

SCHULZE'S BAR-B-QUE

Restaurant — Business + Real Estate.
Highly profitable business plus three
stand-alone restaurant properties.

1214 – 1218 1st St, Rosenberg, TX 77471

30

YEARS IN BUSINESS

3

BUILDINGS

10,022

TOTAL SF

1.403

ACRES, 5 PARCELS

4.3★

1,366 GOOGLE REVIEWS



ASSEMBLAGE — AERIAL



HI-PROFILE PYLON SIGN

INVESTMENT HIGHLIGHTS

High-Profit Restaurant — Rare Real Estate
Assemblage

Excellent, Consistent Sales Through the Years

Great Cash Flow From Day One

30 Years in Business

Upside Potential

Valuable Business Assets Included in Purchase

Great Location on High-Traffic S 1st St w/ Massive
Pylon Sign

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INVESTMENT HIGHLIGHTS

THE PACKAGE

- Business, real estate and an extensive inventory offered together in a turnkey package.

THE RESTAURANT

- Turnkey, highly profitable Texas barbecue institution – 30+ years in business.
- Stable & strong revenue and net income.
- Upside by expanding the catering business.
- Retirement sale with a long-tenured team in place – several employees with 20+ years of service.

THE REAL ESTATE

- Three freestanding buildings totaling 10,022 SF of commercial space on a 1.403-acre, five-parcel contiguous assemblage fronting a major corridor in the heart of Rosenberg.
 - Schulze's Restaurant – 3,990 SF freestanding restaurant w/ drive-thru on the corner of S 1st St & Ave J.
 - Commercial Kitchen – 3,200 SF directly behind Schulze's, with additional warehouse space and substantial overflow parking.
 - Vacant Restaurant (optional with purchase) – 2,352 SF freestanding restaurant w/ drive-thru and large patio on the corner of S 1st St & Ave K.

FF&E, INVENTORY & ASSETS

- Extensive list of high-value assets – modern restaurant equipment in each property, recent upgrades, vans, truck, inventory & more.
- High-profile pylon sign on S 1st St.

THE ACQUISITION

CORE OFFERING

\$3,995,000

Business + Schulze's Real Estate

Acquire the operating BBQ business, all Schulze's-occupied real estate, two freestanding buildings, and full FF&E & inventory. High cash flow from day one, backed by a proven 30-year operating history.

- ✓ Operating business + brand
- ✓ Excellent cash flow from day one
- ✓ Freestanding Restaurant + Commercial Kitchen Space occupied by business
- ✓ Full FF&E, Business Assets & Inventory

ALL-IN OFFERING

\$4,794,000

Add the Adjacent Vacant Building

Add the adjacent vacant restaurant building and unlock immediate expansion potential and long-term real estate value. Open a second restaurant or lease to new tenant & enjoy an additional real estate income stream.

- ✓ Everything in the core offering
- ✓ Adjacent vacant restaurant building
- ✓ Operate a 2nd concept next door or lease out as additional cash flow
- ✓ Maximum real estate control with possible future assemblage

SCHULZE'S RESTAURANT BUSINESS SUMMARY

CUISINE & CONCEPT

Traditional Texas barbecue and catering with dine-in, take-out and delivery.

BRAND LEGACY

Operating in Rosenberg for over 30 years across three generations.

CONSISTENT RESULTS

Excellent revenue and profitability that has held steady year over year.

CUSTOMER BASE

Loyal following with generations of repeat diners.

REPUTATION

4.3-star average on Google across 1,366 reviews; rated for brisket and hospitality.

Schulze's Bar-B-Que
4.3 ★★★★★ 1,366 Google reviews ⓘ
\$10–20 · Barbecue restaurant

CATERING UPSIDE

Significant supplemental revenue and profit today, with infrastructure in place to service a far larger catering operation.

HOURS

Tues–Sat 10a–9p
Sun 10a–3p

STAFF

Long-tenured team; several with 20+ years of service.

THE STORY

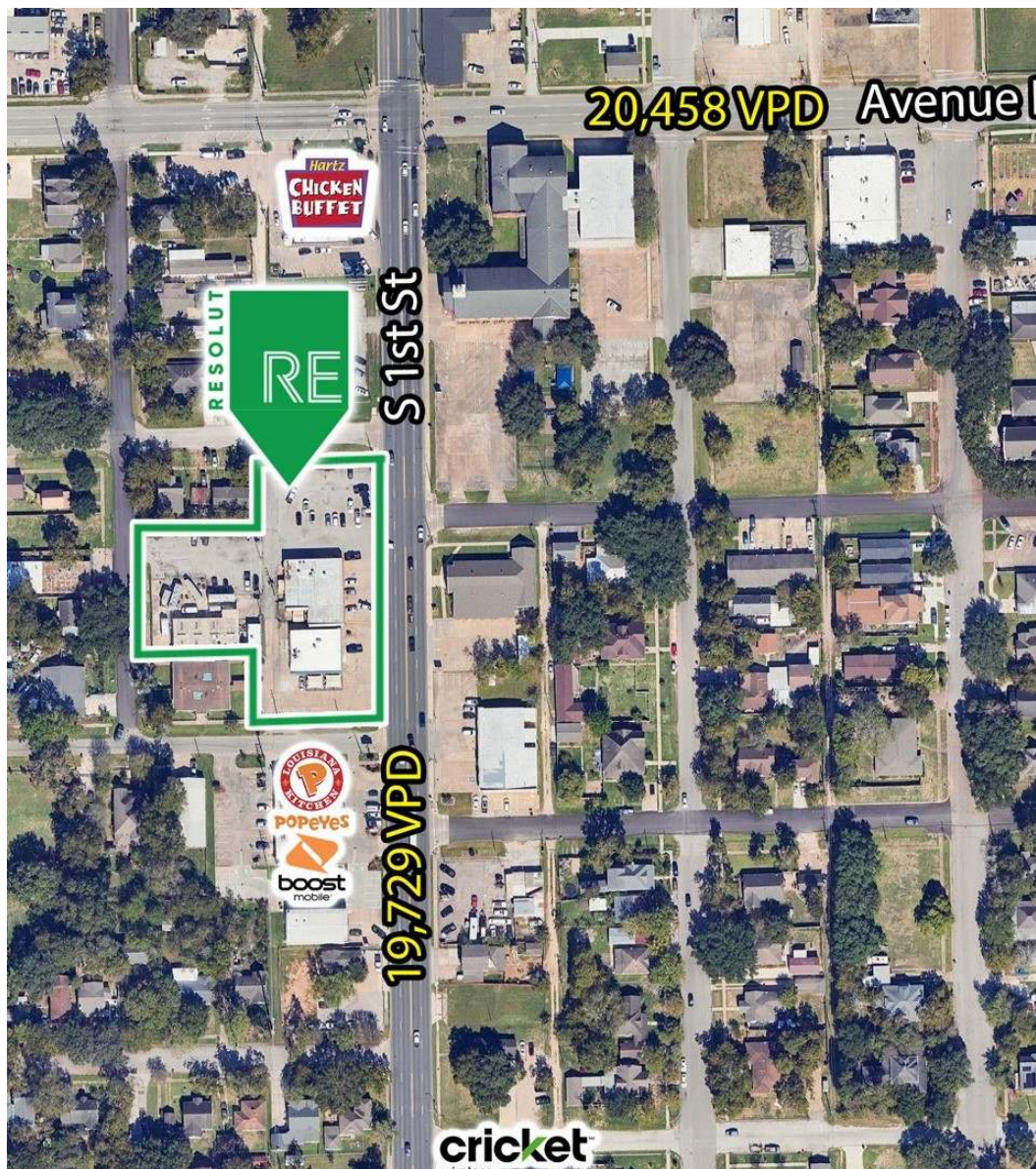
Established in the 1990s and rooted in a Texas barbecue tradition dating to the 1920s, Schulze's Bar-B-Que & Catering is a well-known institution in Fort Bend County — offered as a turnkey, fully-equipped operation with decades of goodwill and three generations of ownership continuity.

Renowned for authentic Texas-style smoked meats — brisket, ribs, sausage, ham, turkey and chicken — prepared in-house daily, with sides and desserts from family recipes. The sale includes a substantial list of restaurant equipment, inventory, trucks and vans; see the full inventory at the back of this package.



THE REAL ESTATE

THREE BUILDINGS • 1.403 ACRES



Three Buildings, Five Parcels, 1.403 Acres – All Included

The physical asset is as compelling as the business: drive-thrus, a flexible layout, and an optional adjacent vacant restaurant building.

THE PROPERTIES

MAIN RESTAURANT

1214 1st St, Rosenberg, TX 77471

COMMERCIAL KITCHEN

1214 Houston St, Rosenberg, TX 77471 (behind main restaurant)

OPTIONAL RESTAURANT

1218 1st St, Rosenberg, TX 77471 (vacant, next to main restaurant)

LOCATION

- Centrally located on one of Rosenberg's most established and highly trafficked thoroughfares.
- Rare opportunity to own a large assembly of land tracts in a mature area.
- Surrounded by high-performing retail restaurant brands.
- Access from four different streets: S 1st St (multiple entry points), Avenue K, Avenue J and Houston St.
- Owned, fee simple, included in sale.

THE REAL ESTATE

PARCELS & SPECIFICATIONS

PROPERTY INFO

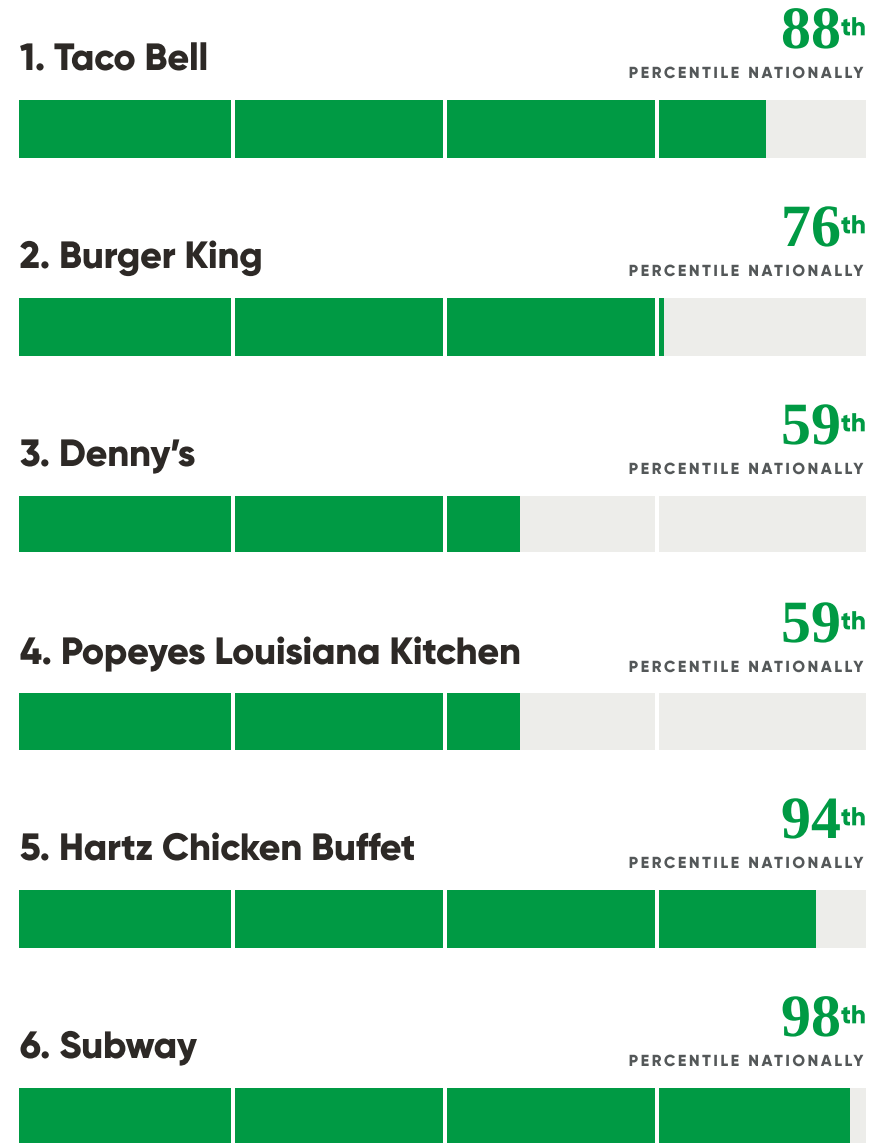
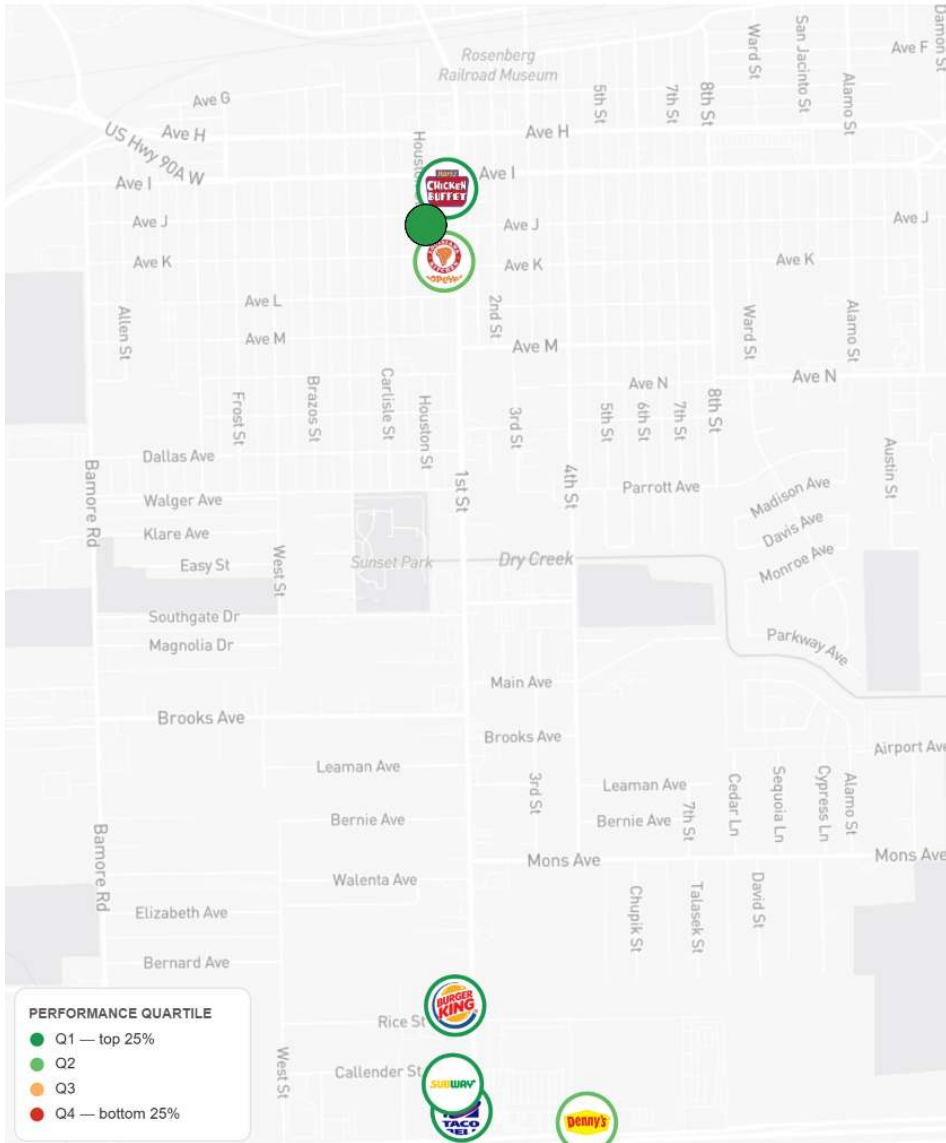
Aggregate land	1.403 Acres
Number of buildings	3
Total building size	10,022 SF
Schulze's Restaurant	3,990 SF
Commercial Kitchen	3,200 SF
Optional building	2,352 SF
Restaurant land	0.576 Acres
Kitchen land	0.486 Acres
Optional vacant land	0.341 Acres

PARCEL NUMBERS

SCHULZE'S RESTAURANT 5895-01-021-0010-901	
SCHULZE'S RESTAURANT 5895-01-021-0030-901	
COMMERCIAL KITCHEN 5895-01-021-0080-901	
COMMERCIAL KITCHEN 5895-01-021-0071-901	
OPTIONAL VACANT 5895-01-021-0050-901	
TOTAL PARCELS	5



TOP PERFORMING RESTAURANTS ON S 1ST ST



Annualized sales percentile ranking vs. all U.S. locations of each brand. Source: CenterCheck.

THE PROPERTIES

PATIO & DRIVE-THRU



RETAIL TRADE AREA

SURROUNDING RETAIL & TRAFFIC



ASSETS

FF&E & EQUIPMENT INCLUDED



Well beyond standard restaurant equipment and infrastructure, the purchase includes substantial additional equipment and assets:

Four pits	Chill Monster rapid cooler
Walk-in coolers & freezers	Container freezer
Trailer	Two vans
Box truck	Pylon sign on 1st Street

Please request full inventory for the extensive list of equipment, inventory & assets that come with purchase.

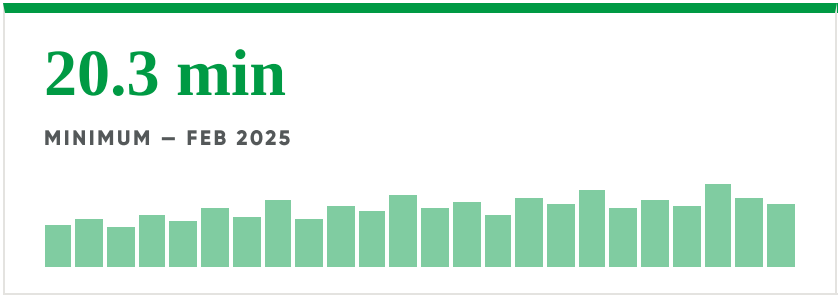
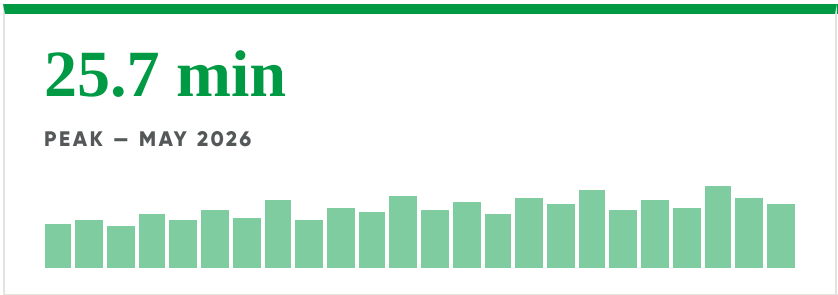
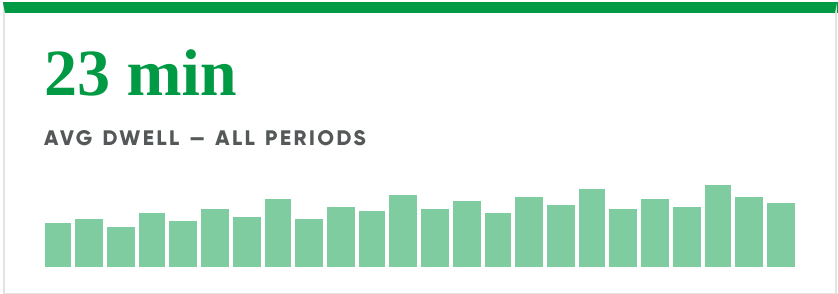


VISITOR DATA

DWELL & CUSTOMER SEGMENTS

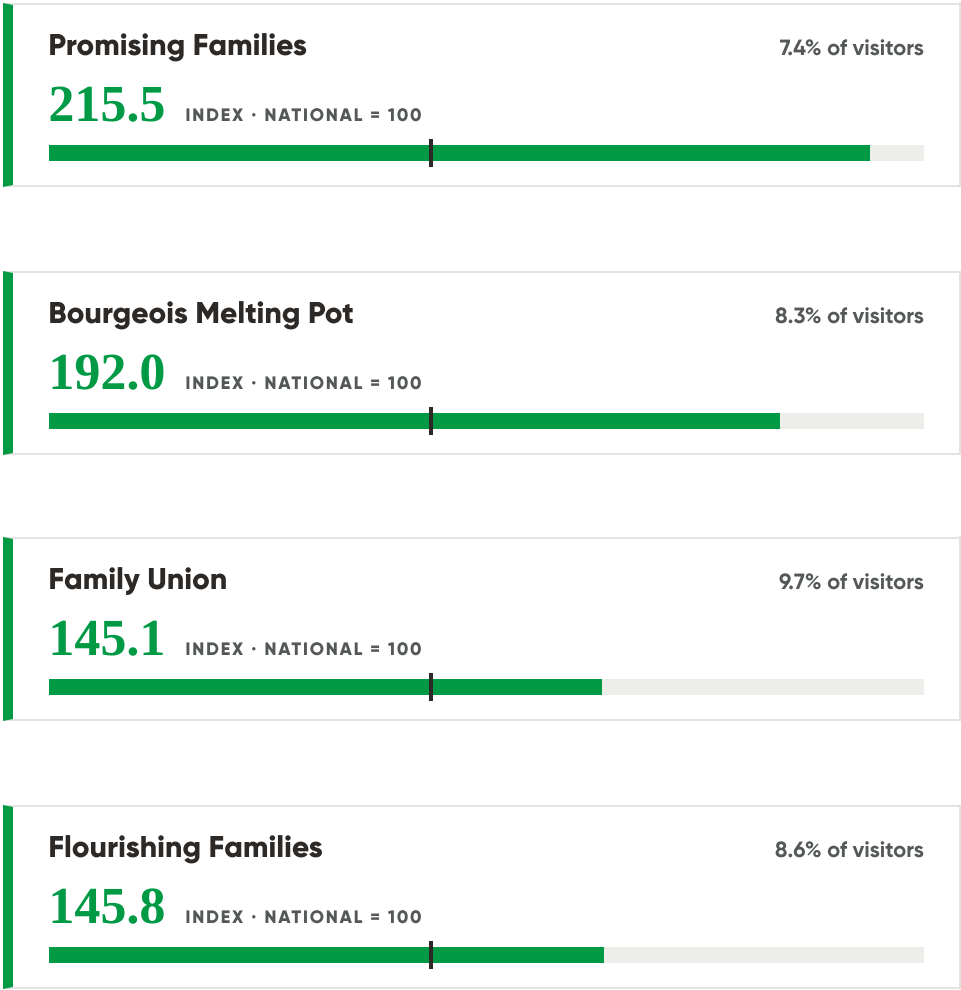
DWELL TIME

Consistently exceeds 20 minutes every month – a genuine dining experience, not a quick-service stop.



TOP CUSTOMER SEGMENTS

Index well above national norms – family-oriented, community-rooted households, not transient traffic.



Source: Placer.ai – dwell time (modeled from device-signal data) and Mosaic psychographic segmentation.

TRADE-AREA DRAW

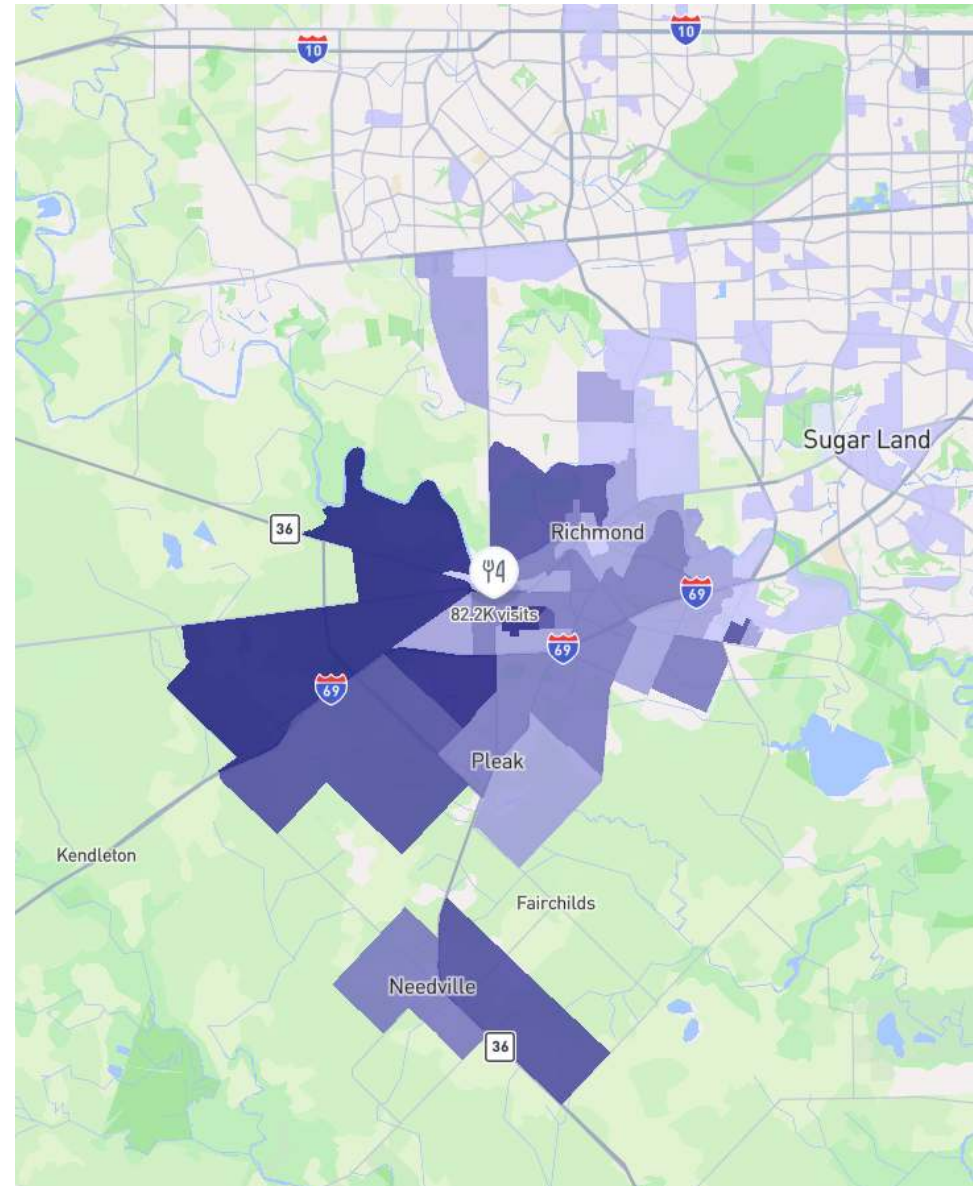
Schulze's draws visitors from across the Greater Area

249 distinct origin zones contribute visits — a wide geographic draw that signals destination-level brand strength.

CUSTOMERS FROM ACROSS REGION

Visitor-origin data spans 249 distinct zones across Fort Bend County and the broader Greater Area metro. The top zones each contribute just 2.5–2.7% of attributed visits — a healthy, distributed pattern with no single-zone dependency.

That wide draw is the hallmark of a destination restaurant, not a convenience stop. Customers choose to travel to Schulze's — a powerful signal of brand loyalty that transfers with the business.



VISIT PATTERNS

BY DAY & HOUR

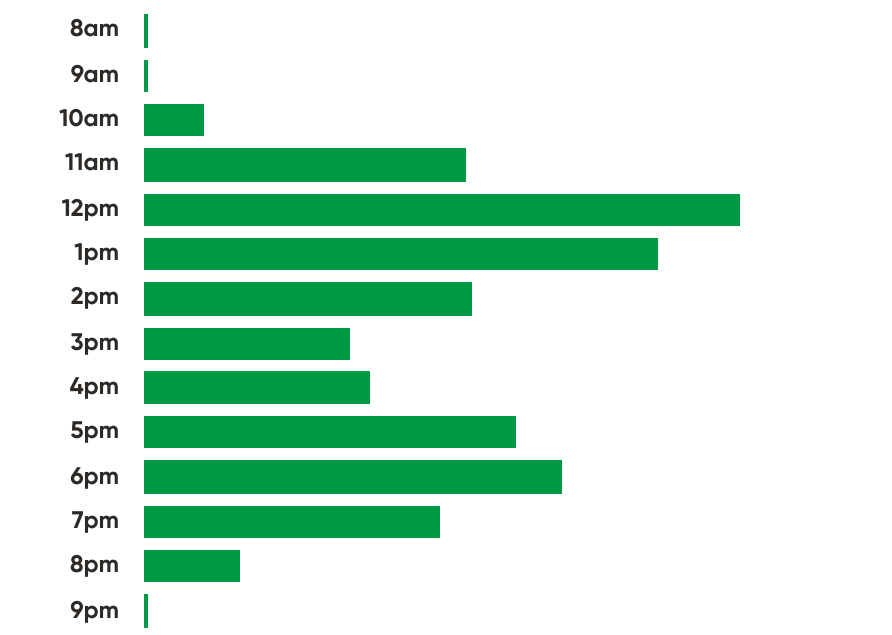
VISITS BY DAY OF WEEK

Weekends drive peak volume, with steady weekday lunch traffic signalling catering and corporate upside.



VISITS BY HOUR OF DAY

Two distinct rush windows – a strong midday lunch peak and a solid dinner surge across the evening.



Source: Placer.ai. Visit totals aggregated across the full measurement period.



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.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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RESOLUT

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BUSINESS & REAL ESTATE INVESTMENT



SCHULZE'S BAR-B-QUE

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