

16.53 Acres

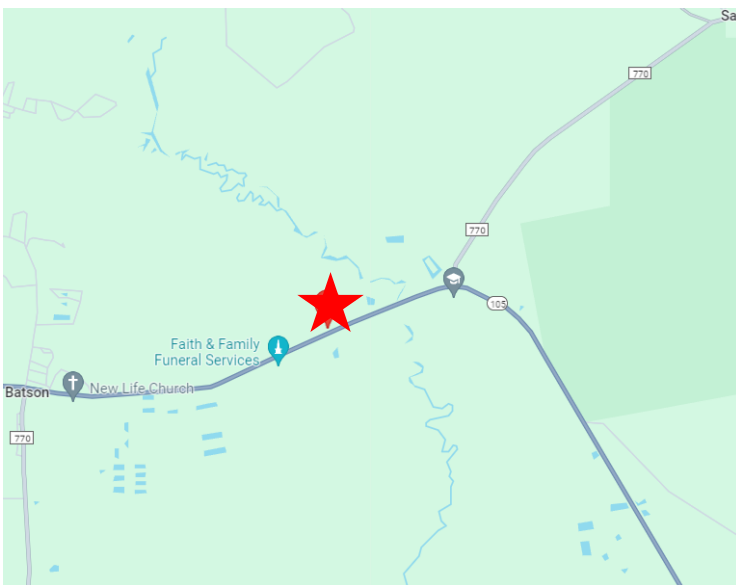
FOR SALE
+/-16.53 Acres
Saratoga, TX 77585

\$281,000

Property Overview



- +/- 16.53 Acres
- Beautiful Wooded Tract of Land
- Frontage on Hwy 105
- 5 Acres Previously cleared in rear for house pad
- Property is East of West Hardin High School
- No Zoning
- 2024 Taxes \$2,520



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Beaumont, TX 77706

Demographic and Income Profile

41351-42581 Highway 105
41351-42581 Highway 105, Batson, Texas, 77519
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.25493
Longitude: -94.57460

Summary	Census 2010	Census 2020	2024	2029
Population	549	483	482	489
Households	206	180	183	186
Families	155	128	126	128
Average Household Size	2.67	2.68	2.63	2.63
Owner Occupied Housing Units	181	161	165	170
Renter Occupied Housing Units	25	19	18	16
Median Age	37.6	40.3	41.8	43.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.29%	1.09%	0.38%
Households	0.33%	1.36%	0.64%
Families	0.32%	1.26%	0.56%
Owner HHs	0.60%	1.82%	0.97%
Median Household Income	4.28%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	10	5.5%	9	4.8%
\$15,000 - \$24,999	26	14.2%	20	10.8%
\$25,000 - \$34,999	20	10.9%	15	8.1%
\$35,000 - \$49,999	23	12.6%	19	10.2%
\$50,000 - \$74,999	19	10.4%	19	10.2%
\$75,000 - \$99,999	42	23.0%	49	26.3%
\$100,000 - \$149,999	26	14.2%	32	17.2%
\$150,000 - \$199,999	13	7.1%	19	10.2%
\$200,000+	3	1.6%	4	2.2%

Median Household Income	\$63,965	\$78,883
Average Household Income	\$74,424	\$88,026
Per Capita Income	\$27,918	\$33,080

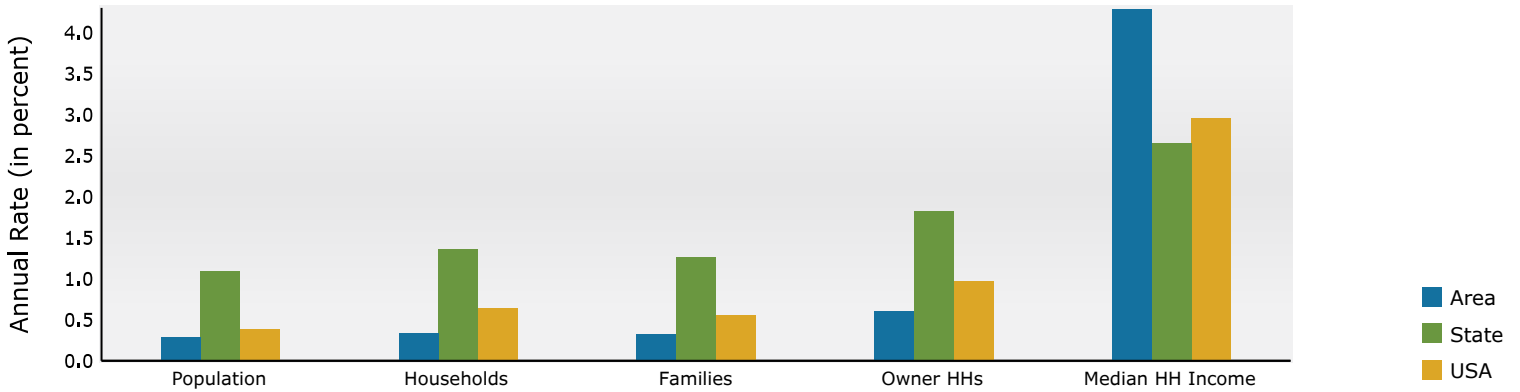
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	43	7.8%	21	4.3%	21	4.4%	23	4.7%
5 - 9	36	6.6%	33	6.8%	25	5.2%	23	4.7%
10 - 14	36	6.6%	42	8.7%	35	7.3%	26	5.3%
15 - 19	38	6.9%	36	7.5%	39	8.1%	32	6.6%
20 - 24	33	6.0%	24	5.0%	30	6.2%	34	7.0%
25 - 34	69	12.6%	49	10.1%	45	9.4%	60	12.3%
35 - 44	67	12.2%	66	13.7%	69	14.4%	59	12.1%
45 - 54	79	14.4%	53	11.0%	60	12.5%	68	14.0%
55 - 64	68	12.4%	70	14.5%	63	13.1%	56	11.5%
65 - 74	50	9.1%	54	11.2%	54	11.2%	61	12.5%
75 - 84	25	4.6%	29	6.0%	29	6.0%	34	7.0%
85+	6	1.1%	7	1.4%	10	2.1%	11	2.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	541	98.5%	449	93.0%	444	91.9%	446	91.0%
Black Alone	0	0.0%	2	0.4%	3	0.6%	3	0.6%
American Indian Alone	2	0.4%	3	0.6%	3	0.6%	4	0.8%
Asian Alone	0	0.0%	2	0.4%	3	0.6%	3	0.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	1	0.2%	5	1.0%	6	1.2%	7	1.4%
Two or More Races	5	0.9%	21	4.3%	24	5.0%	27	5.5%
Hispanic Origin (Any Race)	7	1.3%	15	3.1%	17	3.5%	20	4.1%

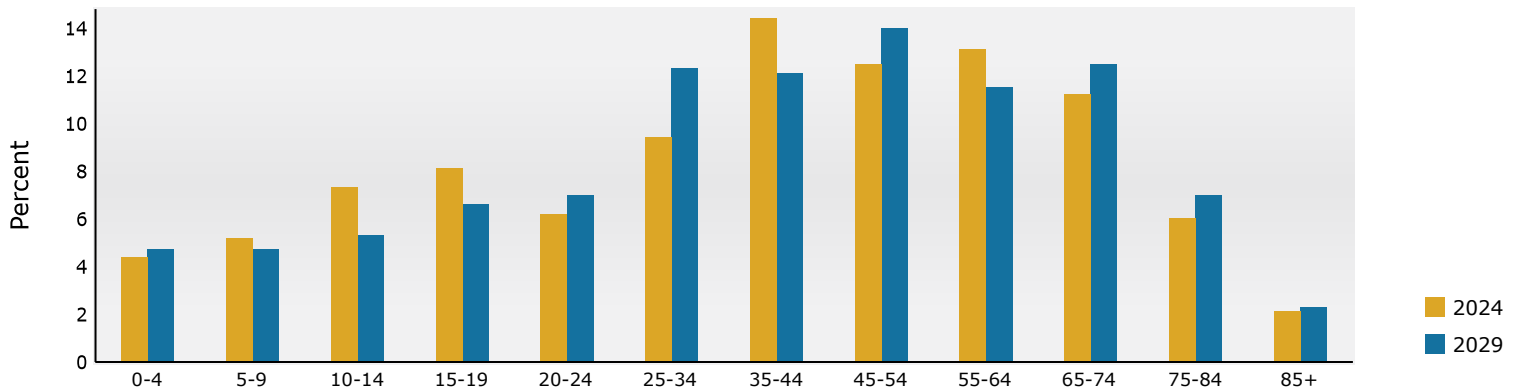
Data Note: Income is expressed in current dollars.

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

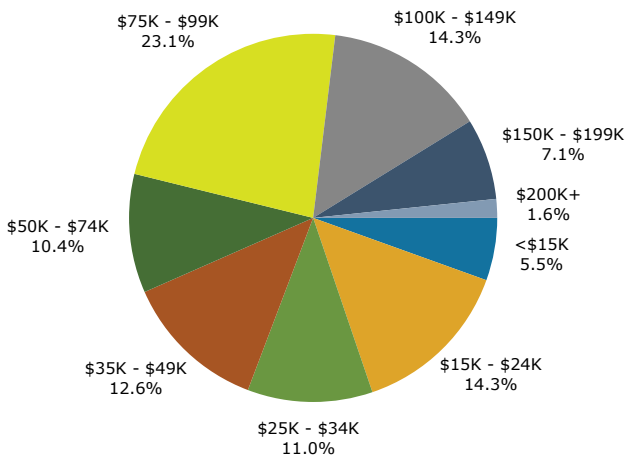
Trends 2024-2029



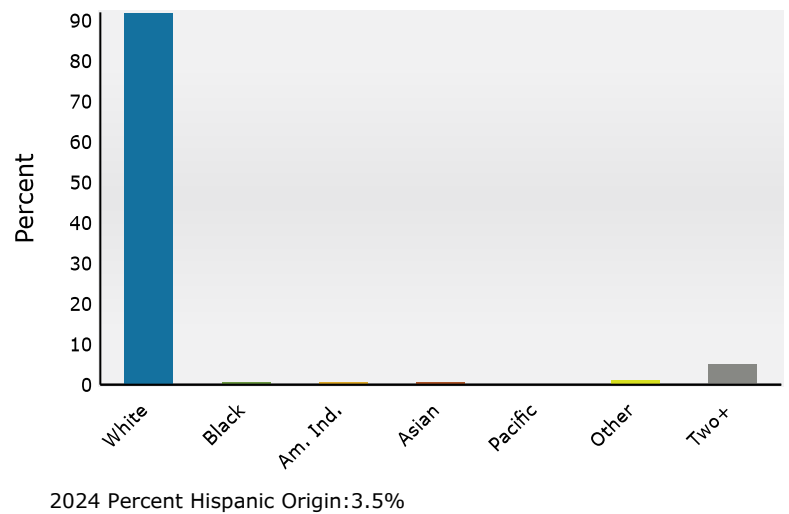
Population by Age



2024 Household Income



2024 Population by Race



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

Overview Map



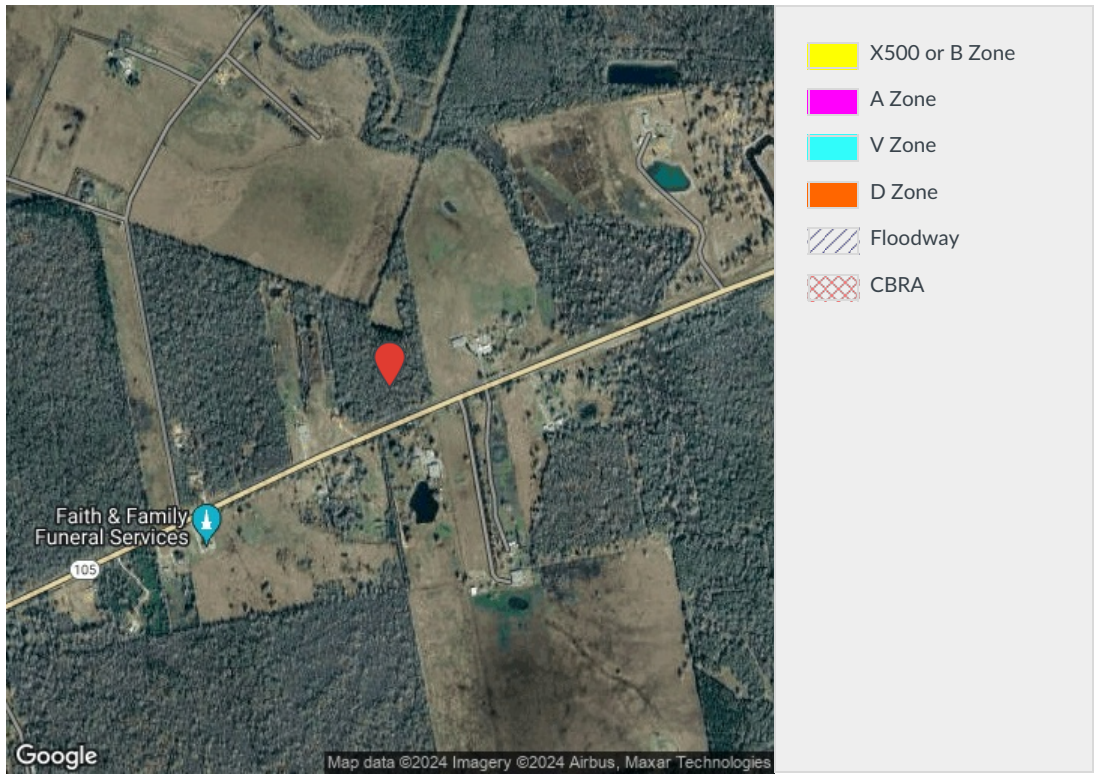
LATITUDE: 30.255667, LONGITUDE: -94.574944

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480284	PANEL	0325F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0325F





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.

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Designated Broker of Firm	License No.	Email	Phone
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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