

QSR / GROUND LEASE - 0.69 AC (29,953 SF)

on Hwy 288B – \$1.85/SF/YR (~\$4,613/mo)

1038 N VELASCO ST | ANGELTON, TX 77515

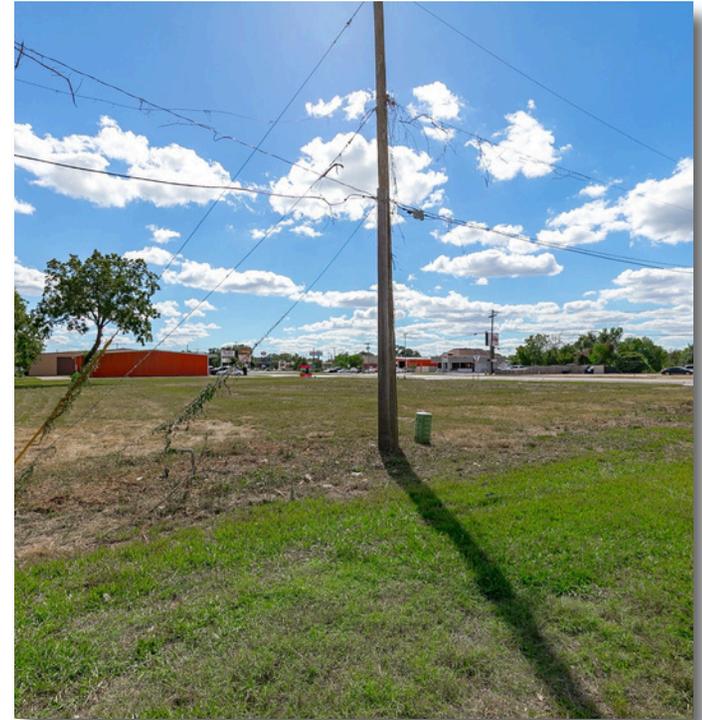


Next to Starbucks, Kroger,
Walmart

4600+ New Homes Planned
(Ashland & Stasny Ranch)

Property Features

| | |
|----------------------|--|
| Address: | 1038 N Velasco St, Angleton, TX 77515 |
| Lease Rate: | \$1.85/SF/YR NNN (≈\$4,613/mo) |
| Lot Size: | ±29,953 SF |
| Zoning: | Commercial General |
| Proposed Use: | Quick Service Restaurant (Drive-Thru), Dessert/Ice Cream, Coffee, or Freestanding Retail Rad |
| Submarket: | Angleton |
| Highlights: | <ul style="list-style-type: none">• ±200 feet of Hwy 288B frontage near Starbucks, Kroger & Walmart• 15,800+ VPD on N Velasco St• Ideal for Drive-thru; QSR, frozen custard, chicken, coffee• 20-year ground lease available; 2% annual or 10%/5-yr escalations |



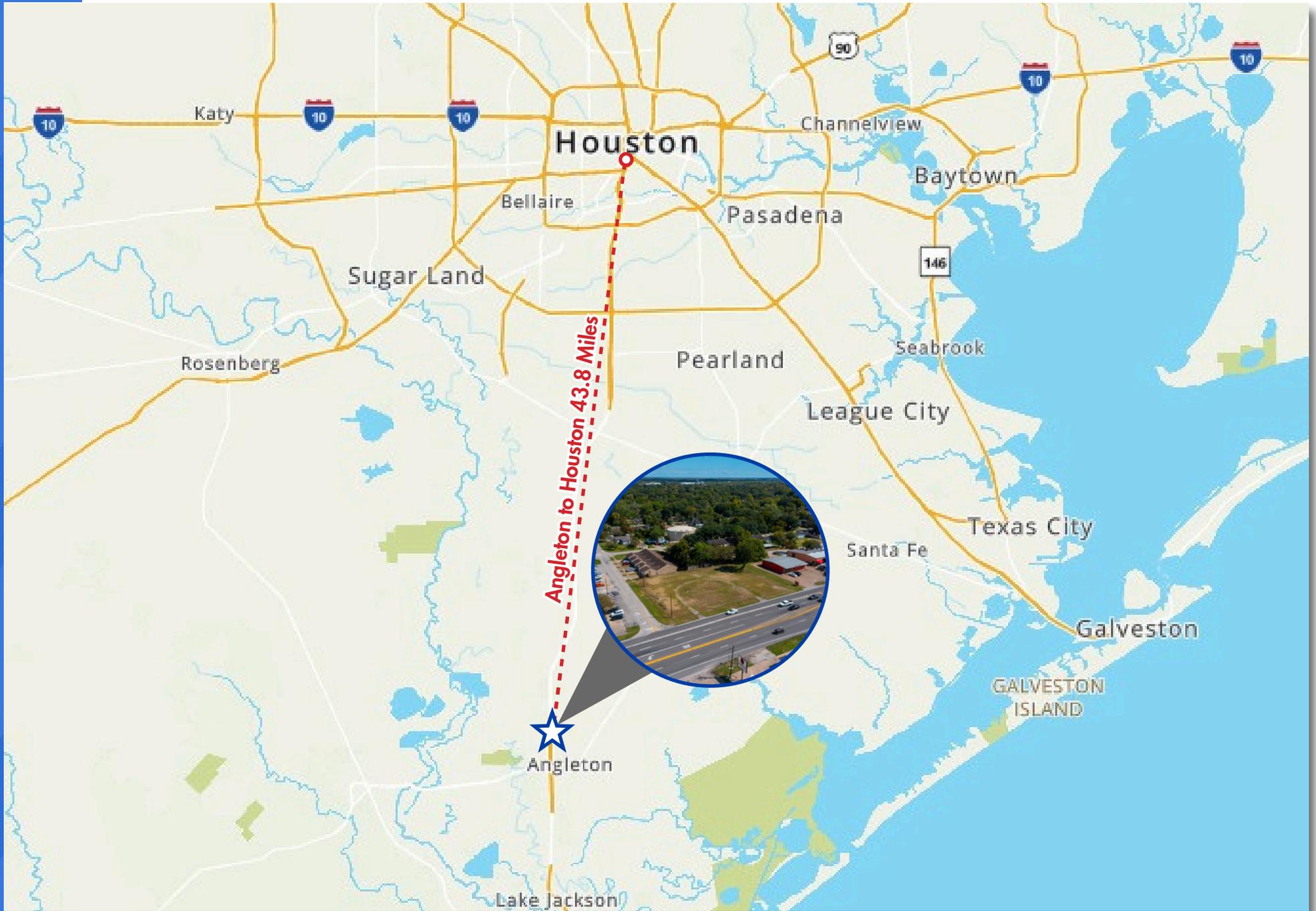
Site Overview



N VELASCO ST



Regional Overview



Submarket Demographics



| | 3-Mile | 5-Mile | 10-Mile |
|-------------------------|----------|----------|-----------|
| POPULATION | | | |
| Total Population: | 20,152 | 27,579 | 56,469 |
| Median Age: | 36.8 | 37.0 | 39.9 |
| HOUSING | | | |
| Total Housing Units: | 8,319 | 10,820 | 20,009 |
| Occupied Housing Units: | 91.4% | 91.3% | 91.3% |
| Vacant Housing Units: | 8.6% | 8.7% | 8.8% |
| INCOME | | | |
| Avg. Household Income: | \$80,688 | \$82,926 | \$101,574 |

WITHIN A 3-MILE RADIUS OF THE PROPERTY



20,152+
Total Population

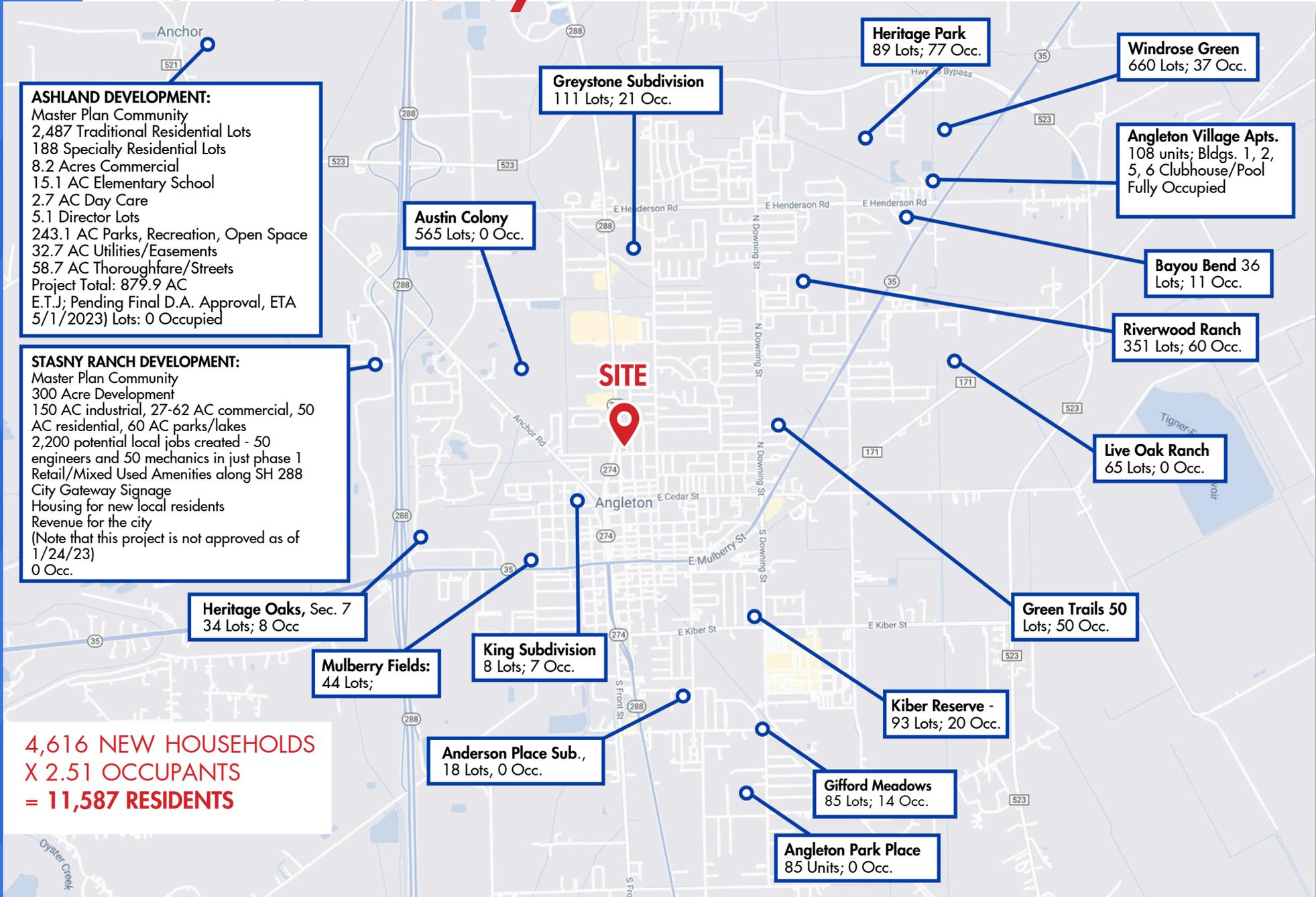


\$80,688
Average
Household Income



8,319+
Total
Housing Units

2024-2025 Over 4,600 New Homes Planned Nearby



Neighboring Retailers



Neighboring Retailers (cont.)



Traffic Patterns



COMMERCIAL LOT FOR LEASE

1038 N VELASCO ST | ANGELTON, TX 77515

CONTACT INFORMATION:

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Broker

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