

FOR SALE

\$300,000

1102 W NORTH ST, LOUISE, TX 77455
±1,600 SF RESTAURANT/CORNER MARKET



JOEL C. ENGLISH

Managing Broker/Principal

Joel@TexasCRES.com

(713) 473-7200

DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799



PROPERTY HIGHLIGHTS



Location

1102 W North St, Louise, TX
77455



Asking Price

\$300,000



Size

1,632 SF
Restaurant/Corner
Market on 0.29 AC

Contact Us

JOEL C. ENGLISH

Joel@TexasCRES.com
(713) 473-7200

DOUG LARSON

Doug@TexasCRES.com
(713) 824-3799

- **Turnkey business + real estate opportunity** with sale of property including the Short Stop restaurant/market, presenting an opportunity for owner-users, investors, or buyers seeking a repositioning opportunity with existing infrastructure

- **Strategically located within the Louise/El Campo corridor** approximately 10 miles west of El Campo and less than one mile from US 59, allowing for convenient regional access and visibility to local traffic patterns

- **Corner site with strong frontage and exposure** featuring approximately 125 Ft along W North St & approximately 110 Ft along Orange St, supporting accessibility and long-term commercial viability

- **Existing improvements established** with the structure originally constructed in 1940 & renovated in 2011, offering functional infrastructure suitable for continued operation or future redevelopment plans

- **Located within Wharton County and Louise ISD** serving an established rural trade area with connectivity to surrounding communities and employment centers

- **Value-add investment characteristics** supported by the property's corner positioning, existing improvements, and potential for future modernization or adaptive reuse

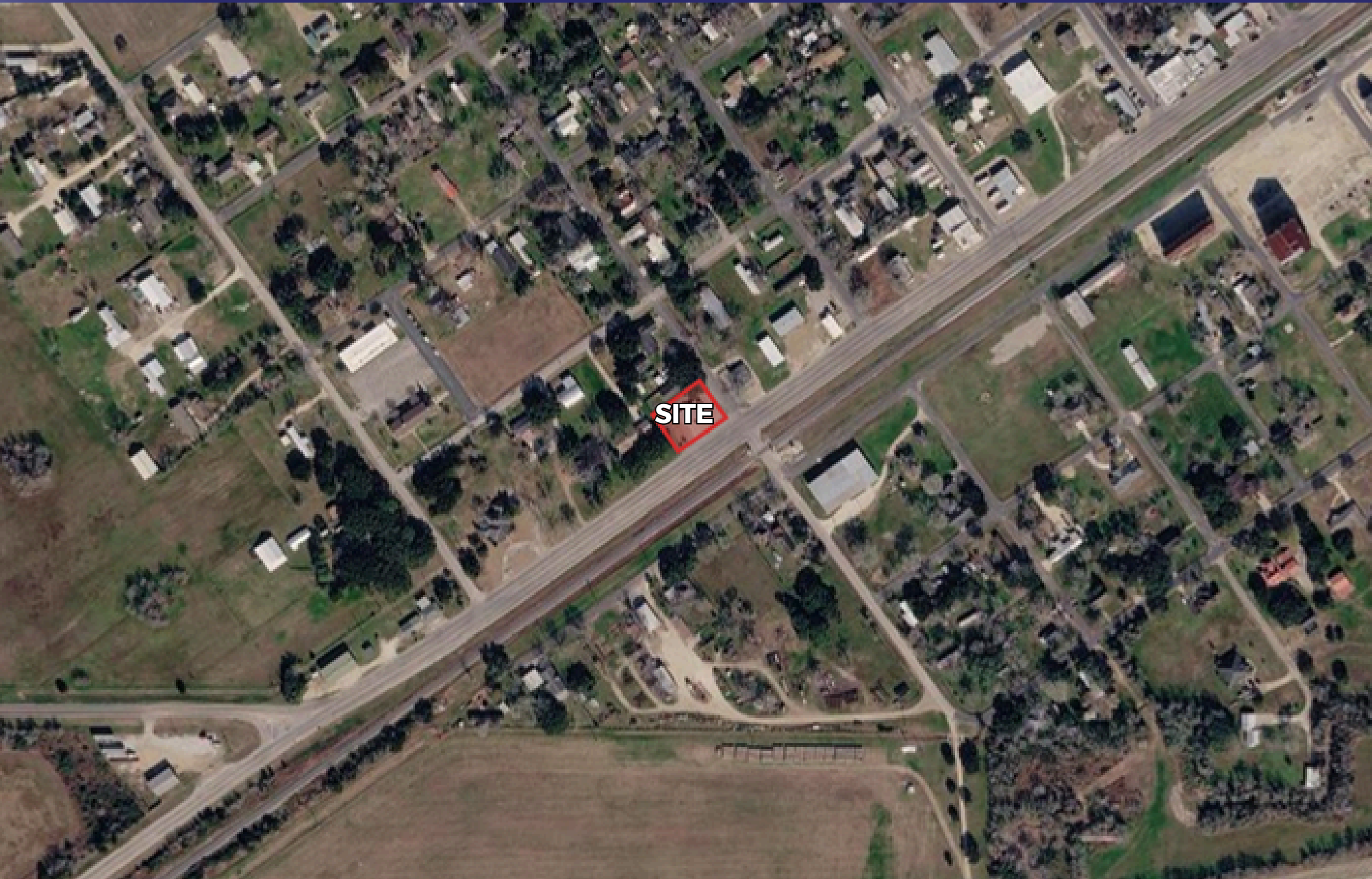
PROPERTY PICTURES



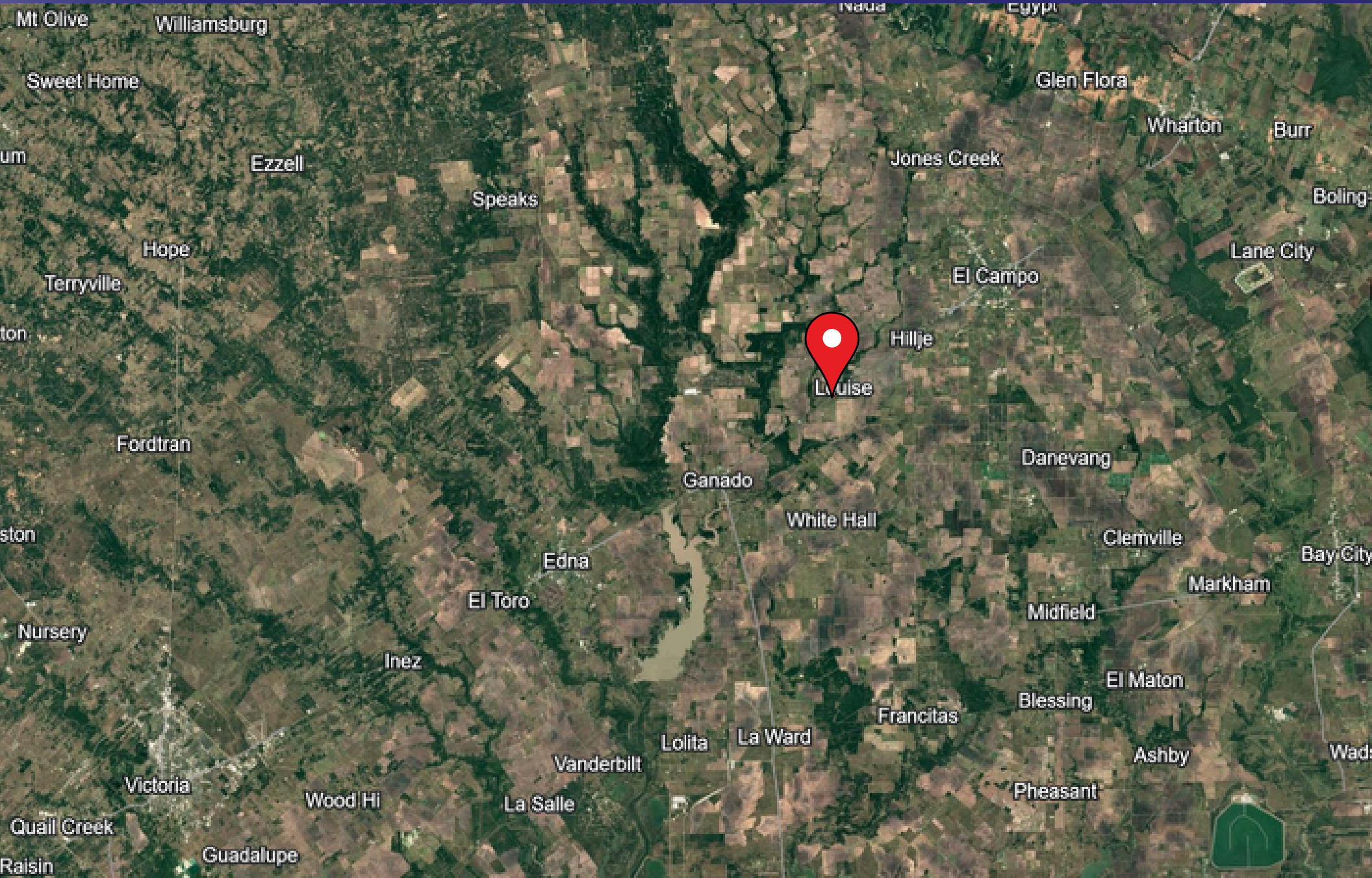
PROPERTY PICTURES



SITE AERIAL



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

1102 W North St, Louise, Texas, 77455

Ring of 3 miles

KEY FACTS

945

Population



371

Households

42.9

Median Age

\$57,785

Median Disposable Income

EDUCATION

12.4%

No High School Diploma

45.5%

High School Graduate

24.3%

Some College/
Associate's Degree

17.8%

Bachelor's/Grad
/ Prof Degree

945

2023 Total
Population (Esri)

INCOME



\$64,186

Median Household
Income



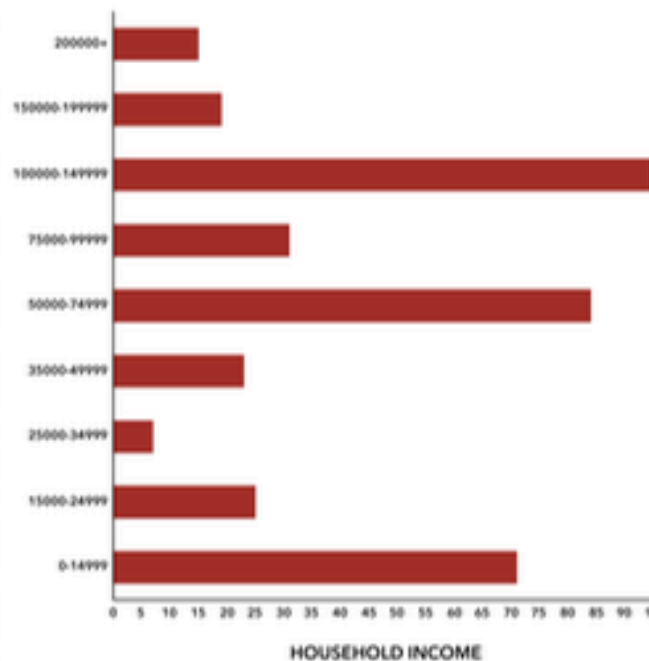
\$30,342

Per Capita Income



\$173,853

Median Net Worth



1102 W North St, Louise, Texas, 77455

1102 W North St, Louise, Texas, 77455 (3 miles)

EMPLOYMENT



White Collar

59.6%



Blue Collar

25.5%



Services

18.7%

0.8%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429
Tracy Karp

Phone: (713) 907-1707 Fax: _____
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

New IABS



Information contained in this marketing piece is furnished by property owners and brokers who acquire the information from third party websites, county appraisal districts, appraisers, tax services and inspectors. The information is shared with Texas CRES, LLC for reference and for marketing purposes. Texas CRES, LLC makes no representations to the validity or accuracy of the information. Neither the listing Broker, or the property owner make any warranty, guarantee, or representation to the accuracy of the information. You should rely exclusively on your own property research and studies to confirm the accuracy of any information contained herein.

JOEL C. ENGLISH

Managing Broker / Principal

Joel@TexasCRES.com

(713) 473-7200

DOUG LARSON

Doug@TexasCRES.com

(713) 824-3799

www.TexasCRES.com

