

# FOR SALE



## 1238 FM 521 AND LINDER LANE, BRAZORIA, TEXAS

### KW COMMERCIAL - SIGNATURE

920 South Fry Road  
Katy, TX 77450

### PRESENTED BY:

**IMTIAZ ALI**  
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Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## LOCATION INFORMATION

Street Address: 1238 Farm to Market Road 521 and Linder Lane

City, State, Zip: Brazoria, TX 77422

Price: \$1,375,000

Building SF: ± 5,256

Land: 0.72 AC

## PROPERTY OVERVIEW

The site is under remodeling for a convenient store located at the corner of FM 521 and Linder Lane, in Brazoria, Brazoria County, Texas 77422.

It has been proposed to remodel the existing structure to develop a modern format convenience store (without gas) with expanded grocery merchandise, and integrated on-site food and drinks.

- Under construction grocery Store (without gas).
- Coolers, beer-cave, coffee counter, grocery racks, and other equipment.
- Attached patio.
- Plenty of storage space.
- Bulletproof cabin.

**Note: The Seller shall provide a turn key grocery store to the Buyer.**





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AVERAGE MONTHLY SALES			
	Year 1	Year 2	Year 3
<b>Convenience Market Sales (Dollars)</b>	<b>\$108,140</b>	<b>\$109,798</b>	<b>\$110,591</b>
<i>Convenience Sales (Dollars)</i>	<i>\$71,925</i>	<i>\$73,033</i>	<i>\$73,579</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$36,215</i>	<i>\$36,765</i>	<i>\$37,012</i>

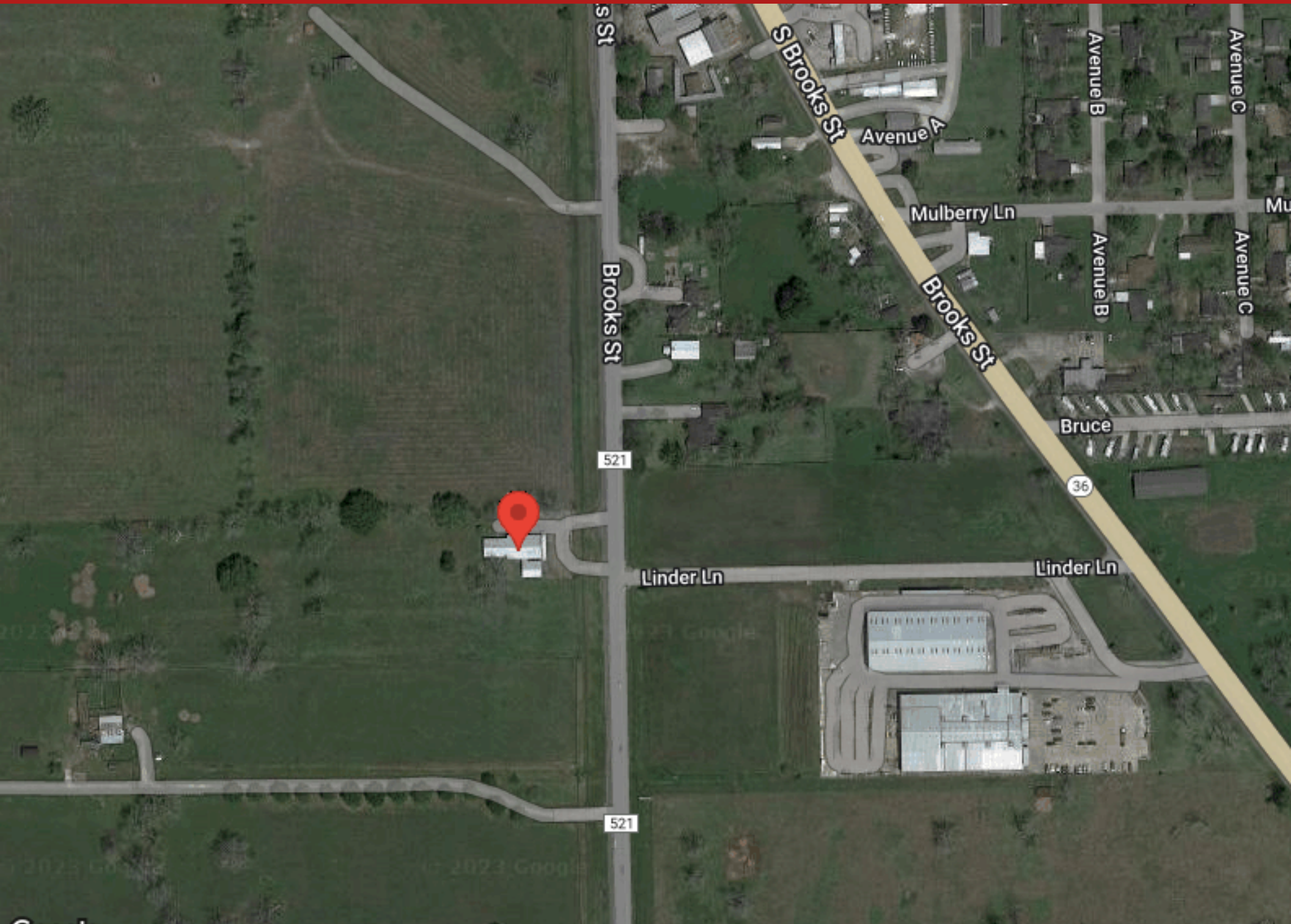
ANALYTICAL SALES RANGE			
LOW	Year 1	Year 2	Year 3
<b>Convenience Market Sales (Dollars)</b>	<b>\$91,972</b>	<b>\$94,170</b>	<b>\$96,446</b>
<i>Convenience Sales (Dollars)</i>	<i>\$60,108</i>	<i>\$61,829</i>	<i>\$63,889</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$31,864</i>	<i>\$32,341</i>	<i>\$32,557</i>

HIGH	Year 1	Year 2	Year 3
<b>Convenience Market Sales (Dollars)</b>	<b>\$114,400</b>	<b>\$116,957</b>	<b>\$119,354</b>
<i>Convenience Sales (Dollars)</i>	<i>\$75,249</i>	<i>\$77,211</i>	<i>\$79,341</i>
<i>Fast Food Sales (Dollars)</i>	<i>\$39,151</i>	<i>\$39,746</i>	<i>\$40,013</i>

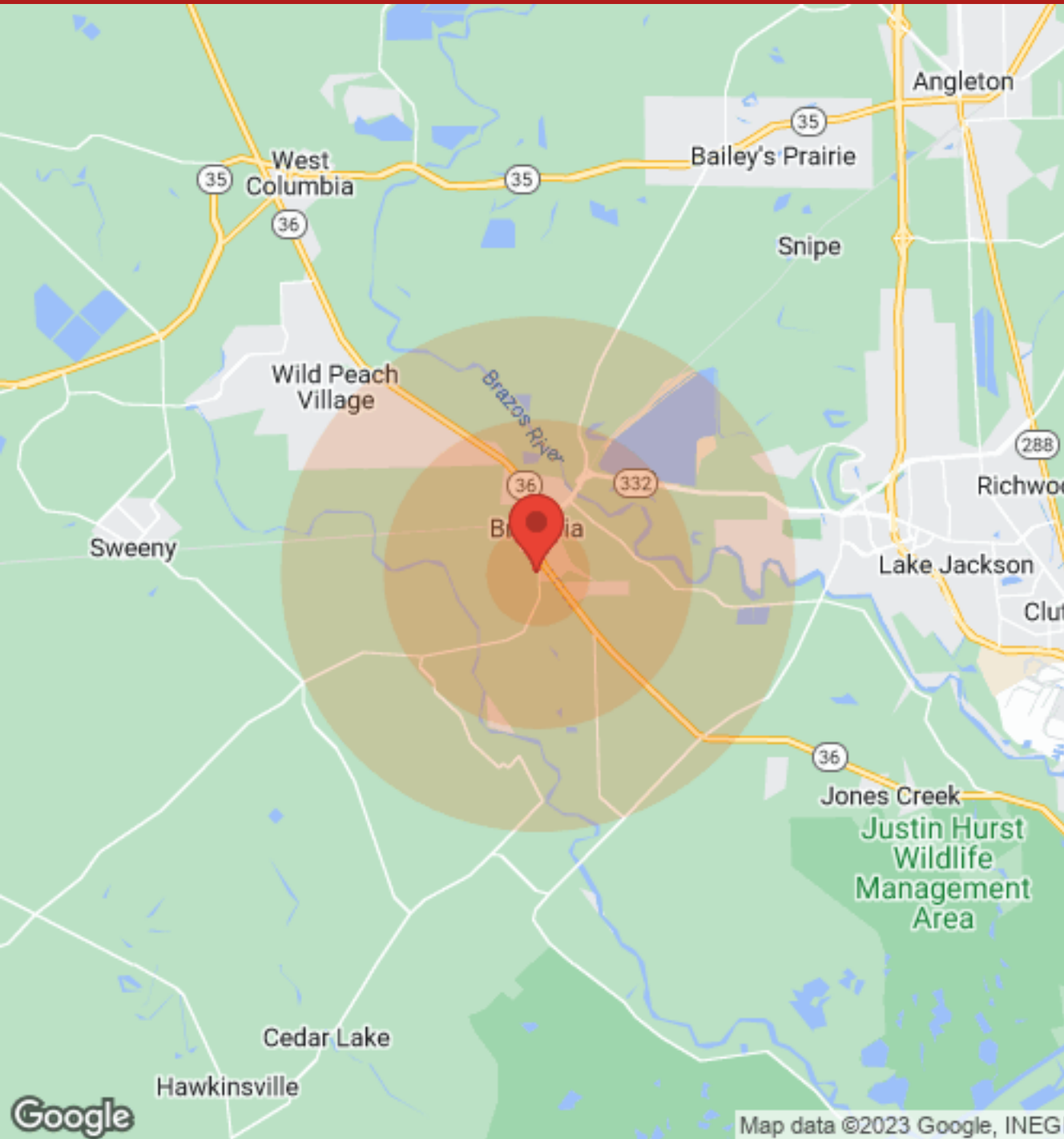
PROJECTION METRICS			
Primary Area of Influence	Custom	Annual Convenience Market Sales Year 1	\$1,297,680
Area in Square Miles	10.20	Annual Convenience Sales Year 1	\$863,100
Total Intersection Traffic VPD	8,963	Annual Fast Food Sales Year 1	\$434,580
Explained Intersection Traffic	77.2%	Convenience Market \$ per Square Foot	\$16.64
Passing Intersection Traffic	22.8%	Fast Food Sales Percent Year 1	33.5%
Convenience Store Square Feet			6,500

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Population	1 Mile	3 Miles	5 Miles
Male	495	1,886	7,099
Female	601	1,999	6,221
Total Population	1,096	3,885	13,320

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	269	888	2,620
Ages 15-24	161	571	1,938
Ages 25-54	405	1,428	5,350
Ages 55-64	110	440	1,641
Ages 65+	151	558	1,771

Race	1 Mile	3 Miles	5 Miles
White	1,029	3,341	11,100
Black	17	372	1,362
Am In/AK Nat	N/A	N/A	4
Hawaiian	N/A	N/A	N/A
Hispanic	109	446	2,283
Multi-Racial	100	332	1,530

Income	1 Mile	3 Miles	5 Miles
Median	\$50,315	\$52,704	\$50,268
< \$15,000	25	104	542
\$15,000-\$24,999	81	186	460
\$25,000-\$34,999	22	179	341
\$35,000-\$49,999	40	159	503
\$50,000-\$74,999	113	351	752
\$75,000-\$99,999	75	167	553
\$100,000-\$149,999	49	217	842
\$150,000-\$199,999	6	60	217
> \$200,000	N/A	22	314

Housing	1 Mile	3 Miles	5 Miles
Total Units	511	1,635	4,982
Occupied	467	1,486	4,537
Owner Occupied	363	1,199	3,741
Renter Occupied	104	287	796
Vacant	44	149	445

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KW Commercial - Signature

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Imtiaz Ali is licensed in the state of Texas and focuses on the commercial market in Southeast and Central Texas. He collaborates with individuals, private entities, and groups of investors across the country and internationally.

Imtiaz Ali also excels at representing investors, developers, and commercial users in the acquisition of modest to large tracts of property/retail by locating highly profitable sites in the best locations in accordance with the needs of the customers

With his extensive background in commercial real estate, he has executed multi-million dollar land, and retail transactions and assisted numerous clients with their investment portfolios.

The goal is to offer knowledge and assistance to clients looking to buy, sell, invest, or develop commercial real estate.





## 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.*

11-2-2015

### 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.

### 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.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Keller Williams Signature Realty	9004054	klrw17@kw.com	(281) 599-7600
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Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0  
TAR 2501

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