

Property & Business Sale

This is a great opportunity to acquire an expansive property and cash flowing business in North Houston. This +/- 12,000 SF building sits on 4.5 AC with detention and is desirably situated for additional development. The building is fully built out with 30 tons of HVAC, wood and tile floors, built in sound system, performance stage, and food / beverage service rooms. All associated equipment and inventory will be conveyed with the sale and is included in the price. This property is desirably located with direct proximity to multiple high schools, Lone Star College, and is surrounded by residential development with favorable demographics. The current owners will continue to take reservations for new ownership to begin making money on day 1. Please contact broker for financials.

Price: \$3,490,000.00

For Additional Info Contact: Hunter Spielman / 817-233-6663 / Hspielman@BlackLabelCommercial.com - Beau Harris / 936-523-0483 / 936-441-2610 / Beau@BlackLabelCommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.

Property Details



- **Building Size: 12,160 SF**
- **Land Size: 4.47 ACRES**
- **Size Capacity: 350+ People**
- **Parking Spaces: 85+**

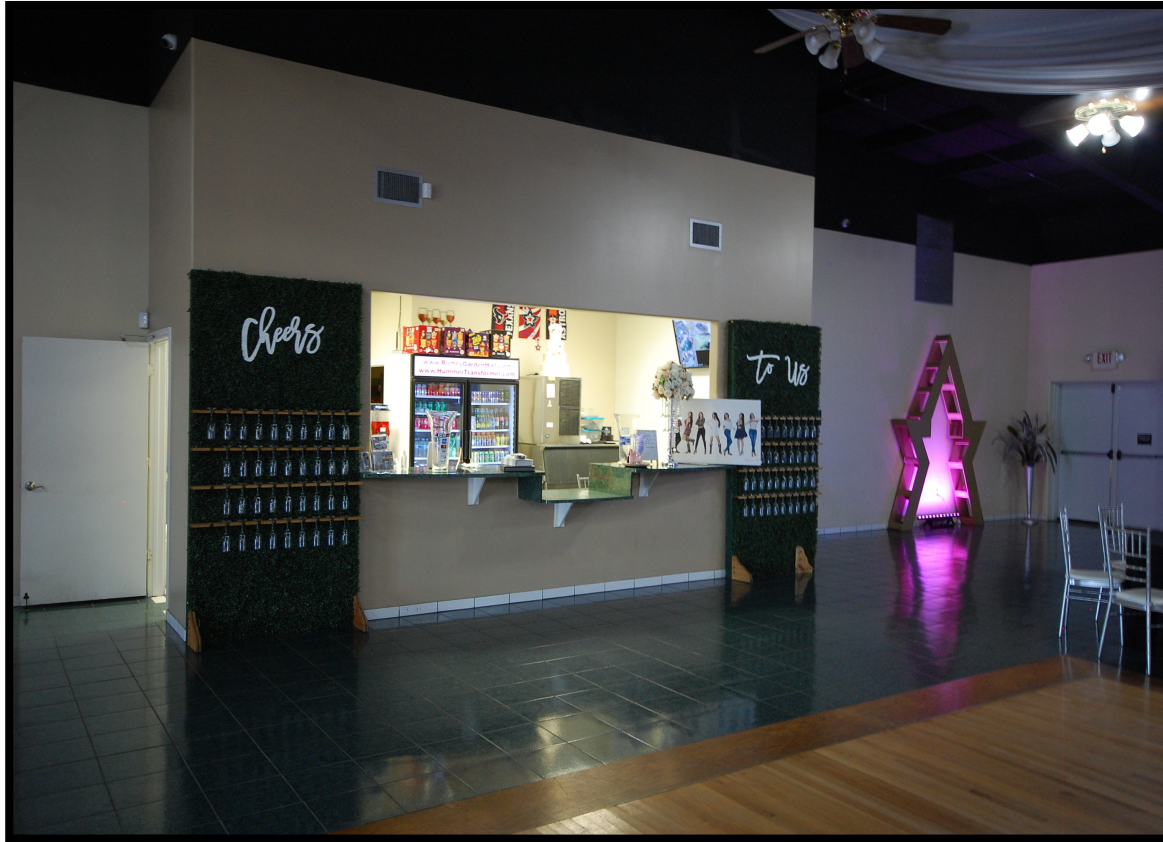
- **Tables & Chairs For 350+**
- **Full HVAC & Drywall Walls**
- **(1) Performance Stage**
- **(1) Food Service Room**
- **(1) Concession Room**
- **(2) 8-Person Bathrooms (M & W)**
- **(1) Dressing Room**
- **(1) Equipment Storage Room**
- **(2) Equipment Storage Closets**



A Very Meticulously Designed Custom Event Space With A Dance Floor, Built In Sound System, Ample Lighting and Airflow.

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Built In Concession Space With Beverage Coolers And Drink Service Equipment & Very Clean, Spacious Restrooms

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Richey Gardens Event Hall

**1600 E Richey Rd
Houston, TX 77073**



Desirably Located Right Off The Hardy Toll Rd With Proximity To Both Nimitz High School and Lone Star College

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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	1,206		55,976		227,503	
2022 Estimate	1,119		52,902		217,007	
2010 Census	703		39,395		174,219	
Growth 2022 - 2027	7.77%		5.81%		4.84%	
Growth 2010 - 2022	59.17%		34.29%		24.56%	
2022 Population by Age	1,119		52,902		217,007	
Age 0 - 4	76	6.79%	4,104	7.76%	16,834	7.76%
Age 5 - 9	77	6.88%	4,306	8.14%	17,574	8.10%
Age 10 - 14	79	7.06%	4,463	8.44%	17,811	8.21%
Age 15 - 19	77	6.88%	4,297	8.12%	16,663	7.68%
Age 20 - 24	75	6.70%	4,035	7.63%	15,604	7.19%
Age 25 - 29	82	7.33%	4,275	8.08%	17,165	7.91%
Age 30 - 34	83	7.42%	4,367	8.25%	18,198	8.39%
Age 35 - 39	80	7.15%	4,220	7.98%	17,637	8.13%
Age 40 - 44	75	6.70%	3,879	7.33%	15,936	7.34%
Age 45 - 49	71	6.34%	3,459	6.54%	14,083	6.49%
Age 50 - 54	66	5.90%	2,932	5.54%	12,089	5.57%
Age 55 - 59	63	5.63%	2,454	4.64%	10,354	4.77%
Age 60 - 64	61	5.45%	2,045	3.87%	8,831	4.07%
Age 65 - 69	54	4.83%	1,570	2.97%	6,914	3.19%
Age 70 - 74	42	3.75%	1,112	2.10%	4,969	2.29%
Age 75 - 79	28	2.50%	700	1.32%	3,149	1.45%
Age 80 - 84	16	1.43%	389	0.74%	1,768	0.81%
Age 85+	11	0.98%	295	0.56%	1,429	0.66%
Age 65+	151	13.49%	4,066	7.69%	18,229	8.40%
Median Age	35.60		31.10		31.90	
Average Age	36.60		32.30		32.90	

Local Schools

- Nimitz Senior High School
- Nimitz Ninth Grade School
- Lone Star College – North Harris
- Dekaney High School
- Brightwood College in Houston
- Davis High School
- Davis Ninth Grade School
- Remington College N. Houston
- Lewis Middle School
- Bammel Middle School
- Stovall Middle School

