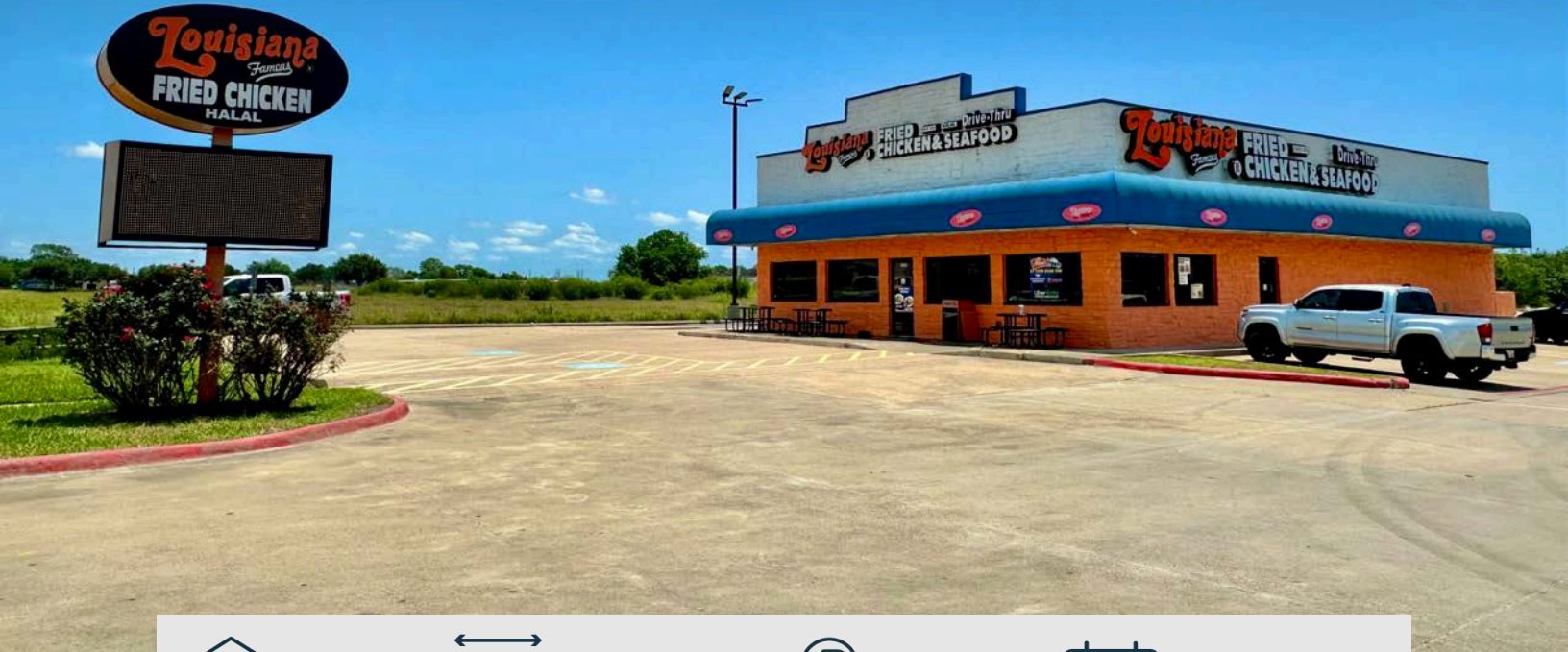


FOR LEASE

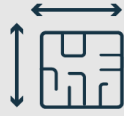
# FREE STANDING RESTAURANT WITH DRIVE THRU

Oldham  
Goodwin **OG**

5400 AVENUE I  
ROSENBERG, TEXAS 77471



**GLA**  
3,026 SF



**SITE SIZE**  
1.67 AC



**PARKING**  
37 SPACES



**YEAR BUILT**  
2016

## PROPERTY HIGHLIGHTS

- Free standing 2nd generation restaurant with double drive-thru lanes
- Well located on Avenue I and one block from Lamar Consolidated High School and Junior High, and ½ mile from Wharton County Junior College
- Abundant surface parking
- Excellent Visibility and access to Avenue I and Reading Road
- Furniture, fixtures, and equipment included
- Excellent traffic counts of 28,591 VPD between Avenue I and Reading Road per TXDOT

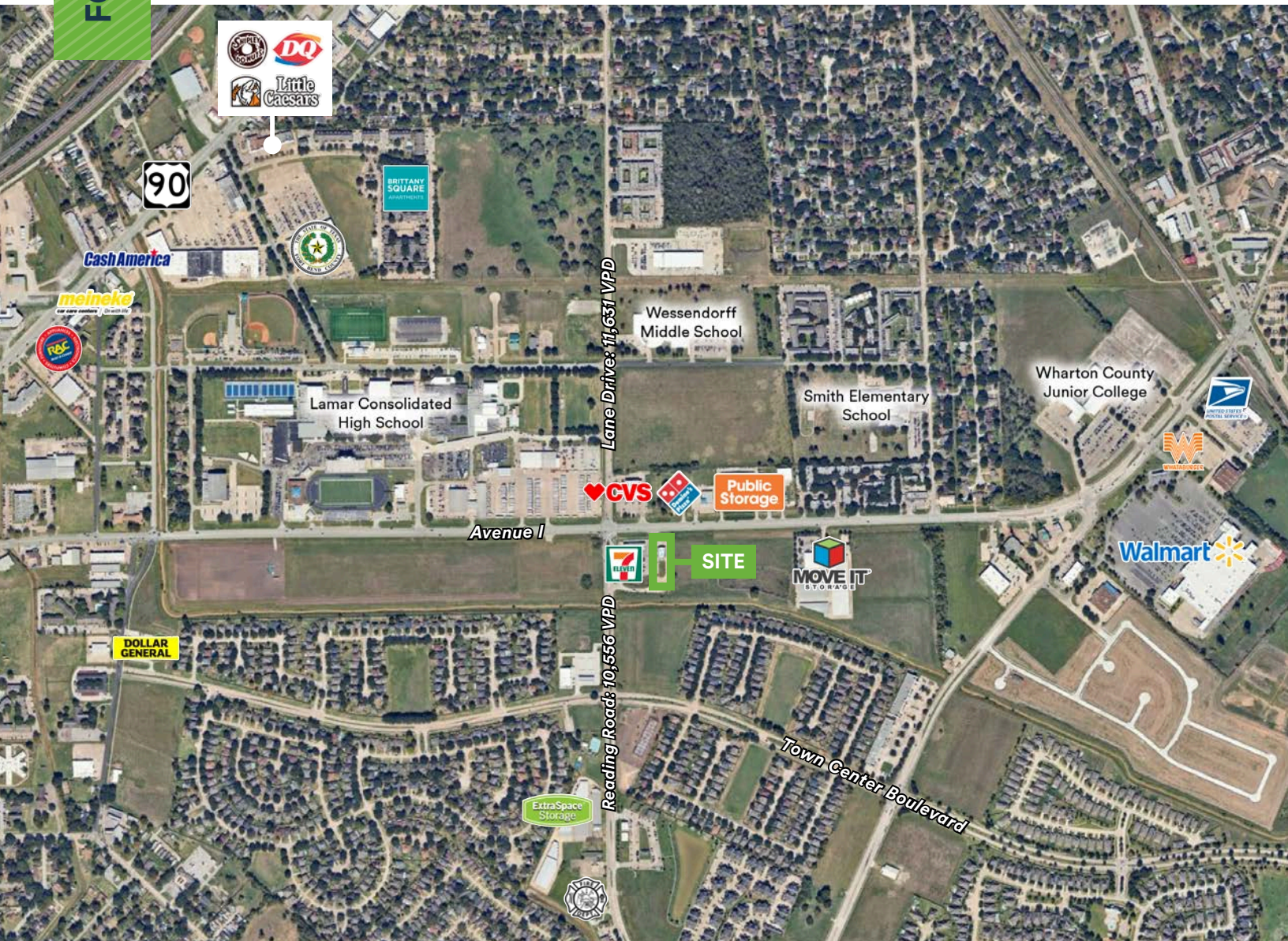




FOR LEASE

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	13,468	67,580	125,919
2029 Total Population	16,171	82,205	152,511
2024 - 2029 Growth Rate	20.07%	21.64%	21.12%
2024 Households	4,789	23,677	42,153
2029 Households	5,784	28,968	51,375
2024 Median Home Value	\$215,571	\$246,995	\$266,149
2024 Average Household Income	\$64,289	\$79,047	\$94,002
2024 Total Consumer Spending	\$120,966,000	\$698,045,000	\$1,403,069,000
2029 Total Consumer Spending	\$157,993,969	\$925,722,634	\$1,848,220,001



**28,591 VPD**

Avenue I  
& Reading Road



**4,556**  
Employees



FOR LEASE

# FREE STANDING RESTAURANT WITH DRIVE THRU

5400 AVENUE I  
ROSENBERG, TEXAS 77471



FOR LEASE

# FREE STANDING RESTAURANT WITH DRIVE THRU

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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

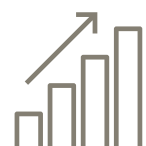


POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



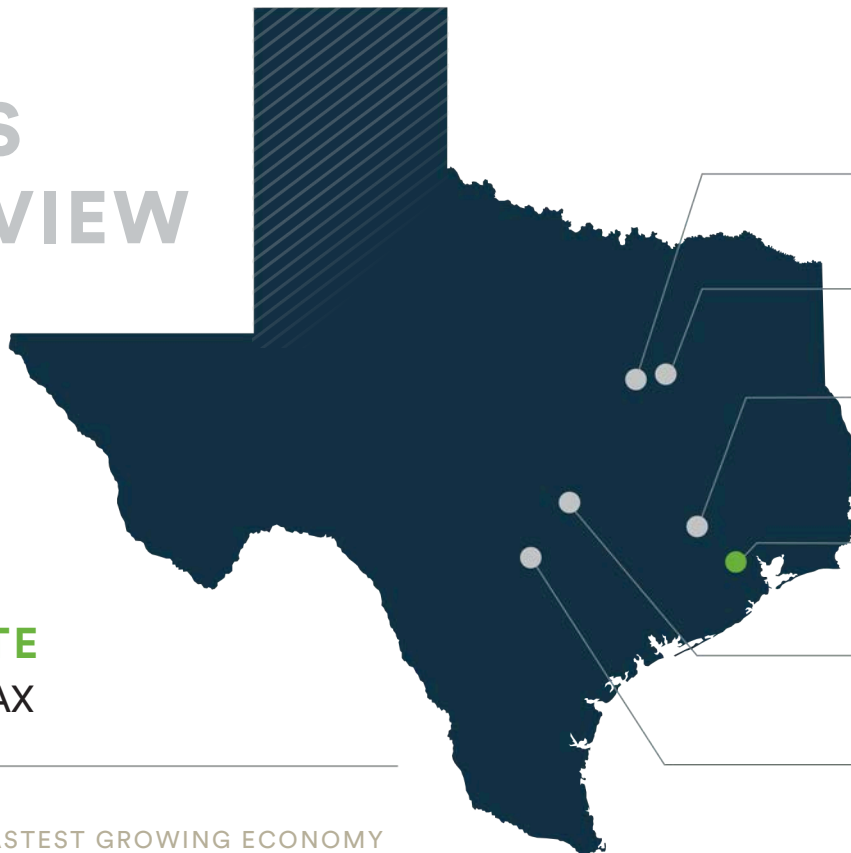
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
**CALL TEXAS HOME**



FOR LEASE

# FREE STANDING RESTAURANT WITH DRIVE THRU

5400 AVENUE I  
ROSENBERG, TEXAS 77471

## ROSENBERG, TEXAS



POPULATION  
**38,282**

**9**

MUNICIPAL PARKS  
WITHIN THE CITY  
LIMITS

**50%**

UNDEVELOPED LAND  
MEANS THE CITY HAS  
ROOM TO GROW



### LOGISTICAL ASSETS

LOCATED LESS THAN 30 MILES FROM DOWNTOWN HOUSTON,  
ROSENBERG'S LOGISTICAL ASSETS EARNED IT THE NICKNAME  
"HUB OF THE GULF COAST"



### TRANSPORTATION

#### TWO MAJOR TRANSPORTATION SERVICES

FORT BEND COUNTY PUBLIC TRANSPORTATION PROVIDES LOCAL BUS  
SERVICE AND COMMUTER SERVICE TO HOUSTON & GREYHOUND BUS  
LINES SERVES THE ROSENBERG STATION AT RACEWAY GAS STATION



### HOME TO 14 SCHOOLS

#### SERVED BY THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

LCISD RANKS 7TH ON THE STATE'S FASTEST-GROWING SCHOOL  
DISTRICT LIST

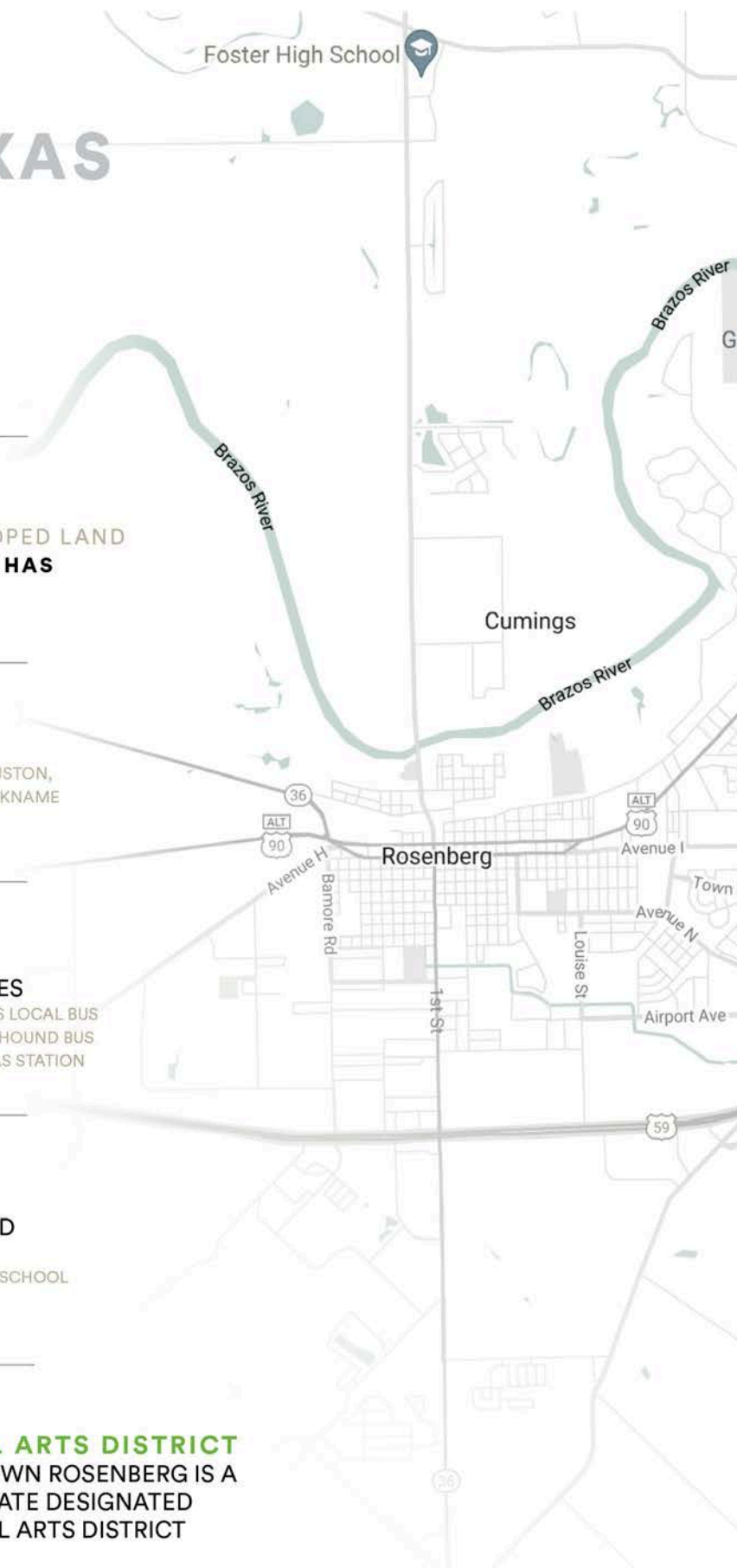
**3**

HISTORIC HOMES  
AVAILABLE TO TOUR



### CULTURAL ARTS DISTRICT

DOWNTOWN ROSENBERG IS A  
TEXAS STATE DESIGNATED  
CULTURAL ARTS DISTRICT



# FREE STANDING RESTAURANT WITH DRIVE THRU

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ROSENBERG, TEXAS 77471

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457  
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

Email

Email

Email

(979) 268-2000  
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Tyler Reiley**

Senior Associate | Retail Services

**D:** 346.226.3510 **C:** 713.598.6332

[Tyler.Reiley@OldhamGoodwin.com](mailto:Tyler.Reiley@OldhamGoodwin.com)



## Houston

14811 St. Mary's Lane, Suite 130 | Houston, Texas 77079

BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH     [OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM)

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