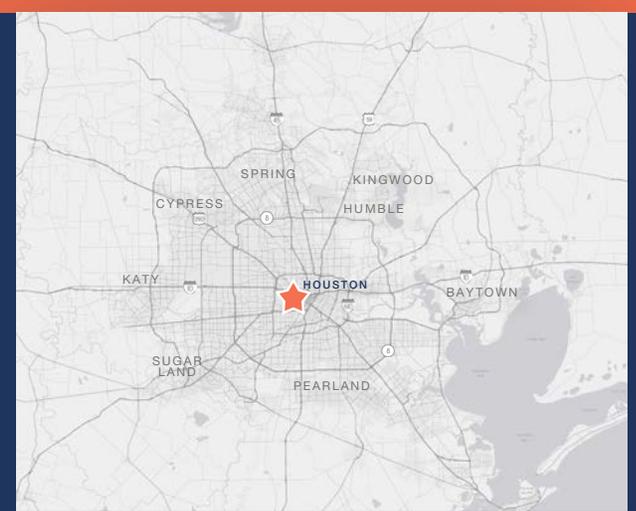




OFFERING MEMORANDUM

# INNER LOOP RESTAURANT OPPORTUNITY

2032 DUNLAVY ST | HOUSTON, TX 77006



BRUCE WALLACE  
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CALL FOR PRICING



JOLINK WALLACE



2012-2014 DUNLAVY ST  
9,500 SF  
PARKING LOT

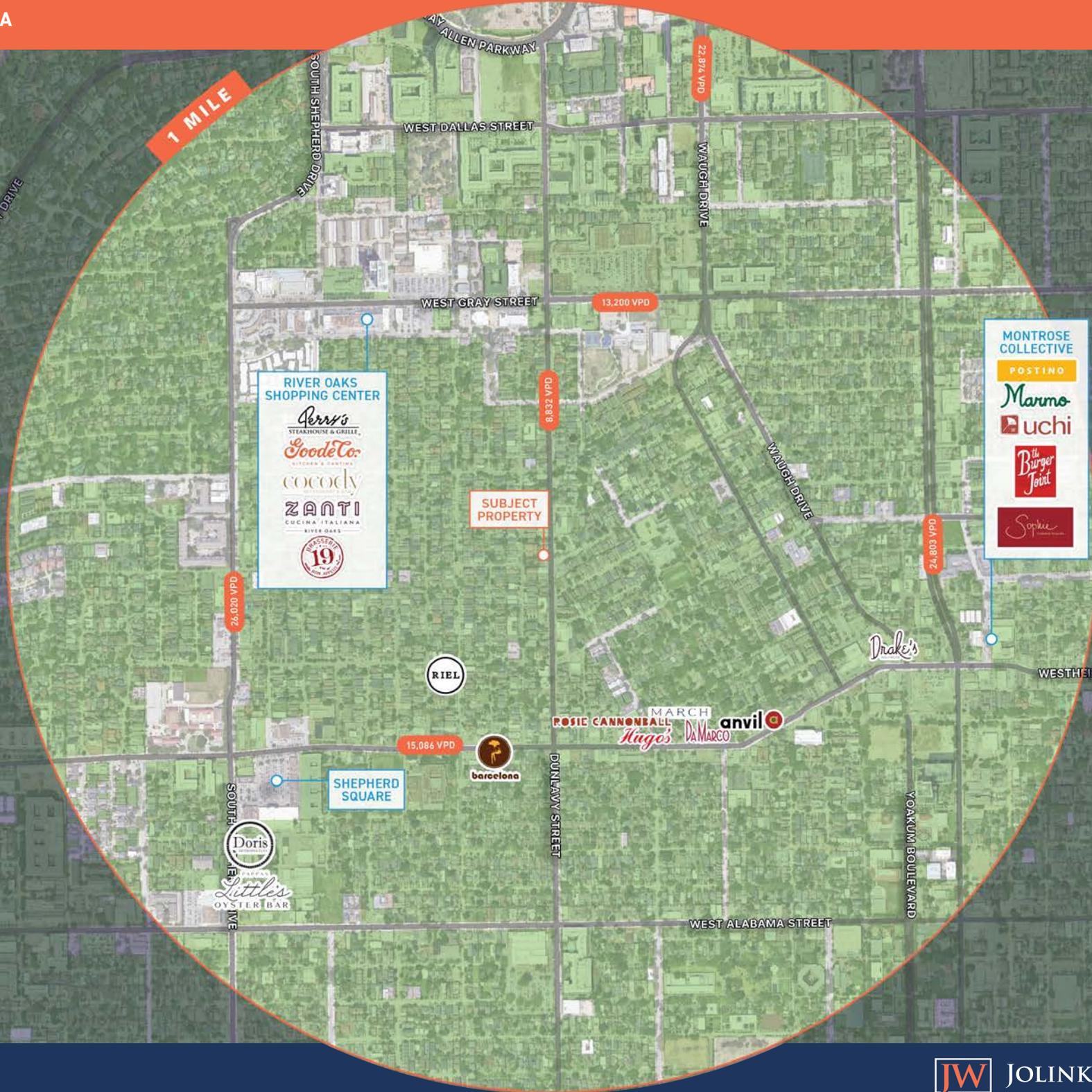
2032 DUNLAVY ST  
+/-5,200 SF  
BUILDING ON  
10,000SF LOT

1816 INDIANA ST  
5,000SF LOT

## INNER LOOP RESTAURANT OPPORTUNITY

### PROPERTY INFORMATION

- **SECOND GENERATION RESTAURANT OPPORTUNITY** in the Montrose area of Houston.
  - **Building:** ±5,200 SF
  - **Land:** 0.56 AC or 24,500 SF Total
- **DEDICATED PARKING LOT** with 11 on-site parking spaces and 28 additional parking available on North Lot. Potential for more parking on 1812 Indiana Lot
- **OPULENT BUILDOUT** with high-end finishes, landscaping, and fixtures.
- Multiple indoor and outdoor seating options, a tasting room, wine displays, and private event space for hosting larger groups.
- Neighborhood is home to **9 MICHELIN RATED** restaurants (2024), **9 JAMES BEARD AWARD** nominated restaurants, 3 boutique hotels
- Dense inner loop trade area with **STELLAR DEMOGRAPHICS**. Average Household Income of \$189,425 and Average Home Value of \$789,308 within 1 mile of property.





PARK ST

INDIANA ST



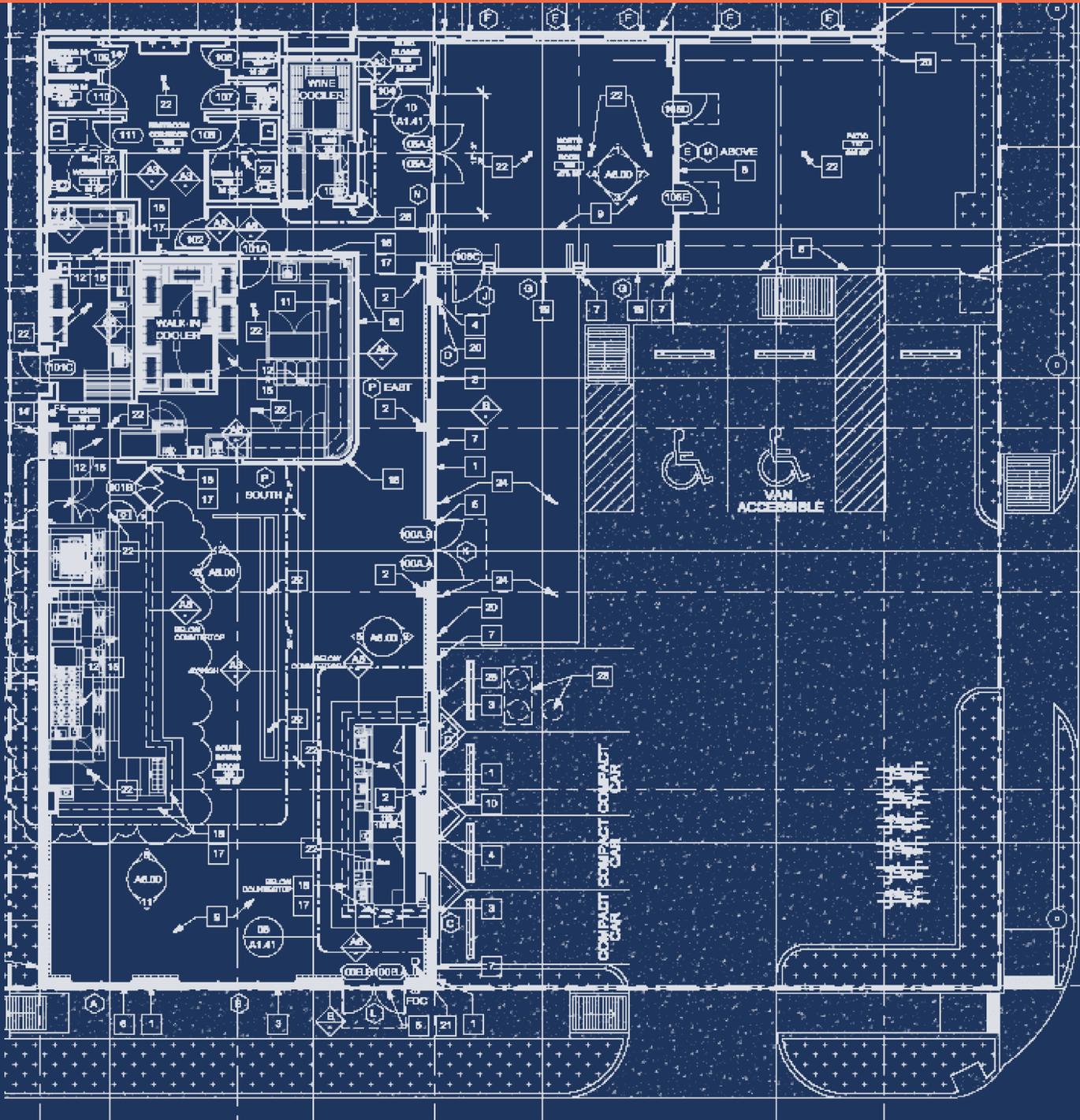
1816 Indiana St  
5,000 SF Lot

2032 Dunlavy St  
±5,200 SF

2012-2014 Dunlavy St  
9,500 SF Parking Lot

10,000 SF Lot

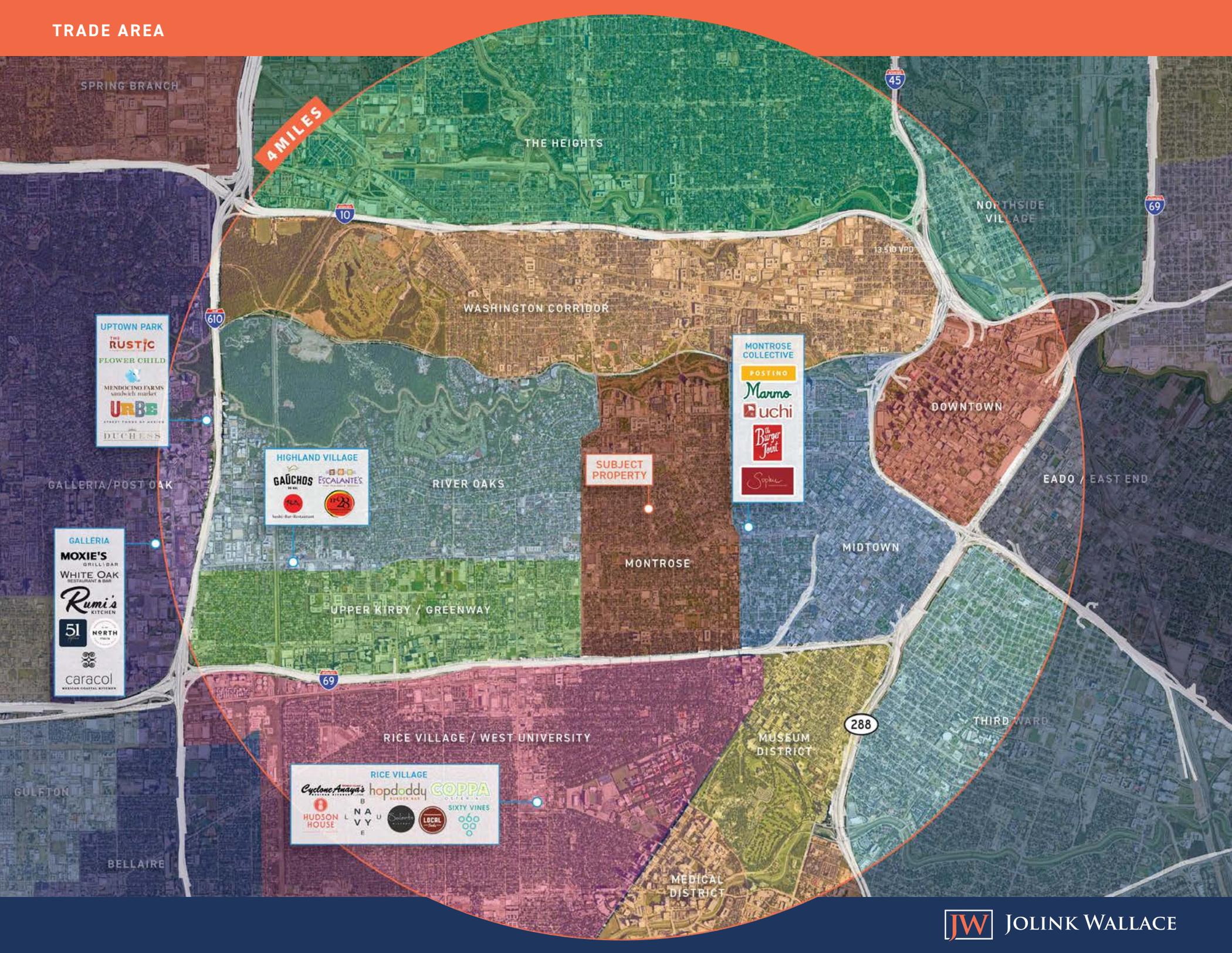
DUNLAVY ST



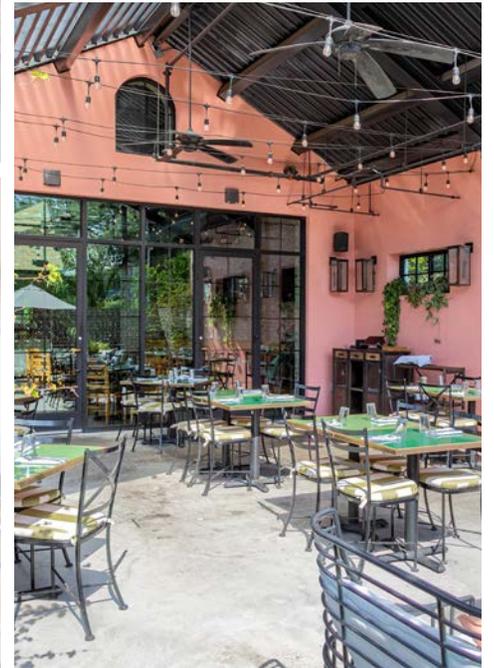
## BUILDING SPECIFICATIONS

- 4,500 SF of conditioned space, 500 SF main patio, approximately 200 SF front patio
- Parking: 11 parking spaces on site (2 ADA), 28 spaces on North lot, potential for more at 1812 Indiana Lot which has been cleared
- 3 HVAC units (One new unit, Two units are 5 years old)
- Grease Trap Included
- 2 captive air hoods (connected) approximately 25-30ft
- Hardwood floors
- Greenhouse has 2 Western (nano style) walls that open
- Wired AV and speakers
- 12 bar spots
- Fully sprinklered building
- 6 unisex bathrooms (2 ADA)
- Office in building that stubbed out as secondary service bar
- Full Trash Enclosure on Indiana
- Two 20ft convex containers finished out, HVAC, electrical for additional storage/office behind restaurant
- Over sized glassed in prep room (apex 250sqft)
- 2 walk in coolers (wine and food)
- Occupancy: 260

TRADE AREA



PROPERTY IMAGES

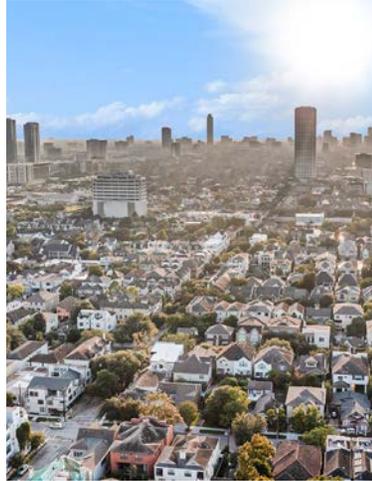
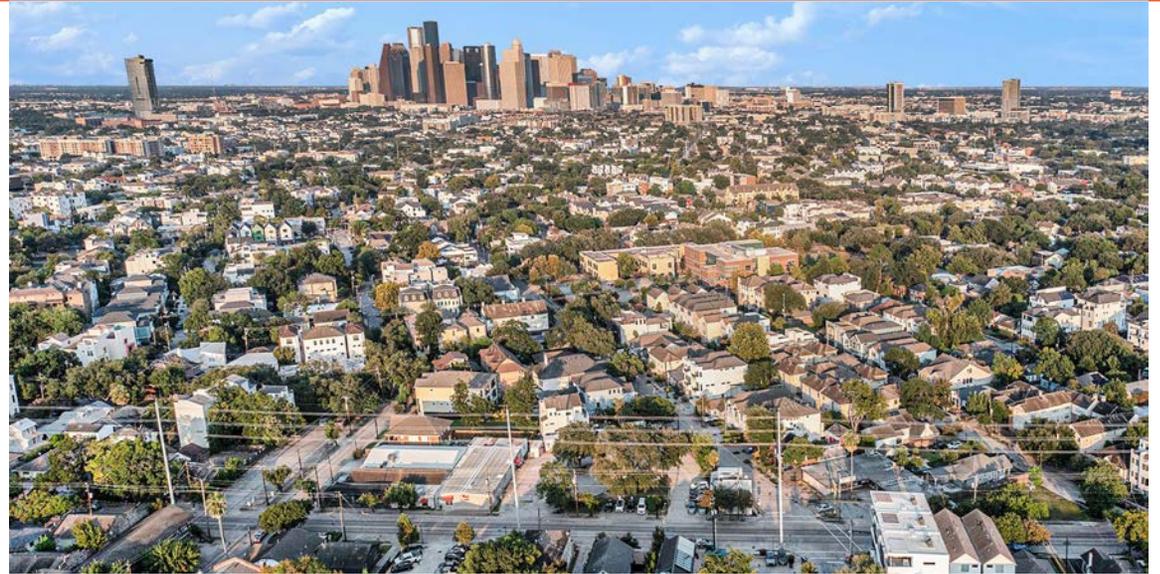


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# Information About Brokerage Services

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

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Jolink Wallace Interests, LLC</b>	<b>9004428</b>	<b>bwallace@Jolinkwallace.com</b>	<b>713-878-3400</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bruce Wallace</b>	<b>534608</b>	<b>bwallace@Jolinkwallace.com</b>	<b>713-878-3400</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Radkey Jolink</b>	<b>653873</b>	<b>rjolink@Jolinkwallace.com</b>	<b>713-878-3400</b>
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 \_\_\_\_\_ **Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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