

FOR SALE OR LEASE

±1.042 ACRES
± 3,200 SQFT
FULLY EQUIPPED, MOVE-IN-READY
RESTAURANT

3805 FM 2752
EL CAMPO, TX
\$1,195,000



**FOR MORE
INFORMATION
PLEASE CONTACT**

TERENCE MOELLER
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**COLDWELL BANKER
COMMERCIAL**

**D'ANN HARPER,
REALTORS®**

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FOR SALE/LEASE

3805 FM 2752
El Campo, TX



Price:	\$1,195,000
Lot Size:	± 1.042 Acres
Building Size:	± 3,200 SQFT

PRIME RESTAURANT OPPORTUNITY - FOR SALE OR LEASE IN EL CAMPO, TEXAS!

The former **Roost Bar & Grill** is now available for sale or lease, offering a turnkey opportunity for restaurateurs, investors, or entrepreneurs. Situated on **1.042 acres** at **3805 FM 2752** in El Campo, this **3,200-square-foot** restaurant was completely remodeled in 2024, including the installation of a **new HVAC system**, providing a modern, updated space that's ready for your business.

The property features spacious **indoor and outdoor seating**, creating an inviting atmosphere for guests, along with a **playground** that makes it an ideal destination for families. Whether you're opening a new restaurant, expanding your brand, or launching a new hospitality concept, this property offers outstanding visibility and flexibility.

All furniture, fixtures, and equipment (FF&E) are included, allowing for a seamless transition and reducing startup costs. See the attached equipment list and recent upgrades for a complete inventory of included items and improvements.

Don't miss this rare opportunity to purchase or lease a fully equipped, move-in-ready restaurant in a growing market.

For additional information, please contact Terence Moeller.

SCAN TO VIEW PROPERTY VIDEO



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EQUIPMENT & UPDATES
3805 FM 2752, El Campo, TX

UPDATES LIST

- All new electric (Hobo Electric)
- Grease trap (Victoria Precision)
- New bathroom (Total Outdoor Solutions)
- New shell (Gulf Stream)
- Green board, insulation, remodel (Robert Gaston)
- All new plumbing (Jeremy Almaguer)
- New AC (Efficiency Air)
- New fence (BW Fence)
- Ice machine (Dluhos Refrigeration)
- Windows/Doors (El Campo Glass)
- Parking lots (Gulf Coast Lease)
- Sinks & Shelves (Multi Fab)



EQUIPMENT LIST

Equipment	Serial #, If Any
6 Spout Soda Dispenser w/Ice	Lancer
Advantaco Salad Bar	72 inch CFT
Migali Cold Reach In	C-49RS-HC
Kool Air Ice Machine	KYT0500A/K570
Win Holt Heater/Proofer	C519-CFC-4
Cook Rite By Atosa 10 Burner	AGR-10 B 32, 000BTU
Cook Rite Griddle	ATMG-48
Migali Fryer	CF50
Cook Rite Fryer	
Groen Braising Pot Eclipse	PM-30EC 30 Gallon
Atosa 3 Door Fridge	MBF8508
Migali 2 Door Freezer	C2FBHC
Atosa Sandwich Prep	MSF3610GR
Promax Vacuum	VMC216
Southern Pride Rotisserie Pit	SPK-1400
Mr. Winter Walk In	
6 Stainless Tables	All Sizes/750 Each
3 Compartment sink	
2 Compartment sink	
1 Hand Wash Sink	
Racks (9)	

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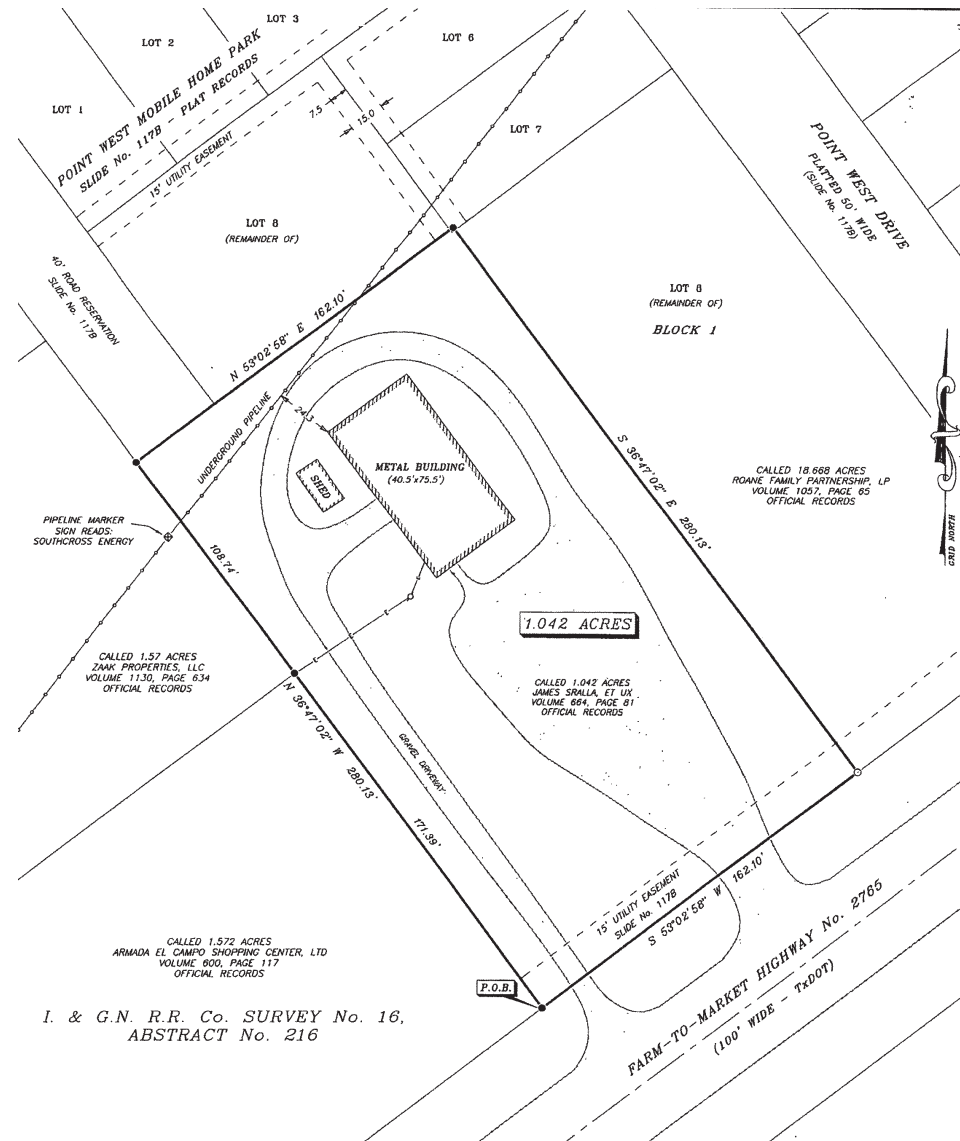
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SURVEY
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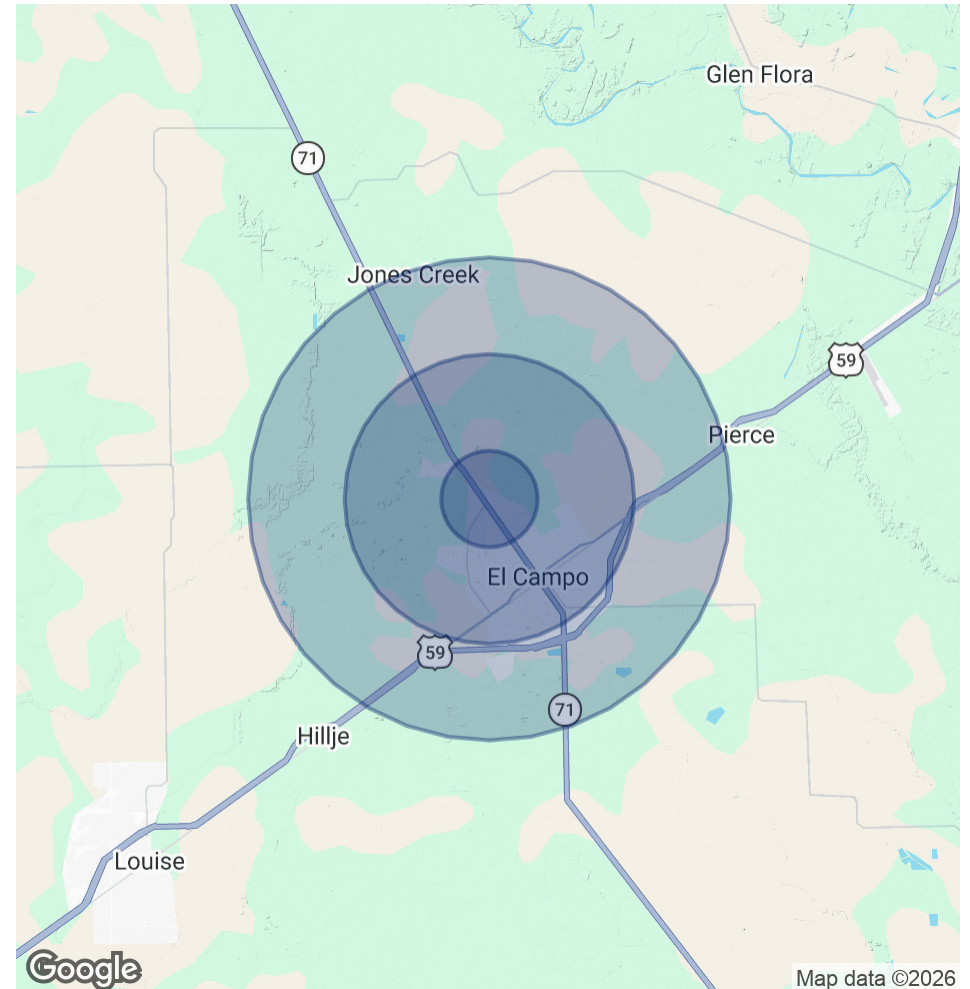
FOR SALE/LEASE

DEMOGRAPHICS
3805 FM 2752, El Campo, TX

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,313	10,315	14,135
Average Age	37.1	38.9	37.3
Average Age (Male)	37	36.3	35.2
Average Age (Female)	37.4	41.7	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	828	3,855	5,054
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$112,264	\$84,427	\$85,605
Average House Value	\$226,921	\$192,979	\$191,444

2023 American Community Survey (ACS)



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POINTS OF INTEREST
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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.



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.

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 or subagent 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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Terence Moeller	736079	tmoeller@cbharper.com	3619355157
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date