



1400 N 5TH ST,  
SILSBEE, TX 77656



**FOR SALE**  
**\$749,990**

(PRICE INCLUDING BUSINESS)

**\$555,000**

(PRICE FOR ONLY REAL ESTATE)



## PROPERTY OVERVIEW

Outstanding opportunity to acquire the existing business or only the building & property. This highly versatile combination of retail and warehouse space totals +/-10,516 SF with a modern office/showroom. The efficient layout features two grade-level doors, +/-12-foot clear height, and a +/-1,250 SF covered loading area for both the business and customers. The property also includes +/-164 ft of frontage with excellent visibility and branding potential. Situated on two adjoining tracts totaling +/-0.504 of an acre, the site benefits from its proximity to Pine Plaza and the busy intersection at Hwy 418. It is zoned C-2 Community Business District and located in Flood Zone X



### RYAN HARRINGTON COMMERCIAL DIVISION

**OFFICE:** (409) 892-7245

**CELL:** (409) 673-3513

**RYAN@RMXONE.COM**

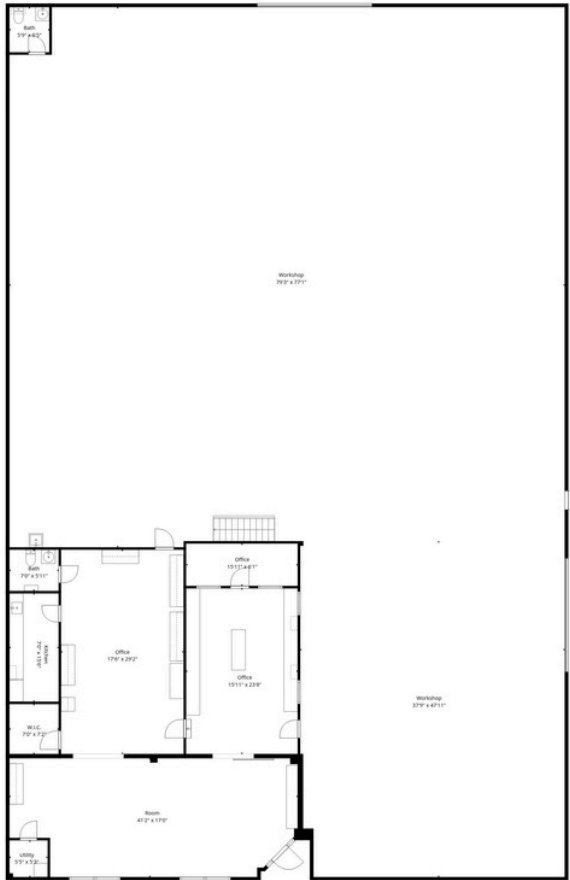
- Retail/Warehouse totaling +/-10,516SF
- +/-2,000SF is Office/Showroom
- Two Grade-Level Doors
- 12ft Clear Height
- +/-1,250SF Covered area for loading
- +/-164ft of Frontage
- 2 tracts totaling +/-0.504 of an acre
- Adjoining Pine Plaza
- Heavy Traffic Counts
- Great Visibility
- Zoned C-2 Community Business Dist.
- Flood Zone X

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.



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## BUILDING SKETCH



**NORTH 5<sup>TH</sup> STREET**

### Items included with the sale of the business:

- Fixtures ( Computers/ Desks/ Displays/ Pallet Shelving)
- Fork Lift
- Company Car
- Inventory
- BUSINESS VALUE- CUSTOMER BASE/ 20 YEARS IN SILSBEE\*\*\*INCLUDED, Seller also to provide with sale of business:
- Training - 40 hours
- Computer Support/Maintenance Contacts - Buyer assumes responsibility for monthly/yearly subscriptions.
- Website Support - Buyer to take over monthly/yearly subscriptions.
- Facebook/Instagram/Tik Tok Training on all current social media solutions used



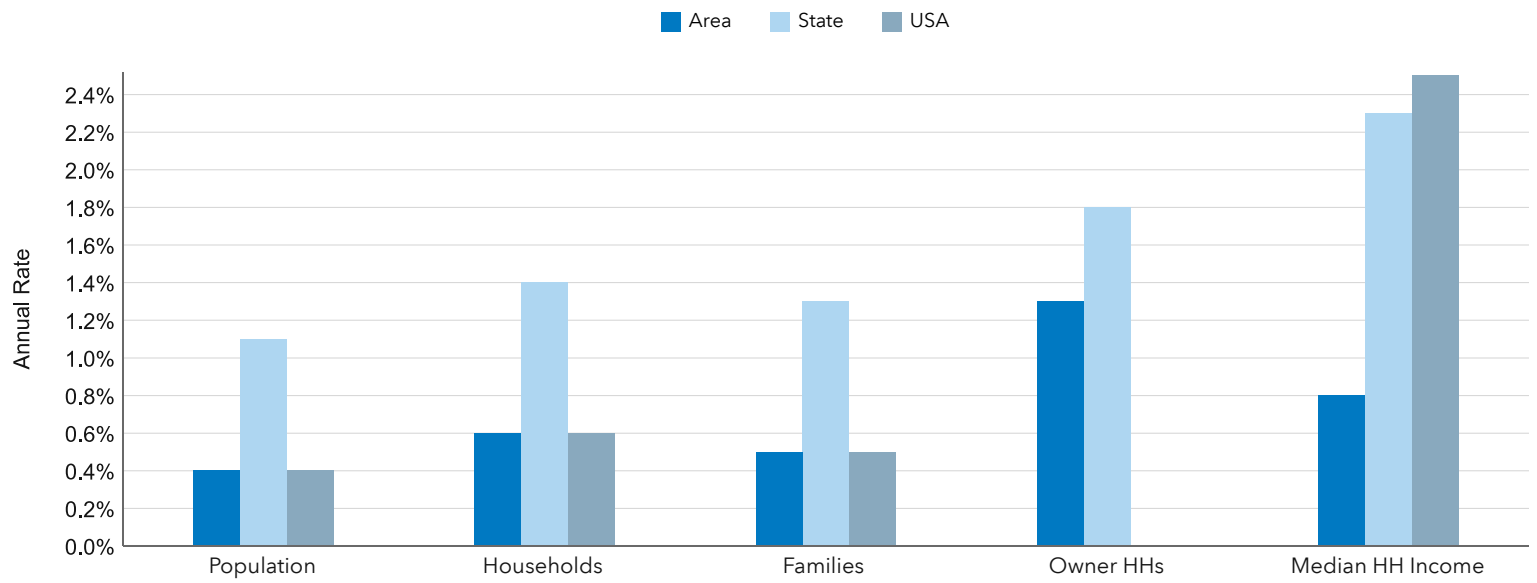




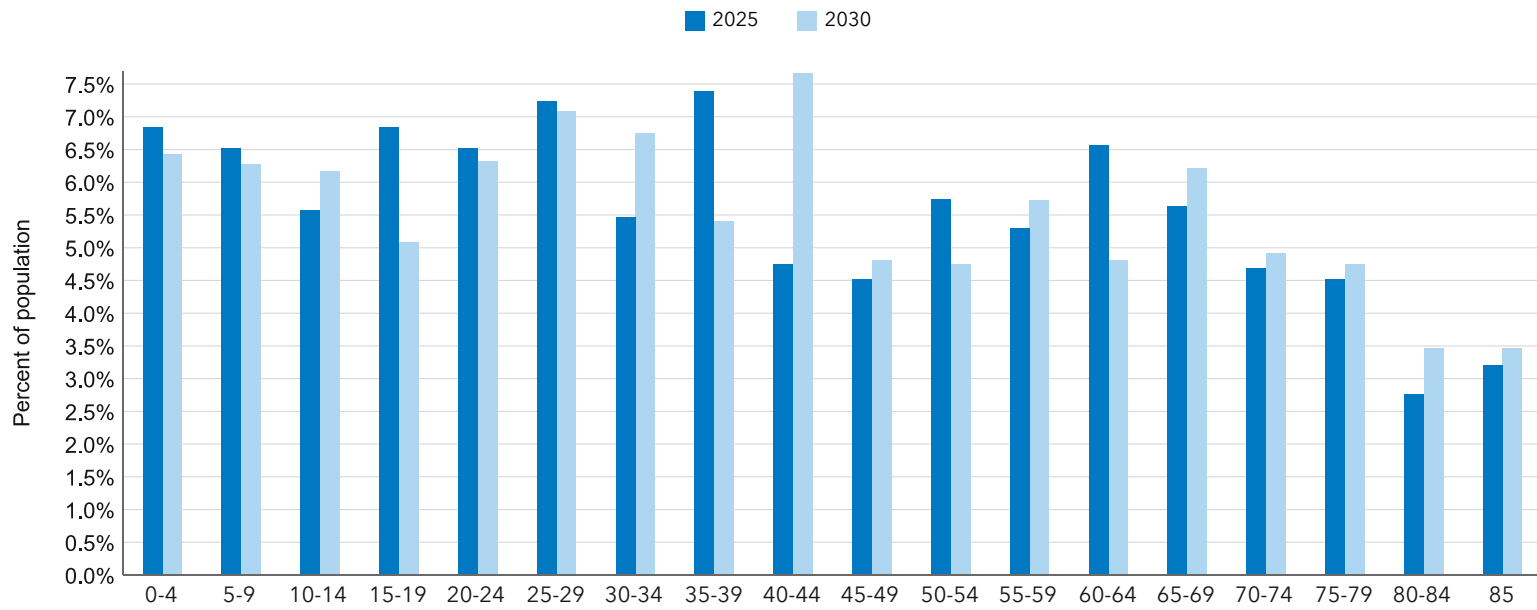
## Key Indicators for 2025



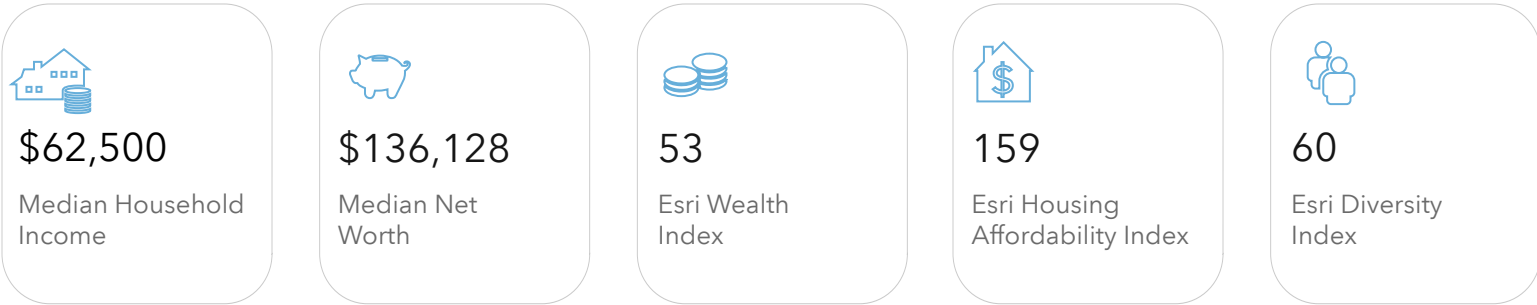
## Trends: 2025 - 2030 Annual Rate



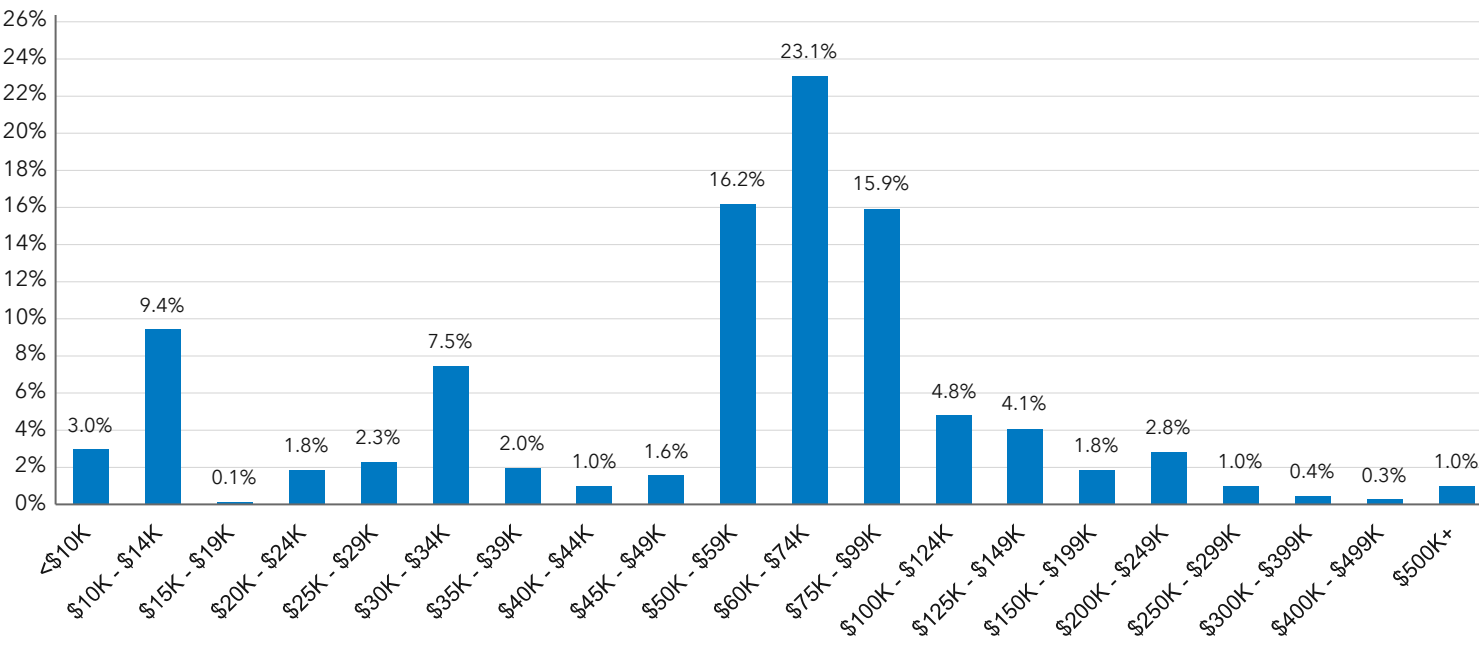
## Population by Age



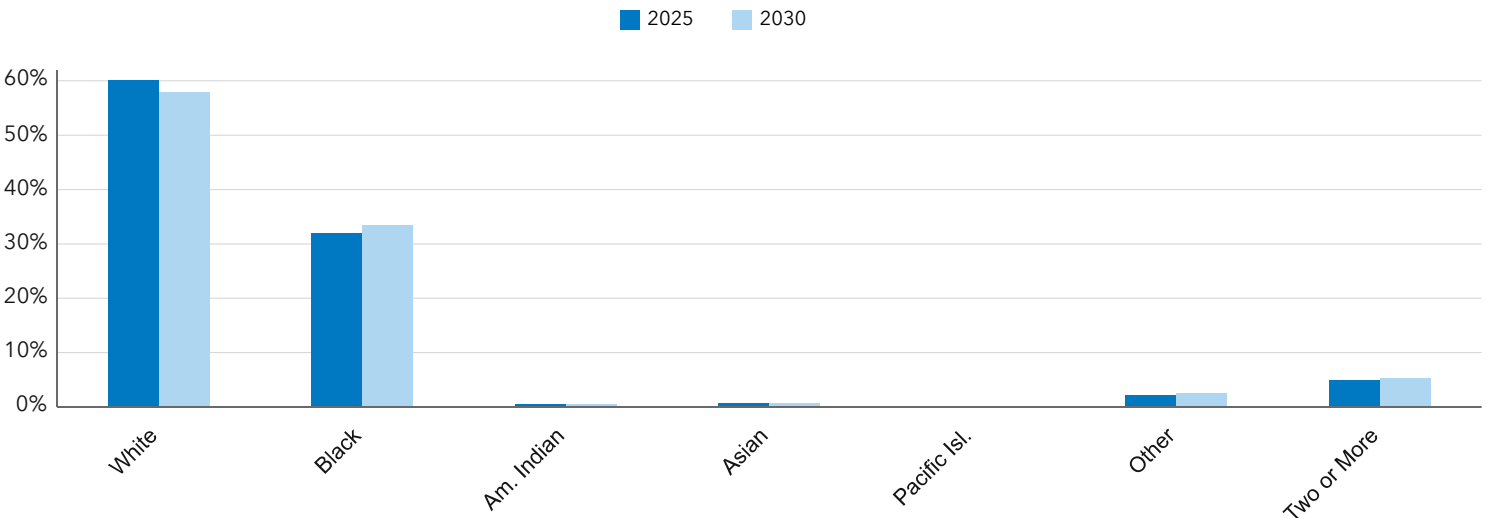
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race



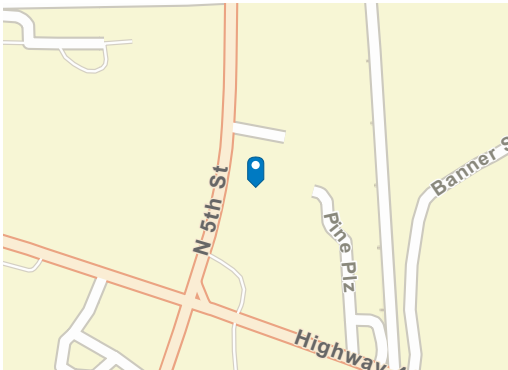
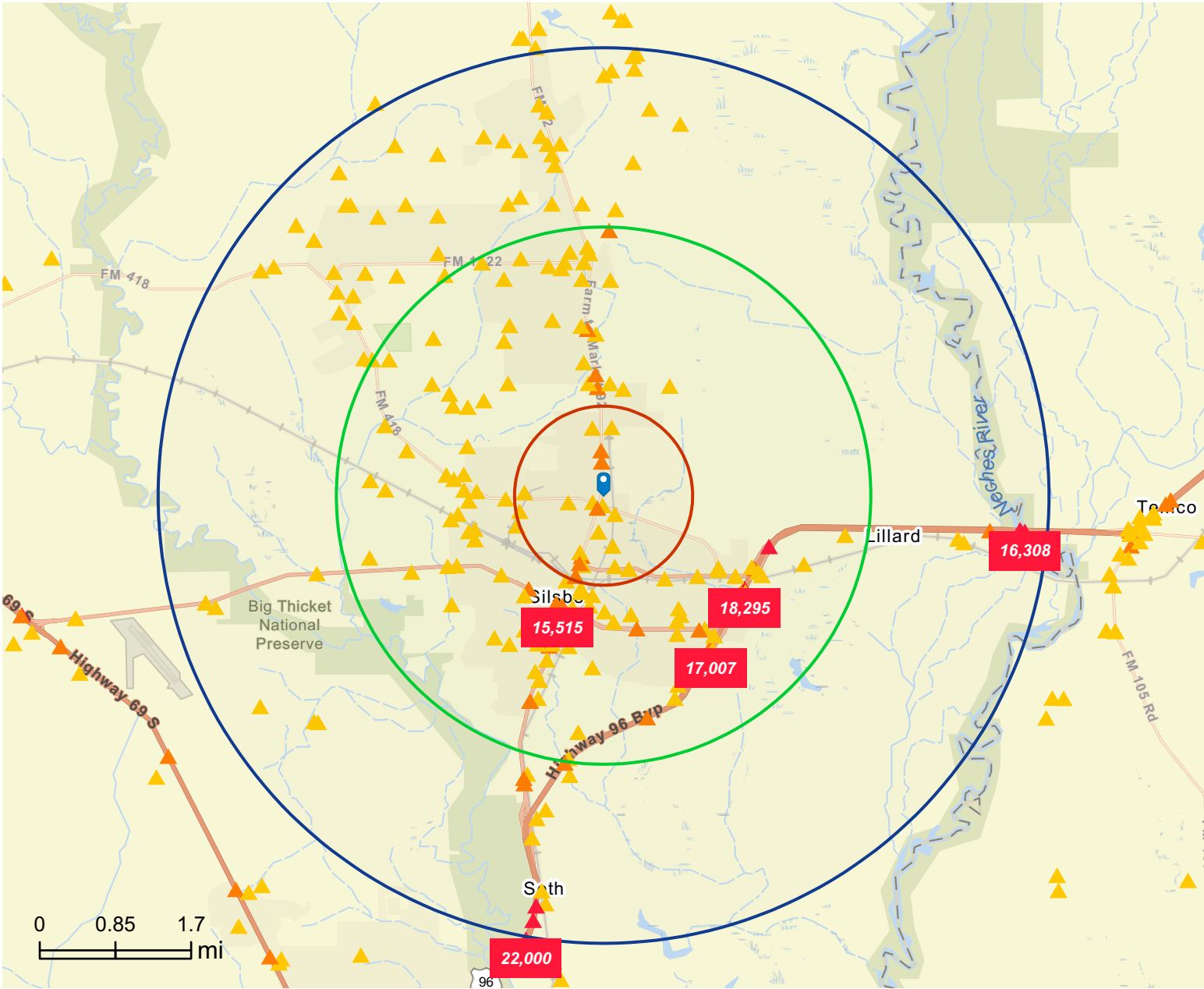


# Traffic Count Map

1400 N 5th St, Silsbee, Texas, 77656



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

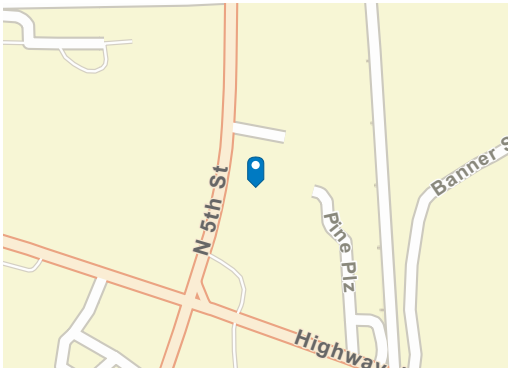


# Traffic Count Map - Close Up

1400 N 5th St, Silsbee, Texas, 77656

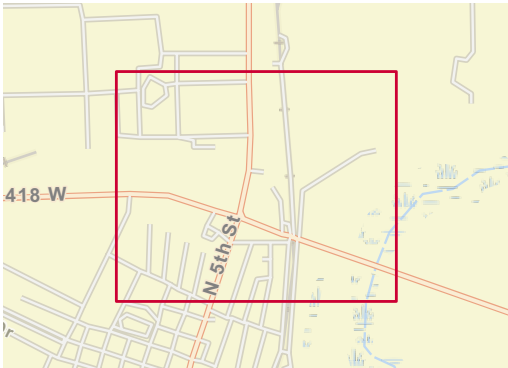


Rings: 1, 3, 5 mile radii

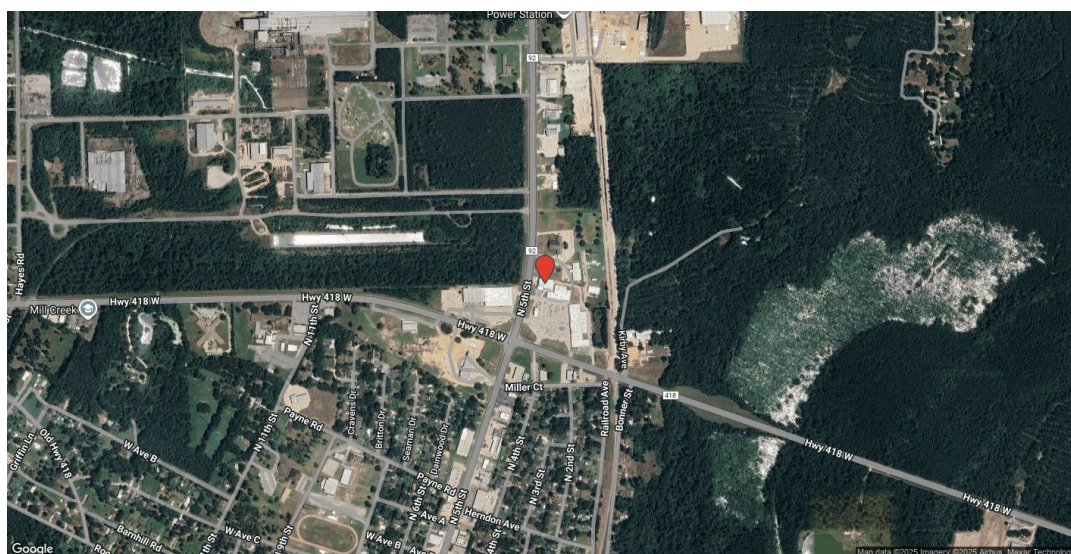


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## Overview Map





The closest match to 1400 N. 5th Street, Silsbee 77656 is 1400 N 5TH ST SILSBEE, TX 77656-3710

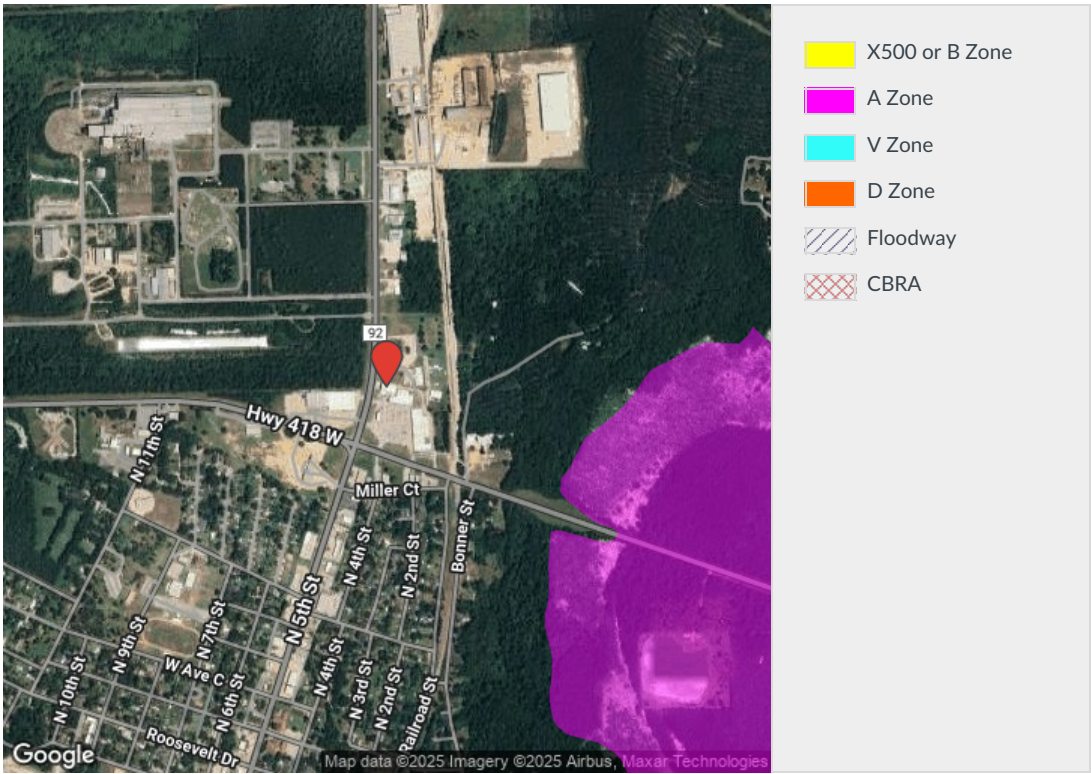
1400 N 5TH ST SILSBEE, TX 77656-3710

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480285	PANEL	0385F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0385F





## 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.

<b>RE/MAX ONE</b>	<b>9000010</b>		<b>(409)860-3200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Harrington</b>	<b>0558472</b>	<b>ryan@rmxone.com</b>	<b>(409)892-7245</b>
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](http://www.trec.texas.gov)