

FOR SALE

**THREE C-STORES &
ONE CAR WASH
OFFERED TOGETHER**

**LA MARQUE, FRIENDSWOOD
AND RICHMOND, TX
CALL FOR PRICING**

**XAG Properties presents a rare investment opportunity:
Three C-Stores & One Car Wash offered together as a package deal.**



CONVENIENCE STORE

1000 FM 1764
LA MARQUE, TX
0.804 Acres | 5,000 SF



C STORE + CAR WASH

2811-2815 EL DORADO BLVD
FRIENDSWOOD, TX
1.84 Acres (80,107 SF)
4,550 SF Store + 5,465 SF Car Wash



CONVENIENCE STORE

8426 GRAND MISSION BLVD
RICHMOND, TX 77407
1.77 Acres | 6,000 SF Store +
1,000 SF Retail Bay

This portfolio provides investors with the unique advantage of acquiring multiple properties in a single transaction. Each location offers strong visibility, established operations, and strategic positioning, making this an ideal opportunity for portfolio expansion or an owner-operator seeking to scale efficiently.



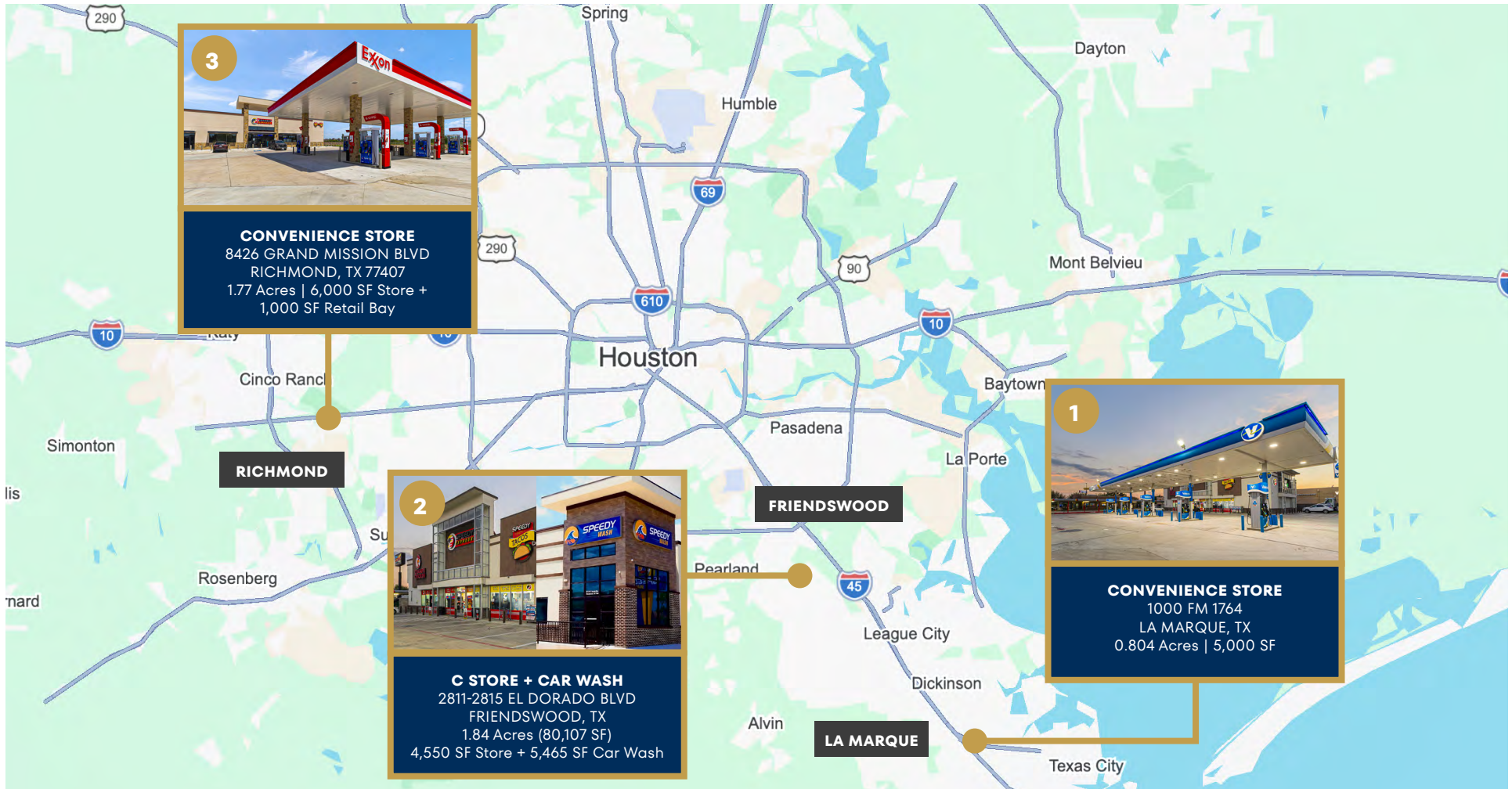
Neha Abassi
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FOR SALE

THREE C-STORES &
ONE CAR WASH
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LOCATOR MAP



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FOR SALE

1 CONVENIENCE STORE

1000 FM 1764, LA MARQUE, TX



PROPERTY INFORMATION

Location	NWC Gulf Fwy & FM 1764
Land Area	0.804 Acres / 35,027 SF
Building Size	5,000 SF C-Store

PROPERTY HIGHLIGHTS

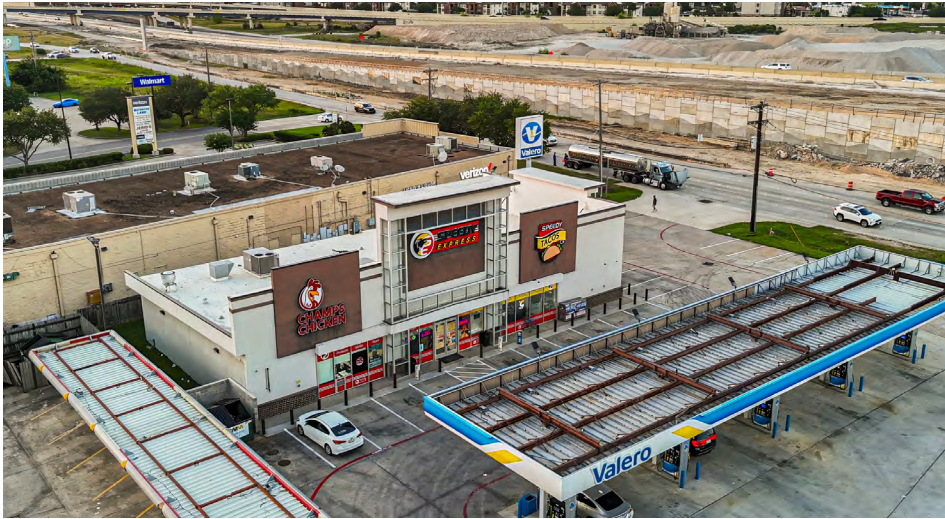
- Signalized corner location — NWC Gulf Freeway (IH-45) & FM 1764, La Marque, TX
- 5,000 SF convenience store — completely renovated in 2022; one of the largest footprints in the submarket
- 5 fuel islands with card readers at pump; 30,000-gallon underground storage tank (replaced 2022)
- Steel canopy — 1 canopy over 5 pump islands; 23 surface parking spaces
- All FF&E included — fully operational and turnkey; minimal near-term capex required
- Existing 10-year Valero/Sunoco supply agreement with 6 years remaining
- Schlotzsky's franchise agreement signed and in place
- Flood Zone X
- Priced below replacement cost of \$5M+ — construction-discounted entry point on a modern institutional-quality asset
- 30-year remaining economic life (per Colliers appraisal)
- Effective age of just ~5 years on a 30-year economic life - modern, institutional-quality asset
- Current pricing reflects reduced sales from the TxDOT FM 1764 Reconstruction Project (2027 completion)

FOR SALE

1 CONVENIENCE STORE

1000 FM 1764, LA MARQUE, TX

ADDITIONAL PHOTOS



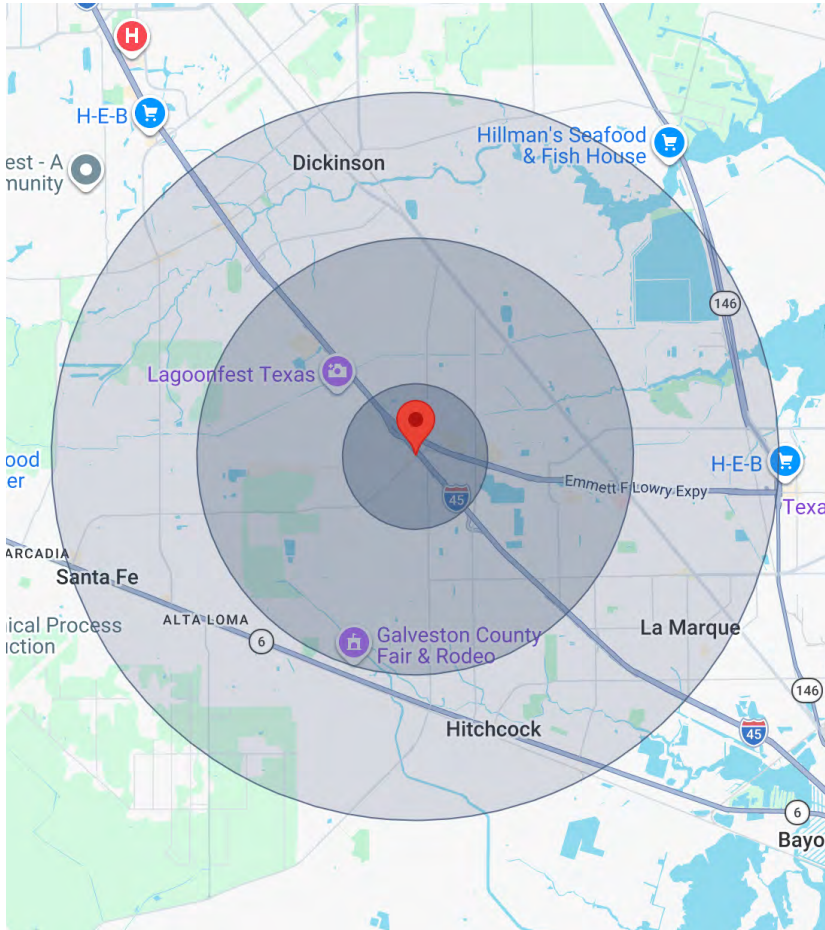
XAG
PROPERTIES

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FOR SALE

1 CONVENIENCE STORE

1000 FM 1764, LA MARQUE, TX



DEMOGRAPHICS

Metrics	1 Mile	3 Miles	5 Miles
Population	2,915	25,175	75,119
Avg. HH Income	\$96,000	\$96,006	\$92,104
Avg. Home Value	\$266,902	\$256,536	\$253,482
Avg. Age	35.3	36.4	37.4

FOR SALE

2 C STORE + CAR WASH

2811-2815 EL DORADO BLVD, FRIENDSWOOD, TX



PROPERTY INFORMATION - C STORE

Address	2811 El Dorado Blvd, Friendswood TX 77546
Property Type	C-Store / Fuel Station / Multi-Tenant Retail
Store Size	4,550 SF existing + 1,425 SF permitted addition shell
Land Area	1.84 acres (80,107 SF)
Year Built	2017

PROPERTY INFORMATION - CAR WASH

Address	2815 El Dorado Blvd, Friendswood TX 77546
Property Type	Car Wash
Building SF	5,465 SF
Vacuum Bays and Parking Space	5 vacuum bays 10 parking spaces

PROPERTY HIGHLIGHTS

- Signalized corner location
- Turnkey operation
- Equipment included: pumps, refrigeration, ice machine, security cameras, signage
- Automated express tunnel format
- Population growth 5.78% projected 2025–2030 within 1 mile

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2 C STORE + CAR WASH

2811-2815 EL DORADO BLVD, FRIENDSWOOD, TX

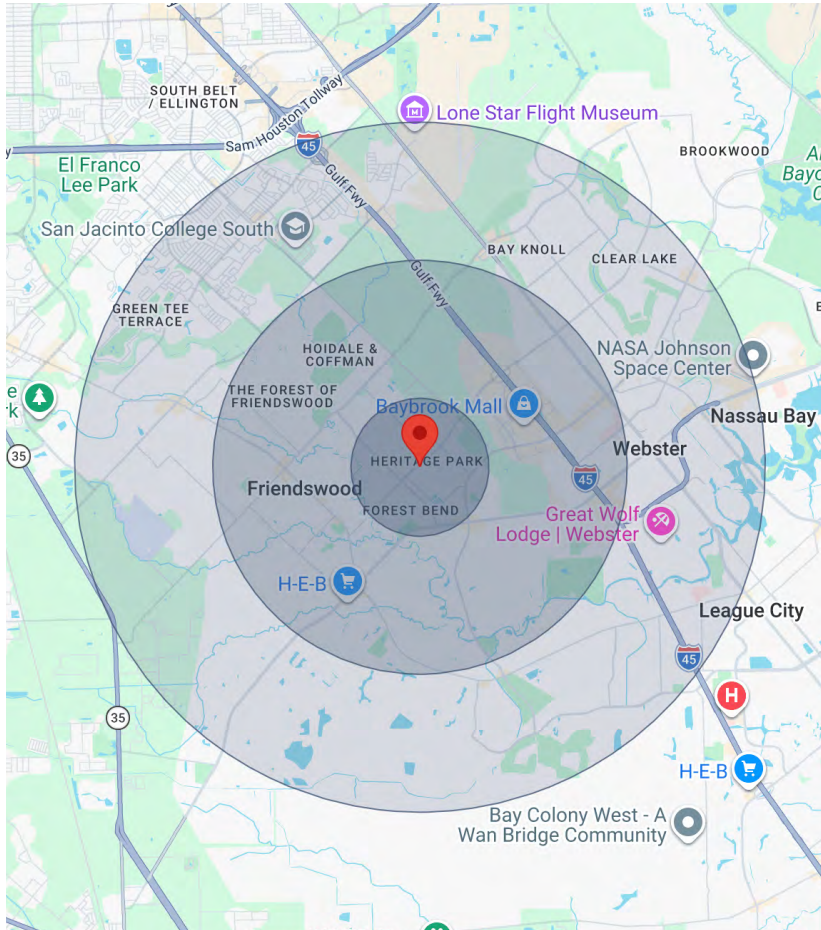
ADDITIONAL PHOTOS



FOR SALE

2 C STORE + CAR WASH

2811-2815 EL DORADO BLVD, FRIENDSWOOD, TX



DEMOGRAPHICS

Metrics	1 Mile	3 Miles	5 Miles
Population	15,956	68,779	197,992
Avg. HH Income	\$106,675	\$121,478	\$123,384
Avg. Home Value	\$266,469	\$339,083	\$325,038
Avg. Age	38.7	39.6	39.7

FOR SALE

3 C STORE

8426 GRAND MISSION BLVD RICHMOND, TX 77407



PROPERTY INFORMATION

Property Type	Convenience Store / Fuel Station
Store Size	6,000 SF convenience store + 1,000 SF attached retail bay
Land Area	1.77 acres total — developed c-store/fuel facility + ~0.8 acres undeveloped pad site

PROPERTY HIGHLIGHTS

- New construction - opened May 2026
- ExxonMobil-branded with a 10-year fuel supply agreement
- Six MPDs / 20 fueling positions (12 gasoline, 8 diesel) under a double-stack canopy with electronic air and LED price signage
- Full-format 6,000 SF convenience store plus 1,000 SF attached retail bay
- ~0.8 acres of undeveloped land included - suitable for a QSR, coffee concept, car wash, or auto service use; can be developed, ground-leased, or held
- Signalized corner at Grand Mission Blvd & Grand Vista Lakes Dr - unrestricted visibility with dual street frontage
- Located at the entrance of Grand Vista Lakes, a master-planned community in the Grand Mission corridor - 4,640 households within 1 mile, 38,137 within 3 miles

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3 C STORE

8426 GRAND MISSION BLVD RICHMOND, TX 77407

ADDITIONAL PHOTOS

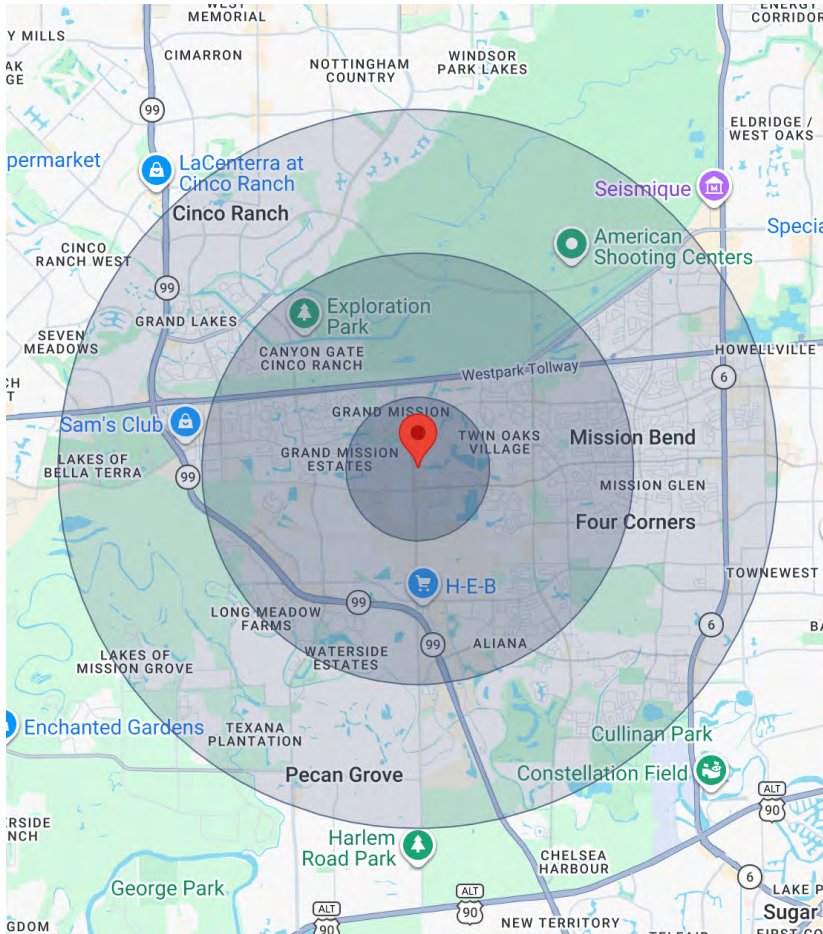


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FOR SALE

3 C STORE

8426 GRAND MISSION BLVD RICHMOND, TX 77407



DEMOGRAPHICS

Metrics	1 Mile	3 Miles	5 Miles
Population	13,957	111,965	270,381
Avg. HH Income	\$117,212	\$122,446	\$130,052
Avg. Home Value	\$381,049	\$350,000	\$372,649
Avg. Age	34.3	35.5	36.4



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date