

NEW Freestanding 2nd Generation Restaurant Building

Houston, Texas – I 45 at Louetta

Location:

Spring Texas (Houston)
Fronting I-45 at Louetta Road
 21005 I-45 N Fwy, Spring, TX 77373

Site Info:

2.44 Acre Lot fronting I - 45
 204 parking spaces (all concrete)
 Hwy Pole Sign Includes **42'6" Tall, 600 sf**
 Generous building signs available
 Direct Access from I 45 (**225,000 vpd +**) frontage road and Louetta



Building:

NEW-Move In Ready. **Less than 3 years old**, completed May 2011
 11,637 SF New Free Standing Restaurant Building in excellent Condition. Total Seating 440
 Previously used as Furr's **Fresh Buffet with first year sales over \$6,000,000.**

Major Building Improvements Include:

- **103 Tons of TRANE and Valent Roof HVAC** units plus system and energy management improvements (gas heat).
- Large double sided Kitchen Hoods plus separate grill station hood (w/ fire suppression)
- **2,000 Amp Electrical Service;** 208/120 3 Phase
Multiple Large walk-in coolers and freezers, misc. stainless steel prep tables
- Approximately 14' clear height to joist; open interior with only 8 interior columns
- 30' Tall Building at Highway; 42.5' tall pole sign w/600 sf of sign face

Energy Management Enhancements:

- Energy Management System (EMS) to control lights, HVAC, Hood Fans (variable speed) for energy savings.
- White TPO Roof, excellent condition
- Service court wired and ready for trash compactor
- Separate energy efficient HVAC in Kitchen with humidity control, tied to EMS

2011 Demos (does not include Exxon HQ):

Residential

Avg HH Income

Employment

3 Mile	72,888	\$79,980	20,185,
5 Mile	208,004	\$81,763	66,836
7 Mile	359,431	\$83,348	139,489

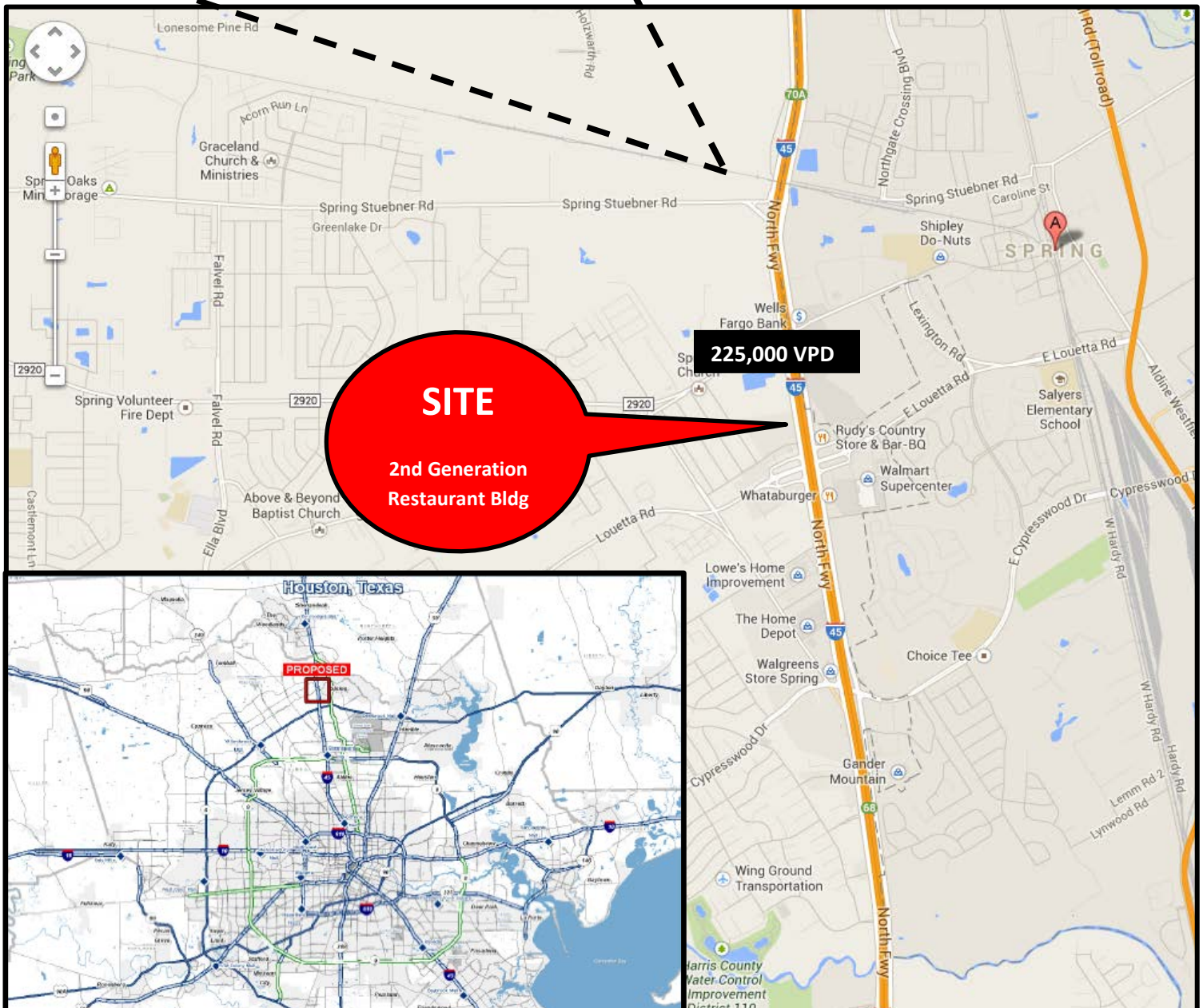
Other:

- **Prime real estate location** in the heart of the market with good access, large pole sign and strong market position.
- **Highly Visible to over 225,000 vpd** on Interstate 45
- Less than 1 mile south of one of North America's largest development projects, the new Exxon World HQ
 - 3,000 workers a day currently at Exxon World HQ project
 - **10,000 employees initially plus 40,000 additional, 20 buildings on 385 acres**
 - First Phase move in 2014, full transition in 2015
- **Surrounded by over 1,000,000 square feet of retail** including: Wal Mart, Lowes, Gander Mountain, Ross, Kroger, Home Depot, Best Buy, PetCo and Kohls and Wet N Wild Splash Town across I45 (**1MM visitors+/-** undergoing major renovation). **1 mile from Exxon World HQ.**
- **Surrounded by high volume restaurants including next door neighbor Cheddars (\$5.5M)** and Panera (#1 in Houston) **Rudy's BBQ (\$4.3MM), Texas Roadhouse (\$4.3MM), Golden Corral (\$6.5MM)**

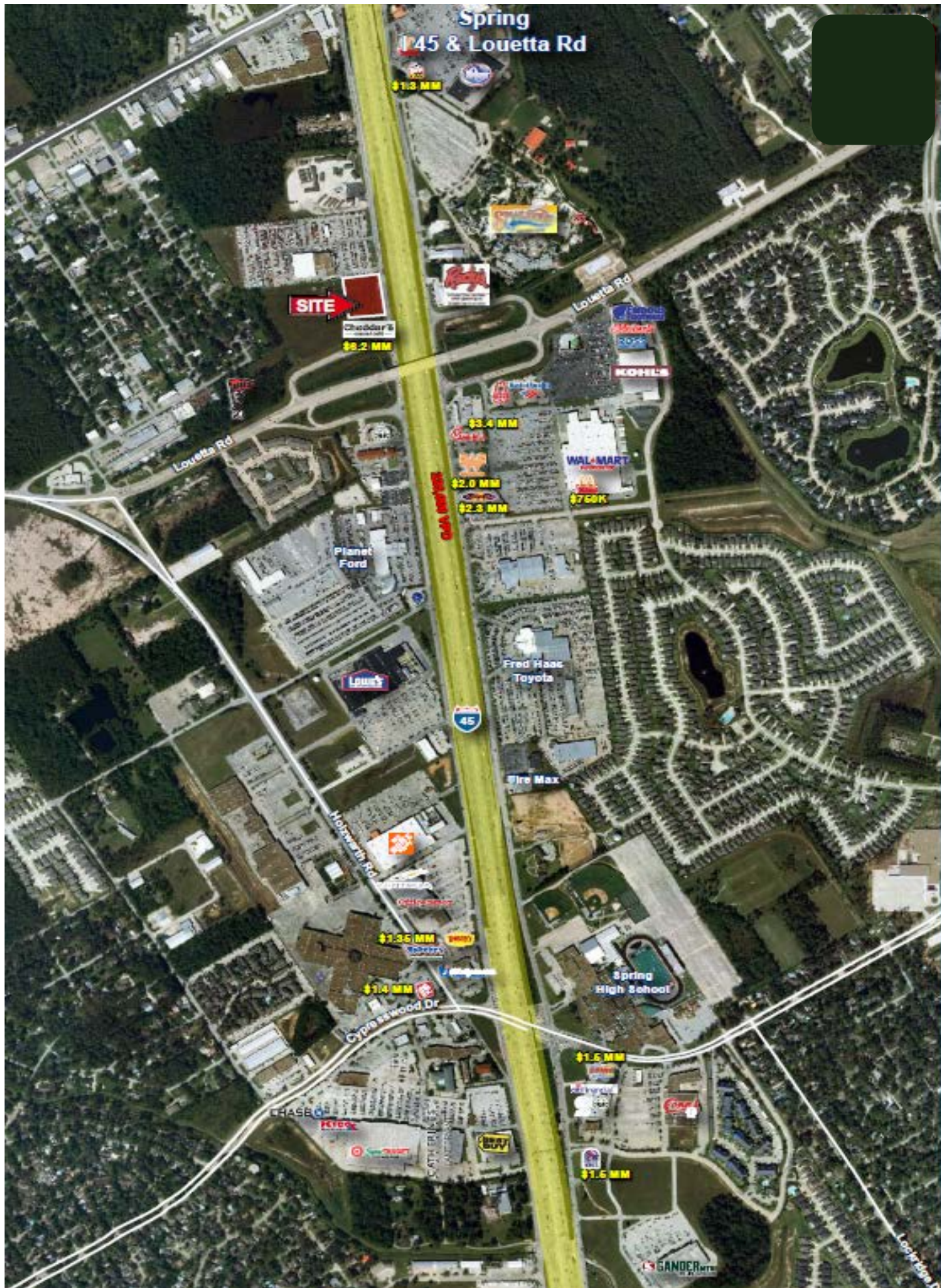


Exxon Mobil World Headquarters

- 12,000 Employees (Currently 3,000 employees), expected to reach 42,000 including surrounding support.
- 385 Acre, 20 Office and Specialty Buildings
- Phase I Move-in 2014; Full Occupancy 2015



Spring
145 & Louetta Rd





I-45

225,000 + VPD

Looking South



Surrounding Restaurant Volumes

Cheddars (next door)	\$5.5MM
Panera (behind)	#1 in Houston
Rudy's BBQ (across street)	\$4.3MM
Golden Corral (across street, south)	\$6.5MM
Texas Roadhouse (vs sys avg \$3.4)	\$4.3MM
Chic fil A	\$3.4MM
Taco Bell	\$1.5MM
Taco Cabana	\$1.6MM
Jack in the Box	\$1.4MM
Popeye's	\$1.35
Starbucks	\$1.5MM



I-45

Starbucks

225,000
VPD +

Louetta Road

Cheddars

Dickey's
BBQ

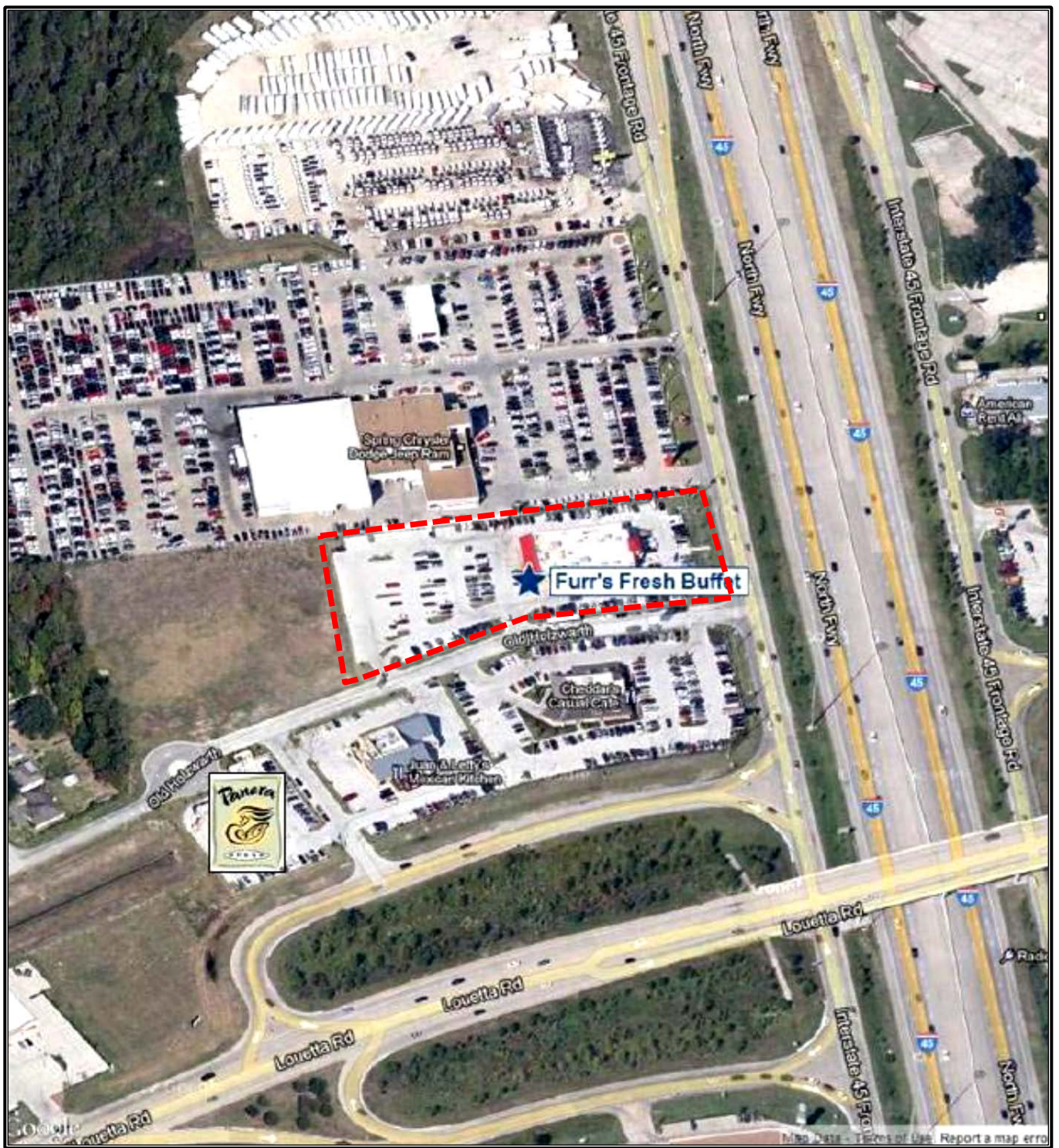
Schlotzsky's

Panera
Bread

Rudy's BBQ

Building for LEASE

Wet N
Wild
Splash
Town



LOUETTA ROAD

HOLZWARTH ROAD

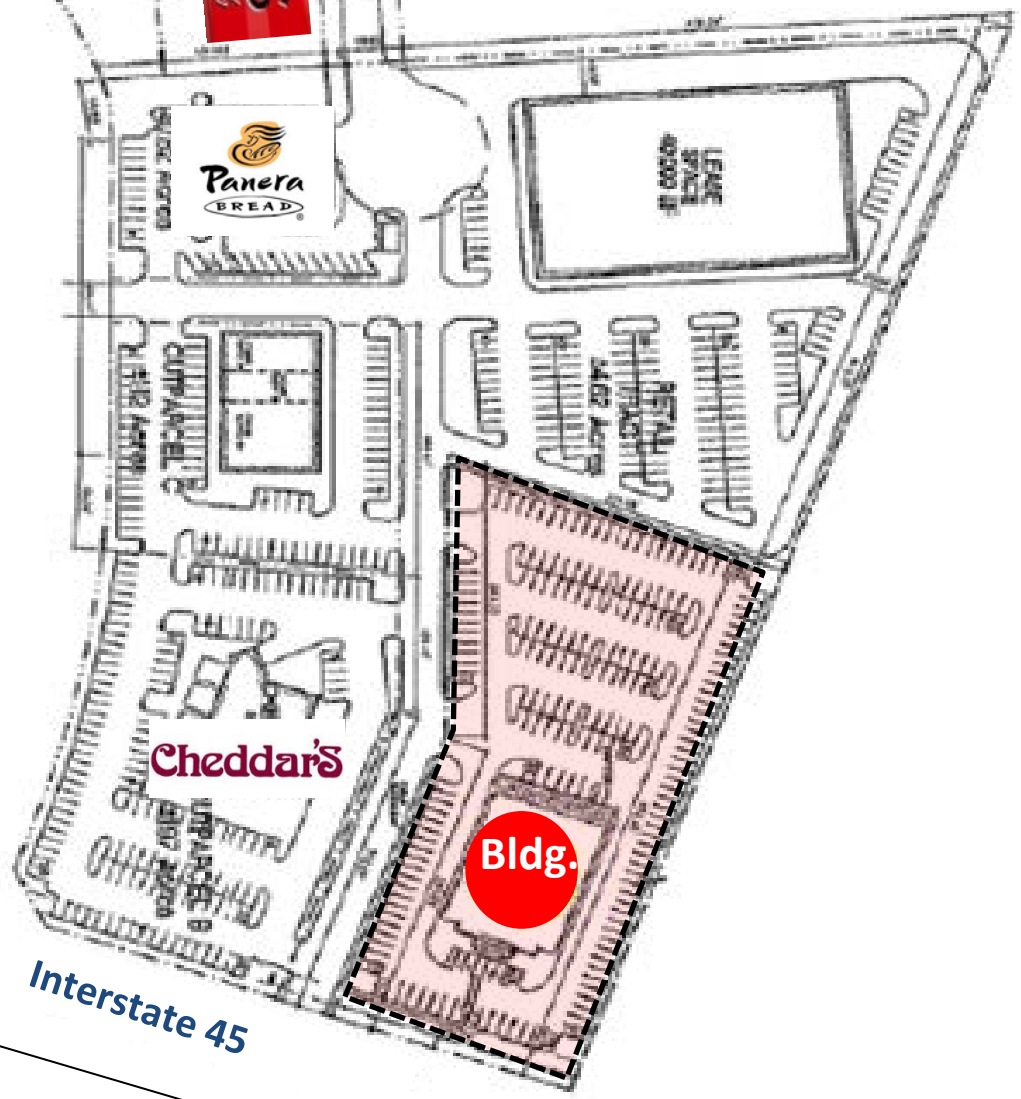


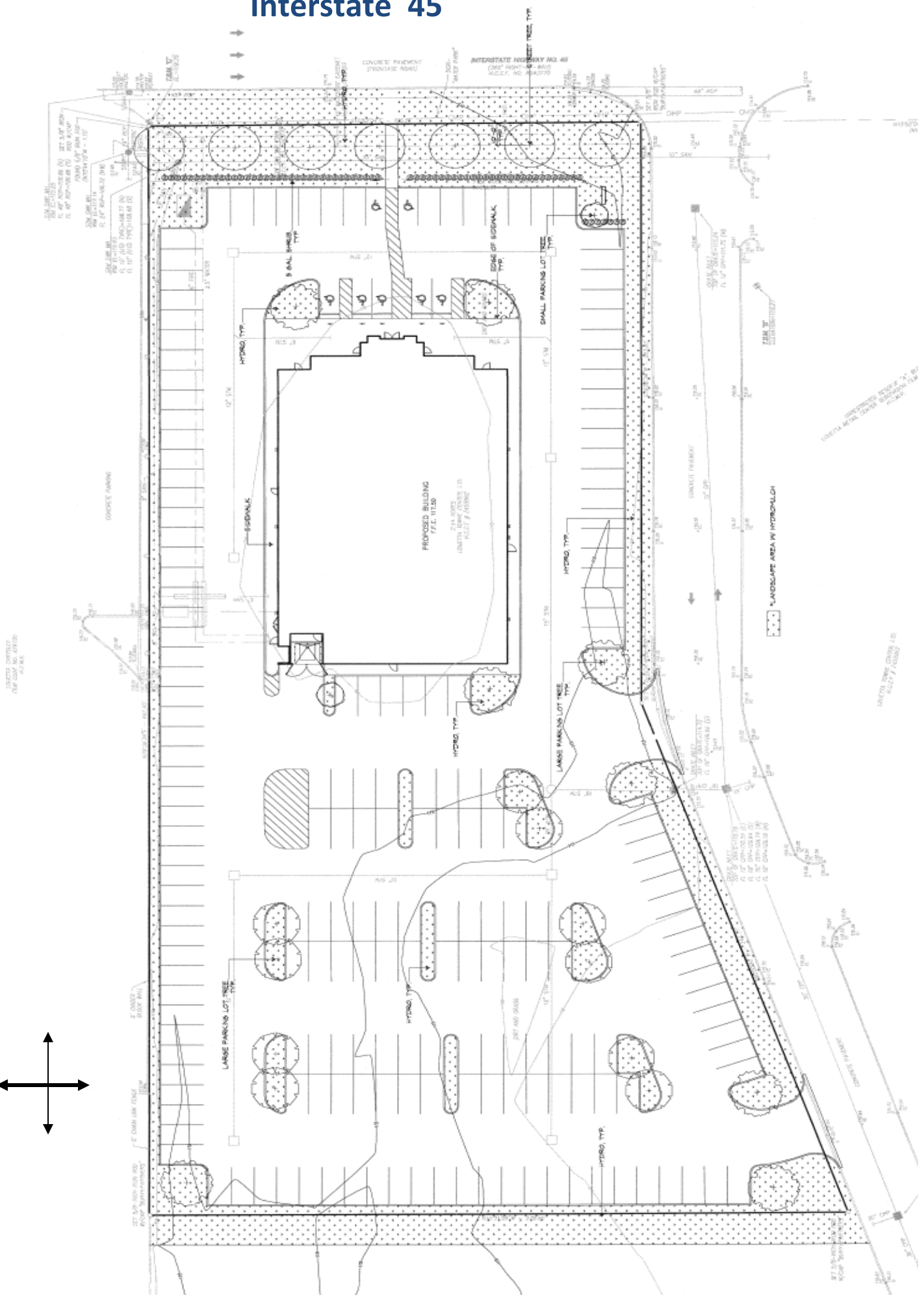
LEASE SPACE 40,000 SF

Cheddar's

Bldg.

Interstate 45









Panoramic view of the FOH



FOH Interior View



Hood, Kitchen and Prep Area



View toward open grill/hood area , Kitchen



Walk In Freezer with Exterior Security Delivery Portal

HOUSTON TEXAS

Booming Energy Market Fuels Retail Sales Growth

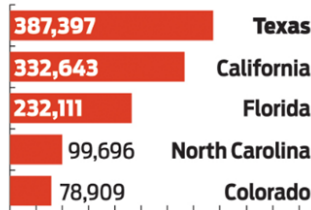
A booming energy sector is creating one of the strongest job markets in the nation, which has ignited a wave of in-migration that has translated to retail sales growth. By year end, consumer spending will be nearly 25 percent above the pre-recession rate, which is spurring healthy absorption. In fact, only two quarters since the onset of the last downturn saw negative net absorption, and tenant demand is 9 percent higher than at the beginning of the recession. Many retailers are drawn to the metro by impressive demographic trends, including household income growth. Since the nadir, incomes in Houston have climbed by 10 percent and will rise further in the coming months. High-paying energy jobs have facilitated much of the gains. Natural gas extraction, in particular, has been a boon for Houston. While the fieldwork is done in North Dakota or the Eagle Ford Shale, administration is typically handled by large energy firms locally. Some of these companies, including Chevron and ExxonMobil, are building massive office facilities in the metro, which will facilitate additional job growth and retail sales.



Texas beats California

Texas added more residents than any other U.S. state between 2012 and 2013, according to estimates released Monday.

Sorted by raw population growth 2012 to 2013



Source: U.S. Census Bureau
Chronicle
Houston Chronicle

Juggernaut Is America's #1 Job Creator

Houston is blessed by topography and geography. But the city's recent success is really a masterclass in learning from history.

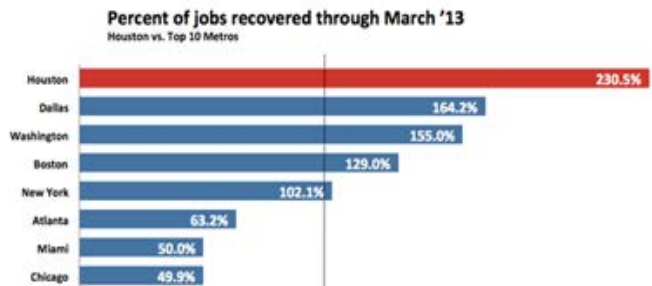
DEREK THOMPSON | MAY 28 2013, 8:55 AM ET



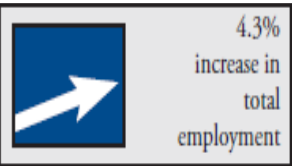
More ▾ Texas is killing it.

It dominated the recession, crushed the recovery, and in a new analysis of jobs recovered since the downturn, its largest city stands apart as the most powerful job engine in the country -- by far.

The ten largest metros have recovered 98 percent of the jobs lost during the recession, on average. But Houston, the first major city to regain all the jobs lost in the downturn, has now added more than two jobs for every one it lost after the crash. That's incredible.



HOUSTON TEXAS

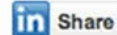


Employment: Job growth will continue at a blistering pace this year as 117,500 new positions are generated, expanding staffing levels by 4.3 percent. In 2012, 99,800 positions were created in Houston.

SplashTown Will Undergo Multi-Million Dollar Transformaton; Renamed With Wet 'n' Wild Brand

All-New Visitor Experience Will Include New Interactive Children's Area; Family Mega-Raft Ride and Double FlowRider by May 2014

Houston, TX (PRWEB) January 17, 2014



Premier Parks, LLC announced today the name change of SplashTown to Wet 'n' Wild SplashTown in conjunction with a multi-million dollar transformation of Houston's largest and closest water park to deliver a whole new, family-friendly experience including the addition of three new attractions: FlowRider, a unique surfing experience; Big Kahuna, an exciting family raft thrill ride as well as Wet 'n' Wild Jr., an interactive children's area with added convenience details parents will appreciate. Wet 'n' Wild SplashTown also unveiled today its bright, new logo and redesigned website.

Visitors will catch a never-ending wave –without the jellyfish– on the double FlowRider, an innovative surfing experience that is both a visual spectacle and intensely fun as endless sheets of perfect waves roll out at 35 mph, moving 30,000 gallons of water per minute. The simulated wave system is designed for multiple riders to surf the perfect waves at the same time, doubling the fun. FlowRider will quickly become a visitor favorite as the wildly popular international sport of "flowboarding" appeals to a wide range of skill levels. FlowRider will be located in an expanded and colorful new plaza, surrounded by a viewing deck, dining area, surf shop and performance stage.

The whole family will experience an unforgettable adventure together on Big Kahuna, an exciting, mega-tube serpentine raft ride that will blast visitors into a dark, enclosed tunnel filled with a series of unpredictable twists and turns, breathtaking drops, and back-to-back curves. The five-person raft will then shoot through the tunnel opening, splash through the wildly fun s-shaped waterway while catching some major hang time along high bank walls before hitting splashdown into the catch pool. Big Kahuna will be adjacent to the thrill ride Tornado, and will share a new tube conveyor lift to transport visitor's tubes to the top of both attractions. Big Kahuna will be crafted by ProSlide Technology, an innovative leader in the manufacturing of award-winning water park thrill rides.



Houston's largest water park has been renamed Wet 'n' Wild SplashTown and will undergo a multi-million dollar transformation by May 2014.

“ One of Houston's best summer attraction gems will not only deliver a whole new dimension of wet thrills, but important details that our visitors have asked for. ”

Located Directly Across I-45

- 20 acres
- 50 + Rides
- Estimated 1MM + Visitors Annually
- Multi-Million Dollar Renovation in 2014.

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
1990 Population	1,457	36,761	101,195
2000 Population	1,860	43,683	123,716
2010 Population	5,431	65,641	194,969
2011 Population	5,494	66,289	201,841
2016 Population	5,745	70,894	226,333
1990 Households	560	13,515	36,175
2000 Households	714	18,122	45,109
2010 Households	1,946	23,558	68,594
2011 Households	1,984	23,745	70,930
2016 Households	2,049	25,166	79,558
2011 Average Household Size	2.77	2.78	2.84
2011 Daytime Population	2,516	17,502	56,488
1990 Median Housing Value	\$85,507	\$74,664	\$75,110
2000 Median Housing Value	\$109,648	\$99,882	\$98,635
2000 Owner Occupied Housing Units	72.06%	58.63%	60.76%
2000 Renter Occupied Housing Units	22.59%	36.13%	33.68%
2000 Vacant	5.44%	5.27%	5.56%
2011 Owner Occupied Housing Units	79.39%	59.98%	61.33%
2011 Renter Occupied Housing Units	18.24%	30.35%	30.21%
2011 Vacant	4.37%	9.68%	8.46%
2016 Owner Occupied Housing Units	78.78%	58.78%	60.81%
2016 Renter Occupied Housing Units	18.74%	31.15%	30.48%
2016 Vacant	4.47%	10.06%	8.70%
\$ 0 - \$14,999	6.7%	7.6%	7.2%
\$ 15,000 - \$24,999	4.8%	6.2%	6.9%
\$ 25,000 - \$34,999	5.2%	7.2%	7.8%
\$ 35,000 - \$49,999	13.4%	14.0%	14.4%
\$ 50,000 - \$74,999	16.6%	19.6%	20.6%
\$ 75,000 - \$99,999	19.6%	18.9%	16.7%
\$100,000 - \$124,999	14.8%	10.5%	9.8%
\$125,000 - \$149,999	6.9%	5.7%	5.5%
\$150,000 - \$199,999	7.5%	5.2%	5.1%
\$200,000 - \$249,999	2.3%	1.5%	1.6%
\$250,000 +	2.3%	1.6%	2.3%
2011 Median Household Income	\$78,744	\$66,268	\$63,838
2011 Per Capita Income	\$28,701	\$26,106	\$26,283
2011 Average Household Income	\$83,733	\$72,707	\$74,419

For More Information Contact:

REAL STREET

P R O P E R T I E S

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214-373-0220

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