

FOR SALE

Hard Corner w/ Drive-Thru (Former Bank)

1100 Jackson Street | Richmond, TX



10,379 SF

Building Size

1.28 AC

Site Size

\$799,000

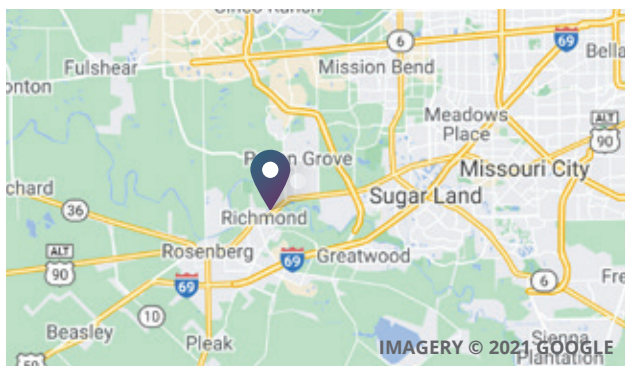
Sale Price

DESCRIPTION

Former Bank of America - Converted to Pharmacy with additional lot

- Ft. Bend County, located in downtown Richmond on Hwy 90
- Drive-Thru ready
- Signalized hard corner intersection
- Excellent access and visibility
- 20K+ VPD on Jackson St

NEARBY RETAILERS



TRAFFIC COUNTS

Jackson Street	20,503 VPD
Thompson Rd	11,371 VPD
Year: 2019 Source: TxDOT	

CONTACT

Edward Heap

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,065	52,077	120,903
Total Households	3,001	16,957	39,309
Average Household Income	\$54,549	\$80,260	\$103,730
Year: 2021 Source: Esri			

Drive-Thru Detail

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Parking Lot Detail

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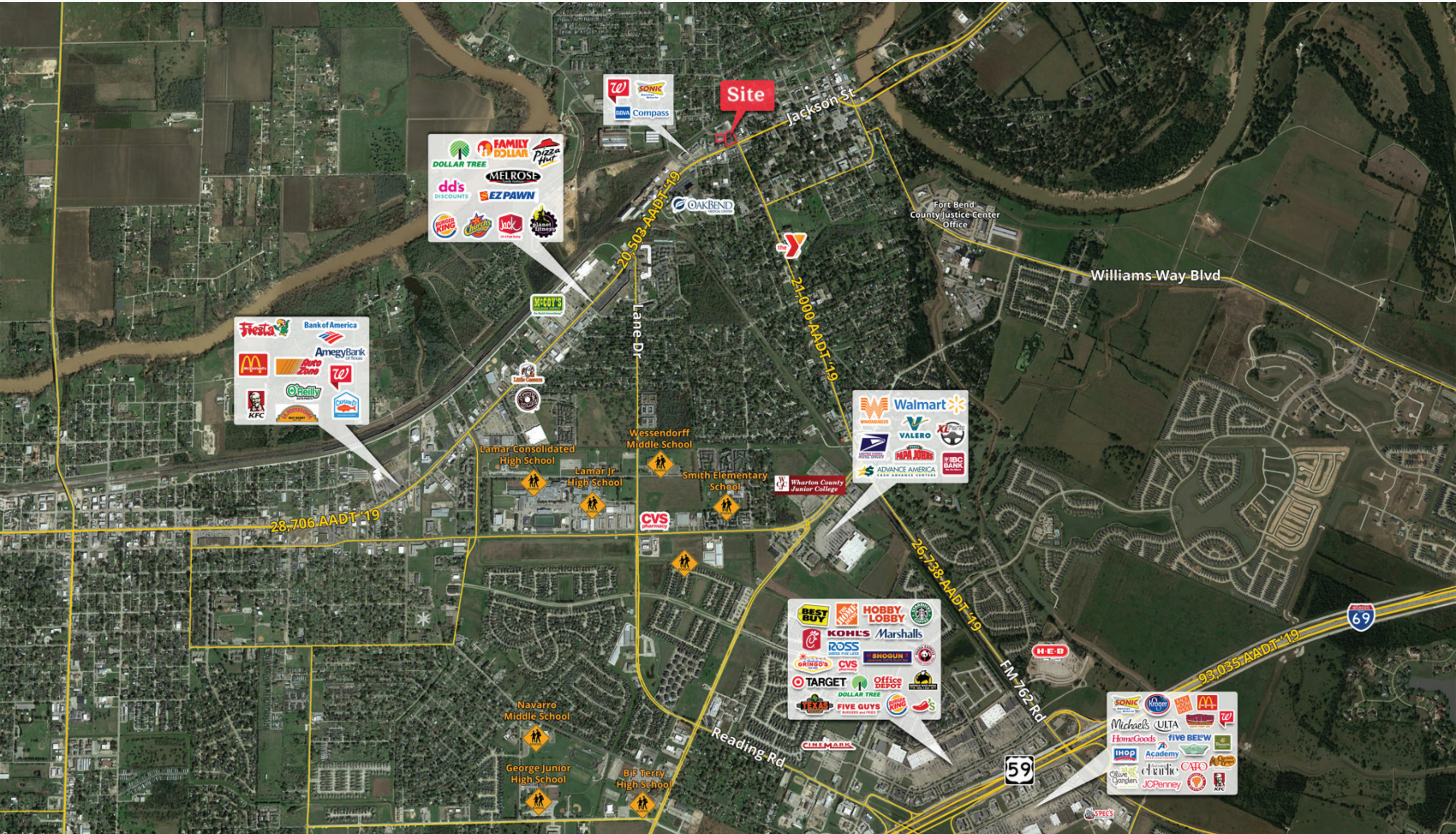
Hard Corner w/Drive-Thru (Former Bank) | Property Aerial

1100 Jackson Street | Richmond, TX



Hard Corner w/Drive-Thru (Former Bank) | Market Aerial

1100 Jackson Street | Richmond, TX



Demographics

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	1 mile	3 miles	5 miles
Population			
2020 Population	10,065	52,077	120,903
2000 Population	10,103	31,362	63,053
2010 Population	9,913	38,506	88,387
2025 Population	11,217	61,166	143,573
2000-2010 Annual Rate	-0.19%	2.07%	3.44%
2010-2020 Population: Annual Growth Rate	0.15%	2.99%	3.10%
2020-2025 Population: Annual Growth Rate	2.19%	3.27%	3.50%
2020 Median Age	33.9	33.3	34.6
Households			
2000 Households	2,842	9,500	19,188
2010 Households	2,835	12,242	28,124
2020 Total Households	3,001	16,957	39,309
2025 Total Households	3,330	19,987	46,881
2000-2010 Annual Rate	-0.02%	2.57%	3.90%
2010-2020 Households: Annual Growth Rate	0.56%	3.23%	3.32%
2020-2025 Households: Annual Growth Rate	2.10%	3.34%	3.59%
2020 Average Household Size	3.19	3.00	2.99
Housing Units			
2020 Total Housing Units	3,220	17,927	40,974
2020 Owner Occupied Housing Units	1,595	10,979	29,005
2020 Renter Occupied Housing Units	1,406	5,978	10,304
2020 Vacant Housing Units	219	970	1,665
Race and Ethnicity			
2020 White Alone	57.6%	58.8%	57.0%
2020 Black Alone	16.7%	17.2%	16.7%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.5%
2020 Asian Alone	2.6%	4.6%	10.3%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	63.2%	50.9%	38.5%
Income			
2020 Median Household Income	\$39,308	\$58,653	\$76,209
2020 Average Household Income	\$54,549	\$80,260	\$103,730
2020 Per Capita Income	\$19,004	\$27,012	\$34,044
2020 Population 25+ by Educational Attainment			
Total	6,384	33,147	78,516
High School Graduate	30.7%	23.4%	19.3%
GED/Alternative Credential	5.4%	3.5%	3.8%
Some College, No Degree	13.9%	19.9%	20.0%
Associate Degree	5.6%	8.3%	8.2%
Bachelor's Degree	12.0%	17.7%	22.4%
Graduate/Professional Degree	4.6%	9.4%	12.8%
Data for all businesses in area			
Total Businesses:	478	1,672	2,945
Total Employees:	5,184	17,804	30,185
Total Residential Population:	10,065	52,077	120,903
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	9,579	49,276	107,182
Workers	3,514	18,735	39,653
Residents	6,065	30,541	67,529

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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