

# FREESTANDING RESTAURANT FOR LEASE

6225 WASHINGTON AVE HOUSTON, TX 77007

Demographics	1 MILE	3 MILE	5 MILE
Population	18,694	166,037	480,405
Daytime Population	8,556	179,465	592,841
AVG HH Income	166,312	143,453	126,193
Households	9,003	86,245	218,514



**Price:** Call for Pricing  
**Space Size:** 5,495 sf  
**Lot Size:** 18,162 sf (0.4162 Ac)  
**Flood Plain:** Not in any flood plain  
**Parking:** 28 spaces  
**FF&E:** Available

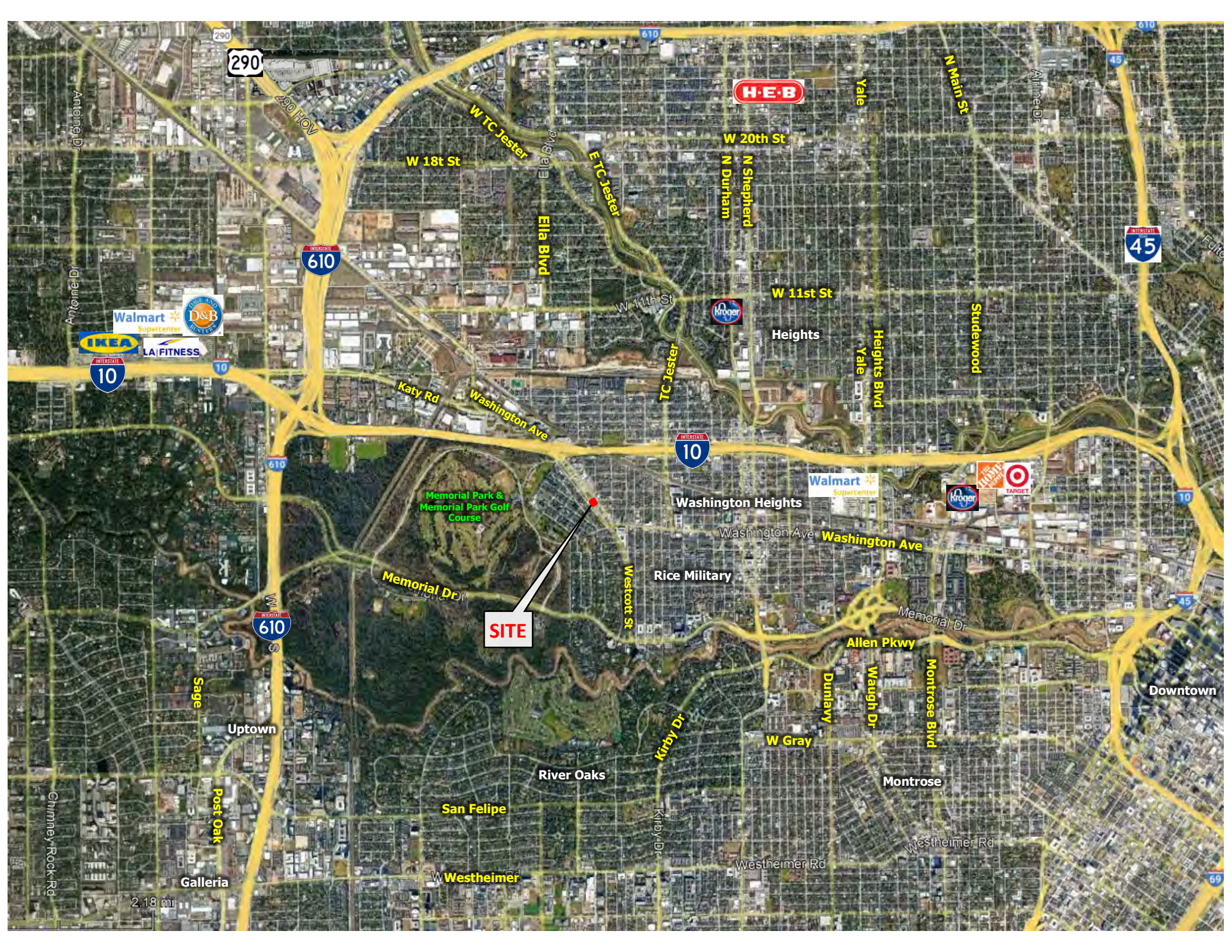
**CHODROW**  
REALTY ADVISORS

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832.741.7553  
achodrow@chodrowrealty.com

**Eric Rozelle**  
832.212.3051  
eric@chodrowrealty.com

The information contained herein was obtained from sources believed reliable. Chodrow Realty Advisors makes no guarantees, warranties, or representations as to the accuracy thereof. The representation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawals, without notice.





290

610

610

45

10

10

10

45

610

69

**SITE**

2.18 mi

Antoine Dr

Anytime Dr

Uptown

Post Oak

Galleria

W 18th St

W 20th St

W 11th St

Katy Rd

Washington Ave

Washington Heights

Washington Ave

Washington Ave

Rice Military

Memorial Dr

Westcott St

Allen Pkwy

Memorial Dr

Downtown

Sage

River Oaks

San Felipe

Westheimer

Kirby Dr

W Gray

Dunlavy

Waugh Dr

Montrose Blvd

Montrose

Westheimer Rd

Westheimer Rd

Yale

N Main St

Ella Blvd

E TC Jester

W TC Jester

N Shepherd  
N Durham

TC Jester

Heights

Heights Blvd  
Yale

Studebaker

Walmart Supercenter

D&B RESTAURANTS

IKEA

LA FITNESS

Kroger

Walmart Supercenter

Kroger

WALMART

TARGET

H-E-B



THE Westcott

Washington Ave 12,196 VPD

Westcott St 12,443 VPD

Coppage St

PROSPECTOR  
GALL & SALON







Washington Ave 12,196 VPD (~22)





Galleria

Uptown Park



Memorial Park & Memorial Park Golf Course

Memorial Park & Memorial Park Golf Course

Schuler St



Coppage St

Westcott St 12,443 VPD



Washington Ave 12,196 VPD

MEMORIAL TRAIL ICE HOUSE





Downtown

River Oaks

Memorial Dr

Westcott St

Rice Military

THE DISTRICT AT WASHINGTON APARTMENTS

CUBESMART self storage

Washington Ave

ELAN MEMORIAL PARK

THE Westcott

pearl washington

Washington Heights

MEMORIAL TRAIL ICE HOUSE

Schuler St

Washington Ave 12,196 VPD

Westcott St 12,443 VPD

CommunityBank

Coppage St

CUBESMART self storage







Heights

Downtown



THE DISTRICT AT WASHINGTON APARTMENTS

Washington Heights

pearl washington

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Rice Military

Washington Ave

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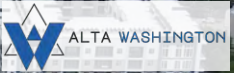
Coppage St

Schuler St





Memorial Park & Memorial Park Golf Course



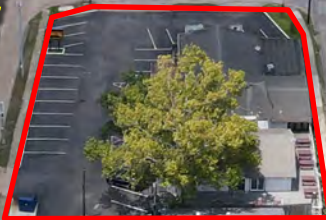
Truro St



Coppage St



Westcott St 12,443 VPD



Washington Ave 12,196 VPD





Memorial Park

Memorial Park & Memorial Park Golf Course



Dorothy's

IHOP

ALTA WASHINGTON

CANYON & CREEK  
SAFE BAR & GRILL

Truro St



CUBESMART  
self storage

Westcott St 12,443 VPD

Coppage St

Washington Ave 12,196 VPD

CommunityBank



MEMORIAL TRAIL  
ICE-HOUSE





Memorial Park &  
Memorial Park Golf  
Course

Townhomes by  
Wood Partners  
(ALTA) 2020

Westcott St 12,443 VPD

Coppage St

CUBESMART  
self storage

Washington Ave 12,196 VPD

Schuler St



CommunityBank

MEMORIAL  
TRAIL  
EST. 2019  
ICE HOUSE



Denny's

Hampton Inn & Suites

IHOP

ALTA WASHINGTON

INTERSTATE 10

CUBESMART self storage

Truro St

REGINA'S Tacos

CommunityBank

Coppage St

Washington Ave 12,196 VPD

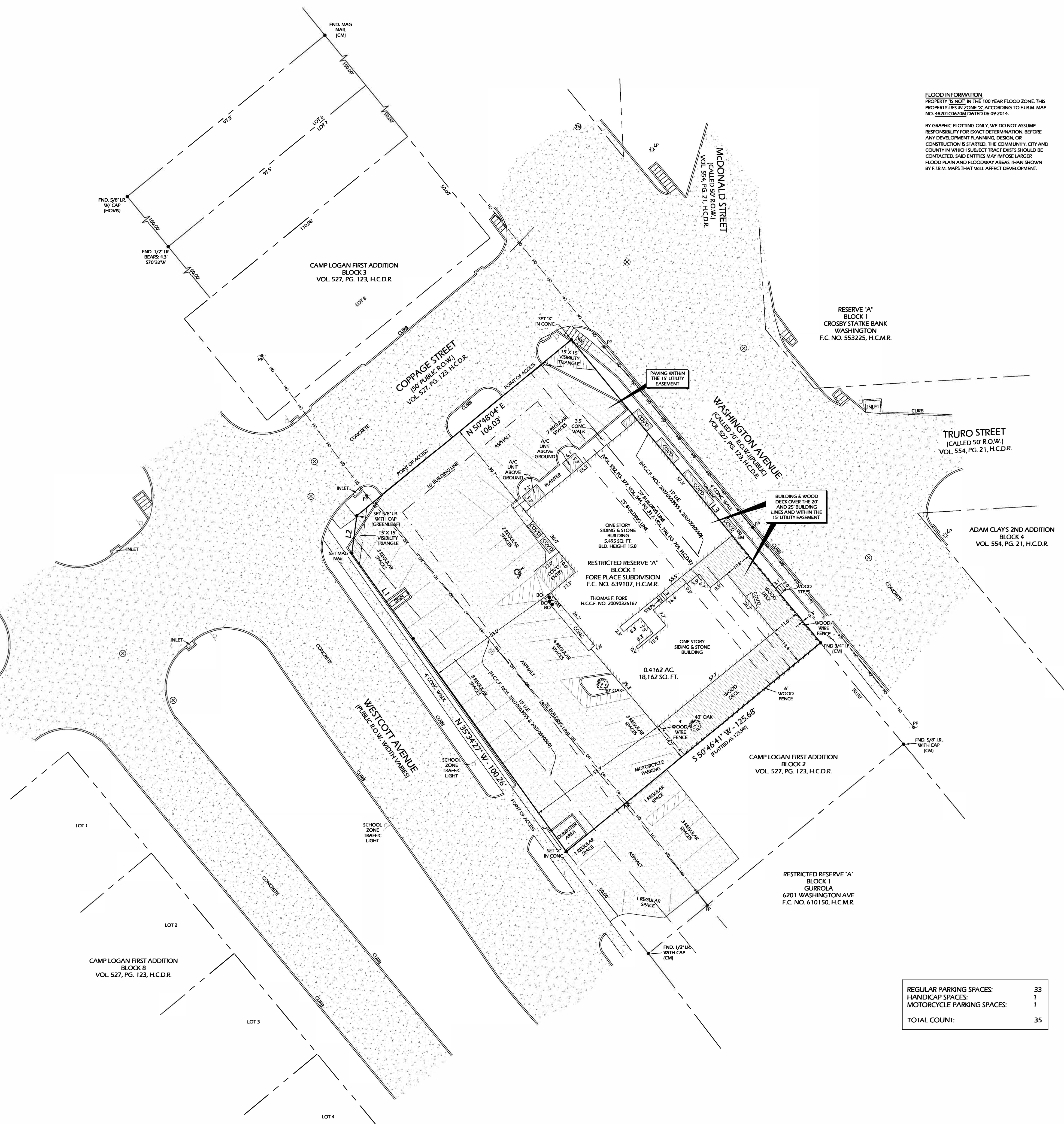
Westcott St 12,443 VPD

MEMORIAL TRAIL ICE HOUSE



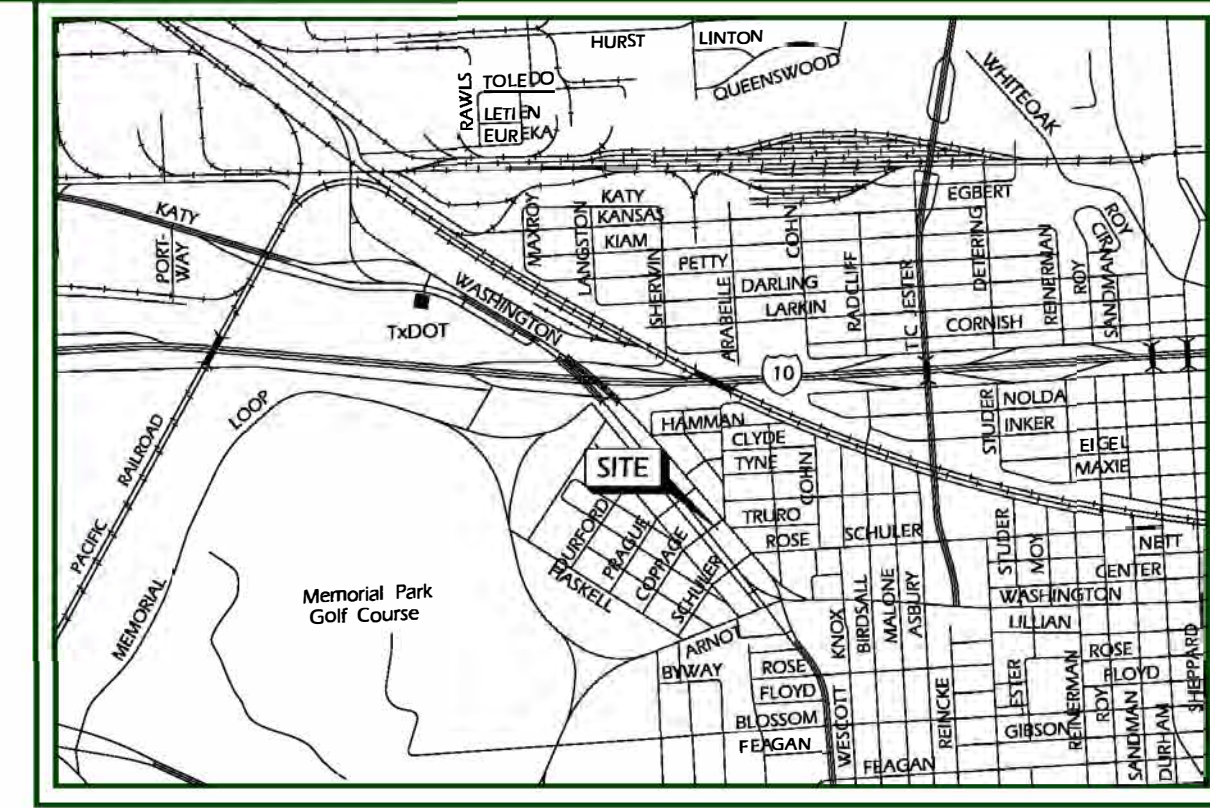
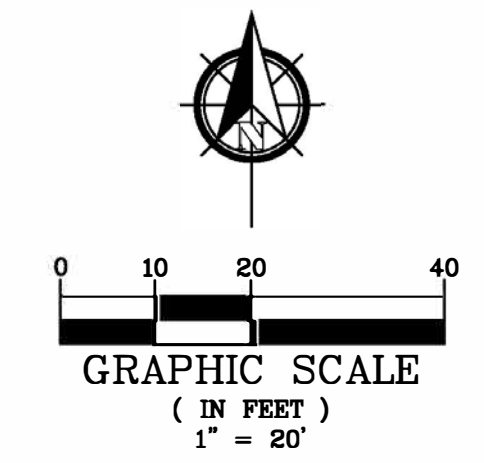


LINE	BEARING	DISTANCE
L1	N 35°43'33" W	40.12
L2	N 07°35'12" E	14.58
L3	S 39°23'48" E	150.00



**FLOOD INFORMATION:**  
 PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE. THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 48201C0670M DATED 06-09-2014.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED. THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



VICINITY MAP (SCALE: 1" = 2,000')

**LEGAL DESCRIPTION**

RESTRICTED RESERVE "A", IN BLOCK 1, OF FORE PLACE SUBDIVISION, A SUBDIVISION SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 639107, MAP RECORDS OF HARRIS COUNTY, TEXAS.

**GENERAL NOTES**

1. SURVEY PREPARED BY GREENLEAF LAND SURVEYS, L.L.C. 11500 NORTHWEST FREEWAY, SUITE 160, HOUSTON, TX 77092. 832-668-5003.
2. TITLE COMPANY HAS ABSTRACTED PROPERTY. SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN HEREON ARE AS IDENTIFIED BY G.F. NO. N13-100231-FX EFFECTIVE DATE OF JULY 21, 2022. ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME, HAVE BEEN PLOTTED HEREON (TO THE EXTENT PLOTTABLE) OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
6. (TABLE A ITEM 16) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. (TABLE A ITEM 17) THERE WAS NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COPPACE STREET AND WESTCOTT AVENUE, BOTH DEDICATED PUBLIC RIGHT OF WAYS.
9. THE UTILITIES SHOWN HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND SERVICES SHOULD BE PHYSICALLY LOCATED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES IS FROM OBSERVED SURFACE AND ABOVE GROUND OBSERVATIONS. THE SURVEYOR WAS NOT PROVIDED WITH PLANS OR SURFACE GROUND MARKINGS FROM A B1 UTILITY LOCATE SERVICE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES.
10. THERE WERE NO CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS OBSERVED OR NOTED IN RECORD DOCUMENTS OBTAINED OR PROVIDED.
11. SUBJECT PROPERTY SHOWN CREATES A MATHEMATICALLY CLOSED FIGURE WITHOUT ANY GAPS, OVERLAPS OR HULLS. PROPERTY BOUNDARIES ARE COTERMINOUS WITH ADJOINING RIGHT-OF-WAY WITH/OUT GAPS OR GORES.
12. SUBJECT PROPERTY IS IDENTIFIED BY HARRIS COUNTY APPRAISAL DISTRICT ACCOUNT NO. 1327220010001.
13. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD 83), DERIVED FROM G.P.S. OBSERVATION.
14. ADDRESS WAS VERIFIED IN THE FIELD AS 6225 WASHINGTON AVE., HOUSTON, TX 77007.
15. THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER PURSUANT TO TABLE A, ITEM 6(a).

**SCHEDULE "B" ITEMS:**

1. SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED UNDER FILM CODE NO. 639107, MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN VOLUME 527, PAGE 377, VOLUME 544, PAGE 31, VOLUME 551, PAGE 368 AND VOLUME 798, PAGE 709, DEED RECORDS OF HARRIS COUNTY, TEXAS.
- 10(E), THE FOLLOWING, AS SET FORTH IN PLAT RECORDED UNDER FILM CODE NO. 639107, MAP RECORDS OF HARRIS COUNTY, TEXAS:
  - VISIBILITY TRIANGLE 15' X 15' LOCATED IN THE NORTHERN AND WESTERN CORNERS OF THE SUBJECT PROPERTY (AS SHOWN).
  - 20' BUILDING LINE ALONG THE NORTHEASTERLY PROPERTY LINE. (AS SHOWN).
  - 25' BUILDING LINE ALONG THE NORTHEASTERLY AND SOUTHWESTERLY PROPERTY LINES. (AS SHOWN).
  - 10' BUILDING LINE ALONG THE NORTH-WESTERLY PROPERTY LINE. (AS SHOWN).
- 10(F) EASEMENT GRANTED TO THE CITY OF HOUSTON AS SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. 20070503955, AND BEING DESCRIBED AND LOCATED THEREIN; AS AFFECTED BY ORDINANCE NO. 2007-924, A CERTIFIED COPY OF WHICH IS FILED UNDER HARRIS COUNTY CLERK'S FILE NO. 20070503955; AND AS SHOWN ON PLAT RECORDED UNDER FILM CODE NO. 639107, MAP RECORDS OF HARRIS COUNTY, TEXAS. (AS SHOWN).
- 10(G), TERMS, CONDITIONS, STIPULATIONS, AND PROVISIONS CONTAINED IN ORDINANCE NO. 61-1192 AS SET OUT IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. B356832.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11a, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2022.

*Daniel W. Goodale*  
 DANIEL W. GOODALE, R.P.L.S. NO. 4919

**ALTA / NSPS LAND TITLE SURVEY OF**

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(BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, (NAD 83), DERIVED FROM G.P.S. OBSERVATION).

- LEGEND:**
- H.C.M.R. - HARRIS COUNTY MAP RECORD
  - H.C.D.R. - HARRIS COUNTY DEED RECORD
  - H.C.C.F. - HARRIS COUNTY CLERK FILE
  - R.O.W. - RIGHT OF WAY
  - CM - CONTROL MONUMENT
  - UR/IR - IRON ROD/IRON PIPE
  - FTP - FINCHED TOP PIPE
  - SS - STORM SEWER MANHOLE
  - SS - SANITARY SEWER MANHOLE
  - M - MANHOLE
  - PP - POWER POLE
  - I - INLET
  - PM - PIPELINE MARKER
  - TM - TELEPHONE MANHOLE
  - TD - TELEPHONE DUCT
  - CD - CABLE PREDESTAL
  - EB - ELECTRICAL BOX
  - CO - CLEAN OUT
  - WV - WATER VALVE
  - WM - WATER METER
  - PH - FIRE HYDRANT
  - GV - GAS VALVE
  - IBI - 1" IRE "BI" INLET
  - CL - CENTERLINE
  - HP - HANDICAPPED PARKING
  - S - SIGN
  - EM - ELECTRIC METER
  - GM - GAS METER
  - GM - GAS METER
  - SM - SET 5/8" IR. WITH CAP (GREENLEAF)

REGULAR PARKING SPACES:	33
HANDICAP SPACES:	1
MOTORCYCLE PARKING SPACES:	1
TOTAL COUNT:	35

6225 WASHINGTON AVE.  
 HOUSTON, TEXAS 77007

DATE: 08-15-2022	CLIENT
REVISION:	BUYER
DRAWN BY: GA	LENDER : NA
APPROVED BY: DWG	
PROJECT NO: GL-10841	

**GREENLEAF SURVEYING**  
 GREENLEAF LAND SURVEYS, L.L.C.  
 11500 NORTHWEST FWY SUITE # 160  
 HOUSTON, TEXAS 77092  
 DIR: 832-668-5003 FAX: 832-553-7210  
 FIRM# 10193977  
 orders@glls-surveys.com  
 www.greenleafsurveys.com





Texas law requires all real estate licensees 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:
o that the owner will accept a price less than the written asking price;
o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
o 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.

Chodrow Realty Advisors

Table with 4 columns: Name/Title, License No., Email, and Phone. Includes contact info for Alan Chodrow and Eric Rozelle.

Buyer/Tenant/Seller/Landlord Initials Date