



FOR SALE

Ramsey's Restaurant

1403 N Navarro St, Victoria, TX 77901

Presented By



Sean Judge
TREC #788125

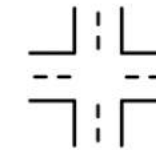
Ramsey's Overview



Highlights



Local, well-known diner across from major regional hospital DeTar Healthcare System



Conveniently situated on Navarro Street - Victoria's major North to South artery (35,000 VPD)



Significant annual revenue and high net income



Victoria Advocate's *Best Breakfast* multiple time winner



Six blocks from St. Joseph High School (313 students)



Recent CapEx: all new plumbing, remodeled kitchen, paint work, recent roof, freezer, & more

PRICE:	\$3,800,000 (8.9% CAP RATE)
NOI / FINANCIALS:	CALL FOR INFORMATION
SALE INCLUDES:	BUSINESS, REAL ESTATE, & FF&E
BUILDING SIZE:	4,478 SF
REAL ESTATE:	1403 N NAVARRO & 1404 N WHEELER
COMBINED LAND AREA:	0.88 AC 59 PARKING SPACES
SEATING:	171 INDOOR 35 PATIO
OWNER FINANCING:	25% DOWN, 7% FIXED, 10-30 YRS

Ramsey's
Restaurant

Sean Judge | (281) 944-8088 | RE/MAX Property Group

1403 N Navarro St,
Victoria, TX 77901

The information contained herein was obtained from sources believed reliable. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

Aerial View



*Ramsey's
Restaurant*

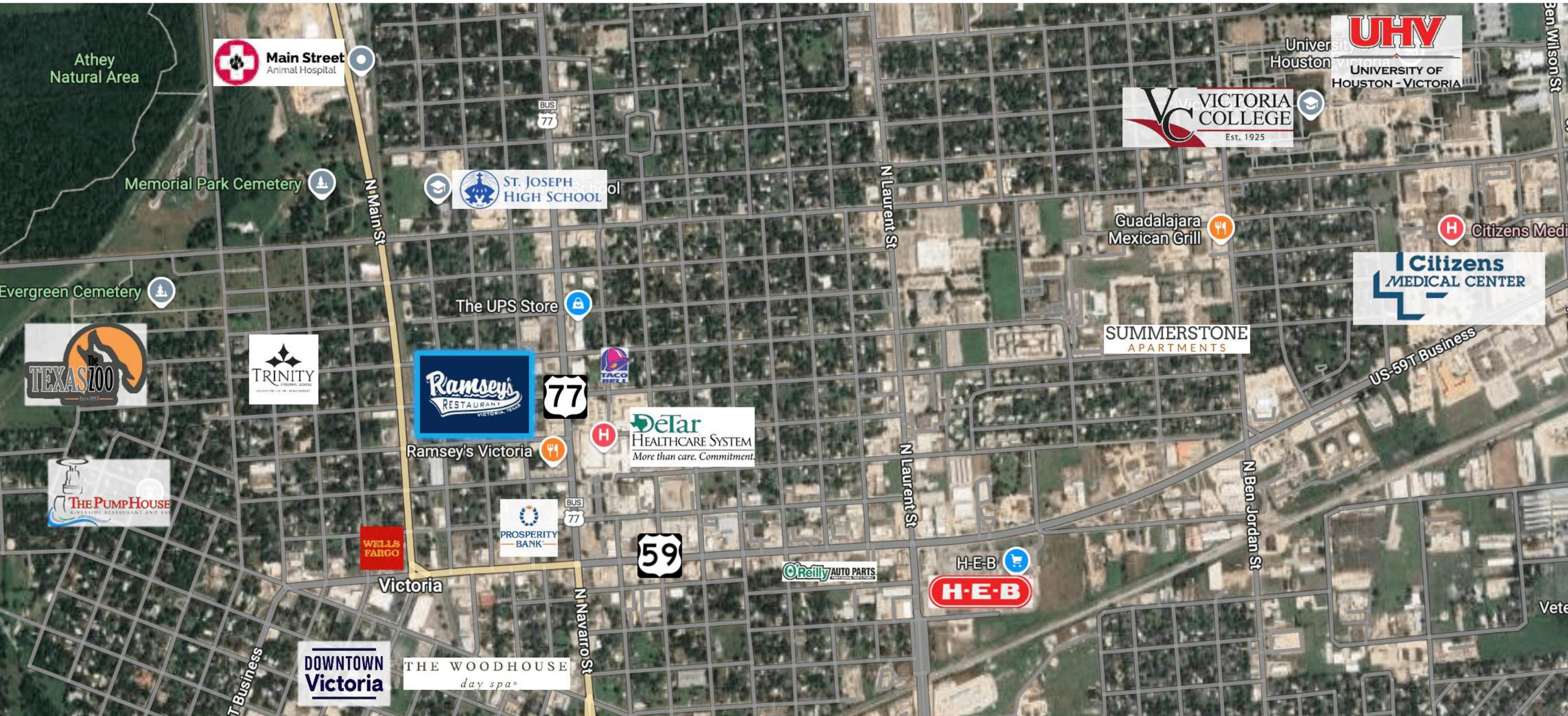
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Detailed Location

Victoria, TX



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Photos



*Ramsey's
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Photos



Photos



Photos

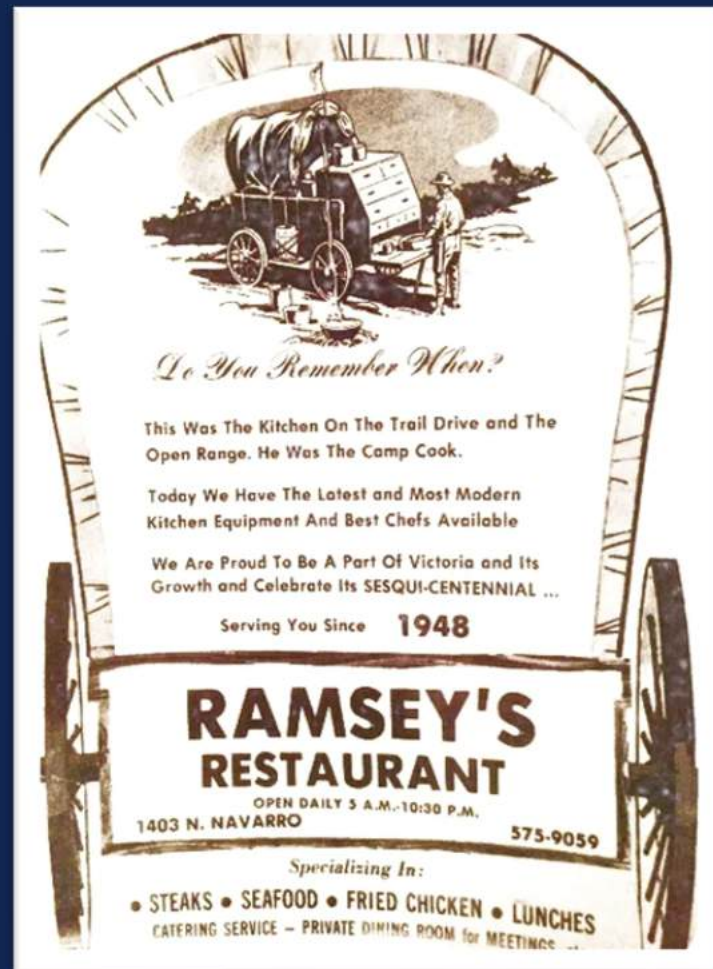


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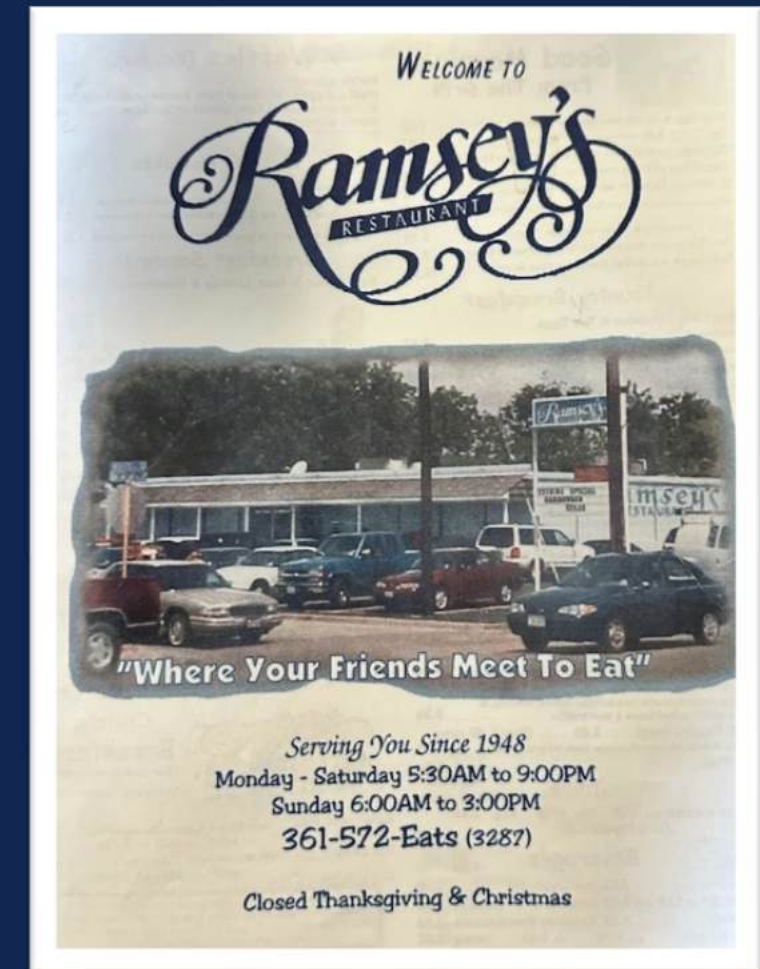
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Ramsey's History



- Historic diner established in 1948 by Jess & Minnie Ramsey
- Relocated to its current location in 1968
- Current owner has operated Ramsey's for the past 31 years
- Celebrities including Johnny Depp, Robert Duvall, & George Strait have all dined at Ramsey's



Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	7,718	52,108	65,334
2020	8,263	57,188	71,602
2024	9,112	59,466	74,544

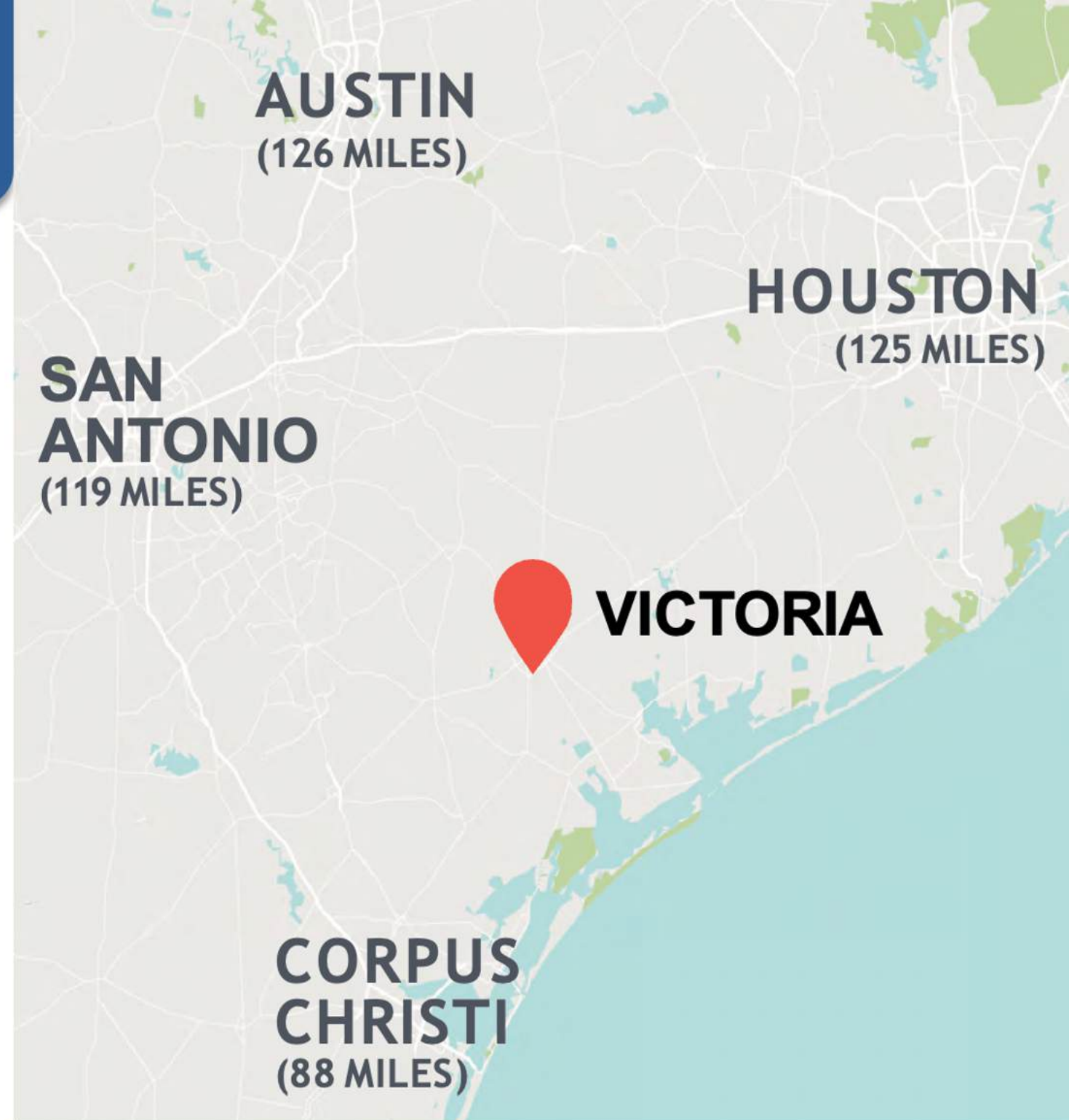


2024 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$64,351	\$68,735	\$72,159

TOP EMPLOYERS IN VICTORIA

EMPLOYER	# OF EMPLOYEES
Formosa Plastics	3,048
Victoria ISD	2,000
The Inteplast Group	1,179
DeTar Healthcare System	950
Citizens Medical Center	936



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$72K



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.

11-2-2015



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.

RE/MAX Property Group	0645271	maeliadavis@yahoo.com	(713) 253-0104
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