

For Lease or Sale

2,200 SF Drive-Thru
2021 Construction



Walmart Pad

785 Texas Avenue
Bridge City Texas 77611



AJ Nay, Broker

FL 3532240 | CA 01249470

✉ AJ@maverickinvestments.com

☎ 305.433.3300



SUBJECT PROPERTY

OFFERING MEMORANDUM



CA Broker Lic. 02237333



Broker #02237333

For More Information Contact:

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MAVERICK INVESTMENTS
936 SW 1st Ave #955, Miami, FL 33130

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”), AJ Nay, and/or Maverick Investments (“Broker”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Broker. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Broker or delete it permanently.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and Broker and/or the Owner shall have no legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

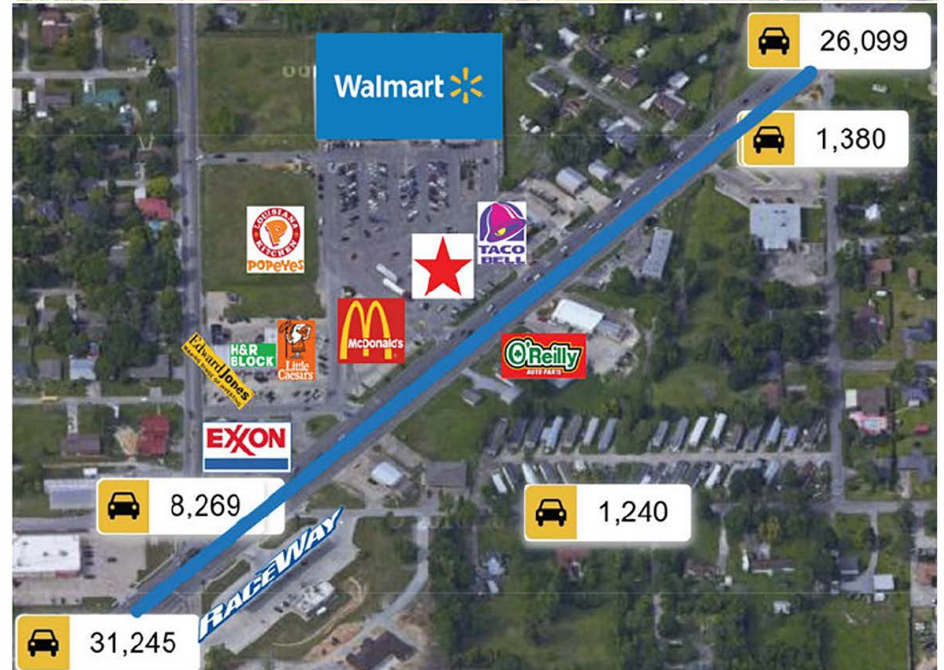
785 Texas Avenue, Bridge City, Texas 77611

THE OFFERING

Property consists of a +/- 2,200 square foot fast food structure on a +/- 0.95 acre lot pad to Walmart. The property has 33 parking spaces, great retail synergy and out positions the adjacent Taco Bell, McDonald's and Popeye's pads in the center. Affluent \$124,000+ average household income area with +/- 30,000 cars per day in front of the site and additional customer traffic generated by Walmart and the other tenants in the center, this location is a prime candidate for a Class A fast food/QSR tenant.

PROPERTY SUMMARY

Address	785 Texas Avenue, Bridge City, Texas 77611
Price Lease Rate	\$1,550,000 \$100,000 NNN Annually
Cap Rate	N/A
Total Building Size	+/- 2,200 SF Buyer/Lessee to Verify
Land Size	0.95 Acres Buyer/Lessee to Verify
Current NOI	Subject to Cancellation
Year Built	2021
County	Orange County, Texas
Access	2 Access Points at Entrance to Center
Zoning	Commercial
Parcel	Parcel #: 003831-000200



This information supplied herein is from sources deemed reliable but is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy.

Prospective Buyer or Tenant must conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, and other professional advisor.

MARKET AERIAL

785 Texas Avenue, Bridge City, Texas 77611

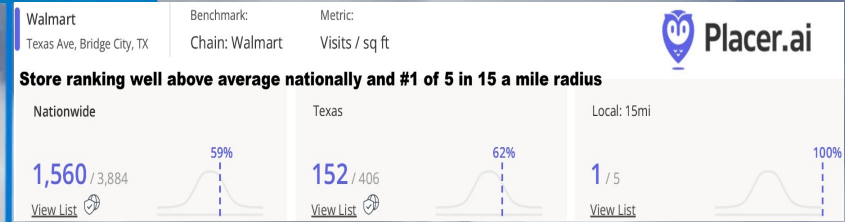
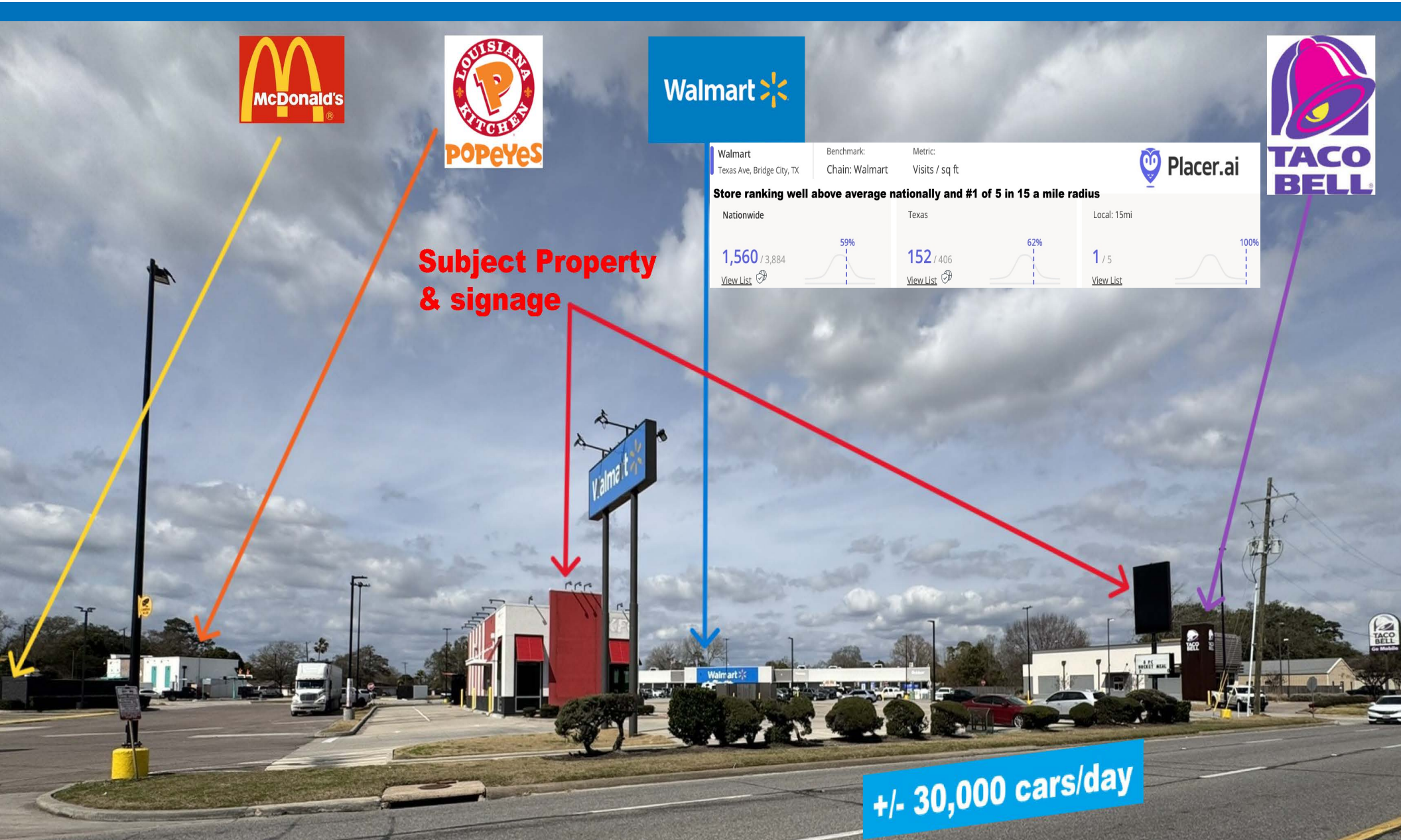
Southwest View



Northeast View



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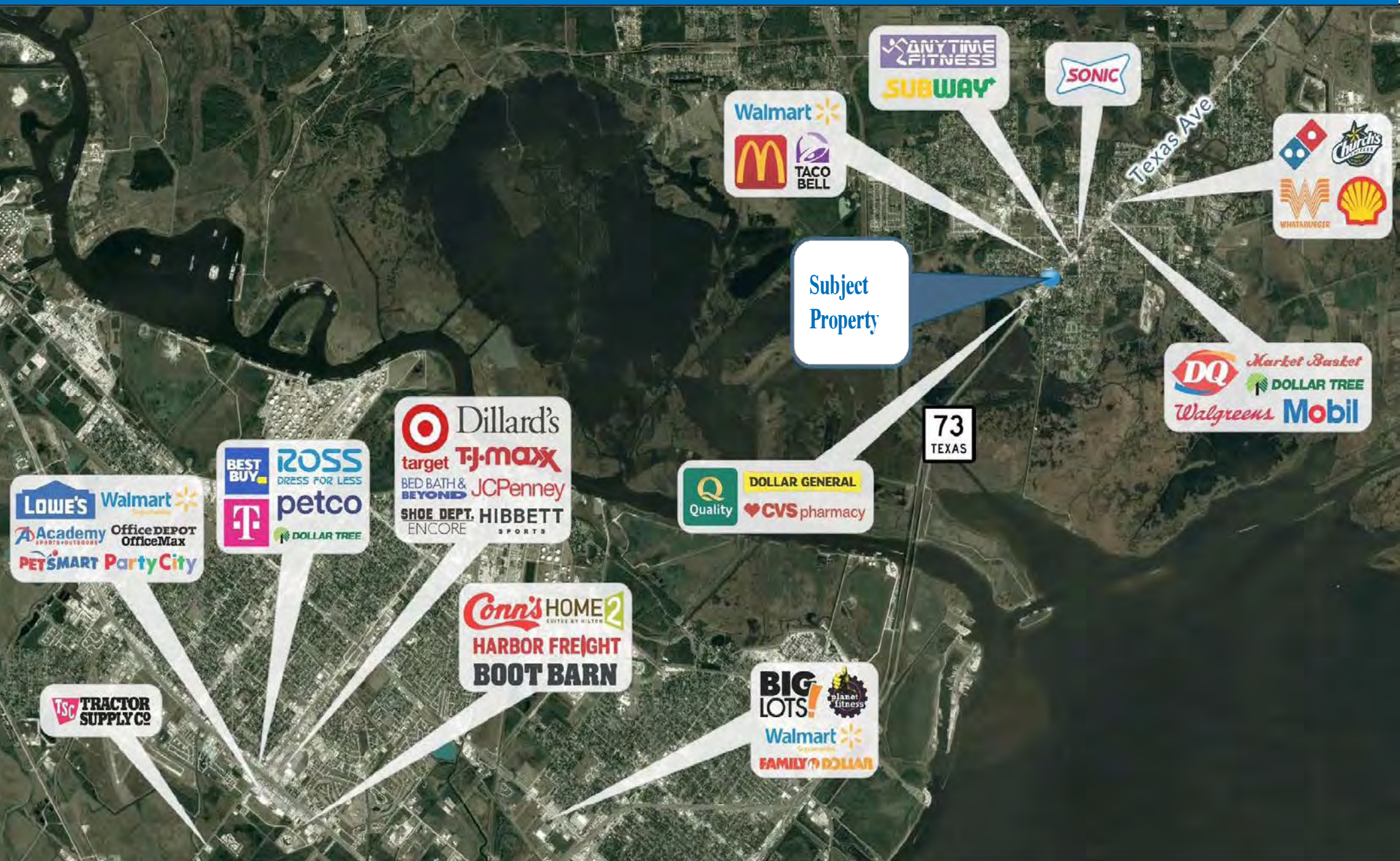
AREA MAP

Avg Household Income
2024 Population

2 miles
\$124,337
9,955

5 miles
\$126,087
16,853

10 miles
\$89,098
121,453



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