

NEEDVILLE FEED & SUPPLY

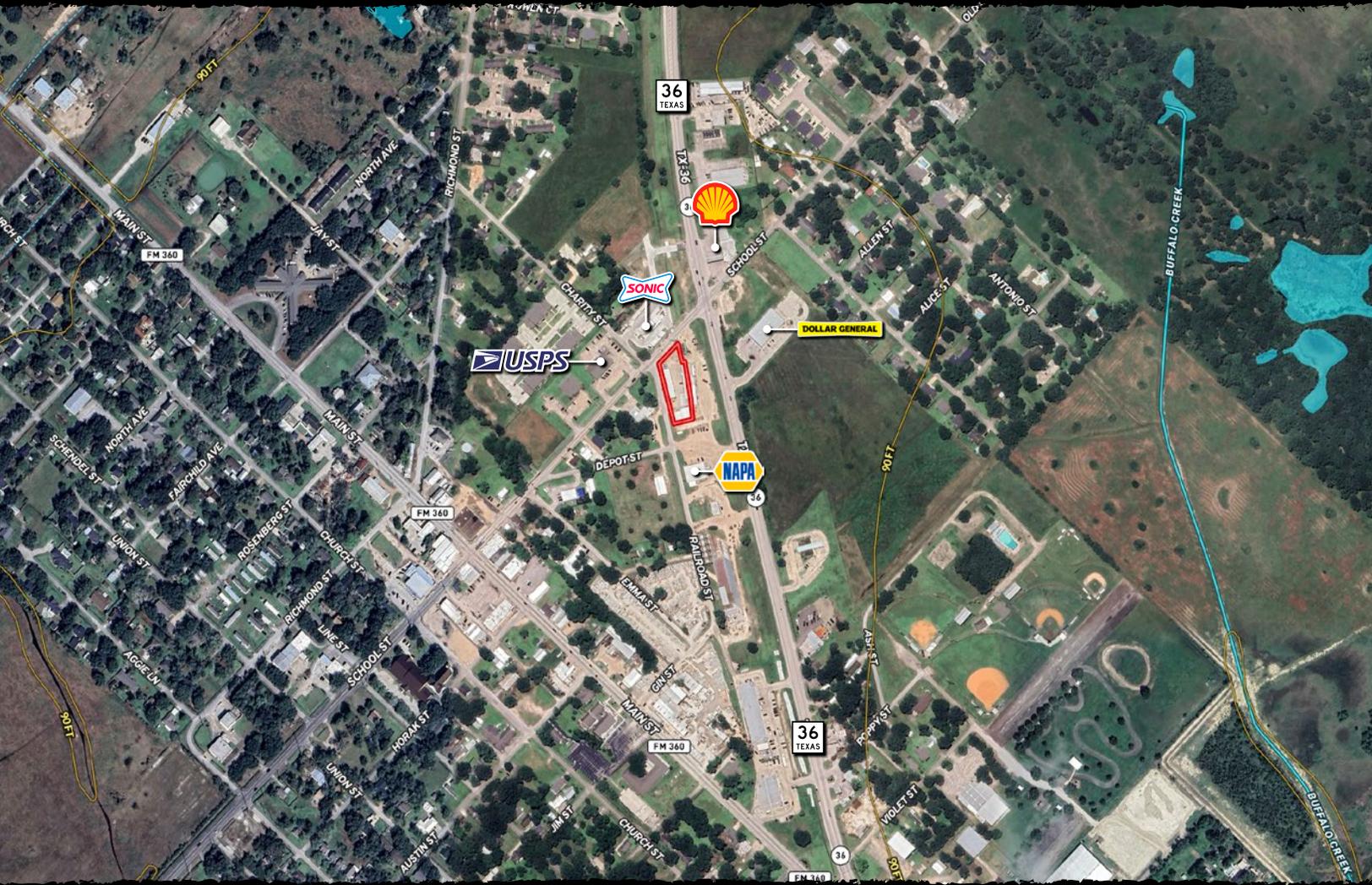
2811 School Street // Needville, TX // Fort Bend County



STRANSKY
PROPERTIES

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STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



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FEED STORE FOR SALE - PRIME LOCATION IN NEEDVILLE, TX

Needville Feed and Supply is an established family owned business with a proven track record of 42 Years of Success

PROPERTY & LOCATION

- » **Address:** 2811 School Street, Needville, TX
- » **County:** Fort Bend County which is one of the fastest-growing counties in Texas
- » **Lot Size:** Approx. 0.91 acres
- » **Frontage:** Excellent visibility on School Street, Hwy 36, and Railroad Street
- » **Utilities:** Connected to city utilities

Located in the heart of Needville, this long-standing feed store sits in a highly visible corner location with multiple access points and strong local traffic. Needville is known for its excellent schools, strong sense of community, and rapid residential growth, creating ongoing opportunities for business expansion. This is a rare opportunity to acquire a well-established feed store with a proven track record and strong customer base, plus the underlying real estate in a thriving Texas market.

IMPROVEMENTS & FACILITIES

- » **Total Building Area:** Over 15,000 square feet of structures and covered storage
- » **Showroom:** Approx. 3,600 square feet of air-conditioned retail space
- » **Infrastructure:** Well-maintained improvements, ample customer parking, and easy access for deliveries

BUSINESS OVERVIEW

Ownership: Same family for 42 years

Offer Includes:

- » The operating business
- » The real estate and improvements
- » Inventory at time of sale
- » Most furniture, fixtures, and equipment (FFE)
- » **Industry:** Feed, farm, and ranch supply retail
- » **Reputation:** Trusted name in the community with deep local relationships

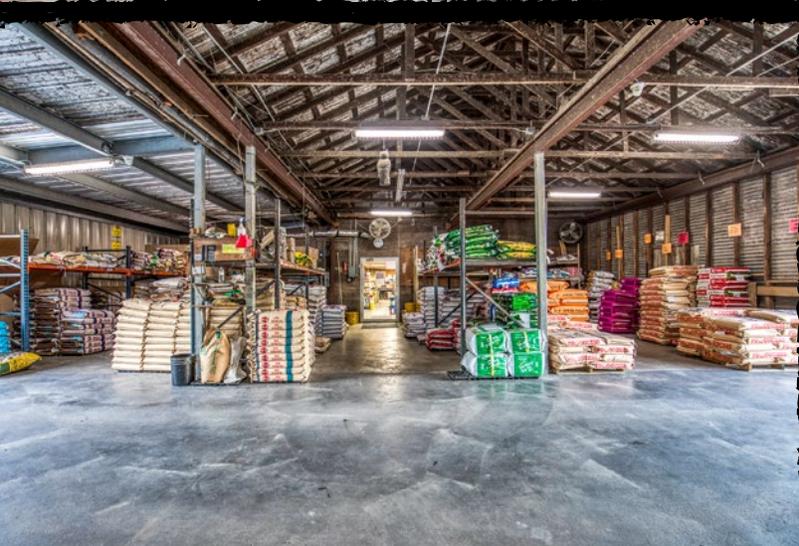
HIGHLIGHTS

- » Turnkey operation with immediate income potential and strong existing returns
- » Strategic location at the intersection of major thoroughfares
- » Strong community ties and repeat customer base
- » Growth potential with Fort Bend County's rapid expansion
- » This property is being offered at a 16.2% cap rate based on the average of the past 4 years

For further information such as financial statements, inventory details, and a list of conveyed assets will be made available to qualified buyers.



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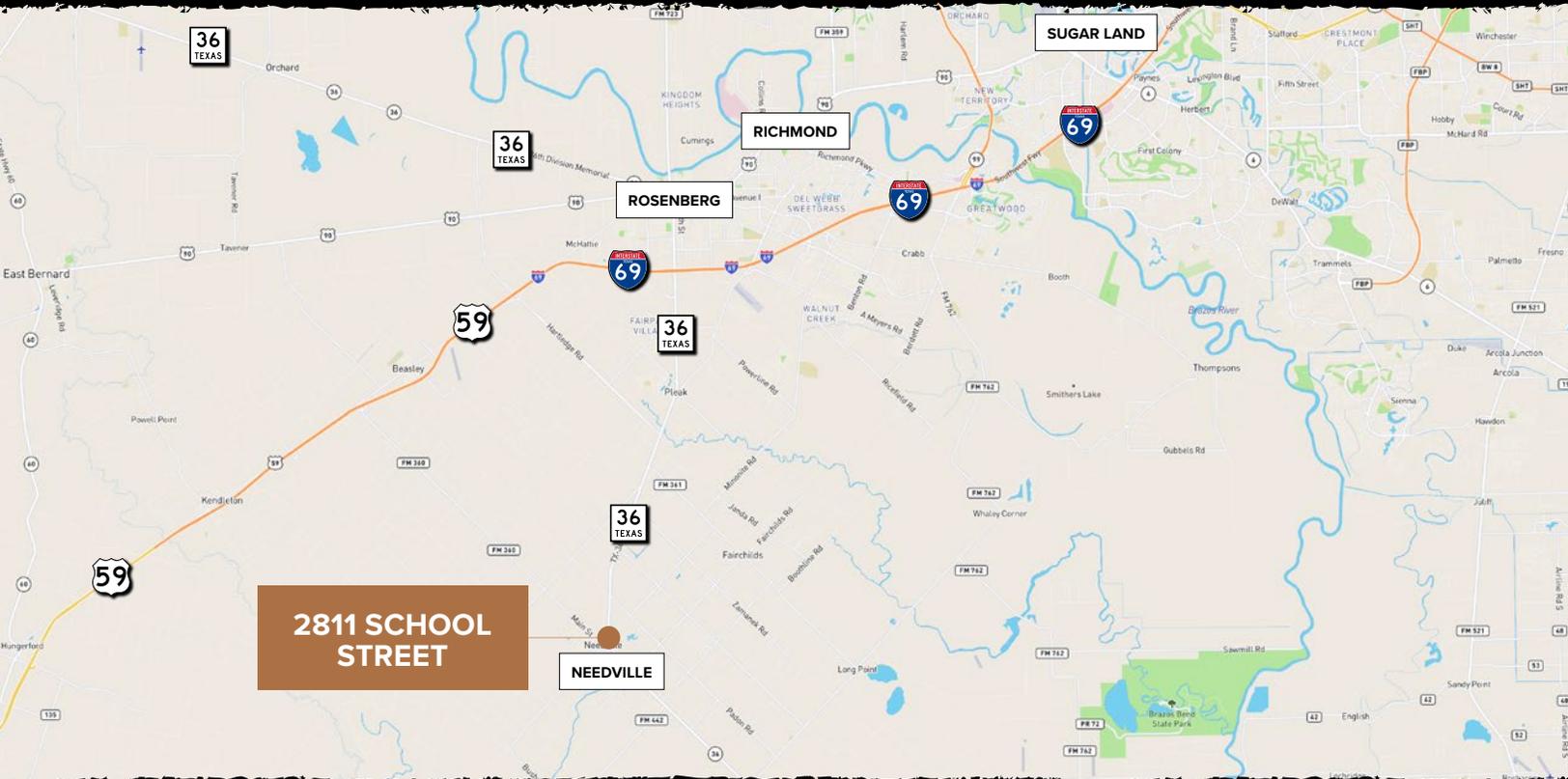
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