

RESTAURANT & RETAIL SPACE AVAILABLE IN SPRING BRANCH

1222 Witte Road, Houston, TX 77055



A development by:

MLB CAPITAL
PARTNERS

MLB COMMERCIAL
REAL ESTATE

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OVERVIEW

DETAILS

- Total SF: +/- 8,433 SF
- Building A: +/- 1,310SF
- Building B: +/- 7,123 SF
- Parking Ratio: 9/1,000
- Large patio space
- Approx. 77 parking spaces
- Estimated Delivery: 4th Quarter
- Contact broker for pricing
- +/- 1.57 acres

Experience a new place to gather in Spring Branch.

From weekday lunches to Sunday Brunches, and every time in between, this Property is the newest neighborhood spot for locals to come and stay a while.

From MLB Capital Partners, the developer that recently completed the revitalization of the Houston Farmers Market, this Property will feature food and beverage options with a spacious lawn for friends and family to kick back and relax on.

The new Development at 1222 Witte Road is an amazing opportunity for your restaurant to become a staple amongst the increasingly affluent neighborhoods in West Spring Branch and Spring Valley. Large outdoor spaces, walkability from surrounding residential areas, and a neighborhood vibe will make the tenant of the Property in Spring Branch a local staple.



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Est. Population	19,353	140,826	386,148
Avg. HH income	\$82,063	\$126,899	\$103,728
Total Housing Units	7,980	55,433	173,568
Daytime Population	36,369	171,439	490,468
Median Home Value	\$462,406	\$681,325	\$591,534

KNOW YOUR NEIGHBORS - - - - -



CLOSER LOOK

SPRING BRANCH WEST

See who else has
moved to Spring
Branch !



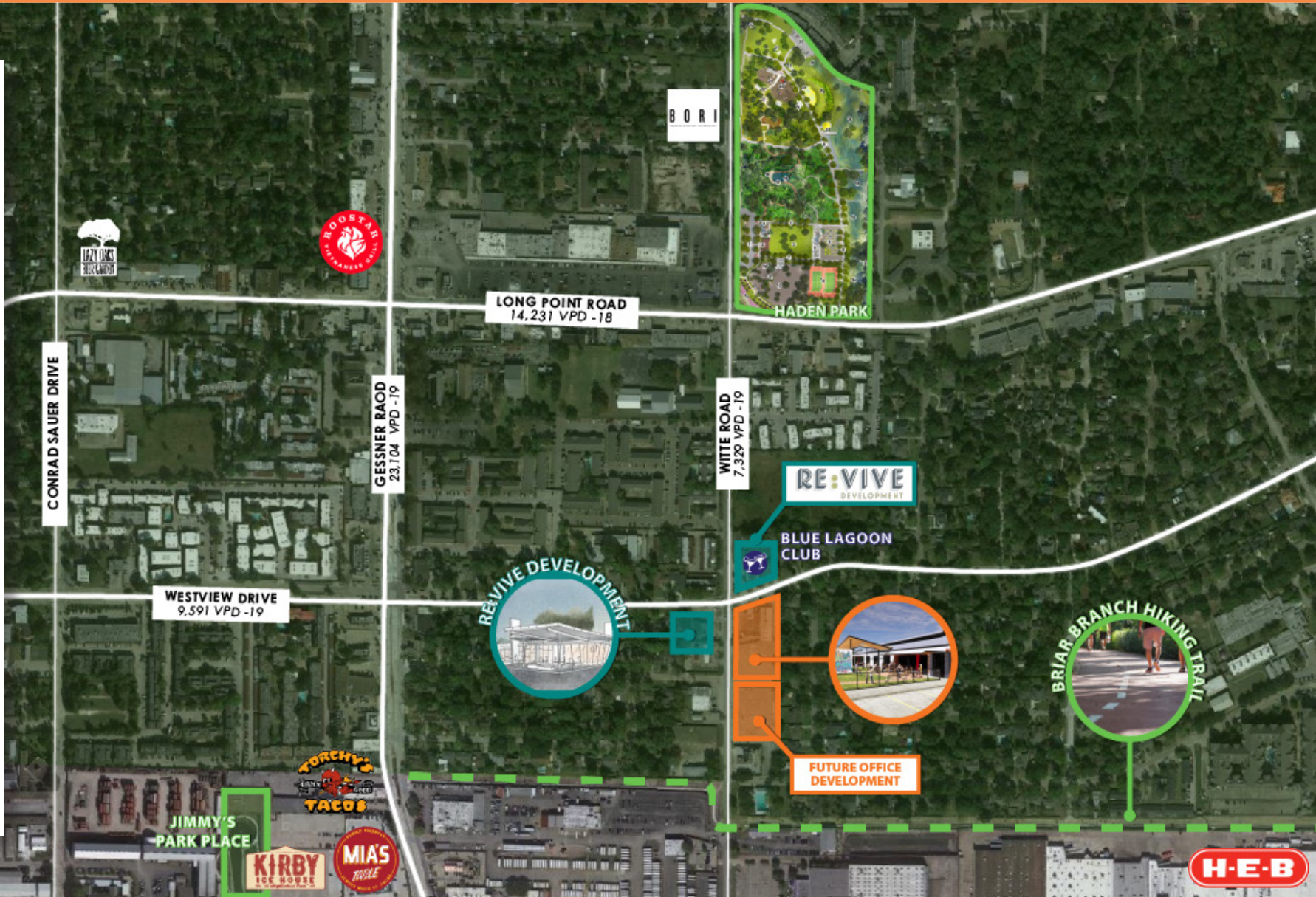
Slowpokes.

Jonathan's THE RUB
RESTAURANT AND CATERING

NoPo CAFÉ
MARKET & BAR



B O R I
KOREAN INSPIRED STEAKHOUSE



WHO? - - - - -



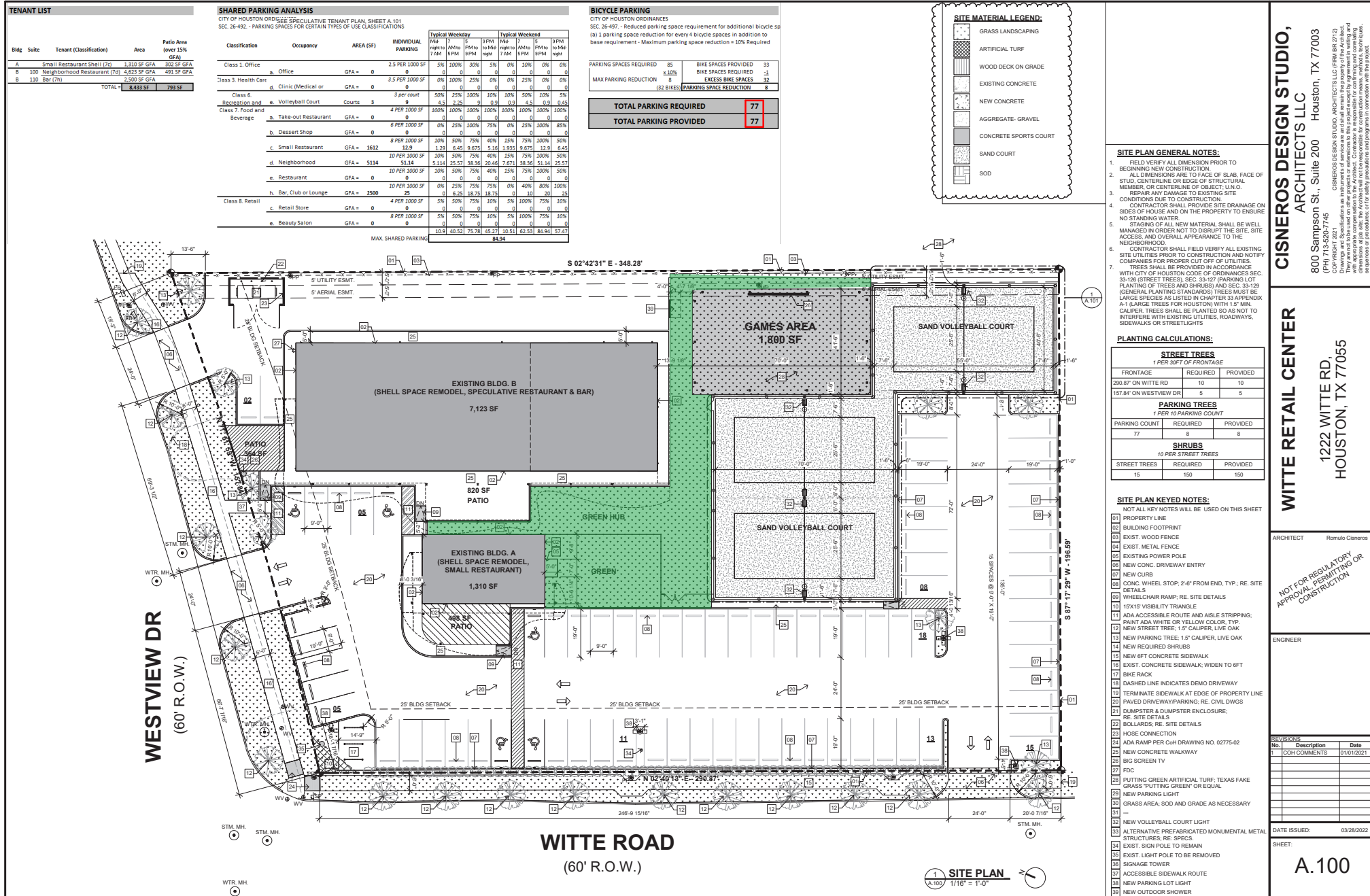
Work lunches and happy hour crowds from the surrounding office and medical buildings. With close proximity to Memorial Herman Hospital and large office buildings along the I-10 corridor, this Development will provide an easy and laid-back escape from the office (even if it's a home office!)

Families with children from the surrounding neighborhoods. The parents socialize and eat with friends while their kids play on the green space. Whether it's after little league or a get-together with the kids, this Development is the perfect place for family and friends.

Locals who want a place to get weekend brunch, lunch, dinner, and drinks with friends. Weeknight and weekend crowd that will drive in from Spring Valley, Memorial, and other close-in areas.



SITE PLAN



TALK OF THE TOWN

Don't take our word for it... see what the locals are saying!

Lindley A.

This is walking distance from our house!! 🙌🙌🙌

I am so excited! I have sent this to everyone I know. Like this might be .3 miles from my house... Super stoked!

Adrea D.

So exciting to see so much growth in Spring Branch!!

Amelia H.

I have lived in Spring Branch/Spring Valley for over 30 years and I have been amazed at the explosion in growth of the area lately. I'm excited to see the direction it's being taken in — more local and unique business are moving in and really giving the area a distinct personality. This project at Witte is such a great fit and I think it will be a new spot in the neighborhood for everyone. I can't wait to see it for myself!

Erin R.

This sounds wonderful! Can't wait to see it!

Brittany H.

I am so excited for a space my family and I can enjoy together so close to home!

Vicki B.

I have lived in the area for over 20 years and this new establishment coming soon to Witte/Westview is the most exciting news since H-E-B! We can't wait to mix and mingle with neighbors and other new friends



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date