


FOR SALE

colliers.com/texas  VIEW ONLINE

3598

West Business 59
South Highway
EL CAMPO | TX

Multi-Use Commercial Property

Superior visibility & traffic counts

Close proximity to multiple
major Texas MSA's



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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at **3598 West Business 59 South Highway, El Campo, TX**. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **3598 West Business 59 South Highway, El Campo, TX** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Address:	3598 W Business 59 S Hwy El Campo, TX 77437
County:	Wharton
GLA (sq. ft.):	10,000
Canopy Area (sq. ft.):	8,000
Overhead Doors:	7
Year Built:	2006
Land Area:	3.79 Acres
Zoning:	F1 Commercial
Total Tax Rate:	2.013
Est. Taxes:	\$10,058.66
% Ownership:	100%
Property ID:	R061140
Legal Description:	SCHOENEBERG LOT 4 ACRES: 3.79
Utilities:	Well & Septic

DEMOGRAPHICS	3 mi	5 mi	10 mi
2020 Population	11,872	15,418	19,127
2025 Population	11,925	15,545	19,318
2020 Total Households	4,233	5,441	6,773
2025 Total Households	4,252	5,485	6,842
2020 Avg HH Income	\$77,822	\$76,753	\$77,625



SALES PRICE:

\$1,000,000

INVESTMENT HIGHLIGHTS

Superior Visibility & Traffic Counts

The subject property is strategically positioned, allowing great visibility along US HWY 59 which sees over 22,000 vehicles per day.

Strong Industry Growth

Personal watercraft and boats are exceeding previous year's sales by 41% and 31%, respectively. With proximity to the Texas coast, the subject property is well positioned for a thriving industry. (source: www.fortune.com)

Advantageous Debt Market Movement

Current debt markets are trending favorably for real estate investors and owner/users alike.

Complementary Business

The subject property is a well-positioned asset with great access and visibility along the main trade route between Houston and South Texas.

Coastal Connection

El Campo is sought after for coastal convenience and inland protection from the elements. The subject property is only 39 miles from the south Texas coast.

Multi-Use Commercial Property

The subject property is located on 3.79 acres with multiple building features. The flexibility of the property has great potential for a myriad of uses, including a continuation of the existing business or re-purposing for an alternative business.

Great Business Incentives

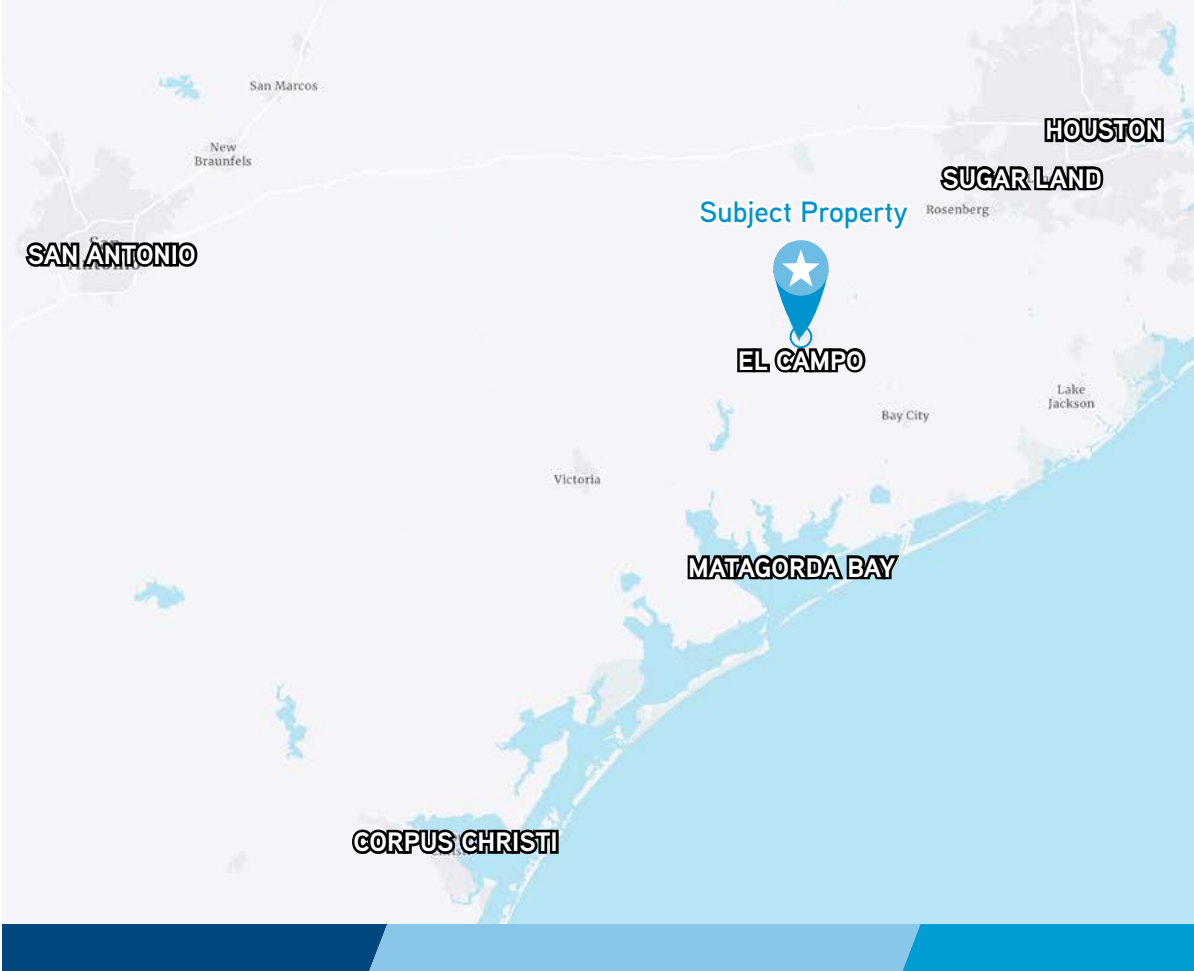
El Campo provides many business and area improvement incentives. Currently there are four local and four state offerings to business owners, varying in all degrees of promotion. To find more information, please visit: www.cityofelcampo.org/business.

LOCATION OVERVIEW

El Campo, TX is located 66 miles south west of Houston in Wharton County. The history of El Campo dates back to 1882 when the area was first settled because of a major railroad camp that was established. The camp was referred to as “Pearl of the Prairie” due to the vast amounts of ranches that surrounded it. The city was incorporated in 1905 and continued to grow due to the energy, agriculture and cattle industries that inundated south Texas and El Campo. Currently there are several local and regional economic drivers that have allowed for consistent population and job growth.

The area shares multiple economic sources of stability, some being the energy industry, farm and ranching, education, and healthcare. The average household income in the area is \$45,515 and the city is home to more than 11,750 residents. The population has seen steady growth over the last 10 years, increasing by 7.4%. El Campo is home to many national and regional retail brands. Many of which are found along S Mechanic St which is the focal roadway in the area.

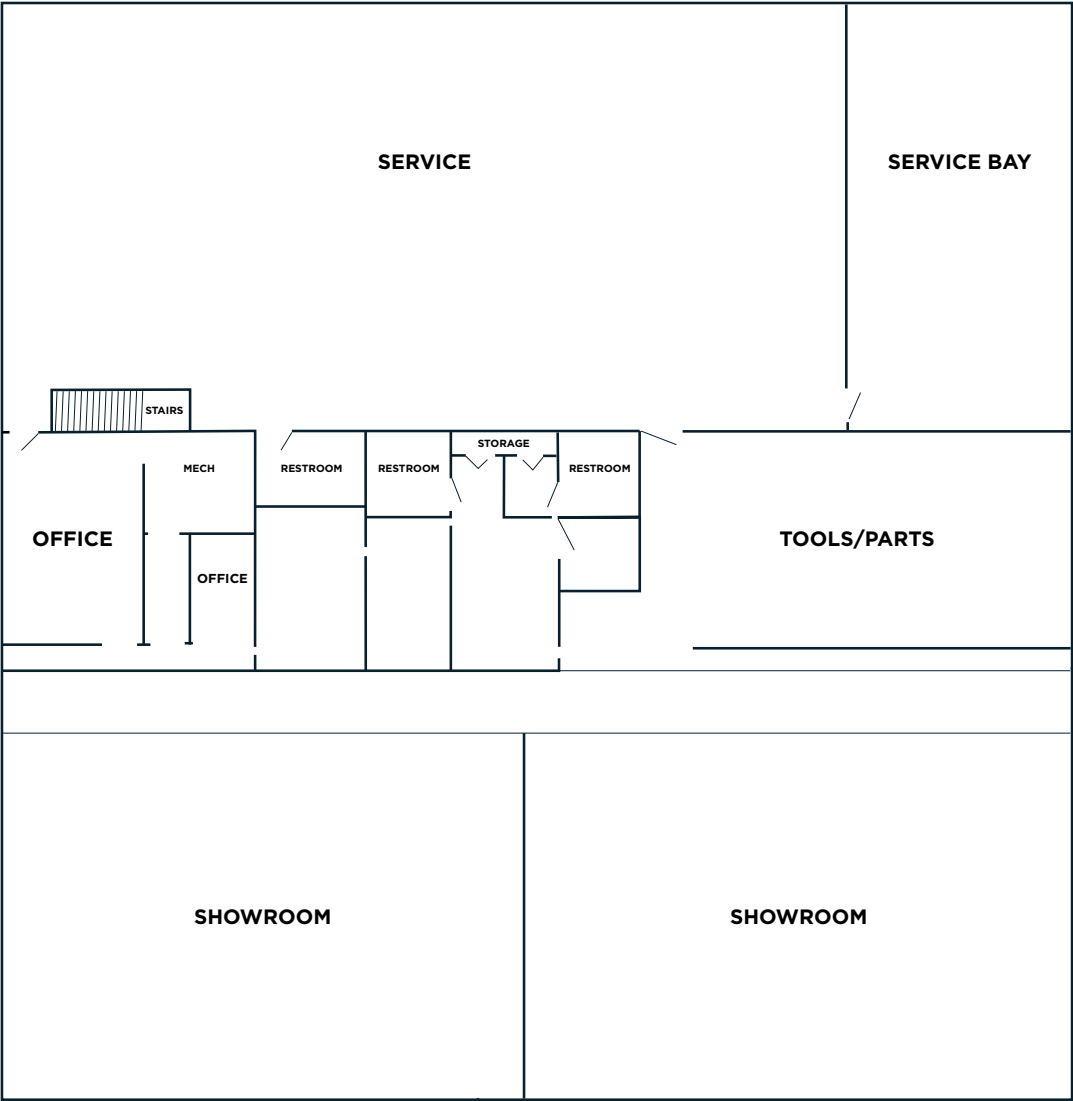
El Campo is comprised of many different industries. Agriculture has been one of the foundational aspects of the economy as Wharton County is the largest producer of rice in the state of Texas. Since the 1930s oil production has matured in the area, giving birth to many oil and gas related companies. The new and emergent industry in Wharton Country is aquaculture, which is the farming of fish, crustaceans, aquatic plants, algae, and other organisms. This is a complementary and expanding industry given the proximity to the Gulf of Mexico and the unique geography of the area.



- DISTANCE FROM EL CAMPO**
- Matagorda Bay | 42 miles
 - Sugar Land | 48.5 miles
 - Victoria | 50 miles
 - Houston | 66.4 miles
 - Corpus Cristi | 138 miles
 - San Antonio | 162 miles

Business Data in the Area	3 mi	5 mi	10 mi
Total Businesses	618	744	834
Total Employees	5,604	6,845	7,868
Total Residential Population	11,872	15,418	19,127
Employee / Residential Population Ratio (per 100)	47	44	41

FLOOR PLAN

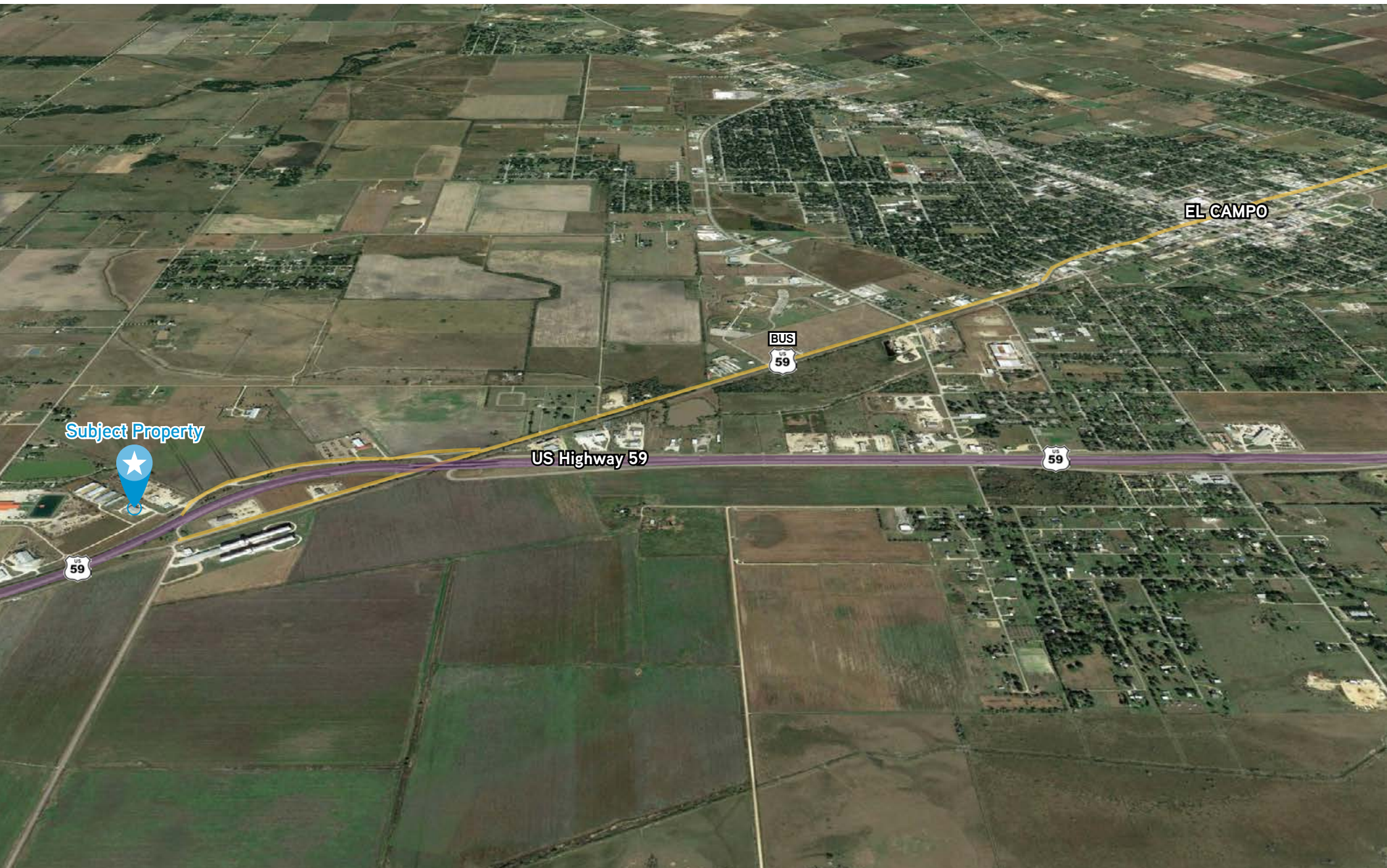


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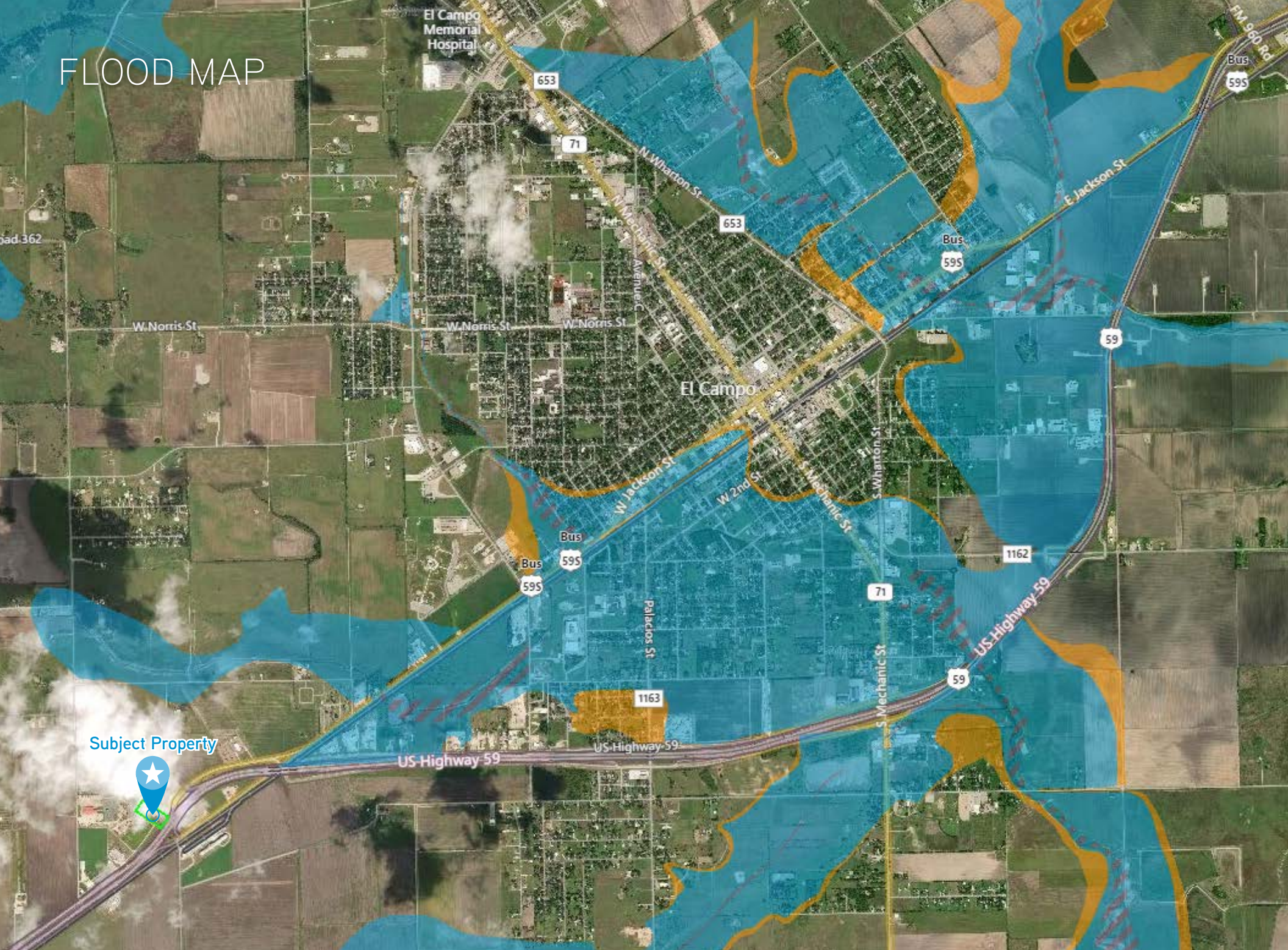
PHOTOS



AERIAL



FLOOD MAP





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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.

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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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Buyer/Tenant/Seller/Landlord Initials

Date