



**9343 2ND STREET
BATSON, TX 77519**

FOR SALE OR LEASE

\$850,000

\$5/SF/YEAR + NNN



PROPERTY OVERVIEW

Retail building constructed in 2021, offering approximately 10,488 SF, strategically positioned on the NE corner of Hwy 105 and 2nd Street. This high-visibility property features outstanding frontage on Hwy 105 and is just steps from the busy intersection of FM 770, ensuring excellent exposure to both local and commuter traffic. The site is ideal for retail, office, or specialty use, with flexible options to suit your business needs. The owner is also open to subdividing the building to accommodate multiple tenants.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

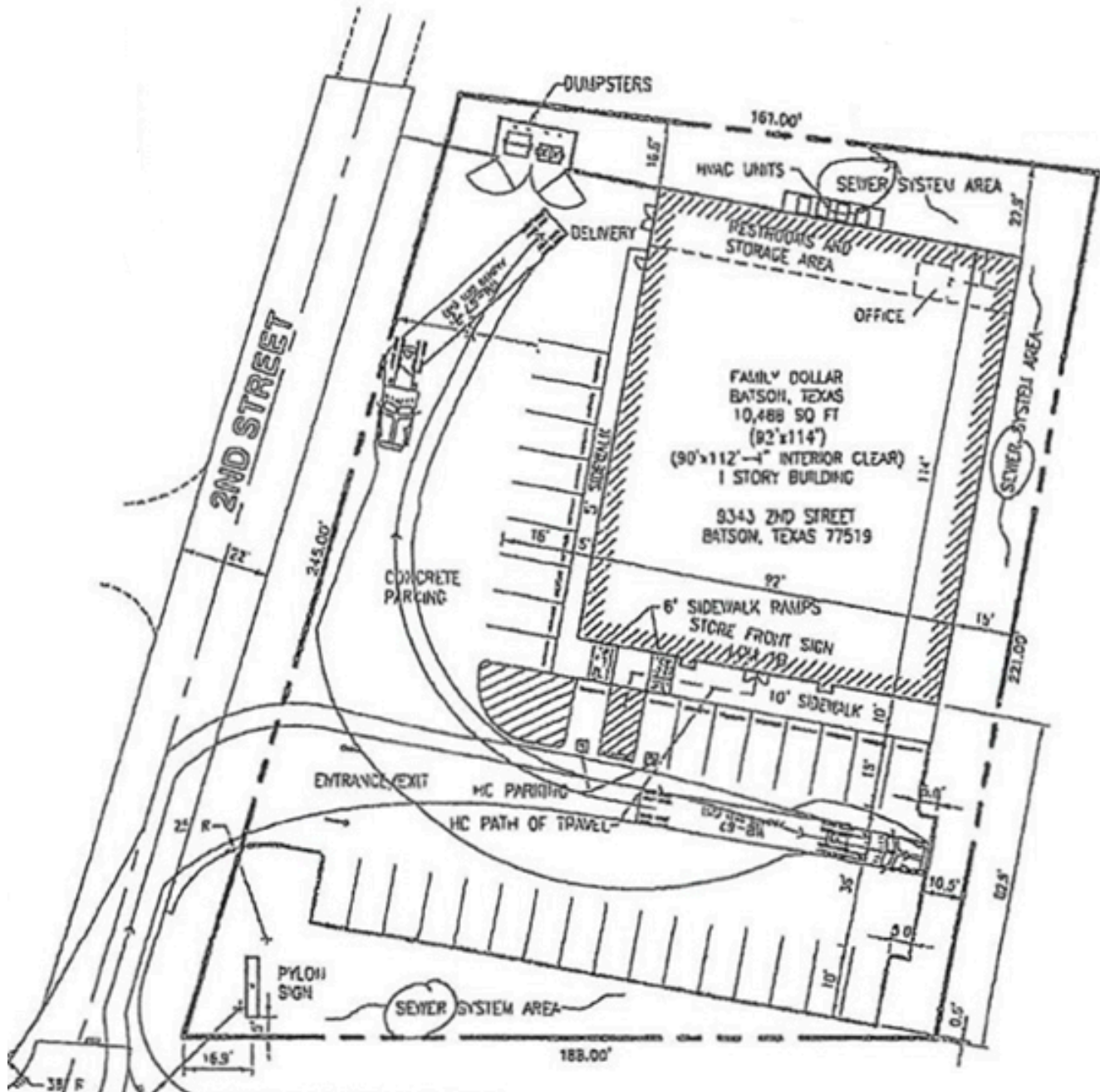
CELL: (409) 673-3513

RYAN@RMXONE.COM

- +/-10,488 SF Building
- +/--.915 of an Acre
- No Zoning
- 37 Parking Spaces
- Frontage on Hwy 105
- Near busy intersection of FM 770
- Pylon Sign
- Excellent Visibility
- Built in 2021
- NE Corner of Hwy 105 & 2nd Street
- Steel Frame Building
- Public Water/ Septic System



SITE PLAN



Demographic and Income Profile

9343 2nd St, Batson, Texas, 77519
 Ring: 3 mile radius

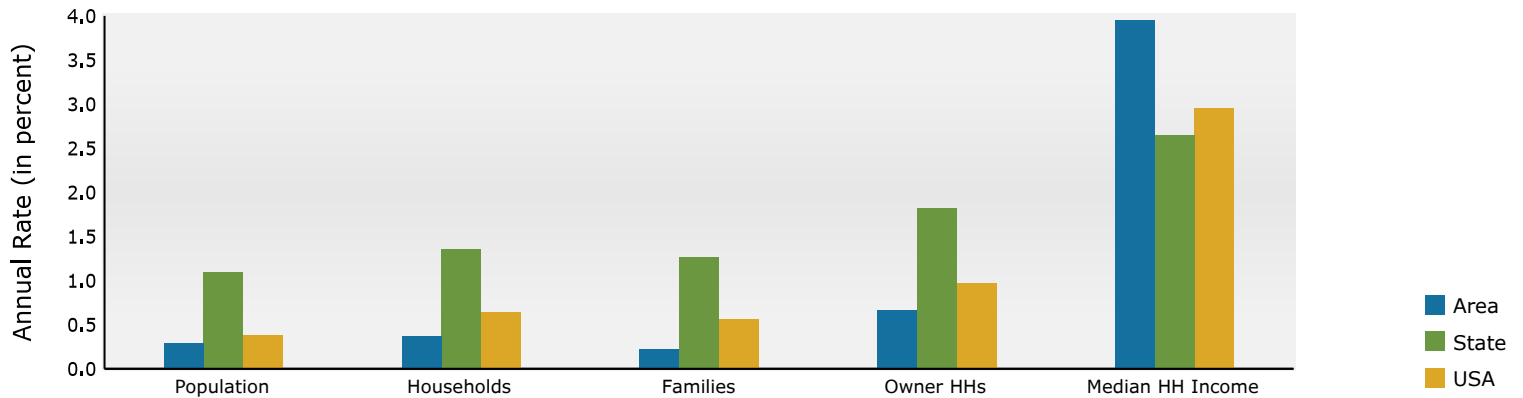
Prepared by Esri
 Latitude: 30.24991
 Longitude: -94.60430

Summary	Census 2010		Census 2020		2024		2029	
Population	857		753		758		769	
Households	298		260		266		271	
Families	224		184		184		186	
Average Household Size	2.88		2.90		2.85		2.84	
Owner Occupied Housing Units	263		232		240		248	
Renter Occupied Housing Units	36		28		26		23	
Median Age	37.5		40.5		41.7		43.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.29%		1.09%		0.38%			
Households	0.37%		1.36%		0.64%			
Families	0.22%		1.26%		0.56%			
Owner HHs	0.66%		1.82%		0.97%			
Median Household Income	3.95%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			13	4.9%	11	4.1%		
\$15,000 - \$24,999			38	14.3%	29	10.7%		
\$25,000 - \$34,999			29	10.9%	23	8.5%		
\$35,000 - \$49,999			33	12.4%	27	10.0%		
\$50,000 - \$74,999			28	10.5%	28	10.3%		
\$75,000 - \$99,999			63	23.7%	73	26.9%		
\$100,000 - \$149,999			38	14.3%	47	17.3%		
\$150,000 - \$199,999			18	6.8%	27	10.0%		
\$200,000+			4	1.5%	6	2.2%		
Median Household Income			\$65,227		\$79,153			
Average Household Income			\$74,675		\$88,122			
Per Capita Income			\$27,996		\$33,177			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	67	7.8%	33	4.4%	33	4.3%	36	4.7%
5 - 9	57	6.7%	51	6.8%	40	5.3%	36	4.7%
10 - 14	57	6.7%	65	8.6%	56	7.4%	41	5.3%
15 - 19	60	7.0%	56	7.4%	61	8.0%	51	6.6%
20 - 24	51	6.0%	37	4.9%	48	6.3%	53	6.9%
25 - 34	107	12.5%	76	10.1%	71	9.4%	96	12.5%
35 - 44	104	12.1%	103	13.7%	109	14.4%	93	12.1%
45 - 54	124	14.5%	84	11.2%	95	12.5%	108	14.0%
55 - 64	105	12.3%	108	14.3%	100	13.2%	89	11.6%
65 - 74	78	9.1%	84	11.2%	84	11.1%	96	12.5%
75 - 84	40	4.7%	45	6.0%	47	6.2%	53	6.9%
85+	8	0.9%	11	1.5%	15	2.0%	17	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	843	98.4%	700	93.0%	698	92.1%	702	91.3%
Black Alone	1	0.1%	4	0.5%	4	0.5%	4	0.5%
American Indian Alone	3	0.4%	4	0.5%	5	0.7%	6	0.8%
Asian Alone	1	0.1%	4	0.5%	4	0.5%	4	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	1	0.1%	8	1.1%	9	1.2%	10	1.3%
Two or More Races	8	0.9%	34	4.5%	38	5.0%	43	5.6%
Hispanic Origin (Any Race)	11	1.3%	23	3.1%	27	3.6%	31	4.0%

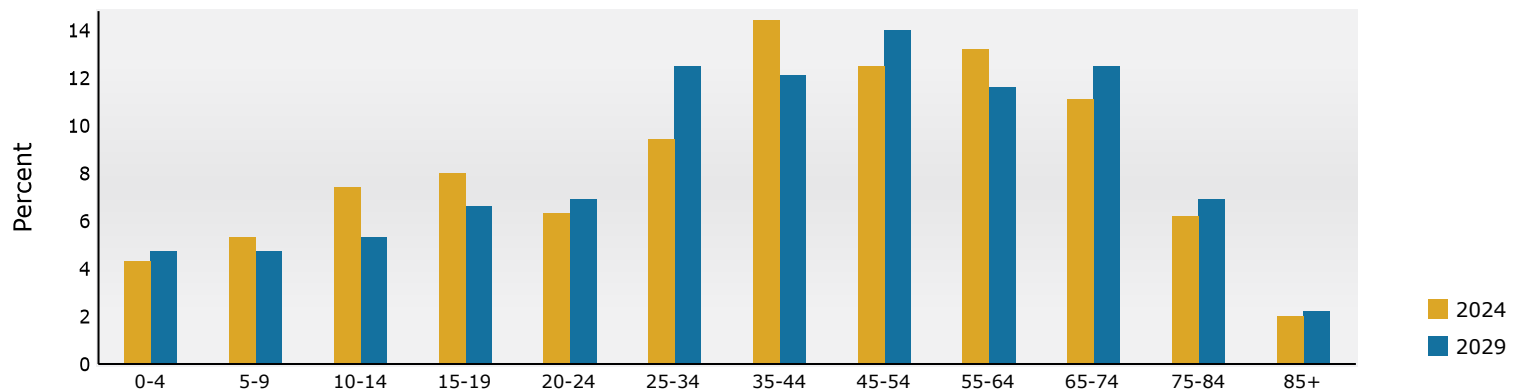
Data Note: Income is expressed in current dollars.

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

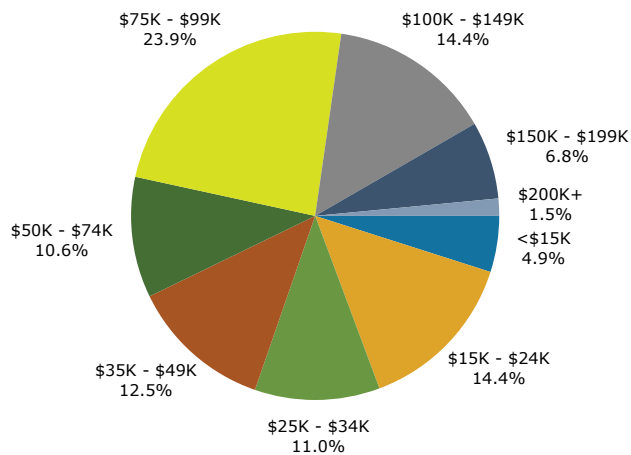
Trends 2024-2029



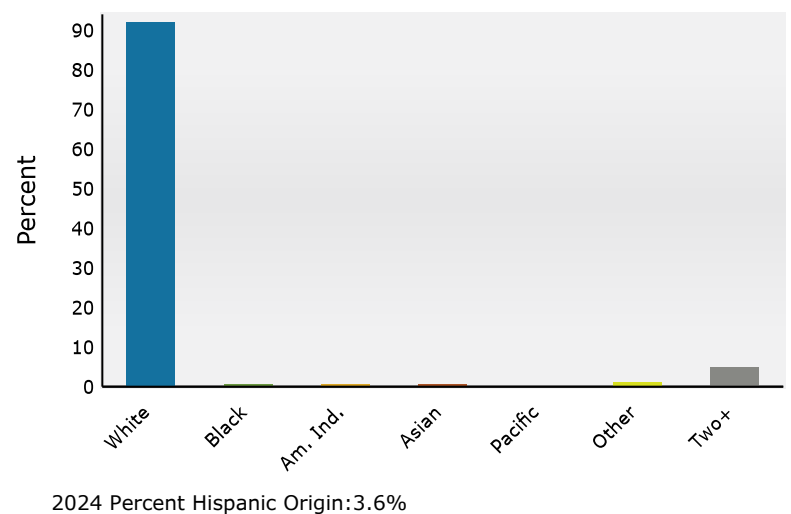
Population by Age



2024 Household Income



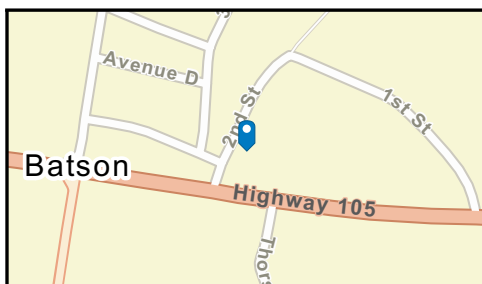
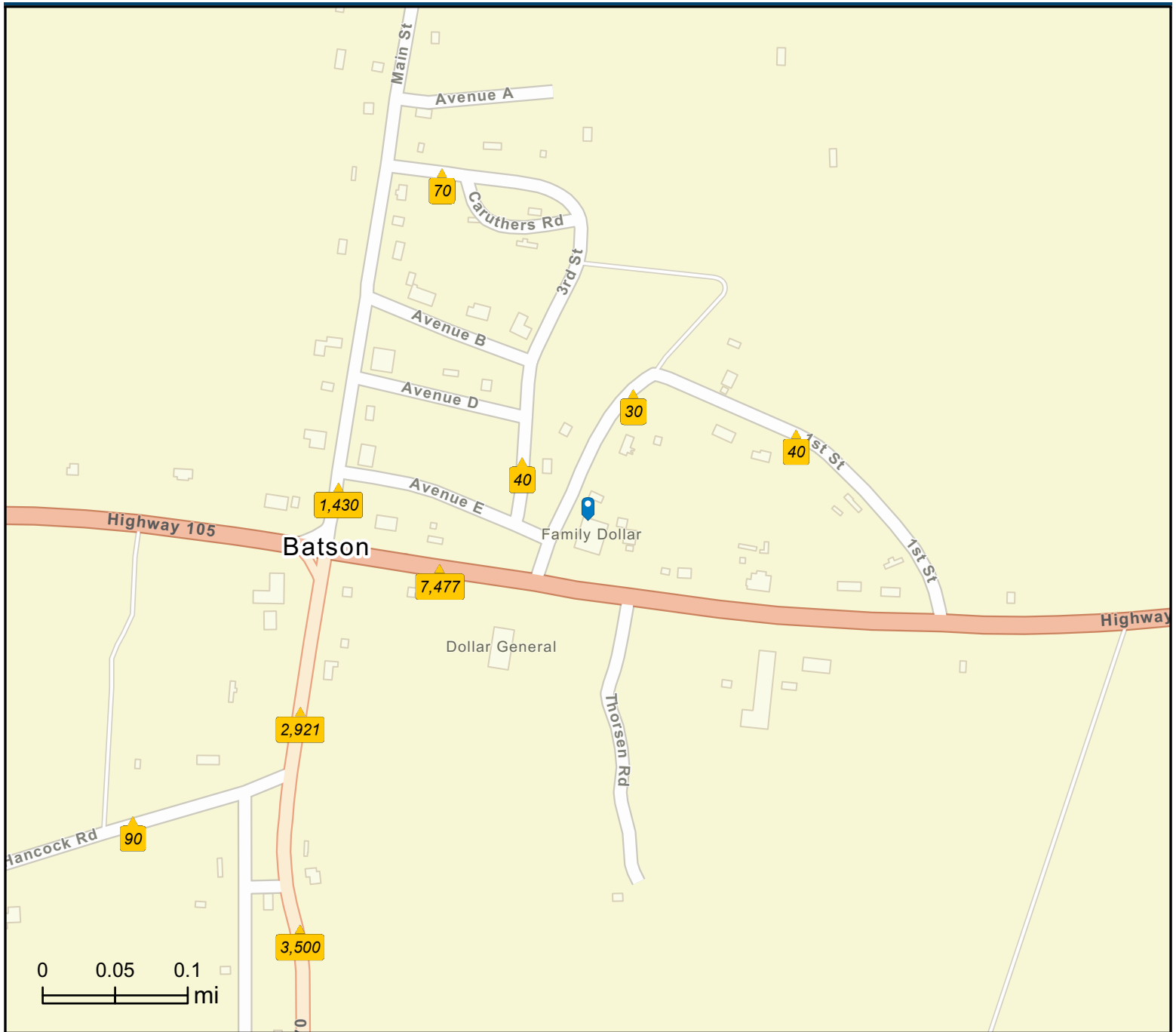
2024 Population by Race



Traffic Count Map - Close Up

9343 2nd St, Batson, Texas, 77519
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.24991
Longitude: -94.60430



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

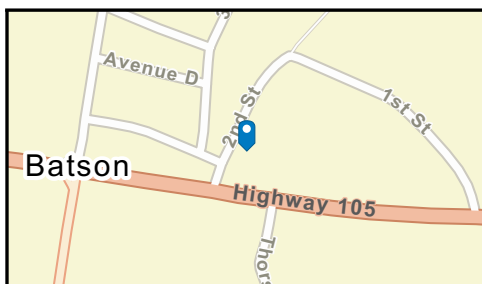
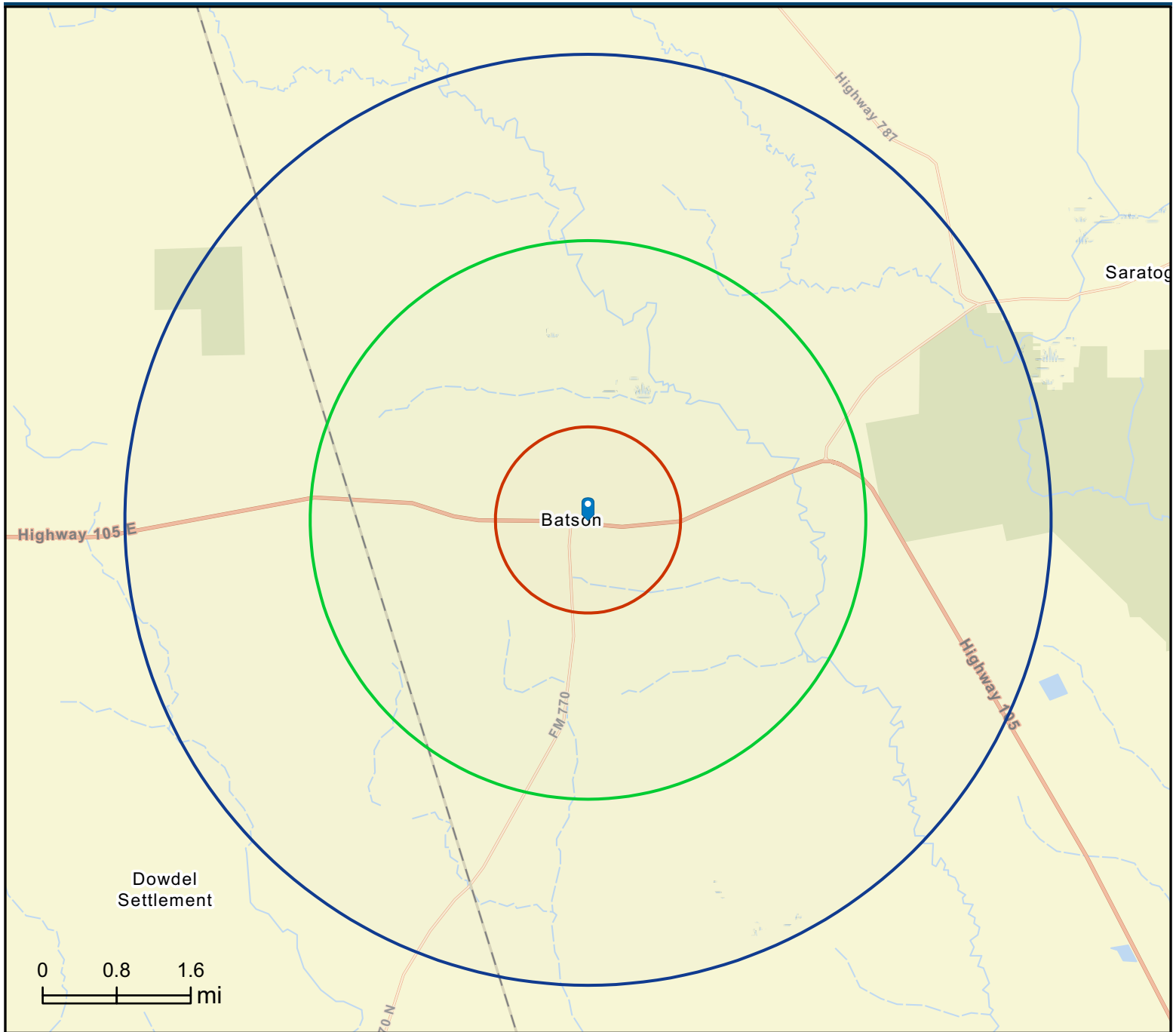


Source: ©2024 Kalibrate Technologies (Q4 2024).

Traffic Count Map

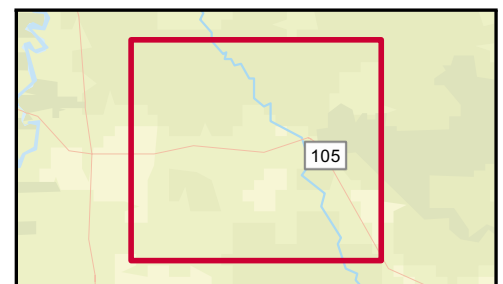
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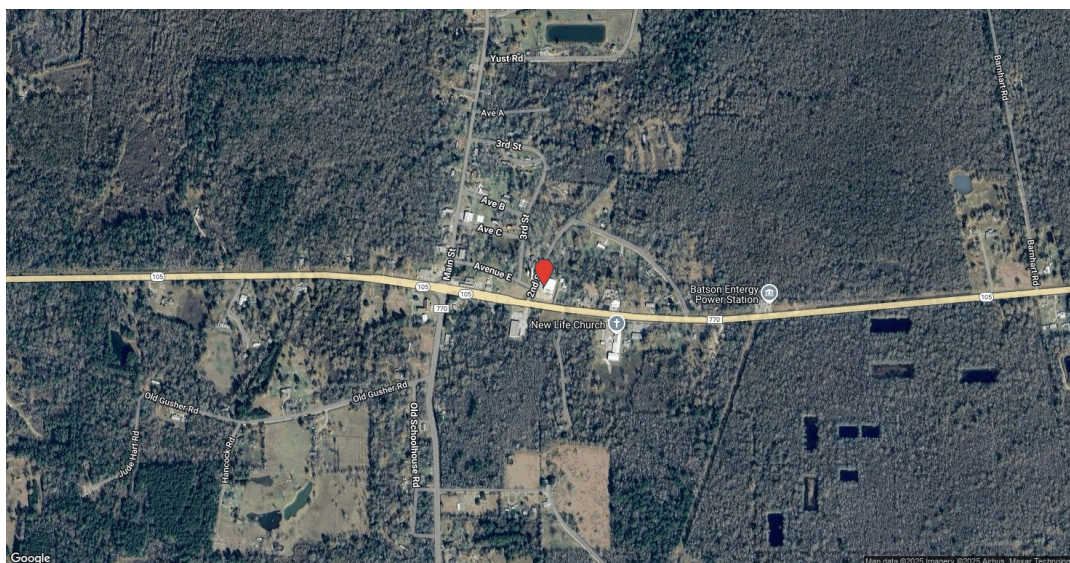
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June 03, 2025

Overview Map



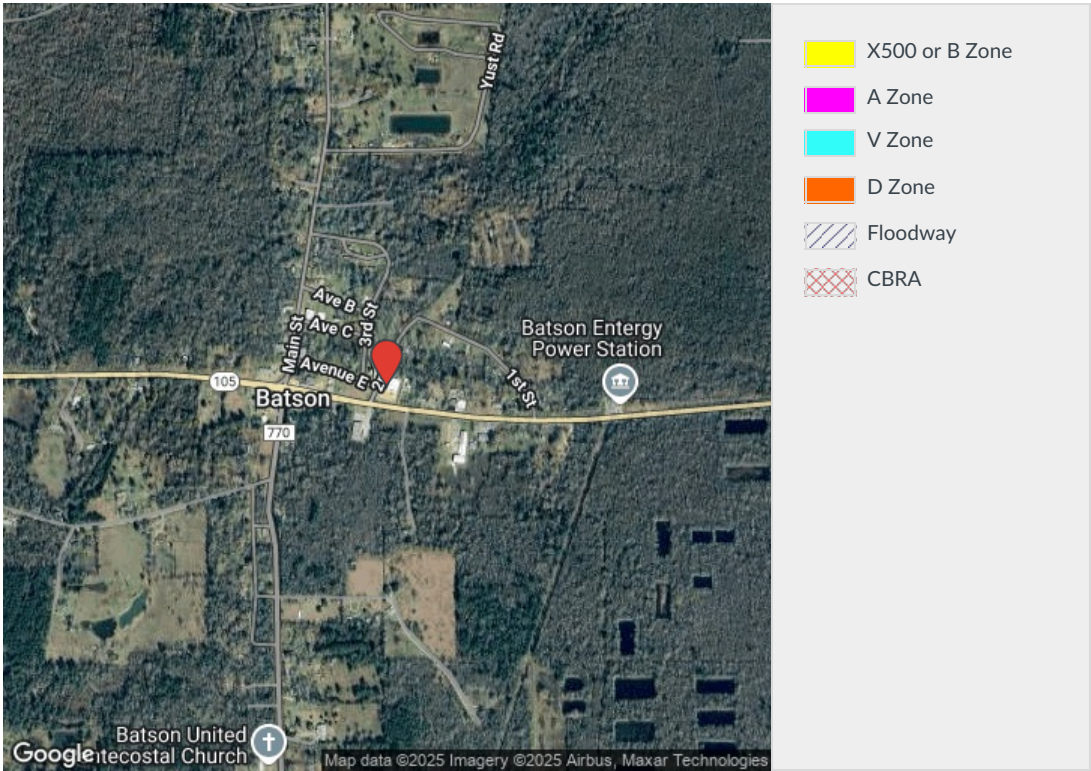
9343 2ND ST BATSON, TX 77519-8023

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480284	PANEL	0475F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0475F





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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