

Second Generation Restaurant

FOR LEASE

RENTAL RATE
2,094 SF - \$39 PSF/YR + NNN

Vacant Jack In The Box
1721 S. Mechanic Street
El Campo, TX 77437



Scan for Interior Virtual Tour



Available Space

Suite	Size
A	2,094 SF

Highlights

Building SF: 4,638 SF

Land: 1.63 Acres

Lease Rate: \$39.00 PSF

Lease Term: 5 years

Rentable SF: 2,094

Type: Retail Restaurant

Property Description

A two tenant retail building located on 1.63 acres comprised of a restaurant with an adjacent drive-thru, and a C-Store.

Location Description

Located in El Campo, Wharton County, Texas at the intersection of Highway 59 (the Future I-69) and SH-71, at a signalized intersection.

cmj brokerage

Please Contact:

Trent Vacek, CCIM , Vice President
tvacek@cmirealestate.com

713-961-4666

820 Gessner, Suite 1525
Houston, Texas 77024
www.cmirealestate.com

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PROPERTY SUMMARY

FORMER RESTAURANT SPACE



Property Overview

Second Generation Restaurant

Restaurant Overview

Walk in cooler

Walk in freezer

Two Vent hoods

Grease trap

Drive Thru Window

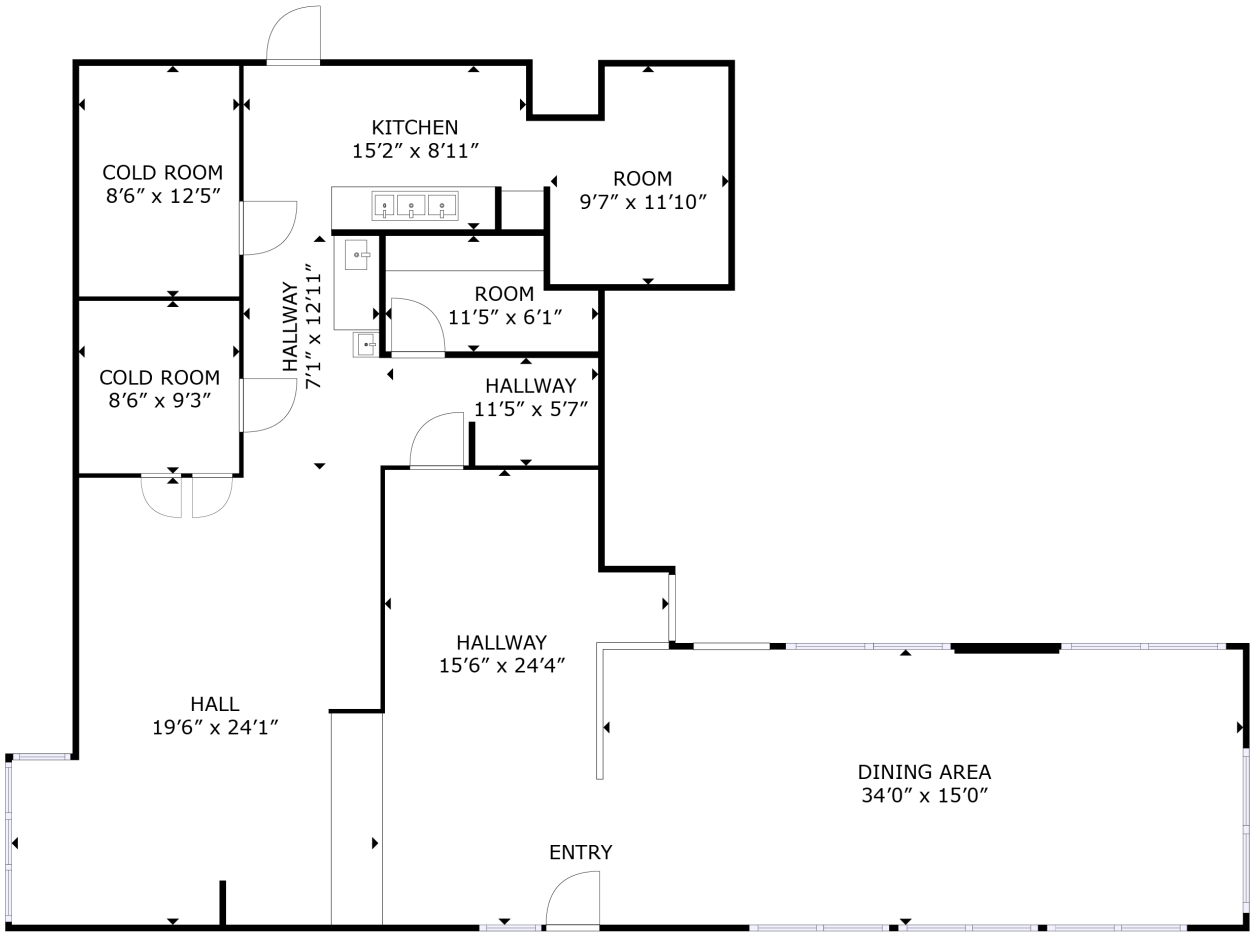
PROPERTY PICTURES

FORMER RESTAURANT SPACE



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1721 S Mechanic St, El Campo, Texas
Floor Plan




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR: 1,922 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.




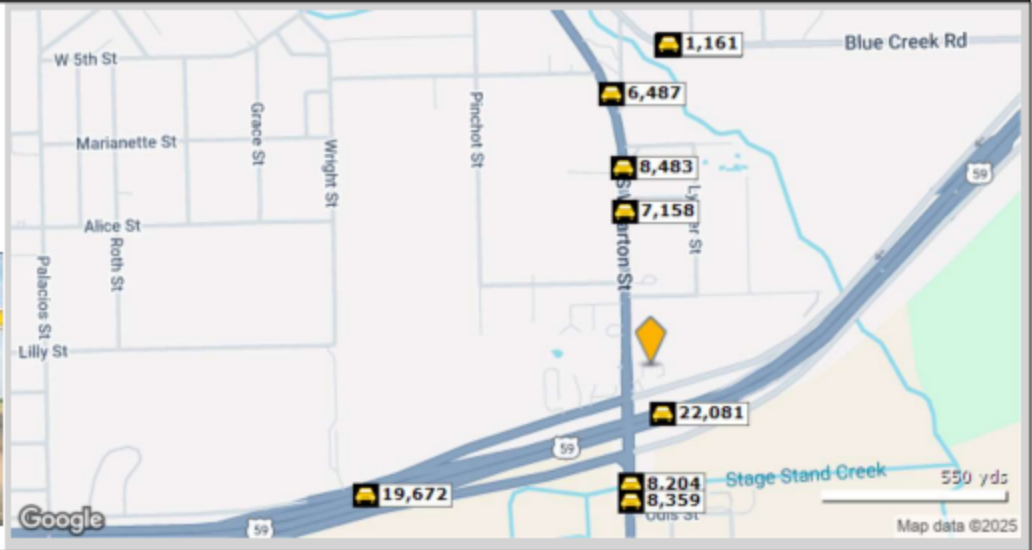
Demographic Summary Report

Jack in the Box/Shell US 1721 S Mechanic St, El Campo, TX 77437			
Building Type: General Retail	Total Available: 2,094 SF		
Secondary: Fast Food	% Leased: 100%		
GLA: 4,638 SF	Rent/SF/Yr: \$39.00		
Year Built: 2002			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,189	13,943	16,324
2024 Estimate	2,136	13,742	16,124
2020 Census	1,947	13,260	15,741
Growth 2024 - 2029	2.48%	1.46%	1.24%
Growth 2020 - 2024	9.71%	3.63%	2.43%
2024 Population by Hispanic Origin	1,298	7,184	8,117
2024 Population	2,136	13,742	16,124
White	850 39.79%	7,174 52.20%	8,823 54.72%
Black	333 15.59%	1,359 9.89%	1,427 8.85%
Am. Indian & Alaskan	15 0.70%	118 0.86%	134 0.83%
Asian	11 0.51%	67 0.49%	74 0.46%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	927 43.40%	5,024 36.56%	5,665 35.13%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	742	4,968	5,850
2024 Estimate	724	4,898	5,780
2020 Census	661	4,735	5,652
Growth 2024 - 2029	2.49%	1.43%	1.21%
Growth 2020 - 2024	9.53%	3.44%	2.26%
Owner Occupied	424 58.56%	3,062 62.52%	3,732 64.57%
Renter Occupied	300 41.44%	1,836 37.48%	2,048 35.43%
2024 Households by HH Income	724	4,899	5,782
Income: <\$25,000	177 24.45%	1,069 21.82%	1,311 22.67%
Income: \$25,000 - \$50,000	251 34.67%	1,337 27.29%	1,461 25.27%
Income: \$50,000 - \$75,000	63 8.70%	658 13.43%	721 12.47%
Income: \$75,000 - \$100,000	130 17.96%	724 14.78%	791 13.68%
Income: \$100,000 - \$125,000	24 3.31%	311 6.35%	430 7.44%
Income: \$125,000 - \$150,000	34 4.70%	254 5.18%	390 6.75%
Income: \$150,000 - \$200,000	27 3.73%	403 8.23%	507 8.77%
Income: \$200,000+	18 2.49%	143 2.92%	171 2.96%
2024 Avg Household Income	\$61,221	\$71,870	\$74,261
2024 Med Household Income	\$41,600	\$51,136	\$52,888

Traffic Count Report

Jack in the Box/Shell US
1721 S Mechanic St, El Campo, TX 77437

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 Secondary: **Fast Food**
 GLA: **4,638 SF**
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 Total Available: **2,094 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$39.00**

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 TX 121	S Mechanic St	0.06 W	2020	22,126	AADT	.08
2 US Hwy 59	S Mechanic St	0.06 W	2022	22,081	MPSI	.08
3 S Mechanic St	S Wharton St	0.04 S	2022	8,204	MPSI	.20
4 South Mechanic Street	S Wharton St	0.04 S	2020	8,359	AADT	.23
5 S Mechanic St	Jan St	0.02 N	2018	7,158	MPSI	.27
6 South Mechanic Street	Thompson St	0.04 N	2022	8,483	MPSI	.35
7 South Mechanic Street	S Wharton St	0.04 S	2022	6,487	MPSI	.48
8 United States Highway 59	17820 Drw	0.03 W	2022	19,672	MPSI	.54
9 Blue Creek Road	Kentucky St	0.04 E	2020	1,214	AADT	.56
10 Blue Creek Rd	Kentucky St	0.04 E	2022	1,161	MPSI	.56



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

CMI Brokerage	390205	cmi@cmirealestate.com	(713) 961-4666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Victor Vacek, Jr.	153348	vvacek@cmirealestate.com	(713) 961-4666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date