pylon sign
- Large bull pen area surrounded by private offices
- Easily accessible to the Southwest Freeway/Hwy 59, and good access to 610 Loop, I-45, I-10, Westpark Tollway, and Sam Houston Parkway.
- Proximate to major business centers (CBD, Galleria, Westchase and Greenway Plaza) and airports.
- One bedroom living quarters.
- Multiple uses for investor and/or end user.



Elgin Wells, Jr.
Elgin.Wells@ARVORealtyAdvisors.com
Mobile: (713) 882-3195

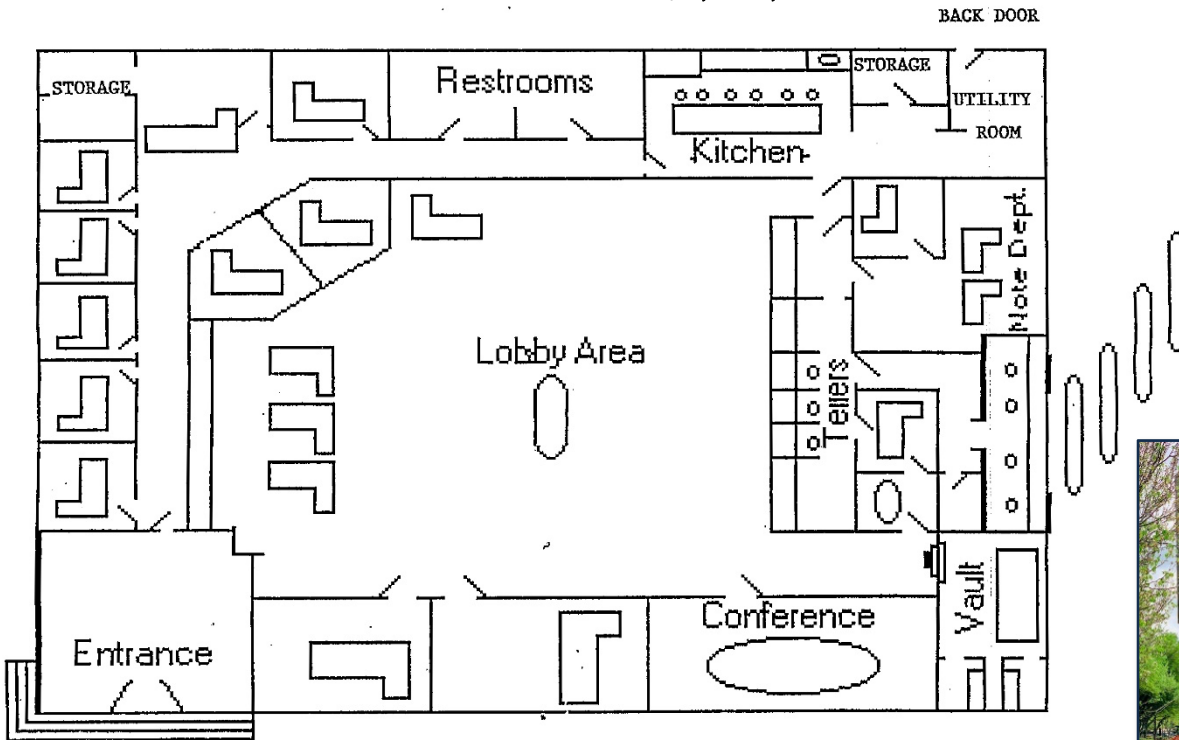
Ed Ryland, CCIM, MCR
Ed.Ryland@ARVORealtyAdvisors.com
Mobile: (832) 689-0617

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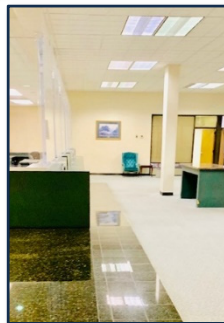
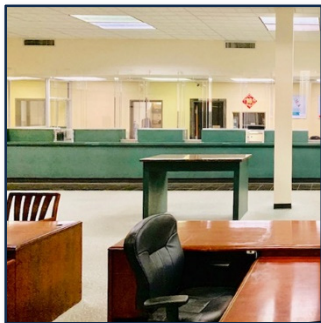
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8585 S. Gessner Rd. Floor Plan



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PROPERTY DESCRIPTION:

BEING A 1.593 ACRE TRACT OF LAND SITUATED IN THE JAMES WELLS SURVEY, ABSTRACT NO. 830, HARRIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO YOODON, L.L.C., AS RECORDED IN INSTRUMENT NO. Y825509, DEED RECORDS, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID YOODON TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED OF TRUST DATED AUGUST 7, 2014, AS RECORDED IN INSTRUMENT NO. 20140350441, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTH LINE OF TYBOR DRIVE;

THENCE SOUTH 87° 37' 49" WEST, A DISTANCE OF 153.34 FEET ALONG SAID NORTH LINE TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET;

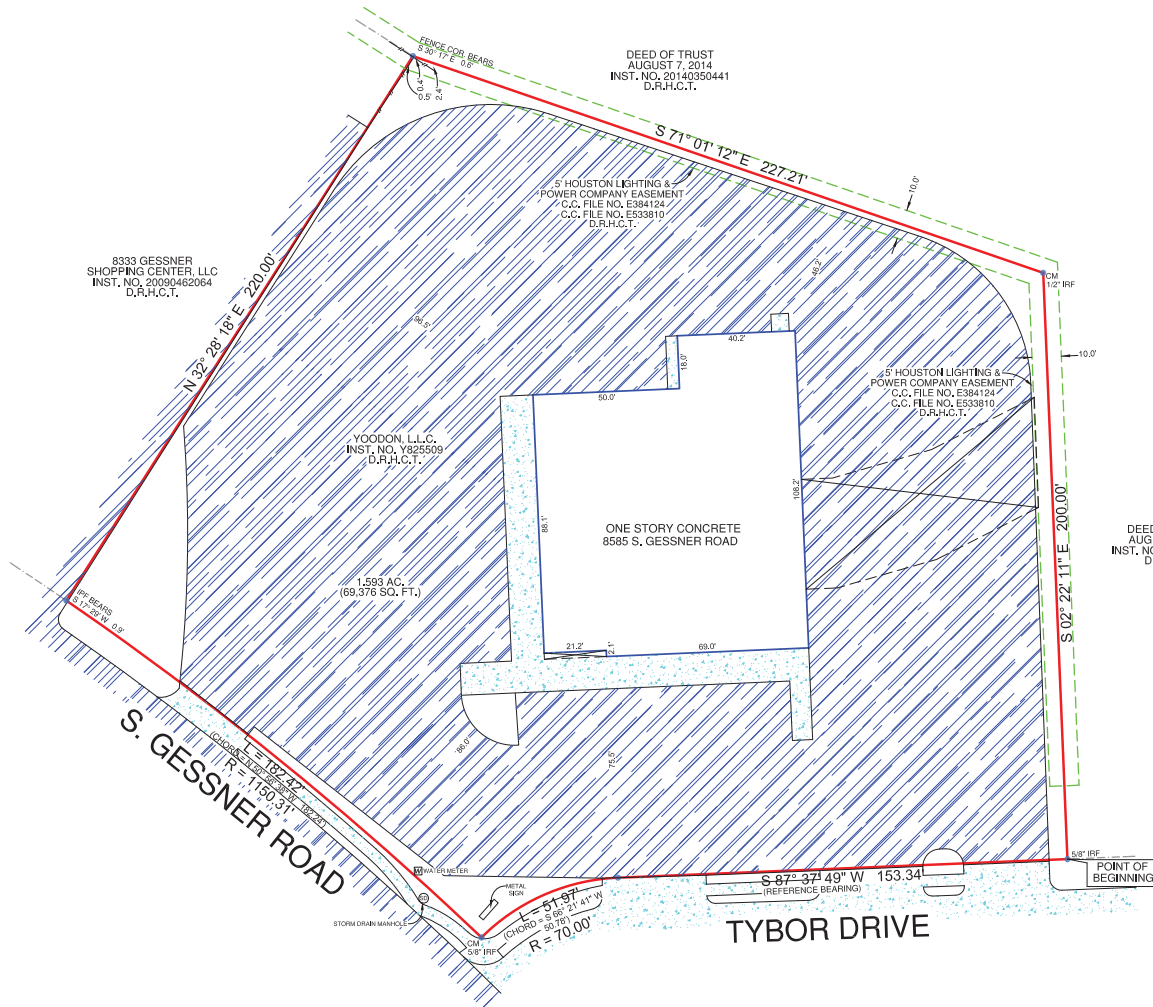
THENCE ALONG SAID NORTH LINE AND SAID CURVE AN ARC DISTANCE OF 51.97 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 66° 21' 41" WEST - 50.78 FEET TO A 5/8-INCH IRON ROD FOUND AT THE SOUTH CORNER OF AFORESAID YOODON TRACT, SAID IRON ROD BEING THE INTERSECTION OF SAID NORTH LINE AND THE NORTHEAST LINE OF S. GESSNER ROAD, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.31 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 182.42 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 50° 56' 38" WEST - 182.24 FEET TO A POINT FROM WHICH AN IRON PIPE FOUND BEARS SOUTH 17° 28' WEST - 0.9 OF ONE FOOT, SAID POINT BEING THE WEST CORNER OF SAID YOODON TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO 8333 GESSNER SHOPPING CENTER, LLC, AS RECORDED IN INSTRUMENT NO. 20090462064, AFORESAID DEED RECORDS;

THENCE NORTH 32° 28' 18" EAST, A DISTANCE OF 220.00 FEET ALONG THE COMMON LINE OF SAID YOODON AND 8333 GESSNER SHOPPING CENTER TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 30° 17' EAST - 0.6 OF ONE FOOT, SAID POINT BEING THE NORTH CORNER OF SAID YOODON TRACT AND THE EAST CORNER OF SAID 8333 GESSNER SHOPPING CENTER TRACT, AND BEING ON THE SOUTHWEST LINE OF AFORESAID DEED OF TRUST;

THENCE SOUTH 71° 01' 12" EAST, A DISTANCE OF 227.21 FEET ALONG THE COMMON LINE OF SAID YOODON TRACT AND SAID DEED OF TRUST TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID YOODON TRACT;

THENCE SOUTH 02° 22' 11" EAST, A DISTANCE OF 200.00 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 69,376 SQUARE FEET OR 1.593 ACRES OF LAND.



FLOOD INFORMATION:
THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE" RATING AS SHOWN BY MAP NOS. 48010285 L & 48010286 L, BOTH DATED JUNE 18, 2007.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF HAS BEEN INDICATED AS SHOWN OR NOTED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES INDICATED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE ABOVE GROUND EVIDENCE, UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

DEED OF TRUST
AUGUST 7, 2014
INST. NO. 20140350441
D.R.H.C.T.

DEED OF TRUST
AUGUST 7, 2014
INST. NO. 20140350441
D.R.H.C.T.

8333 GESSNER SHOPPING CENTER, LLC
INST. NO. 20090462064
D.R.H.C.T.

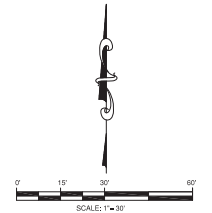
YOODON, L.L.C.
INST. NO. Y825509
D.R.H.C.T.

5 HOUSTON LIGHTING & POWER COMPANY EASEMENT
C.C. FILE NO. E533810
D.R.H.C.T.

5 HOUSTON LIGHTING & POWER COMPANY EASEMENT
C.C. FILE NO. E384124
C.C. FILE NO. E533810
D.R.H.C.T.

1.593 AC.
(69,376 SQ. FT.)

DEED OF TRUST
AUGUST 7, 2014
INST. NO. 20140350441
D.R.H.C.T.



| | |
|---------------------------|-----------------------------|
| CONCRETE | WOOD FENCE |
| BRICK | CHAIN LINK FENCE |
| ASPHALT | WROUGHT IRON FENCE |
| WOOD | WIRE FENCE |
| STONE | U.S. RETAINING WALL |
| GRAVEL | STONE WALL |
| COVERED AREA | OVERHEAD TELEPHONE LINE |
| CM = CONTROLLING MONUMENT | OVERHEAD ELECTRIC LINE |
| | IRP = IRON ROD FOUND |
| | IPF = IRON PIPE FOUND |
| | MFCP = METAL FENCE COR POST |
| | WFPC = WOOD FENCE COR POST |

TITLE SURVEY
8585 S. GESSNER ROAD
CITY OF HOUSTON
HARRIS COUNTY, TEXAS



PROVIDENCE
TITLE

Premier
Surveying LLC
Suite 2700
5700 W. Plano Parkway
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021





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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

| | | | |
|---|-------------|-------|-------|
| Broker's Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker's Name | License No. | Email | Phone |
| Agent's Supervisor's Name | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date