

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



Available Space

Suite	Size
A	2,094 SF

Highlights

Building SF:	4,638 SF
Land:	1.63 Acres
Lease Rate:	\$39.00 PSF
Lease Term:	5 years
Rentable SF:	2,094
Type:	Retail Restaurant

Property Description

A three tenant retail building located on 1.63 acres with an adjacent restaurant drive-thru. 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

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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

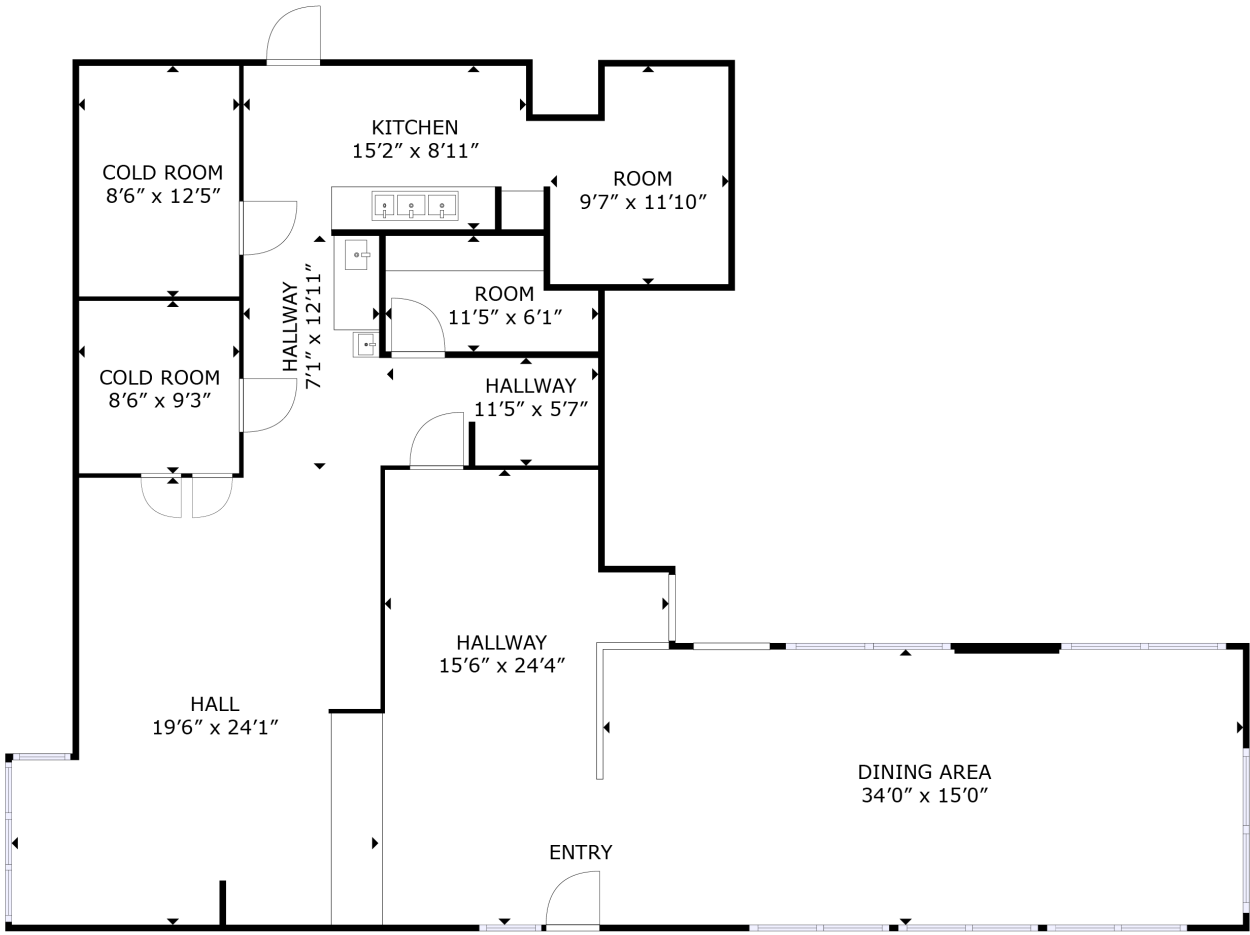
PROPERTY PICTURES

FORMER RESTAURANT SPACE



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1721 S Mechanic St, El Campo, Texas
Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR: 1,922 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Demographic Summary Report

Jack in the Box/Shell US

1721 S Mechanic St, El Campo, TX 77437

Building Type: General Retail
 Secondary: Service Station
 GLA: 4,638 SF
 Year Built: 2002

Total Available: 2,094 SF
 % Leased: 100%
 Rent/SF/Yr: \$39.00



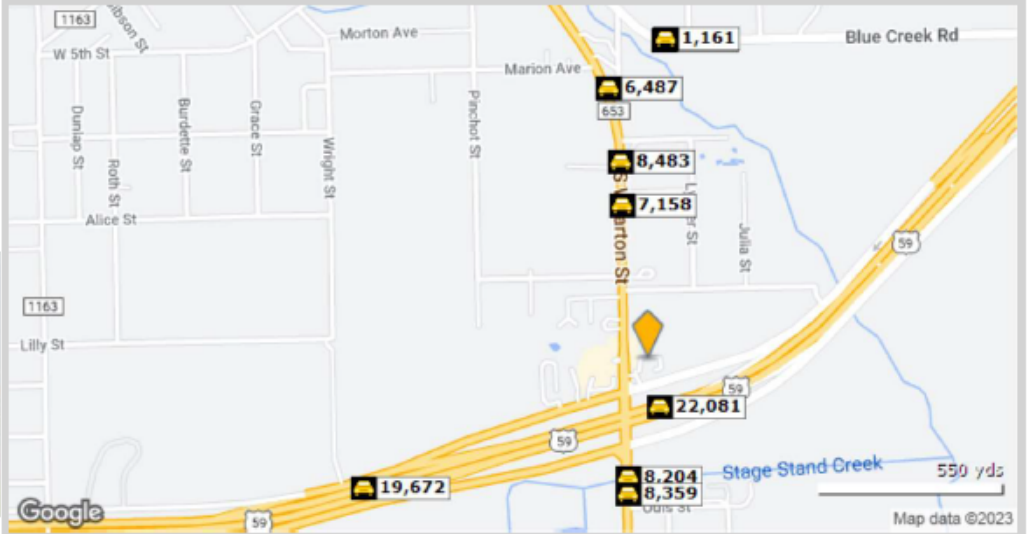
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	2,083	13,057	15,531
2022 Estimate	2,066	13,075	15,548
2010 Census	1,916	12,793	15,196
Growth 2022 - 2027	0.82%	-0.14%	-0.11%
Growth 2010 - 2022	7.83%	2.20%	2.32%
2022 Population by Hispanic Origin	1,279	6,968	7,969
2022 Population	2,066	13,075	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%
Other	23 1.11%	122 0.93%	141 0.91%
U.S. Armed Forces	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
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%
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%
2022 Avg Household Income	\$57,377	\$70,121	\$70,280
2022 Med Household Income	\$39,958	\$53,136	\$53,833

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 TX 121	S Mechanic St	0.06 W	2020	22,126	AADT	.08
2 US Hwy 59	S Mechanic St	0.06 W	2022	22,081	MPSI	.08
3 S Mechanic St	S Wharton St	0.04 S	2022	8,204	MPSI	.20
4 South Mechanic Street	S Wharton St	0.04 S	2020	8,359	AADT	.23
5 S Mechanic St	Jan St	0.02 N	2018	7,158	MPSI	.27
6 South Mechanic Street	Thompson St	0.04 N	2022	8,483	MPSI	.35
7 South Mechanic Street	S Wharton St	0.04 S	2022	6,487	MPSI	.48
8 United States Highway 59	17820 Drw	0.03 W	2022	19,672	MPSI	.54
9 Blue Creek Road	Kentucky St	0.04 E	2020	1,214	AADT	.56
10 Blue Creek Rd	Kentucky St	0.04 E	2022	1,161	MPSI	.56

