

WAREHOUSE/OFFICE SPACE • FOR LEASE

4910 GRIGGS ROAD • HOUSTON, TX 77021



Warehouse/Office Space • For Lease

Warehouse/Office • 4910 Griggs.....4,625-SF



4204 Bellaire Blvd.
Houston, TX 77025

For More Information:

Al Kashani • 713.907.8050 • AKashani@hgiusa.com

AERIAL PHOTO

WAREHOUSE/OFFICE SPACE • FOR LEASE

4910 GRIGGS ROAD • HOUSTON, TX 77021



LOCATION: 4910 Griggs Road • Houston, TX 77021

Located in a qualified Opportunity Zone and eligible for New Market Tax Credits

2-miles from the Texas Medical Center and 1.5-miles to the University of Houston and the Texas Southern University School of Law

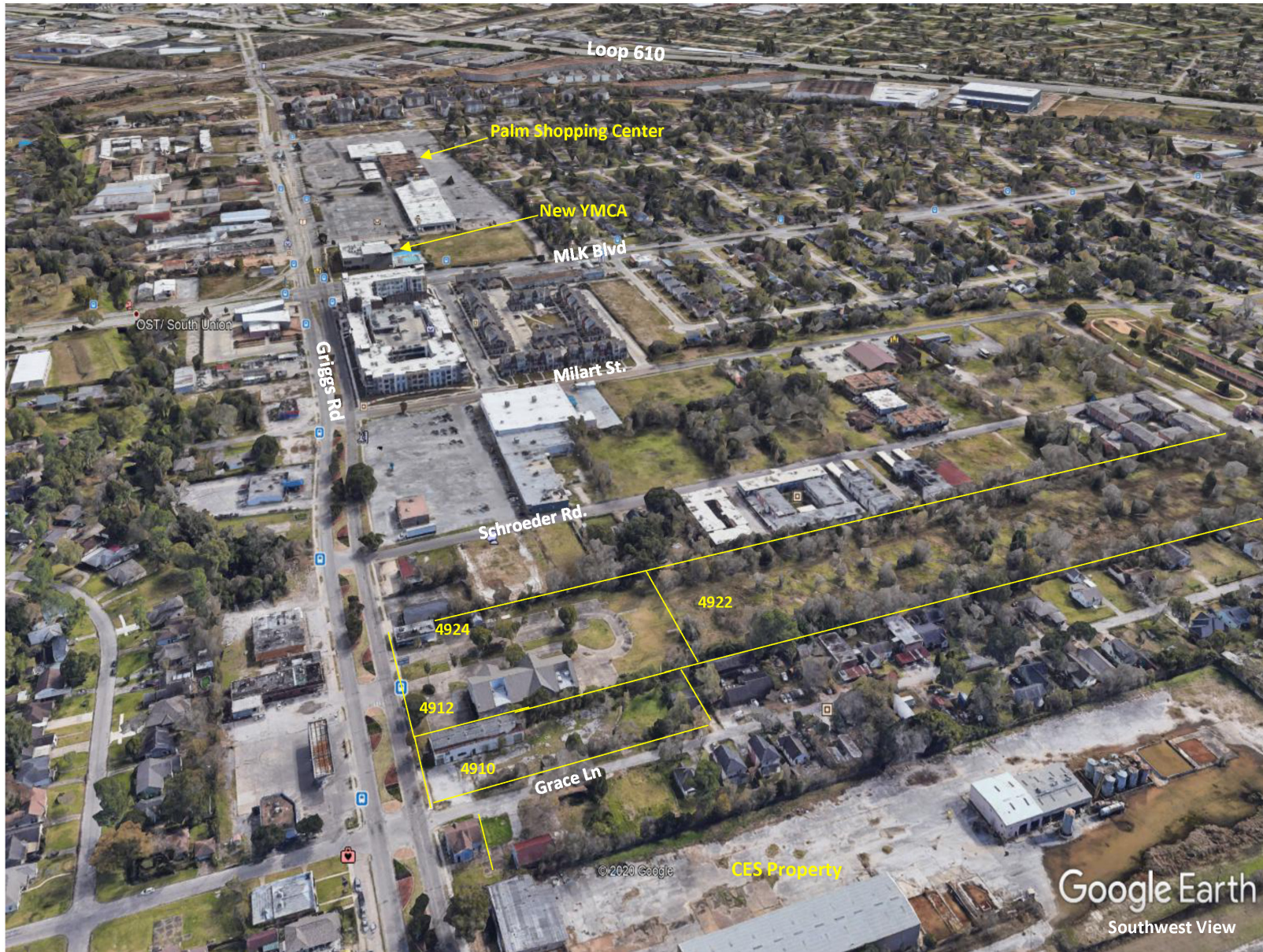
Owner owns 9-acres behind 4912 & 4924 Griggs

- Parking Spaces (approx. 108) concrete paving
- New Roof

AERIAL • SOUTHWEST VIEW

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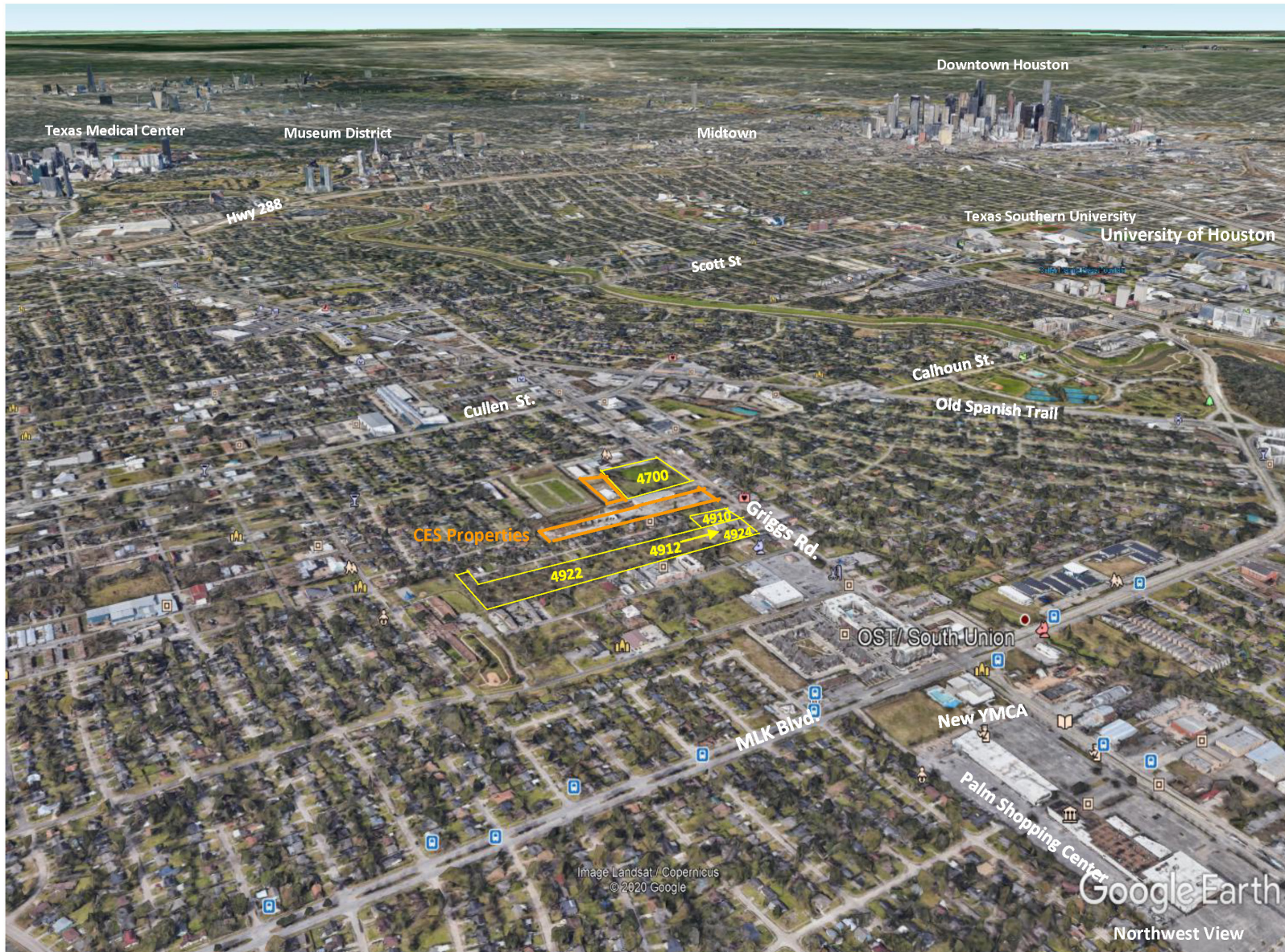
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AERIAL • SOUTHWEST VIEW

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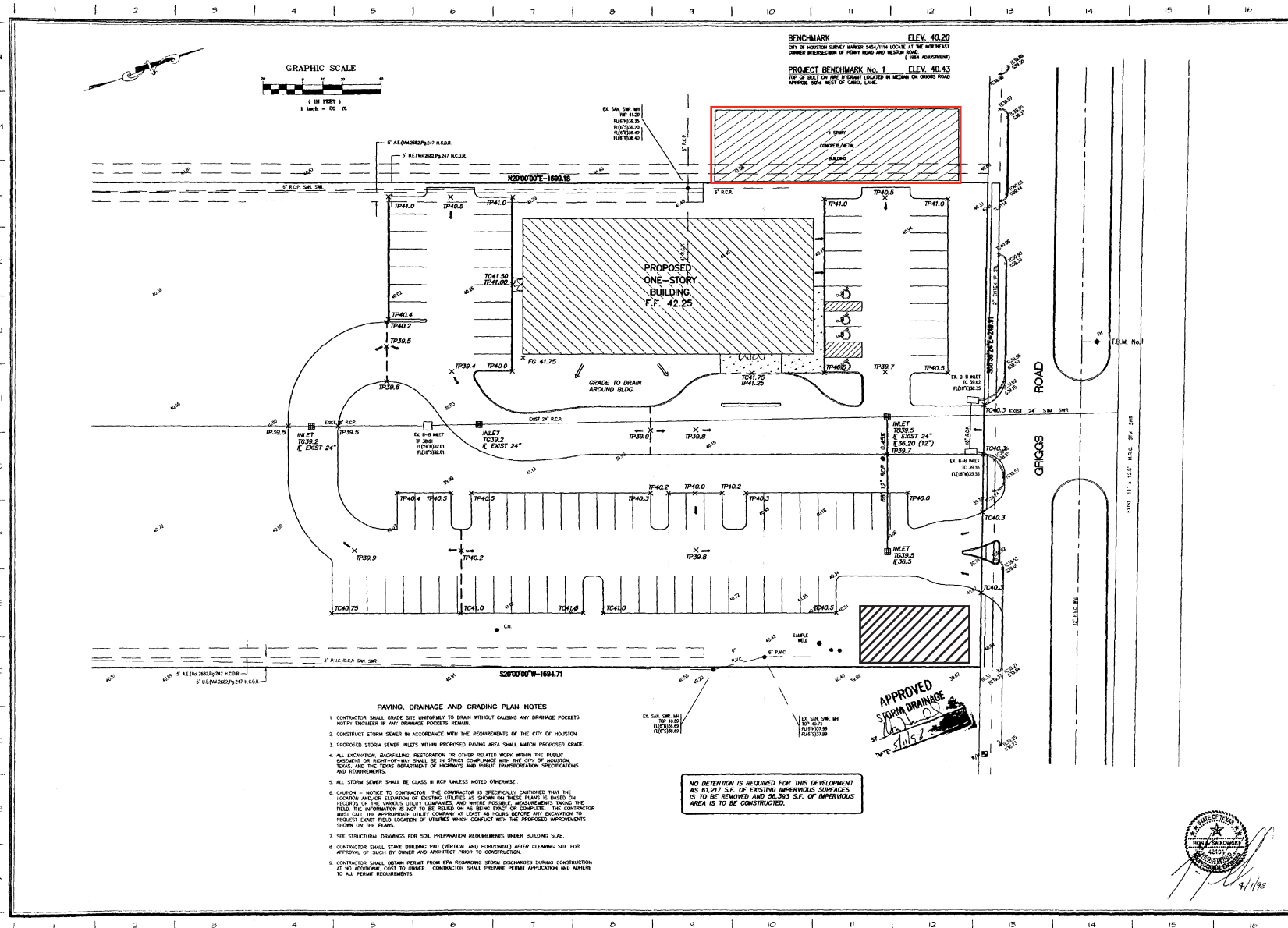
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SURVEY

WAREHOUSE/OFFICE SPACE • FOR LEASE

4910 GRIGGS ROAD • HOUSTON, TX 77021



PAVILION DESIGN
ARCHITECTURE & INTERIORS
10777 JONES ROAD
SUITE 190
HOUSTON, TEXAS 77020
(713) 999-1513

JOY TABERNACLE CHURCH
HOUSTON, TEXAS
4922 GRIGGS ROAD

JOY TABERNACLE CHURCH
HOUSTON, TEXAS
4922 GRIGGS ROAD

Drawn by: RP
Project No: 567-025
Checked by: PAS
Revisions:

Date:
Drawing No:
GRADING + DRAINAGE PLAN
C4 of

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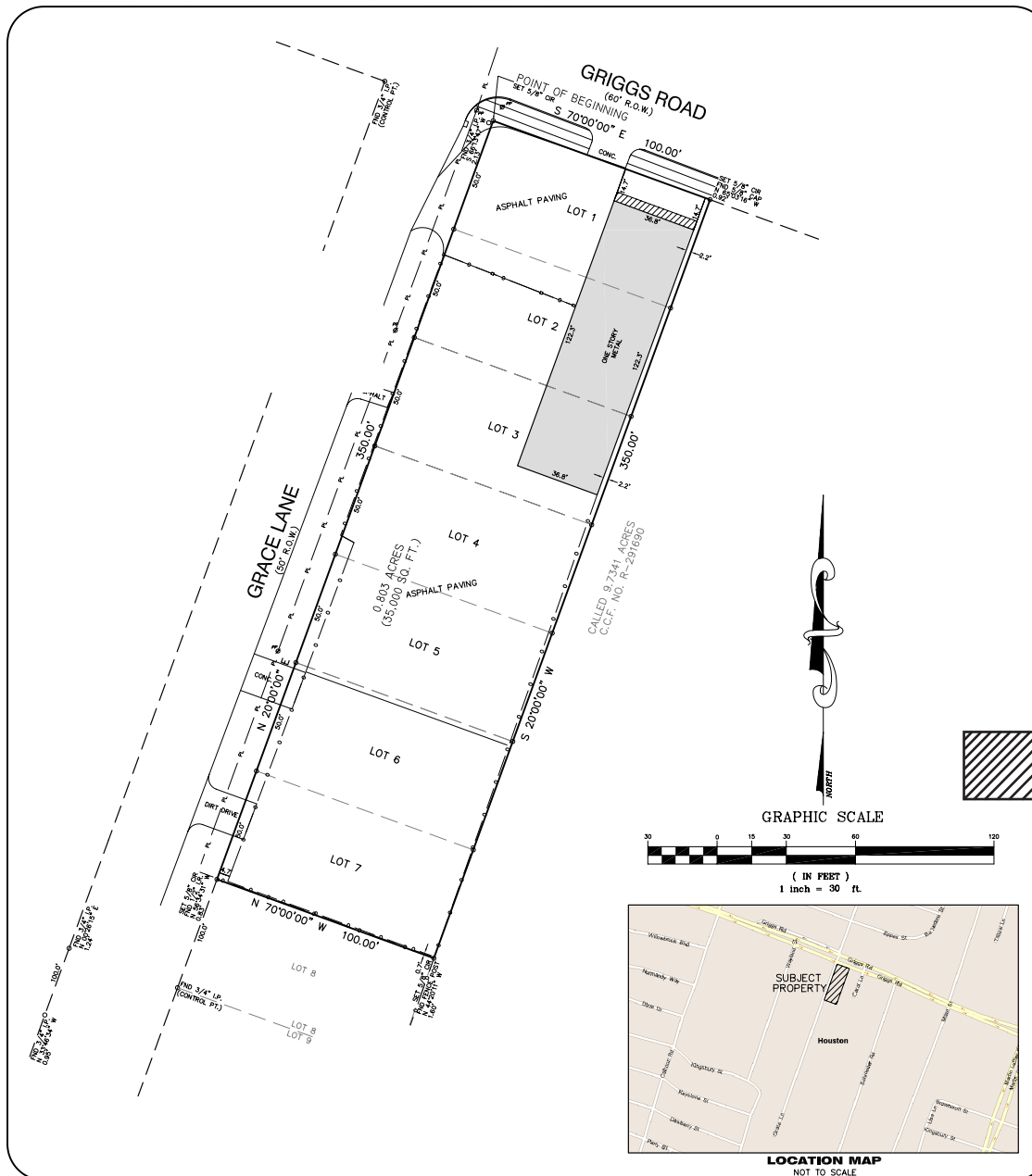
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Horizon Group
INTERNATIONAL

SURVEY

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LEGAL DESCRIPTION

ALL OF THAT CERTAIN TRACTS OR PARCEL OF LAND CONTAINING 0.803 ACRES (35,000 SQUARE FEET) BEING ALL OF LOTS ONE (1) THRU SEVEN (7), IN BLOCK TWO (2), OF GRIGGS TERRACE, AN UNRECORDED ADDITION TO THE CITY OF HOUSTON, IN HARRIS COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID ADDITION MADE BY P.F. ELLER OF DATE APRIL, 1937, AT PRESENT UNRECORDED, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF WASHINGTON COUNTY RAILWAY COMPANY SURVEY NO. 1, HARRIS COUNTY, TEXAS, SAID 0.803 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET, MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF GRIGGS ROAD, (60 FOOT WIDE) WITH THE EAST RIGHT-OF-WAY LINE OF GRACE LANE, (50 FOOT WIDE) BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF GRIGGS ROAD, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 1, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 65 DEGREES 03 MINUTES 19 SECONDS WEST, 0.92 FEET;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOTS 1 THRU 7, A DISTANCE OF 350.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 7, AND THE HEREIN DESCRIBED TRACT FROM WHICH A FENCE POST FOUND BEARS NORTH 44 DEGREES 20 MINUTES 11 SECONDS WEST, 140 FEET;

THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS, ALONG THE SOUTHERLY LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 7, AND THE HEREIN DESCRIBED TRACT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 56 DEGREES 34 MINUTES 31 SECONDS WEST, 0.83 FEET;

THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF LOTS 1 THRU 7 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID GRACE LANE, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 0.803 ACRES (35,000 SQUARE FEET).

GENERAL NOTES:

1) BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 48201C0808, EFFECTIVE DATE OF APRIL 20, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY A TITLE REPORT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT SOME EASEMENTS AND BUILDING LINES MAY HAVE BEEN FILED UNDER SEPARATE INSTRUMENTS AND ARE NOT REFLECTED HEREIN. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3) PROPERTY SUBJECT TO LOCAL MUNICIPALITIES AND ORDINANCES ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

5) THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF HOUSTON OR WITHIN ITS EXTRA TERRITORIAL JURISDICTION (WITHIN 5 MILES OF THE CITY LIMITS BUT OUTSIDE ANOTHER MUNICIPALITY) IT IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF CITY OF HOUSTON ORDINANCE NO. 1999-262, PERTAINING TO, AMONG OTHER THINGS, THE PLATTING AND RE-PLATTING OF REAL PROPERTY AND TO THE ESTABLISHMENT OF BUILDING LINES (25 FEET ALONG MAJOR THOROUGHFARES AND 10 FEET ALONG OTHER STREETS), A CERTIFIED COPY OF SAID ORDINANCE WAS FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. N253886.

6) NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

7) 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, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

8) SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTES, WETLANDS DELINEATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED AS PART OF THE SCOPE OF THIS SURVEY.

ZONING AND ORDINANCES:
CITY OF HOUSTON AND HARRIS COUNTY HAVE NO ZONING REQUIREMENTS. THIS PROPERTY IS NOT PART OF A RECORDED SUBDIVISION PLAT.

BUILDING LINES:
PER CITY OF HOUSTON ORDINANCES NO. 85-1878
25 FOOT BUILDING LINE ALONG MAJOR THOROUGHFARES
10 FOOT BUILDING LINE OTHER STREETS

SURVEYOR'S CERTIFICATION

I, FRED F. LAWTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, AND BUILDING LINES MAY HAVE BEEN FILED UNDER SEPARATE INSTRUMENTS AND ARE NOT REFLECTED HEREIN. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

WITNESS MY HAND THIS 21ST DAY OF OCTOBER, 2005.

FRED F. LAWTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5030



PURCHASER: HORIZON GROUP INT'L
ADDRESS: 4910 GRIGGS ROAD, HOUSTON, TEXAS

JOB NO.:0273-05 SCALE: 1"=30' DATE: 10-21-05 SHEET 1 OF 1 DRAWN BY: KT

Hughes-Southwest Surveying Company
11231 Richmond Ave. Ste. D-105 Houston, Texas 77082
Tel. (281) 496-9977 • Fax (281) 496-9989
1-800-336-2840
www.hughesswsurvey.com
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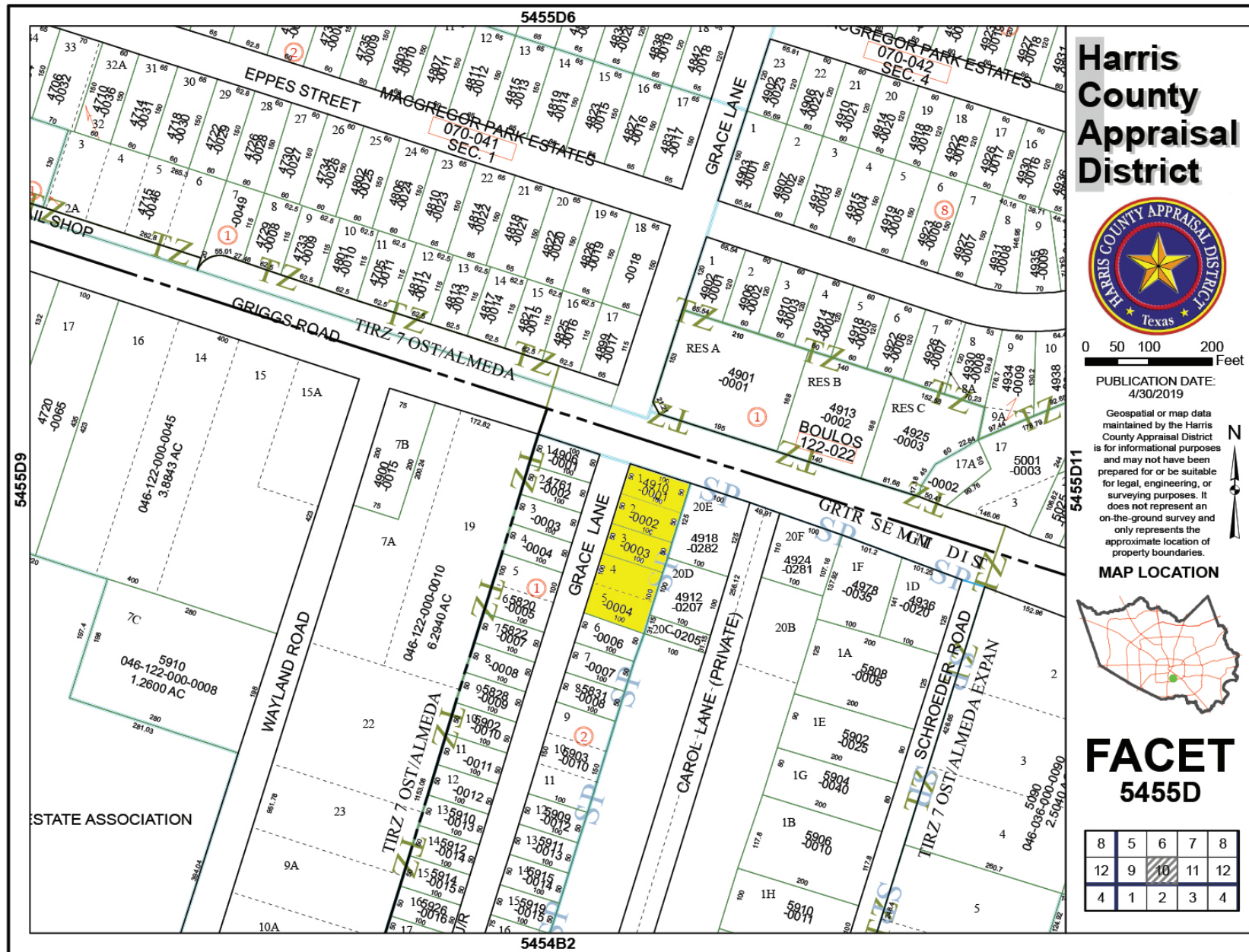
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HCAD PLAT

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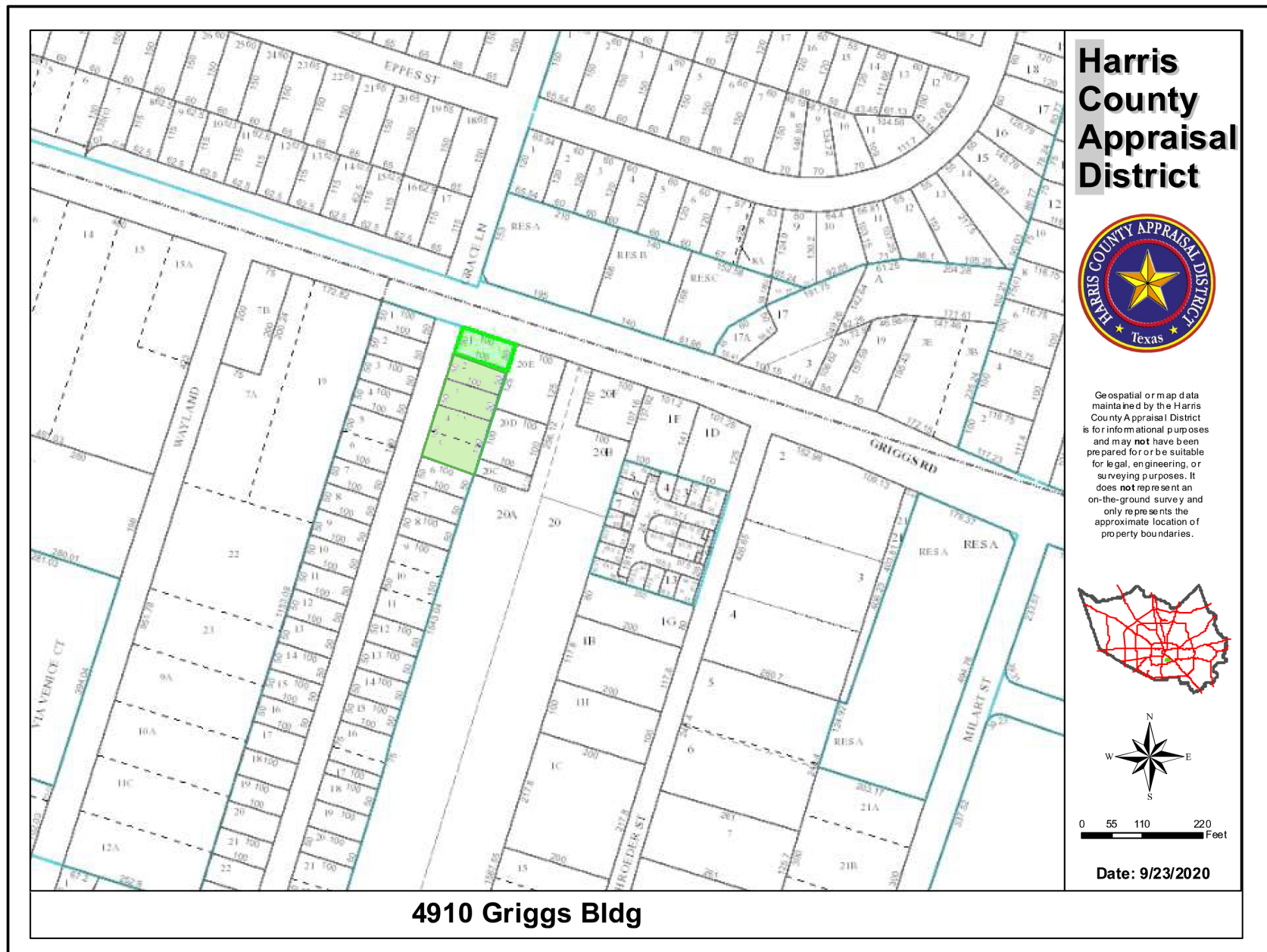
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PROPERTY AERIAL • NORTH

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PROPERTY AERIAL • SOUTH

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PROPERTY AERIAL • EAST

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PROPERTY AERIAL • WEST

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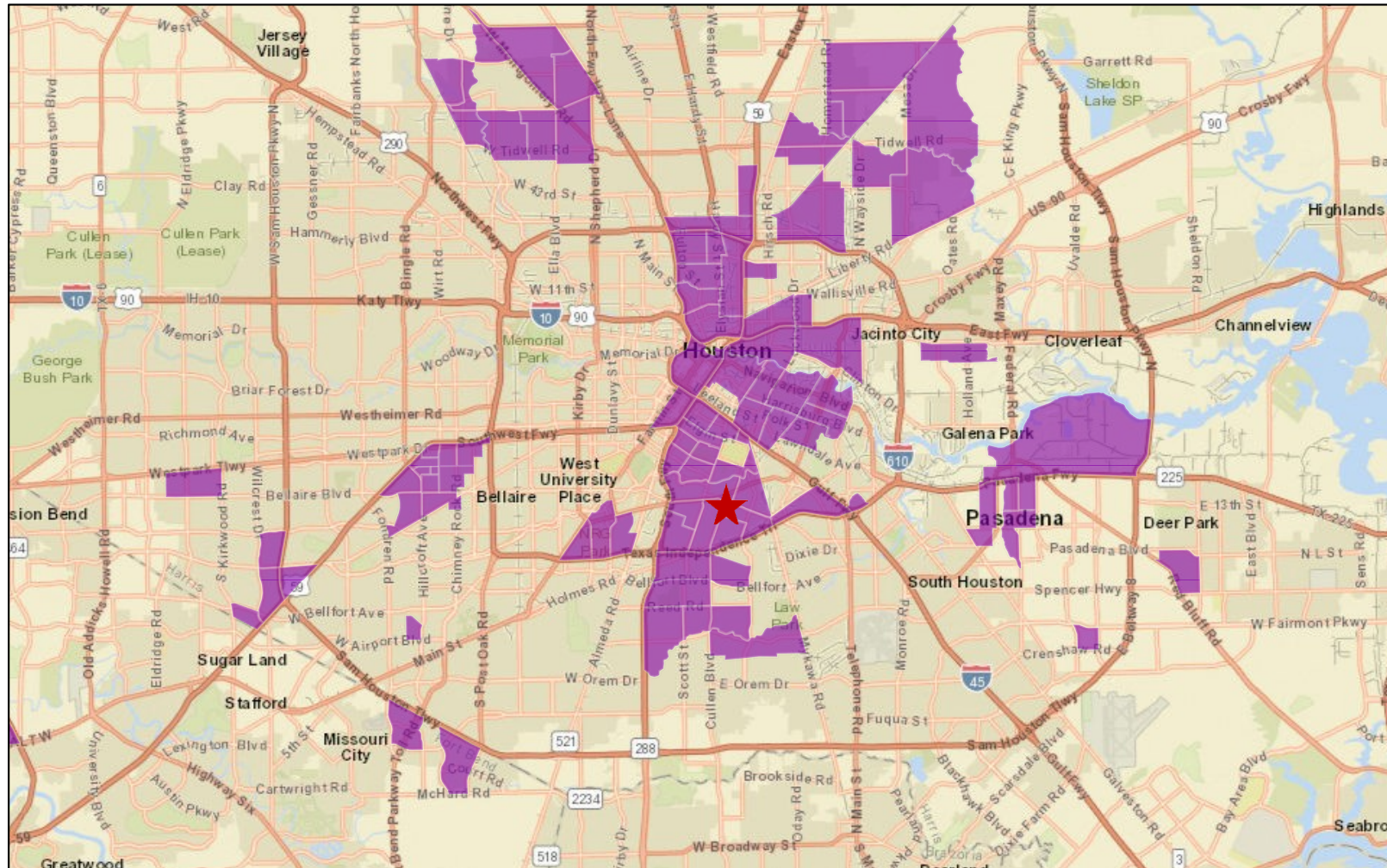


OPPORTUNITY ZONE

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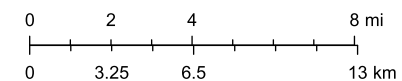
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Central Houston



February 7, 2020

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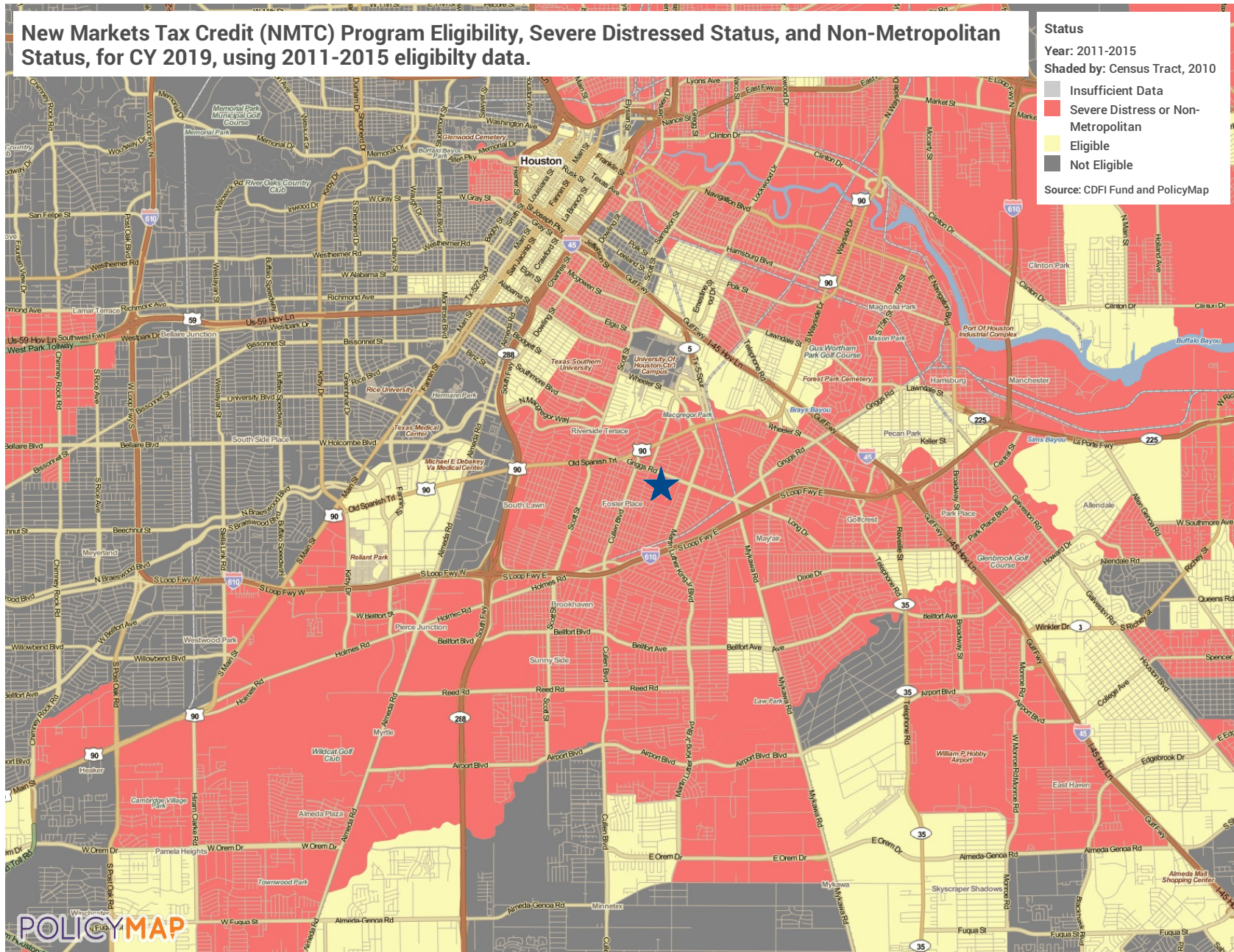


NEW MARKET TAX CREDIT

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New Markets Tax Credit (NMTC) Program Eligibility, Severe Distressed Status, and Non-Metropolitan Status, for CY 2019, using 2011-2015 eligibility data.



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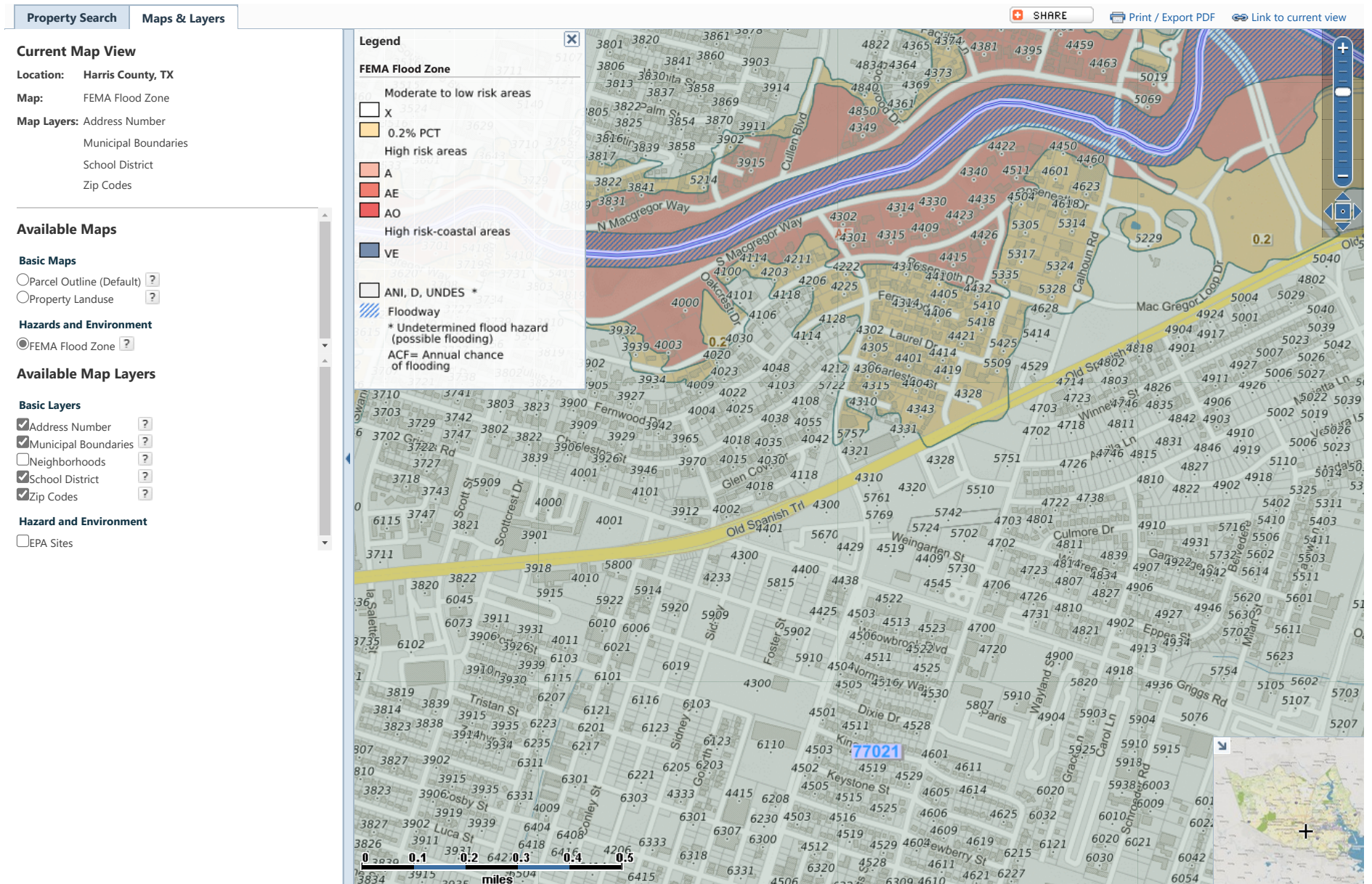
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FEMA FLOOD ZONE MAP

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This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this offering memorandum has been obtained from sources we believe to be reliable, including data such as operating statements, rent rolls, etc. However, A.K. Capital, and the Owner make no warranties whatsoever regarding the accuracy or completeness of the information provided. Every prospective purchaser should verify the information and rely on his accountants or attorneys for legal and tax advice. This offering is "As-Is, Where-Is." Answers to specific inquiries will have to be supplied by the Owner and are available upon request. Rates of return vary daily.

Contact • Al Kashani
713.907.8050 • cell
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