

# For Sale: 2nd Generation Restaurant

1000 West Main St | Tomball, TX 77375

Offering Memorandum



partners

1360 Post Oak Blvd, Suite 1900, Houston TX 77056




EXCLUSIVELY LISTED BY:

PRIMARY CONTACT




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**Cobo Fajardo**  
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## PROPERTY AT A GLANCE

ADDRESS	<b>1000 WEST MAIN ST</b>
CITY, STATE, ZIP CODE	<b>TOMBALL, TX 77375</b>
LAND ACRES	<b>1 AC</b>
2N GEN RESTAURANT SF	<b>2,040 SF</b>
YEAR BUILT	<b>1969</b>
PARCEL NO.	<b>0402700010066</b>
COUNTY	<b>HARRIS</b>





## INVESTMENT HIGHLIGHTS

- 2,040 SF 2nd-Generation Restaurant For Sale
- 1 acre parcel
- Owner/User opportunity

Address

1000 West Main St  
Tomball, TX 77375

Price

Call Broker





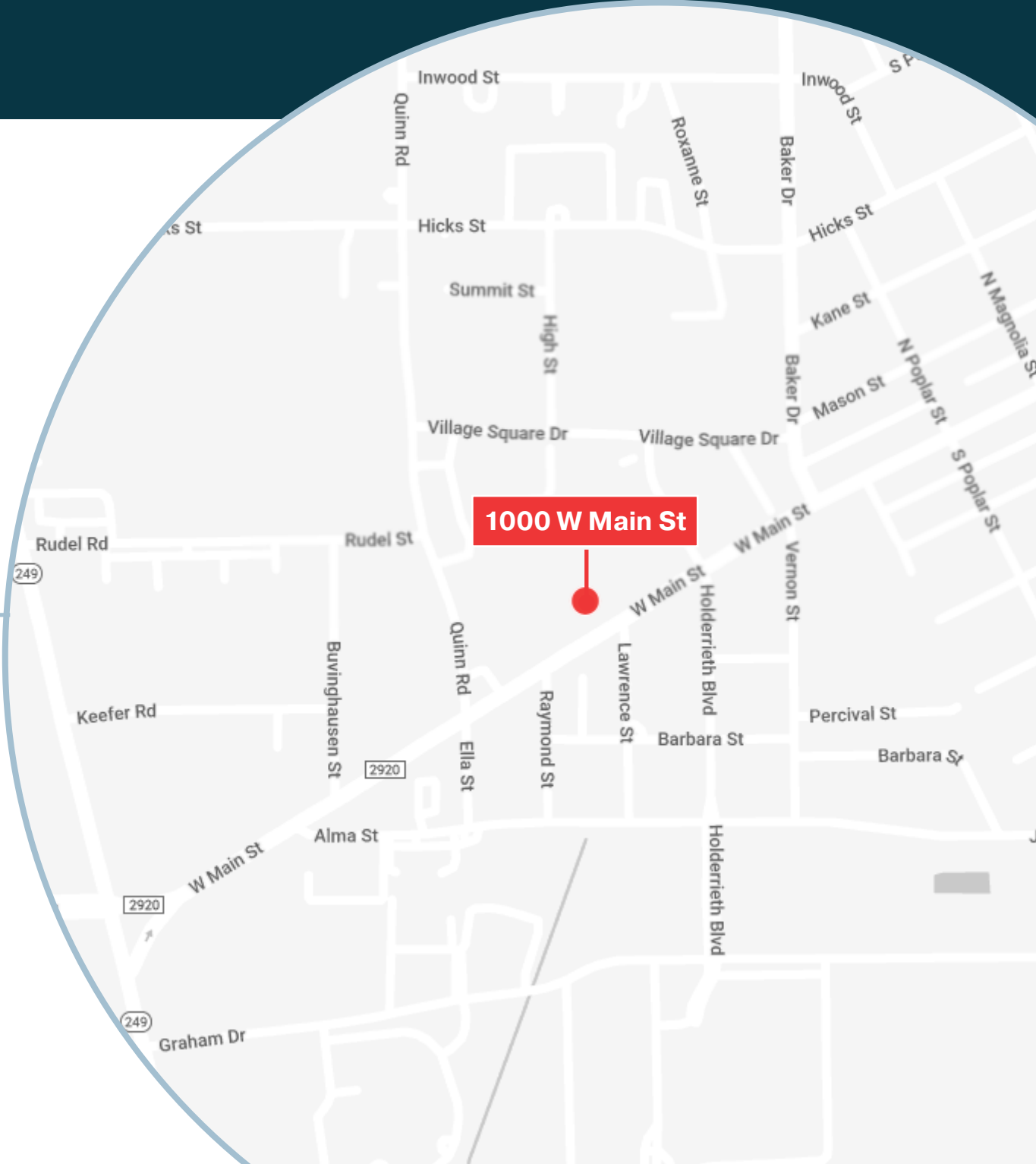


# RETAILER MAP >>





# REGIONAL MAP >>

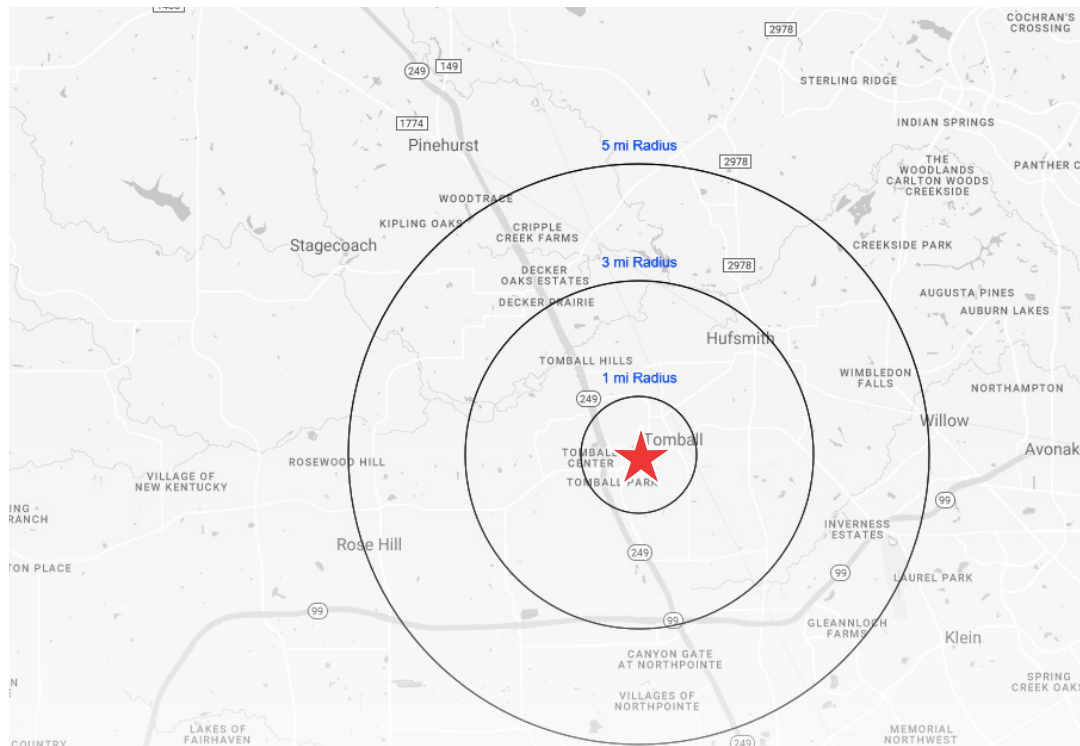








# DEMOGRAPHICS



**1.2%**  
POPULATION  
**GROWTH**  
WITHIN 5 MILES  
**SINCE 2023**

**\$82,867**  
**AVERAGE**  
**HOUSEHOLD**  
**INCOME**  
WITHIN 1 MILE

**108,452**  
**CURRENT**  
**POPULATION**  
WITHIN 5 MILES

POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population (2023)	5,163	26,127	108,452
Projected Population (2028)	5,463	31,784	130,656
Census Population (2020)	5,292	22,485	99,882
Census Population (2010)	4,865	17,630	66,633
Median Age	39.9	37.9	34.8
HOUSEHOLDS			
2023 Households	2,301	9,559	37,007
2028 Household Projection	2,439	11,507	44,553
HOUSEHOLD INCOME			
Estimated Average Household	\$82,867	\$129,989	\$135,178
Projected Average Household	\$84,191	\$116,079	\$120,527
Estimated Per Capita Income	\$37,261	\$47,674	\$46,166
RACE AND ETHNICITY			
White (2023)	3,349	16,640	64,078
Black Or African American (2023)	497	2,427	11,357
American Indian Or Alaska Native	33	208	902
Asian (2023)	145	857	6,995
Hispanic	281	1,718	8,650
HOUSEHOLD SIZE			
1 Person Households	1,068	2,942	7,816
2 Person Households	598	2,794	10,207
3 Person Households	284	1,512	6,906
Housing Units Owner-Occupied	1,147	5,284	21,295
Housing Units Renter-Occupied	1,153	4,276	15,712









## MAJOR AREA EMPLOYERS

**Amazon.com**

**Sysco Central Texas**

**Brandt Engineering**

**Visionworks**

**National Republic**

**Beverage Company**

**HEB Grocery Company**

**Wal-Mart Stores**

**FedEx Ground**

**Lowe's**

**Caterpillar**

# HOUSTON TX AT A GLANCE

Conveniently located on Interstate 35 and Interstate 10, the City of Schertz has emerged as a leader for industrial development within the San Antonio and Austin region. The City actively seeks to create a welcoming and prosperous place to conduct business and call home. Schertz' current growth and economic prosperity can be attributed to its diverse economic base and pro-business climate. Schertz has a large and highly skilled workforce which helps ensure that the community and its economy will continue to possess the talent and skills needed to prosper well into the 21st century.

### Low Cost of Living

Schertz offers exceptional housing and lifestyle at an affordable cost. Our proximity to San Antonio offers nearby amenities and lifestyles. Workers within the San Antonio region experience a cost of living that ranks among the lowest in the United States for large metropolitan areas. Schertz's cost of living is 3.5 percentage points below the national average allowing paychecks to go further (Source: JobsEQ 2020Q4)

### Military Community

Randolph Air Force Base, located adjacent to Schertz, serves as headquarters for both the Air Education and Training Command (AETC) as well as the Air Force Personnel Center (AFPC). The Base is known as the 'Showplace of the Air Force' thanks to its Spanish Colonial Revival Style architecture (in which all structures – including hangars – were constructed). Schertz has been ranked fifth on NerdWallet.com's list of best cities for retired military. Veterans, who make up about 22 percent of Schertz's population, have access to services throughout the region.

Resources: [sanantonioexceptionalhomes.com/san-antonio/strong-economy](https://sanantonioexceptionalhomes.com/san-antonio/strong-economy), [bizjournals.com/sanantonio/news/2022/05/26/80-thousand-households-san-antonio-2026-zonda.html](https://bizjournals.com/sanantonio/news/2022/05/26/80-thousand-households-san-antonio-2026-zonda.html), [kwsanantonio.com/news/18-things-you-didnt-know-about-military-city-usa/](https://kwsanantonio.com/news/18-things-you-didnt-know-about-military-city-usa/)



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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.





# 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:
  - o 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
  - o 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.

PCR Brokerage Houston, LLC dba Partners	<b>9003949</b>	<b>licensing@partnersrealestate.com</b>	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Marc Peeler</b>	<b>627894</b>	<b>marc.peeler@partnersrealestate.com</b>	<b>713-275-9606</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

