

FOR SALE

RifleCRE

1125 W CAVALCADE

Houston, TX 77009
3,749 SF BUILDING ON 10,000 SF LAND



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PROPERTY SUMMARY

LOCATION DESCRIPTION

Located in the thriving Greater Heights area, 1125 Cavalcade boasts excellent visibility and high traffic flow. Its strategic position near major transportation arteries such as I-45, I-610, and the North Freeway ensures easy accessibility for customers and clients. Its close proximity to downtown Houston, the Heights and key residential neighborhoods, makes for a prime location.

PROPERTY DESCRIPTION

The property boasts a 10,000 sq. ft. lot, featuring a 3,900 sq. ft. facility with taproom, outdoor seating, and parking. Fully equipped with cider-making, packaging, and taproom essentials. Federally permitted for winery, brewery, and distillery operations. Ideal for cider enthusiasts and business investors.



PROPERTY HIGHLIGHTS

PREMISES

3,749 SF Building on 10,000 SF Land

BUILDING FEATURES

Two 120-barrel fermentation tanks

Three 30-barrel fermentation tanks

Two 30-barrel brite tanks

Adjacent Taproom

All Utilities to Site

Outdoor Seating Area

Equipment Available Separately

PARKING

Surface Parking

INTELLECTUAL PROPERTY AND BRAND

- Detailed recipes to over 75 unique ciders
 - Core Four ciders include Dry, Cherry, Pineapple Ginger, and Prider
 - Popular seasonal releases include: Raspberry Yuzu, London Fog, Tea For Victory, Paradigm Shift, Fall Back, Patent Pending, Ectoplasm, Passion Fruit Orange Guava, Passion Fruit Hibiscus, Pineapple Whip, Orange Rosemary, Baked Apple Pie, Singapore Sling, Dragon's Breath, Hibiscus Mint, and Tangerine Radler.
- Accolades
 - Double Gold Medal 2019 from Cider Craft Magazine: Cherry Cider
 - Silver Medal 2019 Cider Craft Magazine: Rosé Cider
 - Silver Medal U.S. Cider Open 2019 Singapore Sling cider
 - Bronze Medal U.S. Cider Open 2019 Dry cider
- Trademarks
 - TM Prider
 - TM Houston Cider Company
- Social Media Hashtags
 - #houstoncider
 - #houstontothecore
 - #realhoustoncider
- Can graphics for Prider, Dry, Cherry, Rosé, Pineapple Ginger, & Patent Pending Ciders
- 4.5 star on Google with 245 reviews
- 4.6 stars on Yelp with 17 reviews
- Instagram account with 2,502 organic followers. Never paid for followers.
- Facebook account with 3,488 organic followers. Never paid for followers.
- 170 organic email subscribers to weekly newsletter.

REAL ESTATE

- City of Houston approved alcohol manufacturing facility with on & off-site alcohol consumption allowance
- Federally permitted for winery, brewery, and distillery operations with “tied house” tax provisions for on-site retail sales through common wall.
- Separation of areas for pre- and post-excise tax storage
- Land
 - 10,000 sq ft lot located at 1125 W Cavalcade St., Houston, TX, 77009
 - Located in the desirable Heights with several popular local bars and restaurants within two-mile radius including Lei Low Tiki bar, Pinkertons BBQ, Gypsy Poet, The Post Beer and Wine Garden, Jūn, Heights Bier Garten, 8 Row Flint, Onion Creek, Permission, D&T Drive Inn, Heights Drive Inn, and many more.
- Land value has increased exponentially over the past ten years as the popularity of the neighborhood has grown.
- Building
 - Includes two buildings totaling 3,900 sq ft. 3,200 sq ft (40' x 80') manufacturing building with attached 700 sq ft (20 x 35) taproom.
 - Fire Marshall’s interior capacity of 98 persons.
 - 1,200 sq ft outdoor seating area directly off the taproom building.
 - City of Houston approved 6-car parking lot including one ADA parking spot.
 - 325 sq. ft. cold room storage
 - Two licensed ADA bathrooms
 - ADA compliant taproom

MANUFACTURING EQUIPMENT

- 3x 30 bbl conical stainless-steel fermenters
- 2x 160 HL dish-bottom stainless-steel fermenters
- 2x 30 bbl stainless-steel Brite tanks
- 1x 2x16” lenticular filter w/back flush plates.

MANUFACTURING EQUIPMENT

- 1,000-gallon RO/DI water storage tank
- 3-bay stainless-steel sink
- 2-head semi-automated keg washer
- 80-gallon air compressor
- 10-ton Cold Shot glycol chiller with internal reservoir
- Additional miscellaneous wine and beer manufacturing equipment such as pumps, hoses, SS clamps and fittings, etc.
- Stainless Steels kegs including: 54 HCC branded 50l, 85 HCC branded 1/6bbl, and 105 unbranded 50L.

PACKAGING EQUIPMENT

- Four head Wild Goose WGC-250 automatic canning line
- Half-height de-palletizer
- Twist & rinse
- Can conveyer
- Date/code printer
- Semi-automatic labeler

TAPROOM EQUIPMENT

- 12 stainless steel tap wall (TTB & TABC allowable beer/wine/spirits pours)
- Fully furnished taproom with a 12 top bar, and seating for 18 additional at tables.
- Two 6-top and three 2-top custom solid white oak tables from locally felled trees
- Amplifier and mixer Rolls RM-69 Mixmate mixer and Behringer EP2000 power amplifier, 2x Klipsch KG 1.5 speakers, and 2x Klipsch outdoor speakers.
- 3-bay stainless steel sink
- Two head frozen beverage machine
- 2x 40' flatscreen TVs

PHOTOS



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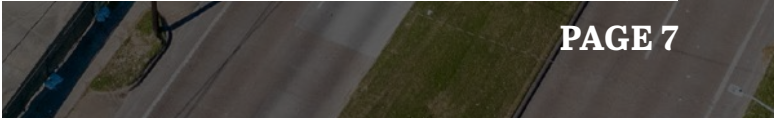
ADA RESTROOMS



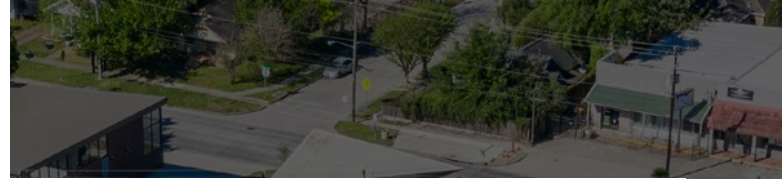
EQUIPMENT



EQUIPMENT



PHOTOS



PARKING





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;
 - 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.

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Sales Agent/Associate's Name

Date