



FRIENDSWOOD PARKWAY & FM 528 | SWC FRIENDSWOOD PARKWAY & FM 528, FRIENDSWOOD, TX 77546

Features

- Friendswood Pkwy & FM 528 to become a four corner lighted intersection
- 26 Acre Business park going caddy corner to site
- Access point on FM 528 to 6,000(+) homes
- Offsite Detention

2.78 ACRE PAD AVAILABLE FOR SALE

CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILES	5 MILES
FM 528	31,823 VPD	Total Population		7,168	42,571	122,245
S. Friendswood Drive	25,000 VPD	Total Daytime Population		4,843	32,701	97,184
		Total Households		2,404	14,510	42,220
		Average Household Income		\$196,473	\$160,423	\$142,260

James Namken
Senior Vice President
713.781.7111
jnamken@weitzmangroup.com

Dylan Malsbury
Associate
713.781.1111
dmalsbury@weitzmangroup.com

Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



[illegible]

DESCRIPTION OF A TRACT OF LAND CONTAINING
2,780 ACRES (121,091 SQUARE FEET) SITUATED
IN THE GEORGE W. PATTERSON SURVEY, ABSTRACT 645

BEING A TRACT OF LAND CONTAINING 2,780 ACRES (121,200 SQUARE FEET), SITUATED IN THE GEORGE M. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO FRIENDSHOULDS COMMERCIAL SERVICES, L.L.C. BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2003084475 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING A PORTION OF RESERVED 1/4 AND A PORTION OF A 30 FOOT WIDE DRAINAGE EASEMENT, OF FRIENDSHOULDS LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 18, PAGE 1716 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 2,780-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRIENDSWOOD LAKES BOULEVARD (WIDTH VARIES) FOR THE NORTH CORNER OF THE FINAL REPLAT OF UNRESTRICTED RESERVE, 9.4 BEING 3.548 ACRES, FRIENDSWOOD LAKES, SECTION 1, A SUBDIVISION PLAT RECORDED IN VOLUME 2007A, PAGE 128 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, BEING IN THE NORTHEAST LINE OF SAID RESERVE, 9.4, AND FOR THE MOST NORTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST LINE OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE 90, A DISTANCE OF 218.63 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE 90, BEING IN THE SOUTHWEST LINE OF SAID RESERVE 90, AND FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 00' 00" EAST, THE SOUTHWEST LINE OF SAID FINAL REPLAT OF UNRESTRICTED RESERVE, TO A DISTANCE OF 244.67 FEET TO A SET 1/2-1-NCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHWEST RIGHT-OF-WAY LINE OF EAGLE CREEK DRIVE (WIDTH VARIES) FOR THE MOST SOUTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 01' 42" WEST, WITH THE NORTHWEST LINE OF SAID EAGLE CREEK DRIVE, A DISTANCE OF 30.00 FEET TO A SET 1/2-1-NCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST LINE OF RESERVE NO. 05 OF STERLING CREEK, A SUBVISION PLAT RECORDED IN VOLUME 2012A, PAGE 45 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,774.49 FEET, AN ARC LENGTH OF 55.50 FEET, A CHORD BEARING OF NORTH 44° 00' 29" EAST.

AND A CHORD LENGTH OF 55.50 FEET TO A POINT OF TANGENCY IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "ITTECH1 BEARS SOUTH 39° 08' 54" WEST 1.52 FEET, AND BEING IN THE NORTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 44° 34' 52" EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 528, A DISTANCE OF 103.64 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" FOR THE MOST WESTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 45° 25' 08" EAST, A DISTANCE OF 28.63 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 82° 25' 28" EAST, A DISTANCE OF 44.27 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 45° 00' 14" EAST, A DISTANCE OF 28.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "RPLS 5565" IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSHOOD LAKES BOULEVARD, BEING IN THE NORTHEAST LINE OF SAID RESERVE 99%, AND FOR THE MOST EASTERLY NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;














THENCE SOUTH 44° 50' 46" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSHOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE 99%, A DISTANCE OF 57.25 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A POINT OF CURVATURE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSHOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SPINDROCK LAKES BOWLAND AND THE NORTHEAST LINE OF SAID RESERVE 1/4TH ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 10.45 FEET, A CHORD BEARING OF SOUTH 47° 54' 30" EAST, AND A CHORD LENGTH OF 101.61 FEET TO A FOUND 1/2-1/2" HORN ROD WITH CAP MARKED "T17074" AT A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SPINDROCK LAKES BOWLAND, AND BEING IN THE NORTHEAST 1/4 LINE OF SAID TRACT WHEN DESCRIBED;

THENCE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRENDSWOOD LAKES BOULEVARD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, AN ARC LENGTH OF 101.58 FEET, A CHORD BEARING OF SOUTH 47° 54' 39" EAST, AND A CHORD LENGTH OF 101.54 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "TITCHE" AT A POINT OF TANGENCY IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRENDSWOOD LAKES BOULEVARD, AND BEING IN THE NORTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;




THENCE SOUTH 45° 00' 00" EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRIENDSWOOD LAKES BOULEVARD AND THE NORTHEAST LINE OF SAID RESERVE 79%, A DISTANCE OF 30.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.780 ACRES (121,091 SQUARE FEET), MORE OR LESS.

LEGEND

 BRICK WALL  WATER METER
 POWER POLE  ANCHOR
 APPROXIMATE HIGH BANK
B.L. = BUILDING LINE  SANITARY MANHOLE
U.E. = UTILITY EASEMENT  STORM MANHOLE
D.E. = DRAINAGE EASEMENT  BURIED CABLE MARKER
 ASPHALT  CONCRETE
 FENCE  WOOD METAL
 IRRIGATION CONTROL VALVE

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ON THE RIGHT, POINTS (A) AND (B) HEREIN BEING FOR HORIZONTAL CONTROL.
 2. ALL DISTANCES SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ON THE RIGHT, POINTS (A) AND (B) HEREIN BEING FOR HORIZONTAL CONTROL.
 3. ACROSS INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 4. THE INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS OBTAINED.
 5. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDS PLAT UNLESS OTHERWISE NOTED.
 6. THERE IS NO RECORD OF ANY EASEMENTS OR BUILDING LINES FOR THE SUBJECT TRACT.
 7. SUBJECT TO RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE A OF THE TITLE COMMENTED UPON ON OCTOBER 26, 2014, UNDER NO. 107-AT04H4536.
 8. THE SUBJECT PROPERTY IS ZONED AS RESIDENTIAL SINGLE-FAMILY (RS-1) WITH A MINIMUM LOT COVERAGE OF 30% AND A MAXIMUM LOT COVERAGE OF 40%.
 9. THE SUBJECT PROPERTY IS ZONED AS COMMERCIAL SHOPPING CENTER (CSC), HEIGHT MAXIMUM 40'0", MAXIMUM LOT COVERAGE 30%, NO PARKING REQUIREMENTS OR REGULATION MATERIAL APPLICABLE.
 10. BUILDING SET BACK REQUIREMENTS AS SET FORTH IN ZONING JUDICIAL.
 11. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A BUILDING CONSTRUCTION OF BUILDING ADJACENT.
 12. THERE ARE NO WETLAND AREAS AS DESIGNATED BY APPROPRIATE AGENCIES.
 13. THE SUBJECT PROPERTY IS NOT A WETLAND AREA AS DESIGNATED BY APPROPRIATE AGENCIES.
 14. THE SUBJECT PROPERTY IS NOT A WETLAND AREA AS DESIGNATED BY APPROPRIATE AGENCIES.
 15. THE SUBJECT PROPERTY IS NOT A WETLAND AREA AS DESIGNATED BY APPROPRIATE AGENCIES.
 16. THE SUBJECT PROPERTY IS NOT A WETLAND AREA AS DESIGNATED BY APPROPRIATE AGENCIES.

	<p>TITLE COMPANY:</p>  <p>Alamo Title Company</p>	
<p>PROJECT:</p>	<p>G.P. #: ATCH14045326</p>	<p>ISSUE DATE: NOVEMBER 18, 2014</p>

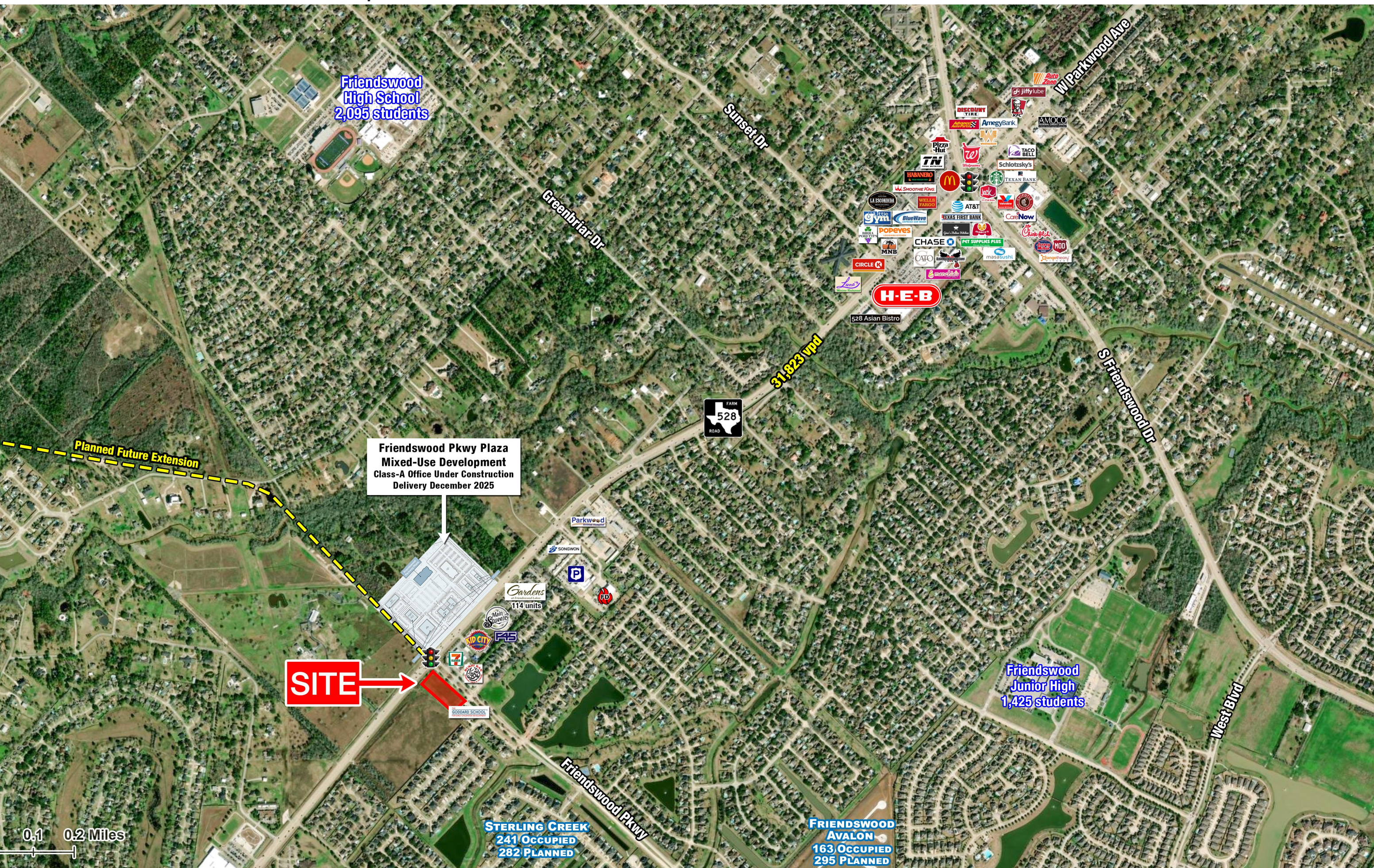
A LAND TITLE SURVEY OF A TRACT OF LAND CONTAINING 2,780 ACRE (121,091 SQUARE FEET) SITUATED IN THE GEORGE W. PATTERSON SURVEY, ABSTRACT 645, GALVESTON COUNTY, TEXAS, BEING A PORTION OF RESERVE "A" AND A PORTION OF A DRAINAGE EASEMENT, AS RECORDED IN VOL. 15, P. 176, OF THE PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: SEC 528/FRIENDSWOOD LAKES, LTD.	
ADDRESS: FRIENDSWOOD LAKES BOULEVARD	
FLOOD ZONE: "X"	FLOOD MAP#: 485468 0005 E
FLOOD MAP DATE: SEPT. 22, 1999	FLOOD MAP COUNTY: GALVESTON

www.survey1line.com
www.survey1time.com
 Firm Registration No. 100758-50
 P.O. Box 2043 • Atn., TX 77512
 (281) 382-6766 / Fax (281) 303-1363

[illegible]







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 on 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 listening 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

713-781-7111

Phone

James Nathan Namken

Sales Agent/Associate's Name

477965

License No.

jnamken@weitzmangroup.com

Email

713-980-5622

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Dylan Maslbury

Sales Agent/Associate's Name

818522

License No.

dmalsbury@weitzmangroup.com

Email

713-980-5631

Phone

Buyer/Tenant/Seller/Landlord Initials

Date