



NITYA
REALTY

6231 BRYAN ROAD | ROSENBERG, TX.



Zain Momin

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P R O P E R T Y F E A T U R E S

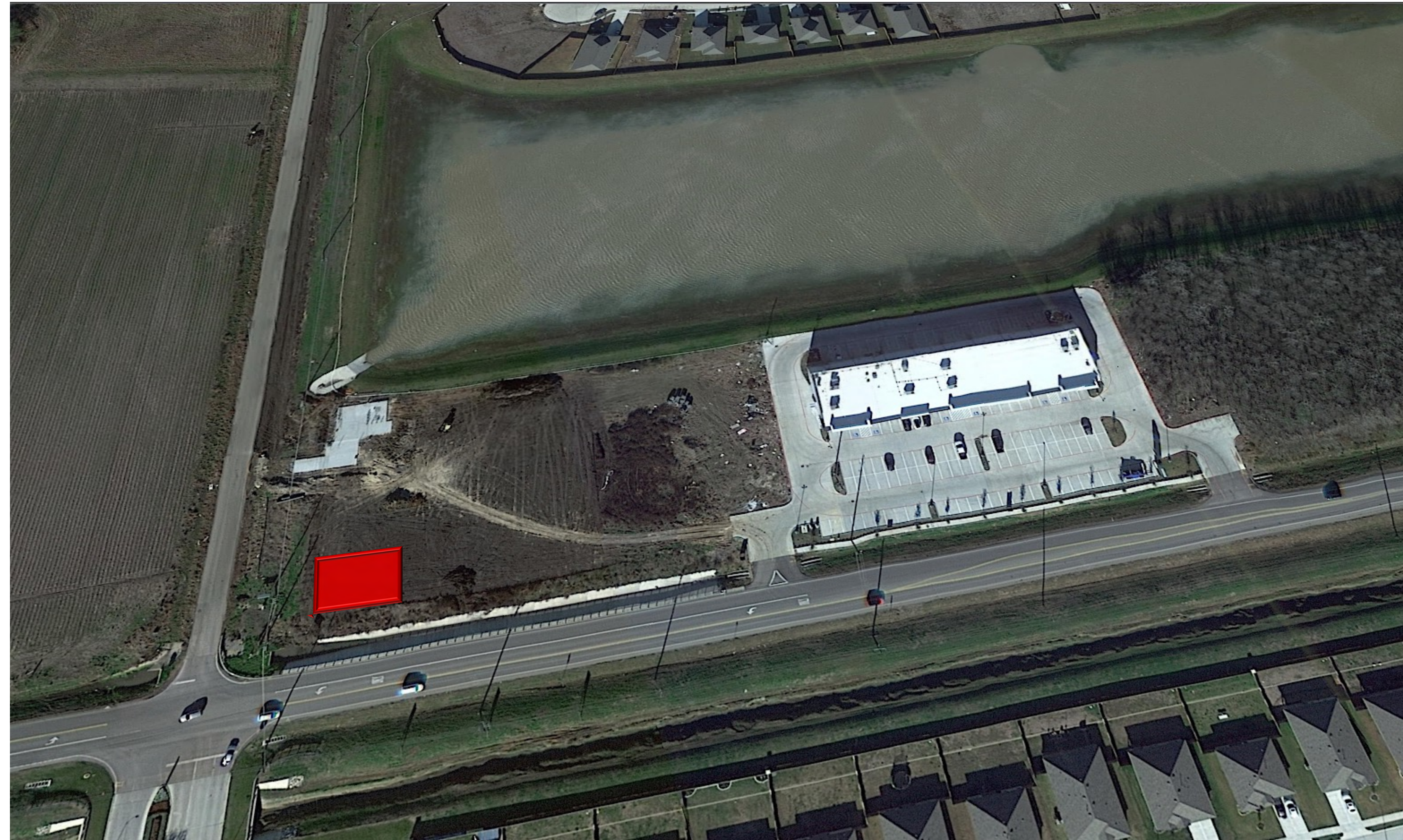


Space **Features**

- Retail Space Available:
2450 SQFT
- Divisible: Yes
- Rent: \$25 NNN
- Drive-Thru and signage
available

Leasing **Highlights**

- High traffic and growth
area
- Adjacent to Pitstop
Express
- Located at an
intersection with direct
access to I-59



SITE MAP

NOTES:

- 1) ALL BEARINGS SHOWN ARE REFERENCED PER DEED (F.B.C.C.F. NO. RP-2012086757)
- 2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

FLOOD INFORMATION

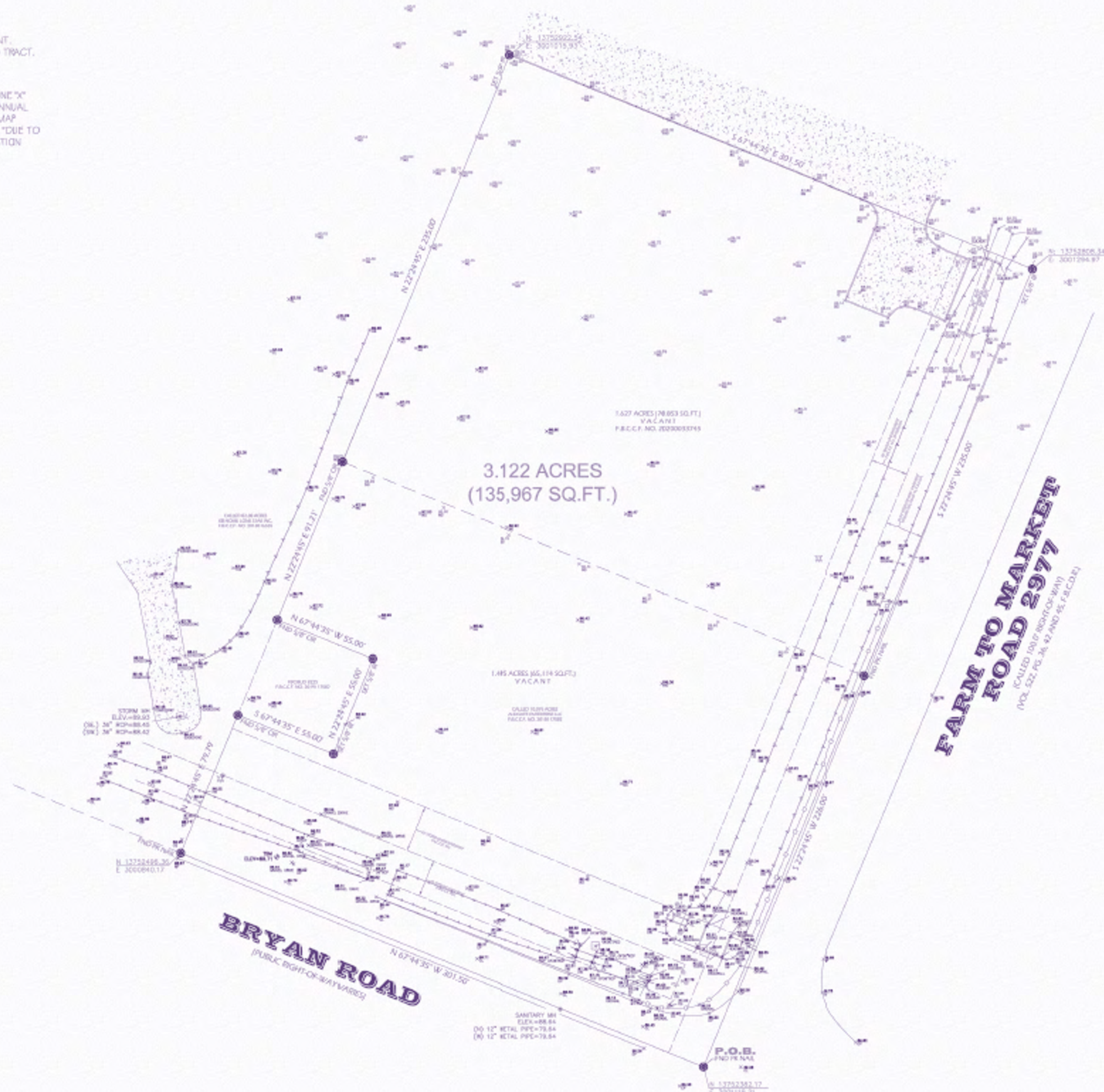
"BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE 'X' DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48157C 0243L REVISION DATE: APRIL 02, 2014. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

BENCHMARK:

NGS MONUMENT PID NO. AW5471
 DESIGNATION - H0050 69
 ELEVATION = 100.8
 NAVD 1988, 2001 ADJUSTMENT
 ELEVATIONS SHOWN HEREON ARE 2001 ADJUSTMENT

LEGEND:

- A.E.=AERIAL EASEMENT
- B.L.=BUILDING LINE
- (CM)=CONTROLLING MONUMENT
- ESMT=EASEMENT
- EV=ELECTRIC VAULT
- F.B.C.C.F.=FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R.=FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R.=FORT BEND COUNTY MAP RECORDS
- HL&P=HOUSTON LIGHTING & POWER COMPANY
- F.I.P.=FOUND IRON PIPE
- F.C.I.R.=FOUND CAPPED IRON ROD
- F.I.R.=FOUND IRON ROD
- FH=FIRE HYDRANT
- FO=FIBER OPTIC
- PP=POWER POLE
- P.T.P.=PINCHED TOP PIPE
- U.E.=UTILITY EASEMENT
- R.O.W.=RIGHT-OF-WAY
- S.C.I.R.=SET CAPPED IRON ROD
- TPED=TELEPHONE PEDESTAL
- WV=WATER VALVE



LEGAL DESCRIPTIONS

A TRACT OR PARCEL CONTAINING 3.122 ACRES, (135,967 SQUARE FEET) OF LAND SITUATED IN THE ROBERT E. HANBY SURVEY, ABSTRACT NO. 187, FORT BEND COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 10.076 ACRE TRACT OF LAND, CONVEYED TO ALDGAIS ENTERPRISE LLC AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018088787, AND BEING ALL OF A CALLED 1.827 ACRE TRACT CONVEYED TO SEVEN HEAVEN HOLDINGS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2020033546, AND ALL OF A CALLED 1.485 ACRE TRACT CONVEYED TO SEVEN HEAVEN HOLDINGS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2019121546, WITH SAID 3.122 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A FOUND IRON NAIL ON THE NORTHWEST INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET (F.M.) 2977 (100' R.O.W.), RECORDED UNDER VOLUME 522, PAGE 26, 38, 42 AND 45, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AND THE NORTHEAST R.O.W. LINE OF BRYAN ROAD (80'W R.H.W.), FOR THE SOUTH CORNER OF SAID CALLED 10.076 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 67° 44' 35" WEST, ALONG THE SOUTHWEST LINE OF SAID 10.076 ACRE TRACT, A DISTANCE OF 331.50 FEET TO A FOUND IRON NAIL; FOR THE SOUTHWEST CORNER OF A CALLED 82.08 ACRE TRACT CONVEYED TO 88 HOME LOAN STAY INC., AS RECORDED UNDER F.B.C.C.F. NO. 2018085555 AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 22° 24' 45" EAST, ALONG THE COMMON LINE OF SAID CALLED 82.08 ACRE TRACT AND SAID CALLED 10.076 ACRE TRACT, A DISTANCE OF 79.79 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP FOR THE SOUTHWEST CORNER OF A CALLED 0.0894 ACRE (3,025 SQUARE FEET) TRACT OF LAND AS DESCRIBED IN DEED TO FORT BEND COUNTY MUNICIPAL DISTRICT NO. 225, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018173582;

THENCE, SOUTH 67° 44' 35" EAST, ALONG THE SOUTHWEST LINE OF SAID 0.084 ACRE TRACT, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND;

THENCE, NORTH 32° 24' 45" EAST, ALONG THE EASTERLY LINE OF SAID 0.084 ACRE TRACT, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND;

THENCE, NORTH 67° 44' 35" WEST, ALONG THE NORTHERLY LINE OF SAID 0.084 ACRE TRACT, A DISTANCE OF 55.00 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND;

THENCE, NORTH 22° 24' 45" EAST, ALONG THE COMMON LINE OF SAID CALLED 82.08 ACRE TRACT AND SAID CALLED 10.076 ACRE TRACT, PASSING A FOUND 5/8 INCH IRON ROD WITH CAP AT 94.25 FEET MARKING THE COMMON CORNER OF SAID 1.485 ACRE TRACT AND SAID 1.827 ACRE TRACT, A TOTAL DISTANCE OF 326.21 FEET TO A FOUND IRON NAIL FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 67° 44' 35" EAST, OVER AND ACROSS SAID CALLED 10.076 ACRE TRACT, A DISTANCE OF 301.50 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP ON THE NORTHWEST R.O.W. LINE OF SAID F.M. ROAD 2977 FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 22° 24' 45" WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID F.M. ROAD 2977, PASSING A FOUND IRON NAIL AT 220.00 FEET MARKING THE COMMON CORNER OF SAID 1.485 ACRE TRACT AND SAID 1.827 ACRE TRACT, A TOTAL DISTANCE OF 461.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.122 ACRES, (135,967 SQUARE FEET) OF LAND.

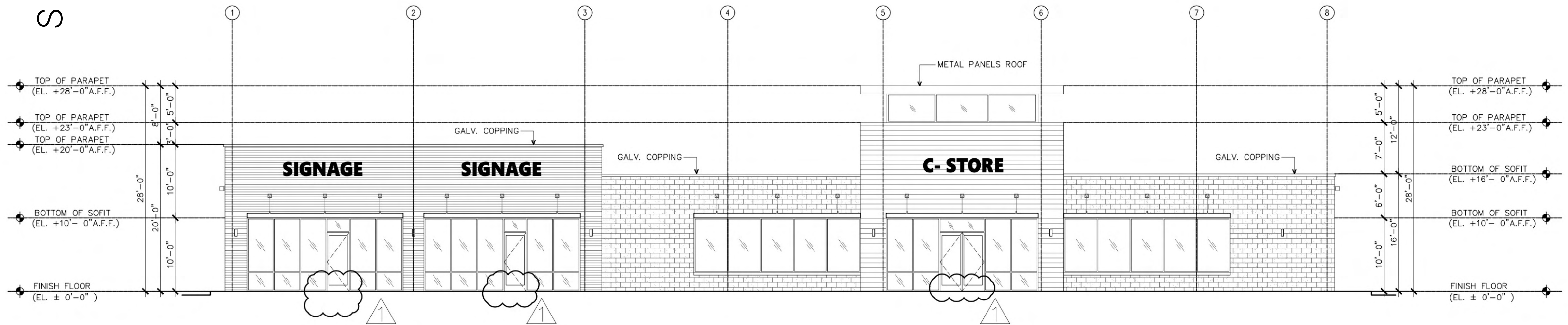
DANIEL VILLA, JR., P.E., R.P.L.S.
 CIVIL ENGINEERING & LAND SURVEYING
 19315 HAYS SPRING DRIVE
 CYPRESS, TX 77433
 832.518.9910

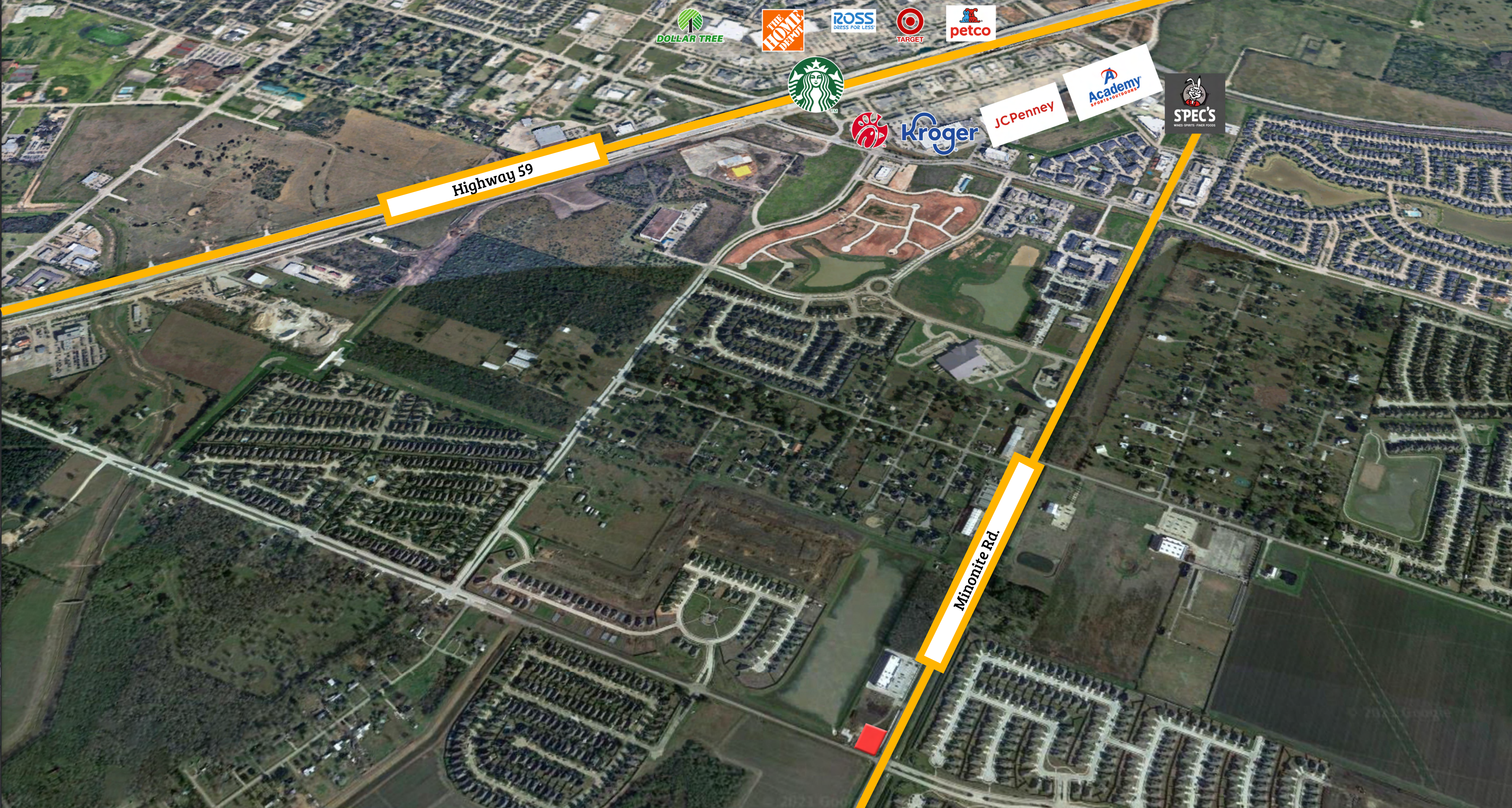
BOUNDARY & TOPOGRAPHIC SURVEY

A TRACT OR PARCEL CONTAINING 3.122 ACRES, (135,967 SQUARE FEET) OF LAND SITUATED IN THE ROBERT E. HANBY SURVEY, ABSTRACT NO. 187, FORT BEND COUNTY, TEXAS, BEING PART OF AND OUT OF A CALLED 10.076 ACRE TRACT OF LAND, CONVEYED TO ALDGAIS ENTERPRISE LLC AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018088787, AND BEING ALL OF A CALLED 1.827 ACRE TRACT CONVEYED TO SEVEN HEAVEN HOLDINGS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2020033546, AND ALL OF A CALLED 1.485 ACRE TRACT CONVEYED TO SEVEN HEAVEN HOLDINGS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2019121546, WITH SAID 3.122 ACRE TRACT

JOB NO.: CV-0014
 DATE: 12-11-2019
 FOR: ~
 OFF: N/A
 PURCHASER: T.N. ASSOCIATES

S I T E M A P





Highway 59

Minonite Rd.



Kroger

JCPenney



Rosenberg **Demographic**

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$119,063	\$95,897	\$128,370
Median Household Income	\$91,929	\$68,646	\$101,929
< \$25,000	298	4,927	8,697
\$25,000 - 50,000	1,202	7,526	13,638
\$50,000 - 75,000	1,074	5,505	11,342
\$75,000 - 100,000	714	3,304	9,466
\$100,000 - 125,000	738	3,656	10,464
\$125,000 - 150,000	504	2,126	7,005
\$150,000 - 200,000	704	2,936	11,009
\$200,000+	881	3,137	16,280

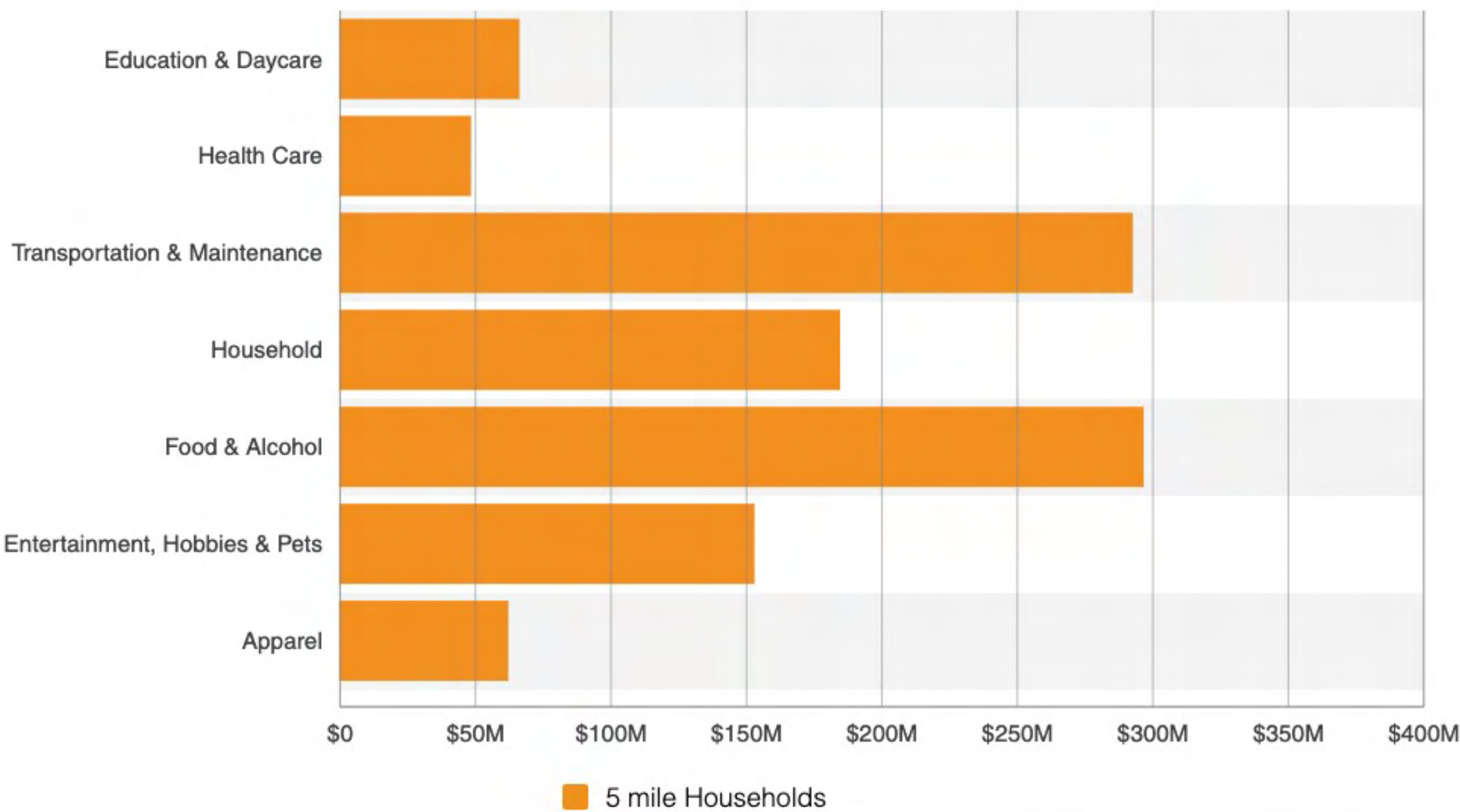
Rosenberg Demographic

Traffic

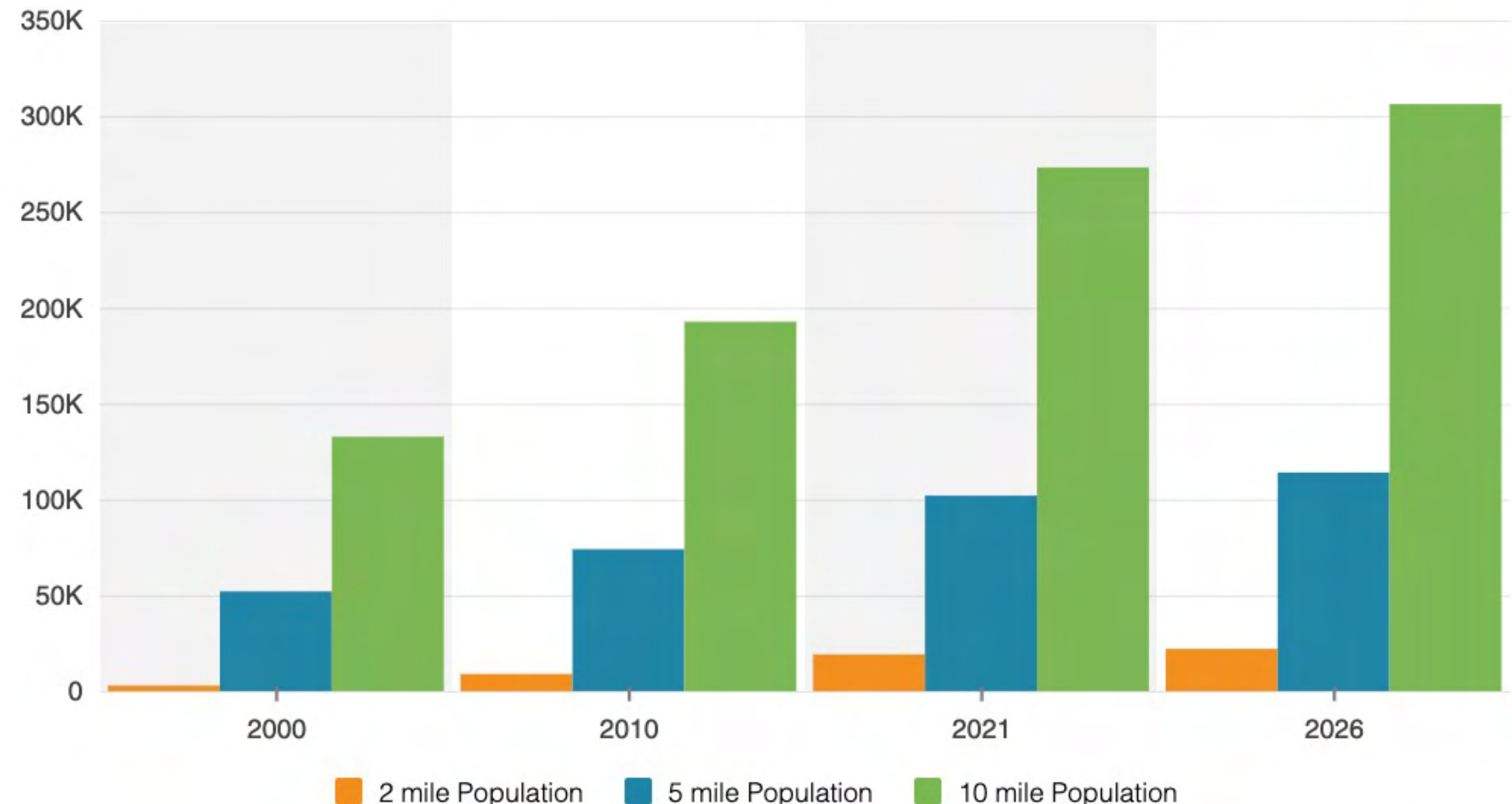
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Bryan Rd	F-M 2977 SE	1,572	2018	0.07 mi
Rohan Rd	Tori Rd SE	588	2018	0.47 mi
Sycamore Rd	Rohan Rd SW	1,042	2018	0.65 mi
Bryan Rd	Spacek Rd SE	3,122	2018	0.92 mi
Spacek Rd	Reading Rd NE	3,837	2018	1.01 mi
Southwest Fwy	Reading Rd NE	54,539	2020	1.18 mi
Reading Rd	Southwest Fwy NW	13,288	2018	1.20 mi
Southwest Fwy	Plaza SW	52,795	2020	1.34 mi
F-M 2977	Cemetery Rd NE	7,403	2018	1.35 mi
Minonite Road	Cemetery Rd NE	9,950	2020	1.35 mi

Rosenberg Demographic

Consumer Spending



Population





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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.

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.

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Buyer / Tenant / Seller / Landlord Initials

Date