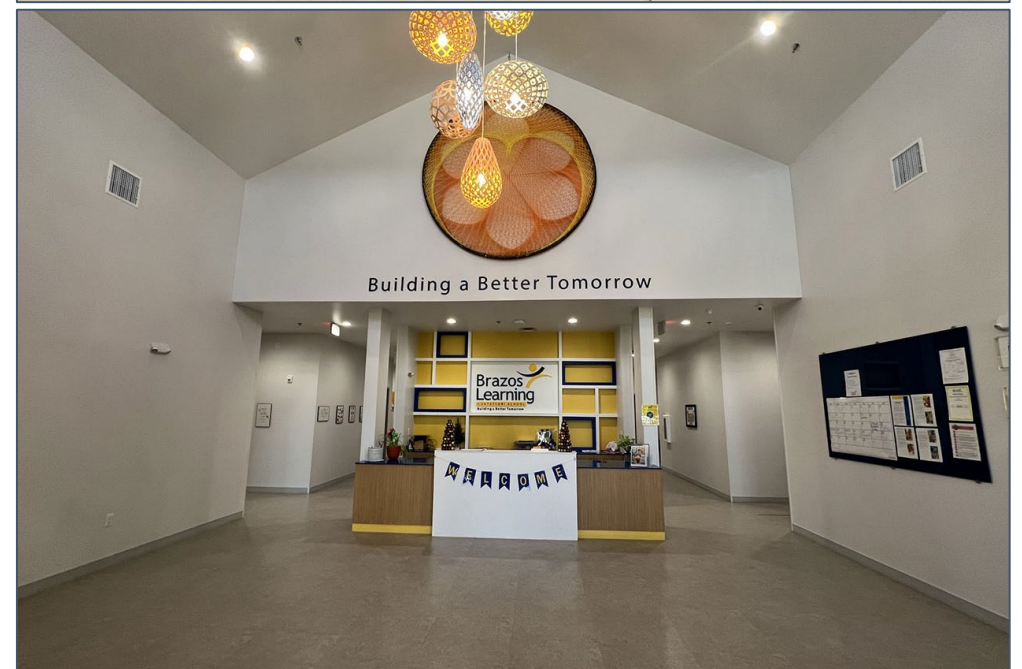


LAKE JACKSON DAYCARE/OFFICE FOR SALE
2007 FM 2004, RICHWOOD, TX 77531
15,186 SF BUILDING/3.14 ACRES OF LAND

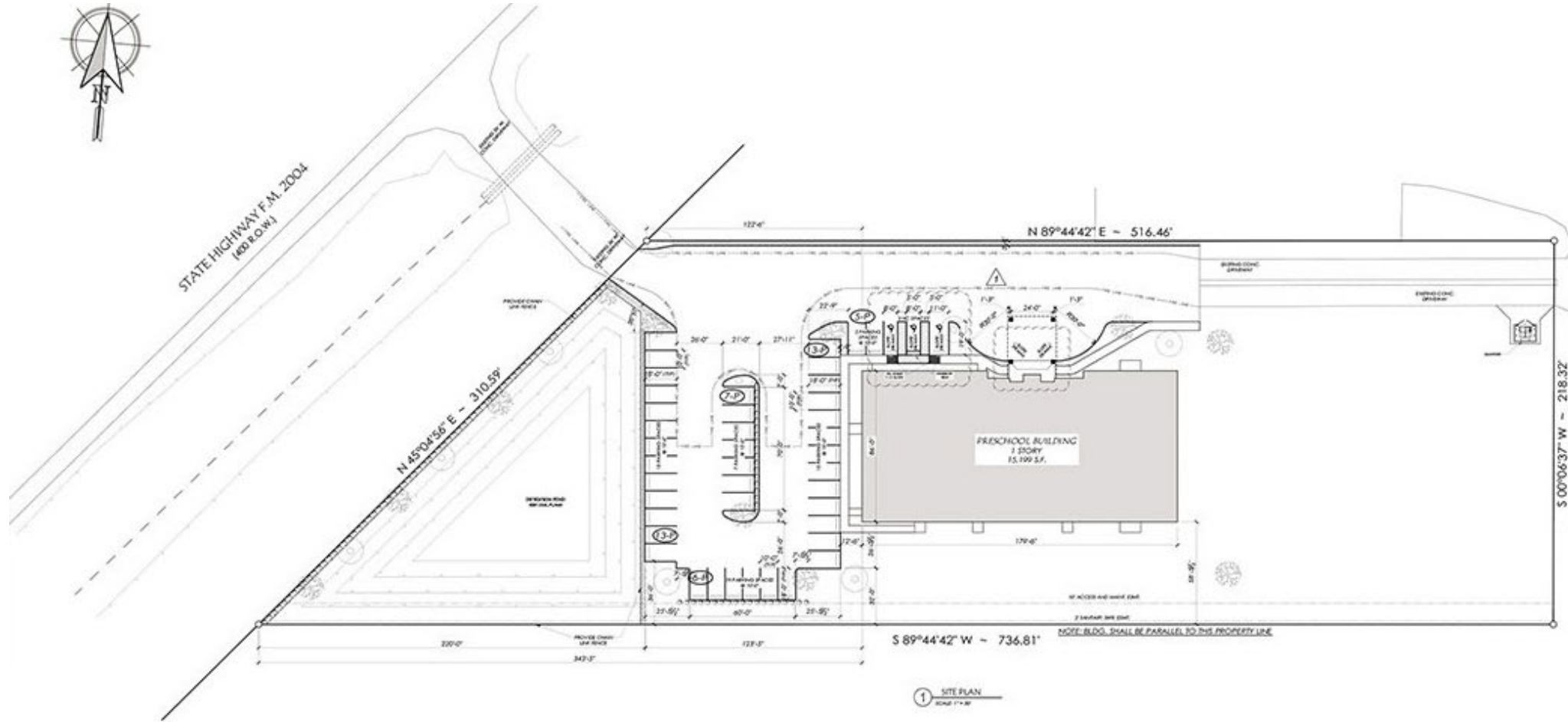


PROPERTY HIGHLIGHTS

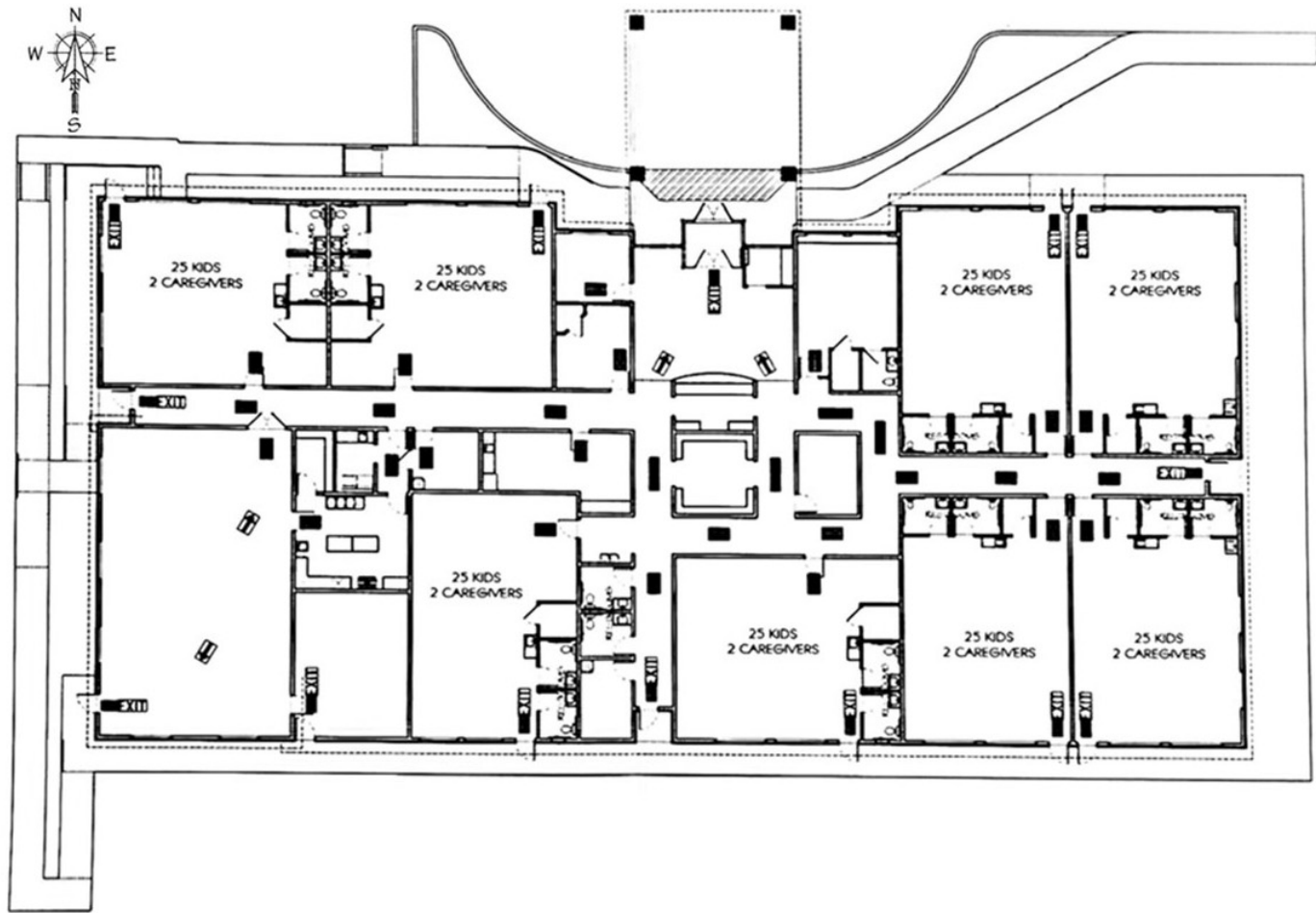
- Major Price Reduction. The county has this property appraised at \$5,459,390!
- 15,186 SF free-standing building, on 3.14 acres of land (including 1 AC for additional parking, if needed).
- This as good as brand-new facility is ideal for a number of uses, including single or multi-tenant high grade offices, medical, research, vocational or day care facility, among a number of other uses.
- Built in 2021, with very minimal wear and tear due to very little usage. Business and FFE also available.
- Features 8 large caregiver classrooms, unused commercial grade kitchen appliances and hood, grease trap, laundry room, gym, outdoor playground, plumbed for 20 bathrooms, 13 individually controlled AC units, 2 water heaters, LED Lighting; building is fully sprinkled.
- Excellent visibility and easy access sandwiched between FM 2004 and N Brazosport Boulevard, two major thoroughways in the Richwood/Lake Jackson area.



SITE PLAN



FLOOR PLAN

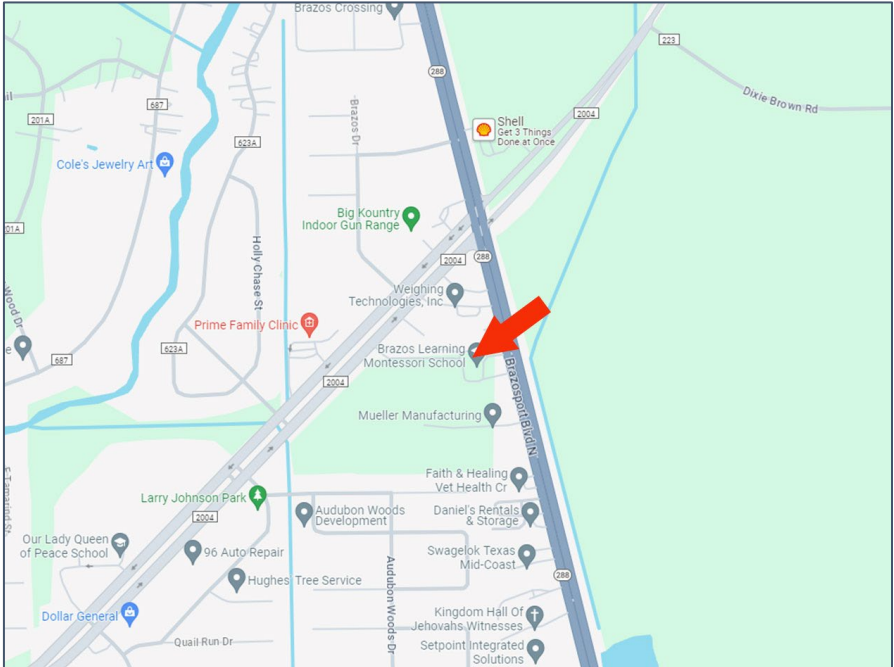
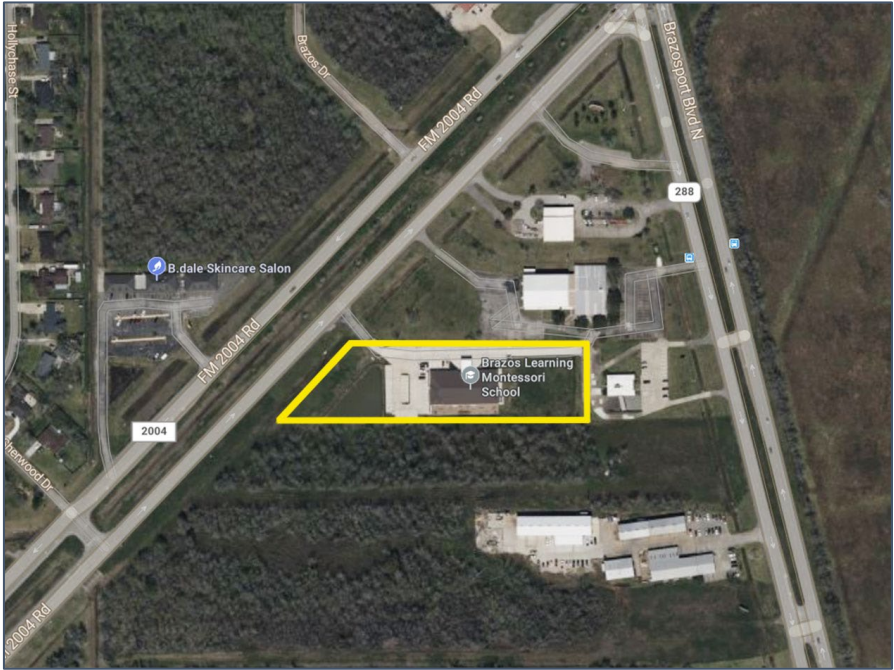


PROPERTY SUMMARY

| PROPERTY ATTRIBUTES | |
|---------------------------------------------------------------------------|-----------------------------------------------------|
| Price | Please Call |
| Gross Leasable Area | 15,186 SF |
| Site Size | 3.14 AC |
| Zoning | General Commercial |
| Parking (Comes with +/- 1 acre of unimproved land for additional parking) | 44 Parking Spaces + 1 acre for additional spaces |
| Year Built | 2021 |
| A/C | 13 Units |
| Commercial Kitchen/Hood/Grease Trap | Available |
| 2023 Population 5-Mile Radius | \$122,955 |
| N Brazosport/FM 2004 Traffic CPD | 14,880/8,000 |
| Consumer Spending 5-Mile Radius | \$1 Billion + |



MAP | AERIAL





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