



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

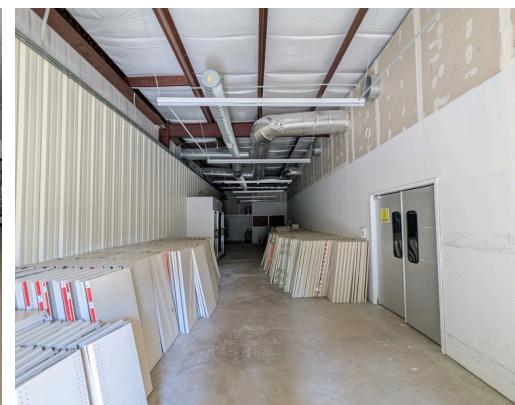
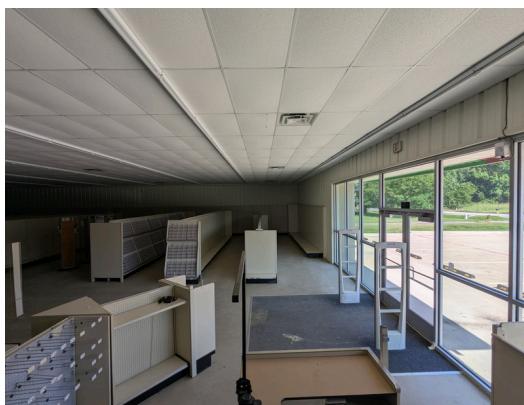


**FOR SALE OR LEASE  
\$850,000  
\$5/SF/YEAR + NNN**



## 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

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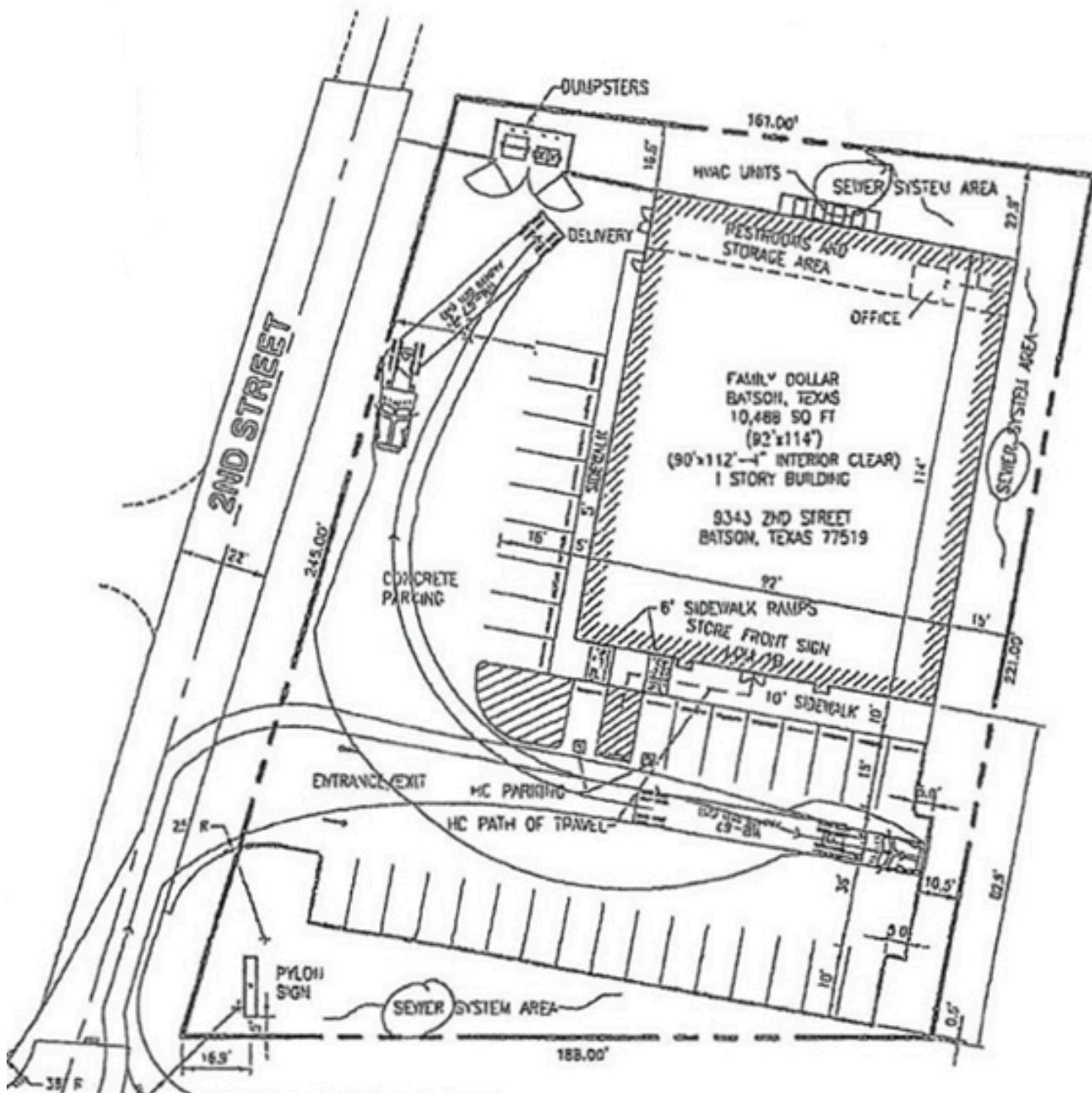
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**AERIAL**



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# SITE PLAN

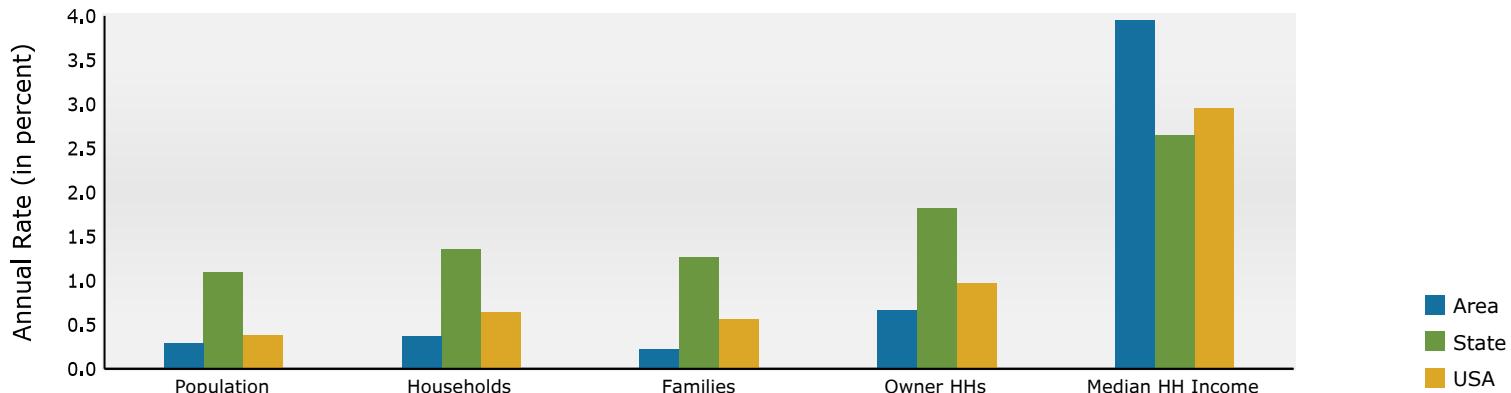


Summary	Census 2010	Census 2020	2024	2029
Population	857	753	758	769
Households	298	260	266	271
Families	224	184	184	186
Average Household Size	2.88	2.90	2.85	2.84
Owner Occupied Housing Units	263	232	240	248
Renter Occupied Housing Units	36	28	26	23
Median Age	37.5	40.5	41.7	43.0
Trends: 2024-2029 Annual 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	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
0 - 4	67	7.8%	33	4.4%
5 - 9	57	6.7%	51	6.8%
10 - 14	57	6.7%	65	8.6%
15 - 19	60	7.0%	56	7.4%
20 - 24	51	6.0%	37	4.9%
25 - 34	107	12.5%	76	10.1%
35 - 44	104	12.1%	103	13.7%
45 - 54	124	14.5%	84	11.2%
55 - 64	105	12.3%	108	14.3%
65 - 74	78	9.1%	84	11.2%
75 - 84	40	4.7%	45	6.0%
85+	8	0.9%	11	1.5%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	843	98.4%	700	93.0%
Black Alone	1	0.1%	4	0.5%
American Indian Alone	3	0.4%	4	0.5%
Asian Alone	1	0.1%	4	0.5%
Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	1	0.1%	8	1.1%
Two or More Races	8	0.9%	34	4.5%
Hispanic Origin (Any Race)	11	1.3%	23	3.1%
			27	3.6%
			31	4.0%

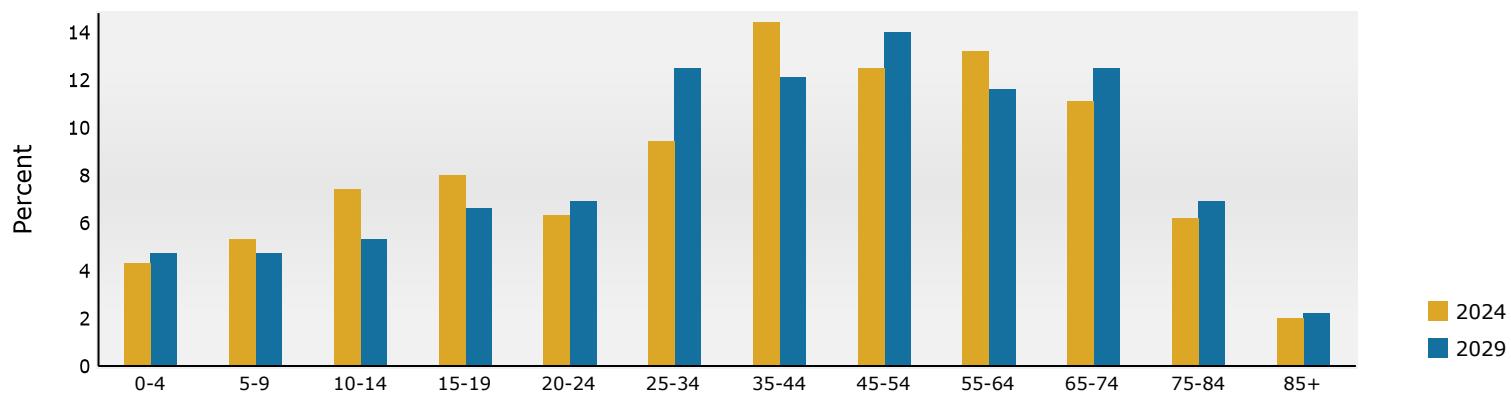
**Data Note:** Income is expressed in current dollars.

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

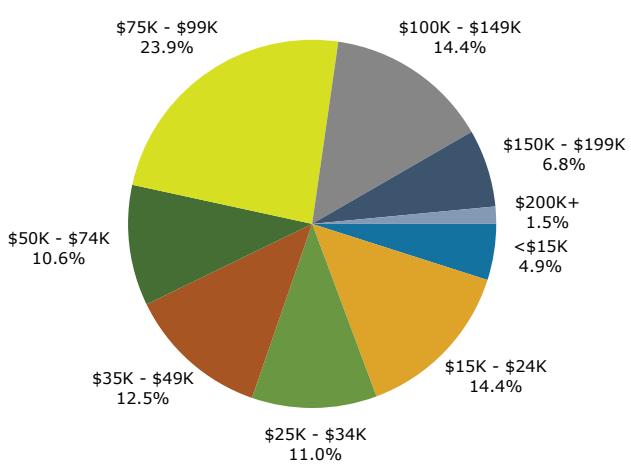
## Trends 2024-2029



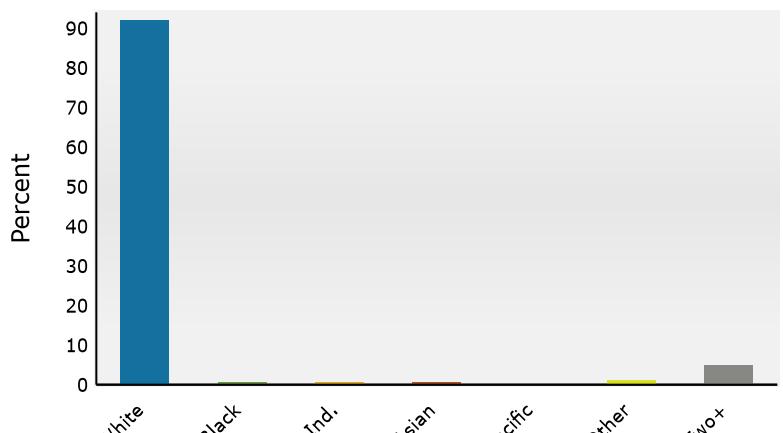
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 3.6%

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

## Traffic Count Map - Close Up

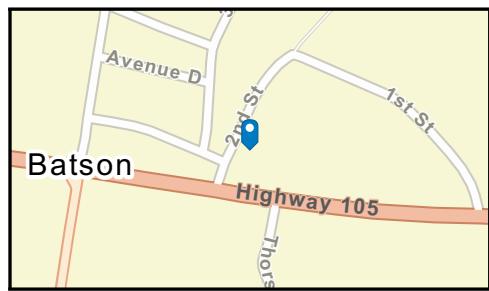
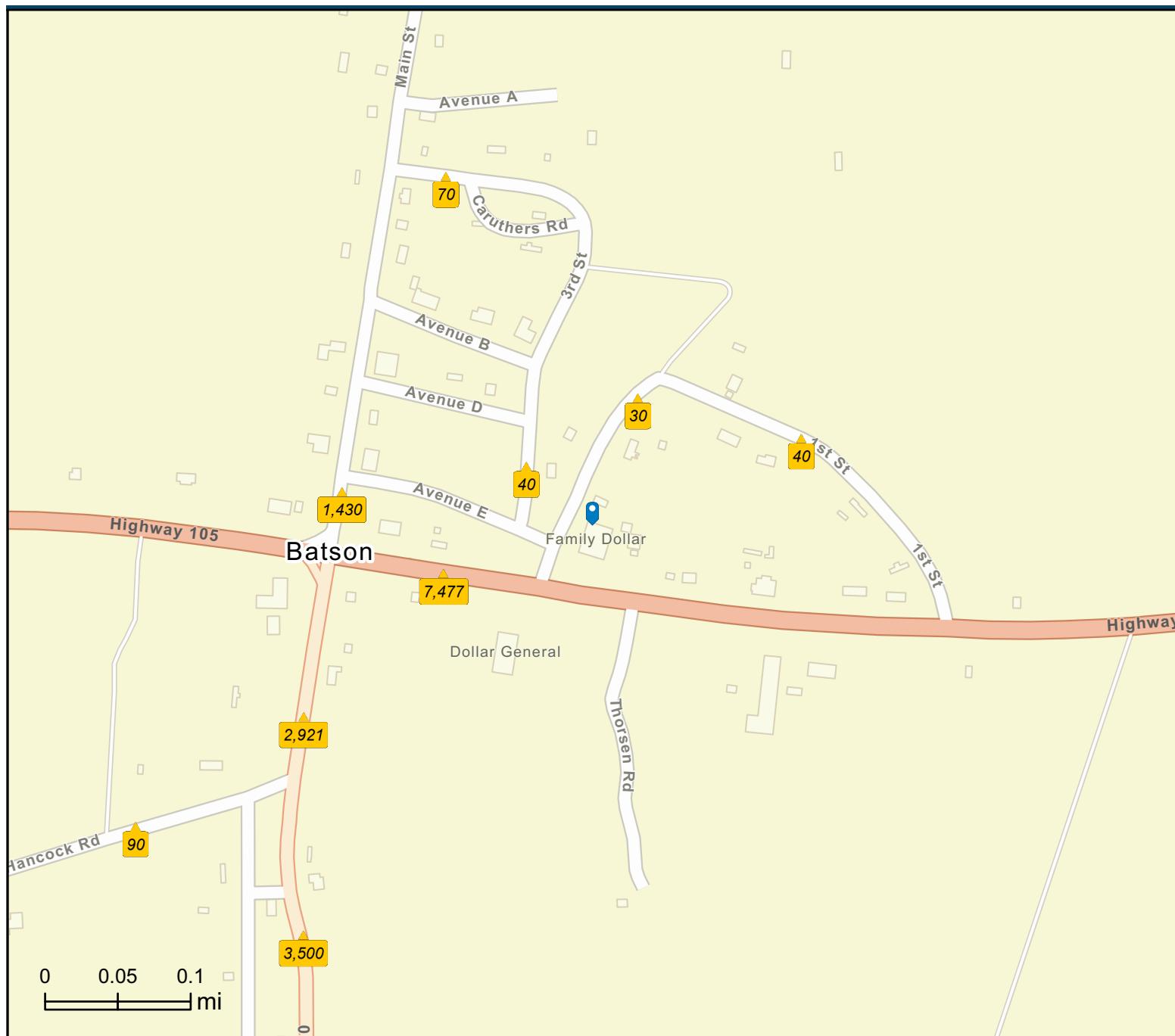
9343 2nd St, Batson, Texas, 77519

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

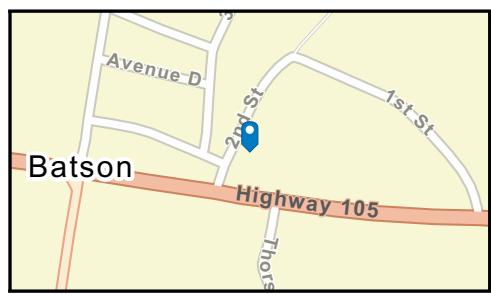
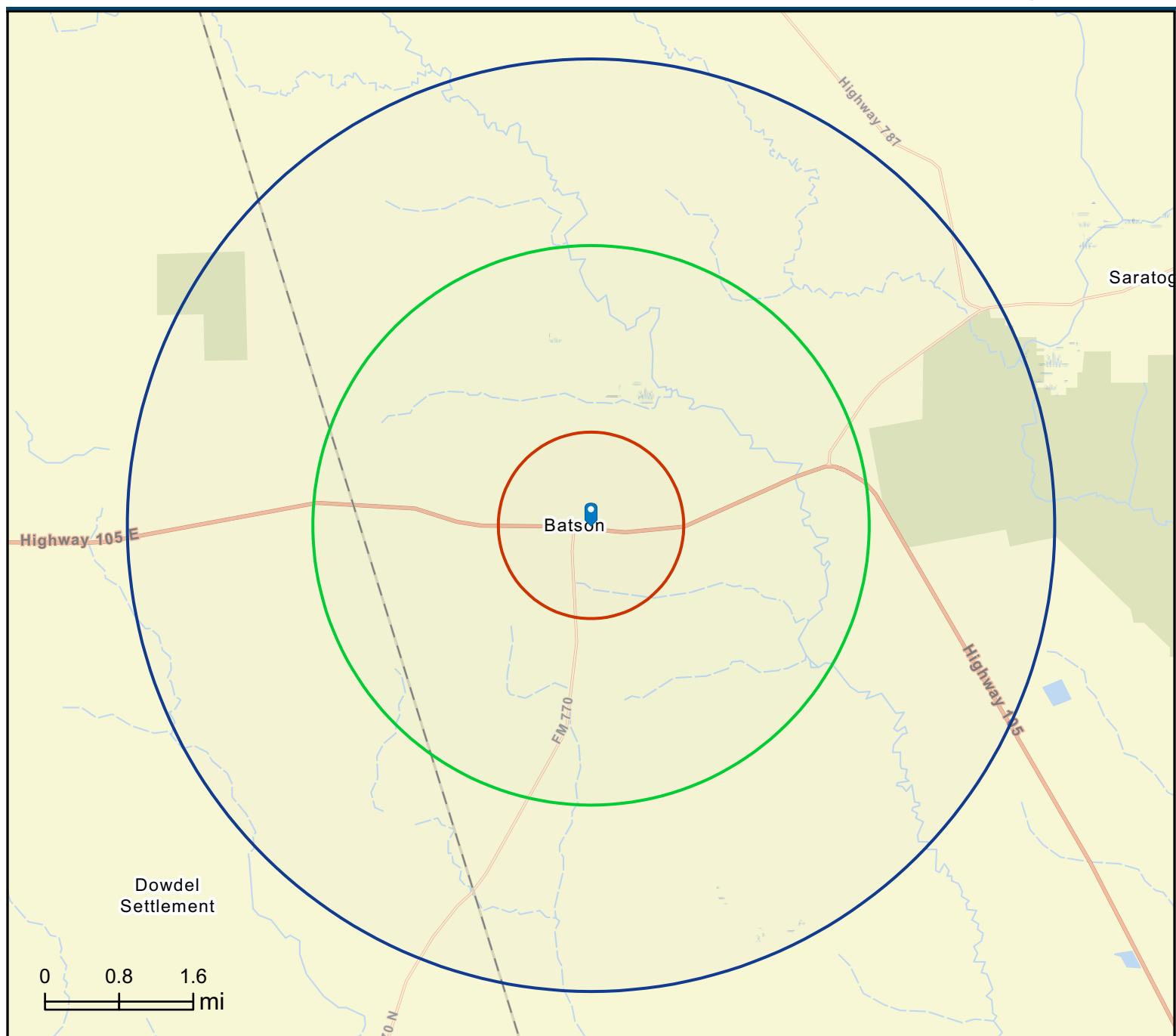
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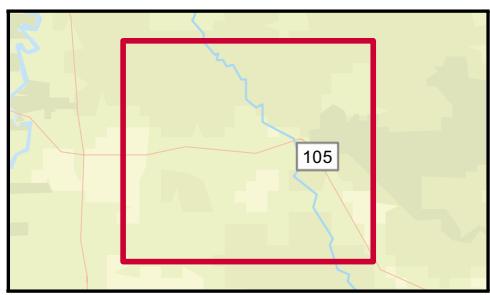
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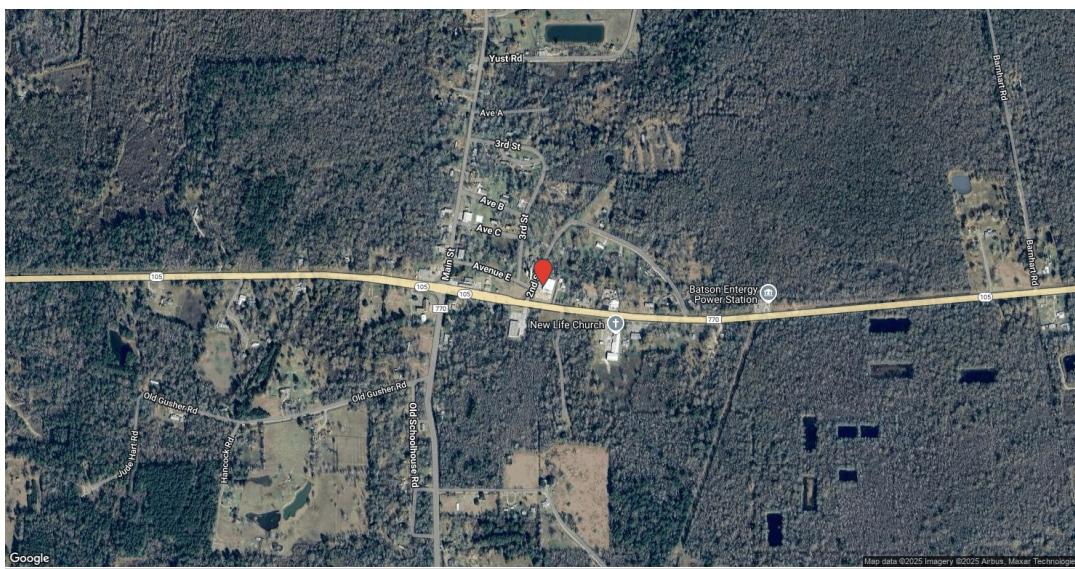
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Source: ©2024 Kalibrate Technologies (Q4 2024).

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

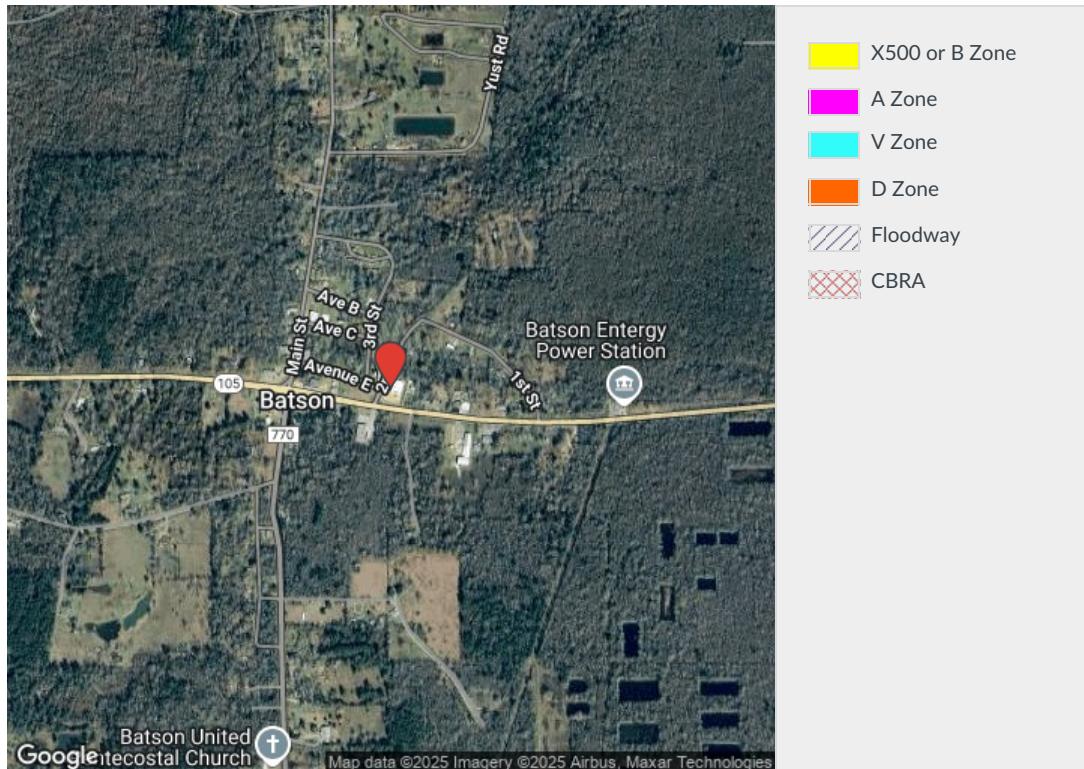
0475F

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.*

### 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
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com
Designated Broker of Firm	License No.	Email
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Ryan Harrington	0558472	ryan@rmxone.com
Sales Agent/Associate's Name	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date

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TXR 2501

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