

RETAIL FOR SALE & LEASE

GAS STATION IN EL CAMPO

402 W JACKSON ST, EL CAMPO, TX 77437



FOR SALE & LEASE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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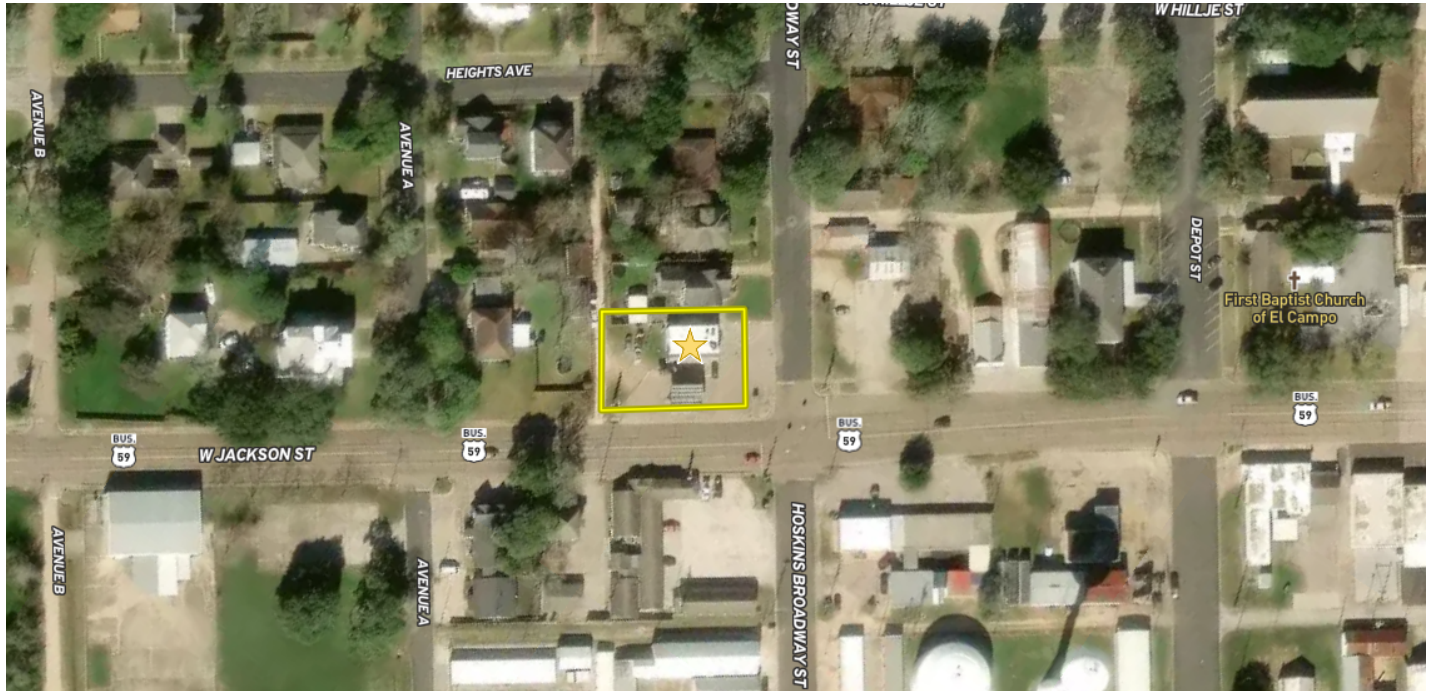
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EXECUTIVE SUMMARY

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Offering Summary

Price:	\$550,000
Monthly Rent:	\$3,000
Currently Leased:	Yes
Building SF:	1,372 SF
Lot Size:	13,299 SF
Year Built:	1965
Zoning:	Commercial

Property Overview

Located at 402 W Jackson St, El Campo, TX 77437, this commercial investment property presents an attractive opportunity for investors seeking stable in-place income and long-term upside in an established Wharton County market. Offered at \$550,000, the property features a 1,372 SF building situated on a 13,299 SF lot, providing flexibility for a variety of commercial uses.

The property is currently leased and generating \$3,000 in monthly rental income, offering immediate cash flow and investment stability. Built in 1965 and zoned commercial, the asset benefits from its location along a well-traveled corridor with convenient access to surrounding residential and business areas, supporting long-term tenant demand and future appreciation potential.

The surrounding trade area is supported by solid demographics, with a 3-mile population of 14,001 and a median household income of \$71,586, reflecting a stable consumer base and favorable economic fundamentals.

With established tenancy, dependable income, commercial zoning, and a strategic El Campo location, this property represents a compelling opportunity for investors seeking a well-positioned, income-producing asset with long-term growth potential.

[Google Maps Link](#)

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PROPERTY PHOTOS

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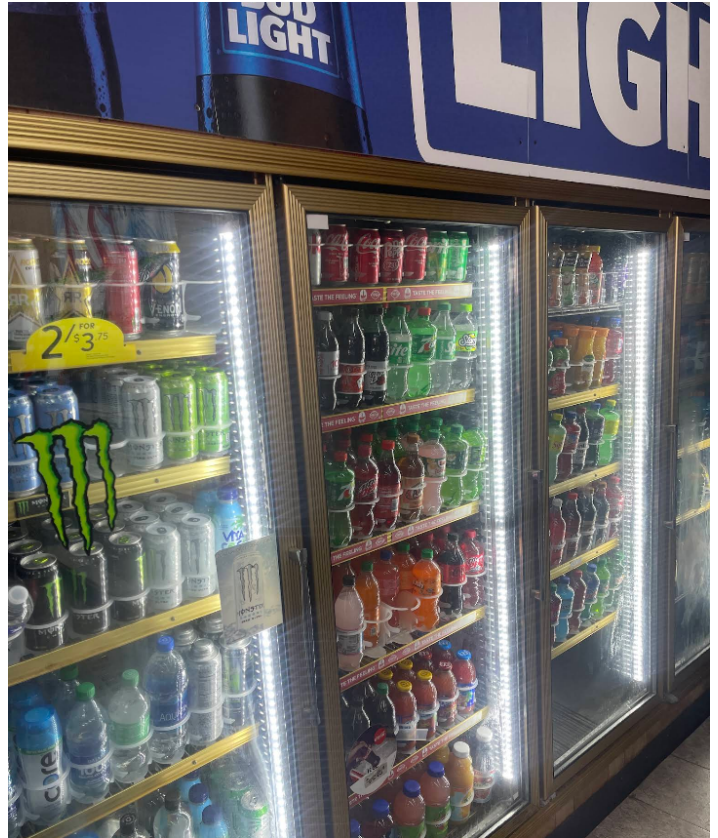
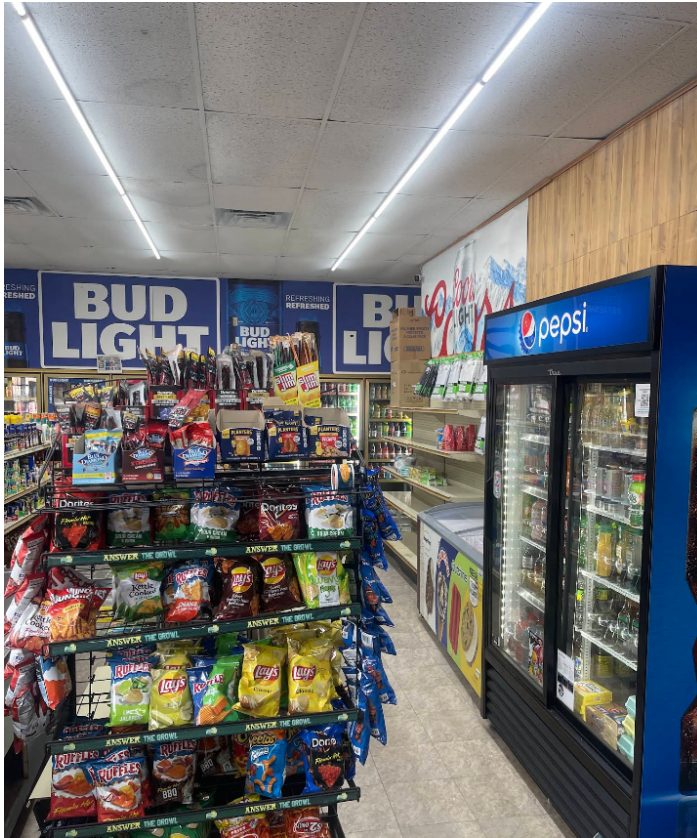
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AERIAL MAP

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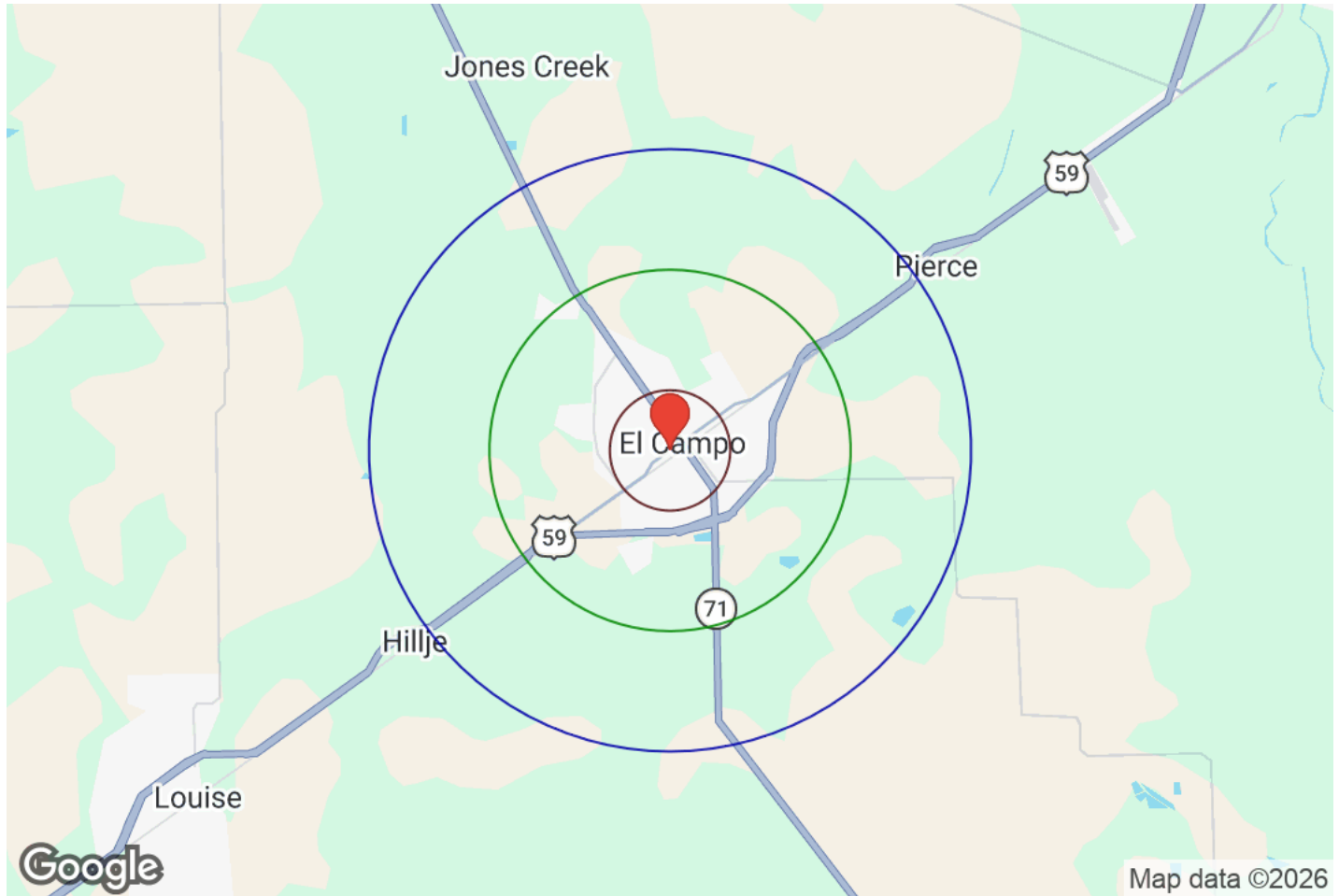
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DEMOGRAPHICS

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Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,551	6,959	7,724
Female	3,307	7,041	7,780
Total Population	6,858	14,001	15,504

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,789	5,922	6,648
Black	826	1,544	1,662
Am In/AK Nat	5	13	14
Hawaiian	N/A	N/A	N/A
Hispanic	3,135	6,341	6,980
Asian	56	83	88
Multiracial	46	94	105
Other	2	4	5

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,818	5,753	6,387
Occupied	2,470	5,040	5,589
Owner Occupied	1,447	3,119	3,530
Renter Occupied	1,023	1,921	2,059
Vacant	348	713	798

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,476	3,035	3,346
Ages 15 - 24	1,079	2,022	2,220
Ages 25 - 54	2,556	5,004	5,542
Ages 55 - 64	713	1,551	1,738
Ages 65+	1,035	2,388	2,658

Income	1 Mile	3 Miles	5 Miles
Median	\$62,454	\$71,586	\$72,785
Under \$15k	240	303	313
\$15k - \$25k	67	318	387
\$25k - \$35k	291	553	572
\$35k - \$50k	387	716	776
\$50k - \$75k	415	713	808
\$75k - \$100k	393	706	793
\$100k - \$150k	411	862	943
\$150k - \$200k	120	461	541
Over \$200k	146	408	456

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PROFESSIONAL BIO

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Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 7 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

Disclaimer

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