

FOR SALE OR LEASE



Gas & QSR Opportunity off Hwy 59 & 71 – Former Chevron & Jack in the Box
1721 S Mechanic St | El Campo, TX

NANorthgate
— & —
cmu brokerage

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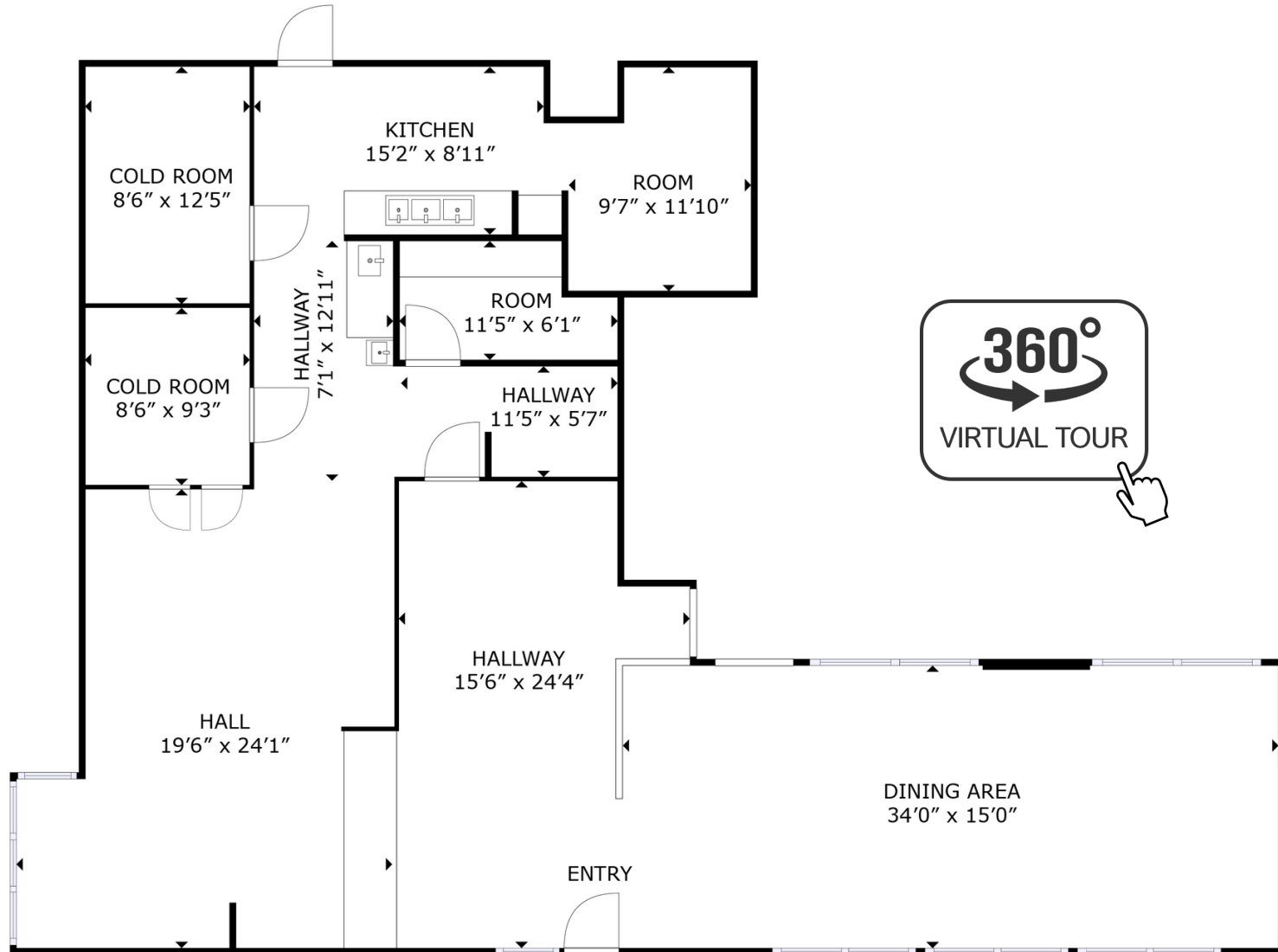
HIGHLIGHTS

- Suite A is a second-generation restaurant space and a prime QSR location. Key features include a walk-in cooler, a walk-in freezer, a kitchen with two vent hoods, a grease trap, and a drive-thru.
- Suite B is a former gas station & convenience store.
- Option to lease each suite or contiguous space. Entire property is available for sale.
- Located at signalized intersection off the highly trafficked Highway 59 and Highway 71.
- Key Features: Central AC, highway frontage, pylon sign, and ample parking.

PROPERTY OVERVIEW

PROPERTY TYPE	Multi-Tenant Retail / Restaurant	
PRICE	Contact Broker	
LEASE TYPE	NNN	
ZONING	C-2 General Commercial	
YEAR BUILT	2002	
SPACE AVAILABLE	Suite A	± 2,094 sq ft
	Suite B	± 2,544 sq ft
	GLA	± 4,638 sq ft
LOT SIZE	1.63 acres	
TRAFFIC	S Wharton St / S Mechanic St / Hwy 71	± 3,517 ADT
	US Hwy 59 Frontage Rd	± 1,475 ADT
	Lloyd Bentson Hwy (Hwy 59)	± 10,542 ADT

FLOOR PLAN – SUITE A



AERIAL VIEW

US Hwy 59 Frontage Rd $\pm 1,475$ ADT



N

S Mechanic St $\pm 3,517$ ADT

SUITE B

SUITE A

MARKET OVERVIEW



McCoy's Building Supply
A And S Automotive - Auto Repair
El Campo Livestock Commision
EA AUTO SALES - Car Dealer

Hwy 59 ±10,542 ADT

S Mechanic St ±3,517 ADT

US Hwy 59 Frontage Rd ±1,475 ADT

Sotosolartotal - Solar Energy Company
El Campo Inn
Days Inn by Wyndham
Gene's Wrecker Tire & Truck Repair
Schmidt Implement - Lawn Mower Store
B & D Carts - Golf Cart Dealer
Home2 Suites by Hilton
Ramussen Farms Distillery Tasting Room

Laredo Taco Company



SITE

PROPERTY PHOTOS





Strategic Location & Accessibility

El Campo, Texas, is a growing community strategically positioned along U.S. Highway 59 (future I-69), approximately 70 miles southwest of Houston. As a key hub in Wharton County, the city benefits from its strong agricultural roots while expanding its economic base in retail, manufacturing, and logistics. Its prime location along major transportation routes makes it an attractive destination for commercial development.

Economic Strength & Business Growth

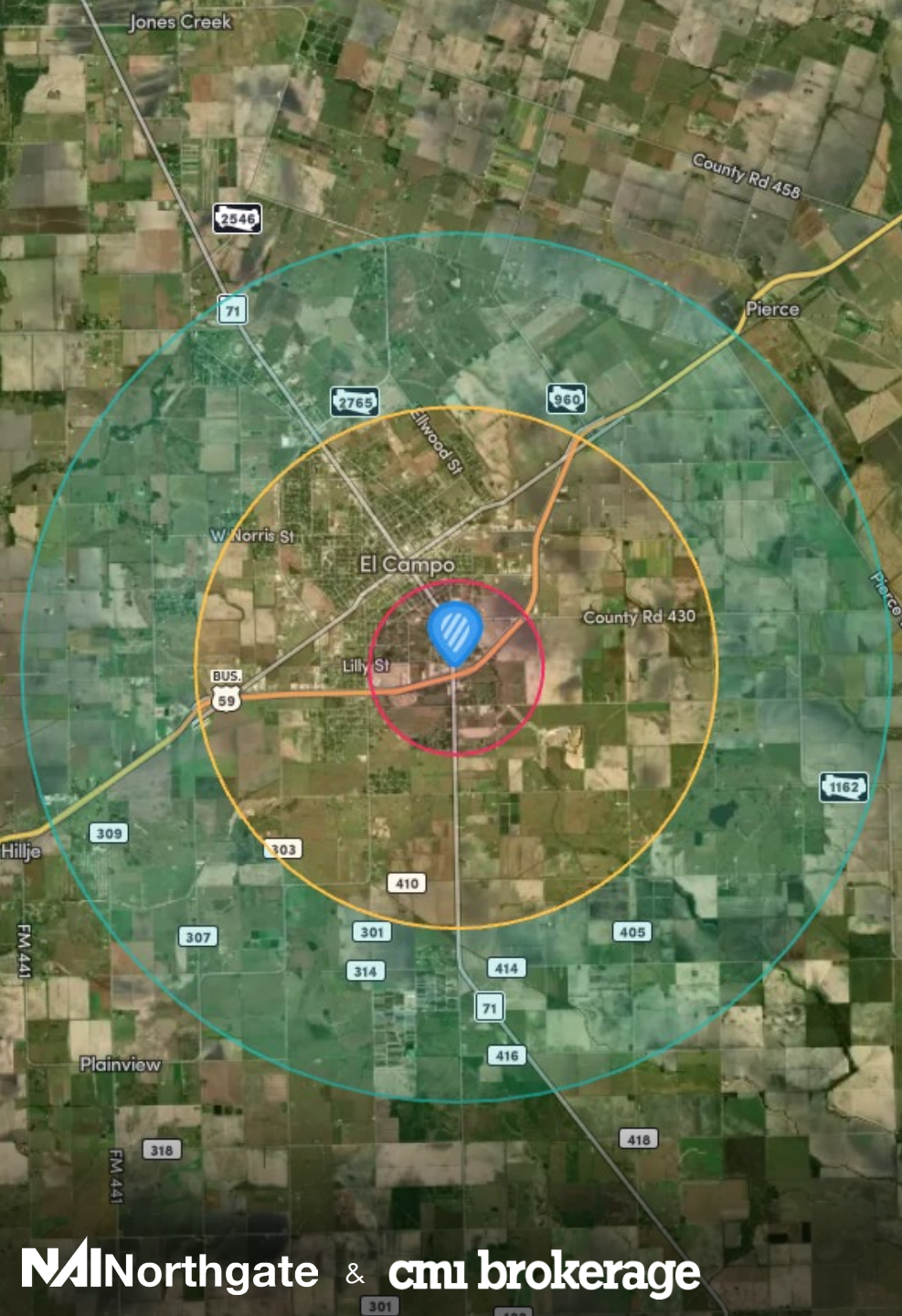
El Campo's business-friendly environment, affordable cost of living, and diverse economy provide a strong foundation for commercial success. The city serves as a regional center for surrounding rural communities, drawing steady consumer traffic to its retail and dining establishments. Key industries, including agribusiness, food processing, and energy, contribute to a stable local economy and ongoing expansion.

Opportunities for Development

With a population of over 12,000, El Campo continues to see investment in infrastructure and new development projects. The city's commitment to growth, combined with its strong employment base and accessibility, presents excellent opportunities for businesses seeking visibility and long-term success in a high-potential Texas market.

Community, Lifestyle & Workforce

El Campo offers a balance of small-town charm and modern conveniences, making it an appealing place to live and work. The city boasts strong local schools, a variety of parks and recreational facilities, and a close-knit community that supports local businesses. Its workforce is bolstered by a mix of skilled labor from agricultural and industrial sectors, as well as professionals commuting from nearby cities. With a lower cost of living compared to major metro areas, El Campo attracts both residents and businesses looking for a high quality of life with access to urban amenities. As new commercial and residential developments continue to emerge, the city is well-positioned for sustainable growth, ensuring a vibrant economic future.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,952	13,315	15,862
Projected Growth	1,994	13,548	16,162
Median Age	33	36	37
Households	664	4,761	5,708
White Population	690	6,433	8,123
Black Population	277	1,178	1,251
Am Indian Population	14	132	155
Asian Population	13	95	101
Other Population	1,000	5,710	6,533
Hispanic Population	68.31%	59.67%	57.52%
Average HH Income	\$75k	\$84.7k	\$87.5k
Median HH Income	\$53.3k	\$65.1k	\$68.9k
High School Graduates	766	6,454	7,874
College Graduates	226	2,390	2,957
Total Employees	852	5,920	7,115

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Investment Sales | Leasing | Asset Management | Property Management



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