



5315 N. TWIN CITY HWY
NEDERLAND, TX 77627



FOR SALE
\$2,100,000



PROPERTY OVERVIEW

Large facility with +/-10.615 Acres on North Twin City Highway. The property is currently occupied by Providence Church and in excellent condition. The main building includes +/-9,560 SF with a welcoming entrance, kitchen, multiple offices/classrooms, and a large sanctuary. The back building is +/-2,400sf and includes 3 classrooms, 1 conference room, and 2 restrooms. The property also features a large concrete parking lot with lighting as well as a highly visible pole sign. Sellers are willing to divide the property. In close proximity to the OCI Clean Ammonia Plant currently under construction.



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM

- +/-12,644 SF of Improvements
- +/-10.615 Acres Total
- Church building in Excellent Condition (+/-9,560 SF)
- Welcoming Entrance with Coffee Bar
- Large Sanctuary (+/-4,200 SF)
- Kitchen
- 5 Offices/Classrooms
- Conference Room
- 4 Restrooms
- 32ft Eave Height
- Mezzanine storage area upstairs
- Large Concrete Parking Lot with Lighting
- 2 Access Points
- +/-684 SF Garage with 10'x10' door
- Willing to Divide
- Back Building +/-2,400 SF
 - 3 class rooms
 - 1 Conference Room
 - 2 Restrooms

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RE/MAX COMMERCIAL

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NEDERLAND, TX 77627

Improvements and land southwest of buildings available at **\$1,215,000**.

Land available at **\$3.25/SF**. Seller willing to consider options.

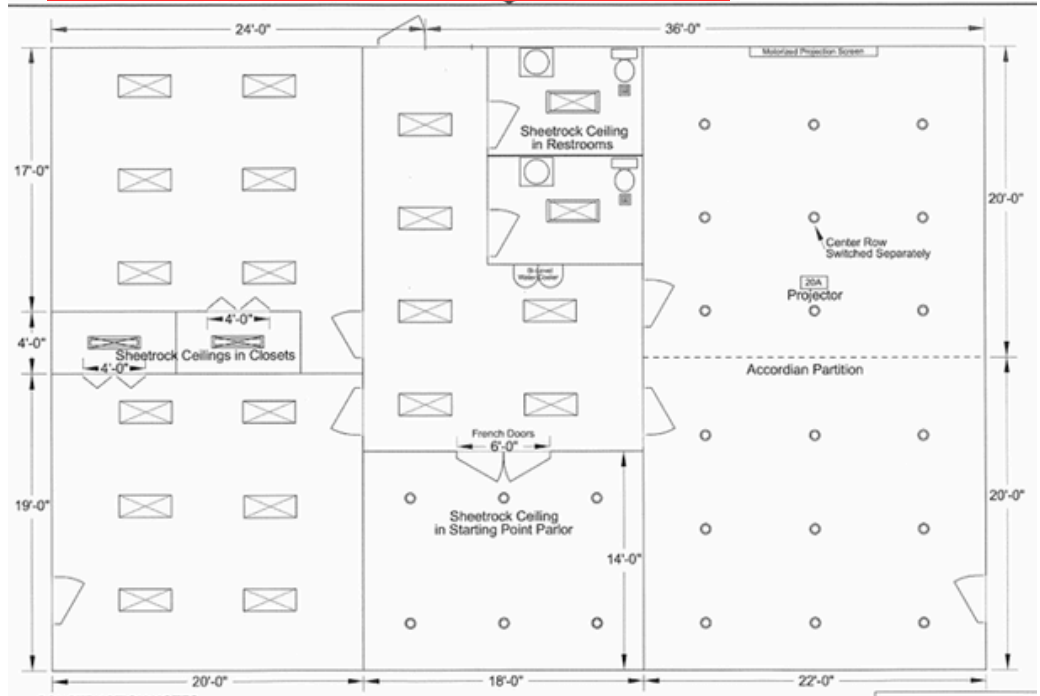


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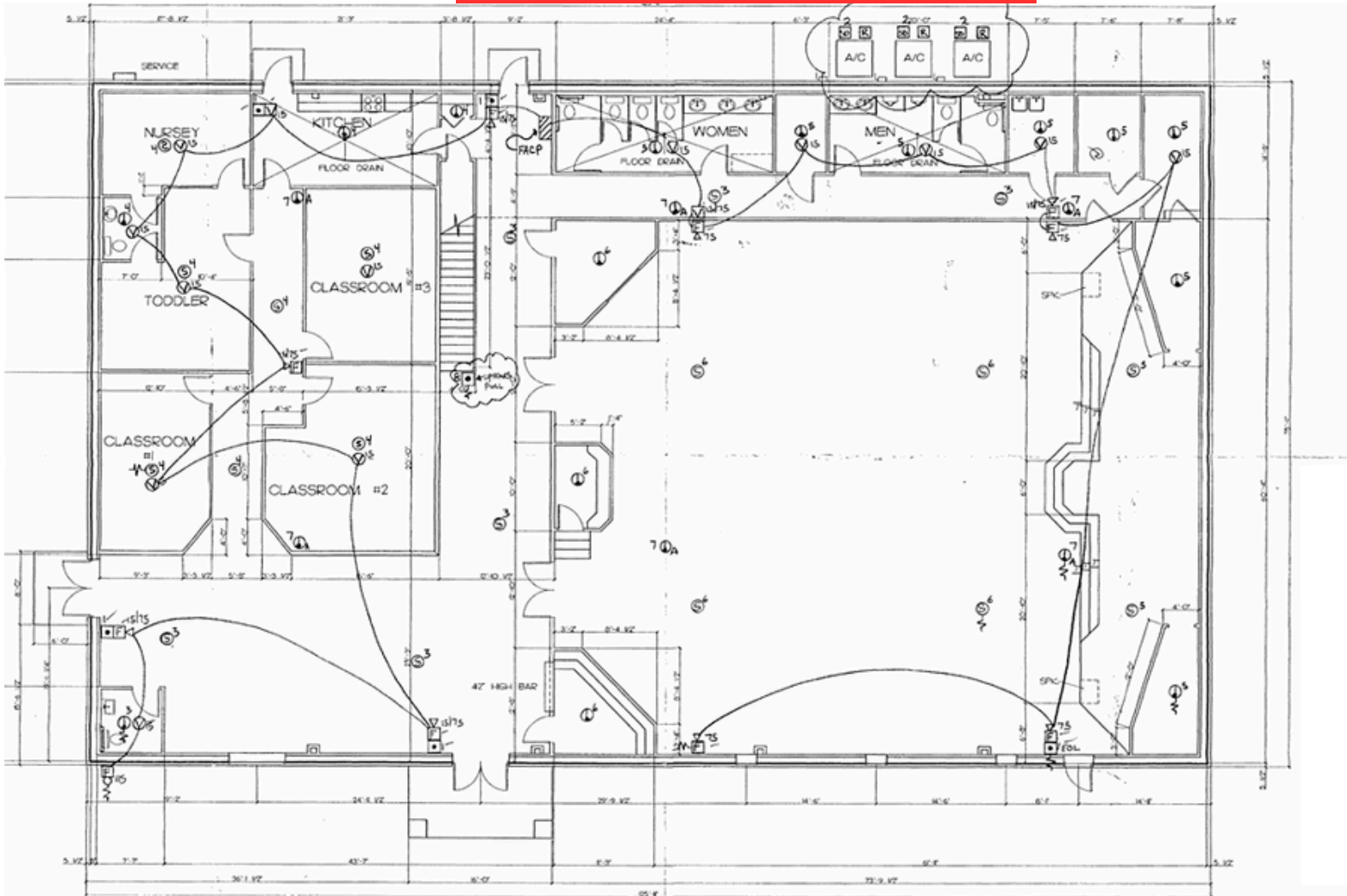
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BACK BUILDING FLOOR PLAN



MAIN BUILDING FLOOR PLAN



Demographic and Income Profile

5315 N Twin City Hwy, Nederland, Texas, 77627
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.00439
Longitude: -94.02831

Summary	Census 2010	Census 2020	2024	2029
Population	15,301	18,164	18,272	18,482
Households	4,482	4,801	4,814	4,855
Families	3,162	3,309	3,238	3,255
Average Household Size	2.45	2.49	2.52	2.54
Owner Occupied Housing Units	3,349	3,550	3,617	3,757
Renter Occupied Housing Units	1,134	1,251	1,197	1,098
Median Age	35.9	40.8	41.0	41.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.23%	1.09%	0.38%
Households	0.17%	1.36%	0.64%
Families	0.10%	1.26%	0.56%
Owner HHs	0.76%	1.82%	0.97%
Median Household Income	3.33%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	242	5.0%	196	4.0%
\$15,000 - \$24,999	406	8.4%	281	5.8%
\$25,000 - \$34,999	368	7.6%	314	6.5%
\$35,000 - \$49,999	391	8.1%	363	7.5%
\$50,000 - \$74,999	626	13.0%	578	11.9%
\$75,000 - \$99,999	640	13.3%	602	12.4%
\$100,000 - \$149,999	882	18.3%	906	18.7%
\$150,000 - \$199,999	938	19.5%	1,215	25.0%
\$200,000+	320	6.6%	401	8.3%

Median Household Income	\$87,893	\$103,521
Average Household Income	\$106,047	\$123,170
Per Capita Income	\$28,830	\$33,219

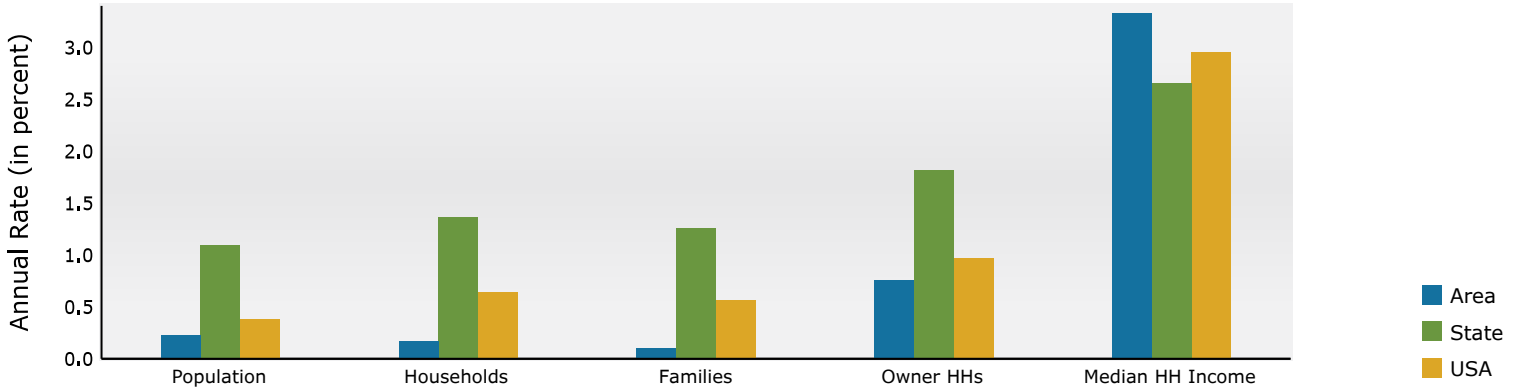
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	608	4.0%	671	3.7%	675	3.7%	676	3.7%
5 - 9	621	4.1%	794	4.4%	767	4.2%	704	3.8%
10 - 14	782	5.1%	795	4.4%	824	4.5%	791	4.3%
15 - 19	1,156	7.6%	832	4.6%	793	4.3%	792	4.3%
20 - 24	1,508	9.9%	1,077	5.9%	1,047	5.7%	989	5.4%
25 - 34	2,789	18.2%	2,998	16.5%	2,999	16.4%	3,037	16.4%
35 - 44	2,236	14.6%	3,192	17.6%	3,363	18.4%	3,418	18.5%
45 - 54	2,475	16.2%	2,726	15.0%	2,694	14.7%	2,797	15.1%
55 - 64	1,454	9.5%	2,598	14.3%	2,410	13.2%	2,307	12.5%
65 - 74	901	5.9%	1,558	8.6%	1,715	9.4%	1,846	10.0%
75 - 84	609	4.0%	683	3.8%	713	3.9%	832	4.5%
85+	160	1.0%	241	1.3%	270	1.5%	292	1.6%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,594	75.8%	11,636	64.1%	11,272	61.7%	10,944	59.2%
Black Alone	2,106	13.8%	2,849	15.7%	2,879	15.8%	2,928	15.8%
American Indian Alone	52	0.3%	79	0.4%	88	0.5%	92	0.5%
Asian Alone	177	1.2%	443	2.4%	481	2.6%	537	2.9%
Pacific Islander Alone	2	0.0%	10	0.1%	21	0.1%	23	0.1%
Some Other Race Alone	1,147	7.5%	2,169	11.9%	2,428	13.3%	2,714	14.7%
Two or More Races	223	1.5%	978	5.4%	1,104	6.0%	1,245	6.7%
Hispanic Origin (Any Race)	2,122	13.9%	3,410	18.8%	3,865	21.2%	4,357	23.6%

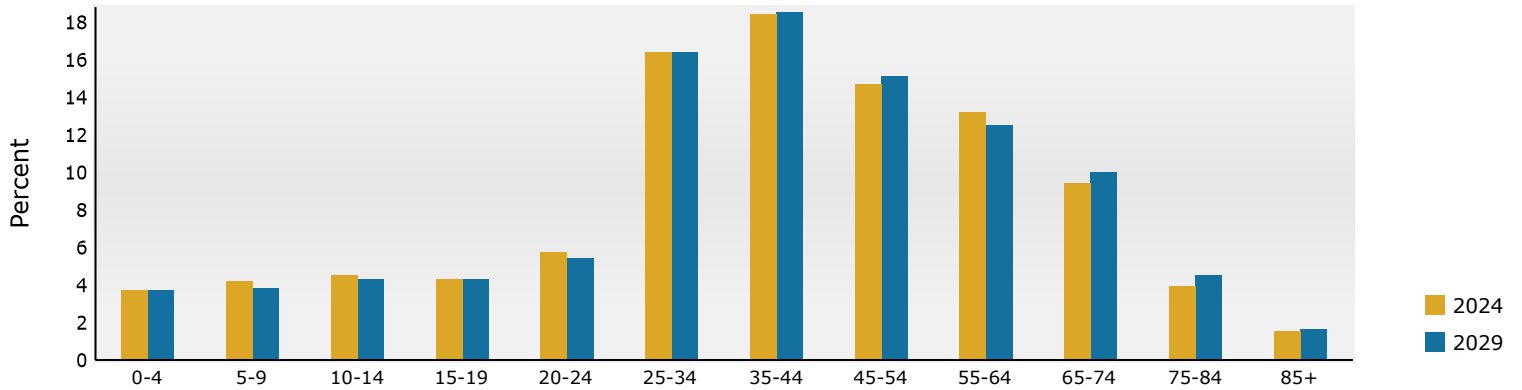
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

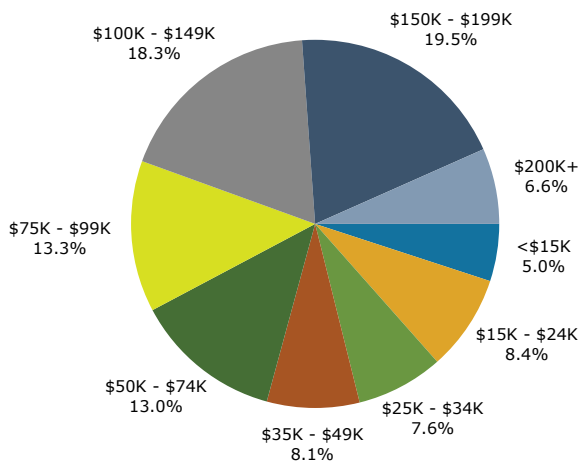
Trends 2024-2029



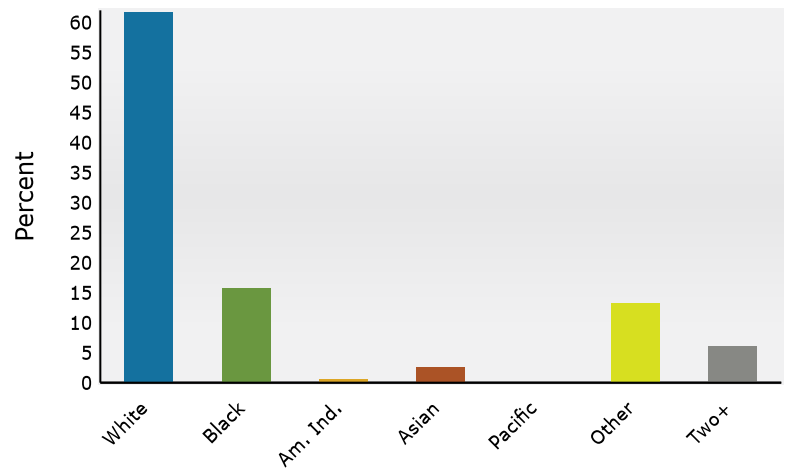
Population by Age



2024 Household Income



2024 Population by Race



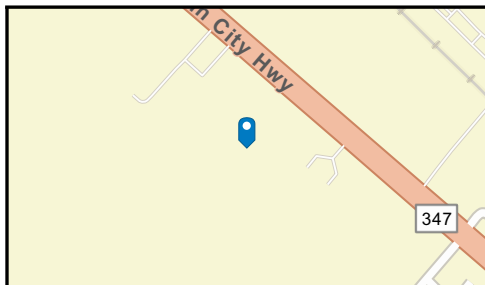
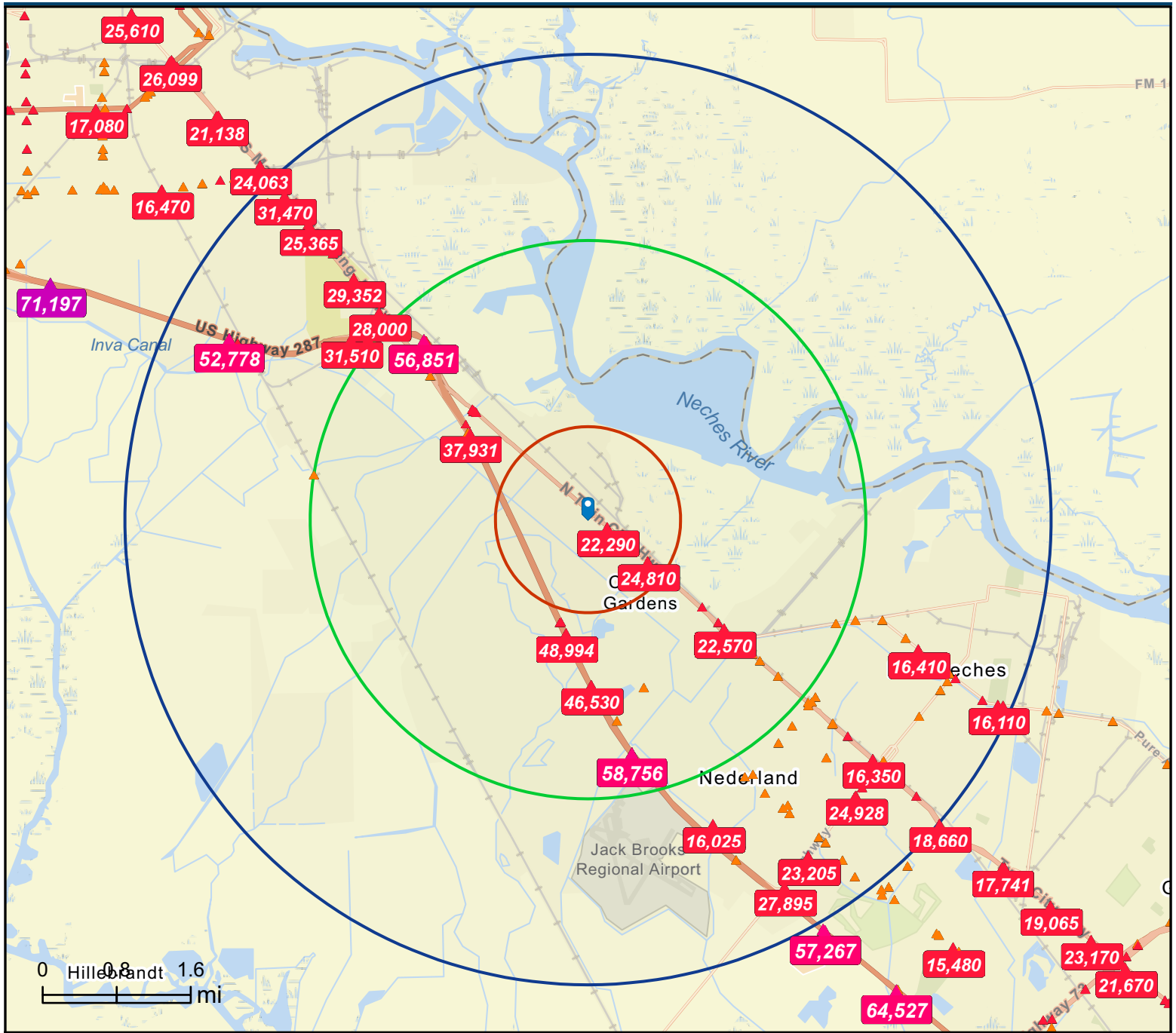
2024 Percent Hispanic Origin: 21.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

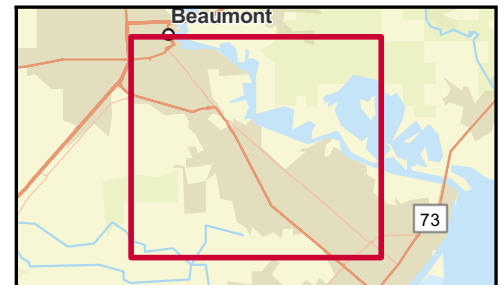
Traffic Count Map

5315 N Twin City Hwy, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.00439
Longitude: -94.02831



- 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

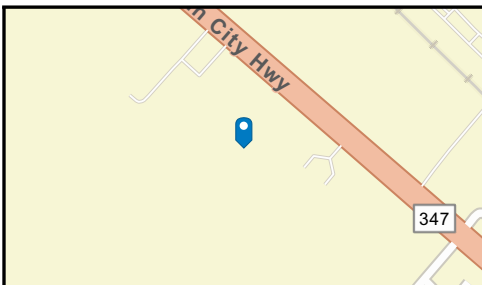
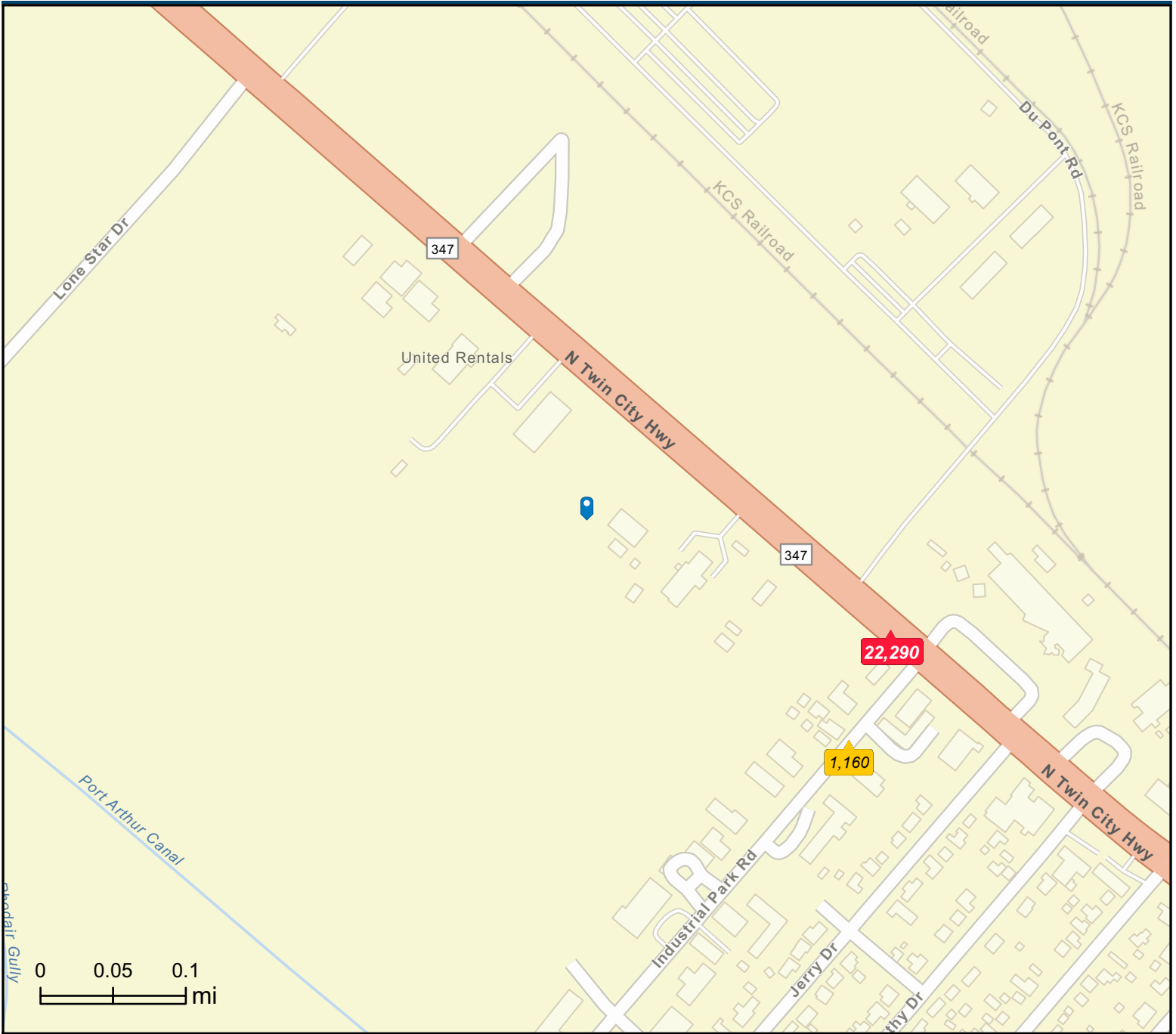


Source: ©2024 Kalibrate Technologies (Q2 2024).

Traffic Count Map - Close Up

5315 N Twin City Hwy, Nederland, Texas, 77627
 Rings: 1, 3, 5 mile radii

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- Average Daily Traffic Volume**
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 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

Overview Map



The closest match to 5315 N Twin City Hwy Nederland, TX 77627 is 5315 N TWIN CITY HWY NEDERLAND, TX 77627-3156

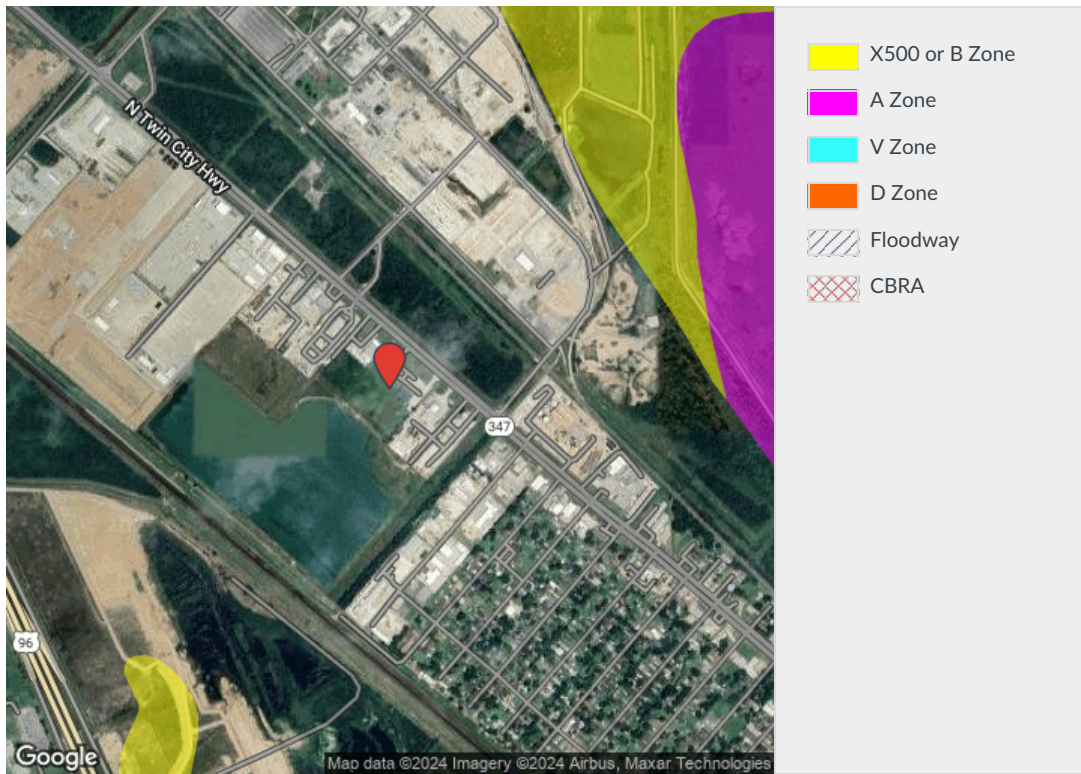
5315 N TWIN CITY HWY NEDERLAND, TX 77627-3156

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480385	PANEL	0170C
PANEL DATE	November 20, 1991	MAP NUMBER	4803850170C





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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov