

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.

cmI brokerage

Please Contact:

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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

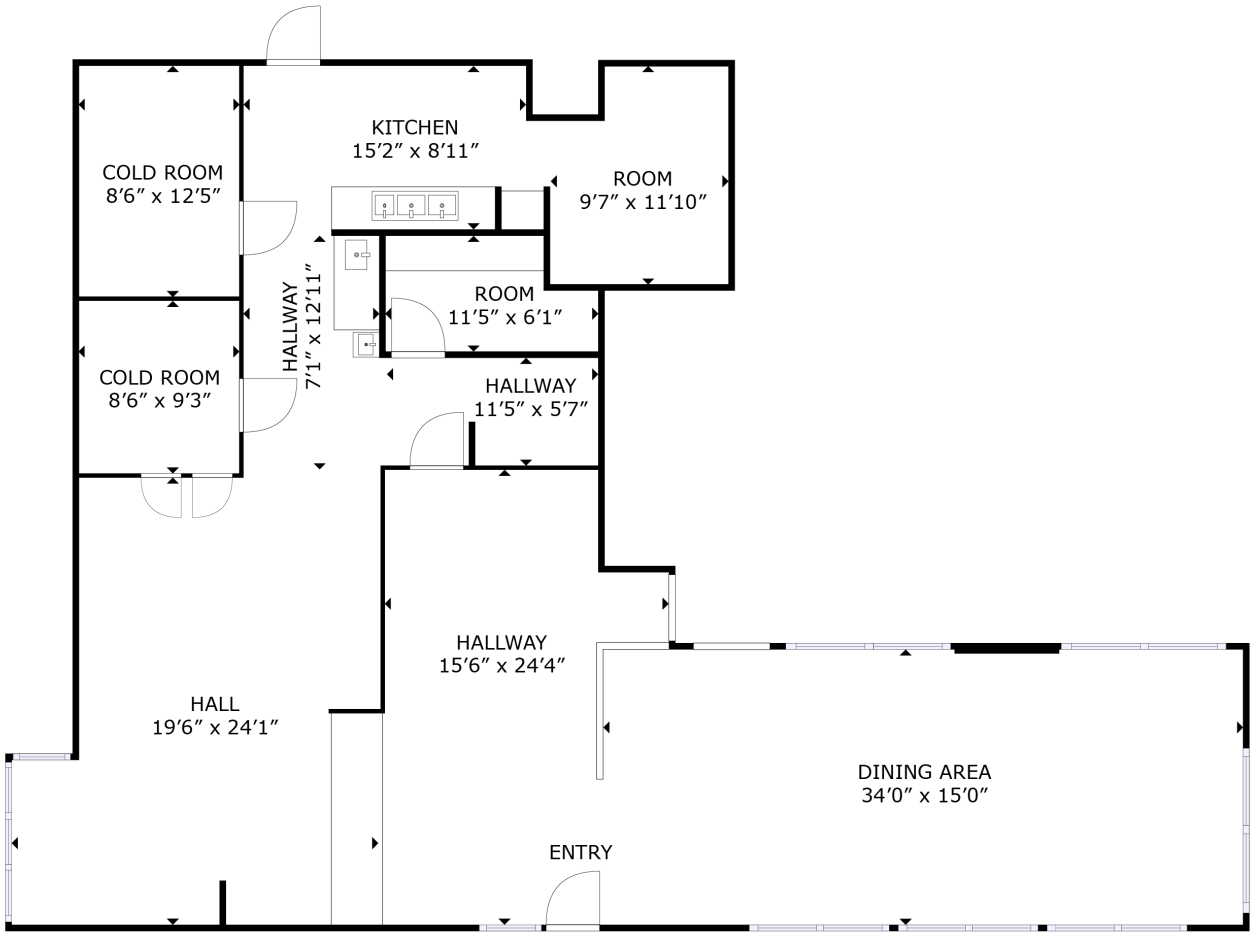
PROPERTY PICTURES

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
 Secondary: Service Station
 GLA: 4,638 SF
 Year Built: 2002

Total Available: 2,094 SF
 % Leased: 100%
 Rent/SF/Yr: \$39.00



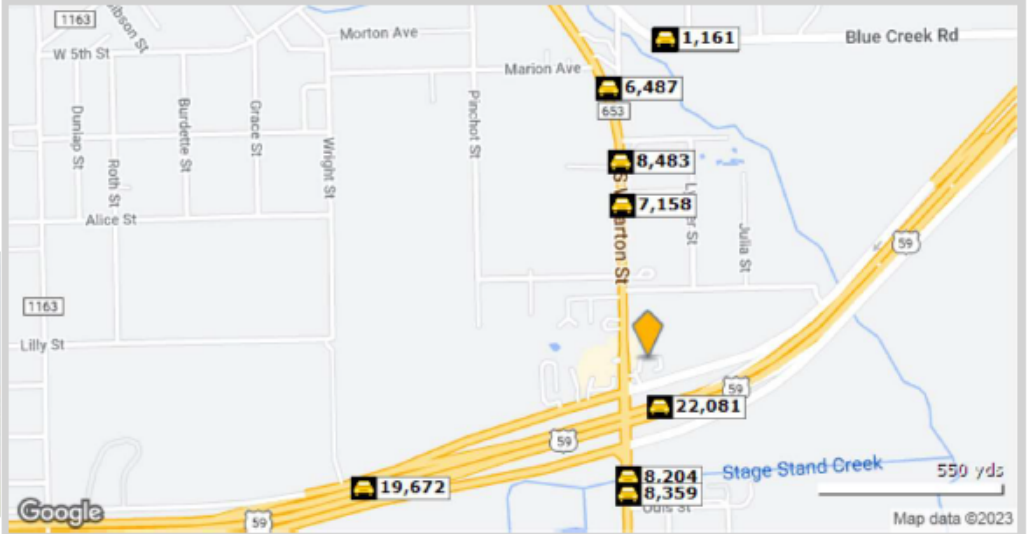
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	2,083	13,057	15,531
2022 Estimate	2,066	13,075	15,548
2010 Census	1,916	12,793	15,196
Growth 2022 - 2027	0.82%	-0.14%	-0.11%
Growth 2010 - 2022	7.83%	2.20%	2.32%
2022 Population by Hispanic Origin	1,279	6,968	7,969
2022 Population	2,066	13,075	15,548
White	1,691 81.85%	11,484 87.83%	13,803 88.78%
Black	317 15.34%	1,292 9.88%	1,388 8.93%
Am. Indian & Alaskan	17 0.82%	79 0.60%	95 0.61%
Asian	16 0.77%	81 0.62%	103 0.66%
Hawaiian & Pacific Island	2 0.10%	17 0.13%	17 0.11%
Other	23 1.11%	122 0.93%	141 0.91%
U.S. Armed Forces	0	0	0
Households			
2027 Projection	688	4,603	5,498
2022 Estimate	682	4,610	5,505
2010 Census	632	4,516	5,389
Growth 2022 - 2027	0.88%	-0.15%	-0.13%
Growth 2010 - 2022	7.91%	2.08%	2.15%
Owner Occupied	401 58.80%	2,939 63.75%	3,622 65.79%
Renter Occupied	281 41.20%	1,671 36.25%	1,883 34.21%
2022 Households by HH Income	683	4,609	5,506
Income: <\$25,000	199 29.14%	1,175 25.49%	1,440 26.15%
Income: \$25,000 - \$50,000	213 31.19%	1,042 22.61%	1,198 21.76%
Income: \$50,000 - \$75,000	75 10.98%	705 15.30%	796 14.46%
Income: \$75,000 - \$100,000	106 15.52%	578 12.54%	662 12.02%
Income: \$100,000 - \$125,000	30 4.39%	398 8.64%	586 10.64%
Income: \$125,000 - \$150,000	19 2.78%	329 7.14%	347 6.30%
Income: \$150,000 - \$200,000	31 4.54%	263 5.71%	352 6.39%
Income: \$200,000+	10 1.46%	119 2.58%	125 2.27%
2022 Avg Household Income	\$57,377	\$70,121	\$70,280
2022 Med Household Income	\$39,958	\$53,136	\$53,833

Traffic Count Report

Jack in the Box/Shell US

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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 Drvw	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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date