

Offering Memorandum

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2216 Gulf Fwy / Brockway Commercial | Moises Granados, Agent | 05/21/2026 | NDA Requirement for distribution of financials

Section 1: Executive Summary

This is a rare opportunity to acquire land, building, and a fully operational restaurant at one of the most strategic locations along the I-45 corridor between Houston and Galveston. Currently home to Texas Pit Stop BBQ—an established, well-reviewed dining destination with over 13 years of continuous operation—the property offers an immediate, turn-key solution for an owner-operator or investor ready to walk in and start serving on day one. Spanning 6,283 square feet with ample on-site parking and outstanding visibility from one of the Gulf Coast’s highest-traffic arterials, the property combines strong real estate fundamentals with an already-proven food service operation. The location benefits from a captive audience of daily commuters, tourists heading into Galveston, and a growing local residential base, providing year-round traffic and demand. Whether a buyer chooses to continue the existing concept or reimagine the space under a new brand, the infrastructure, equipment, and established customer base dramatically reduce the time and capital required to reach profitability—making 2216 Gulf Freeway an exceptional value proposition in the Greater Houston restaurant market.

Field	Detail
Property Address	2216 Gulf Fwy, La Marque, TX 77568
Asking Price	\$ 1,475,000
Building Size	6283 SF
Lot Size	28,233 SF / 0.6481 Acre
Year Built / Renovated	1979
Current Use	Operating Restaurant — BBQ
Zoning	General Commercial
Ownership	Fee Simple
Occupancy	Owner-operated

Section 2: Investment Highlights

- Fully operational restaurant — no build-out required
- 13 years of operating history at this location
- High-traffic corridor: over 60,000 VPD on I45, over 8,000 VPD on FM 519
- All permits, licenses, and health certifications in place
- Full commercial kitchen infrastructure included
- Gulf Fwy and FM 519 improvements to accommodate population growth and rising tourism creates significant long-term potential

Section 3: Property Description

3.1 Physical Description

6283 SF | Dining Room Capacity of 150 | Bar Area | Patio/Outdoor | Private Dining

47 Parking Spaces | ADA Compliance

Foundation: Concrete Slab; Exterior Walls: metal | Roof: Original Pitched Metal, Good Condition |

Utilities: Access to all Public

3.2 Site & Access

Frontage: Gulf Fwy 169 feet, FM 519 (Main St) 76 feet; depth 284 feet | Road Access from I45 frontage road and FM 519 | Traffic Count: Gulf Fwy 62,723; FM 519 8,066

Visibility: Highly visible from Gulf Fwy and FM 519. Direct access to Gulf Fwy and FM 519

3.3 Floor Plan

Appraisal drawing available

Section 4: Location & Market Analysis

4.1 Location Overview

Area located along Interstate Highway 45 (Gulf Fwy) primarily between Westward Ave and the intersection of HWY 6 and TX 146. The neighborhood corridor runs through the City of La Marque and west of Texas City. The boundaries of the neighborhood are: HWY 3 to the north, HWY 6 to the south, FM 2004 to the west, and State Highway 146 to the east. Located approximately 50 miles southeast of the central business district to the City of Houston and approximately 15 miles northwest of the City of Galveston.

4.2 Demographics (1 / 3 / 5-Mile Radius)—2024 approx

Metric	1-Mile 3-Mile 5-Mile
Population	6,152 32,732 70,575
Avg. Household Income	\$54,725 \$54,107 \$58,555

Traffic Count	FM 519 East of Gulf Fwy 8,066; Gulf Fwy 62,723
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4.3 Competitive Landscape

Louisiana Kitchen, McDonald's, Subway

4.4 Nearby Demand Drivers

Petrochemical, family owned businesses, high density of residential development

Section 5: Equipment & Infrastructure

5.1 Kitchen Equipment Inventory

*Commercial range / ovens | Fryers | Broilers | Grill | BBQ pit
Walk-in cooler — Good Condition | Walk-in freezer — Good condition
Prep tables | Dish machine | Sinks (3-compartment, hand-wash, prep)
Ice machine(s) | Hood system — current inspection, fire suppression]*

5.2 Infrastructure

*Natural gas line size | Grease trap — 500 gal, regular service | Ansul/fire suppression system regular inspection
Electrical service — Standard amps/voltage | Plumbing — standard
HVAC — 3 units, regular maintenance*

5.3 Front-of-House

POS system | Bar equipment | Furniture & fixtures

Section 6: Lease / Tenancy Summary

Complete this section if the property is tenant-occupied or if a leaseback arrangement is available.

Lease Field	Detail
Tenant Name	N/A
Lease Type	N/A
Lease Commencement	N/A
Lease Expiration	N/A

Remaining Term	N/A
Options to Renew	N/A
Base Rent	N/A
Annual Escalations	N/A
Tenant Responsibilities	N/A

Section 7: Financial Summary

Release to qualified buyers after NDA. Include 3 years of historical data where available.

7.1 Rent Roll Summary

N/A

7.2 Operating Expenses

Upon Request

7.3 Valuation Metrics

Metric	Value
Asking Price	\$1,475,000
Price per SF	\$235
Capitalization Rate	
Net Operating Income	
Gross Rent Multiplier	

Section 8: Permits, Licenses & Compliance

*Certificate of Occupancy | Health Department License (current) | Liquor License expired
Fire inspection — current*

Section 9: Sale Terms & Process

9.1 Offering Terms

*\$1,475,000 | Financing considered (cash / conventional / SBA) | Seller financing
Business included in sale? Negotiable
FF&E included | Equipment lease obligations (if any): soda dispenser*

9.2 Due Diligence Period

[Proposed inspection period | Access / showing protocol (tenant coordination required)]

9.3 Contact & Offer Submission

Moises Granados, Agent | (713) 446-8260 | mgranados@brockwaycommercial.com

Brockway Commercial

Offer submission: via email | Required format: LOI / PSA

DISCLAIMER

This Offering Memorandum has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described. It does not purport to provide a necessarily accurate or complete description of the property, or any of the documents related thereto. Prospective purchasers should conduct their own investigations and rely solely upon the advice of their own legal, tax, and financial advisors.