

1465 N. MAIN
VIDOR, TX 77662

TABLE 

14-65

**FOR SALE
\$720,000**



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM



- +/-3,600 SF
- .32 Acre Lot
- Close to major retailers, financial institutions & I-10
- Large Dining Room & Bar
- Private Event/Party Room
- Pole Sign
- Excellent Visibility
- Concrete Stripped Parking Lot
- Includes FF&E
- Modern Kitchen with Walk-in Cooler
- 20ft Balanced Air Vent Hood
- 1000 Gal. Grease Interceptor System
- Survey on File

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.

RE/MAX
COMMERCIAL®

1465 N. MAIN
VIDOR, TX 77662

THIS IS AN OPPORTUNITY TO OWN A QUALITY RESTAURANT PROPERTY IN ONE OF VIDOR'S BUSIEST CORRIDORS—BRING YOUR VISION AND START SERVING THE COMMUNITY TODAY!



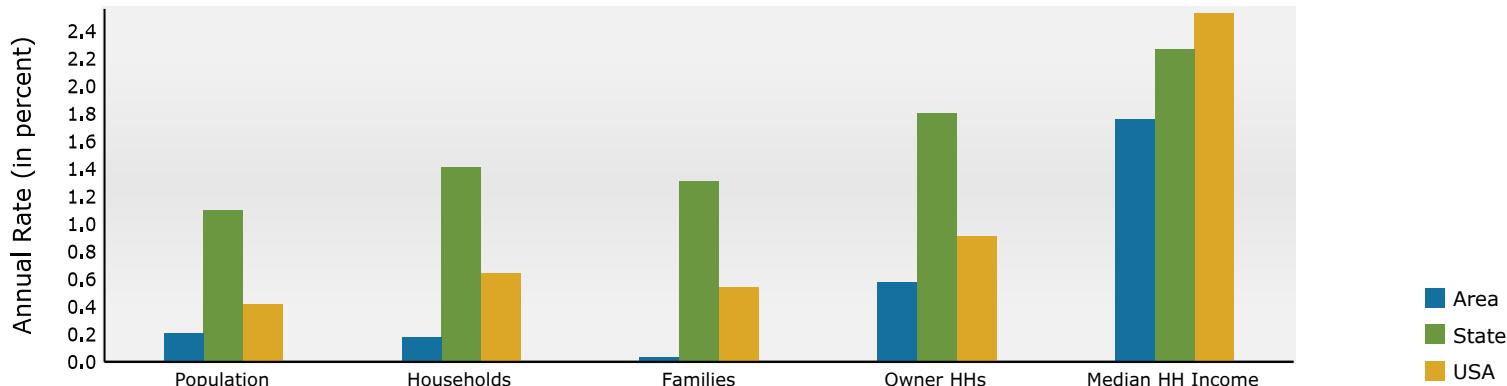
TAXIDERMY, HOBART MIXER, FOOD ITEMS, AND ALL ITEMS IN ATTIC FROM TOP OF STAIRCASE TO FRONT OF BUILDING ARE NOT INCLUDED IN THE SALE.

Summary	Census 2010	Census 2020	2025	2030
Population	15,608	14,471	14,783	14,940
Households	5,885	5,615	5,704	5,755
Families	4,255	3,833	3,773	3,779
Average Household Size	2.63	2.55	2.56	2.57
Owner Occupied Housing Units	4,483	4,267	4,342	4,470
Renter Occupied Housing Units	1,402	1,348	1,362	1,284
Median Age	36.9	39.9	40.9	41.9
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	0.21%	1.10%	0.42%	
Households	0.18%	1.41%	0.64%	
Families	0.03%	1.31%	0.54%	
Owner HHs	0.58%	1.80%	0.91%	
Median Household Income	1.76%	2.27%	2.53%	
Households by Income		2025	2030	
	Number	Percent	Number	Percent
<\$15,000	500	8.8%	441	7.7%
\$15,000 - \$24,999	521	9.1%	449	7.8%
\$25,000 - \$34,999	356	6.2%	309	5.4%
\$35,000 - \$49,999	650	11.4%	587	10.2%
\$50,000 - \$74,999	1,275	22.4%	1,285	22.3%
\$75,000 - \$99,999	879	15.4%	927	16.1%
\$100,000 - \$149,999	874	15.3%	963	16.7%
\$150,000 - \$199,999	397	7.0%	481	8.4%
\$200,000+	252	4.4%	313	5.4%
Median Household Income	\$64,433		\$70,299	
Average Household Income	\$80,653		\$87,554	
Per Capita Income	\$30,884		\$33,450	
Population by Age	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
0 - 4	1,154	7.4%	880	6.1%
5 - 9	1,069	6.8%	966	6.7%
10 - 14	1,058	6.8%	983	6.8%
15 - 19	1,137	7.3%	929	6.4%
20 - 24	988	6.3%	785	5.4%
25 - 34	2,019	12.9%	1,775	12.3%
35 - 44	2,004	12.8%	1,832	12.7%
45 - 54	2,229	14.3%	1,825	12.6%
55 - 64	1,831	11.7%	1,947	13.5%
65 - 74	1,192	7.6%	1,508	10.4%
75 - 84	709	4.5%	805	5.6%
85+	219	1.4%	236	1.6%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
	Number	Percent	Number	Percent
White Alone	14,970	95.9%	13,195	91.2%
Black Alone	16	0.1%	50	0.3%
American Indian Alone	83	0.5%	88	0.6%
Asian Alone	73	0.5%	129	0.9%
Pacific Islander Alone	16	0.1%	1	0.0%
Some Other Race Alone	215	1.4%	236	1.6%
Two or More Races	235	1.5%	772	5.3%
Hispanic Origin (Any Race)	770	4.9%	906	6.3%

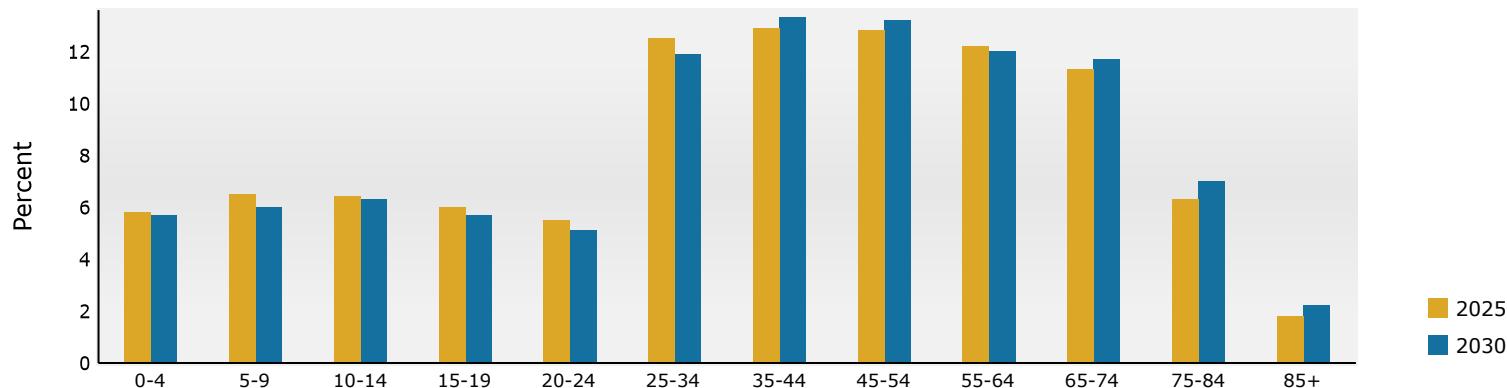
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

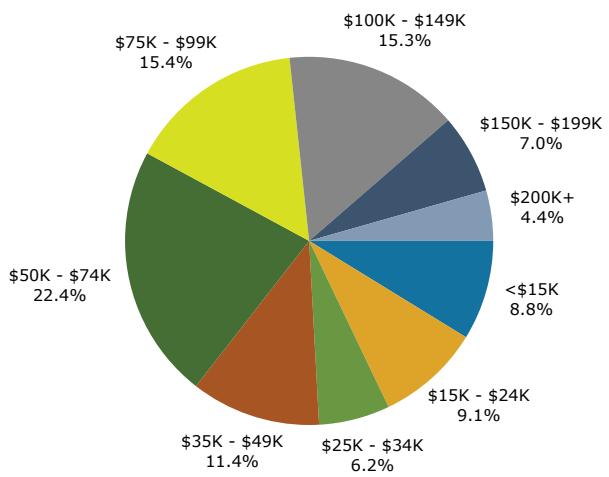
Trends 2025-2030



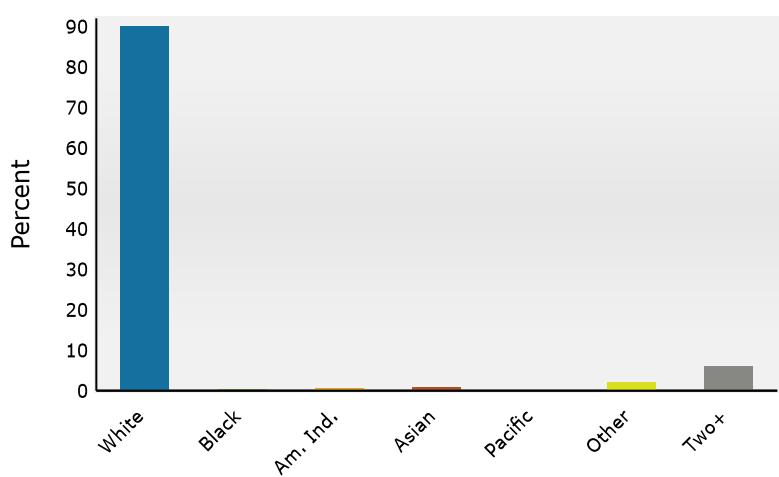
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Traffic Count Map

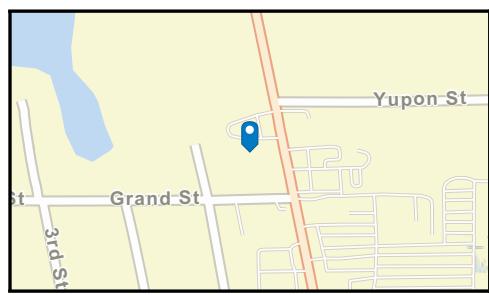
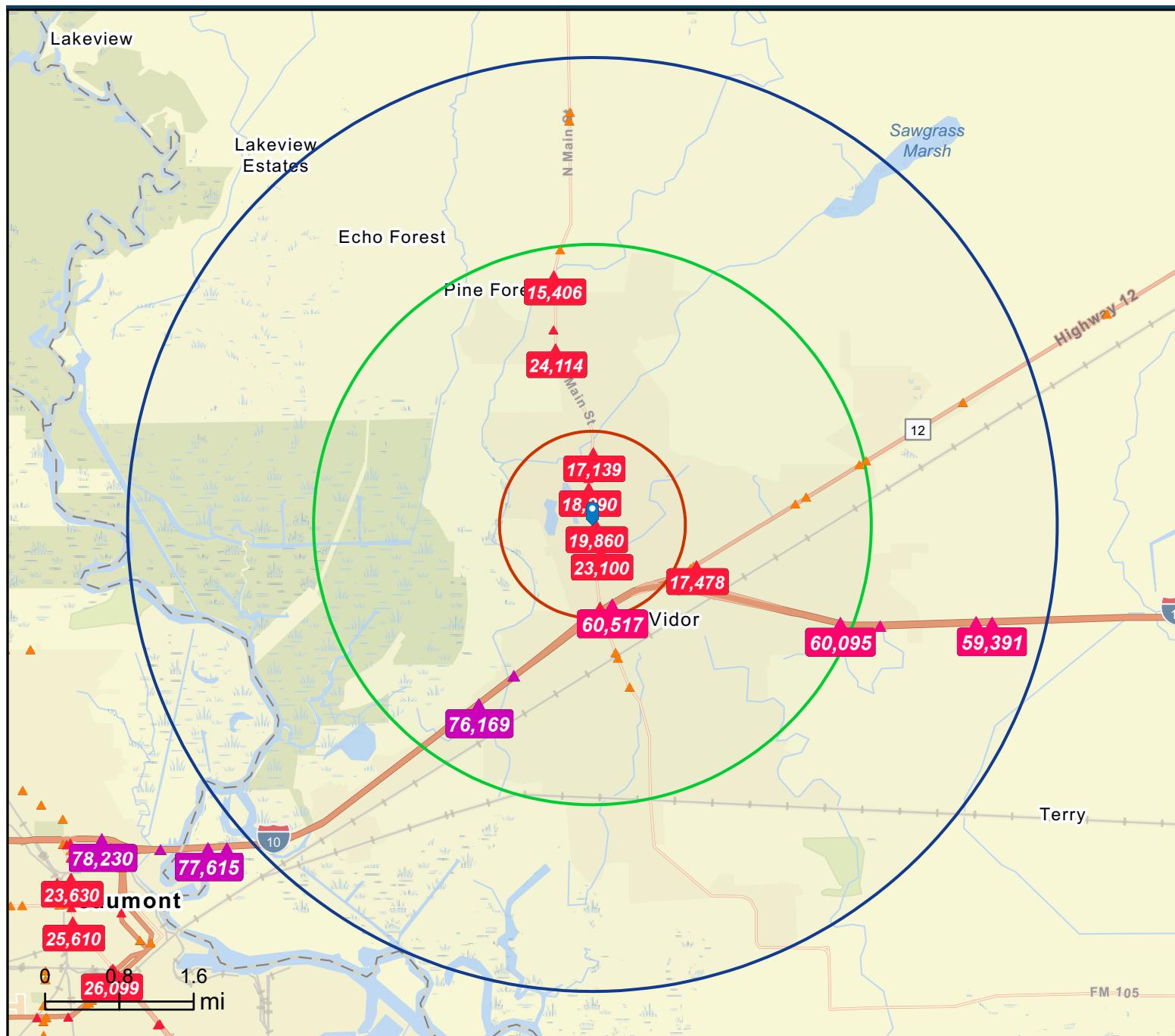
1465 N Main St, Vidor, Texas, 77662

Rings: 1, 3, 5 mile radii

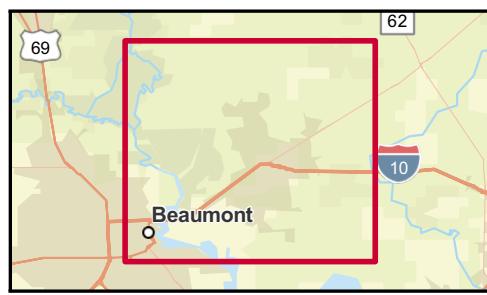
Prepared by Esri

Latitude: 30.14507

Longitude: -94.01716


Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 07, 2025

Traffic Count Map - Close Up

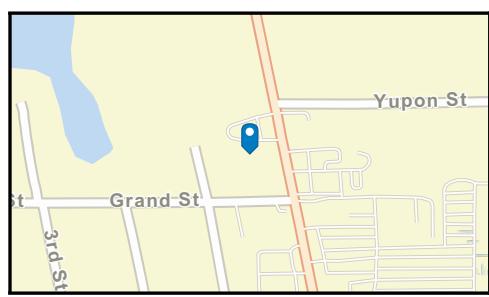
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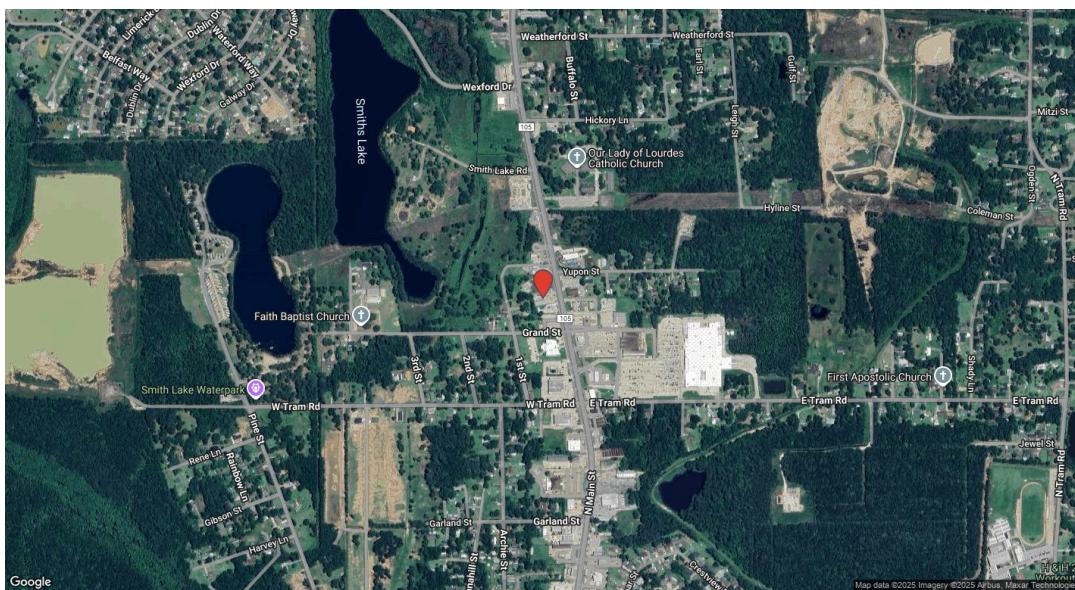
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August 07, 2025

Overview Map



1465 N MAIN ST VIDOR, TX 77662-3009

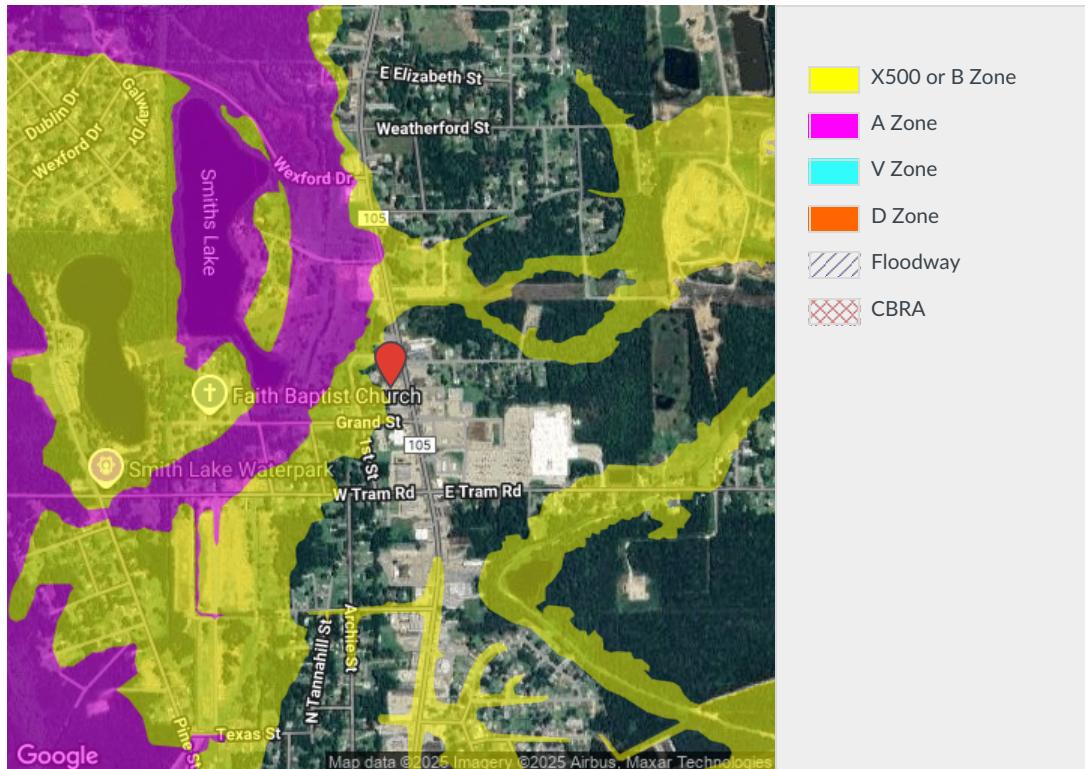
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY 480514 PANEL 0020D

PANEL DATE December 16, 2021 MAP NUMBER 48361C0020D





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.

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email
Ryan Harrington	0558472	ryan@rmxone.com
Sales Agent/Associate's Name	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

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