



ECONOMIC DEVELOPMENT DEPARTMENT

100 S. Monroe, Eagle Pass, Texas 78852 • Phone: (830)773-1111

Revised: May 30, 2025

The Riskind Lease Application

The City of Eagle Pass (CITY) is pleased to offer unique leasing opportunities in a beautifully restored historic building known as The Riskind, a property located at 364 Main St., Eagle Pass, TX 78852. The Riskind is sure to house the spirit of the entrepreneur by providing lease spaces designed for retail or dining services. We invite qualified applicants to apply for available lease opportunities within this iconic structure, which promises to enhance your business with its charming architectural character and prime location in the heart of Downtown Eagle Pass. **Applications will be reviewed on a rolling basis as they are received. We encourage you to submit your application as early as possible for full consideration.**

Spaces available for lease:

Space #1

This space is aimed at dining services: A grease trap and a fire suppression system will be available and installed for a full-service restaurant. HVAC system will be provided by the City. The space is designed to accommodate (2) individual restrooms to be installed and dedicated to the restaurant. This space will become available to a tenant as “core and shell”, which means it will be provided without furnishings, appliances, interior light fixtures, walls, or ceilings.

Total area: 2, 378 sq. ft. approximately.

Space #2

This space is aimed at retail. This space will become available to a tenant as “core and shell”, which means it will be provided without furnishings, appliances, interior light fixtures, walls, or ceilings.

Total area: 540 sq. ft. approximately

Utilities:

For the duration of the four-year lease term, the responsibility for utility expenses including water, electricity, gas, trash and sewage will be phased in as follows:

- In Year 1, the Landlord shall bear 100% of all utility expenses.
- Beginning in Year 2, the Tenant shall assume responsibility for 25% of utility costs, increasing by an additional 25% each subsequent year (i.e., 50% in Year 3 and 75% in Year 4).

The Tenant shall pay utility expenses directly and submit itemized receipts to the Landlord. The Landlord will reimburse the Tenant based on the applicable percentage for each year as outlined above.

Lease cost and term length:

The minimum lease term agreement is 1 year with a maximum of 4 years. The leasing cost shall be adjusted annually as follows if applicant is committing to the maximum 4-year lease:

Year 1: \$1.00 per square foot

Year 2: \$1.25 per square foot

Year 3-4: \$1.50 per square foot

The lease cost for a lease term less than 4 years will be negotiated between the CITY and Applicant. **Please note that while the initial lease term is fixed, there may be an option to negotiate an extension upon completion of the maximum term.**

The City will conduct a comprehensive, fair and impartial evaluation of all applications received.. Should the City elect to conduct interviews, selection for interviews will be based on initial evaluation, prior to interviewing. Interviews are not an opportunity to change a submission. If the City elects to conduct interviews, applicants may be interviewed and re-evaluated based upon the same criteria. City may also request information from applicants at any time prior to final approval of a selected applicant or seek best and final offers from applicants deemed reasonably qualified for award. Final approval of a selected applicant is subject to the action of the City Council.

Evaluations will be based on the following criteria:

- A. Professional References
- B. Number of Jobs
- C. Average Salaries
- D. Past Experiences
- E. Marketing Strategy and Business Plan (attach with completed application)

1. **APPLICANT INFORMATION:**

Name: _____ Telephone Number: _____

Company Name: _____ Title: _____

Email Address: _____

Physical Address: _____

2. **SPACE NUMBER:** *Circle the intended lease space for this application.*

Space #1- Restaurant

Space #2- Retail

3. **PROFESSIONAL REFERENCES:** *Please provide the names, titles, and contact information for three professional references who can speak to your qualifications and business experience.*

1. Name: _____ Title: _____ Contact: _____

2. Name: _____ Title: _____ Contact: _____

3. Name: _____ Title: _____ Contact: _____

4. **NUMBER OF JOBS AND AVERAGE SALARIES:** *Please detail the number of jobs your proposed business venture will create. Include both full-time and part-time positions and provide a brief description of the roles and responsibilities associated with these positions as well as proposed salaries for those positions.*

Number of Jobs (Please specify full time/part time)	Job Titles	Average Salaries	Brief Description

***If you require more space to provide detailed information, please attach a document with completed responses.**

5. **PAST EXPERIENCE:** *Please provide a detailed account of your relevant experience over the past two years. This should include any prior business operations, roles, or projects that demonstrate your capability to successfully manage a retail or dining establishment.*

***If you require more space to provide detailed information, please attach a document with completed responses.**

6. **MARKETING STRATEGY AND BUSINESS PLAN:** *Please include a detailed marketing strategy and comprehensive business plan for your proposed venture. The marketing strategy should outline your approach to attracting and retaining customers, including any promotional tactics and target demographics. The business plan should cover key aspects such as business objectives, market analysis, operational plans, financial projections, and any other relevant information that demonstrates the viability and potential success of your business.*

Applicant Signature: _____ Date: _____

All applications must be sealed and delivered in person or can be sent via email to:

The City of Eagle Pass

Attn: Zenaida Rodriguez, Main Street Manager

364 E. Main St.

Eagle Pass, TX 78852

Email: zmoreno@eaglepasstx.gov

For additional information or questions, please contact Zenaida Rodriguez at zmoreno@eaglepasstx.gov or (830)757-8346 ext. 2203.

