

MATTHEWS™



SMITH'S GROCERY + GAS STATION

637 W Mulberry St, Angleton, TX 77515

**Retail
Investment Opportunity**

Offering Memorandum



EXCLUSIVELY LISTED BY



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License No. 678815 (TX)

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Broker of Record

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PROPERTY OVERVIEW

Smith's Grocery + Gas Station
637 W Mulberry St, Angleton, TX 77515



INVESTMENT HIGHLIGHTS

\$500,000

Price

±3,960 SF

GLA

1990

Year Built

±0.67 AC

Lot Size

Property Highlights

- **Owner-User Investment Opportunity:** Turnkey gas station with established operations and multiple income streams, offering immediate functionality and significant upside through hands-on management.
- **High-Visibility Location:** Positioned along a heavily traveled corridor with ±15,000+ vehicles per day, driving steady fuel demand and in-store traffic.
- **Diversified Revenue Streams:** Additional income generated from on-site car detailing and a food truck, enhancing overall profitability beyond traditional convenience store sales.
- **Fuel Supply Flexibility:** No existing fuel contract in place, allowing a new owner to negotiate favorable supply terms or rebrand to a higher-margin fuel provider.
- **Strong Houston MSA Growth Corridor:** Located approximately 45 miles south of Houston, benefiting from ongoing population growth and regional economic expansion.
- **Attractive Pricing – Below Replacement Cost:** Offered at just \$176 per square foot, presenting a compelling value relative to current construction costs.



Houston
±45 Miles Away



Windrose Green by CastleRock Communities
\$500,000 Median Home Value | 2025 Build

Angleton High School
±2,225 Students

±35,000 VPD
288

±10,000 VPD
35

Automotive Center



UTMB Health Angleton- Danbury
±62 Beds



Subject Property

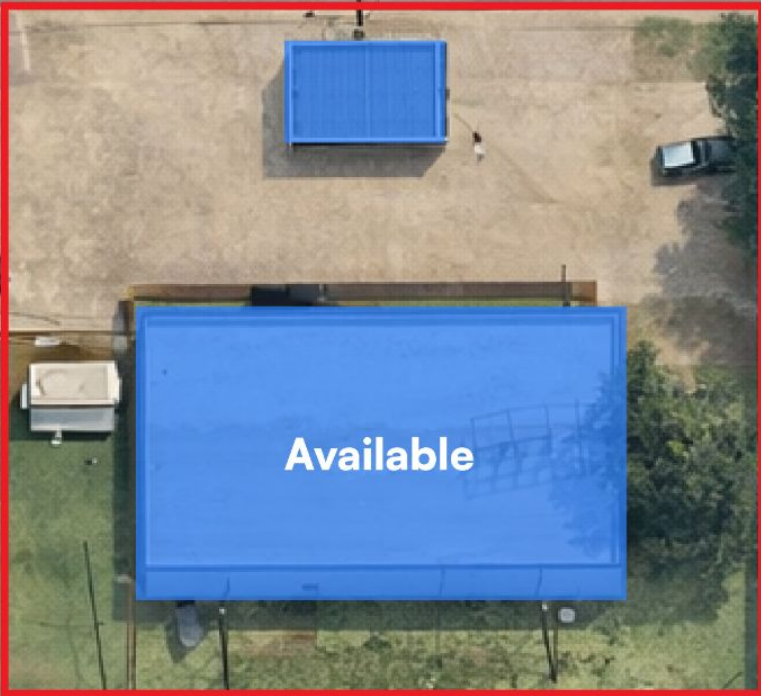
±15,000 VPD



Google Earth

35

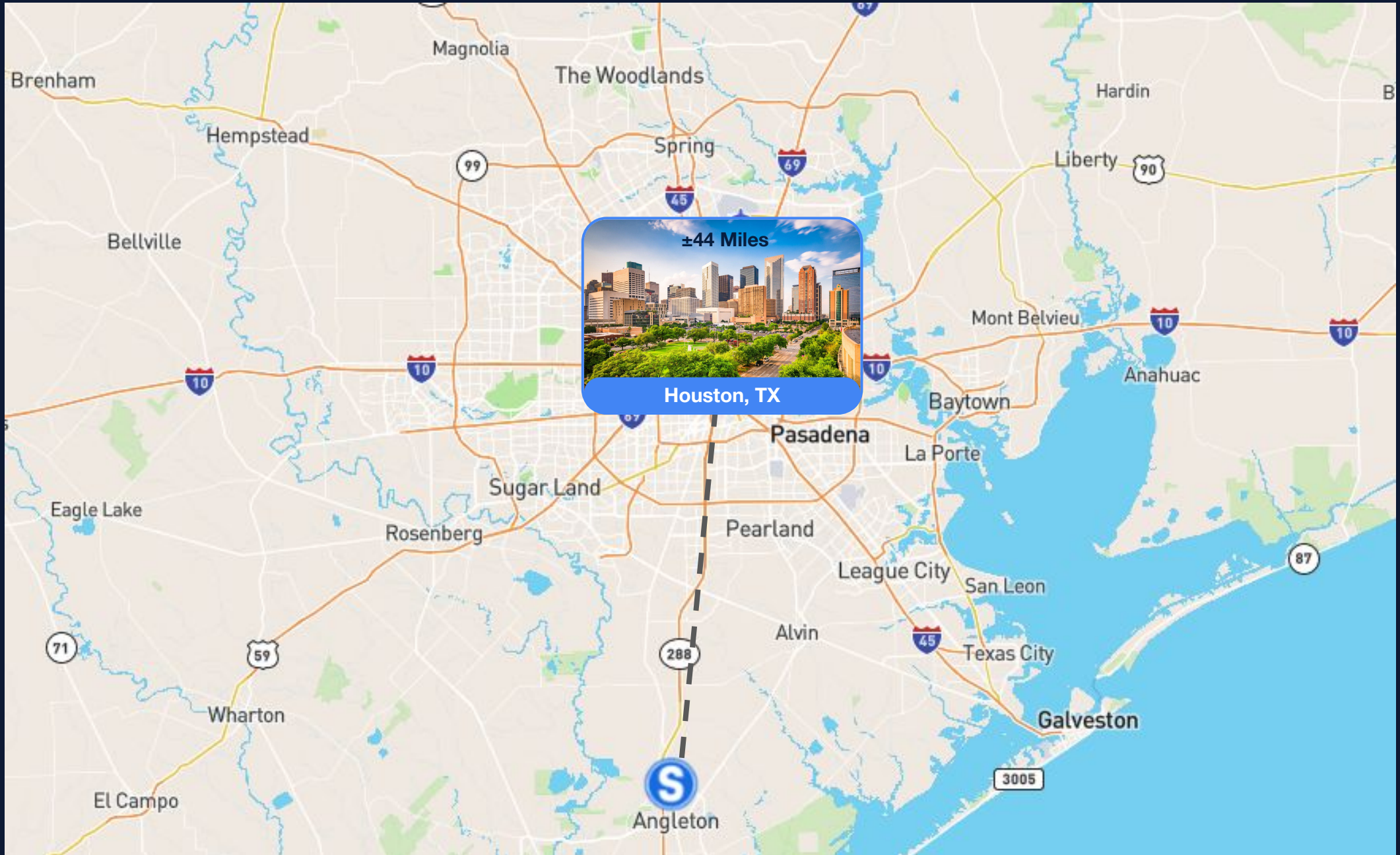
W Mulberry St ± 10,000 VPD



Available

MARKET OVERVIEW

Smith's Grocery + Gas Station
637 W Mulberry St, Angleton, TX 77515



ANGLETON, TX



Market Demographics

21,751
Total Population

67%
Home Ownership Rate

9,400
Employed Population

37
Median Age

Local Market Overview

Angleton, Texas, located in Brazoria County and part of the greater Houston metropolitan area, is a steadily growing community supported by a diverse economic base, population expansion, and increasing consumer demand. As the county seat, Angleton serves as a regional hub for government services, employment, and retail activity.

Angleton's retail market is primarily driven by local demand, with additional support from nearby smaller communities that rely on the city for goods and services. Retail development is concentrated along major thoroughfares, where a mix of national retailers, regional operators, and local businesses serve the community.

The local economy is supported by a diverse mix of industries, including energy, manufacturing, education, healthcare, and public administration. Its location near the Gulf Coast and major petrochemical operations provides a strong employment foundation, while local institutions such as schools and government offices contribute to consistent economic activity. This diversity helps insulate the market from volatility and supports long-term stability.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,309	27,285	31,989
Current Year Estimate	4,823	24,481	28,635
2020 Census	4,560	21,683	25,328
Growth Current Year-Five-Year	10.07%	11.45%	11.71%
Growth 2020-Current Year	5.77%	12.90%	13.06%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,002	10,453	12,213
Current Year Estimate	1,766	9,080	10,584
2020 Census	1,646	7,983	9,248
Growth Current Year-Five-Year	13.38%	15.12%	15.39%
Growth 2020-Current Year	7.25%	13.74%	14.44%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,887	\$118,234	\$120,387

HOUSTON, TX MSA

2,300,000
Total Population

34.3
Median Age

920,000
of Households

1,140,000
Employed Population

Local Market Overview

Houston is anchored by its energy sector—particularly oil and natural gas—while also maintaining substantial presence in healthcare, biomedical research, and aerospace. Tourism and culture feature prominently with destinations such as the Museum District, Theater District, Johnson Space Center, Houston Zoo, and vibrant culinary and arts scenes. The Houston Livestock Show and Rodeo continues to be one of the area's highest-impact recurring events.

The city benefits from exceptional transportation infrastructure, including Interstate corridors, Port Houston (the top U.S. port by international tonnage), and two major airports—Bush Intercontinental (48 million passengers in 2024) and Hobby—supporting both regional and global connectivity. Education and research are led by institutions like the Texas Medical Center, the world's largest medical complex, and several top-tier universities. A growing emphasis on career pathways also includes apprenticeship programs tied to trades and industry.

HOUSTON, TX MSA

The Houston metropolitan area is distinguished by its exceptional and sustained population growth, underscoring its strong economic momentum and regional appeal. In recent years, the metro has experienced significant expansion, solidifying its standing as one of the fastest-growing major metropolitan areas in the United States. Continued in-migration, a diverse employment base, and a dynamic business environment have fueled this upward trajectory, reinforcing Houston's position as a premier destination for residents, employers, and long-term investment.

The Houston metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional appeal and economic vitality. In recent years, Houston has experienced remarkable expansion, reinforcing its position as one of the fastest-growing major metropolitan areas in the United States. Sustained in-migration, a diverse and resilient employment base, and continued business investment have driven this upward trajectory.

Total Population

2.3 Million

Median HH Income

\$64,813

Annual Visitors

53.9 Million

GDP

\$697+ Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **637 W Mulberry St, Angleton, TX, 77515** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date