

7,031 SF RESTAURANT BUILDING FOR SALE - STAFFORD, TX



Littwitz

INVESTMENTS, INC.
5757 Woodway Dr.
Houston, TX 77057

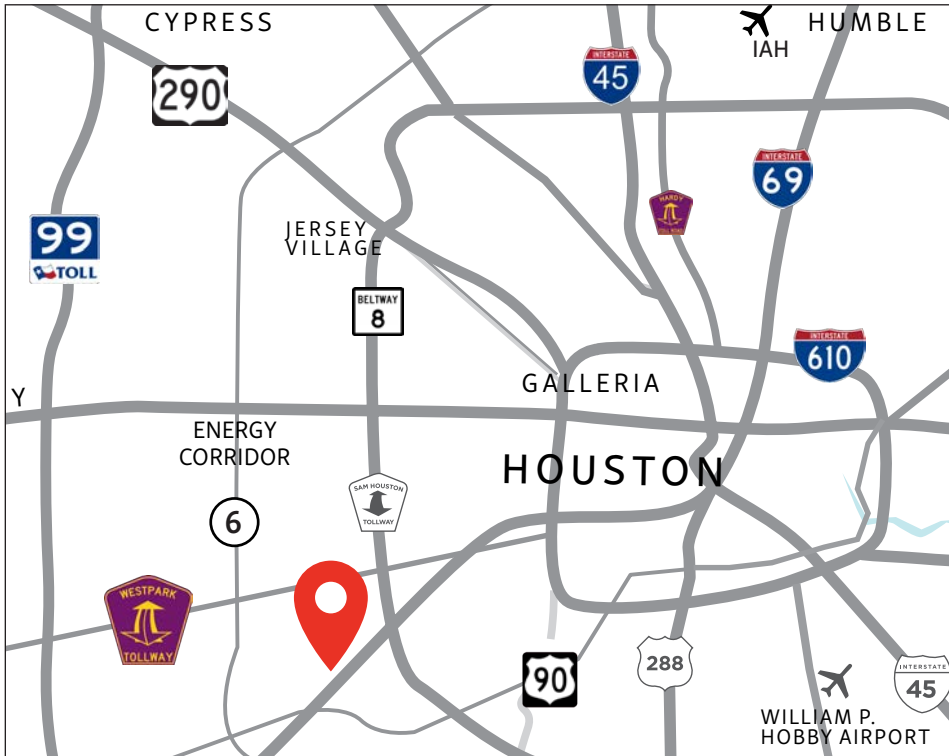
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7,031 SF FOR SALE

**12540 SUGARDALE DR.
STAFFORD, TX 77477**

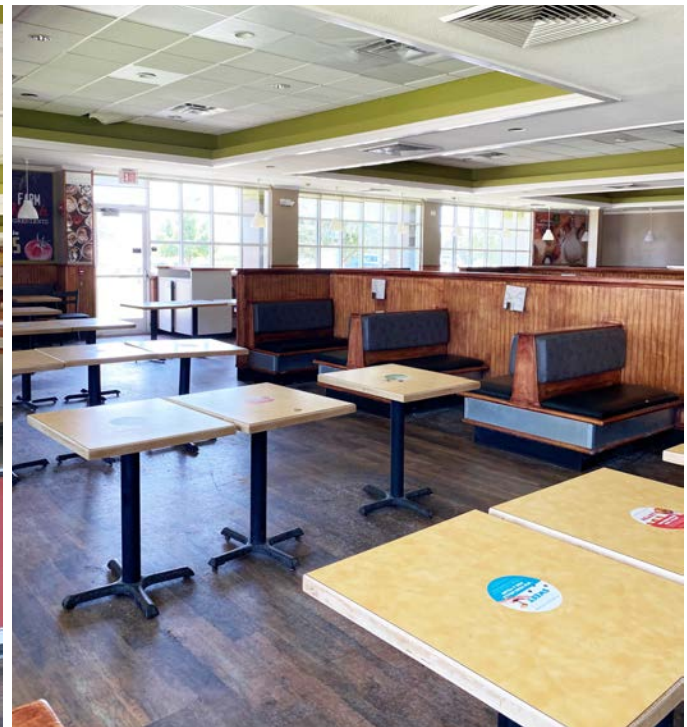
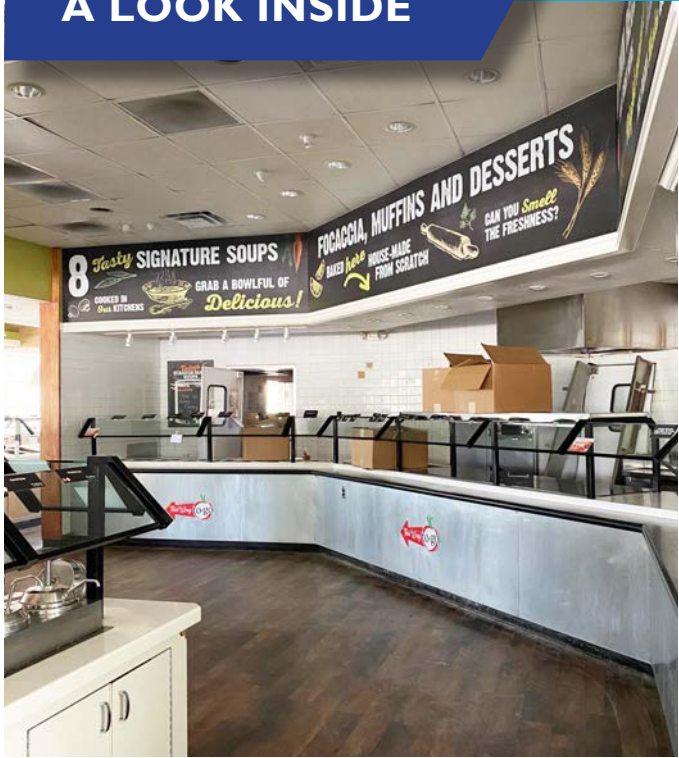


PROPERTY DETAILS

Property Address:	12540 Sugardale Dr. Stafford, TX, 77477 Ft. Bend County / Metro Houston 15 miles SW of Houston CBD
Land Area:	69,696 SF (1.6 acres)
Building Size:	7,031 SF - built 2005 FF&E / Kitchen Equipment Included
Zoning:	All commercial uses allowed
Real Estate Taxes:	\$25,757 /yr. Ref ID: R202403
Parking:	75+ Spaces
Neighborhood:	Adjacent to Home 2 Suites /Hilton Hotel & Staybridge Suites Hotel Adjacent to 600,000 SF Fountains on the Lake Shopping Center: Hobby Lobby, Ross, Bed Bath & Beyond, Main Event, Stein Mart, Conn's, Buy Buy Baby, AMC Theatres.
Pricing:	\$2,200,00.00

A LOOK INSIDE

Littwitz Investments | 5757 Woodway Dr. Suite 304 | Houston, TX





Littwitz Investments, Inc. is excited to bring to market this 7,031 SF former Sweet Tomatoes Restaurant on 1.6 acres For Sale. This is a high potential, well-located re-development opportunity!

Although the building has most recently been used as a restaurant, it can easily be reconfigured for office or medical office use. Additionally, the site is large enough and has sufficient parking to allow for a significant expansion of the building. The property is located in the City of Stafford, a SW suburb of the City of Houston, in Ft. Bend County. The site is 1/4 mile from I-69 South (Southwest Freeway) which provides direct access to the Houston C.B.D. 15 miles away. The site is 2 miles “outside” the Sam Houston Tollway which provides direct access to both Houston area airports. I-610 which loops around metro Houston is 8 miles away. The site is located across from the 600,000 SF Fountains on the Lake Shopping Center anchored by several high traffic, national big box tenants and many popular local restaurants. The City of Stafford which covers a tight 7 square miles, is the center of a significant day population.

The City of Stafford has a very healthy office and industrial marketplace. Stafford’s convenient location has made it very popular for companies of all sizes requiring logistics and distribution facilities.



Population

1 mile – 12,383
2 mile – 45,434
3 mile – 119,106
5 mile – 397,426



Daytime Population

1 mile – 20,777
2 mile – 77,350
3 mile – 142,943
5 mile – 384,583

There are in excess of 40 local and national restaurants of all price ranges and cuisines located within a 1.5 mile radius of this property. The City of Stafford is bordered by the City of Houston to the North, and the suburban communities of Meadows, Missouri City and Sugar Land.



Households

1 mile – 5,212
2 mile – 15,937
3 mile – 41,130
5 mile – 132,155



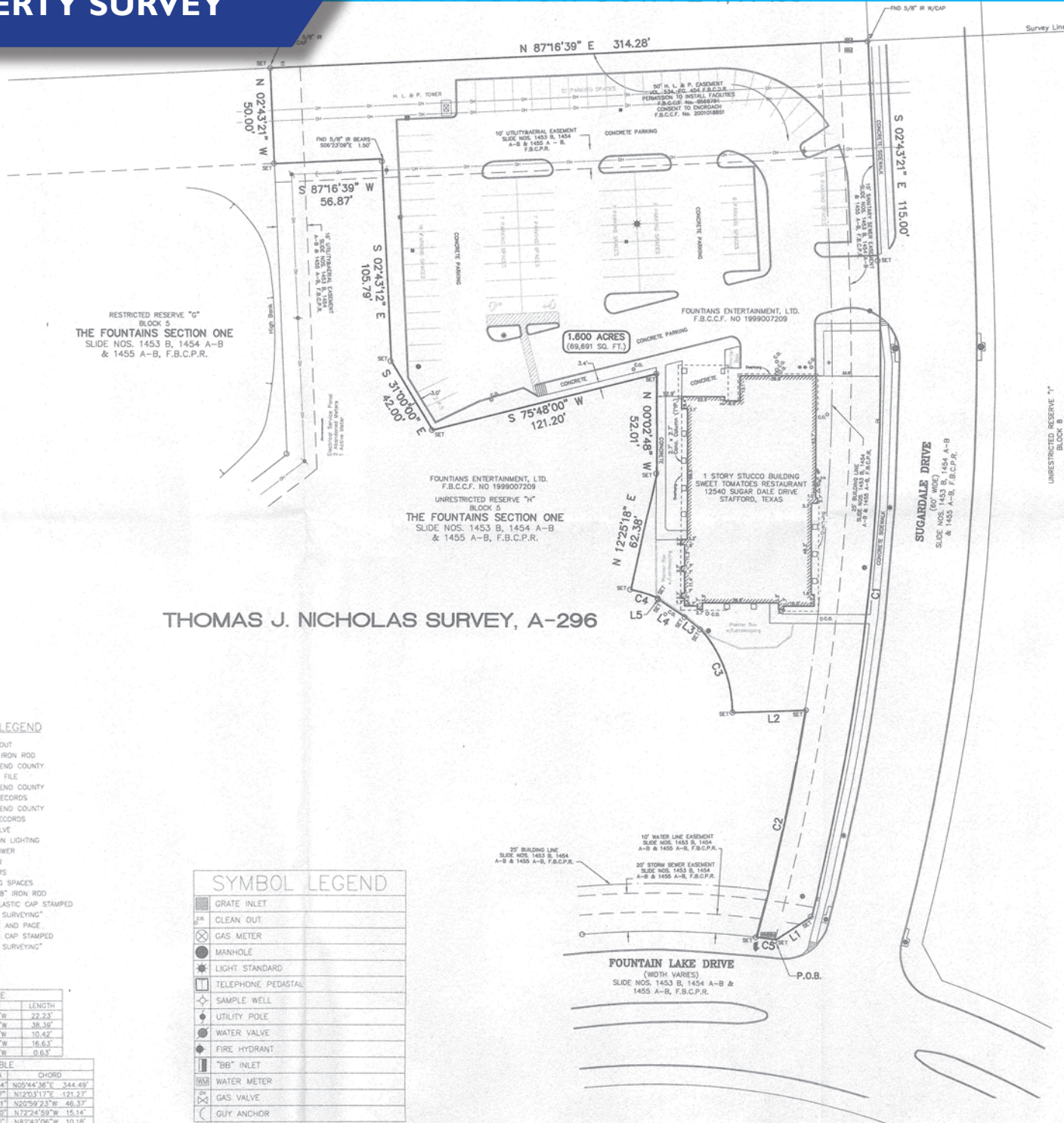
Household Incomes

1 mile – \$71,243
2 mile – \$74,303
3 mile – \$76,379
5 mile – \$73,958

SOUTHWEST VIEW



PROPERTY SURVEY



RESTRICTED RESERVE "G"
BLOCK 5
THE FOUNTAINS SECTION ONE
SLIDE NOS. 1453 B, 1454 A-B
& 1455 A-B, F.B.C.P.R.

FOUNTAINS ENTERTAINMENT, LTD.
F.B.C.C.F. NO 1999007209
UNRESTRICTED RESERVE "H"
BLOCK 5
THE FOUNTAINS SECTION ONE
SLIDE NOS. 1453 B, 1454 A-B
& 1455 A-B, F.B.C.P.R.

SUGARDALE DRIVE
(60' WIDE)
SLIDE NOS. 1453 B, 1454 A-B
& 1455 A-B, F.B.C.P.R.

UNRESTRICTED RESERVE "I"
BLOCK 8
THE FOUNTAINS SECTION ONE
SLIDE NOS. 1453 B, 1454 A-B
& 1455 A-B, F.B.C.P.R.

THOMAS J. NICHOLAS SURVEY, A-296

ABBREVIATION LEGEND

- C.O. CLEAN OUT
- FND IR FOUND IRON ROD
- F.B.C.C.F. FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- GV GAS VALVE
- H.L.&P. HOUSTON LIGHTING
- GRATE INLET AND POWER
- NO. NUMBER
- NDS. NUMBERS
- P.S. PARKING SPACES
- SET SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "TERRA SURVEYING"
- VOL. PG. VOLUME AND PAGE
- W/CAP PLASTIC CAP STAMPED "TERRA SURVEYING"

SYMBOL LEGEND

- GRATE INLET
- CLEAN OUT
- ⊗ GAS METER
- MANHOLE
- ★ LIGHT STANDARD
- ☎ TELEPHONE PEDASTAL
- ⊕ SAMPLE WELL
- ⚡ UTILITY POLE
- ⊙ WATER VALVE
- ⚡ FIRE HYDRANT
- ⊕ "BB" INLET
- ⊕ WATER METER
- ⊗ GAS VALVE
- ⊕ GUY ANCHOR

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°44'17"W	22.23'
L2	S88°05'57"W	38.39'
L3	N51°38'51"W	10.42'
L4	N56°22'32"W	16.62'
L5	N18°32'22"W	0.63'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	345.75	1170.00'	86°35'54"	N05°44'36"E 344.49'
C2	121.33	1145.00'	87°04'17"	N12°03'17"E 121.27'
C3	47.39	68.75'	117°18'01"	S25°59'23"W 48.37'
C4	15.17	68.75'	137°33'10"	N72°24'59"W 15.14'
C5	10.18	450.61'	117°49'	N82°43'06"W 10.18'

Being a tract or parcel of one or a portion of Unres subdivision of record at 1 Bend County Plat Record Number 296, sold 1,600 (as follows (all bearings a One);

BEGINNING at a 5/8-inch marking the south and Fountain Lake Drive (width 1455 A-B of the Fort Bend as recorded at Side Bar County Plat Records, m described tract and the

THENCE along the northern of 10.18 feet along the a central angle of 87°17'4 to a 5/8-inch iron rod southwest corner of the left.

THENCE departing the ric and across said Unresir distances;

A distance of 121.33 of 1145.00 feet, a ce 123°33'17" East 121.27 Surveying" set markin

South 88°05'57" West stamped "Terra Surve tract and the beginn

A distance of 47.39 f of 65.75 feet, a ce 20°59'23" West 46.37 Surveying" set markin

North 51°26'51" West i "Terra Surveying" se

North 56°22'32" West "Terra Surveying" set

North 16°12'27" West i "Terra Surveying" set

A distance of 15.17 f of 65.75 feet, a ce 72°24'59" West 15.14 i Surveying" set markin

North 12°25'18" East f "Terra Surveying" se

North 00°24'48" West "Terra Surveying" set

South 75°48'00" Wei stamped "Terra Surve tract;

North 31°00'00" West i "Terra Surveying" se

North 02°43'12" West stamped "Terra Surve tract;

South 87°16'39" West i "Terra Surveying" set Block 5 of said The herein described tract

THENCE North 02°43'21" Restricted Reserve "G" to Surveying" found marking northwest corner of said a subdivision of record in in the common line of Thomas J. Nicholas Surve herein described tract;

THENCE North 87°16'39" Reserve "H", the south i 5/8-inch iron rod with i Drive, marking the north described tract;

THENCE South 02°43'21" Sugarloaf Drive to a 5/8-marking the beginning of

THENCE continuing along t of 345.75 feet along the feet, a central angle of 344.49 feet to a 5/8-in marking the north end of of the herein described t

THENCE South 06°44'17" BEGINNING and containing based Land Title Survey performed by Terra Surveying Compa 2005. TSC Project Number 1038-0401-S

TO: EMIC PROPERTIES
FOUNTAINS ENTERTAINMENT, Ltd.
LUBBOCK NATIONAL BANK
CHARTER TITLE COMPANY
TLG
SSBP

I hereby certify that this plot correctly represents a survey made on the ground under my supervision on August 26, 2005, and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition 11 Survey.

George Gillison
George Gillison
Registered Professional
Land Surveyor



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

David J. Littwitz	289500	David@LittwitzInvest.com	713.244.4324
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		DATE	

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.