



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





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

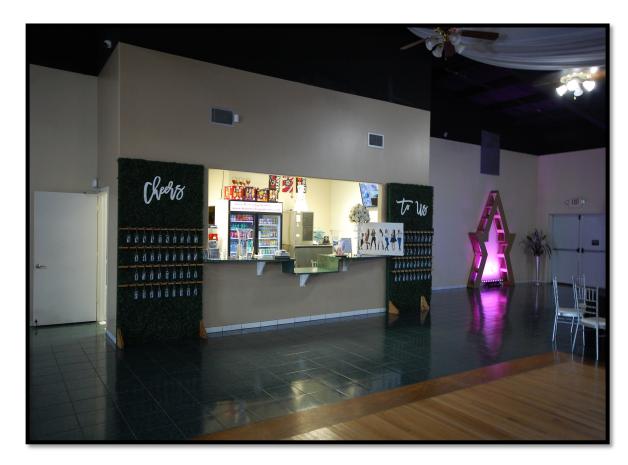






A Very Meticulously Designed Custom Event Space With A Dance Floor, Built In Sound System, Ample Lighting and Airflow.





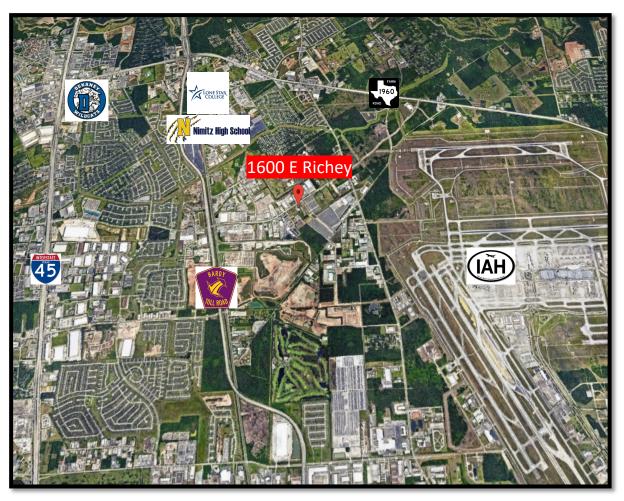


Built In Concession Space With Beverage Coolers And Drink Service Equipment & Very Clean, Spacious Restrooms



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

DEMOGRAPHICS

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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



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Black Label Commercial Group	501129		
Licensed Broker /Broker Firm Name	or License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Casey Butaud	461484		
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
_	Buyer/Tenant/Seller/Landlord	Initials Date	