

FOR SALE

NEW PIZZA RESTAURANT RECENTLY OPENED IN CLEAR LAKE



DISCREETLY OFFERED

ENTITY/CONTENTS/TRADE NAME

Webster, Texas



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PROPERTY

NEW PIZZA RESTAURANT RECENTLY OPENED IN CLEAR LAKE

LOCATION:

300 W. Bay Area Blvd. #800
Webster, Texas 77598

PROPERTY INFORMATION:

1,793 Square Feet {LEASEHOLD}
11,550 Square Feet {Shopping Center}
Co-Tenants: Thai Spice, Scott Trade
Al Basha. Firehouse Subs, Chipotle,
Radio Shack, Lovett Dental, Cricket
Holiday Inn Express

PRICE:

\$275,000

~~\$300,000~~

INCLUSIONS:

100% corporation stock of
Slices & Ices, Incorporated
Tradename in perpetuity, recipes
and training on preparations
Website
All FF&E
5 year lease with renewal options

CONTINGENCY:

Buyer must be subjected to a full and stringent
financial underwriting by property landlord

CONFIDENTIALTY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the owner. This Marketing Brochure 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 owner has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, the owner has not verified, and will not verify, any of the information contained herein, nor has the owner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



BUILD OUT

NEW PIZZA RESTAURANT RECENTLY OPENED IN CLEAR LAKE

IMPROVEMENTS

Built in 2014
State of the art design and construction. Bright open layout.
Two ADA compliant restrooms.
Over sized vented hood, grease trap.

Built in cases, banquets, service station. This build out has very little wear and tear. There are no known deferred maintenance issues.

Building was built in 2007 and has cross access and cross parking easements with the adjacent retail center.

Utilities are provided by Centerpoint, City of Webster, Texas

Taxing Authorities:
Cleer Creek ISD, Harris County, Harris County Flood Control, Port of Houston Authority, Harris County Hospital District
Harris County Education Department



MENU

NEW PIZZA RESTAURANT RECENTLY OPENED IN CLEAR LAKE



Fresh - Hot - Delicious

300 West Bay Area Boulevard, Suite 800
Webster, Texas 77598

WE DELIVER!

832-932-5747

ICES

Small \$2.29
Large \$3.29
Quart \$7.29

Cherry, Chocolate,
Lemon, Blueberry,
Pineapple, Candy Fish,
Cotton Candy, Watermelon,
Tropical Rainbow, Grape,
Strawberry Kiwi, Bubble Gum,
Rainbow, Cappuccino,
Mint Chocolate Chip,
Mango, Coconut,
Passion Fruit,
Orange Creamsicle,
Strawberry Lemonade,
Super Sour Cherry,
Cherry Vanilla Swirl,
Root beer Vanilla Swirl,
Sugar Free Lemon,
Sugar Free Cherry

Salads

Italian Salad \$6.99: iceberg
lettuce, tomato, cucumber, red
onion, mozzarella cheese, carrot,
black olives, roasted red pepper
Dressing
Caesar Salad \$5.99: romaine
lettuce, grated parmesan cheese,
croutons, dressing
**Add Grilled Chicken for

SLICES

\$1.99
Cheese Slice
\$2.49
White Slice
Grandma's Slice
Sicilian Slice
Mac n Cheese Slice
Hawaiian Slice
7 Breadsticks W/Sauce
\$3.49
Caprese Slice
Cheese Calzone
Chicken Parmesan Slice
Pulled Pork Slice
Buffalo Chicken Slice
Grilled Chicken Caesar Salad Slice
Chicken Bacon Ranch Slice
Supreme Slice
Meat Lovers Slice
Honey BBQ Chicken Slice
Veggie Slice
\$4.99
Chicken Parmesan Busta*
Sausage and Pepper Busta*
Buffalo Chicken Busta*
Meat Lovers Calzone*

*All served with side of dipping sauce

Beverages

Fountain Drinks
20 oz \$1.79
32 oz \$2.29
2 Liter Bottles
\$2.99

Bottled Water
\$1.59
Beer (coming soon)
Domestic &
Imported

WHOLE PIES

Cheese Pie \$12.99
Sicilian Pie \$17.99
Grandmas Pie \$16.99
White Pie \$15.99
Mac N Cheese Pie 17.99
Hawaiian Pie 18.99
Gluten Free 10" Personal \$8.49

Toppings \$3.00 each

Pepperoni
Sausage
Meatballs
Peppers
Onions
Mushrooms
Black Olives
Jalapeños
Pineapple
Ham
Bacon
Spinach
Roasted Red Peppers
Specialty Pies \$23.99
Chicken Parmesan Pie
Pulled Pork Pie
Buffalo Chicken Pie
Grilled Chicken Caesar Salad Pie
Chicken Bacon Ranch Pie
Supreme Pie
Meat Lovers Pie
Honey BBQ Chicken Pie
Veggie Pie
Caprese Pie

THE OPPORTUNITY

The seller has a pedigreed resume of successful restaurant development and operation in New York City and Long Island, New York. This restaurant was special purposed for a family relation of the seller and incorporates recipes and procedures that have been painstakingly developed through much trial and error. The beauty in this restaurant is its simplicity, from the menu to the preparation.

The menu was designed to be executed without the necessity of experience in pizza preparation. This process is proprietary and can be further explained to a prospective buyer once engaged.

Although the location is new and the historical sales have not stabilized, it can be assumed that this location once streamlined and established should gross close to \$1M annually with very high profit margins.

There are several good reasons why the seller has chosen to dispose of this restaurant that will be further explained to a prospective buyer once engaged.



Hours: Mon-Thu: 11am-10pm Fri-Sat: 11am-11pm Sun: 11am-9pm

SlicesAndIces.net



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

