



COMMERCIAL DIVISION



550 FM 1959 RD

HOUSTON, TX 77034

CONVENIENCE STORE | GAS STATION | EVENT HALL | WAREHOUSE

INVESTMENT OPPORTUNITY

ASKING PRICE

\$1,949,900

TOTAL BUILDING

8,735 SF

CURRENT CAP RATE

7.57%

PRO FORMA CAP RATE

8.49%

143' OF FM 1959 FRONTAGE • APPROX. 1 ACRE • 89% LEASED



INVESTMENT OVERVIEW

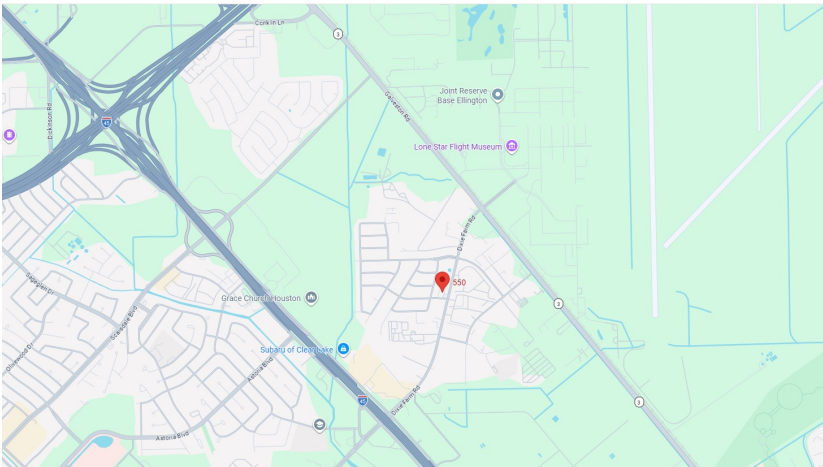
THE OPPORTUNITY

Ramos Realty Group Commercial Division is pleased to present 550 FM 1959 Rd, a well-positioned retail investment located on one of Houston's major thoroughfares with excellent visibility and access. The property is approximately 89% leased to a strong mix of tenants including a convenience store with gas station, event hall, food truck tenant, and an additional space available for lease. With stable in-place income and meaningful upside through lease-up of the vacant space, this offering presents a compelling opportunity for both investors and owner-users.

OFFERING SUMMARY

Address	550 FM 1959 Rd, Houston, TX 77034
Asking Price	\$1,949,900
Building Size	8,735 SF
Land Size	Approx. 1 Acre
Year Built	1980 / Remodeled
Frontage	143' on FM 1959 Rd
Occupancy	Approx. 89% Leased
Current NOI	\$147,600
Pro Forma NOI	\$165,603.60
Current Cap Rate	7.57%
Pro Forma Cap Rate	8.49%
Price Per SF	\$223.23
GRM	10.67 Current / 9.49 Pro Forma

LOCATION & ACCESS



HIGH VISIBILITY & TRAFFIC

143' of frontage on FM 1959 with excellent daily traffic counts.

STRATEGIC LOCATION

Located in a dense residential and commercial corridor with strong surrounding demographics.

ACCESS & CONVENIENCE

Easy access to major highways including I-45, Beltway 8 and Spencer Hwy.

GROWING AREA

Strong population growth and continued development in the southeast Houston submarket.





TENANT & FINANCIAL PERFORMANCE

CURRENT INCOME (AS-IS)

TENANT / USE	SIZE	RENT / MO	NNN / MO	YEARLY RENT	YEARLY NNN	CONTRACT
Store / Gas Station	2,700	\$5,500.00	\$1,026.00	\$66,000.00	\$12,312.00	3 YR + 2 Option
Event Center	5,000	\$5,500.00	\$1,900.00	\$66,000.00	\$22,800.00	3 YR + 2 Option
Back Space / Warehouse	1,035	\$0.00	\$0.00	\$0.00	\$0.00	Vacant
Taco Truck	N/A	\$1,300.00	\$0.00	\$15,600.00	\$0.00	1 Year
TOTAL	8,735 SF	\$12,300.00	\$2,926.00	\$147,600.00	\$35,112.00	

PRO FORMA INCOME (STABILIZED)

TENANT / USE	PRO FORMA RENT / MONTH	PRO FORMA NNN / MONTH	YEARLY TOTAL
Store / Gas Station	\$5,500.00	\$1,026.00	\$78,312.00
Event Center	\$5,500.00	\$1,900.00	\$88,800.00
Back Space / Warehouse	\$1,500.00	\$393.30	\$22,719.60
Taco Truck	\$1,300.00	\$0.00	\$15,600.00
TOTALS	\$13,800.00	\$3,319.30	\$205,431.60

PROFIT & LOSS SUMMARY

YEAR / PERIOD	TOTAL INCOME	TOTAL EXPENSES	NOI
2024 (12 MONTHS)	\$121,400.00	\$35,818.00	\$85,582.00
2025 (12 MONTHS)	\$165,102.00	\$35,668.00	\$129,434.00
2026 YTD AUGUST	\$111,703.00	\$6,120.00	\$105,583.00

2024 CAPITAL IMPROVEMENTS

Roof and Facia replaced: \$43,704.00

2026 PRO FORMA (PROJECTED)

Total Projected Rental Revenue (Yearly)	\$153,350.00
Plus: NNN Reimbursements (Yearly)	\$34,257.00
Total Projected Revenue (Yearly)	\$187,607.00

OPERATING EXPENSES (TYPICAL)

Landscaping	\$1,650
Upkeep / Cleaning	\$1,200
Insurance	\$6,180
Taxes	\$26,638
Total Expenses (Annual)	\$35,668

KEY RATE METRICS

Price:	\$1,949,900
Current NOI:	\$147,600
Cap Rate:	7.57%
Price Per SF:	\$223.23
GRM:	10.67
Pro Forma NOI:	\$165,603.60
Pro Forma Cap Rate:	8.49%
Pro Forma GRM:	9.49



PROPERTY PHOTOS & CONTACT



EXCLUSIVELY MARKETING BY



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INVESTMENT HIGHLIGHTS

- 4 total units
- 8,735 SF total building
- Current NOI: \$147,600
- Pro Forma NOI: \$165,603.60
- Current Cap Rate: 7.57%
- Pro Forma Cap Rate: 8.49%
- Approx. 89% leased
- 143' frontage on FM 1959