Second Generation Restaurant

FOR LEASE

RENTAL RATE 2,094 SF - \$39 PSF/YR + NNN

Vacant Jack In The Box 1721 S. Mechanic Street El Campo, TX 77437





Scan for Interior Virtual Tour



Property Description

A three tenant retail building located on 1.63 acres with an adjacent restaurant drivethru. Other tenants are a C-Store and a miscellaneous retail store.

Location Description

Located in El Campo, Wharton County, Texas at the intersection of Highway 59 (the Future I-69) and SH-71.

cmi brokerage

713-961-4666

820 Gessner, Suite 1525 Houston, Texas 77024 www.cmirealestate.com

Available SpaceSuiteSizeA2,094 SFHighlightsBuilding SF:4,638 SFLand:1.63 AcresLease Rate:\$39.00 PSFLease Term:5 years

Rentable SF: 2,094

Type: Retail Restaurant

<u>Please Contact:</u> Trent Vacek, CCIM , Vice President tvacek@cmirealestate.com

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PROPERTY SUMMARY

FORMER RESTAURANT SPACE





Property Overview

Second Generation Restaurant

Restaurant Overview

Walk in cooler Walk in freezer Two Vent hoods Grease trap Drive Thru Window

cm1 brokerage

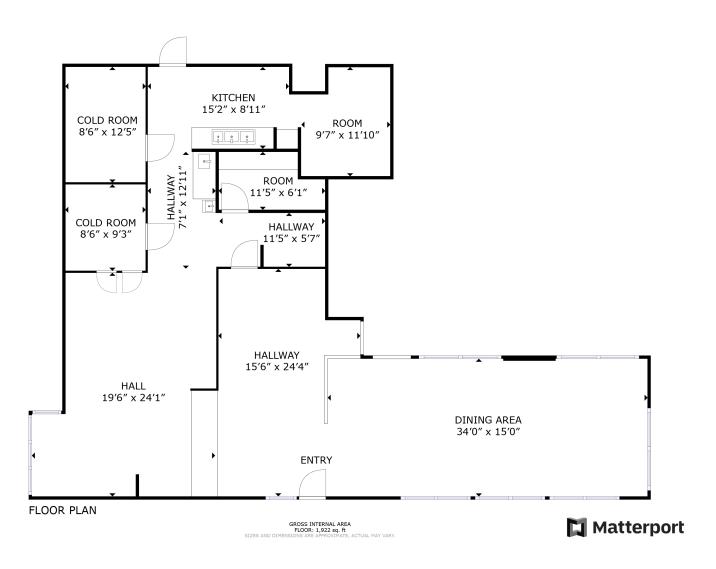
PROPERTY PICTURES

FORMER RESTAURANT SPACE





1721 S Mechanic St, El Campo, Texas Floor Plan



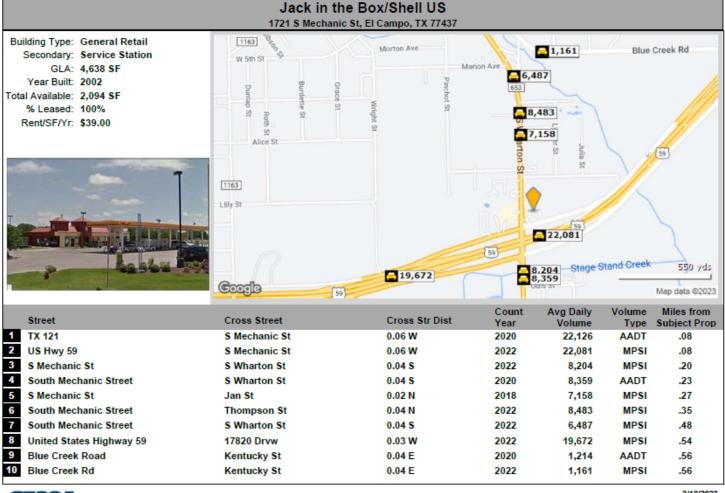
cmi brokerage

Demographic Summary Report

Building Type: General Retail Secondary: Total Available: 2,094 SF % Leased: 100% Rent/SF/Y: \$39.00 Radius 1 Mile 3 Mile 5 Mile Population 2027 Projection 2,083 13,057 15,531 2022 Estimate 2,066 13,075 15,548 2010 Census 1,916 12,793 15,196 Growth 2022 - 2027 0.82% -0.14% -0.11% Growth 2022 - 2027 0.82% -0.14% -0.11% Growth 2022 - 2027 0.82% 200% 2.32% 2022 Population 2,066 13,075 15,548 White 1,691 81.85% 11,484 87.83% 13,803 88.76 Black 317 15.34% 12,62 9.88% 1,388 8.93 Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17	Jack in the Box/Shell US									
Secondary: Service Station GLA: 4,638 SF % Leased: 100% Rent/SF/Y: \$39.00 Radius 1 Mile 3 Mile 5 Mile Population 2027 Projection 2,083 13,057 15,531 2022 Estimate 2,066 13,075 15,548 2010 Census 1,916 12,793 15,196 Growth 2010 - 2022 7.83% 2.20% 2.32% 2022 Population 2,066 13,075 15,548 2010 Census 1,916 12,793 15,196 Growth 2010 - 2022 7.83% 2.20% 2.32% 2022 Population by Hispanic Origin 1,279 6,968 7,969 2022 Population 2,066 13,075 15,548 White 1,691 81.85% 11,484 87.83% 13,803 88.78 Black 317 15.34% 1,292 9.88% 1,388 8.93 Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 U.s. Armed Forces 0 0 0 <t< th=""><th colspan="10">1721 S Mechanic St, El Campo, TX 77437</th></t<>	1721 S Mechanic St, El Campo, TX 77437									
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Growth 2022 - 2027 0.82% -0.14% -0.11% Growth 2010 - 2022 7.83% 2.20% 2.32% 2022 Population by Hispanic Origin 1,279 6,968 7,969 2022 Population 2,066 13,075 15,548 White 1,691 81.85% 11,484 87.83% 13,803 88.78 Black 317 15.34% 1,292 9.88% 1,388 8.93 Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11% U.S. Armed Forces 0 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 5,505 2010 Census 632 4,516 5,389 0,13% 0,13% 0,13% Growth 2022 - 2027 0.88% -0.15% <	2022 Estimate	2,066		13,075		15,548				
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2022 Population 2,066 13,075 15,548 White 1,691 81.85% 11,484 87.83% 13,803 88.78 Black 317 15.34% 1,292 9.88% 1,388 8.93 Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11 Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 0 2027 Projection 688 4,603 5,498 2022 5,505 2010 Census 632 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% 0.15% 0.13% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Income: \$25,000 <td< td=""><td>Growth 2010 - 2022</td><td>7.83%</td><td></td><td>2.20%</td><td></td><td>2.32%</td><td></td></td<>	Growth 2010 - 2022	7.83%		2.20%		2.32%				
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Black 317 15.34% 1,292 9.88% 1,388 8.93 Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11 Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 -0.13% Growth 2022 - 2027 0.88% -0.15% -0.13% Growth 2010 - 2022 7.91% 2.08% 2.15% 0wner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 <t< td=""><td>2022 Population</td><td>2,066</td><td></td><td>13,075</td><td></td><td>15,548</td><td></td></t<>	2022 Population	2,066		13,075		15,548				
Am. Indian & Alaskan 17 0.82% 79 0.60% 95 0.61 Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11 Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% 0 0 0 0 Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 1 1 1,98 21.76 Income: \$25,000 \$50,000 213	White	1,691	81.85%	11,484	87.83%	13,803	88.78%			
Asian 16 0.77% 81 0.62% 103 0.66 Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11 Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 Income: <\$25,000	Black	317	15.34%	1,292	9.88%	1,388	8.93%			
Hawaiian & Pacific Island 2 0.10% 17 0.13% 17 0.11 Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% Growth 2010 - 2022 7.91% 2.08% 2.15% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 1 Income: \$25,000 199 29.14% 1,175 25.49% 1,440 26.15 Income: \$25,000 213 31.19% 1,042 22.61%	Am. Indian & Alaskan	17	0.82%	79	0.60%	95	0.61%			
Other 23 1.11% 122 0.93% 141 0.91 U.S. Armed Forces 0 0 0 0 0 0 Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 6rowth 2022 - 2027 0.88% -0.15% -0.13% Growth 2010 - 2022 7.91% 2.08% 2.15% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 1 Income: \$25,000 199 29.14% 1,175 25.49% 1,440 26.15 Income: \$25,000 - \$50,000 213 31.19% 1,042 22.61% 1,198 21.76 Income: \$50,000 - \$75,000 75 10.98% 705 15.30% 796 14.46	Asian	16	0.77%	81	0.62%	103	0.66%			
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Households 2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% Growth 2010 - 2022 7.91% 2.08% 2.15% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 Co22 Households by HH Income 683 4,609 5,506 Income: <\$25,000	Other	23	1.11%	122	0.93%	141	0.91%			
2027 Projection 688 4,603 5,498 2022 Estimate 682 4,610 5,505 2010 Census 632 4,516 5,389 Growth 2022 - 2027 0.88% -0.15% -0.13% Growth 2010 - 2022 7.91% 2.08% 2.15% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 Colspan="2">Colspan="2"Colspan="2"Colspan="2"Colspan="2"Colspan="2"Colspan="2"Colspan="2"	U.S. Armed Forces	0		0		0				
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Growth 2010 - 2022 7.91% 2.08% 2.15% Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 Income: <\$25,000	2010 Census	632		4,516		5,389				
Owner Occupied 401 58.80% 2,939 63.75% 3,622 65.79 Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 Income: <\$25,000	Growth 2022 - 2027	0.88%		-0.15%		-0.13%				
Renter Occupied 281 41.20% 1,671 36.25% 1,883 34.21 2022 Households by HH Income 683 4,609 5,506 Income: <\$25,000	Growth 2010 - 2022	7.91%		2.08%		2.15%				
2022 Households by HH Income 683 4,609 5,506 Income: <\$25,000	Owner Occupied	401	58.80%	2,939	63.75%	3,622	65.79%			
Income: \$25,000 199 29.14% 1,175 25.49% 1,440 26.15 Income: \$25,000 - \$50,000 213 31.19% 1,042 22.61% 1,198 21.76 Income: \$50,000 - \$75,000 75 10.98% 705 15.30% 796 14.46 Income: \$75,000 - \$100,000 106 15.52% 578 12.54% 662 12.02 Income: \$100,000 - \$125,000 30 4.39% 398 8.64% 586 10.64 Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30	Renter Occupied	281	41.20%	1,671	36.25%	1,883	34.21%			
Income: \$25,000 199 29.14% 1,175 25.49% 1,440 26.15 Income: \$25,000 - \$50,000 213 31.19% 1,042 22.61% 1,198 21.76 Income: \$50,000 - \$75,000 75 10.98% 705 15.30% 796 14.46 Income: \$75,000 - \$100,000 106 15.52% 578 12.54% 662 12.02 Income: \$100,000 - \$125,000 30 4.39% 398 8.64% 586 10.64 Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30										
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Income: \$50,000 - \$75,000 75 10.98% 705 15.30% 796 14.46 Income: \$75,000 - \$100,000 106 15.52% 578 12.54% 662 12.02 Income: \$100,000 - \$125,000 30 4.39% 398 8.64% 586 10.64 Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30	Income: <\$25,000	199	29.14%	1,175	25.49%	1,440	26.15%			
Income: \$75,000 - \$100,000 106 15.52% 578 12.54% 662 12.02 Income: \$100,000 - \$125,000 30 4.39% 398 8.64% 586 10.64 Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30	Income: \$25,000 - \$50,000	213	31.19%	1,042	22.61%	1,198	21.76%			
Income: \$100,000 - \$125,000 30 4.39% 398 8.64% 586 10.64 Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30	Income: \$50,000 - \$75,000	75	10.98%	705	15.30%	796	14.46%			
Income: \$125,000 - \$150,000 19 2.78% 329 7.14% 347 6.30	Income: \$75,000 - \$100,000	106	15.52%	578	12.54%	662	12.02%			
	Income: \$100,000 - \$125,000	30	4.39%	398	8.64%	586	10.64%			
Income: \$150.000 - \$200.000 31 4 54% 263 5 71% 352 6 39	Income: \$125,000 - \$150,000	19	2.78%	329	7.14%	347	6.30%			
	Income: \$150,000 - \$200,000	31	4.54%	263	5.71%	352	6.39%			
Income: \$200,000+ 10 1.46% 119 2.58% 125 2.27	Income: \$200,000+	10	1.46%	119	2.58%	125	2.27%			
2022 Avg Household Income \$57,377 \$70,121 \$70,280	2022 Avg Household Income	\$57,377		\$70,121		\$70,280				
2022 Med Household Income \$39,958 \$53,136 \$53,833	2022 Med Household Income	\$39,958		\$53,136		\$53,833				



Traffic Count Report



CENTRAL MANAGEMENT, INC

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3/10/2023



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 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:
 - 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
 - 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666	
Licensed Broker /Broker Firm Name Primary Assumed Business Name	e or License No.	Email	Phone	
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buye	er/Tenant/Seller/Landlo	ord Initials Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov