

FOR SALE

\$475,000

+/- 1.057 ACRES OF LAND
4663 HIGHWAY 87 S., ORANGE, TX 77630



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

SULEMAN (SAM) RAJANI

Agent - REALM Professionals

Suleman@Rajanirealestategroup.com

(832) 266-4786



PROPERTY HIGHLIGHTS



Location

4663 Hwy 87 S.
Orange, TX 77630



Asking Price

\$475,000



Size

± 1.057 AC

Contact:

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PRINCIPAL
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SULEMAN (SAM) RAJANI
AGENT - REALM PROFESSIONALS
SULEMAN
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- Excellent +/- 1.057 acre hard corner purchase opportunity in Orange, TX.

- Property has great visibility with 205' frontage on Hwy 87 and 225' depth on Gaylynn Drive.

- The site is currently served by a water well and aerobic sewer system. There are public utilities near the site.

- Highway medium cut located at the corner.

- \$8.5 billion Chevron oil plan being built a few blocks from site, creating over 500+ jobs.

- Ideal uses: Gas station, convenient store, retail uses, QSR.

- IMST available.

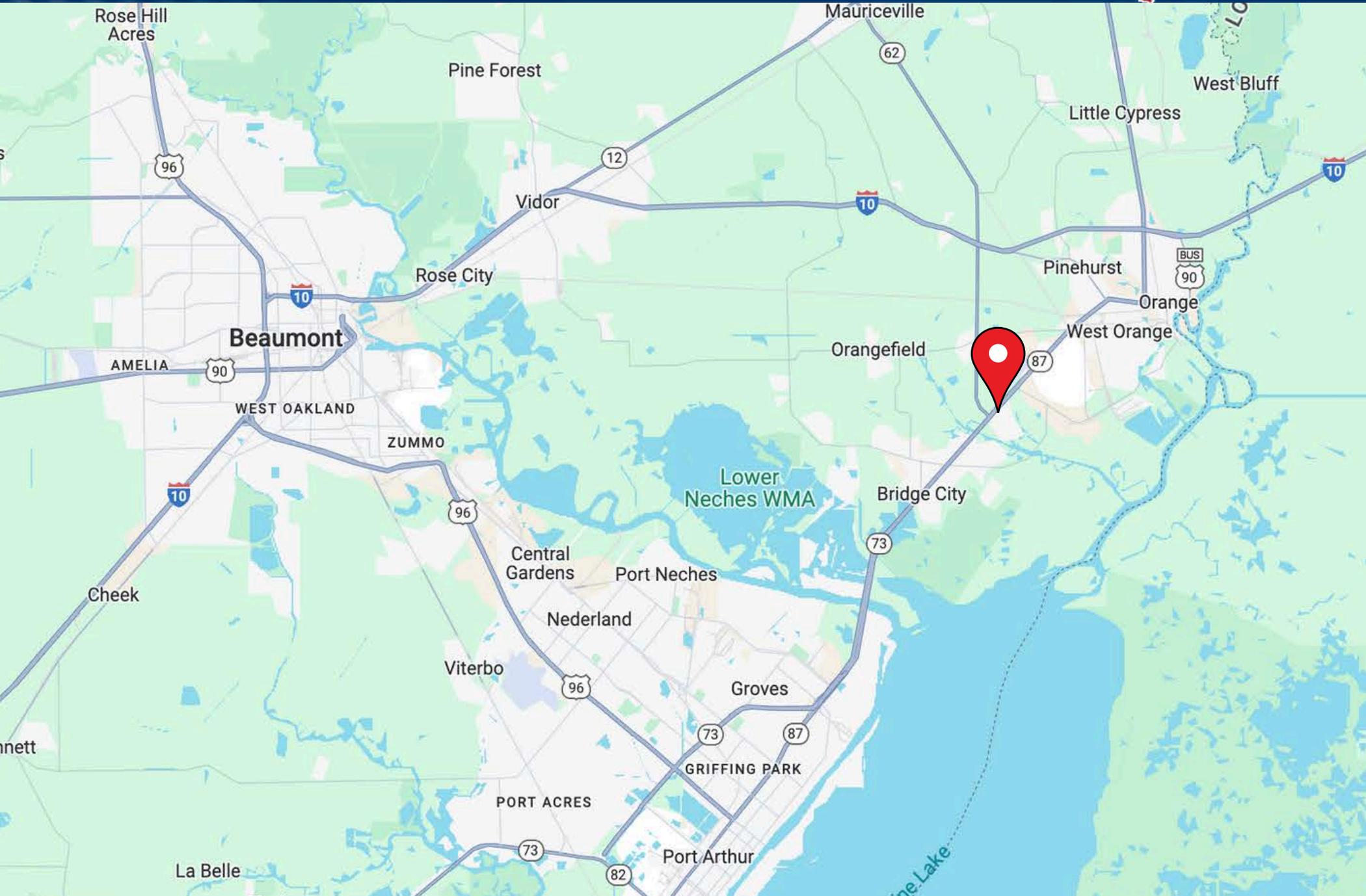
- Full demographic package available upon request.



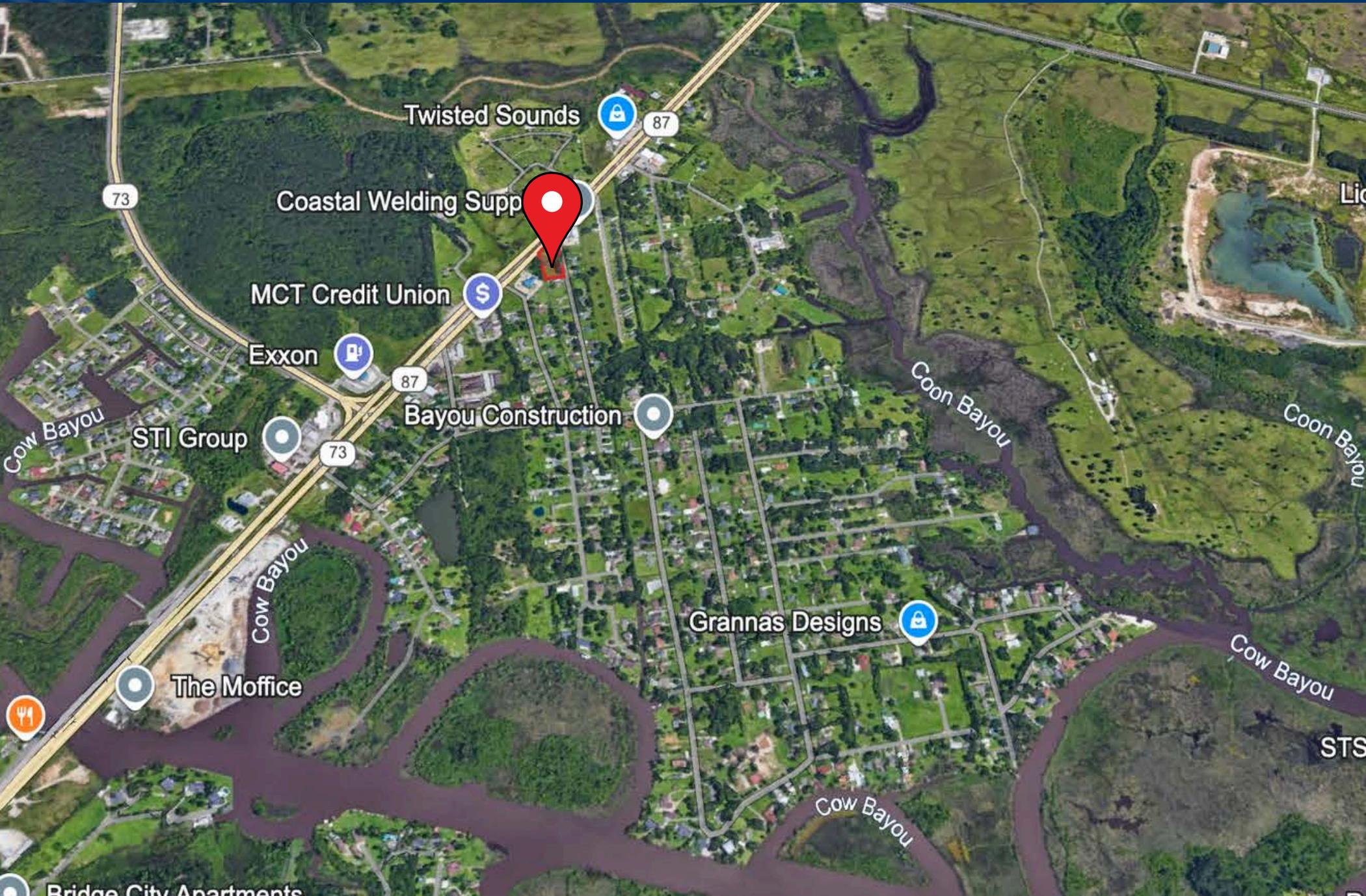




LOCATION MAP



MARKET AERIAL MAP



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4663 Highway 87 S, Orange, Texas, 77630

Ring of 3 miles

KEY FACTS

11,602

Population



4,467

Households

36.8

Median Age

\$63,316

Median Disposable Income

EDUCATION

10.7%

No High School Diploma



33.4%

High School Graduate



31.9%

Some College/
Associate's Degree



24.0%

Bachelor's/Grad
/ Prof Degree



11,602

2023 Total
Population (Esri)

INCOME



\$77,885

Median Household
Income



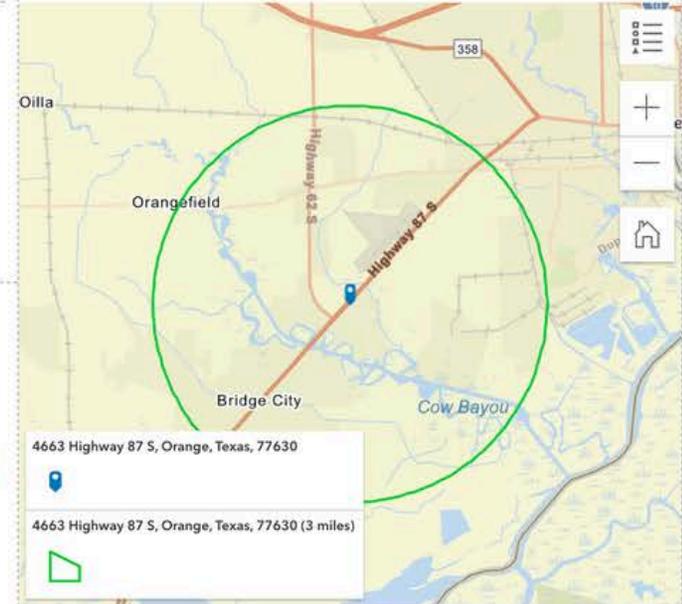
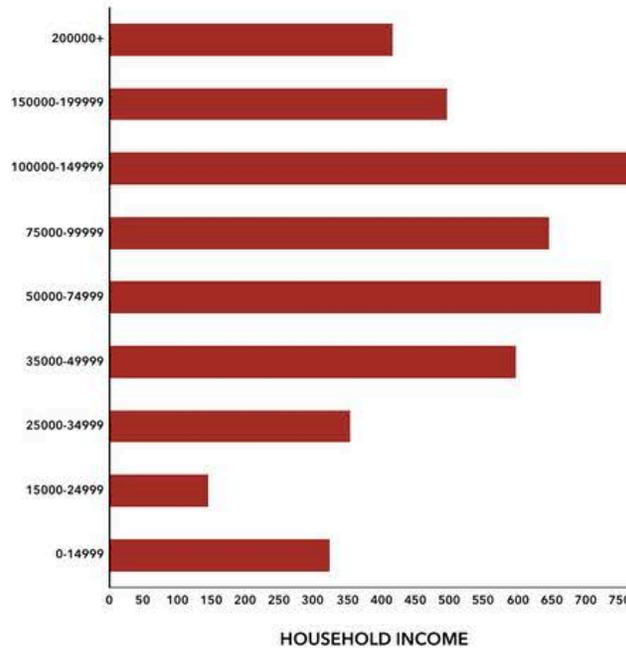
\$40,033

Per Capita Income



\$244,801

Median Net Worth



EMPLOYMENT

48.8%

White Collar

35.4%

Blue Collar

16.0%

Services

2.7%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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>Texas CRES, LLC</u>	<u>9004590</u>	_____	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	_____
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texasgres.com</u>	<u>(281) 898-0895</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

TAR 2501

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