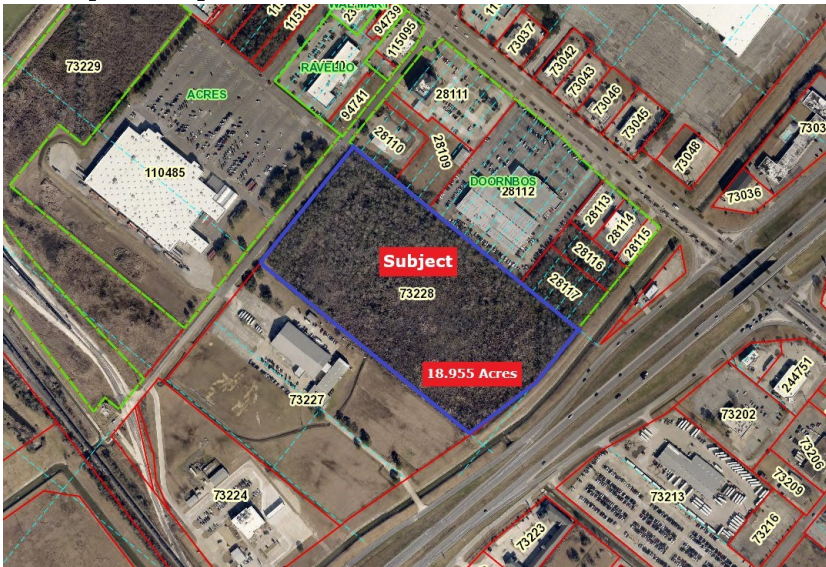


# 18.955 Acres between Hwy 73 & 46th Street

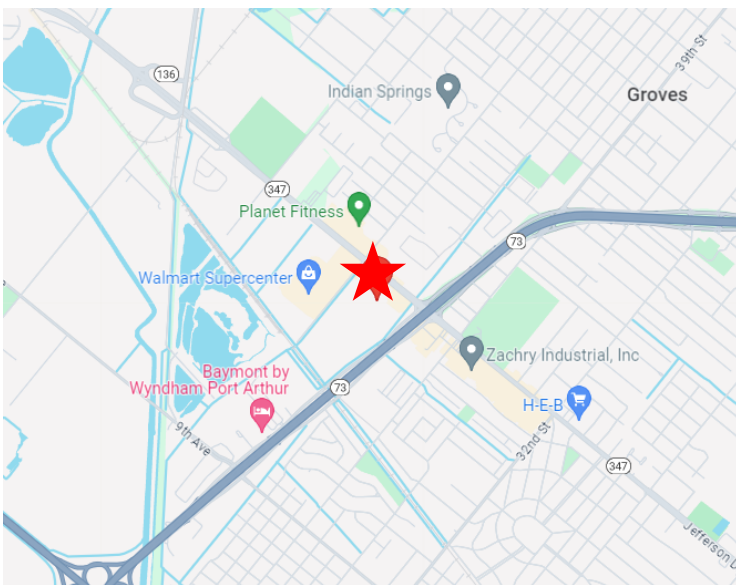
**FOR SALE**  
**18.995 Acres on 46th Street**  
**Port Arthur, TX 77642**

**\$2,700,000**

## Property Overview



- +/- 18.955 Acres
- Across 46th Street from Wal-Mart
- High Visibility
- +/- 660 ft of Frontage on 46th Street
- +/- 636 ft of Frontage on Hwy 73
- Retail Predominant Area
- Easy Access to Hwy 73
- Zoned Commercial Retail District
- 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



# 18.955 Acres between Hwy 73 & 46th Street

**FOR SALE**  
18.955 Acres on 46th Street  
Port Arthur, TX 77642

**\$2,700,000**



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

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



# Demographic and Income Profile

4999 N Twin City Hwy, Port Arthur, Texas, 77642  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 29.93643  
 Longitude: -93.94105

Summary	Census 2010	Census 2020	2023	2028
Population	55,562	59,883	58,795	57,768
Households	21,000	22,318	22,115	21,861
Families	13,988	15,040	14,138	13,976
Average Household Size	2.61	2.66	2.64	2.62
Owner Occupied Housing Units	13,247	13,067	13,478	13,432
Renter Occupied Housing Units	7,753	9,251	8,637	8,430
Median Age	35.6	35.3	37.7	38.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.35%	0.97%	0.30%
Households	-0.23%	1.15%	0.49%
Families	-0.23%	1.16%	0.44%
Owner HHs	-0.07%	1.38%	0.66%
Median Household Income	2.65%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,217	14.5%	2,894	13.2%
\$15,000 - \$24,999	2,017	9.1%	1,652	7.6%
\$25,000 - \$34,999	2,003	9.1%	1,717	7.9%
\$35,000 - \$49,999	2,692	12.2%	2,356	10.8%
\$50,000 - \$74,999	3,779	17.1%	3,702	16.9%
\$75,000 - \$99,999	2,759	12.5%	2,931	13.4%
\$100,000 - \$149,999	3,427	15.5%	3,863	17.7%
\$150,000 - \$199,999	1,212	5.5%	1,574	7.2%
\$200,000+	1,011	4.6%	1,172	5.4%

Median Household Income	\$55,605	\$63,386
Average Household Income	\$78,959	\$90,070
Per Capita Income	\$29,732	\$34,119

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,242	7.6%	4,301	7.2%	3,870	6.6%	3,826	6.6%
5 - 9	3,875	7.0%	4,536	7.6%	4,030	6.9%	3,800	6.6%
10 - 14	3,911	7.0%	4,507	7.5%	3,955	6.7%	3,970	6.9%
15 - 19	4,012	7.2%	4,187	7.0%	3,489	5.9%	3,569	6.2%
20 - 24	3,856	6.9%	3,980	6.6%	3,533	6.0%	3,349	5.8%
25 - 34	7,479	13.5%	8,166	13.6%	8,424	14.3%	7,422	12.8%
35 - 44	6,691	12.0%	7,834	13.1%	7,644	13.0%	7,927	13.7%
45 - 54	7,794	14.0%	6,608	11.0%	6,426	10.9%	6,560	11.4%
55 - 64	6,148	11.1%	7,384	12.3%	7,269	12.4%	6,213	10.8%
65 - 74	3,520	6.3%	5,062	8.5%	5,818	9.9%	6,259	10.8%
75 - 84	2,833	5.1%	2,262	3.8%	3,011	5.1%	3,502	6.1%
85+	1,203	2.2%	1,055	1.8%	1,329	2.3%	1,371	2.4%

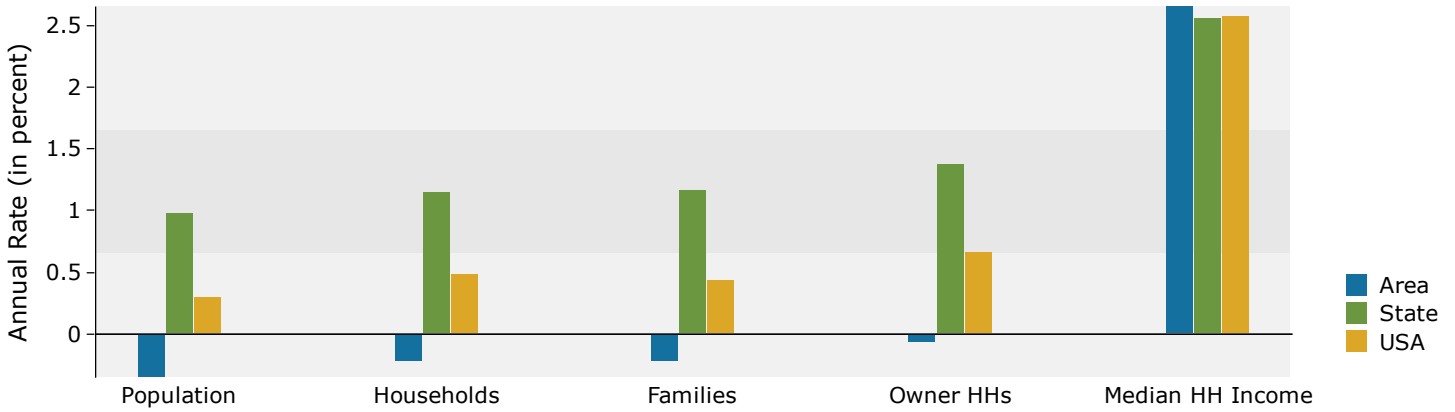
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,520	58.5%	24,644	41.2%	23,186	39.4%	21,108	36.5%
Black Alone	11,369	20.5%	13,002	21.7%	13,257	22.5%	13,595	23.5%
American Indian Alone	373	0.7%	510	0.9%	507	0.9%	526	0.9%
Asian Alone	3,343	6.0%	3,502	5.8%	3,683	6.3%	3,997	6.9%
Pacific Islander Alone	18	0.0%	23	0.0%	23	0.0%	23	0.0%
Some Other Race Alone	6,573	11.8%	10,366	17.3%	10,367	17.6%	10,673	18.5%
Two or More Races	1,367	2.5%	7,836	13.1%	7,772	13.2%	7,846	13.6%

Hispanic Origin (Any Race)	15,264	27.5%	22,046	36.8%	21,825	37.1%	21,818	37.8%
----------------------------	--------	-------	--------	-------	--------	-------	--------	-------

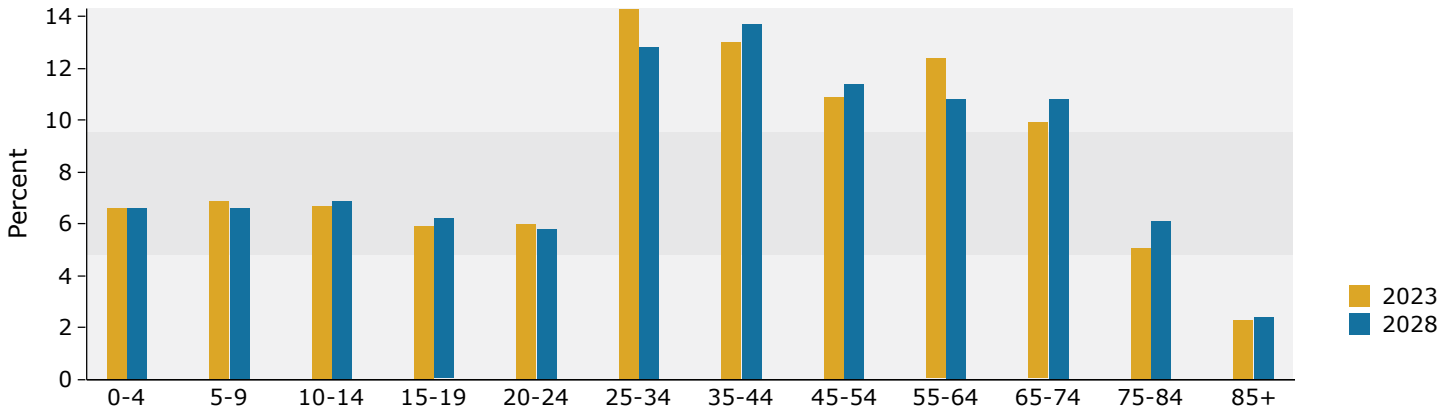
**Data Note:** Income is expressed in current dollars.

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

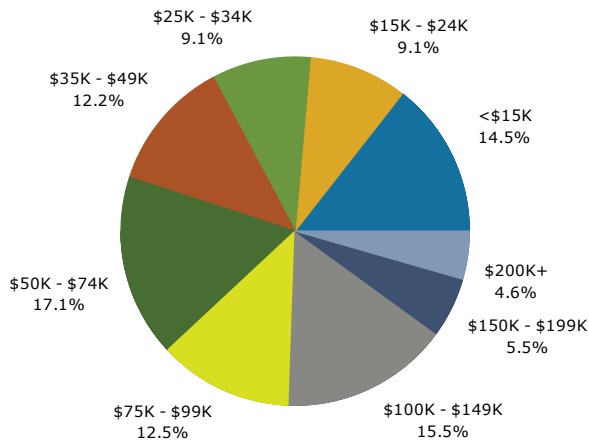
## Trends 2023-2028



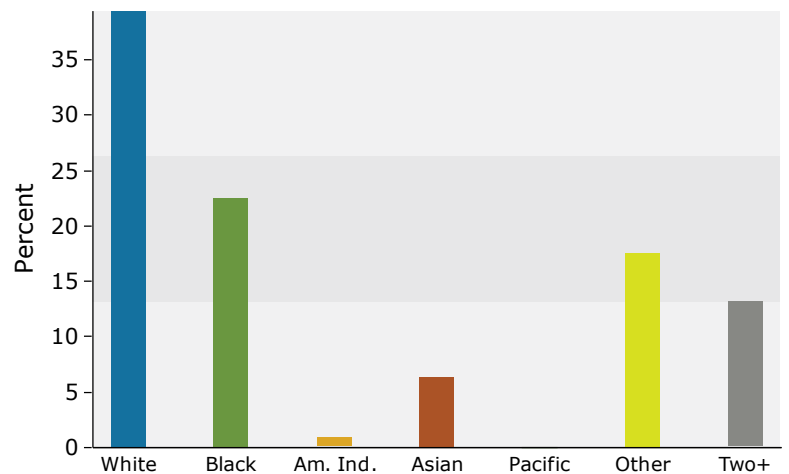
## Population by Age



## 2023 Household Income



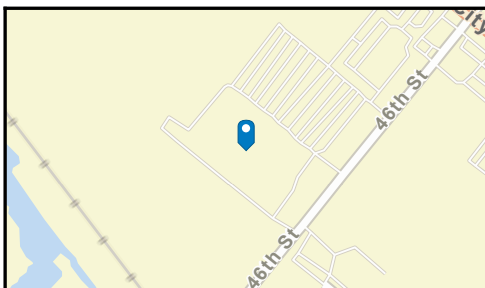
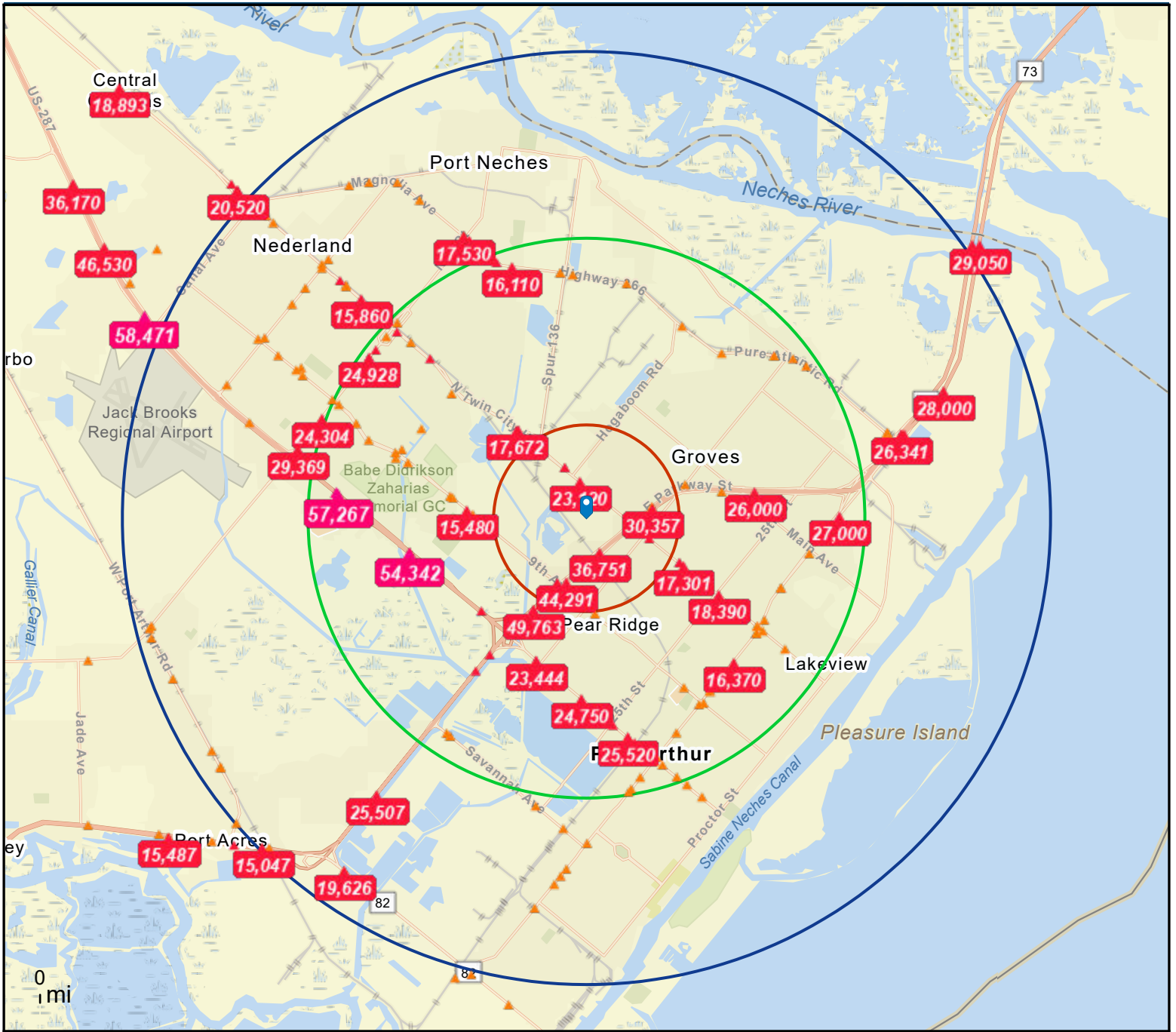
## 2023 Population by Race



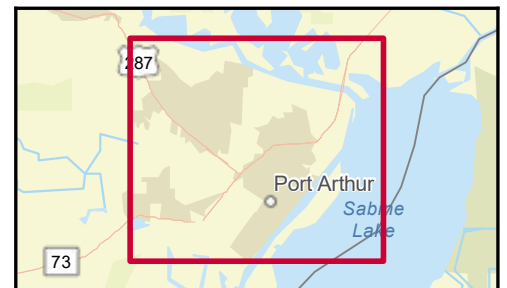
2023 Percent Hispanic Origin: 37.1%

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

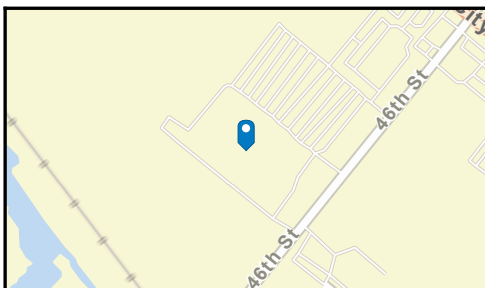
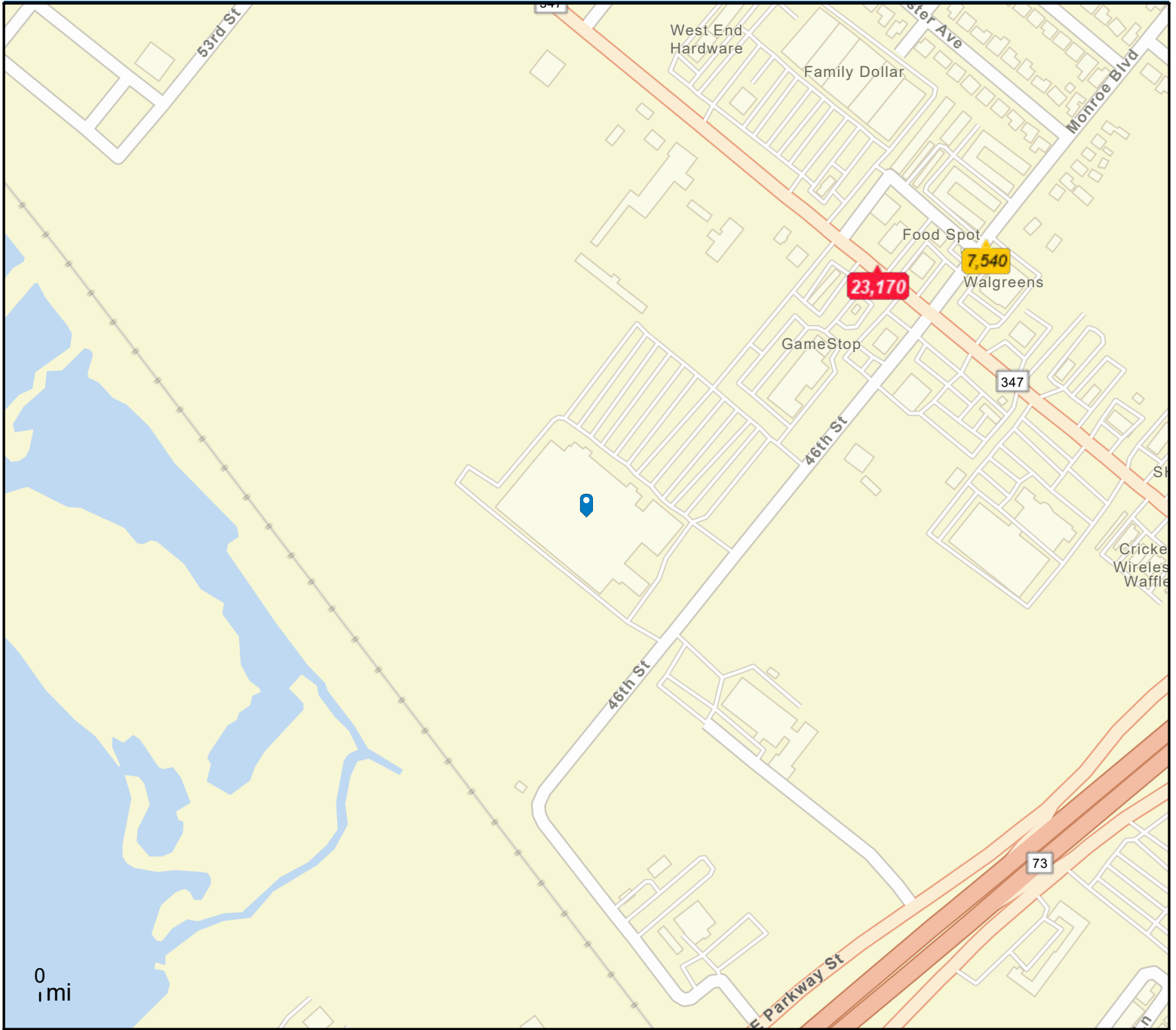




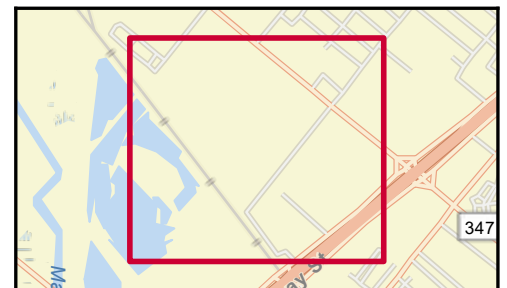
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

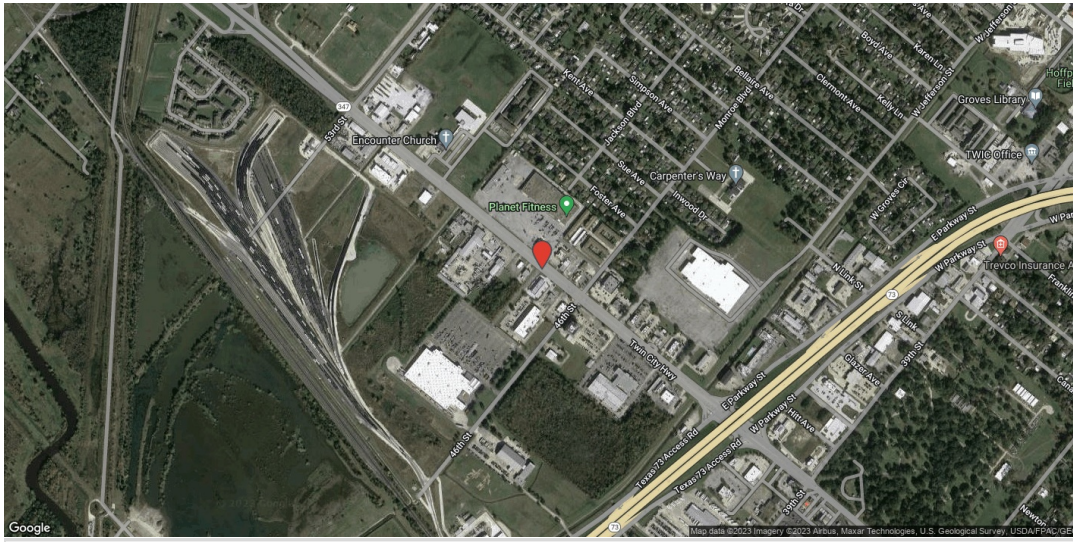


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

Overview Map





The closest match to 4999 Twin City Hwy Port Arthur, TX 77642 is 4999 N TWIN CITY HWY PORT ARTHUR, TX 77642-5827

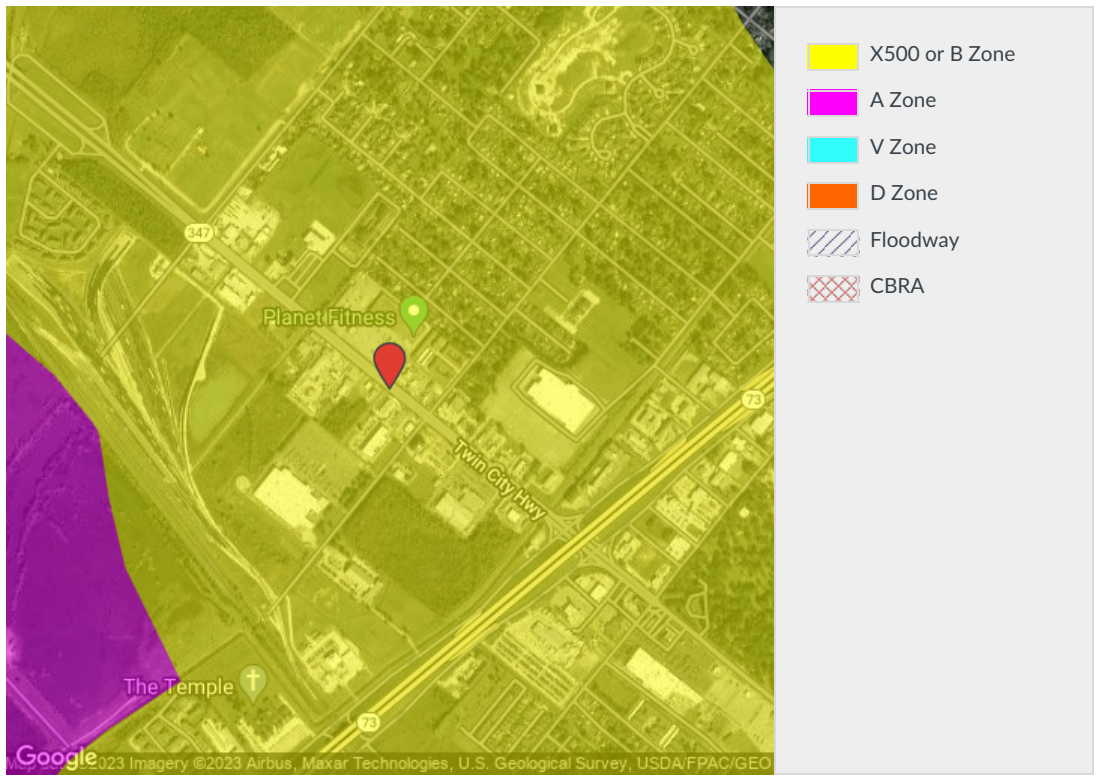
4999 N TWIN CITY HWY PORT ARTHUR, TX 77642-5827

LOCATION ACCURACY: 📍 Good

### Flood Zone Determination Report

Flood Zone Determination: **OUT**

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







# 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](http://www.trec.texas.gov)