

# Report for Fm 3180, Mont Belvieu

Prepared April 09, 2024

Presented By

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**RE/MAX**

RE/MAX Excellence



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## Prime Location on 3180

Fm 3180, Mont Belvieu, TX, 77523

Land For Sale

Prepared on April 09, 2024

1 of 1 Listings



### Listing Details | Land For Sale

Total Available Space	<b>33.6 Acres</b>	Last Modified	<b>4/05/2024</b>
Asking Price	<b>\$9,750,000</b>	Listing ID	<b>30351085</b>
Listing Price Per SF	<b>\$6.66</b>	Parking Spaces	-
List Price Per Acre	<b>\$290,179</b>	Electric Service	<b>Yes</b>
Cap Rate (Actual)	-	Water	-
Available Date	<b>Now</b>	Sanitary Sewer	-
Date Listed	<b>8/03/2023</b>		

### Description

This prime acreage has approximately 1400 feet of frontage on FM 3180. Perfect for commercial or residential development. Utilities are accessible are accessible, including water and sewer.

### Property Features

#### Location Details

Address	<b>Fm 3180, Mont Belvieu, TX, 77523</b>	Parcels	<b>23496, 23495</b>
Submarket	<b>CG - Chambers County</b>	Name	<b>Fm 3180</b>
County	<b>Chambers</b>		



## Building Details

Sub Type	-
Land Size	<b>33.6 Acres / 1,463,616 SF</b>
Electricity	<b>Yes</b>
Water	-

Sanitary Sewer	-
Topography Desc.	<b>level with some trees</b>
Lot Depth	<b>0.20 mi</b>
Lot Width	<b>0.27 mi</b>

## Property Listings

1 Listing | 33.60 Acres | \$9,750,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Land	-	33.60 Acre	\$9,750,000	\$290,178.57	Now

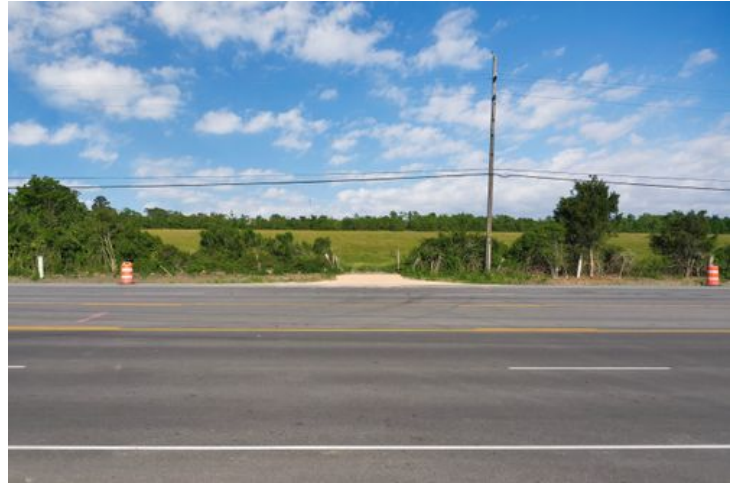
## Additional Photos

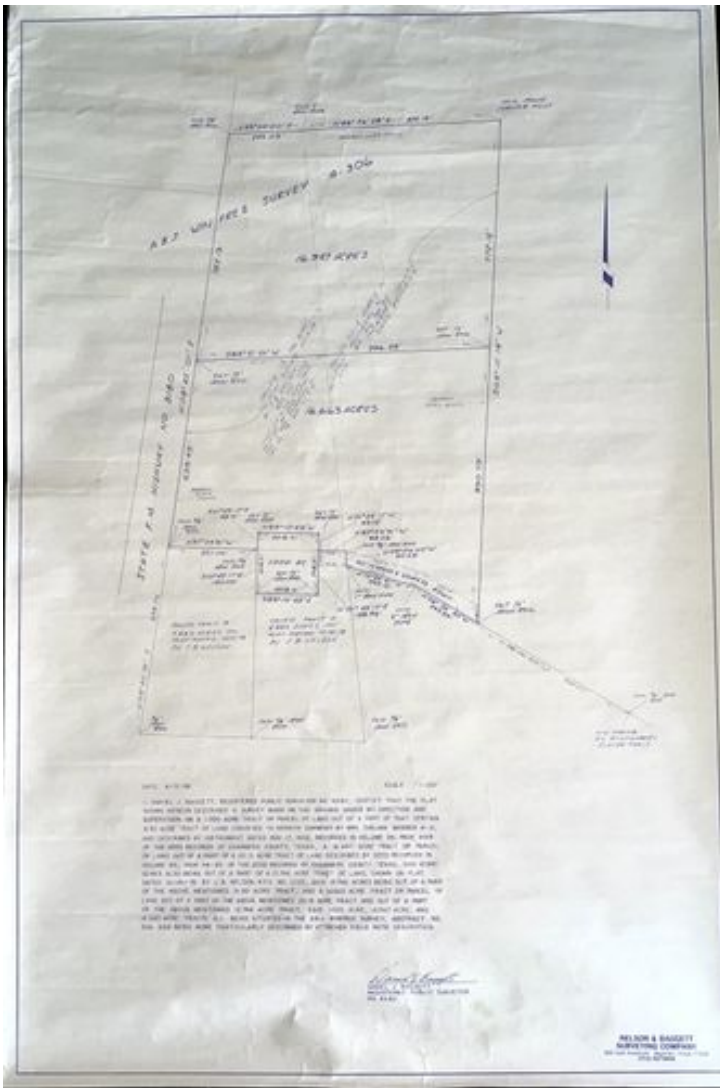












## Contact



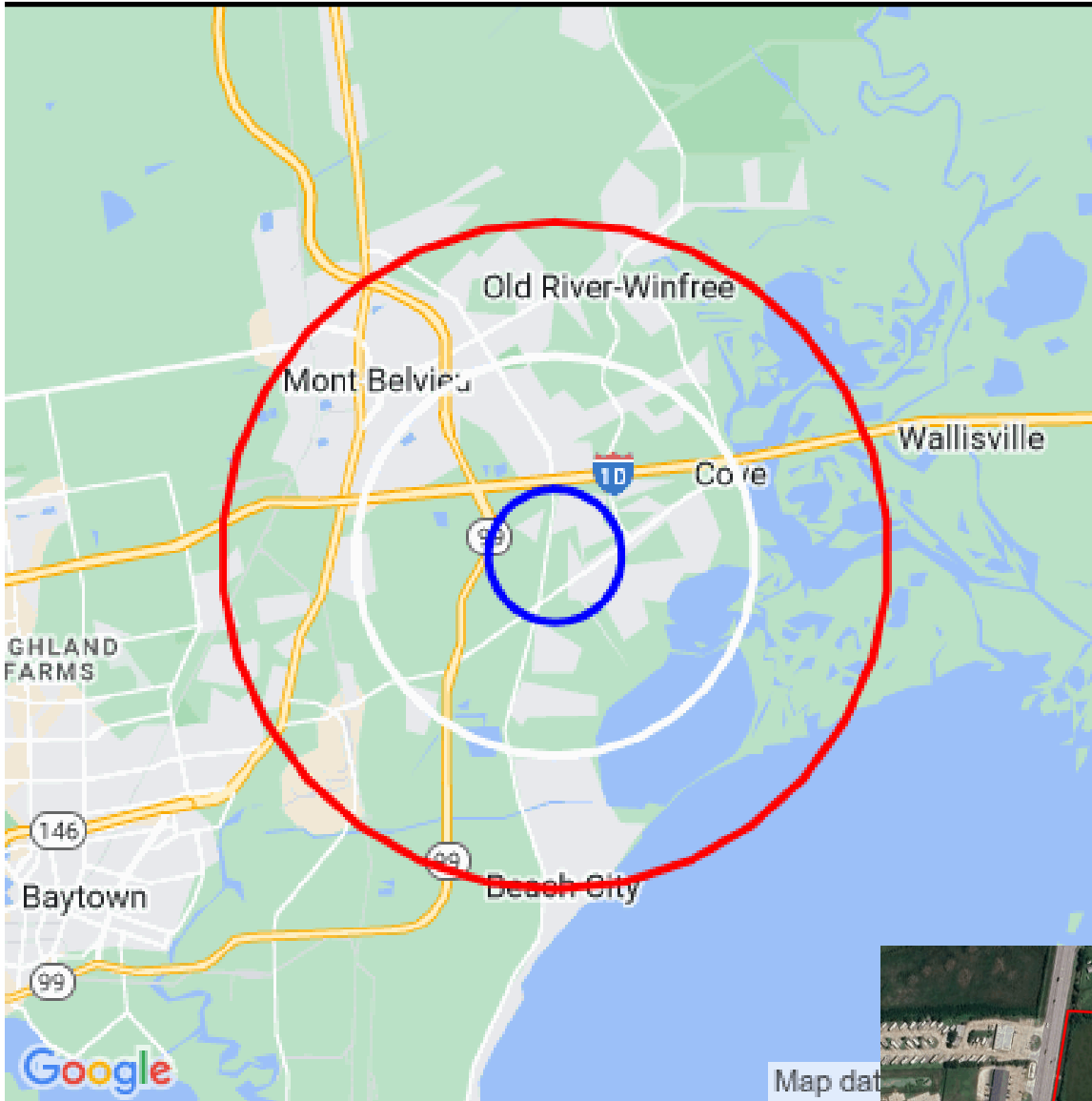
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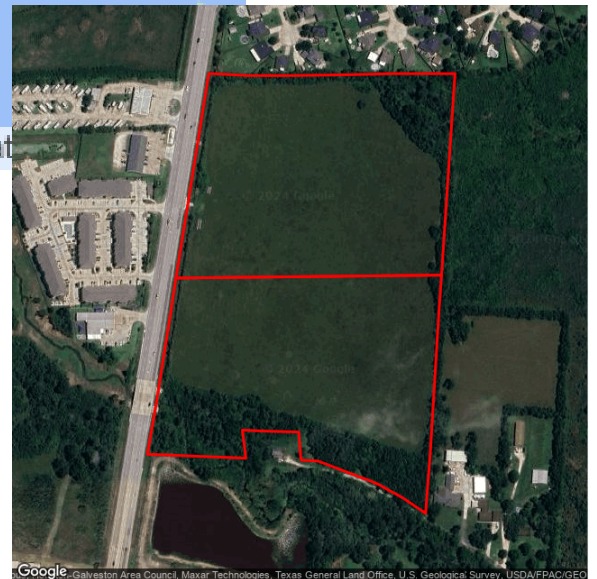
# Demographic Report



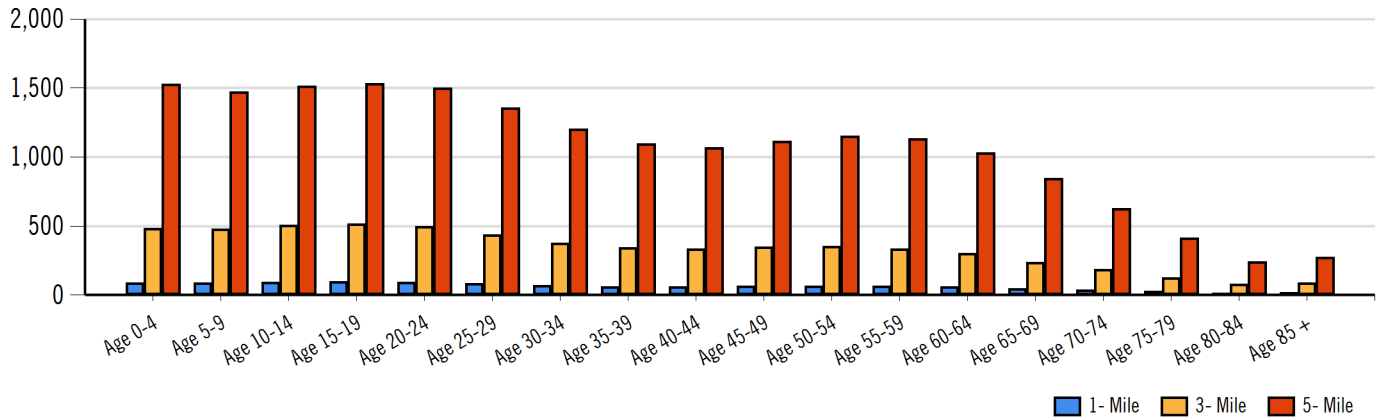
## FM 3180

### Population

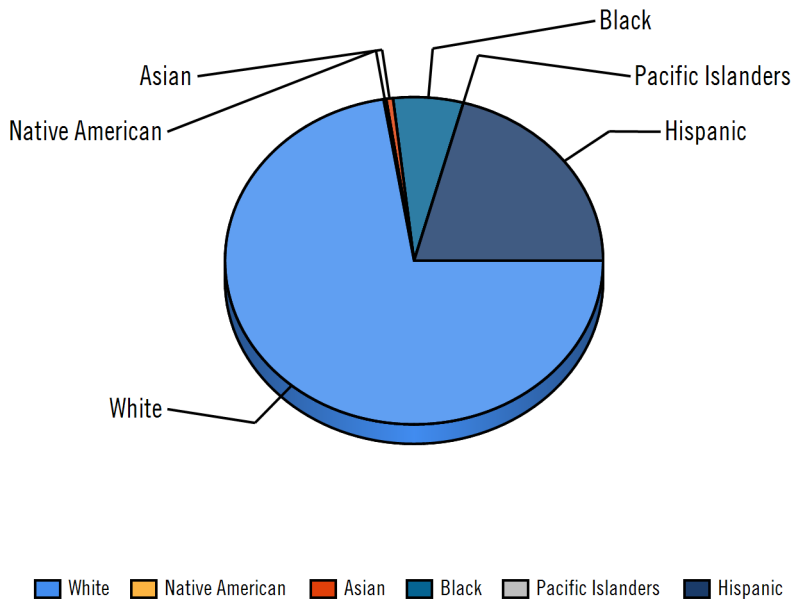
Distance	Male	Female	Total
1- Mile	588	585	1,173
3- Mile	3,040	3,020	6,060
5- Mile	9,527	9,616	19,143



### Population by Distance and Age (2020)



### Ethnicity within 5 miles



### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

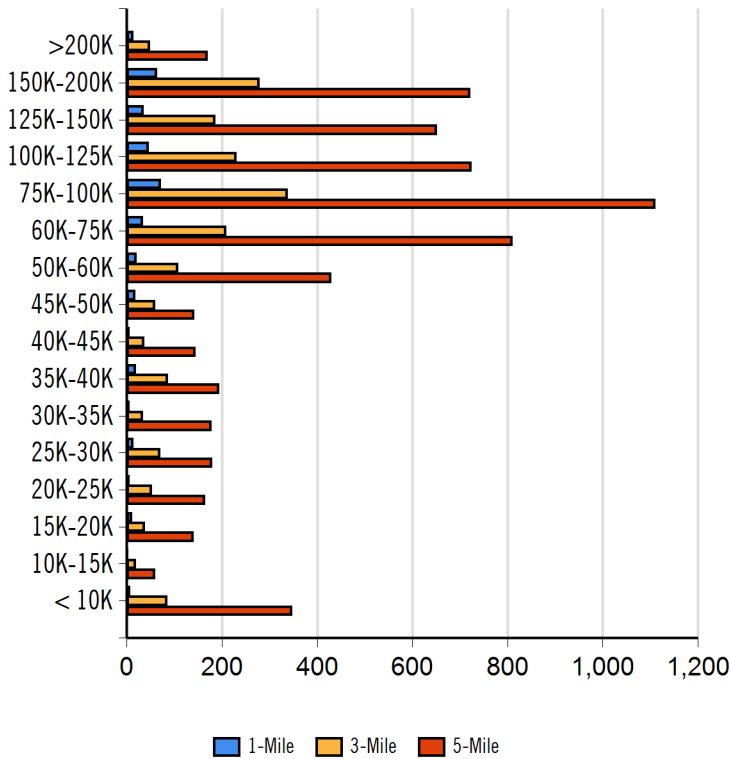
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	553	13	0.22 %
3-Mile	2,796	73	0.93 %
5-Mile	8,774	261	1.64 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	17	93	125	16	38	38	0	44	127	15	17	22
3-Mile	0	66	420	588	93	153	189	7	234	734	85	89	136
5-Mile	17	179	1,048	1,942	235	421	589	53	648	2,640	241	276	459

Household Income



Radius	Median Household Income
1-Mile	\$95,152.50
3-Mile	\$86,743.00
5-Mile	\$81,441.44

Radius	Average Household Income
1-Mile	\$95,200.00
3-Mile	\$88,307.33
5-Mile	\$87,294.67

Radius	Aggregate Household Income
1-Mile	\$35,903,662.86
3-Mile	\$175,515,455.63
5-Mile	\$558,567,357.91

Education

	1-Mile	3-mile	5-mile
Pop > 25	699	3,570	11,583
High School Grad	180	898	3,054
Some College	232	1,082	3,476
Associates	62	284	879
Bachelors	105	620	1,768
Masters	33	136	381
Prof. Degree	6	35	125
Doctorate	2	15	57

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	0 %	3 %
Teen's	12 %	43 %	57 %
Expensive Homes	0 %	0 %	9 %
Mobile Homes	22 %	92 %	147 %
New Homes	13 %	52 %	81 %
New Households	6 %	27 %	40 %
Military Households	2 %	5 %	4 %
Households with 4+ Cars	13 %	47 %	75 %
Public Transportation Users	0 %	0 %	0 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	21,649,216		107,573,935		344,936,029	
<b>Average annual household</b>	58,912		56,112		55,356	
<b>Food</b>	7,520	12.76 %	7,188	12.81 %	7,067	12.77 %
Food at home	4,693		4,530		4,479	
Cereals and bakery products	669		645		637	
Cereals and cereal products	237		227		225	
Bakery products	432		417		411	
Meats poultry fish and eggs	916		887		878	
Beef	213		207		205	
Pork	160		155		155	
Poultry	173		167		164	
Fish and seafood	153		146		143	
Eggs	73		71		71	
Dairy products	489		470		461	
Fruits and vegetables	960		922		913	
Fresh fruits	141		136		135	
Processed vegetables	177		172		171	
Sugar and other sweets	172		168		166	
Fats and oils	148		142		141	
Miscellaneous foods	882		853		844	
Nonalcoholic beverages	388		380		376	
Food away from home	2,827		2,658		2,588	
Alcoholic beverages	455		434		426	
<b>Housing</b>	20,430	34.68 %	19,600	34.93 %	19,410	35.06 %
Shelter	12,429		11,885		11,749	
Owned dwellings	7,851		7,390		7,338	
Mortgage interest and charges	4,108		3,863		3,806	
Property taxes	2,650		2,484		2,469	
Maintenance repairs	1,093		1,041		1,062	
Rented dwellings	3,385		3,388		3,349	
Other lodging	1,193		1,107		1,061	
Utilities fuels	4,505		4,375		4,392	
Natural gas	438		420		418	
Electricity	1,746		1,712		1,719	
Fuel oil	181		172		174	
Telephone services	1,412		1,367		1,375	
Water and other public services	727		703		704	
<b>Household operations</b>	1,493	2.53 %	1,424	2.54 %	1,396	2.52 %
Personal services	475		454		434	
Other household expenses	1,018		970		961	
Housekeeping supplies	690		664		650	
Laundry and cleaning supplies	182		177		173	
Other household products	408		392		384	
Postage and stationery	100		95		92	
Household furnishings	1,312		1,251		1,222	
Household textiles	98		95		90	
Furniture	328		306		289	
Floor coverings	36		32		31	
Major appliances	139		131		141	
Small appliances	106		100		98	
Miscellaneous	604		586		570	
<b>Apparel and services</b>	1,626	2.76 %	1,586	2.83 %	1,516	2.74 %
Men and boys	343		325		309	
Men 16 and over	287		271		260	
Boys 2 to 15	55		54		49	
Women and girls	565		544		524	



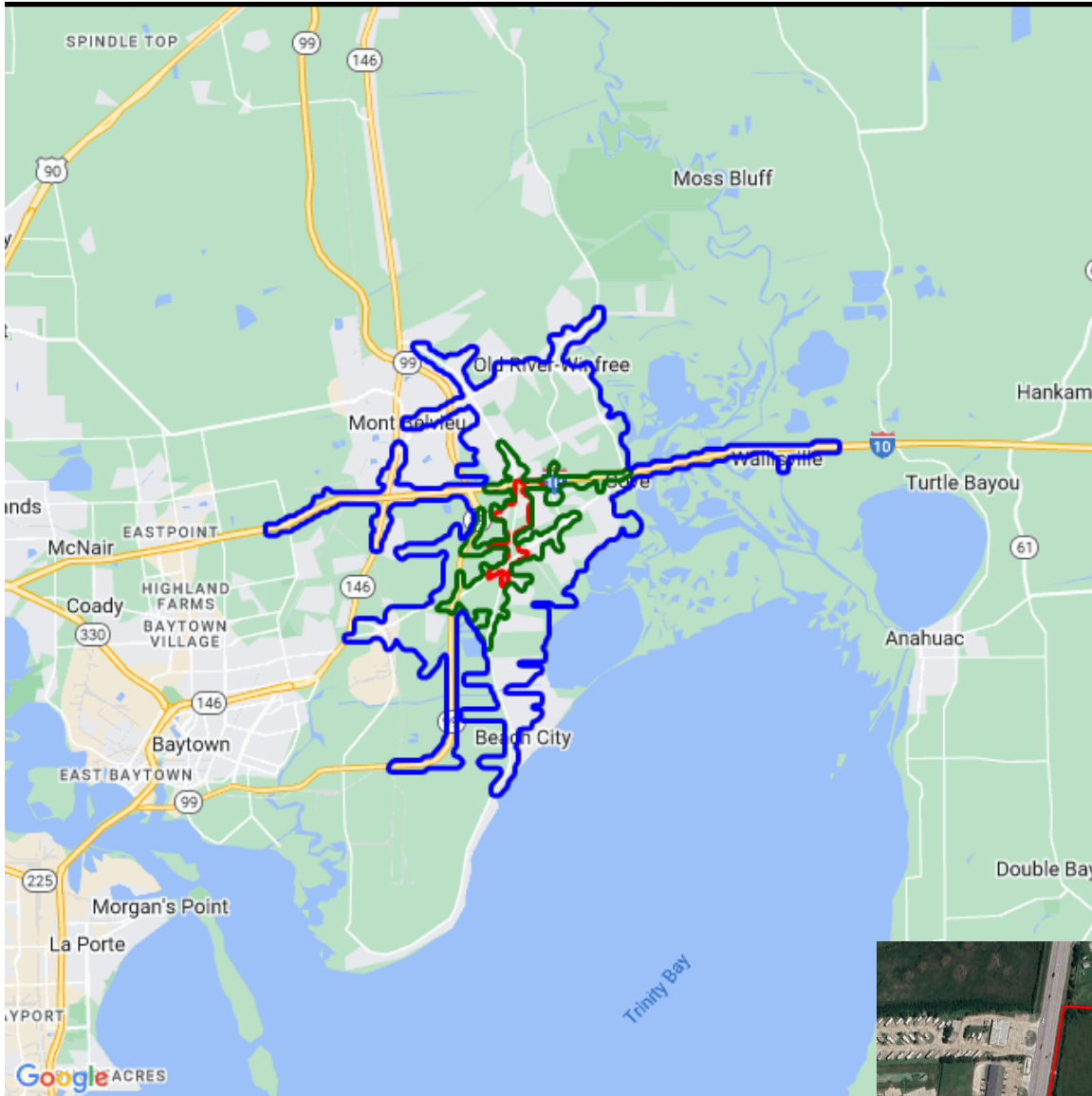
Women 16 and over	488	466	445
Girls 2 to 15	77	78	78
Children under 2	100	99	95

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	21,649,216		107,573,935		344,936,029	
<b>Average annual household</b>	58,912		56,112		55,356	
<b>Transportation</b>	7,923	13.45 %	7,550	13.46 %	7,509	13.56 %
Vehicle purchases	2,001		1,863		1,826	
Cars and trucks new	1,036		930		915	
Cars and trucks used	914		886		861	
Gasoline and motor oil	2,357		2,284		2,289	
Other vehicle expenses	2,916		2,802		2,823	
Vehicle finance charges	205		198		201	
Maintenance and repairs	1,042		991		981	
Vehicle insurance	1,270		1,235		1,273	
Vehicle rental leases	398		376		367	
Public transportation	648		600		570	
<b>Health care</b>	4,246	7.21 %	4,062	7.24 %	4,110	7.42 %
Health insurance	2,730		2,621		2,657	
Medical services	946		898		905	
Drugs	425		405		410	
Medical supplies	144		137		137	
<b>Entertainment</b>	3,483	5.91 %	3,345	5.96 %	3,314	5.99 %
Fees and admissions	775		718		690	
Television radios	1,121		1,096		1,106	
Pets toys	1,273		1,223		1,206	
Personal care products	774		737		721	
Reading	64		61		60	
Education	1,836		1,717		1,589	
Tobacco products	389		388		391	
<b>Miscellaneous</b>	949	1.61 %	891	1.59 %	886	1.60 %
<b>Cash contributions</b>	1,484		1,401		1,448	
<b>Personal insurance</b>	7,731		7,147		6,902	
Life and other personal insurance	203		197		200	
Pensions and Social Security	7,528		6,950		6,702	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,735	3,126	19.64 %	379	3,244	3,348	387	-9
3-Mile	2020	4,836	4,075	18.43 %	540	4,146	4,136	700	36
5-Mile	2020	10,233	8,784	13.82 %	1,258	8,670	9,150	1,083	484
1-Mile	2023	4,302	3,126	37.92 %	438	3,735	3,726	576	0
3-Mile	2023	5,564	4,075	36.27 %	622	4,770	4,612	952	0
5-Mile	2023	11,422	8,784	26.51 %	1,406	9,676	9,996	1,426	393

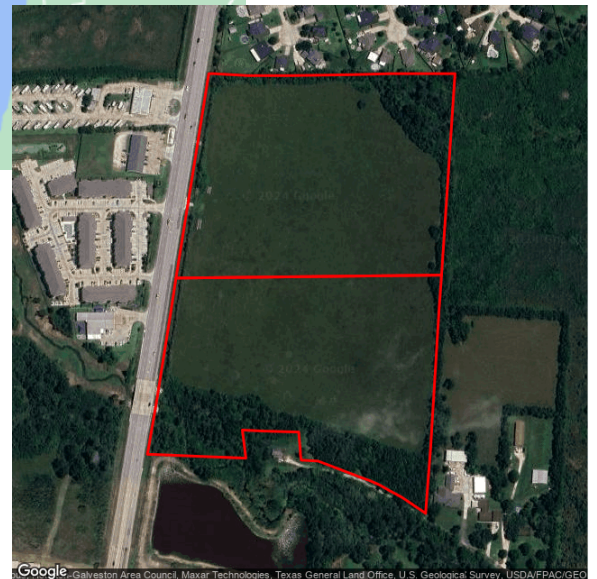
# Demographic Report



## FM 3180

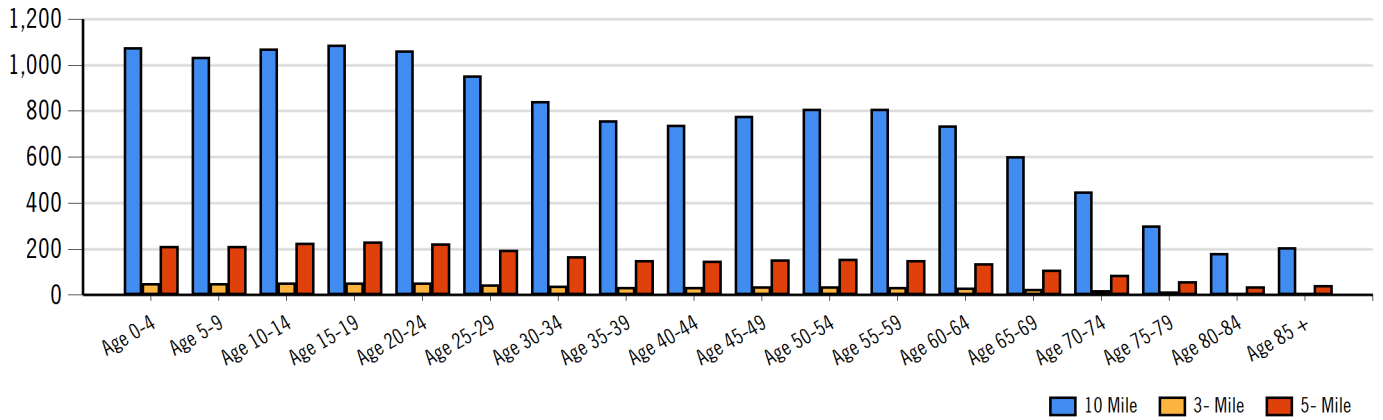
### Population

Distance	Male	Female	Total
3- Minute	322	320	643
5- Minute	1,361	1,353	2,714
10 Minute	6,740	6,771	13,511

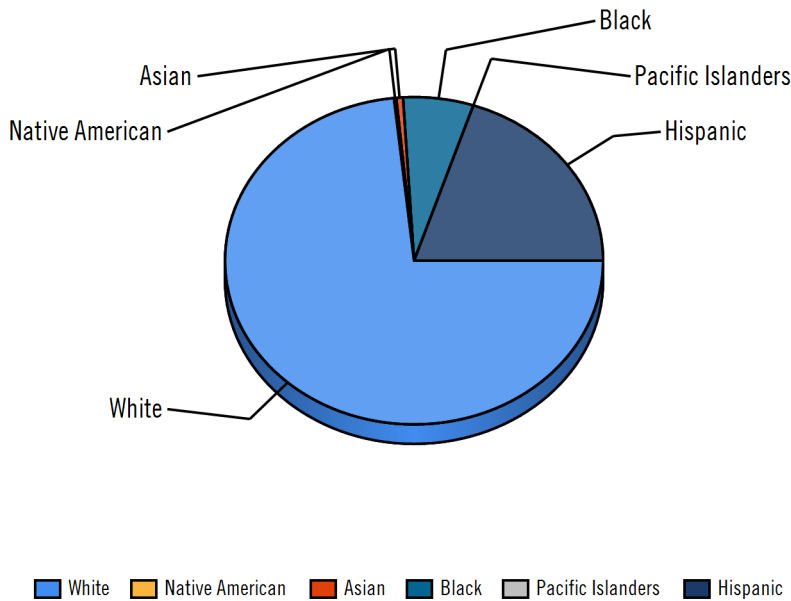




Population by Distance and Age (2020)



Ethnicity within 5 Minute



Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



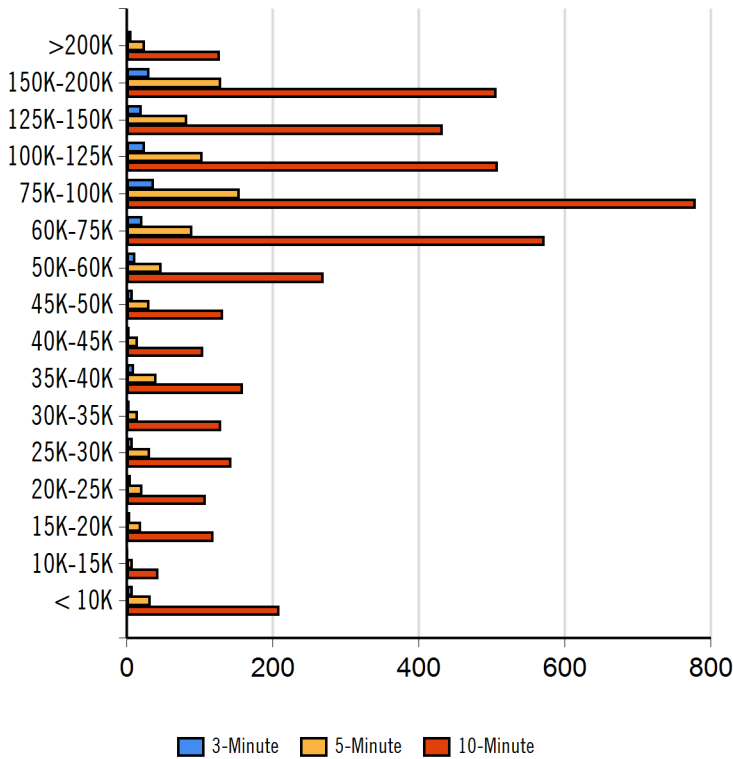
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	298	8	0.09 %
5-Minute	1,258	33	0.31 %
10-Minute	6,183	196	1.32 %

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	8	47	64	9	18	20	1	25	75	9	9	14
5-Minute	0	32	196	270	40	75	85	2	104	318	37	39	58
10-Minute	18	121	812	1,372	177	335	395	31	473	1,750	170	198	308

## Household Income



Radius	Median Household Income
10-Minute	\$79,695.60
5-Minute	\$81,946.00
3-Minute	\$86,743.00

Radius	Average Household Income
5-Minute	\$82,290.00
10-Minute	\$85,080.50
3-Minute	\$88,307.33

Radius	Aggregate Household Income
3-Minute	\$18,935,847.28
5-Minute	\$79,675,091.79
10-Minute	\$390,244,380.26

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	380	1,605	8,175
High School Grad	97	409	2,175
Some College	118	499	2,537
Associates	31	132	643
Bachelors	63	266	1,193
Masters	15	65	278
Prof. Degree	3	15	81
Doctorate	1	6	40

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	0 %	0 %	8 %
Teen's	5 %	14 %	41 %
Expensive Homes	0 %	0 %	15 %
Mobile Homes	9 %	30 %	102 %
New Homes	5 %	17 %	58 %
New Households	3 %	9 %	29 %
Military Households	1 %	2 %	4 %
Households with 4+ Cars	5 %	16 %	54 %
Public Transportation Users	0 %	0 %	0 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	11,552,896		48,682,897		242,453,683	
<b>Average annual household</b>	56,112		54,167		54,319	
<b>Food</b>	7,188	12.81 %	6,952	12.83 %	6,942	12.78 %
Food at home	4,530		4,424		4,418	
Cereals and bakery products	645		630		629	
Cereals and cereal products	227		223		222	
Bakery products	417		407		406	
Meats poultry fish and eggs	887		866		868	
Beef	207		201		202	
Pork	155		153		154	
Poultry	167		162		162	
Fish and seafood	146		142		140	
Eggs	71		70		70	
Dairy products	470		455		452	
Fruits and vegetables	922		903		900	
Fresh fruits	136		133		133	
Processed vegetables	172		170		170	
Sugar and other sweets	168		164		164	
Fats and oils	142		139		139	
Miscellaneous foods	853		833		832	
Nonalcoholic beverages	380		373		372	
Food away from home	2,658		2,528		2,523	
Alcoholic beverages	434		412		415	
<b>Housing</b>	19,600	34.93 %	19,058	35.18 %	19,137	35.23 %
Shelter	11,885		11,533		11,578	
Owned dwellings	7,390		7,143		7,188	
Mortgage interest and charges	3,863		3,712		3,711	
Property taxes	2,484		2,395		2,419	
Maintenance repairs	1,041		1,036		1,057	
Rented dwellings	3,388		3,367		3,357	
Other lodging	1,107		1,022		1,032	
Utilities fuels	4,375		4,328		4,360	
Natural gas	420		411		413	
Electricity	1,712		1,700		1,713	
Fuel oil	172		170		172	
Telephone services	1,367		1,354		1,364	
Water and other public services	703		692		697	
<b>Household operations</b>	1,424	2.54 %	1,361	2.51 %	1,366	2.51 %
Personal services	454		424		420	
Other household expenses	970		937		946	
Housekeeping supplies	664		638		641	
Laundry and cleaning supplies	177		172		171	
Other household products	392		376		379	
Postage and stationery	95		90		91	
Household furnishings	1,251		1,195		1,189	
Household textiles	95		90		88	
Furniture	306		280		279	
Floor coverings	32		30		30	
Major appliances	131		138		140	
Small appliances	100		95		96	
Miscellaneous	586		560		553	
<b>Apparel and services</b>	1,586	2.83 %	1,495	2.76 %	1,476	2.72 %
Men and boys	325		304		297	
Men 16 and over	271		254		249	
Boys 2 to 15	54		49		47	
Women and girls	544		518		514	

Women 16 and over	466	440	437
Girls 2 to 15	78	78	77
Children under 2	99	95	94

### Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	11,552,896		48,682,897		242,453,683	
<b>Average annual household</b>	56,112		54,167		54,319	
<b>Transportation</b>	7,550	13.46 %	7,361	13.59 %	7,371	13.57 %
Vehicle purchases	1,863		1,798		1,769	
Cars and trucks new	930		899		894	
Cars and trucks used	886		851		827	
Gasoline and motor oil	2,284		2,257		2,267	
Other vehicle expenses	2,802		2,748		2,781	
Vehicle finance charges	198		195		198	
Maintenance and repairs	991		962		964	
Vehicle insurance	1,235		1,230		1,260	
Vehicle rental leases	376		361		358	
Public transportation	600		557		553	
<b>Health care</b>	4,062	7.24 %	4,022	7.43 %	4,073	7.50 %
Health insurance	2,621		2,601		2,638	
Medical services	898		885		892	
Drugs	405		402		407	
Medical supplies	137		133		134	
<b>Entertainment</b>	3,345	5.96 %	3,246	5.99 %	3,253	5.99 %
Fees and admissions	718		670		667	
Television radios	1,096		1,087		1,098	
Pets toys	1,223		1,185		1,184	
Personal care products	737		708		706	
Reading	61		59		60	
Education	1,717		1,547		1,527	
Tobacco products	388		393		395	
<b>Miscellaneous</b>	891	1.59 %	857	1.58 %	878	1.62 %
<b>Cash contributions</b>	1,401		1,390		1,430	
<b>Personal insurance</b>	7,147		6,663		6,653	
Life and other personal insurance	197		193		195	
Pensions and Social Security	6,950		6,470		6,457	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	187	158	1.94 %	19	163	166	21	-1
5-Minute	2020	792	670	8.07 %	80	688	703	89	-1
10-Minute	2020	4,136	3,575	45.79 %	494	3,520	3,687	449	154
3-Minute	2023	215	158	3.77 %	22	187	185	30	0
5-Minute	2023	908	670	15.92 %	92	789	781	126	1
10-Minute	2023	4,682	3,575	95.60 %	559	3,985	4,064	618	128