



2348 HWY 69
NEDERLAND, TX 77627



FOR SALE OR LEASE

\$495,000

*\$3,500/Month
+ Property Tax*



PROPERTY OVERVIEW

Office building available for sale or lease with frontage on Hwy 69 at the corner of Vernon Street in Nederland Texas. This building is in good condition and situated on roughly .56 of an acre. The property features 5 private offices, a reception office with a pay window, waiting room, large conference room, and kitchen. Easy access with 3 points of entry and a large covered parking area in the rear behind an electric gate.



**RYAN HARRINGTON
COMMERCIAL DIVISION**

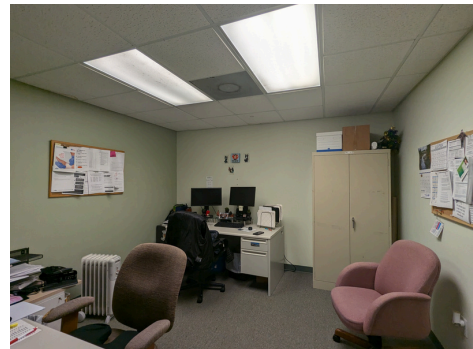
OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM

- +/-2,800 SF
- +/- .56 of an Acre
- 5 Private Offices
- Reception with Receiving Window
- Waiting Room
- Large Conference Room
- Kitchen
- Covered Parking Area in Rear
- Electric Gate
- Corner Location
- Hwy 69 Frontage
- Easy Access

RE/MAX

COMMERCIAL®

2348 HWY 69
NEDERLAND, TX 77627



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Demographic and Income Profile

2348 Highway 69 N, Nederland, Texas, 77627
Ring: 3 mile radius

Prepared by Esri
Latitude: 29.97161
Longitude: -94.02234

Summary	Census 2010	Census 2020	2024	2029
Population	31,349	36,320	36,624	36,844
Households	10,856	11,962	12,003	12,003
Families	7,540	8,092	7,895	7,853
Average Household Size	2.47	2.50	2.52	2.54
Owner Occupied Housing Units	7,572	7,838	7,953	8,248
Renter Occupied Housing Units	3,283	4,124	4,050	3,756
Median Age	36.3	38.8	39.0	39.7

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.12%	1.09%	0.38%
Households	0.00%	1.36%	0.64%
Families	-0.11%	1.26%	0.56%
Owner HHs	0.73%	1.82%	0.97%
Median Household Income	3.76%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	937	7.8%	774	6.4%
\$15,000 - \$24,999	737	6.1%	525	4.4%
\$25,000 - \$34,999	947	7.9%	740	6.2%
\$35,000 - \$49,999	1,282	10.7%	1,144	9.5%
\$50,000 - \$74,999	1,544	12.9%	1,461	12.2%
\$75,000 - \$99,999	1,402	11.7%	1,338	11.1%
\$100,000 - \$149,999	2,285	19.0%	2,381	19.8%
\$150,000 - \$199,999	2,141	17.8%	2,743	22.9%
\$200,000+	727	6.1%	895	7.5%

Median Household Income	\$83,350	\$100,248
Average Household Income	\$101,488	\$117,766
Per Capita Income	\$33,779	\$38,872

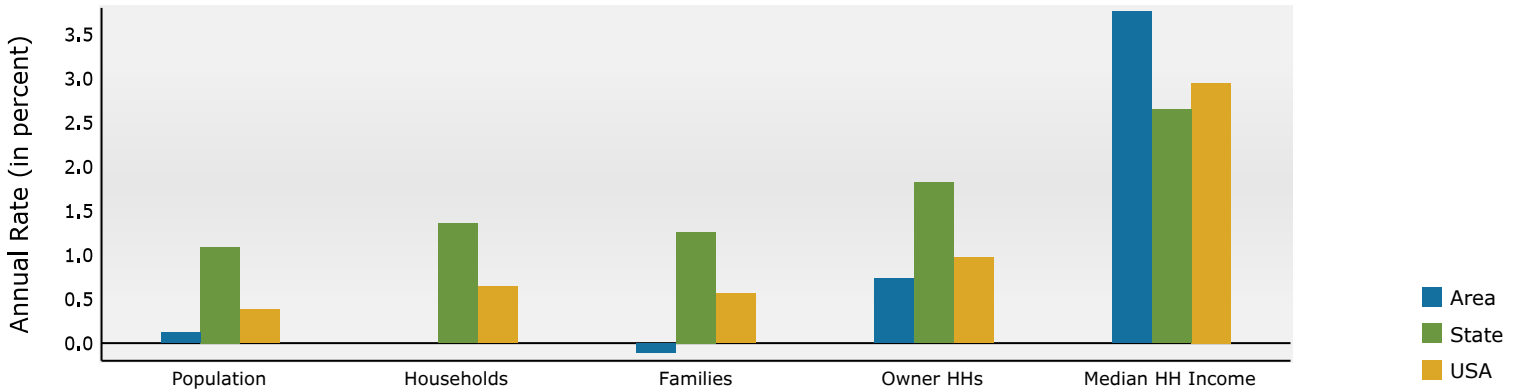
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,727	5.5%	1,939	5.3%	1,955	5.3%	1,951	5.3%
5 - 9	1,688	5.4%	2,074	5.7%	2,074	5.7%	1,911	5.2%
10 - 14	1,895	6.0%	2,066	5.7%	2,074	5.7%	2,023	5.5%
15 - 19	2,204	7.0%	1,939	5.3%	1,942	5.3%	1,906	5.2%
20 - 24	2,556	8.2%	2,281	6.3%	2,180	6.0%	2,095	5.7%
25 - 34	5,068	16.2%	5,589	15.4%	5,738	15.7%	5,606	15.2%
35 - 44	4,188	13.4%	5,546	15.3%	5,859	16.0%	6,051	16.4%
45 - 54	4,840	15.4%	4,707	13.0%	4,697	12.8%	4,934	13.4%
55 - 64	3,239	10.3%	4,900	13.5%	4,448	12.1%	4,130	11.2%
65 - 74	2,020	6.4%	3,122	8.6%	3,465	9.5%	3,716	10.1%
75 - 84	1,498	4.8%	1,519	4.2%	1,536	4.2%	1,840	5.0%
85+	425	1.4%	636	1.8%	656	1.8%	680	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,118	76.9%	22,950	63.2%	22,220	60.7%	21,467	58.3%
Black Alone	3,997	12.8%	5,665	15.6%	5,828	15.9%	5,913	16.0%
American Indian Alone	102	0.3%	169	0.5%	191	0.5%	195	0.5%
Asian Alone	869	2.8%	1,447	4.0%	1,539	4.2%	1,656	4.5%
Pacific Islander Alone	8	0.0%	15	0.0%	29	0.1%	32	0.1%
Some Other Race Alone	1,720	5.5%	3,452	9.5%	3,891	10.6%	4,351	11.8%
Two or More Races	535	1.7%	2,621	7.2%	2,926	8.0%	3,229	8.8%
Hispanic Origin (Any Race)	3,861	12.3%	6,783	18.7%	7,688	21.0%	8,615	23.4%

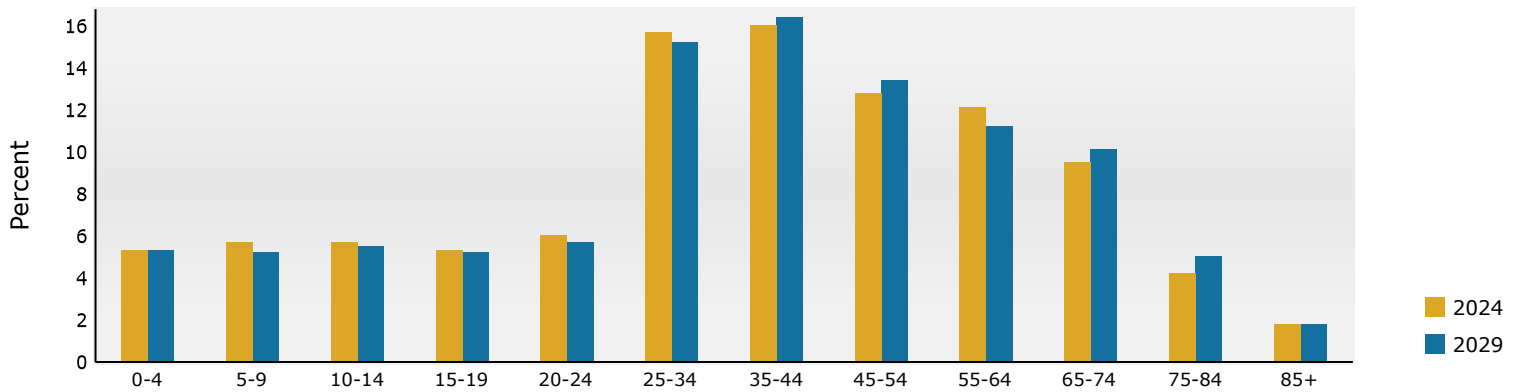
Data Note: Income is expressed in current dollars.

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

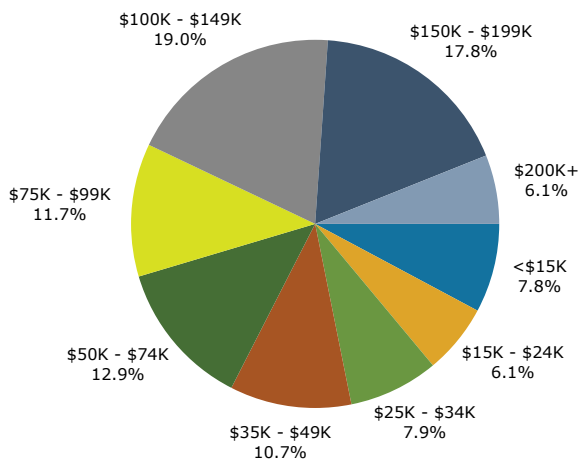
Trends 2024-2029



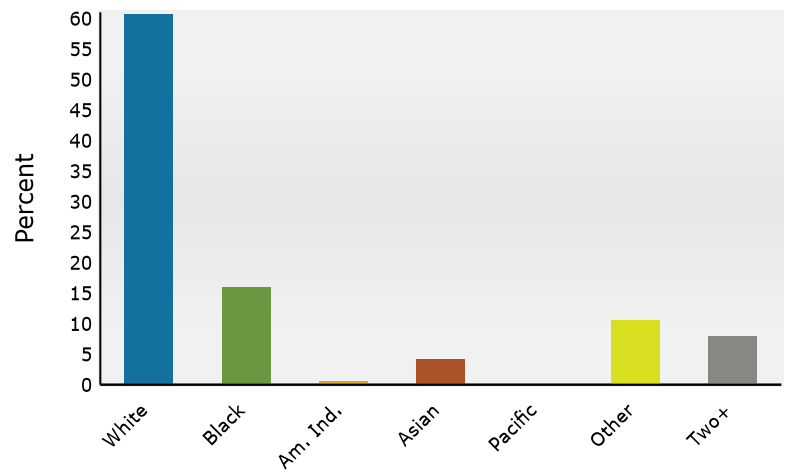
Population by Age



2024 Household Income



2024 Population by Race



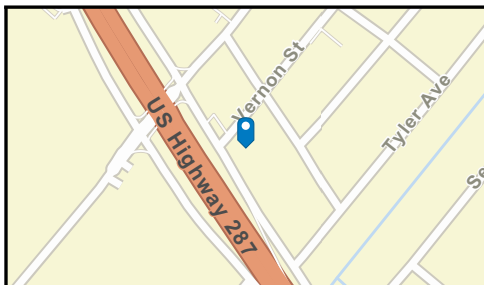
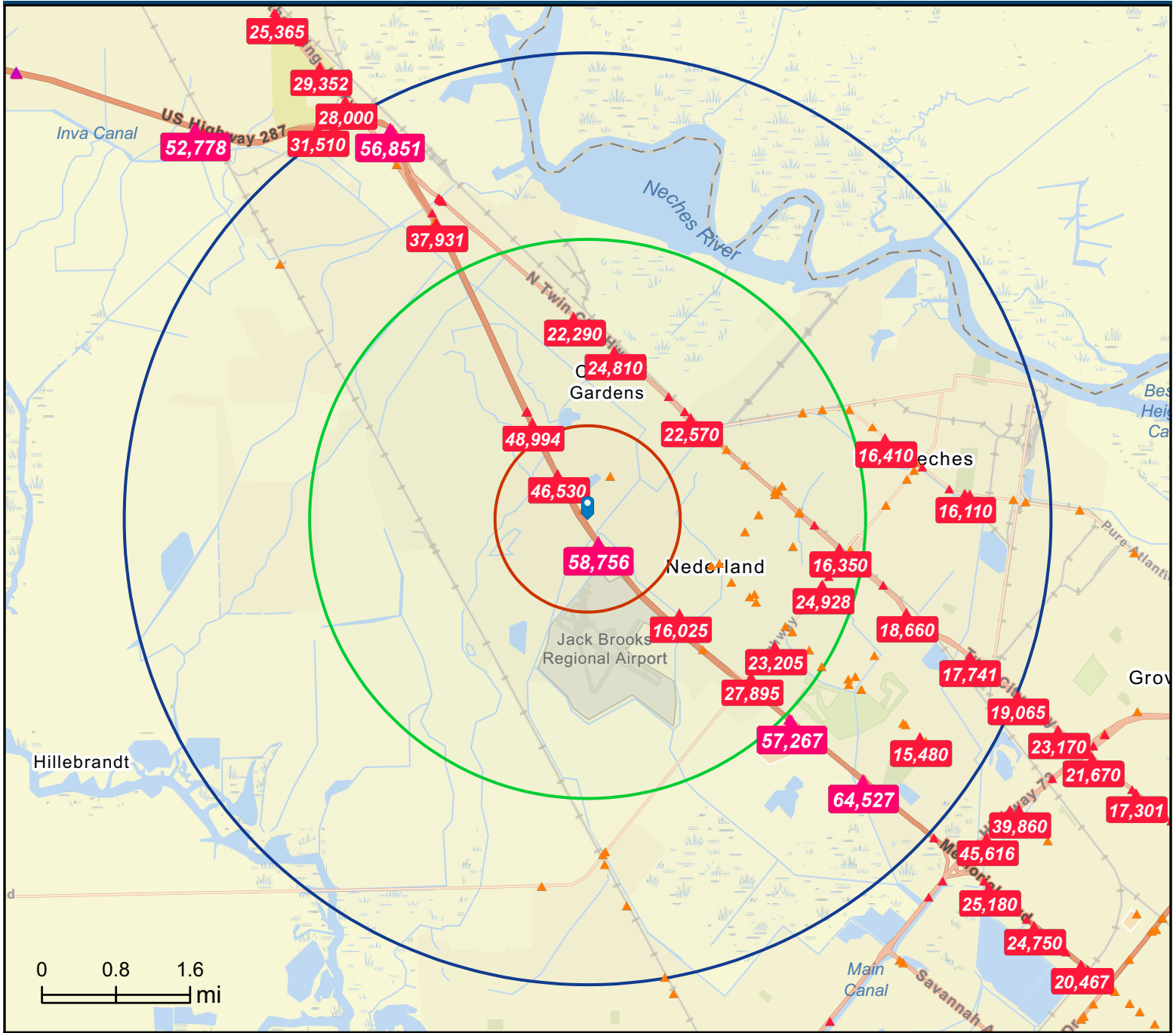
2024 Percent Hispanic Origin: 21.0%

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

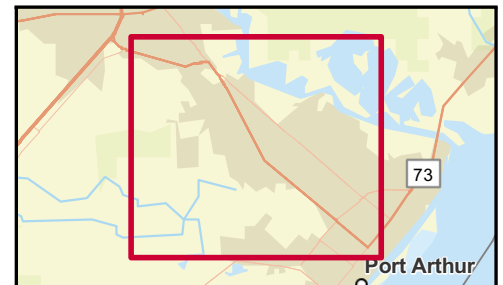
Traffic Count Map

2348 Highway 69 N, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.97161
Longitude: -94.02234



- 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

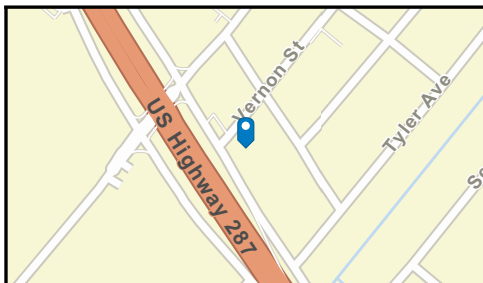
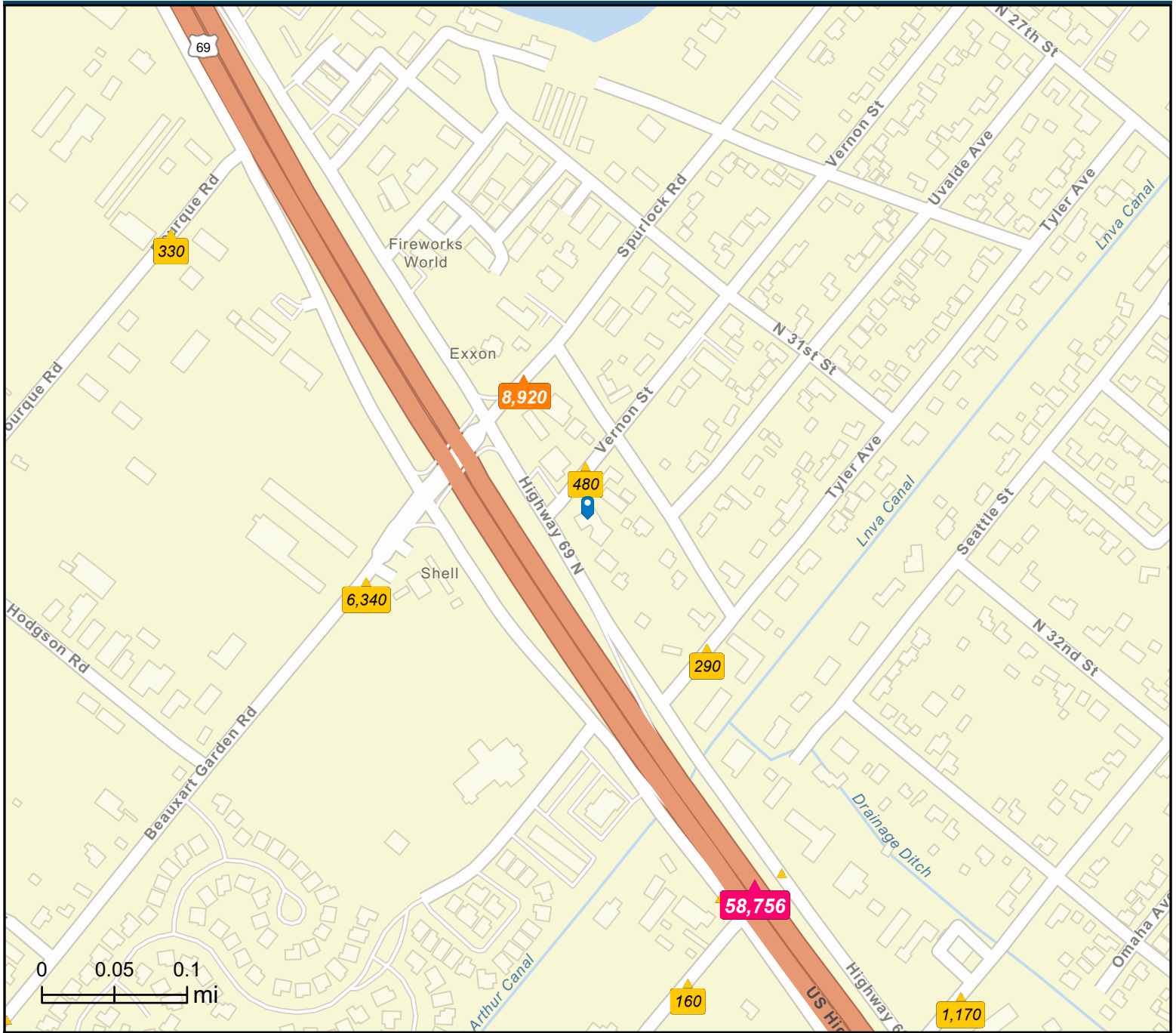


Source: ©2024 Kalibrate Technologies (Q2 2024).

Traffic Count Map - Close Up

2348 Highway 69 N, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.97161
Longitude: -94.02234



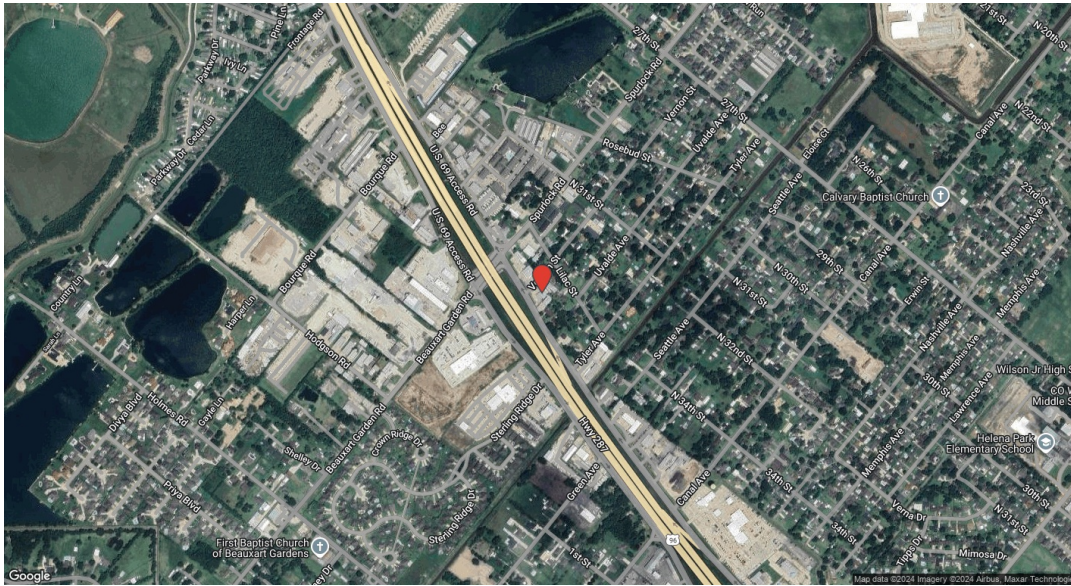
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

October 25, 2024

Overview Map



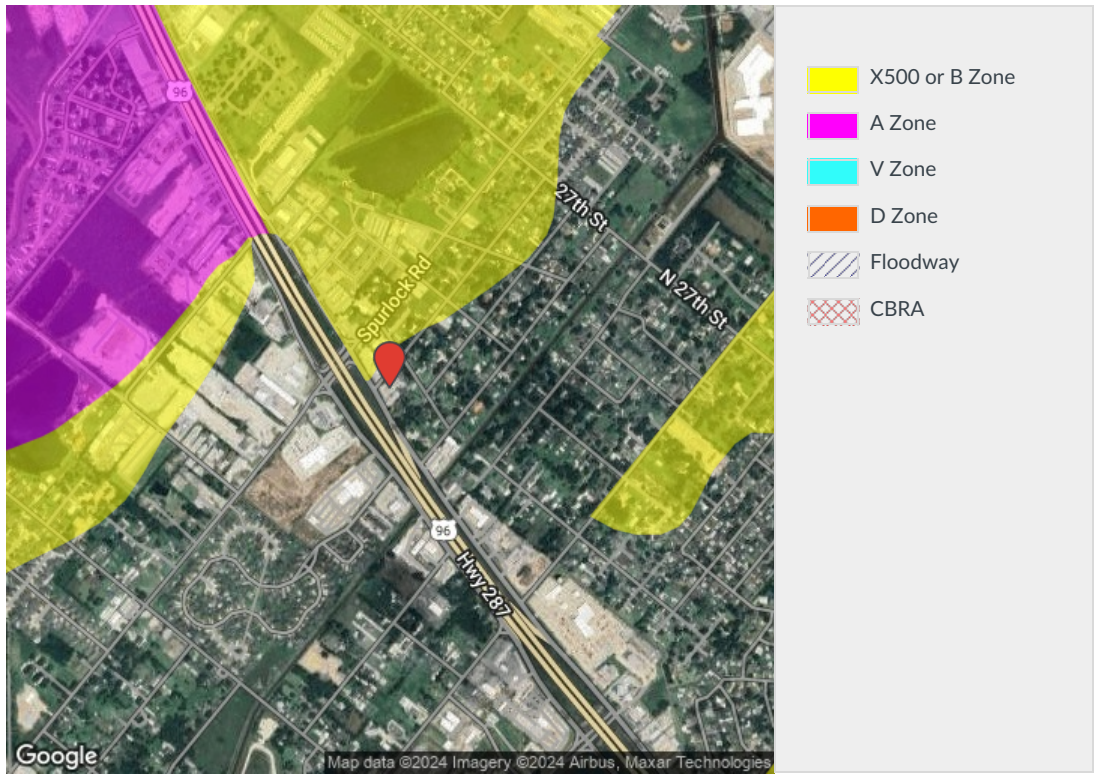
2348 HIGHWAY 69 N NEDERLAND, TX 77627-8874

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480385	PANEL	0285C
PANEL DATE	November 20, 1991	MAP NUMBER	4803850285C





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