

3945 Main Avenue, Groves, TX 77619

**GAS STATION / INVESTMENT PROPERTY****COLDWELL BANKER  
COMMERCIAL**

ARNOLD AND ASSOCIATES

**Property Information:**

Built in 1973 - 2 Structures on 0.9642 AC

**3945 Main:**

3,616 SF Full Service Gas Station/Convenience Store with Restaurant Tenant in place

**6039 39th Street:**

10,000 SF Office Retail Building with Parking Lot

**6050 39th Street:**

0.28 AC lot - Ground Lease in Place - Sno Biz

Steady traffic on Main Street and 39th Street with 7,803 Cars per day

Zoned: General Light Commercial\*

\*should be verified with the City of Groves

Income Producing Property/Value Add - Ready For Renovations!



FOR MORE DETAILS CONTACT:

**Tammiey Linscomb**  
409 - 673 - 6057  
tammiey@cbcaaa.com**WWW.CBCAAA.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706  
409-833-5055

3945 Main Avenue, Groves, TX 77619

GAS STATION / INVESTMENT PROPERTY

COLDWELL BANKER  
COMMERCIAL

ARNOLD AND ASSOCIATES



## ABOUT GROVES, TX

- 92 miles east of Houston
- Population of Groves, TX – 17,335 and is part of the larger Jefferson County Area with a population of 252,704
- Groves is located on the west bank of the Neches River in Eastern Jefferson County
- It's near to a large deep water port connected to the Gulf of Mexico
- Industry promotes the economy and keeps population growth steady
- Hometown feel with big city amenities.

Learn more about Groves by visiting the city online:

<http://www.cigrovestx.com>

## 2023 Demographics

	Population	Households	Avg. HH Income
1 Mile	10,122	3,989	\$76,395
3 Miles	45,626	16,678	\$73,465
5 Miles	84,311	32,189	\$76,698

[WWW.CBCAAA.COM](http://WWW.CBCAAA.COM)

Coldwell Banker Commercial  
Arnold and Associates  
1 Acadiana Court  
Beaumont, TX 77706  
409-833-5055

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201