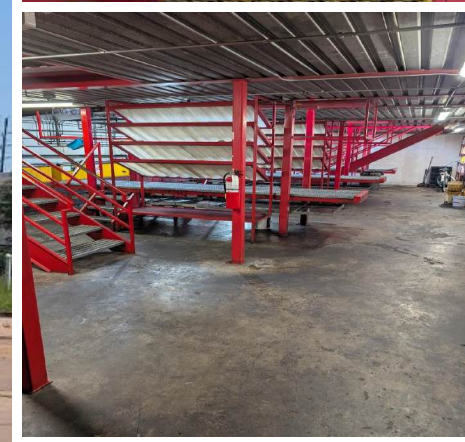
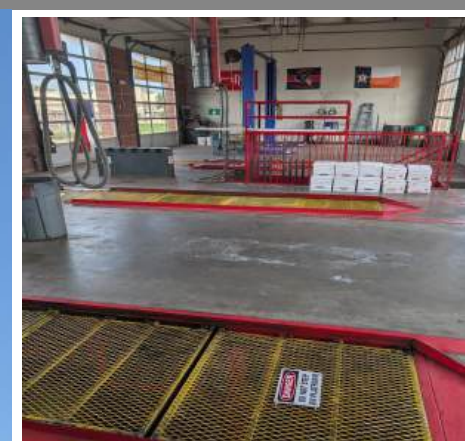


Turn Key Oil Change/ Mechanic Shop



READY TO GO OIL CHANGE AND MECHANIC SHOP

1832 FM 359
Richmond, TX 77406





Information About Brokerage Services

11-2-2015

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.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	(832) 899-4788
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	(832) 899-4788
Designated Broker of Firm	License No.	Email	Phone
Cheri Fama	360812	cheri.fama@compass.com	(713) 873-2269
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toke Ettehadih	0577559	Toke@tokeproperties.com	(713) 398-5009
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0
TAR 2501

THE SPACE

Location	1832 FM 359 Richmond, TX 77406
Square Feet	2250
Annual Rent PSF	\$22.00
Lease Type	NNN

Notes Tenant to pay property tax and insurance , gross will be \$5400/month

HIGHLIGHTS

- Turn key oil change and mechanic shop
- ready to start your business in auto service industry
- built with highest standar of nationwide famous auto oil change
- Has 3 oil change station with basement access
- Main building : 2,250 SQFT with 4 bays entrance
- Has reception , management office , bathroom and break room
- Gross rent is \$5,400/ month (including property tax and insurance)



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,884	48,691	164,210

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$150,795	\$145,785	\$137,771

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,849	15,765	52,748

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	2,250
LAND SF	20,000
LAND ACRES	0.5
YEAR RENOVATED	2020
ZONING TYPE	F1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20+
CEILING HEIGHT	16+
DOCK HIGH DOORS	14+

MECHANICAL

HVAC	Central
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	SLab
FRAMING	Metal
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	TPO

TENANT INFORMATION

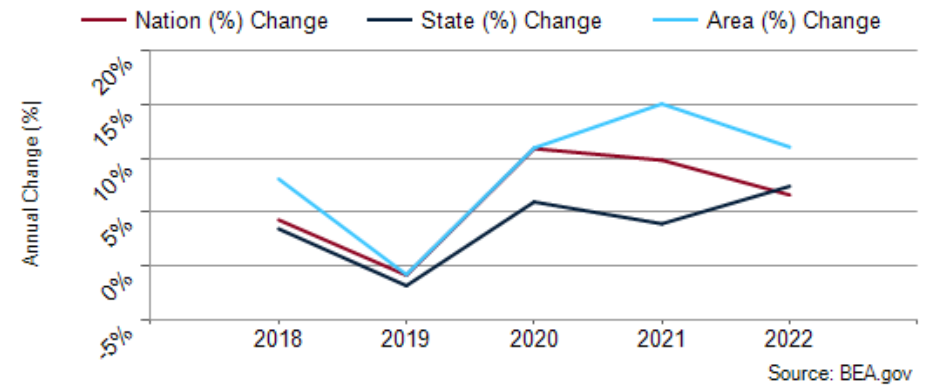
LEASE TYPE	NNN
------------	-----



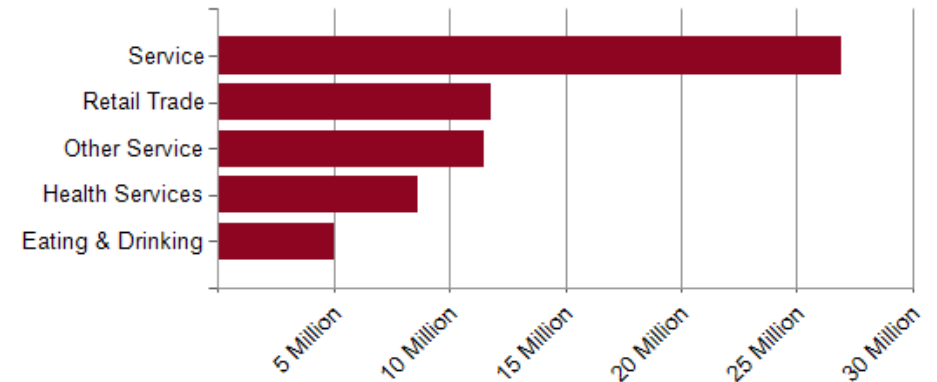
Ideal location

- The property is located in Richmond, Texas, a vibrant city with a rich history dating back to the 19th century. Richmond offers a blend of historical charm and modern amenities, making it an attractive location for businesses.
- FM 359, where the property is situated, is a well-connected thoroughfare that provides easy access to major highways such as Highway 90 and Grand Parkway. This convenient location ensures excellent visibility and accessibility for businesses operating in the area.
- The property is in close proximity to popular retail and dining destinations, including the Brazos Town Center and the Historic Downtown Richmond District. These attractions offer a variety of shopping and dining options, enhancing the area's appeal to potential customers and clients.
- Richmond boasts a diverse economy with a strong emphasis on industries such as healthcare, manufacturing, and education. The presence of major employers like OakBend Medical Center and Lamar Consolidated Independent School District contributes to the area's economic stability and growth potential.
- The surrounding area features a mix of residential neighborhoods, schools, parks, and recreational facilities, creating a dynamic environment that appeals to a broad range of demographics. This diverse community provides ample opportunities for businesses to attract and retain customers from different backgrounds.

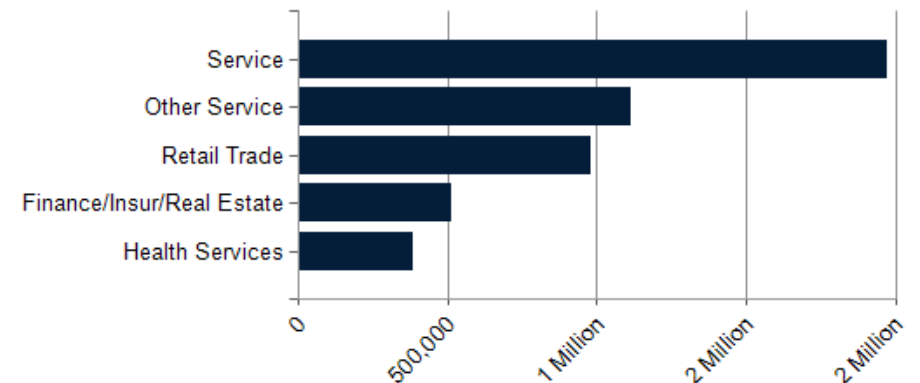
Fort Bend County GDP Trend



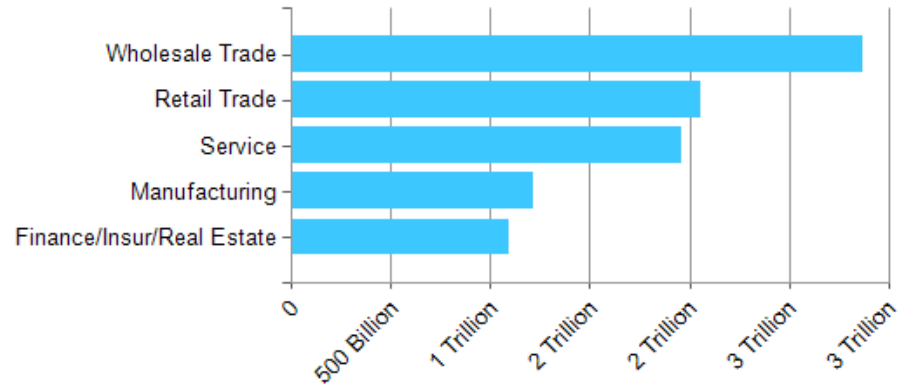
Major Industries by Employee Count

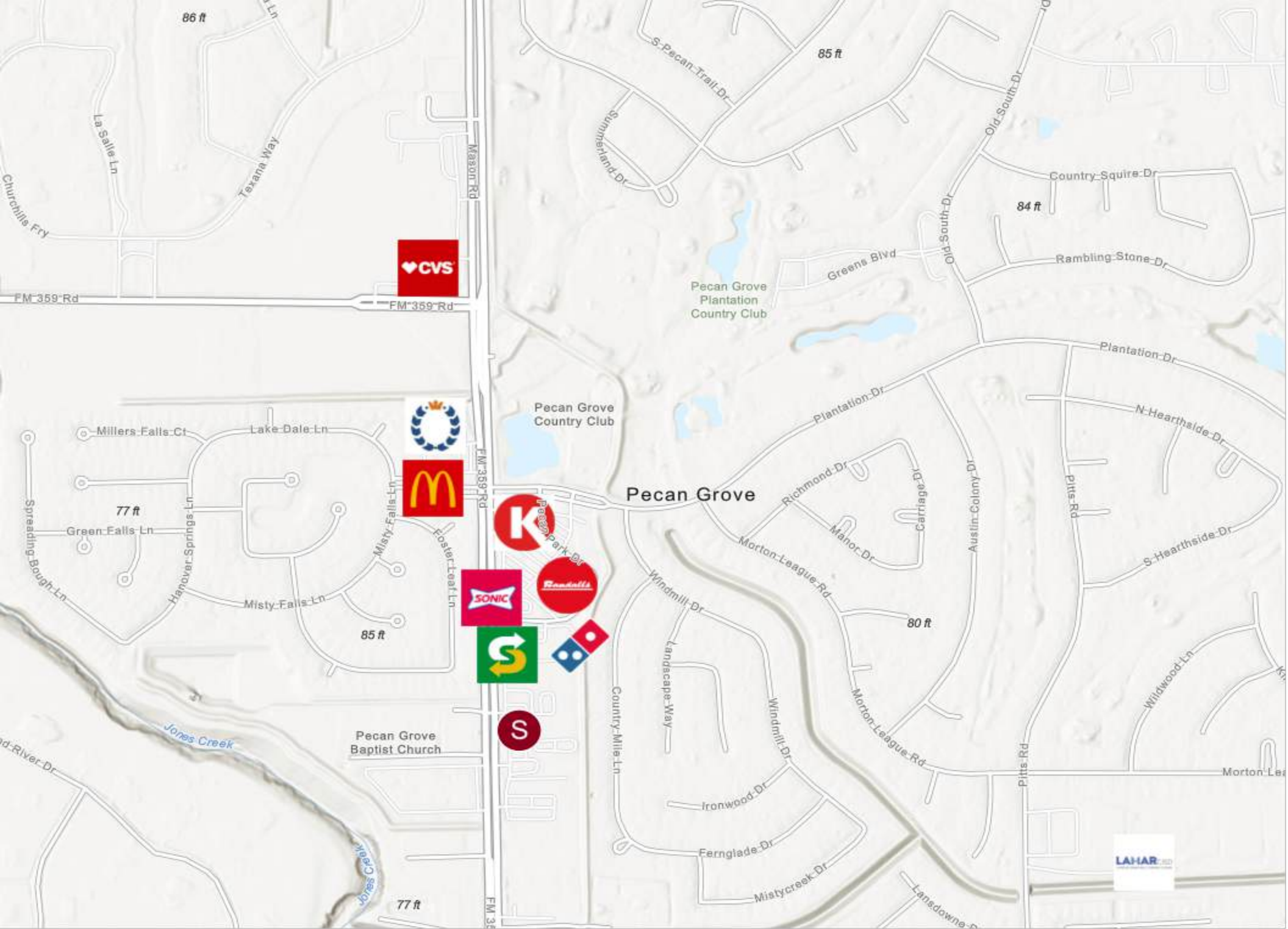


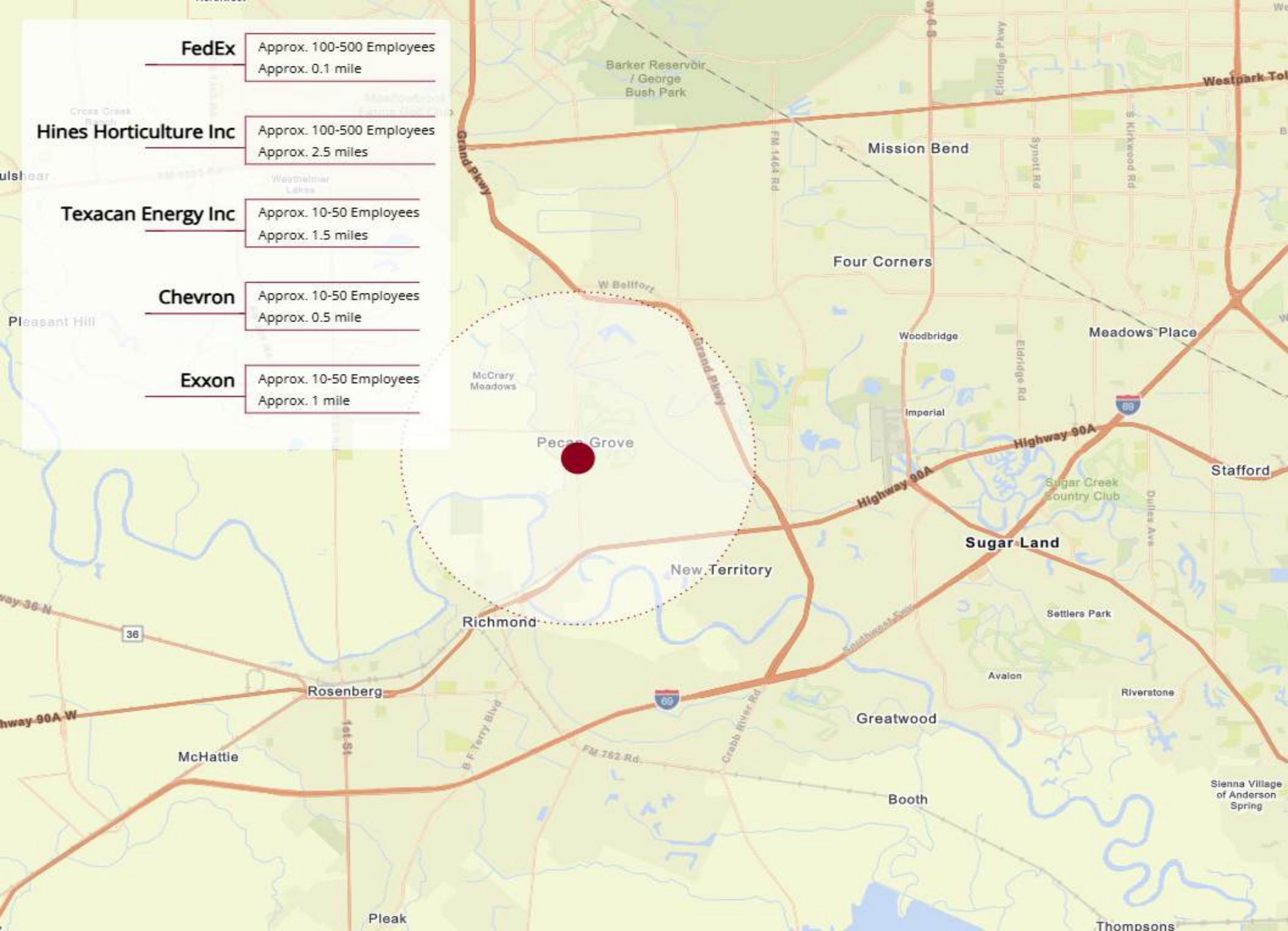
Major Industries by Business Count

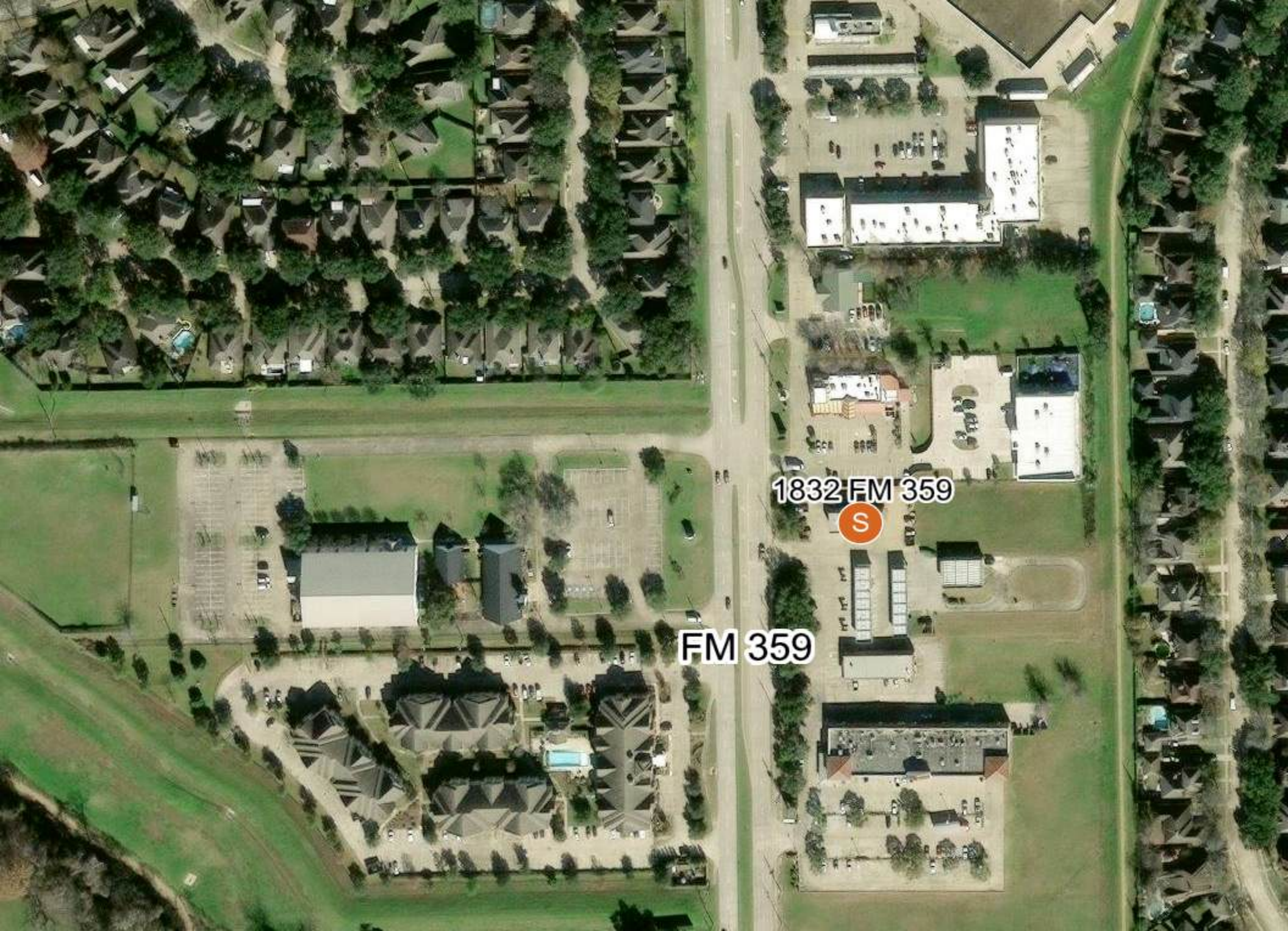


Major Industries by Sales Amount









1832 FM 359



FM 359



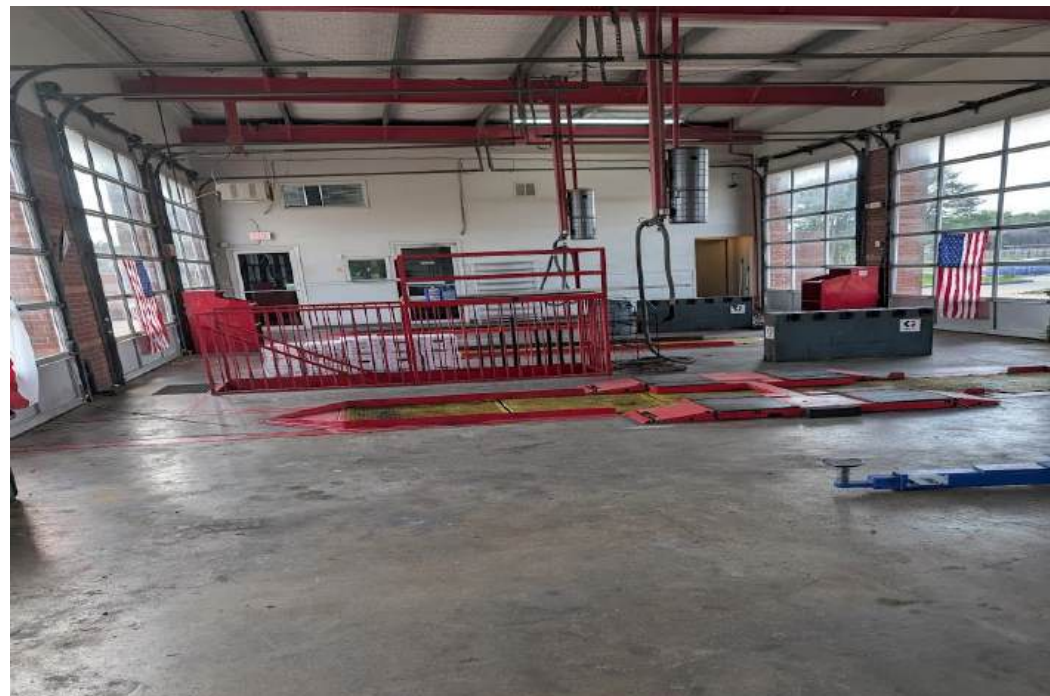
Frontage



Oil Change station



Basement



Working area



Front lot



Back lot



Side view



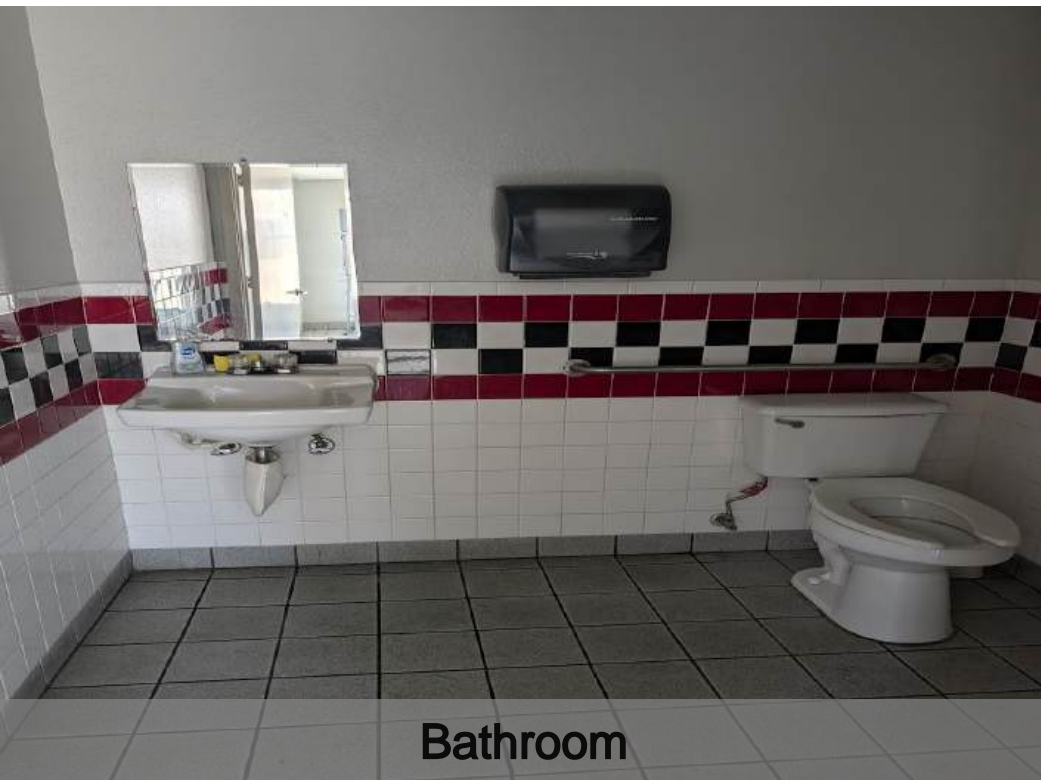
Side parking



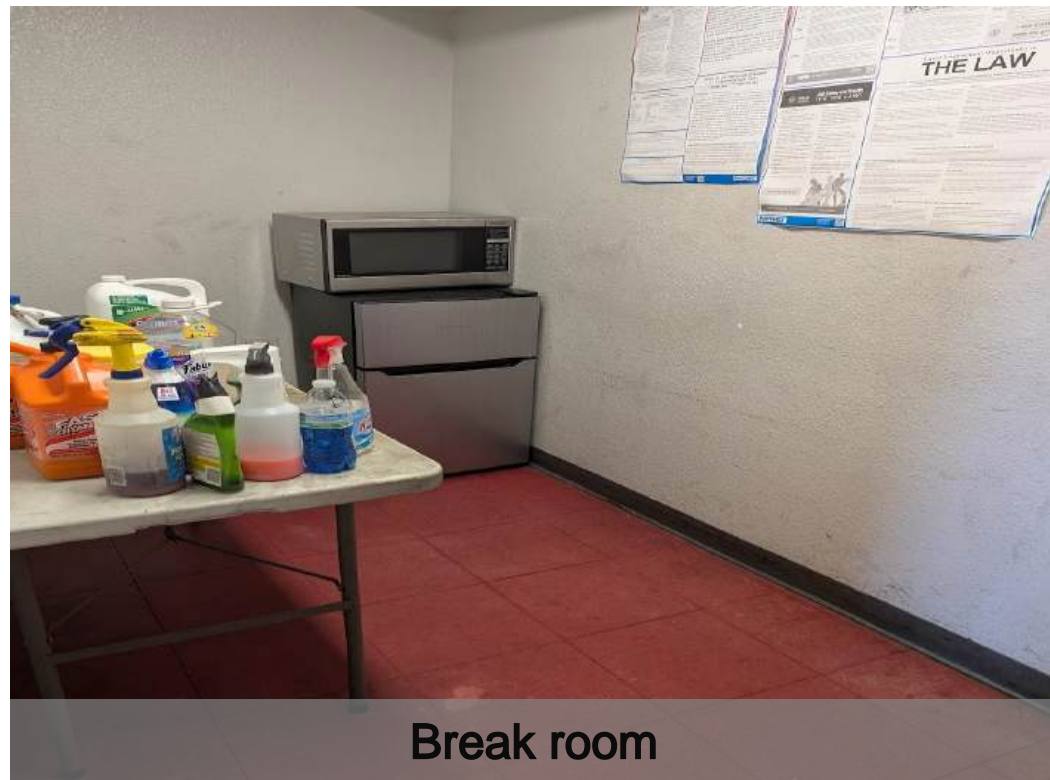
Entrance



Reception



Bathroom



Break room



upstairs



office upstairs



Manager's room



Lift



basement's stairs



Floor area



Basement working area

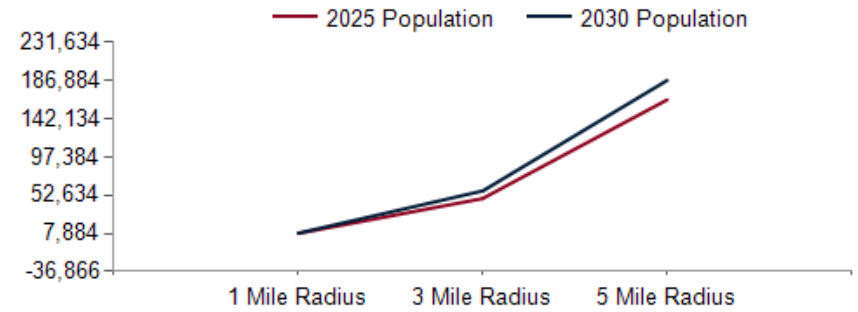


Oil tanks

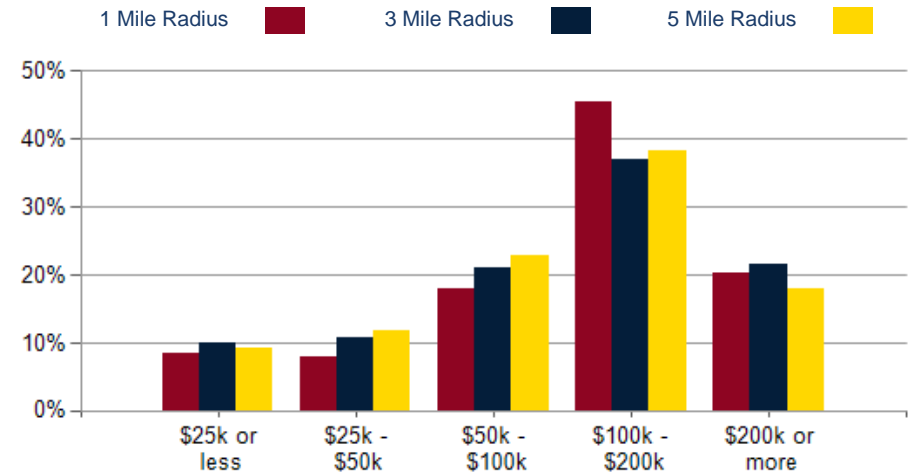
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,318	21,896	54,597
2010 Population	7,390	29,601	88,222
2025 Population	7,884	48,691	164,210
2030 Population	8,171	57,569	186,884
2025-2030: Population: Growth Rate	3.60%	17.05%	13.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	174	1,175	2,960
\$15,000-\$24,999	69	390	1,857
\$25,000-\$34,999	78	603	2,411
\$35,000-\$49,999	145	1,101	3,822
\$50,000-\$74,999	258	1,767	6,241
\$75,000-\$99,999	255	1,528	5,827
\$100,000-\$149,999	698	3,185	11,559
\$150,000-\$199,999	594	2,634	8,566
\$200,000 or greater	578	3,380	9,505
Median HH Income	\$126,636	\$115,890	\$110,016
Average HH Income	\$150,795	\$145,785	\$137,771

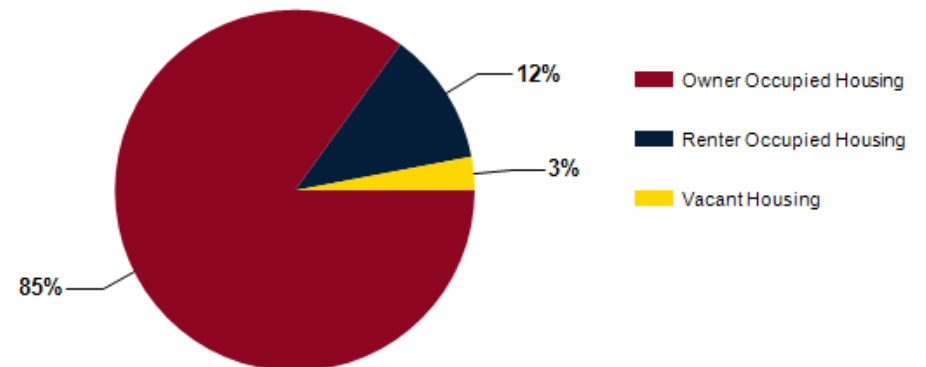
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,101	6,511	16,467
2010 Total Households	2,596	9,345	27,212
2025 Total Households	2,849	15,765	52,748
2030 Total Households	2,988	18,860	60,905
2025 Average Household Size	2.77	2.94	3.05
2025-2030: Households: Growth Rate	4.80%	18.25%	14.60%



2025 Household Income

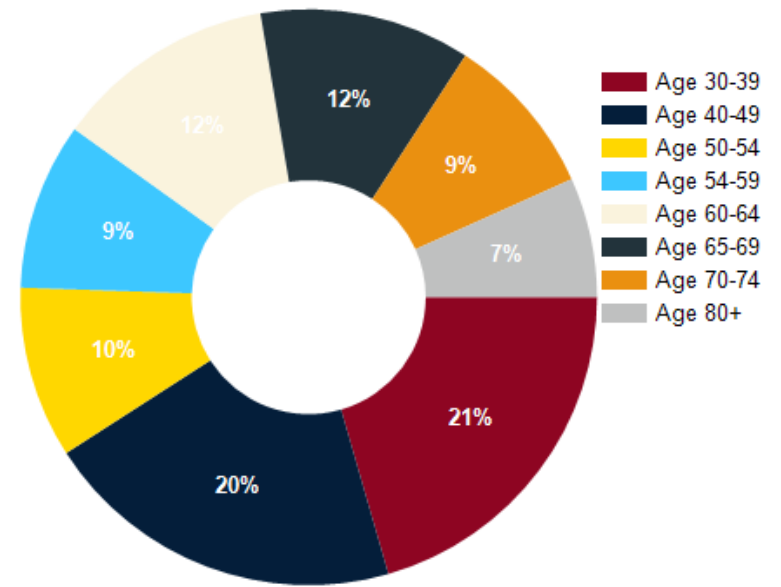


2025 Own vs. Rent - 1 Mile Radius

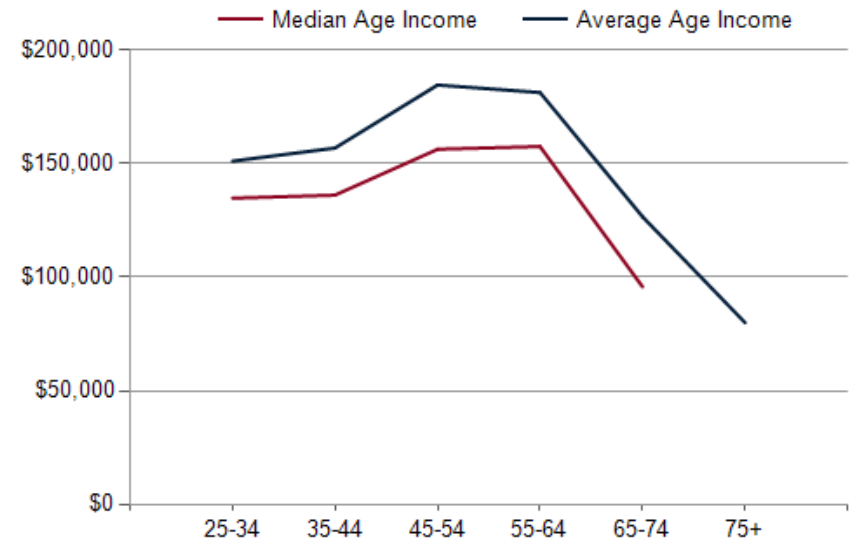


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	464	3,235	11,072
2025 Population Age 35-39	560	3,870	12,627
2025 Population Age 40-44	580	3,891	13,219
2025 Population Age 45-49	435	3,145	11,005
2025 Population Age 50-54	480	3,103	10,273
2025 Population Age 55-59	468	2,690	8,736
2025 Population Age 60-64	618	2,788	8,754
2025 Population Age 65-69	590	2,570	8,185
2025 Population Age 70-74	455	1,947	6,320
2025 Population Age 75-79	335	1,328	4,291
2025 Population Age 80-84	159	686	2,232
2025 Population Age 85+	118	558	1,665
2025 Population Age 18+	6,151	36,356	121,447
2025 Median Age	43	38	37
2030 Median Age	43	37	37



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$134,793	\$107,190	\$103,492
Average Household Income 25-34	\$151,132	\$130,593	\$123,925
Median Household Income 35-44	\$136,152	\$126,986	\$123,673
Average Household Income 35-44	\$156,892	\$153,728	\$149,578
Median Household Income 45-54	\$156,332	\$145,583	\$130,932
Average Household Income 45-54	\$184,647	\$171,378	\$159,239
Median Household Income 55-64	\$157,576	\$135,332	\$123,131
Average Household Income 55-64	\$181,320	\$160,789	\$152,270
Median Household Income 65-74	\$95,789	\$89,067	\$86,753
Average Household Income 65-74	\$126,608	\$125,518	\$116,187
Average Household Income 75+	\$79,937	\$93,557	\$85,441



Turn Key Oil Change/ Mechanic Shop

For information call :



Toktam Ettehadieh

Token Properties
Broker Associate
(713) 398-5009
Toke@tokeproperties.com
Lic: 577559



Reza Shirazi

Compass RE Texas
Realtor Associate/ Investment Adviser
(832) 657-3310
reza@tokeproperties.com
Lic: 620533

