



Building For Sale (Ruchi's Mexican Grill & Seafood)
1235 S Mason Rd
Katy, TX 77450



CSD REALTY COMPANY
Self Storage Specialists

**EXCLUSIVE LISTING
PRESENTED BY:**

Craig Rice

713-417-1626

craigrice@csdrealty.com

TX 398667

Cole Rice

281-221-5542

colerice@csdrealty.com

TX 688975



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PROPERTY DETAILS / DEMOGRAPHICS

Price: \$3,200,000

Price/NRSF: \$402.21

Gross Bldg Area: 7,956 SF

Land Area: 49,002 SF
(1.12 AC)

Parking Spaces: 75 (9.4/1,000SF)

Year Built: 2007

Zoning: None

County (Acct #): Harris-
1208100010001

Frontage: Mason Road

Traffic Count: 33,895 (TXDOT)

Avg. Household Income: \$127,770
(5-mile radius)

Households: 92,687
(5-mile radius)

Population: 273,299
(5-mile radius)



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Built in 2007 and remodeled in 2023-2024, 1235 S Mason Rd features a 7,956 NRSF restaurant building (formerly Ruchi's Mexican Grill & Seafood), on a 1.12 AC lot. The property sees over 33k passing vehicles per day (TXDOT) in one of the most affluent suburbs in the Greater Houston MSA - Katy, TX. There are over 273k people (92k+ households) within 5-miles of the property, boasting average household incomes over \$127k.

The building was extensively renovated in 2023-2024 and has been immaculately maintained since then during its tenure as Ruchi's Mexican Grill and Seafood. The current layout includes a full kitchen with walk-in freezer and cooler, full bar area, three main dining rooms, segmented back room with half-bar for parties or gatherings, two management offices and men's and women's restrooms.

The property has multiple access points from Mason Road and has 75 parking spaces for guests and personnel. For advertising, there is a tall pylon sign at the first access point with a marquis sign underneath and a monument sign that is shared with the neighboring bank in the shared driveway.

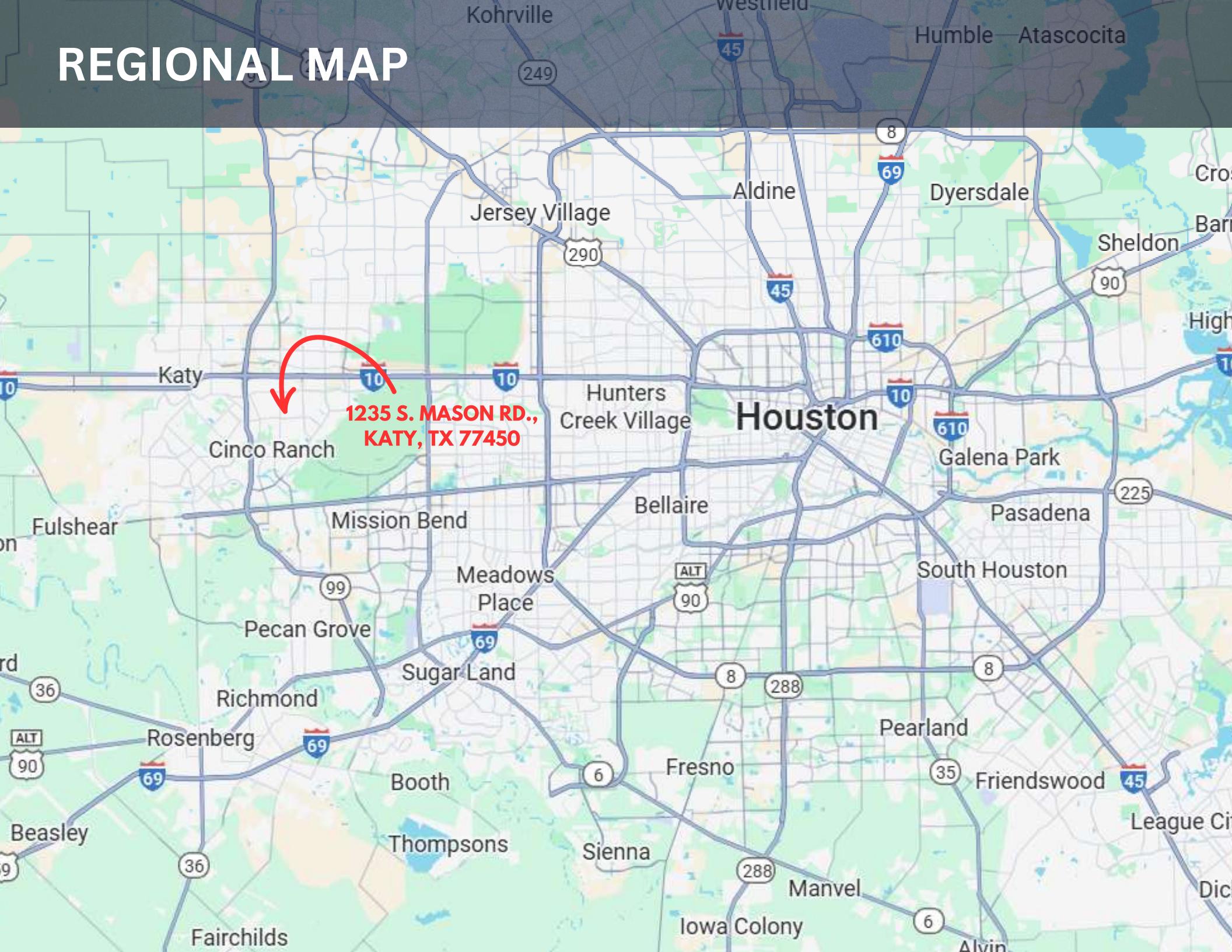
NEARBY BUSINESSES



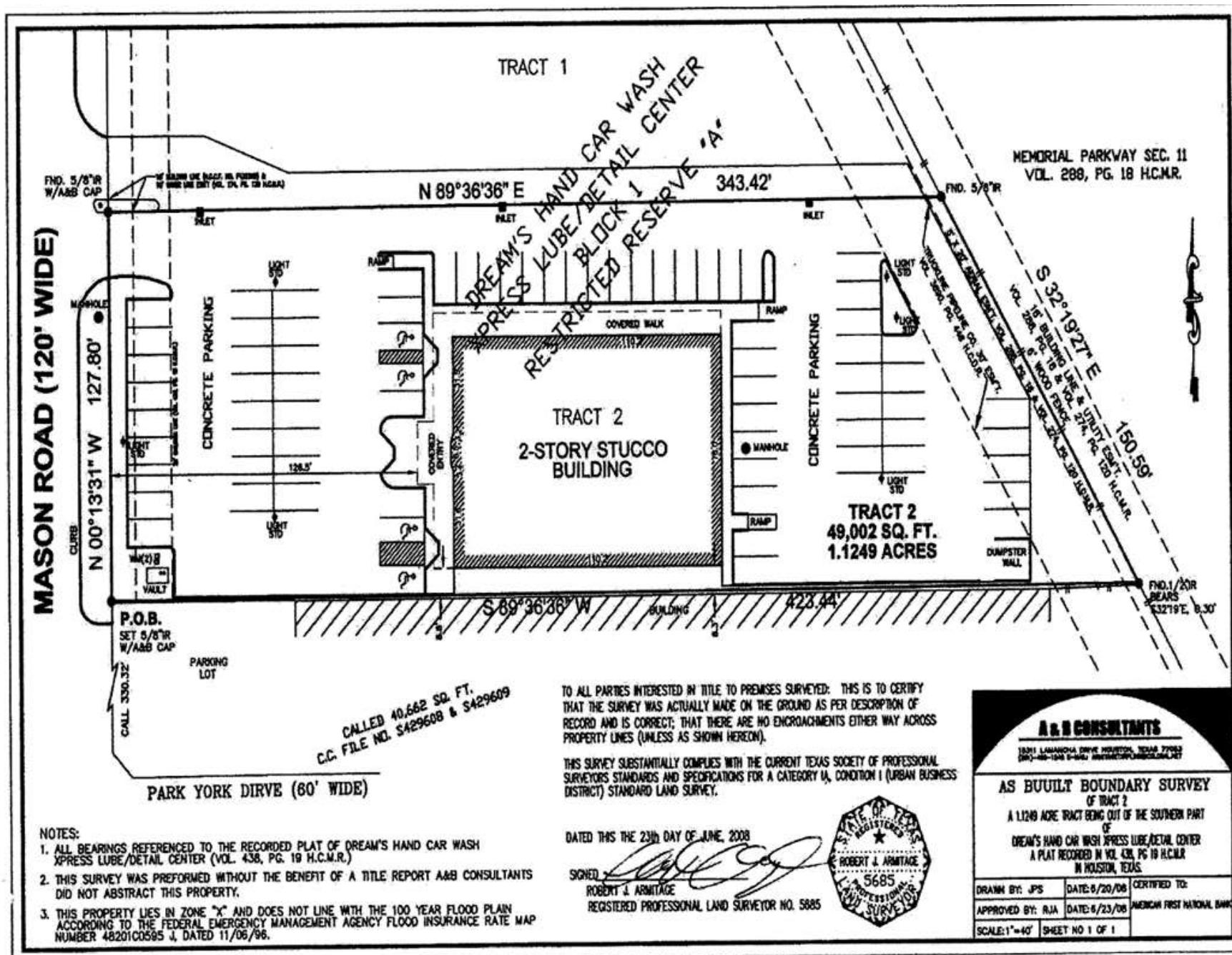
- H-E-B GROCERY (0.4 MI)
- KROGER (2.0 MI)
- ALDI (1.0 MI)
- ACE HARDWARE (0.5 MI)
- GORDON RESTAURANT MARKET (0.9 MI)
- COSTCO (3.5 MI)

- ACADEMY SPORTS & OUTDOORS (2.9 MI)
- CHICK-FIL-A (0.4 MI)
- KATY MEDICAL COMPLEX (1.3 MI)
- TOYOTA OF KATY (3.0 MI)
- LIFETIME FITNESS (2.4 MI)
- SAMS CLUB (3.3 MI)

REGIONAL MAP

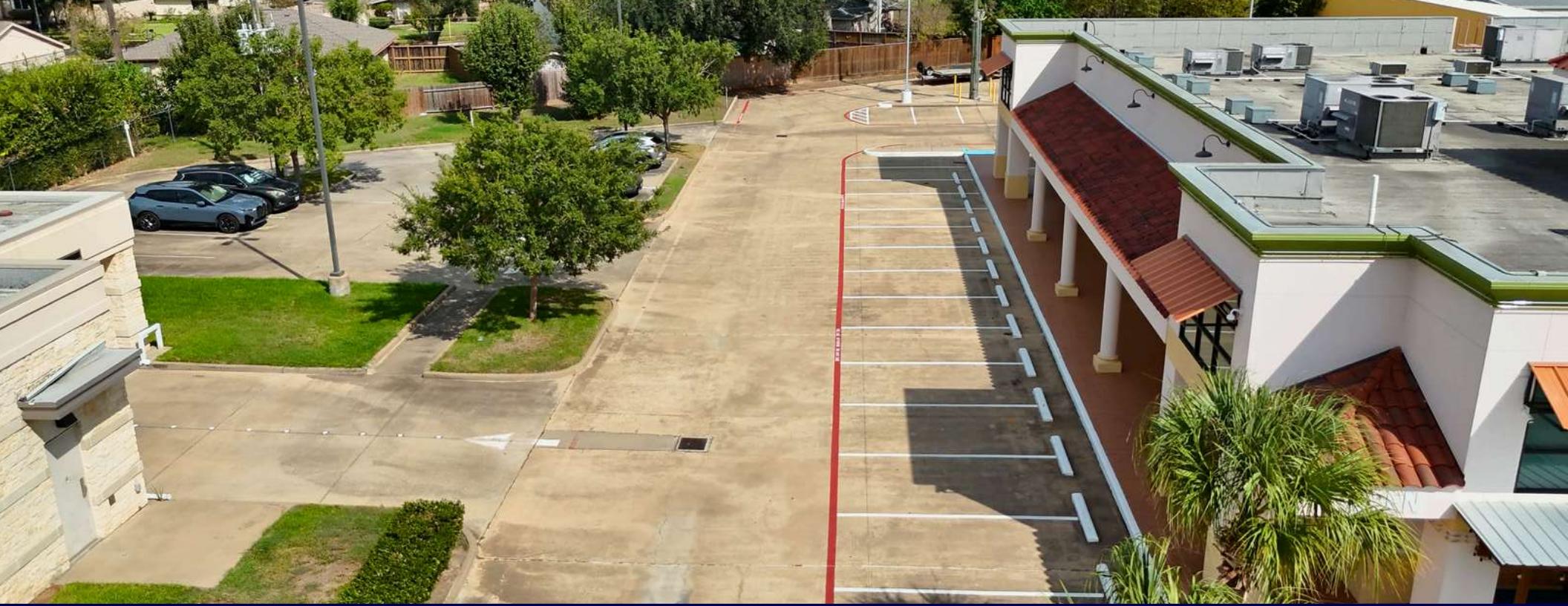


EXISTING SURVEY











Information About Brokerage Services

Texas law requires all real estate licensees 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.

CSD Realty Company	378993	info@csdrealty.com	(281)398-4588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sherry Rice	378993	sherryrice@csdrealty.com	(713)302-7273
Designated Broker of Firm	License No.	Email	Phone
Cole Rice	688975	colerice@csdrealty.com	(281)221-5542
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Craig Rice	398667	craigrice@csdrealty.com	(713)417-1626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date