

Prime Retail Space For Sale

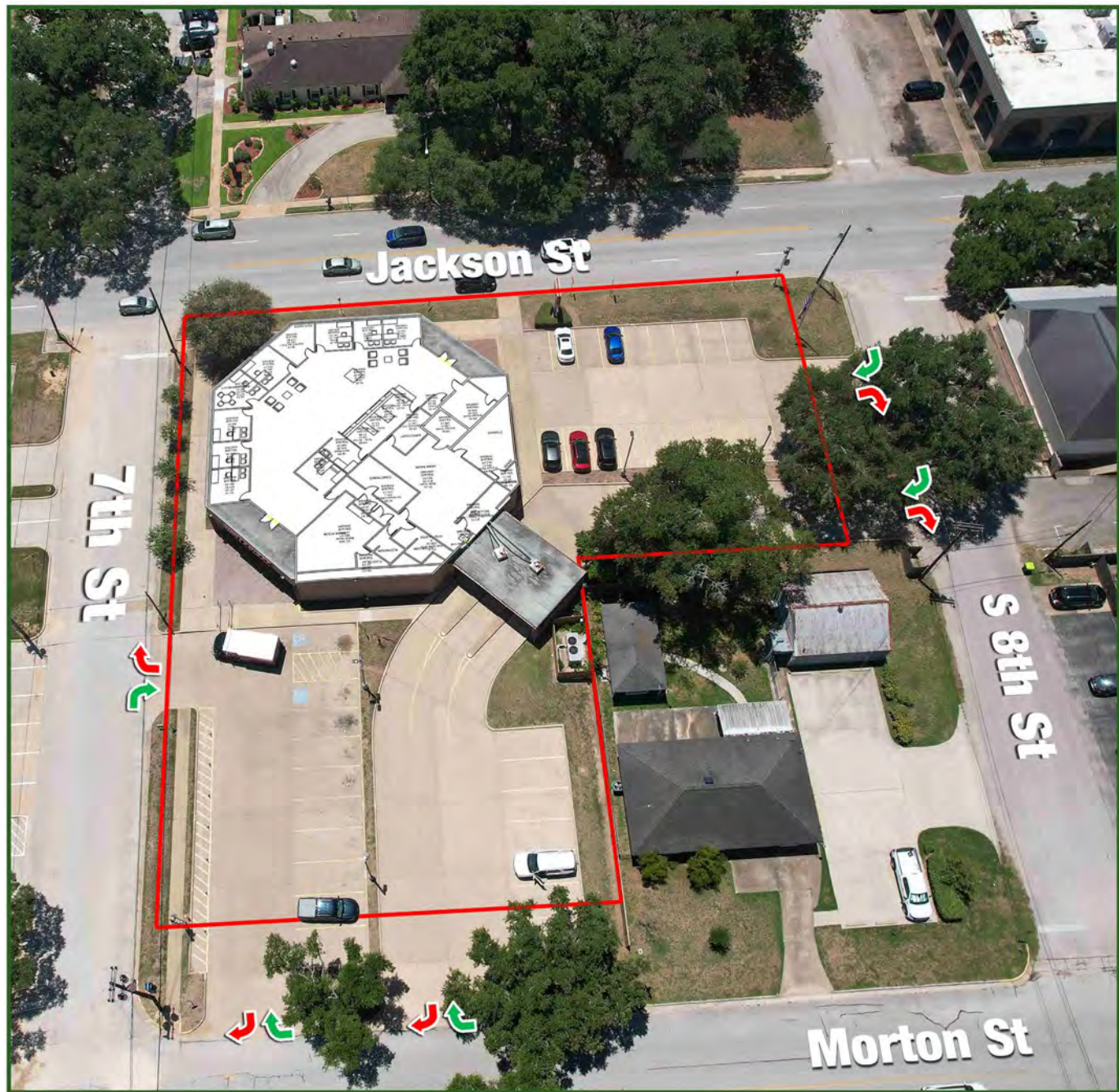
700 Jackson St. Richmond, Texas PRIME COMMERCIAL REAL ESTATE IN DOWNTOWN RICHMOND, TX

- Freestanding retail building with drive-thru, ideal for redevelopment into a law office, retail, medical, healthcare, restaurant, or daycare. *All uses must be approved by the City of Richmond.
- Building Size 7,581 s.f.
- Land 34,650 s.f.
- Attractive red brick building with a mostly open floor plan, easily adaptable for various uses.
- Property is within walking distance of the Fort Bend County Courthouse.
- Strong Traffic of 18,423 vpd
- Situated on a picturesque, tree-lined main street in charming Richmond, Texas, offering old-town charm just 30 miles from downtown Houston.
- Fort Bend County is projected to grow by 2.1 million residents over the next 30 years.

Nearby Generators:

- Fort Bend County (2,841 Employees)
- Oak Bend Medical Center (1,164 Employees)
- City of Richmond (153 employees)
- To be Deed Restricted against financial institution for 2 years after sale.
- Zoned OT (Olde Town) by the City of Richmond
- Asking \$1,800,000 (Make Offer)

AREA RETAIL

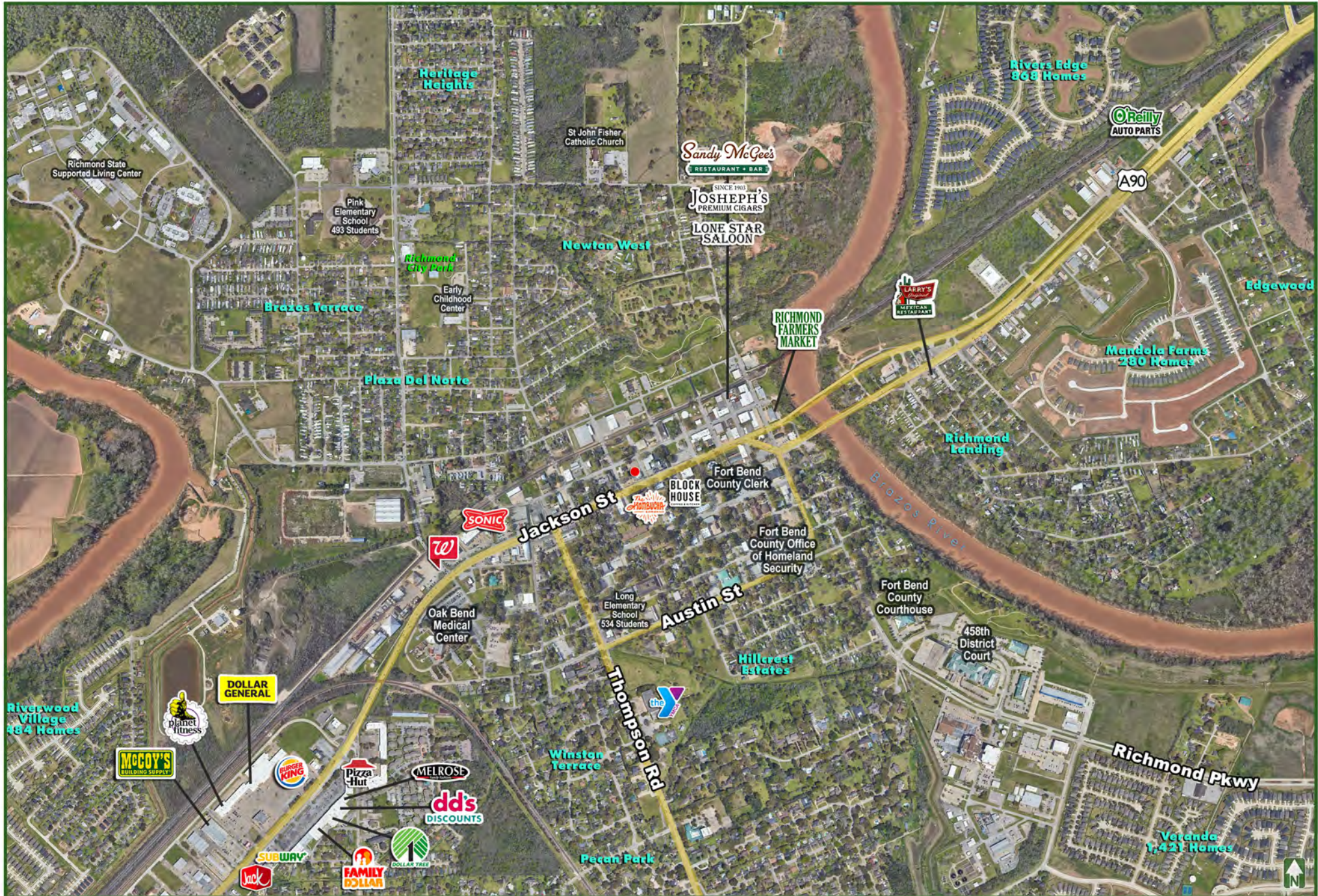


Close Up Aerial



700 Jackson St Richmond, TX 77469

Medium Aerial



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Overview Aerial



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Northeast view



700 Jackson St Richmond, TX 77469



East View



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FORMER BANK FOR SALE



Rod Scarborough | 713.252.6494 | rsproperties.org



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FORMER BANK FOR SALE



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Floor Plan



Charged To Organization			
AU	Description	Count	Allocated
0000389	ROSENBERG (03655)	29	8022.34
Total		29	8022.34

PROPERTY NAME AND ADDRESS	
RICHMOND & MB	
100 JACKSON ST	
RICHMOND, TX	
BUSINESS ENTITY	
120409	
FLOOR	
1st Floor	
LAST DATE POSTED	STATE
	TX

Demographics

	1 mile	3 miles	5 miles
2023 Population			
2023 Total Population	8,843	52,377	132,680
2010-2020 Population: Annual Growth Rate	-0.59%	1.97%	2.71%
2023 Daytime Population			
2023 Total Daytime Population	11,262	51,050	108,612
2023 Daytime Population: Workers	6,249	22,273	39,262
2023 Daytime Population: Residents	5,013	28,777	69,350
2028 Population Estimate			
2028 Total Population	9,293	58,611	150,080
2022-2027 Population: Annual Growth Rate	1.00%	2.27%	2.50%
2028 Household Population	8,629	57,265	146,815
2028 Family Population	7,454	49,442	130,854
2028 Population Density (Pop per Square Mile)	2,960.4	2,073.4	1,911.2
2023 HH Income			
2023 Median Household Income	\$52,719	\$69,854	\$84,018
2023 Average Household Income	\$76,108	\$94,248	\$112,632
2023 Per Capita Income	\$24,844	\$33,272	\$37,802
2023 Educational Attainment			
Bachelor's Degree & Greater Total %	17%	34%	41%
Bachelor's Degree %	11.32%	23.15%	26.95%
Graduate & Professional Degree %	5.48%	10.76%	13.63%
2023 Race/Ethnicity			
2023 White Population (Esri)	2,956	21,093	54,509
2023 Black/African American Population (Esri)	1,388	8,571	21,483
2023 Asian Population (Esri)	134	3,149	16,333
2023 Hispanic Population (Esri)	5,700	23,807	46,638
2023 Age			
2023 Median Age	33.5	33.8	34.7

700 JACKSON ST | RICHMOND, TEXAS





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.

<u>Rodney Scarborough</u>	<u>432544</u>	<u>rodscarb@gmail.com</u>	<u>713-252-6494</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials Date