Foxworth ASSOCIATES

RE/MAX COMMERCIAL

COMMERCIAL REAL ESTATE DIVISION OF RE/MAX BEAUMONT

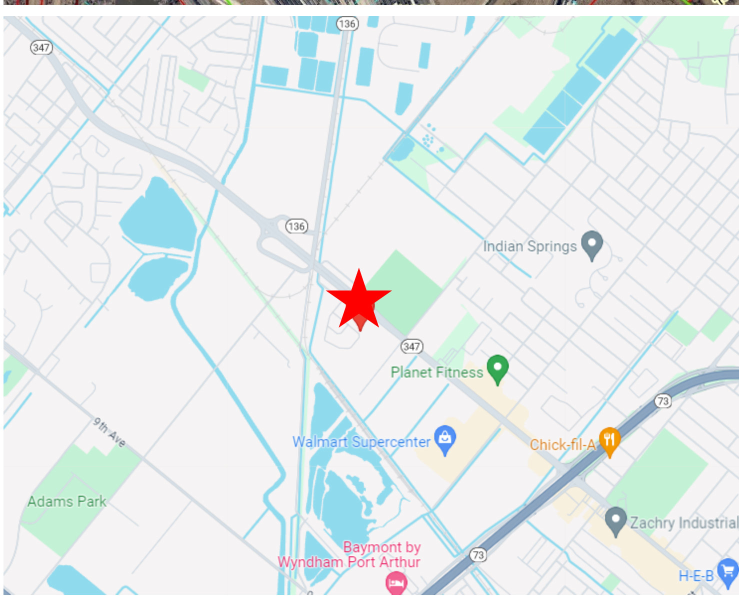
8.073 Acres on Twin City Hwy

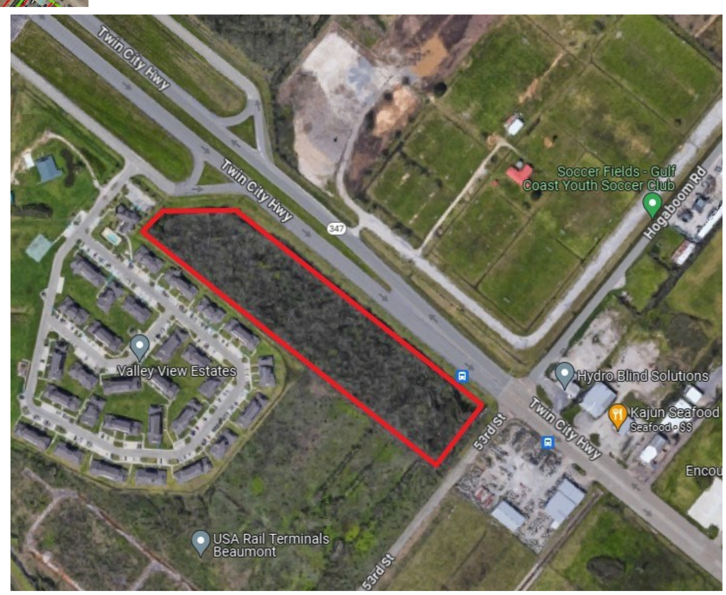
FOR SALE
8.073 Acres on Twin City Hwy
Port, Arthur, TX 77642

$1,000,000

Property Overview

- 8.073 Acres
- 2 Billboards on the property
- High Visibility
- +/- 1,099 ft of Frontage
- High Traffic Counts
- Near Wal-Mart and other Retail
- Easy access to Hwy 73
- Zoned Commercial Retail District
- Will not Divide
- Currently Wooded





Ryan Harrington
RE/MAX One
Commercial Division
Ryan@rmxone.com

Office*: (409) 892-7245*
Cell*: (409) 673-3513*
8245 Gladys Avenue
Beaumont, TX 77706

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Demographic and Income Profile

5801 N Twin City Hwy, Port Arthur, Texas, 77642
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.94370
Longitude: -93.94800

Summary	Census 2010	Census 2020	2023	2028
Population	51,630	56,334	55,496	54,539
Households	20,285	21,602	21,391	21,139
Families	13,467	14,479	13,623	13,463
Average Household Size	2.51	2.59	2.57	2.56
Owner Occupied Housing Units	13,113	12,940	13,321	13,268
Renter Occupied Housing Units	7,172	8,662	8,070	7,872
Median Age	37.1	36.2	38.9	39.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.35%	0.97%	0.30%
Households	-0.24%	1.15%	0.49%
Families	-0.24%	1.16%	0.44%
Owner HHs	-0.08%	1.38%	0.66%
Median Household Income	3.16%	2.56%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,562	12.0%	2,288	10.8%
$15,000 - $24,999	1,772	8.3%	1,434	6.8%
$25,000 - $34,999	1,746	8.2%	1,460	6.9%
$35,000 - $49,999	2,587	12.1%	2,195	10.4%
$50,000 - $74,999	3,620	16.9%	3,490	16.5%
$75,000 - $99,999	2,820	13.2%	2,955	14.0%
$100,000 - $149,999	3,752	17.5%	4,207	19.9%
$150,000 - $199,999	1,346	6.3%	1,740	8.2%
$200,000+	1,186	5.5%	1,370	6.5%
Median Household Income	$61,705		$72,090	
Average Household Income	$86,191		$98,304	
Per Capita Income	$33,195		$38,070	

	Census 2010		Census 2020		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,692	7.2%	3,900	6.9%	3,450	6.2%	3,399	6.2%
5 - 9	3,386	6.6%	4,091	7.3%	3,599	6.5%	3,419	6.3%
10 - 14	3,515	6.8%	4,136	7.3%	3,539	6.4%	3,590	6.6%
15 - 19	3,573	6.9%	3,756	6.7%	3,143	5.7%	3,194	5.9%
20 - 24	3,492	6.8%	3,642	6.5%	3,198	5.8%	2,948	5.4%
25 - 34	6,867	13.3%	7,663	13.6%	7,861	14.2%	6,938	12.7%
35 - 44	6,194	12.0%	7,431	13.2%	7,292	13.1%	7,662	14.0%
45 - 54	7,367	14.3%	6,239	11.1%	6,141	11.1%	6,234	11.4%
55 - 64	5,901	11.4%	7,086	12.6%	7,045	12.7%	5,998	11.0%
65 - 74	3,526	6.8%	4,907	8.7%	5,743	10.3%	6,209	11.4%
75 - 84	2,915	5.6%	2,361	4.2%	3,090	5.6%	3,517	6.4%
85+	1,200	2.3%	1,122	2.0%	1,393	2.5%	1,431	2.6%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	35,265	68.3%	28,291	50.2%	26,761	48.2%	24,516	45.0%
Black Alone	7,650	14.8%	9,889	17.6%	10,177	18.3%	10,551	19.3%
American Indian Alone	300	0.6%	433	0.8%	435	0.8%	458	0.8%
Asian Alone	2,843	5.5%	3,236	5.7%	3,444	6.2%	3,787	6.9%
Pacific Islander Alone	22	0.0%	22	0.0%	22	0.0%	22	0.0%
Some Other Race Alone	4,354	8.4%	7,727	13.7%	7,857	14.2%	8,205	15.0%
Two or More Races	1,196	2.3%	6,737	12.0%	6,799	12.3%	6,999	12.8%
Hispanic Origin (Any Race)	10,932	21.2%	17,600	31.2%	17,691	31.9%	17,901	32.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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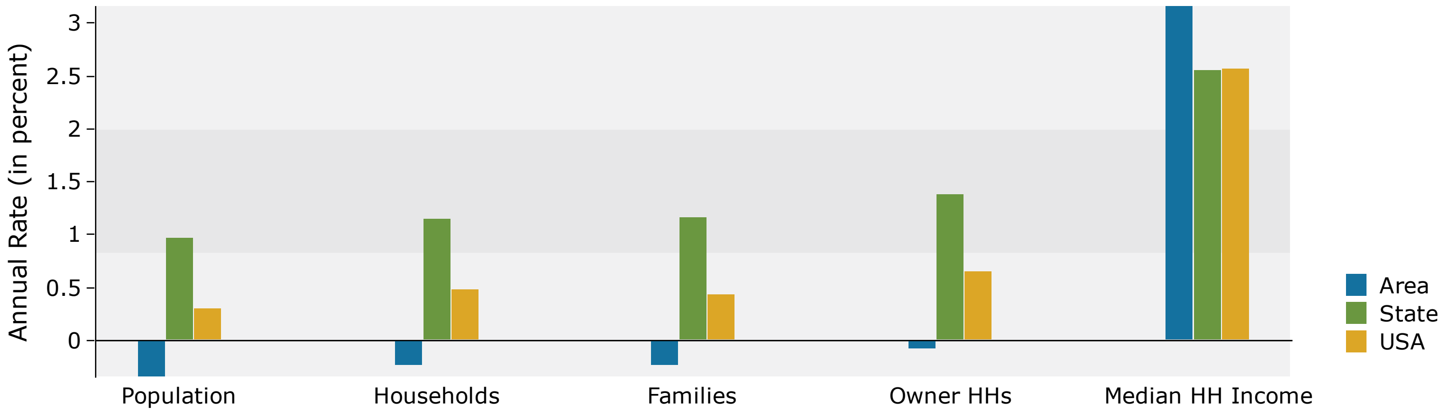
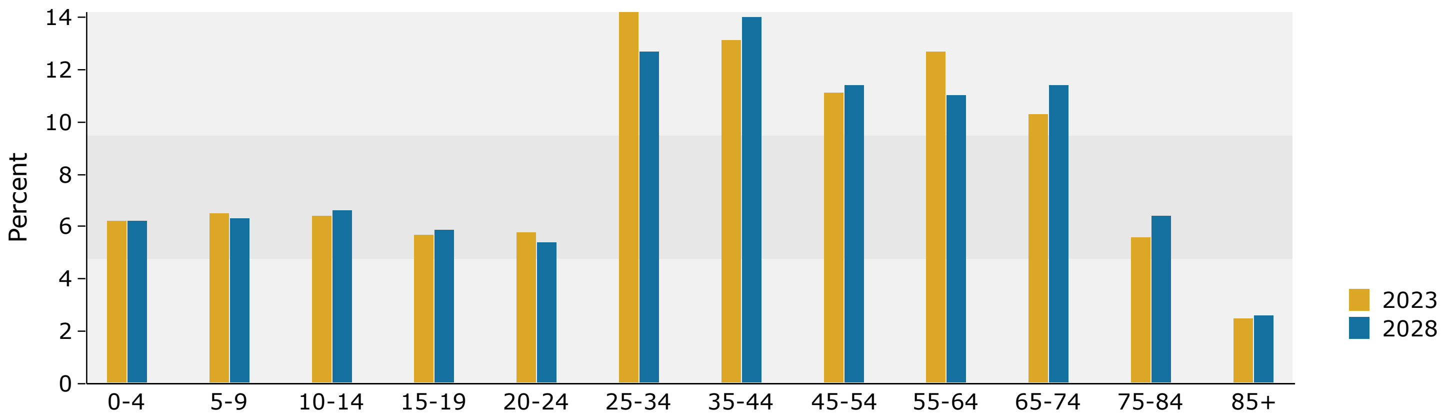
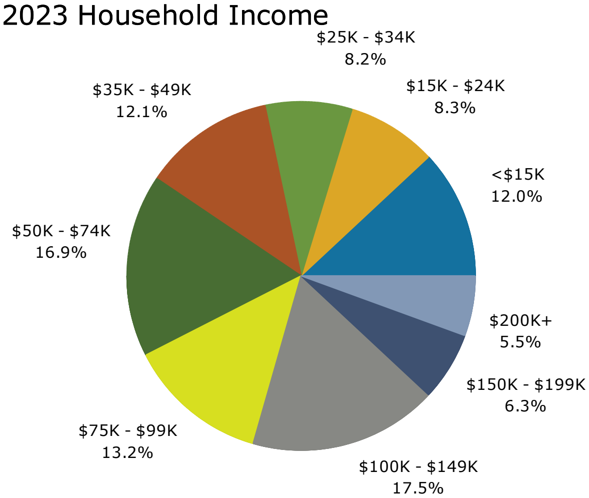
Trends 2023-2028



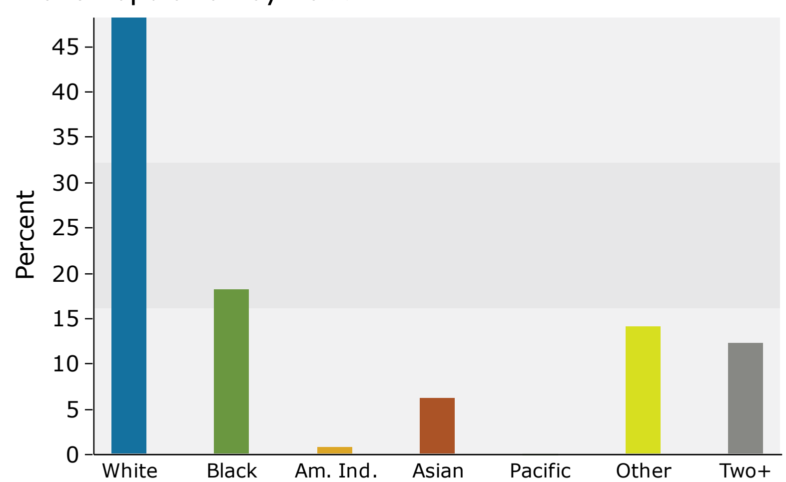
Population by Age



2023 Household Income



2023 Population by Race



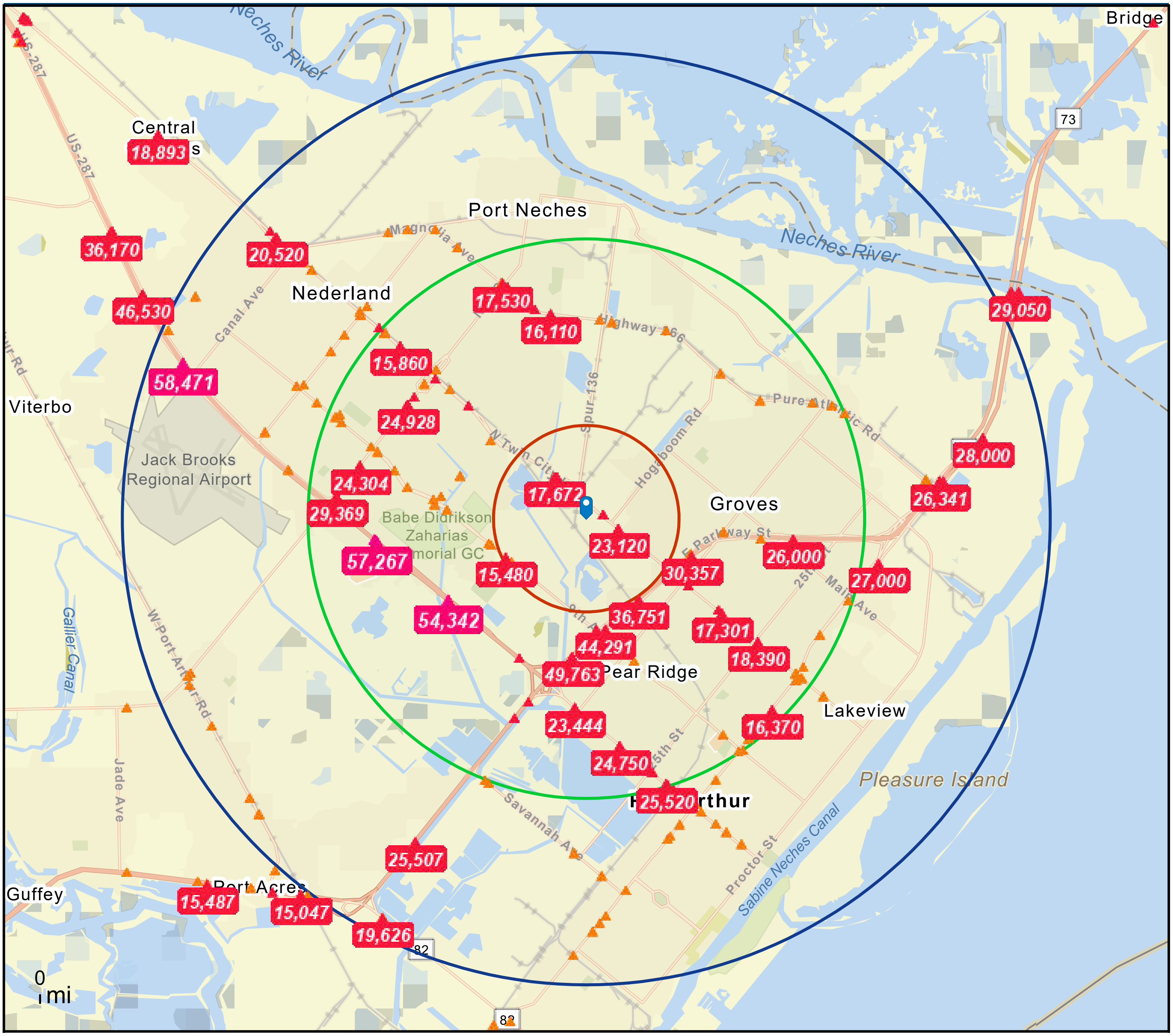
2023 Percent Hispanic Origin:31.9%

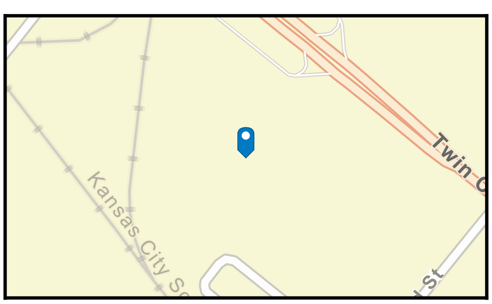
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Traffic Count Map

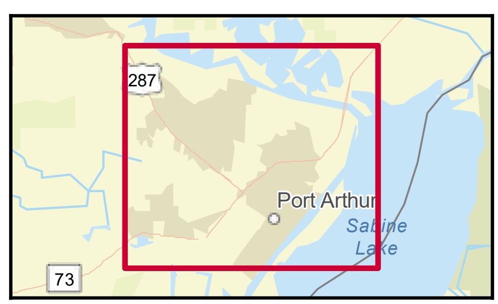
5801 N Twin City Hwy, Port Arthur, Texas, 77642
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.94370
Longitude: -93.94800





Average Daily Traffic Volume
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 29, 2023

Traffic Count Map - Close Up

5801 N Twin City Hwy, Port Arthur, Texas, 77642
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.94370
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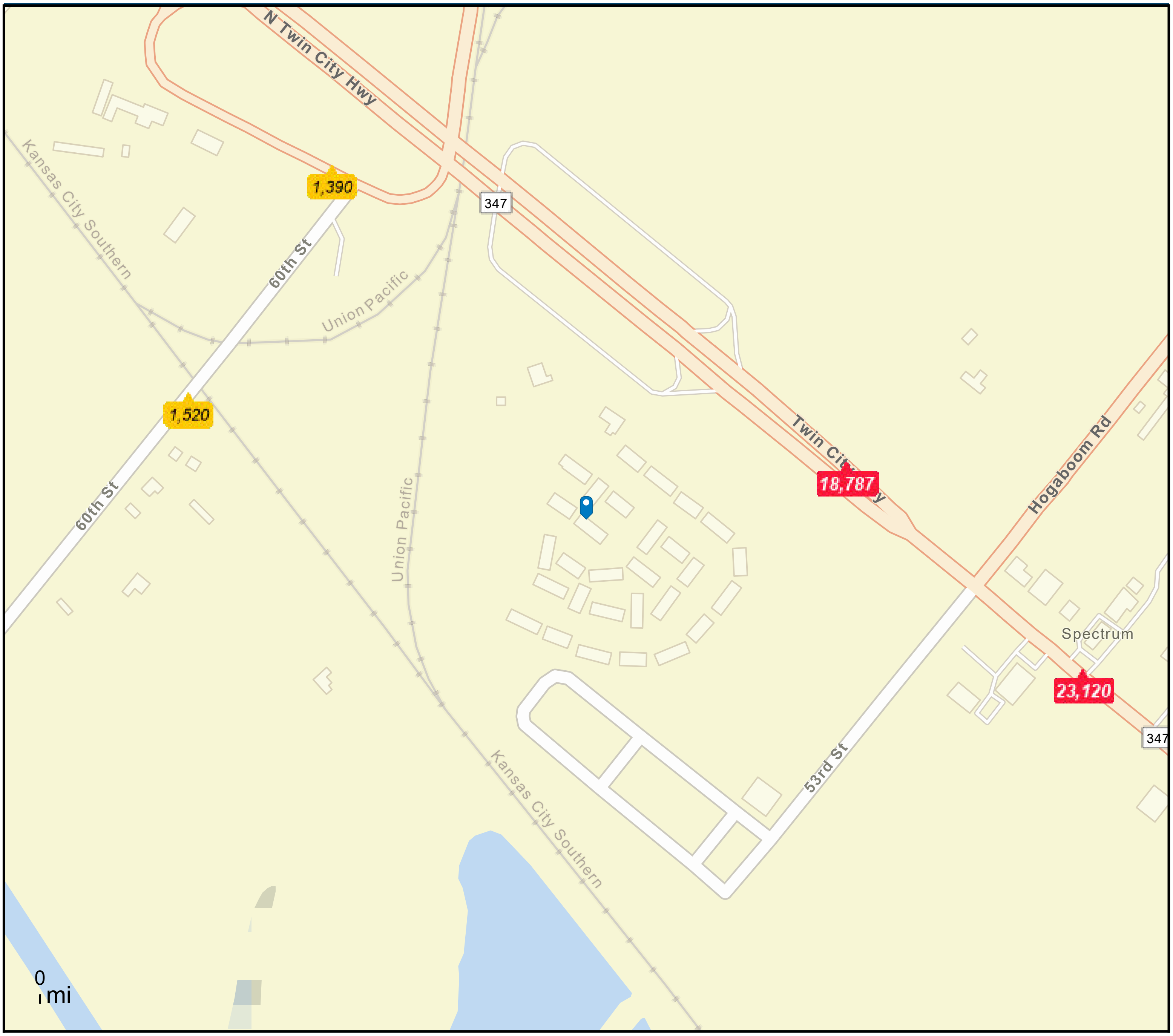
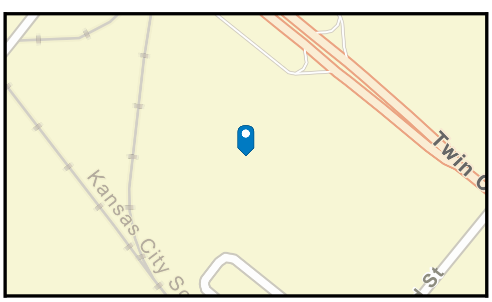
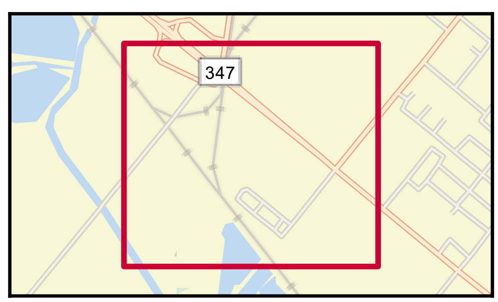




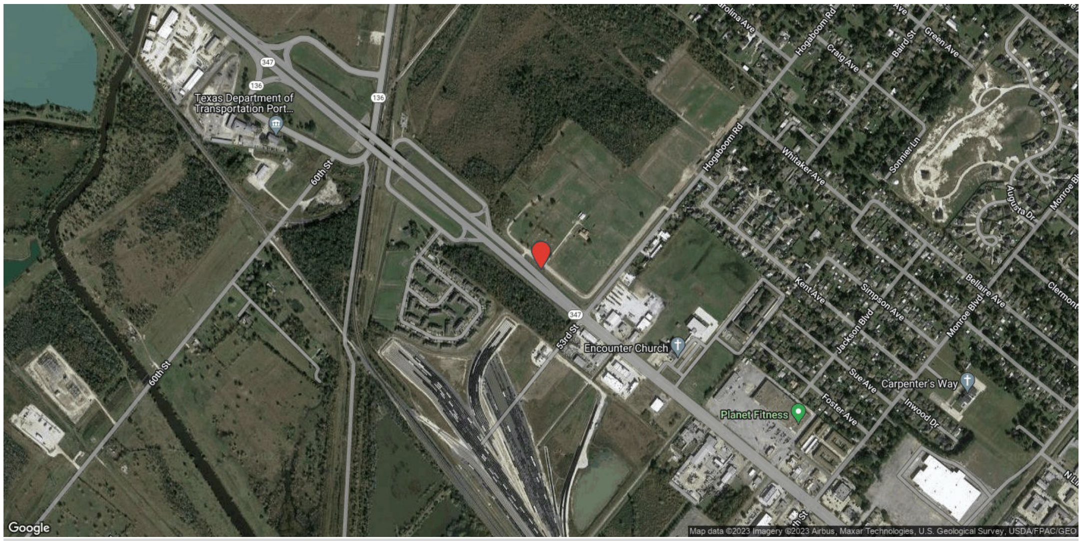
Average Daily Traffic Volume
- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



Source: ©2023 Kalibrate Technologies (Q3 2023).

November 29, 2023

Overview Map



The closest match to 5801 Twin City Hwy Port Arthur, TX 77642 is 5801 TWIN CITY HWY PORT ARTHUR, TX 77642

5801 TWIN CITY HWY PORT ARTHUR, TX 77642

LOCATION ACCURACY: Good

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	485499	PANEL	0010E
PANEL DATE	April 17, 1984	MAP NUMBER	4854990010E

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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.

	License No.	Email	Phone
RE/MAX ONE Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9000010		(409)860-3200
Charles D. Foxworth Jr. Designated Broker of Firm	0446248	charlie@foxworthrealty.com	(409)892-7245
Charles D. Foxworth Jr. Licensed Supervisor of Sales Agent/ Associate	0446248	charlie@foxworthrealty.com	(409)892-7245
Ryan Harrington Sales Agent/Associate's Name	0558472	Ryan@foxworthrealty.com	(409)892-7245

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______