



16595 IH-10
VIDOR, TX 77662

INVESTMENT
PROPERTY FOR SALE

FOR SALE
\$1,200,000



PROPERTY OVERVIEW

Prime stabilized commercial acreage on Interstate 10 currently 100% leased until 4/30/28. With its strategic location, this property provides unparalleled visibility and easy access for customers and suppliers alike from the frontage road as well as Easy Lane to the west. The property also features a +/-2,178 SF well-maintained office with covered front porch, +/-2,025 SF insulated warehouse with four 15'x10' grade level doors, and an additional storage shed.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

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

- +/-5.684 Acres
- Tenant Pays \$8K/M+NNN
- +/-2,178 sf Office
- +/-2,025 sf Warehouse
- 4 - 15'x10' roll up doors
- +/-480 sf storage shed
- Zoned Mixed use by Vidor
- High Traffic Counts On IH-10
- Great Visibility
- Stabilized
- Lighted Sign Pole
- 200 amp service on frontage Rd.
- Security Lighting
- 3 Phase Power
- Outside Flood Zone



16595 IH-10
VIDOR, TX 77662



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

Demographic and Income Profile

16595 IH 10, Vidor, Texas, 77662
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.12904
 Longitude: -93.95199

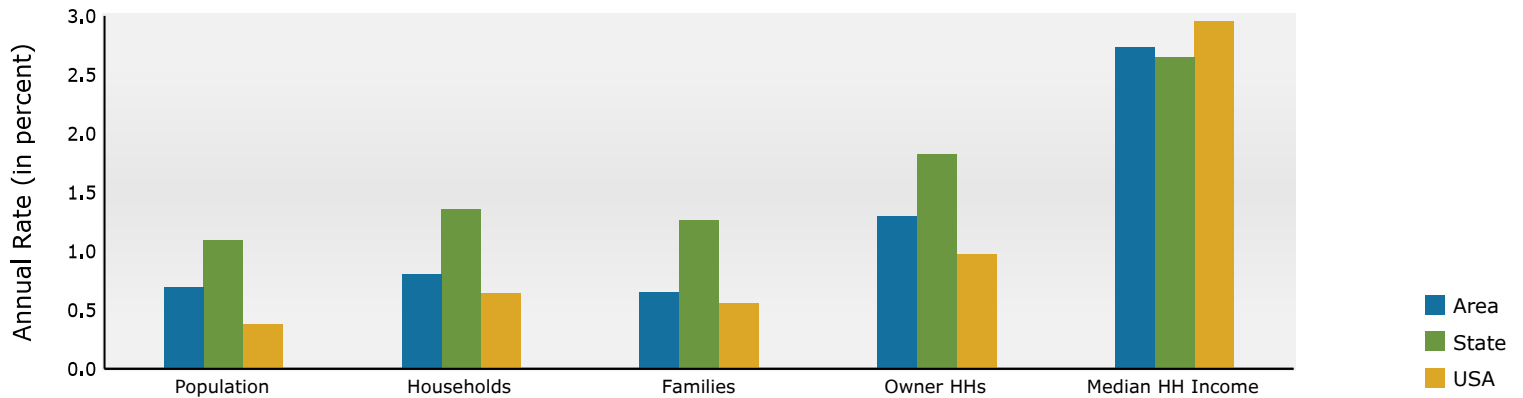
Summary	Census 2010		Census 2020		2024		2029	
Population	7,601		7,179		7,613		7,880	
Households	2,779		2,741		2,876		2,993	
Families	2,114		1,937		1,977		2,042	
Average Household Size	2.72		2.61		2.64		2.62	
Owner Occupied Housing Units	2,284		2,236		2,359		2,516	
Renter Occupied Housing Units	495		505		517		477	
Median Age	37.2		39.9		40.6		41.8	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population	0.69%		1.09%		0.38%			
Households	0.80%		1.36%		0.64%			
Families	0.65%		1.26%		0.56%			
Owner HHs	1.30%		1.82%		0.97%			
Median Household Income	2.73%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			278	9.7%	257	8.6%		
\$15,000 - \$24,999			164	5.7%	129	4.3%		
\$25,000 - \$34,999			264	9.2%	222	7.4%		
\$35,000 - \$49,999			283	9.8%	250	8.4%		
\$50,000 - \$74,999			600	20.9%	607	20.3%		
\$75,000 - \$99,999			422	14.7%	471	15.7%		
\$100,000 - \$149,999			396	13.8%	451	15.1%		
\$150,000 - \$199,999			260	9.0%	347	11.6%		
\$200,000+			208	7.2%	260	8.7%		
Median Household Income			\$66,657		\$76,250			
Average Household Income			\$92,836		\$106,797			
Per Capita Income			\$35,150		\$40,639			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	513	6.7%	422	5.9%	441	5.8%	447	5.7%
5 - 9	538	7.1%	484	6.7%	499	6.6%	463	5.9%
10 - 14	520	6.8%	533	7.4%	533	7.0%	510	6.5%
15 - 19	606	8.0%	495	6.9%	522	6.9%	486	6.2%
20 - 24	448	5.9%	329	4.6%	430	5.6%	443	5.6%
25 - 34	942	12.4%	861	12.0%	827	10.9%	896	11.4%
35 - 44	1,057	13.9%	925	12.9%	1,008	13.2%	1,035	13.1%
45 - 54	1,158	15.2%	915	12.7%	952	12.5%	1,008	12.8%
55 - 64	891	11.7%	1,019	14.2%	998	13.1%	979	12.4%
65 - 74	539	7.1%	751	10.5%	870	11.4%	951	12.1%
75 - 84	308	4.1%	339	4.7%	409	5.4%	513	6.5%
85+	81	1.1%	106	1.5%	125	1.6%	149	1.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,279	95.8%	6,549	91.2%	6,879	90.4%	7,045	89.4%
Black Alone	6	0.1%	21	0.3%	25	0.3%	31	0.4%
American Indian Alone	47	0.6%	35	0.5%	36	0.5%	36	0.5%
Asian Alone	34	0.4%	53	0.7%	65	0.9%	76	1.0%
Pacific Islander Alone	10	0.1%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	95	1.2%	111	1.5%	138	1.8%	155	2.0%
Two or More Races	131	1.7%	410	5.7%	469	6.2%	535	6.8%
Hispanic Origin (Any Race)	338	4.4%	416	5.8%	501	6.6%	582	7.4%

Data Note: Income is expressed in current dollars.

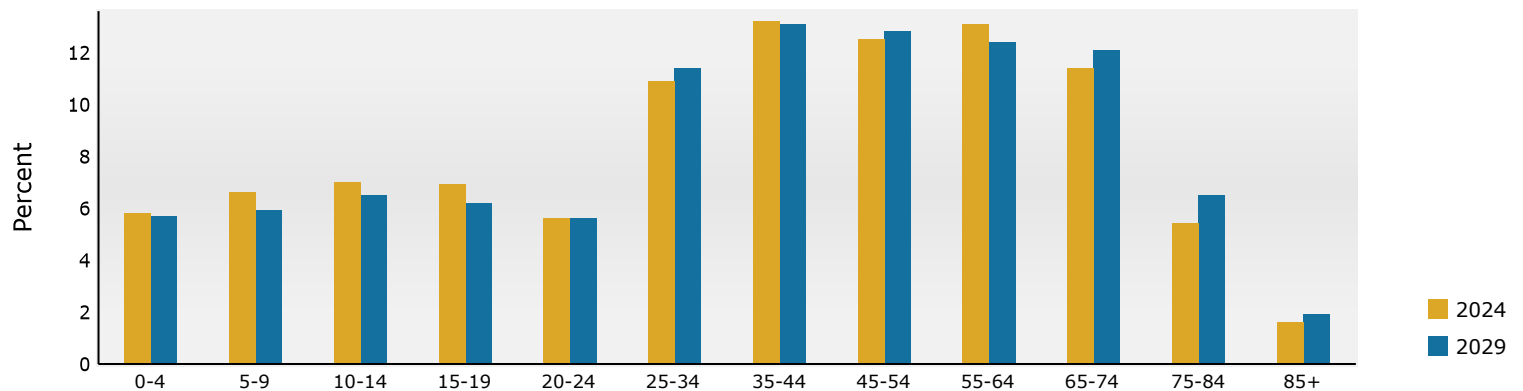
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 20, 2025

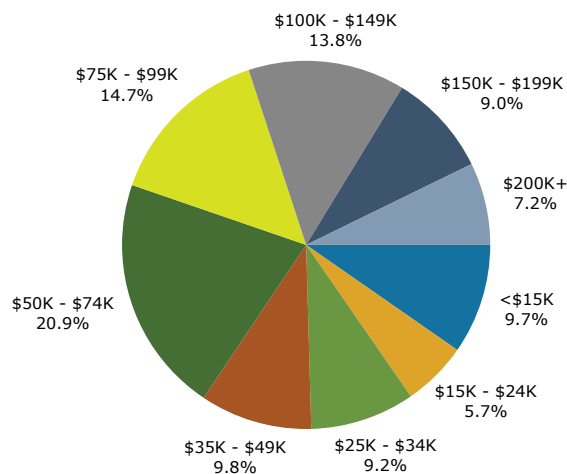
Trends 2024-2029



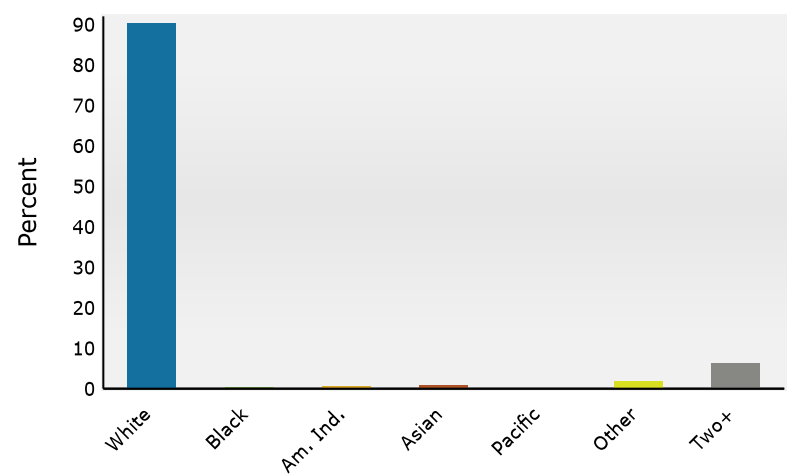
Population by Age



2024 Household Income



2024 Population by Race

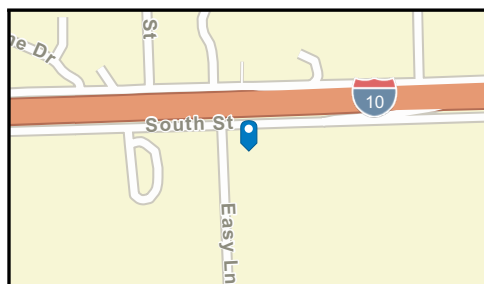
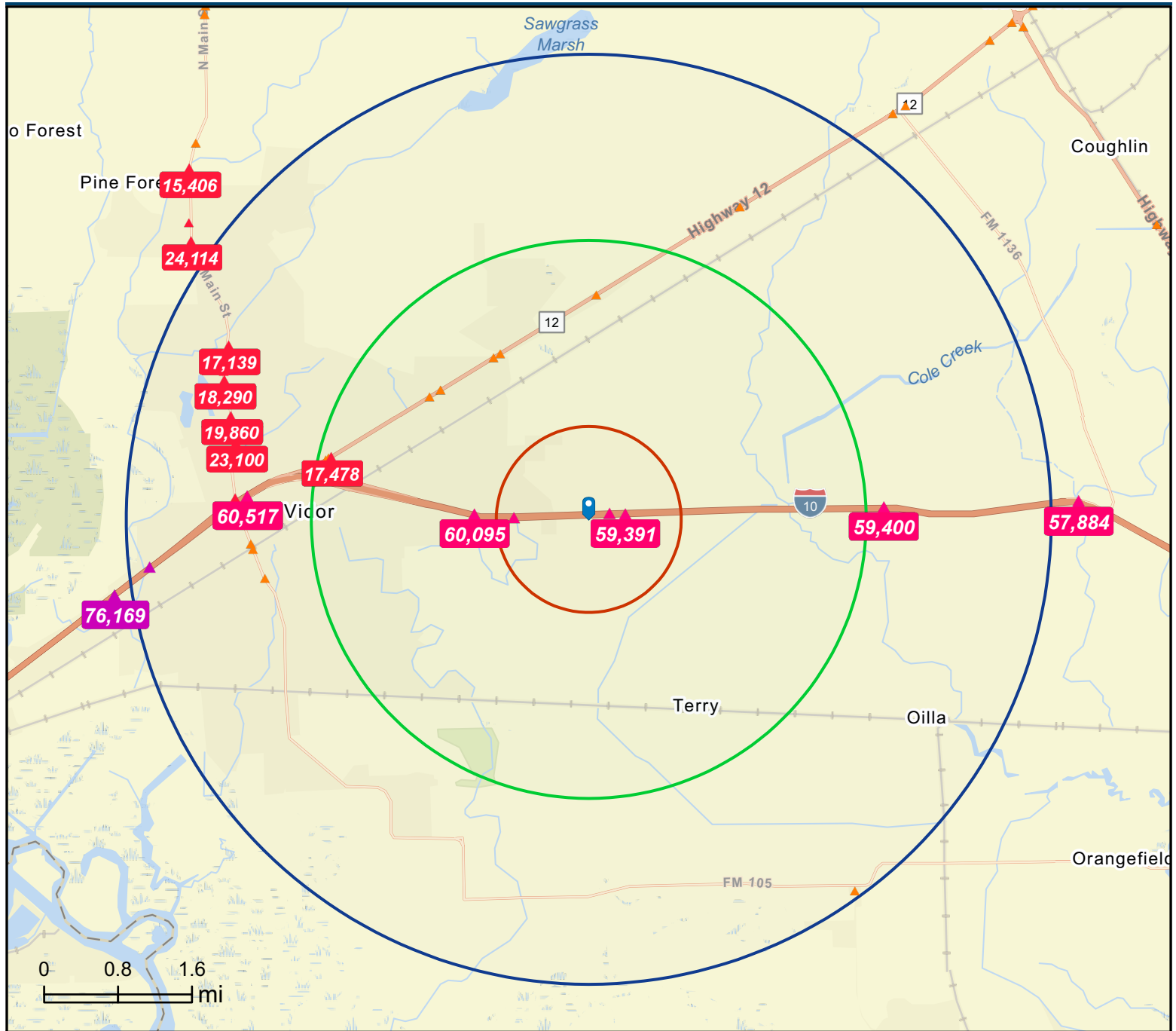


2024 Percent Hispanic Origin: 6.6%

Traffic Count Map

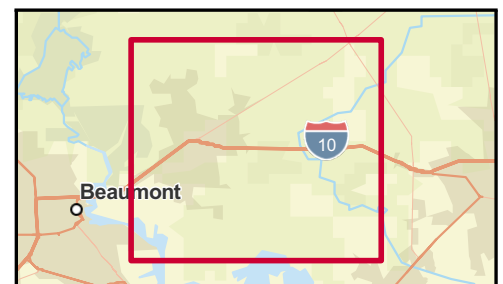
16595 IH 10, Vidor, Texas, 77662
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.12904
Longitude: -93.95199



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



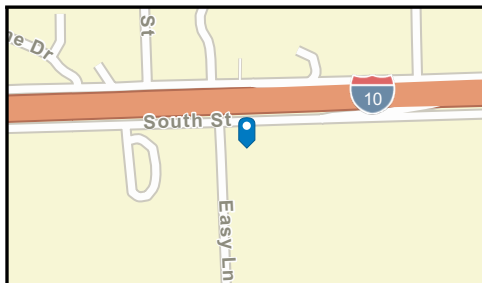
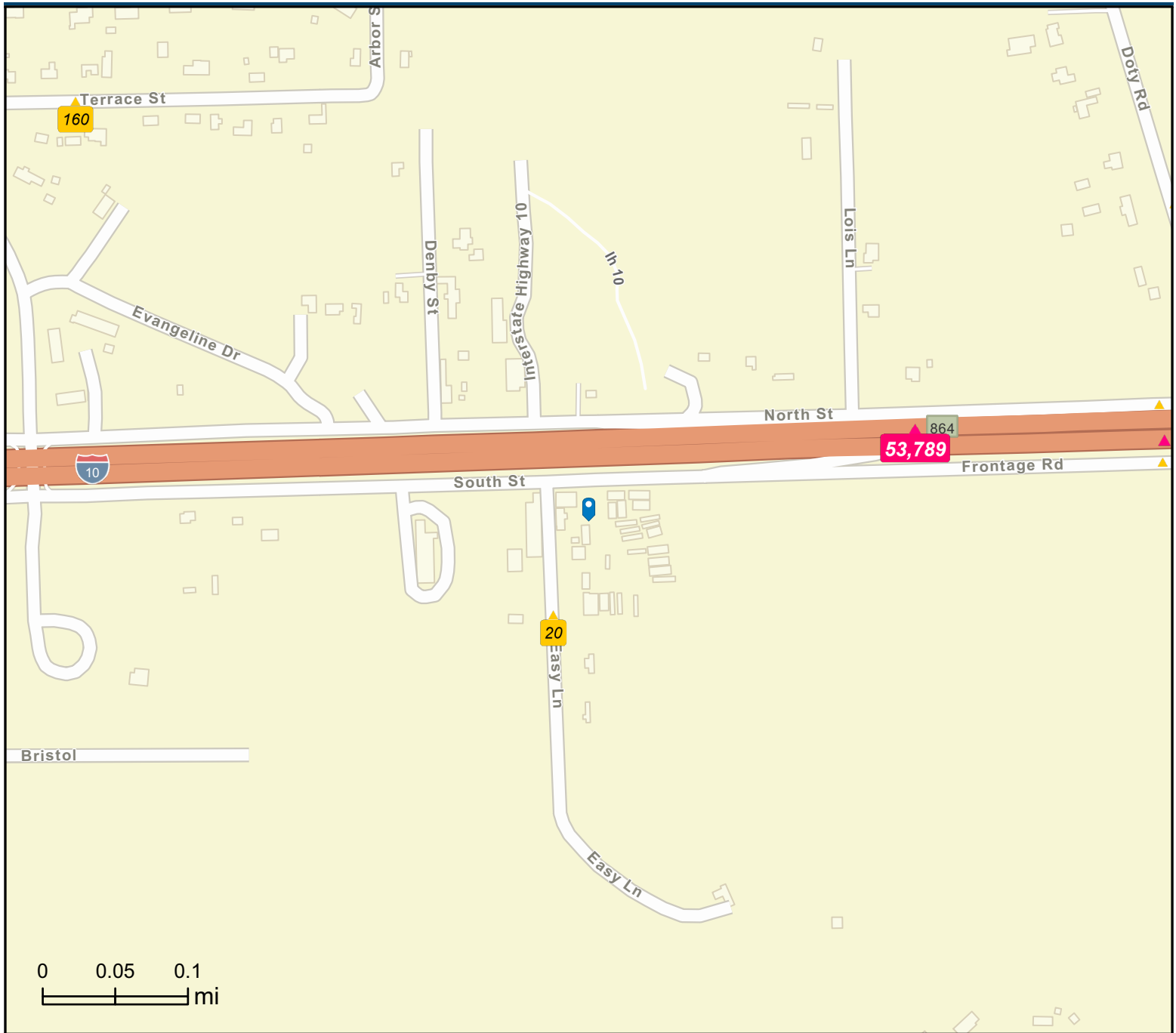
Source: ©2024 Kalibrate Technologies (Q4 2024).

March 20, 2025

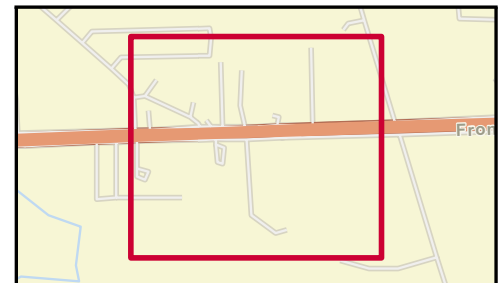
Traffic Count Map - Close Up

16595 IH 10, Vidor, Texas, 77662
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.12904
Longitude: -93.95199



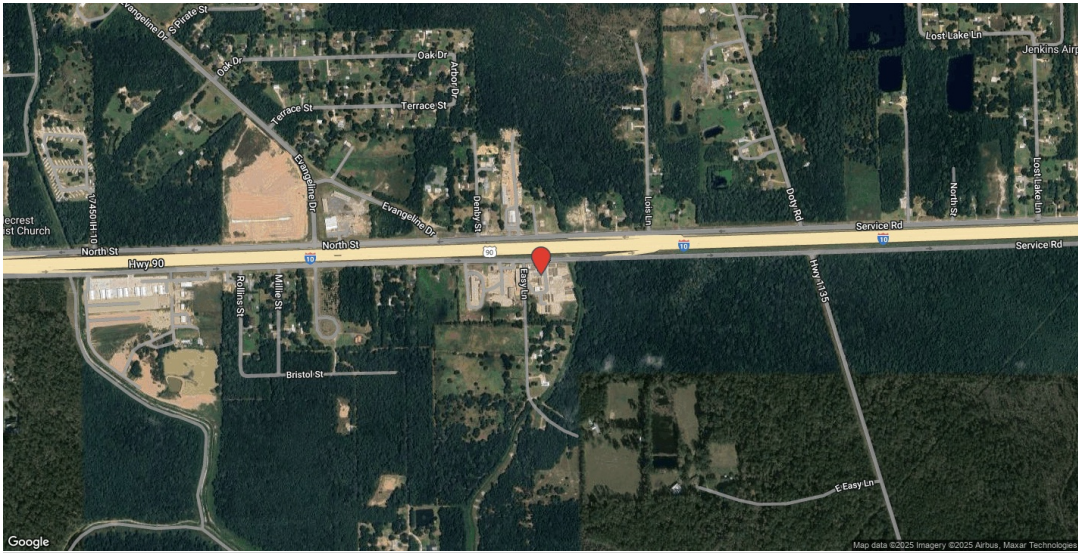
Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 20, 2025

Overview Map



The closest match to 16595 IH-10 vidor, TX is 16595 INTERSTATE HIGHWAY 10 VIDOR, TX 77662-2463

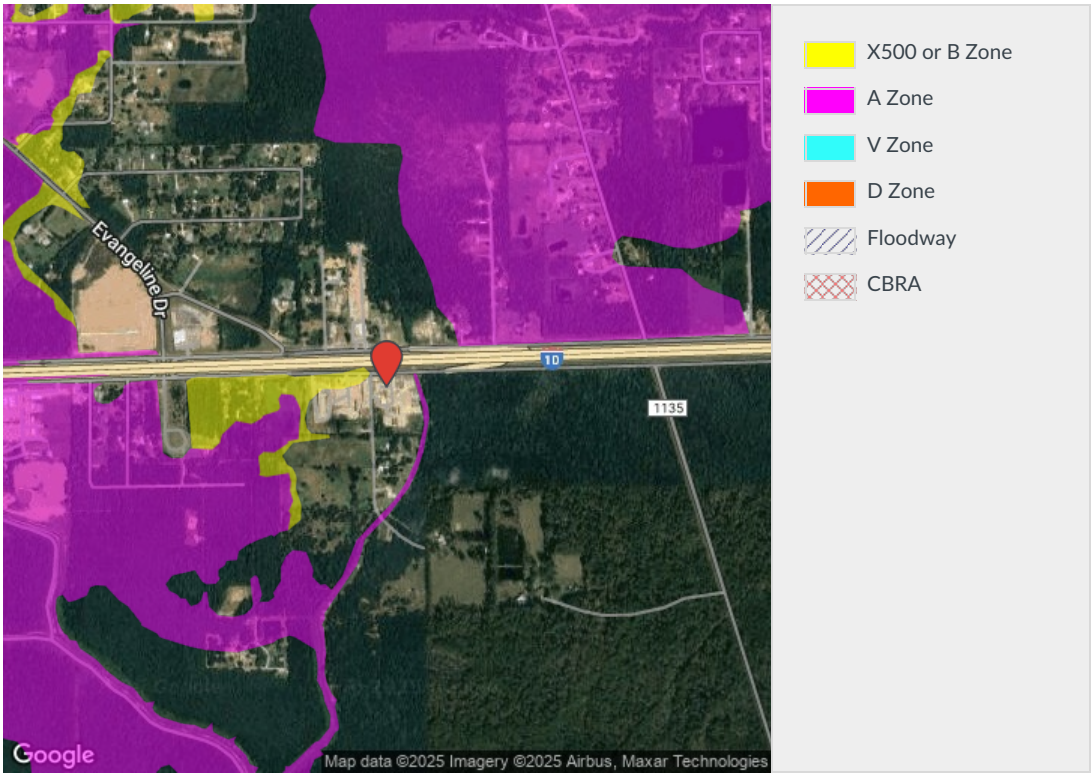
16595 INTERSTATE HIGHWAY 10 VIDOR, TX 77662-2463

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480510	PANEL	0040D
PANEL DATE	December 16, 2021	MAP NUMBER	48361C0040D





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.

RE/MAX ONE	9000010		(409) 860-3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	Ryan@foxworthrealty.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

TAR 2501

IABS 1-0

RE/MAX Beaumont Foxworth Associates, 6410 Wellington Place Beaumont, TX 77706
Ryan Harrington

Phone: 409.861.5655 Fax: 409.861.1440

Template

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com