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CAPITAL RETAIL
P R O P E R T I E S



For Sale 18,000 SF Building on 1.4 Acres

816 S 17th St, West Columbia, TX 77486

Clay Albers | 832-875-1644 | calbers@capitalretailproperties.com
www.capitalretailproperties.com



CAPITAL RETAIL
PROPERTIES

For Sale - 18,000 SF Building on 1.4 Acres

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TxDOT is widening Highway 36 in Brazoria and Fort Bend counties to address traffic congestion and improve safety. The project encompasses the stretch between US 59 (near Rosenberg) and FM 1495 (near Port Freeport). They plan to widen it to a four-lane divided highway with a center median in rural areas and center left-turn lanes in urban areas.

PROPERTY DESCRIPTION:

- **Prime Property:** 18,000 SF building situated on 1.4 acres of land.
- **Full Flexibility:** Entire 18,000 SF available upon sale, granting new ownership full flexibility.
- **Lease-Free:** No existing leases, ensuring total control over usage and occupancy.
- **Owner-Operated:** Presently owner-occupied by Baytown Seafood, utilizing approximately 7,000 SF.
- **Turnkey Option:** Sale price includes restaurant fixtures, equipment, and operational capabilities for Baytown Seafood (optional).

SALE PRICE:

- \$1,250,000

AREA RETAILERS:



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Retail Aerial

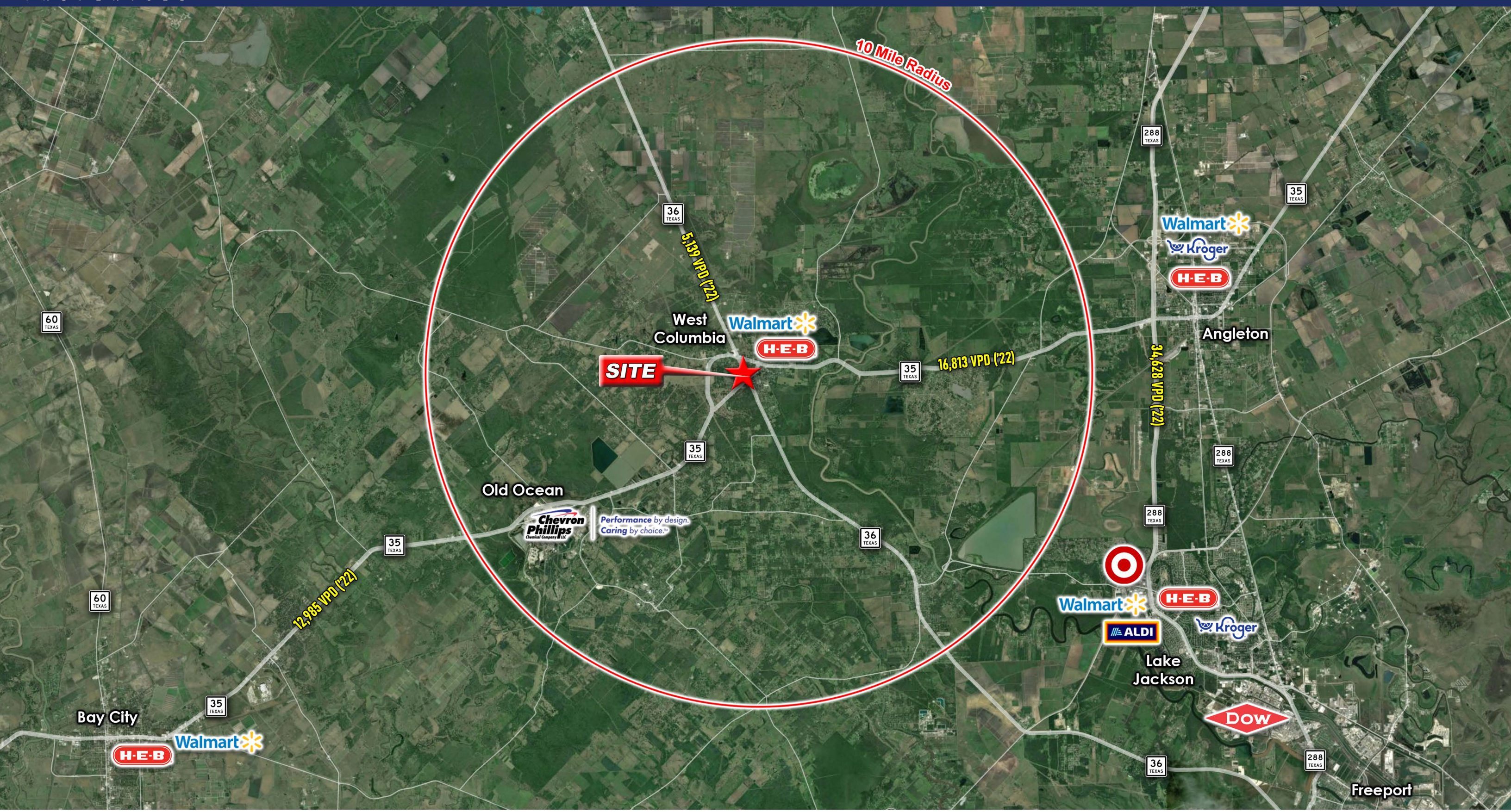


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Wide Aerial





Summary Profile



POPULATION
(10 mi Radius, 2023)

28,084

HOUSEHOLDS
(10 mi Radius, 2023)

10,670

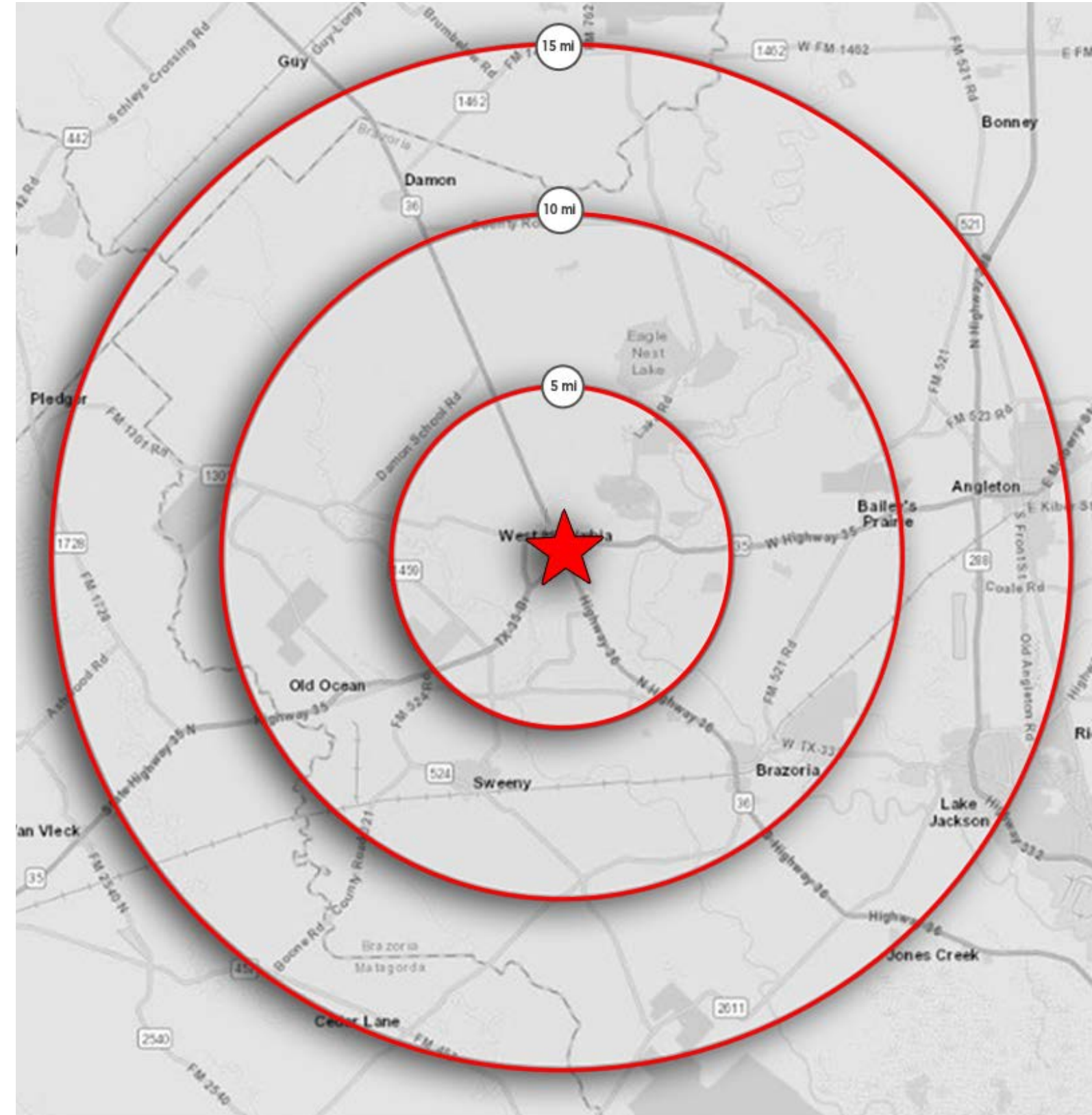
INCOME
(10 mi Radius)
2023 Average:

\$105,837

TOTAL DAYTIME POPULATION
(10 mi Radius, 2023)

26,011

	5 mi Ring	10 mi Ring	15 mi Ring
Population Summary			
2010 Total Population	9,935	26,418	78,006
2020 Total Population	10,411	27,152	80,696
2020 Group Quarters	47	273	5,647
2023 Total Population	11,171	28,084	82,236
2023 Group Quarters	48	265	5,606
2028 Total Population	11,621	28,686	84,245
2023-2028 Annual Rate	0.79%	0.43%	0.48%
2023 Total Daytime Population	8,841	26,011	74,632
Workers	2,101	8,902	30,854
Residents	6,740	17,109	43,778
Household Summary			
2023 Households	4,305	10,670	29,186
2023 Average Household Size	2.58	2.61	2.63
2028 Households	4,514	10,986	30,166
2028 Average Household Size	2.56	2.59	2.61
2023-2028 Annual Rate	0.95%	0.59%	0.66%
2023 Families	3,090	7,684	20,988
2023 Average Family Size	3.08	3.11	3.14
2028 Families	3,237	7,905	21,692
2028 Average Family Size	3.06	3.08	3.11
2023-2028 Annual Rate	0.93%	0.57%	0.66%
Housing Unit Summary			
2023 Housing Units	4,887	12,130	32,955
Owner Occupied Housing Units	74.5%	73.4%	68.4%
Renter Occupied Housing Units	13.5%	14.6%	20.2%
Vacant Housing Units	11.9%	12.0%	11.4%
2028 Housing Units	4,993	12,340	33,816
Owner Occupied Housing Units	77.3%	75.1%	69.8%
Renter Occupied Housing Units	13.1%	13.9%	19.4%
Vacant Housing Units	9.6%	11.0%	10.8%
2023 Households by Income			
Household Income Base	4,305	10,670	29,186
<\$15,000	4.6%	9.2%	7.5%
\$15,000 - \$24,999	9.2%	7.0%	5.7%
\$25,000 - \$34,999	7.0%	7.0%	6.7%
\$35,000 - \$49,999	6.8%	7.7%	8.3%
\$50,000 - \$74,999	17.4%	18.7%	21.1%
\$75,000 - \$99,999	22.6%	16.8%	13.4%
\$100,000 - \$149,999	14.9%	15.1%	17.4%
\$150,000 - \$199,999	6.9%	8.4%	8.7%
\$200,000+	10.6%	10.1%	11.2%
Average Household Income	\$108,819	\$105,837	\$110,863
2028 Households by Income			
Household Income Base	4,514	10,986	30,166
<\$15,000	3.9%	7.8%	6.5%
\$15,000 - \$24,999	6.8%	5.3%	4.4%
\$25,000 - \$34,999	5.8%	5.6%	5.5%
\$35,000 - \$49,999	5.2%	6.2%	7.2%
\$50,000 - \$74,999	16.7%	17.8%	19.7%
\$75,000 - \$99,999	23.0%	17.6%	13.9%
\$100,000 - \$149,999	17.3%	17.3%	19.3%
\$150,000 - \$199,999	9.3%	11.1%	11.0%
\$200,000+	11.9%	11.4%	12.4%
Average Household Income	\$123,564	\$120,721	\$124,483
2023 Population 25+ by Educational Attainment			
Total	7,999	19,929	58,360
Less than 9th Grade	3.1%	4.7%	3.9%
9th - 12th Grade, No Diploma	6.8%	6.9%	6.4%
High School Graduate	20.8%	24.1%	23.2%
GED/Alternative Credential	6.3%	7.1%	9.0%
Some College, No Degree	31.7%	29.1%	23.4%
Associate Degree	14.5%	11.3%	10.5%
Bachelor's Degree	10.0%	11.8%	16.7%
Graduate/Professional Degree	6.9%	4.9%	7.0%





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:
 - that the owner will accept a price less than the written asking price;
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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