



660 W. HWY 105
STE. B & C
SOUR LAKE, TX 77659



PROPERTY OVERVIEW

Retail lease opportunity offering an open, flexible floor plan with easy access and excellent visibility on the main thoroughfare in Sour Lake. 2 suites are available, and each is +/-520 SF. Both feature an open layout with a single restroom, making the space ideal for various small retail, service, or office users. Ste. B and C are currently connected by a cased opening and can function as one larger space or be leased separately. Busy B's Washateria anchors the center and the neighboring Shave Shack and B's Express Lube draw steady daily traffic creating a clustered mix of neighborhood services that drives repeat customer visits and strong local exposure.

FOR LEASE

**\$1,200 FOR STE. B & C
TOGETHER OR
\$625 FOR A SINGLE STE.**



RYAN HARRINGTON COMMERCIAL DIVISION

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RYAN@RMXONE.COM

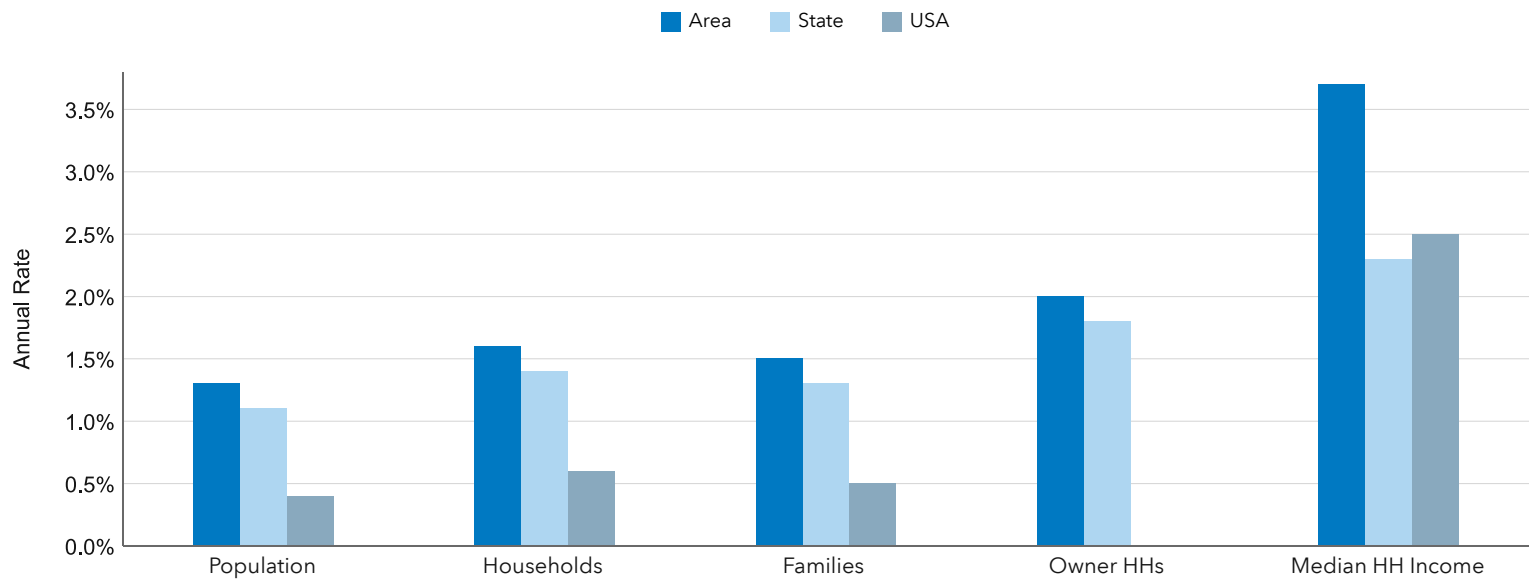
- Easy Access
- Open space with a single restroom
- Each suite +/-520sf (20ft x 26ft) or +/-1,040 sf total
- Ste. B & C are currently combined
- Available together or separate
- On Main Street in Sour Lake
- In center with Busy B's Washateria
- Next to The Shave Shake and B's Express Lube
- Across Hwy 105 from Ernie's Hardware

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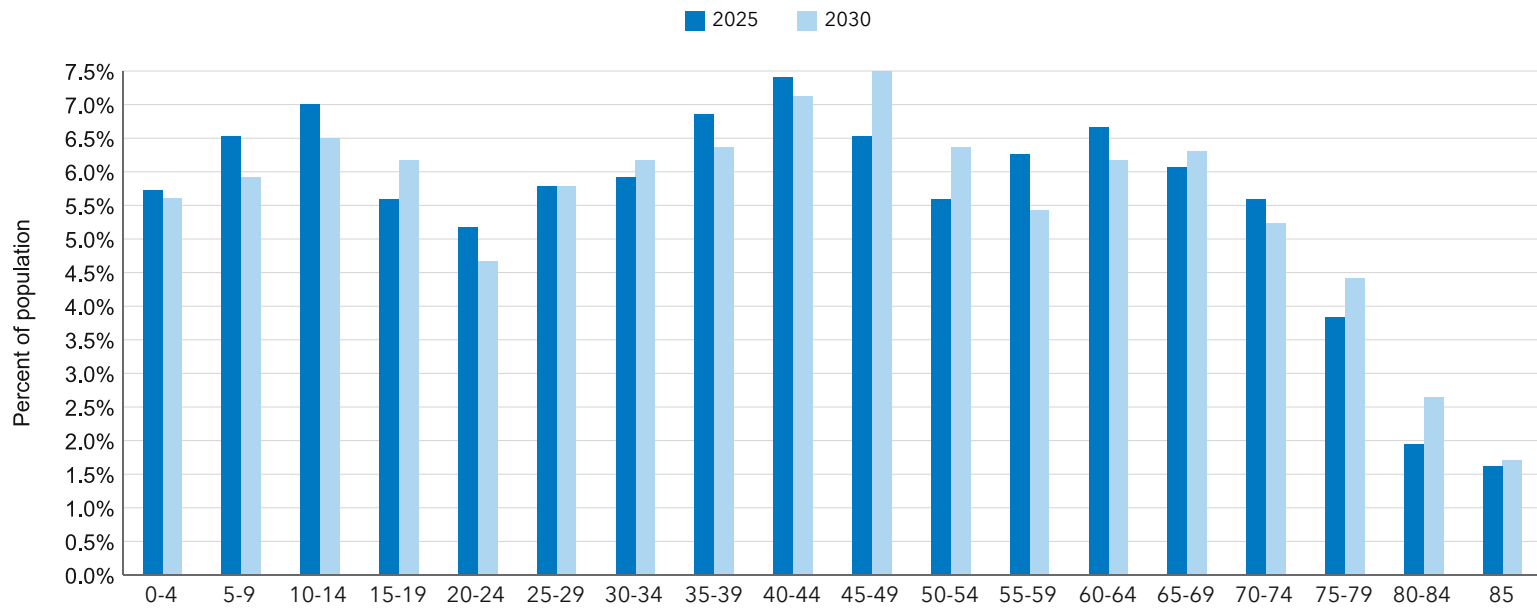
Key Indicators for 2025



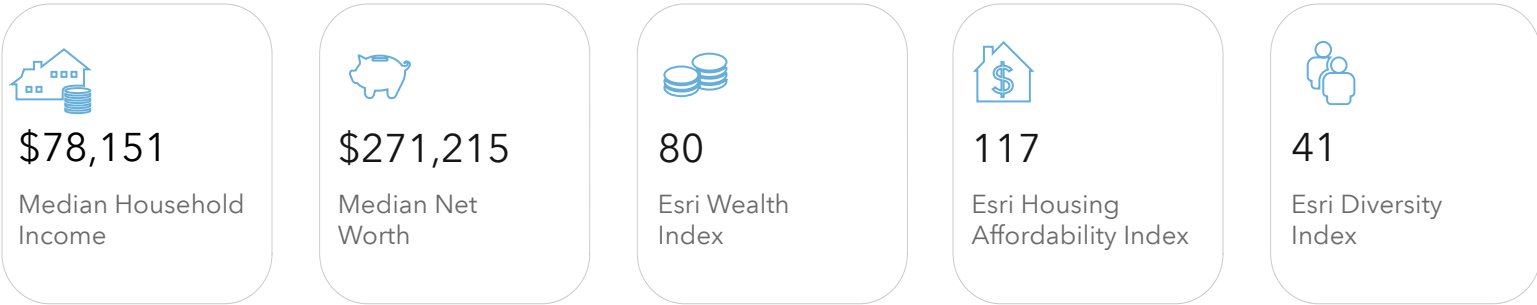
Trends: 2025 - 2030 Annual Rate



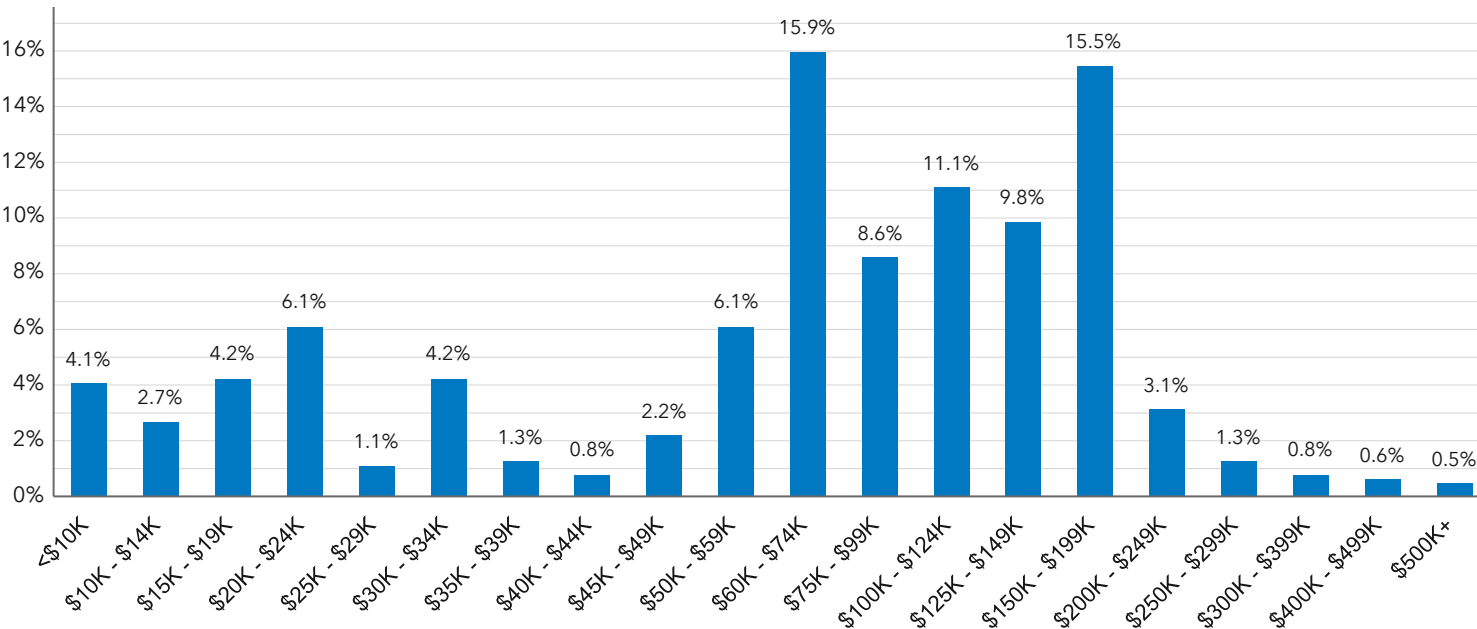
Population by Age



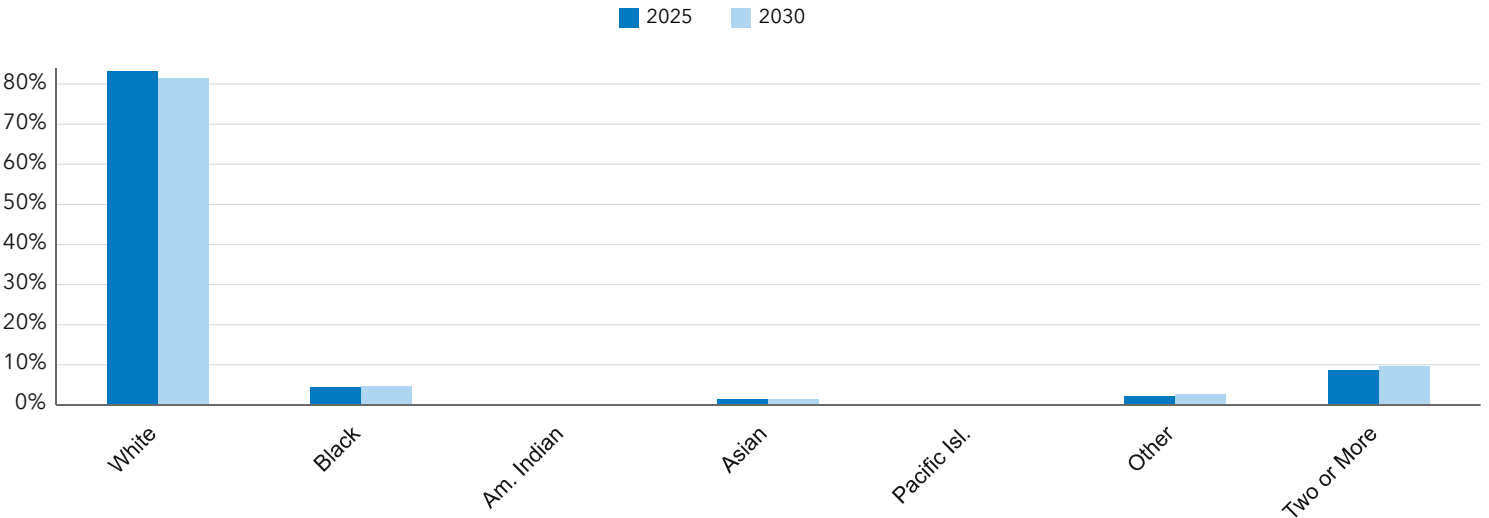
Key Indicators for 2025



Households by Income for 2025

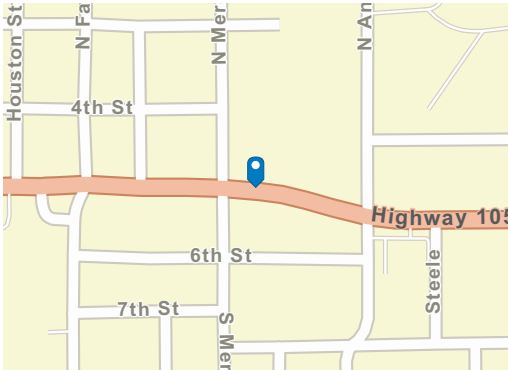
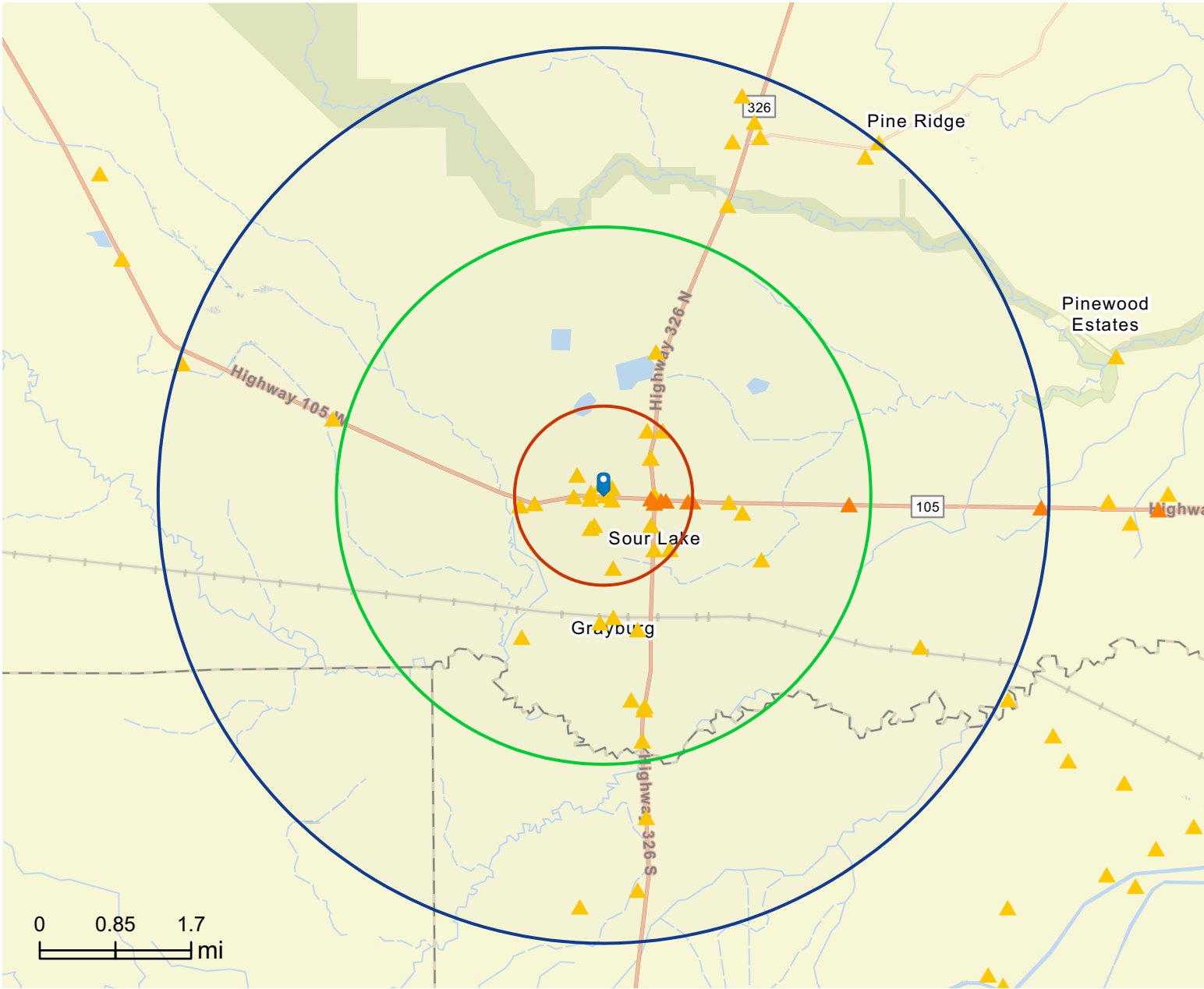


Population by Race



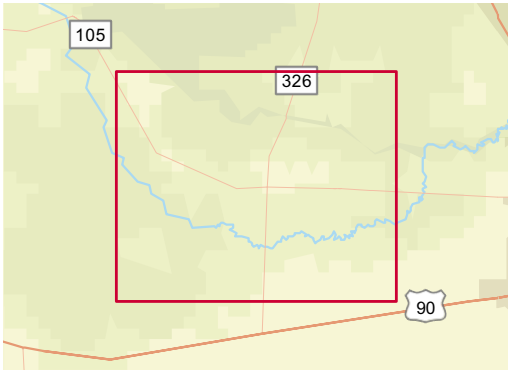
Traffic Count Map

660 Highway 105 W, Sour Lake, Texas, 77659 3
660 Highway 105 W, Sour Lake, Texas, 77659
Rings: 1, 3, 5 mile radii



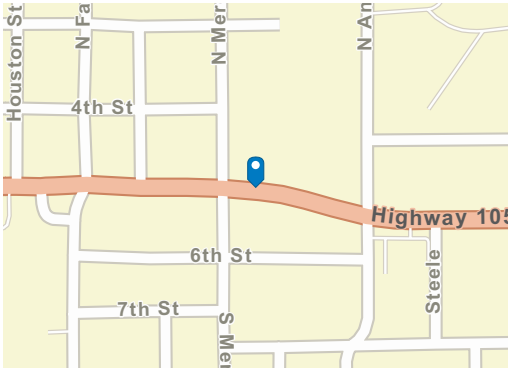
Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



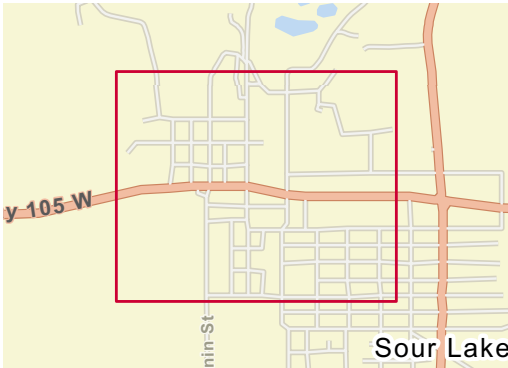
Traffic Count Map - Close Up

660 Highway 105 W, Sour Lake, Texas, 77659 3
660 Highway 105 W, Sour Lake, Texas, 77659
Rings: 1, 3, 5 mile radii

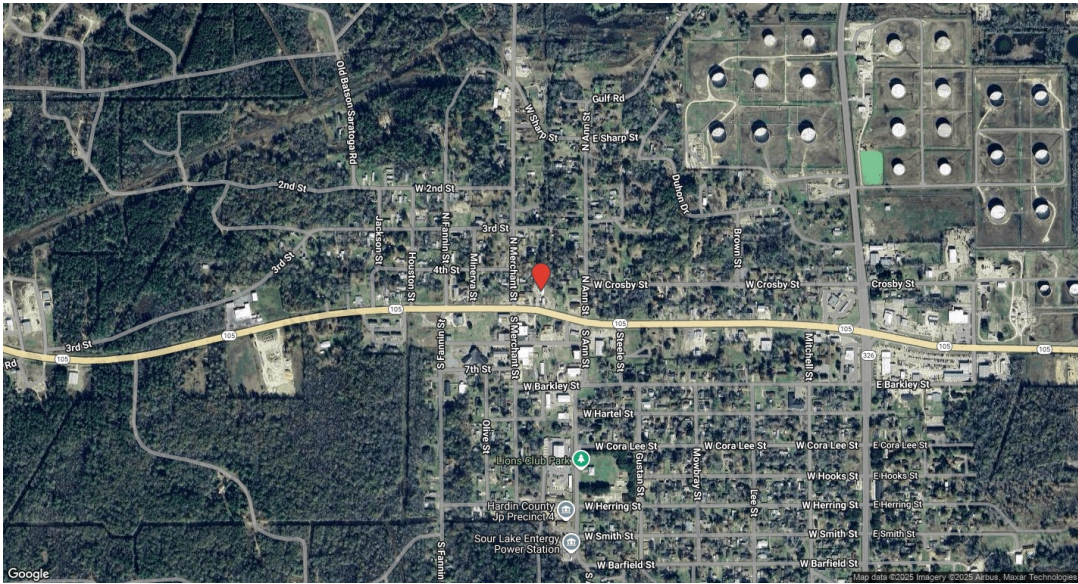


Average Daily Traffic Volume

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Overview Map



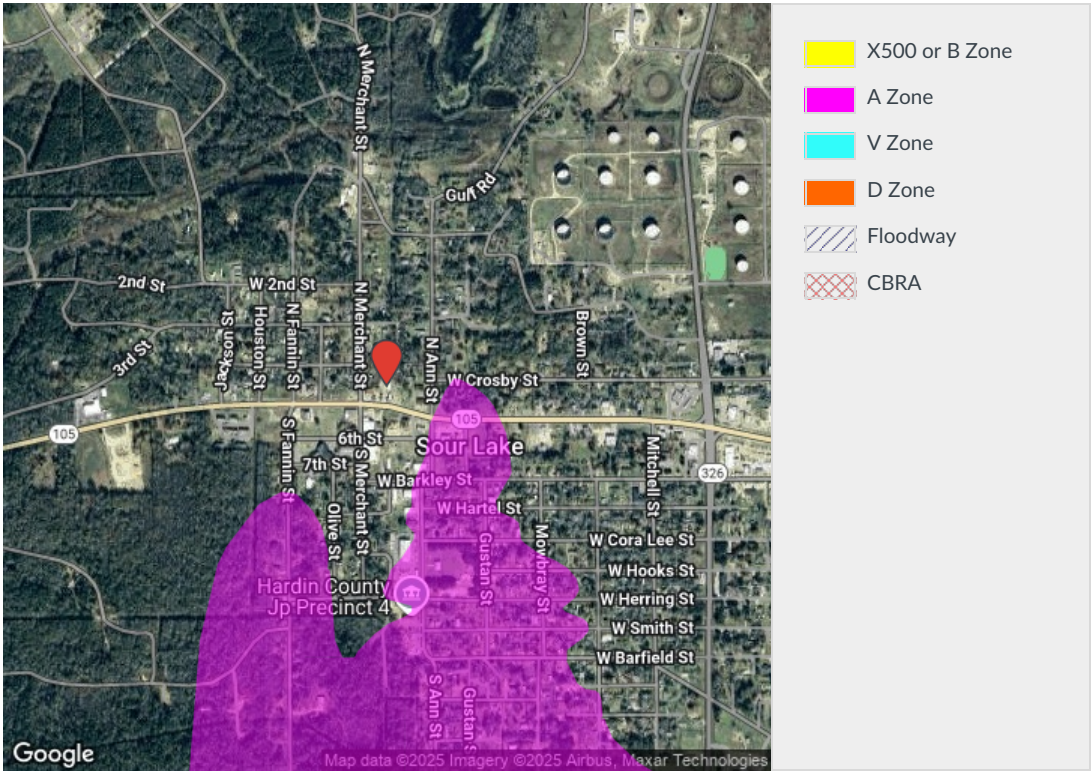
660 HIGHWAY 105 W SOUR LAKE, TX 77659-9515

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480286	PANEL	0500F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0500F





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.

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@rmxone.com	(409)860-3200
Designated Broker of Firm	License No.	Email	Phone
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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