



HOLLISTER PAD SITE | SH 249 AND HOLLISTER RD, HOUSTON, TX 77086

Features

- Ground Leasing Pad Site
- Hard corner of Tomball Pkwy (Hwy 249) and Hollister Rd
- Ideal for QSR/Fast Food user
- Drive-thru capability
- Going home side with 38,000 VPD on Hwy 249

PAD SITE

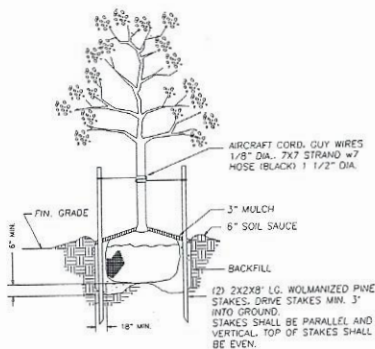
AVAILABLE SF: 5,550
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Tomball Pkwy	43,517 VPD	Population		16,958	94,989	320,130
Hollister Rd	10,454 VPD	Households		5,178	28,855	107,502
		Daytime Population		20,443	113,837	317,888
		Average Household Income		\$70,644	\$81,633	\$87,390

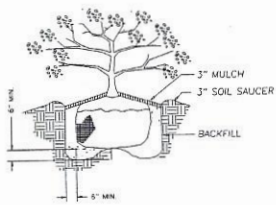
Sarah Thobae
 Assistant Vice President
 713.781.7111
 sthobae@weitzmangroup.com

Area Retailers & Businesses





TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING.

HARRIS COUNTY
PUBLIC UTILITIES DEPARTMENT
LANDSCAPE SERVICES

- STREET TREES:**
Length of property line in local feet as measured along all sides of the property meeting on a public street. $\frac{1}{2}$ inch per foot/30' = 5 trees required. (Plant may be on artificial lot)
- PAVING LOT TREES:**
Number of new parking stalls to be constructed. $\frac{1}{2}$ inch = 1 tree for trees required.
- TOTAL TREE REQUIREMENT:**
A + B = $\frac{1}{2}$ inch = 10 trees required
- TREE PLANTING EQUIVALENCY CREDIT:**
Proposed total number of trees created = 10 trees
- TREE PLANTING REQUIREMENT:**
C - B = 0 trees to be planted
- COMMENTS:** See requirement for new or the expanded portion of parking lot. Total number of street trees required: from A above it is 10 trees
- LANDSCAPE BUFFER:**
6' high screening fence or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or land of equivalent occupancy to existing single-family residential. Site plan must show land use on all sides of the property.

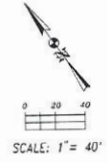
LANDSCAPING LEGEND:

- PROPOSED 4 Galvan. 2 1/2 Color AMERICAN HOLLY (TYPICAL) @ 2 ft. min. inside strip area
- PROPOSED 1 Galvan. ONCESS HOLLY @ 200 bushes total inside property line

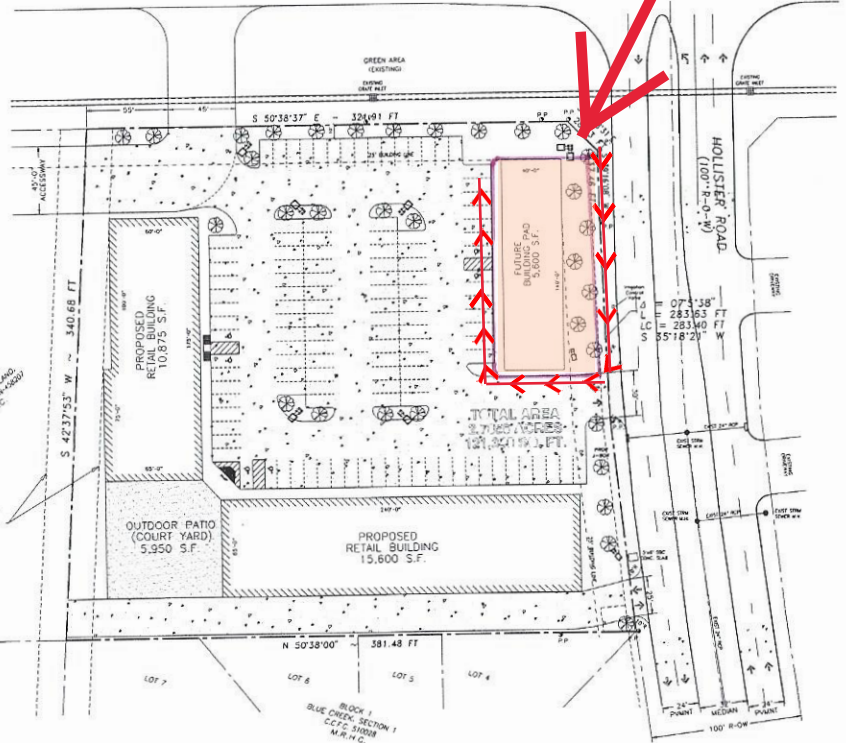


- NOTES:**
1. At the beginning and end of the fire lane, the sign shall have a single headed arrow pointing in the direction the regulation is in effect. The intermediate signs shall have double headed arrows pointing in both directions.
 - The maximum spacing of the signs shall be 75'; 2' contingent upon Traffic Engineering's review and approval.
 - The signs shall be set at an angle of not less than 30° nor more than 45° with the curb or line of traffic flow.
 - The distance to the bottom of the sign shall be 7 feet. There shall be no other signs attached to the sign or the sign post.
 - The sign plate shall be a minimum of 5'12" x 18" with a thickness of 0.80"

STATE HIGHWAY 249
(VARYING R-O-W)



Pad Site



SITE PLAN & LANDSCAPING LAYOUT
SCALE 1" = 40'

"SHOPS AT BLUE CREEK"
15000 State Highway 249
Houston, Texas 77086
PROPOSED RETAIL CENTER

HRS and Associates,
Civil, Traffic Engineering, and Consulting
8318 Ivan Road Drive
Houston, Texas
Tel: 713 466 9776
Fax: 713 466 9299
E-mail: hrassociates@aol.com

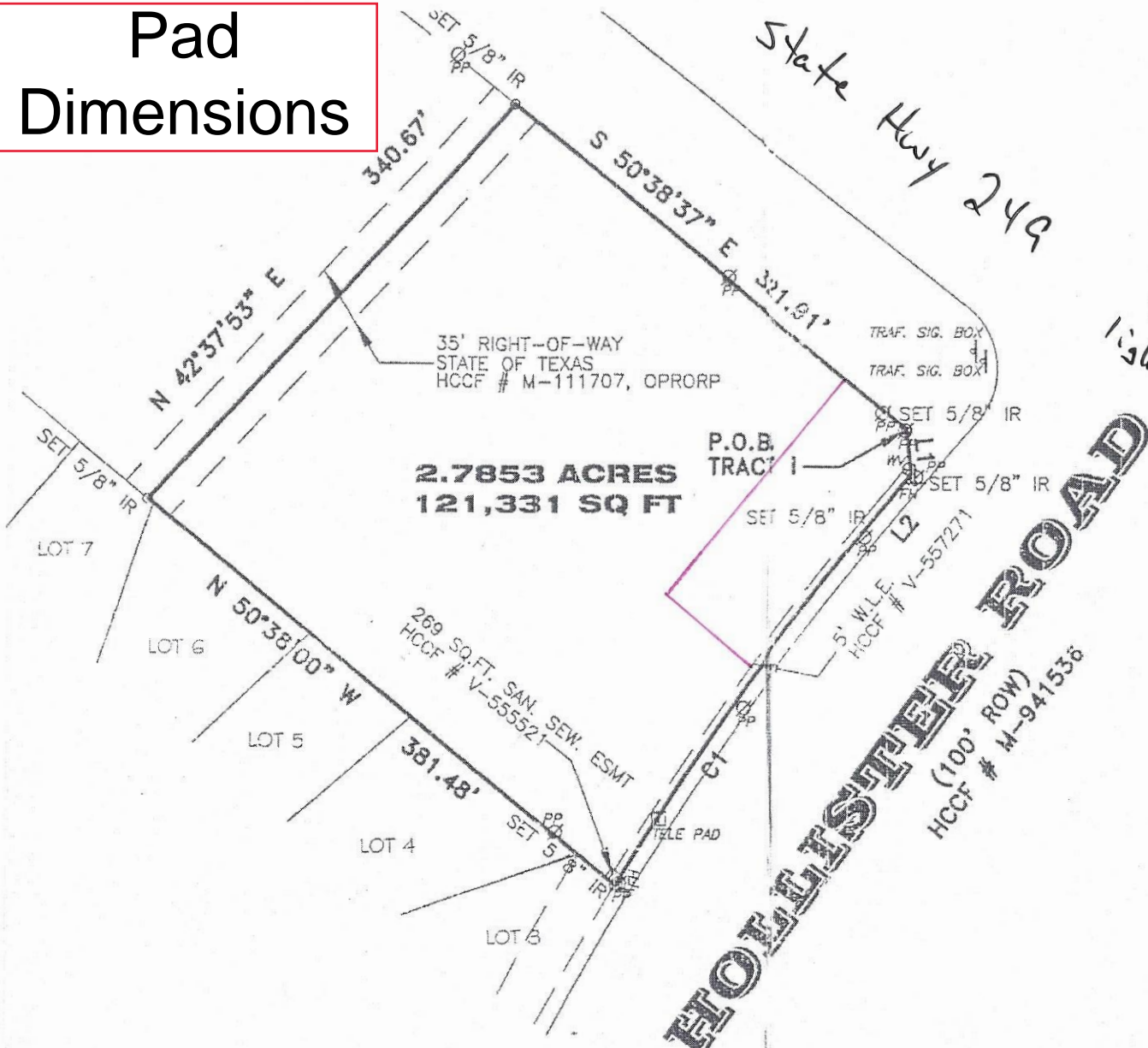
Seal:
Signature:
Date: April 27, 2007

NO	REVISION	DATE	BY	CHKD
1	REVISED PER HARRIS COUNTY COMMENTS	Mar. 14, 2007		
2	COMPLETED SITE PLAN DRAWING	Feb. 4, 2007		

SITE PLAN AND LANDSCAPING LAYOUT
SCALE: 1" = 40'
PROJ. # 2007-02-102
SHEET 3 OF 6

C-1
H.C. PROJECT NO: 1008557

Pad Dimensions



DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. M-941536

BEGINNING AT 5/8 INCH IRON ROD FOUND AT THE INTERSECTION BETWEEN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE (UNIMPROVED AS DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL RECORDS OF HARRIS COUNTY, TEXAS UNDER COUNTY CLERK'S FILE NO. M-941536) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 249, A DISTANCE OF 340.67 FEET TO A SET 5/8" IRON ROD FOR CORNER;

THENCE, S 05°38'31" E, WITH SAID CUTBACK LINE, A DISTANCE OF 321.91 FEET TO A SET 5/8" IRON ROD FOR CORNER;

THENCE, S 39°16'08" W, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE, A DISTANCE OF 37.48 FEET TO A 5/8 INCH IRON ROD FOR CORNER;

THENCE IN A SOUTHWESTERLY DIRECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2050.00 FEET, AN ARC LENGTH OF 283.82 FEET, TO A 5/8 INCH IRON ROD FOR CORNER;

THENCE, N 50°38'00" W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE, A DISTANCE OF 381.48 FEET TO A 5/8 INCH IRON ROD FOR CORNER;

THENCE, N 39°22'00" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE, A DISTANCE OF 275.00 FEET TO A 5/8 INCH IRON ROD FOR CORNER;

THENCE IN A NORTHEASTERLY DIRECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, TO A POINT OF TANGENCY, A DISTANCE OF 25.00 FEET;

THENCE, N 50°38'00" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOLLISTER DRIVE, A DISTANCE OF 392.38 FEET TO A T.X.D.O.T. MONUMENT FOR CORNER;

THENCE, N 42°37'53" E, TO A SET 5/8" IRON ROD IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 249, A DISTANCE OF 340.67 FEET;

THENCE, S 50°38'31" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 249, A DISTANCE OF 321.91 FEET TO THE POINT OF BEGINNING (121,331 SQUARE FEET) OF LAND.

SURVEY

2.7853 ACRES OF LAND S
 ZINKY SURVEY, ABSTRACT 13
 TEXAS BEING A PORTION
 RESIDUE OF CALLED 133.074
 AS DESCRIBED IN DEED RECORDED
 PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
 CLERK'S FILE NUMBER M-941536

ED RECORDED PLAT.
 SED ON LEGAL
 YTS, BUILDING
 N/A OF
 AN OPINION REGARDING
 ESSION OF PROFESSIONAL
 HIS BEST KNOWLEDGE,
 USE OF THE CURRENT
 EXPRESS OR IMPLIED,
 CONJUNCTION

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor does not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A



ADDRESS:
 JOB NO.: 2712-04B SCALE: 1" = 100' D



Blue Creek Ranch
572 homes



SITE

Hollister Rd

1,274 VPD

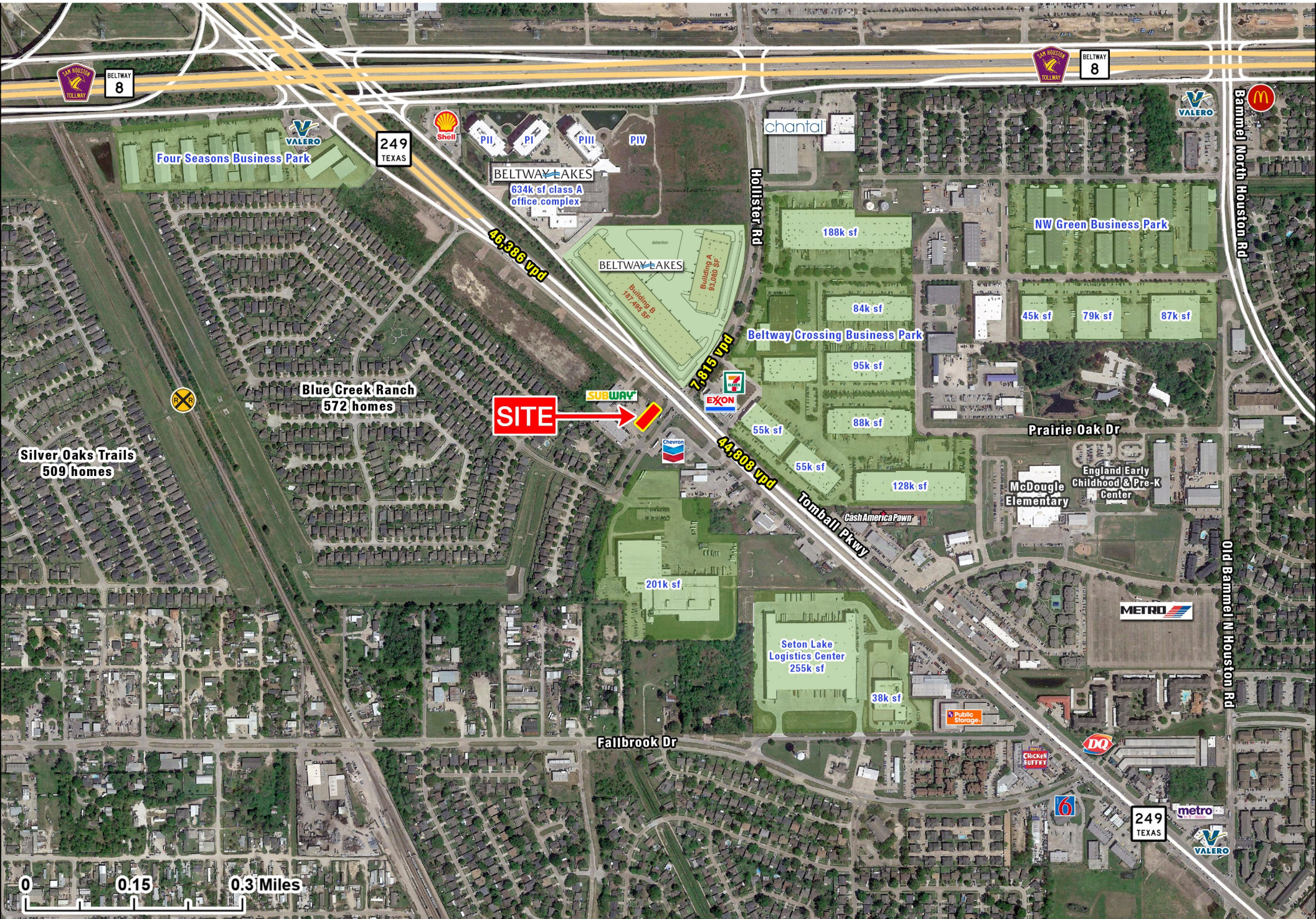
1,687 VPD

Tomball Pkwy

46,386 Vpd

249
TEXAS





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. R:PS/HOU/FA/249 & Hollister 2mi August 2022

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

Sarah Thobae

Sales Agent/Associate's Name

712259

License No.

sthobae@weitzmangroup.com

Email

713-781-7111

Phone

Buyer/Tenant/Seller/Landlord Initials

Date