

1465 N. MAIN  
VIDOR, TX 77662

# TABLE



1465

## FOR SALE

# \$720,000



## PROPERTY OVERVIEW

Turnkey, fully equipped restaurant available in prime Vidor location! This impressive +/-3,600 SF freestanding building is in like-new condition and comes complete with all furniture, fixtures, and equipment—ready for operation. Step into a spacious, open dining area perfect for any restaurant concept, complemented by a welcoming bar, a versatile private room ideal for parties or meetings, and a fully outfitted commercial kitchen with a walk-in cooler. Situated on a generous .32 acre lot with ample parking, this property stands prominently on N Main Street, benefitting from high traffic and excellent visibility. Conveniently located near Walmart, major banks, and just one mile from I-10, ensuring a steady stream of customers. The owner is also willing to sell without the equipment.



### 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

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.

# Demographic and Income Profile

1465 N Main St, Vidor, Texas, 77662  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.14507  
Longitude: -94.01716

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

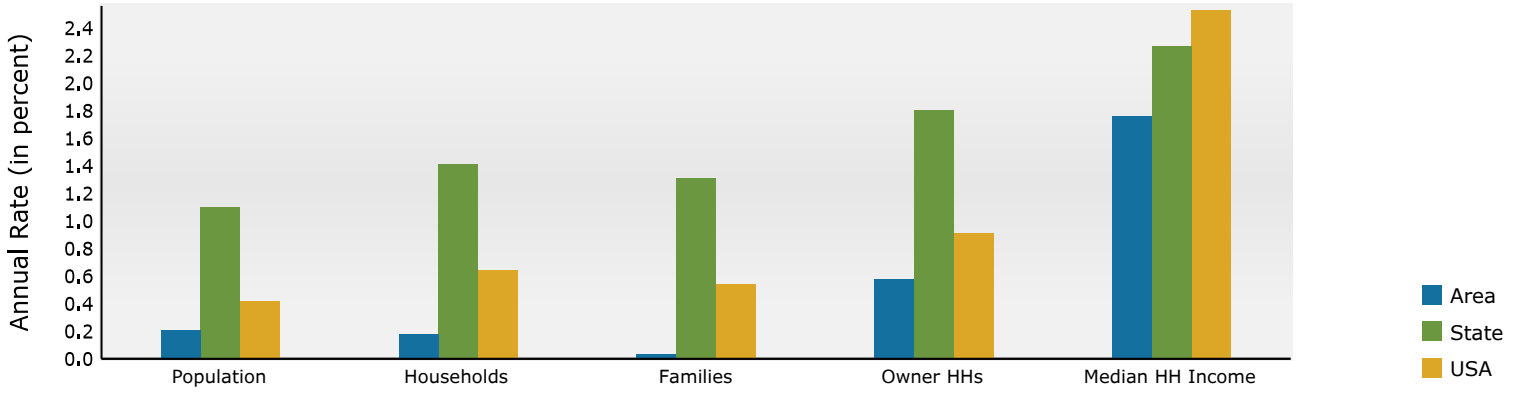
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,154	7.4%	880	6.1%	864	5.8%	847	5.7%
5 - 9	1,069	6.8%	966	6.7%	954	6.5%	895	6.0%
10 - 14	1,058	6.8%	983	6.8%	946	6.4%	940	6.3%
15 - 19	1,137	7.3%	929	6.4%	882	6.0%	849	5.7%
20 - 24	988	6.3%	785	5.4%	807	5.5%	762	5.1%
25 - 34	2,019	12.9%	1,775	12.3%	1,852	12.5%	1,777	11.9%
35 - 44	2,004	12.8%	1,832	12.7%	1,902	12.9%	1,988	13.3%
45 - 54	2,229	14.3%	1,825	12.6%	1,890	12.8%	1,975	13.2%
55 - 64	1,831	11.7%	1,947	13.5%	1,810	12.2%	1,794	12.0%
65 - 74	1,192	7.6%	1,508	10.4%	1,674	11.3%	1,742	11.7%
75 - 84	709	4.5%	805	5.6%	934	6.3%	1,043	7.0%
85+	219	1.4%	236	1.6%	267	1.8%	329	2.2%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,970	95.9%	13,195	91.2%	13,306	90.0%	13,288	88.9%
Black Alone	16	0.1%	50	0.3%	63	0.4%	71	0.5%
American Indian Alone	83	0.5%	88	0.6%	89	0.6%	91	0.6%
Asian Alone	73	0.5%	129	0.9%	136	0.9%	148	1.0%
Pacific Islander Alone	16	0.1%	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	215	1.4%	236	1.6%	295	2.0%	341	2.3%
Two or More Races	235	1.5%	772	5.3%	892	6.0%	999	6.7%
Hispanic Origin (Any Race)	770	4.9%	906	6.3%	1,122	7.6%	1,291	8.6%

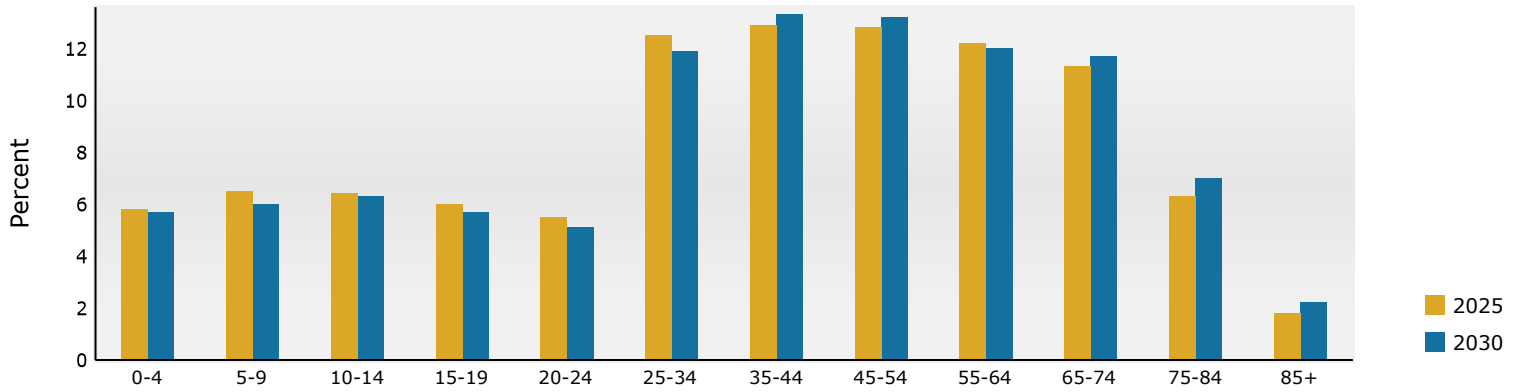
**Data Note:** Income is expressed in current dollars.

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

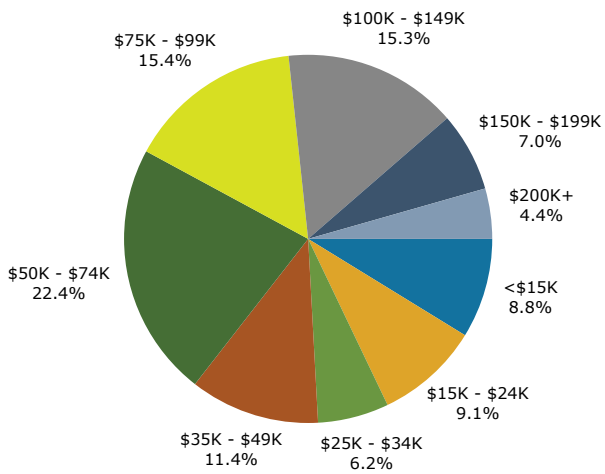
## Trends 2025-2030



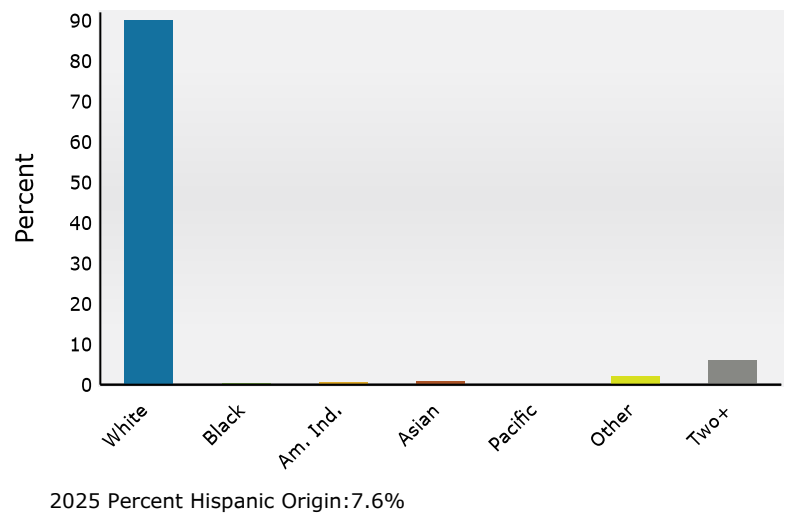
## Population by Age



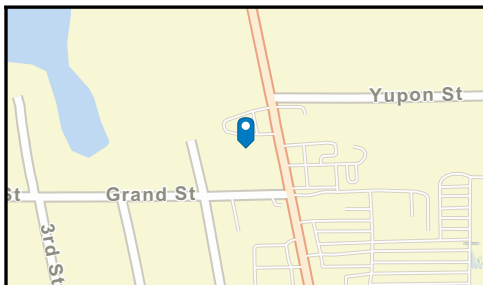
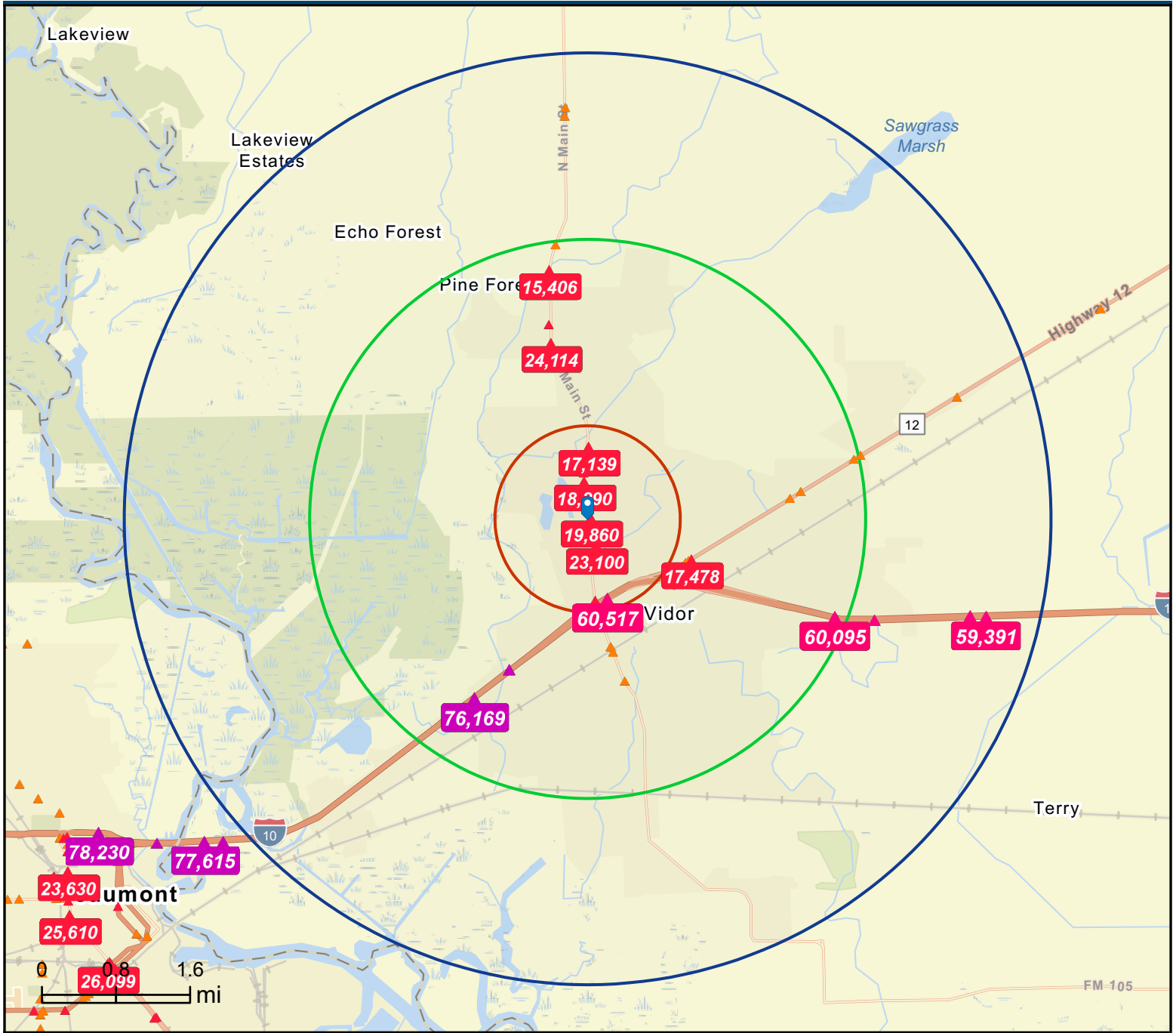
## 2025 Household Income



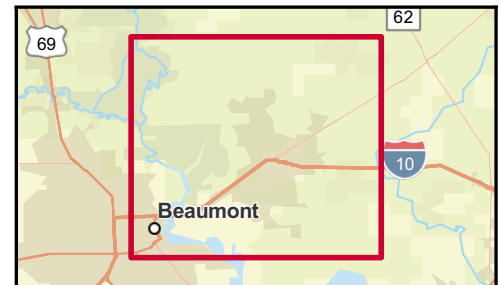
## 2025 Population by Race



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



- 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

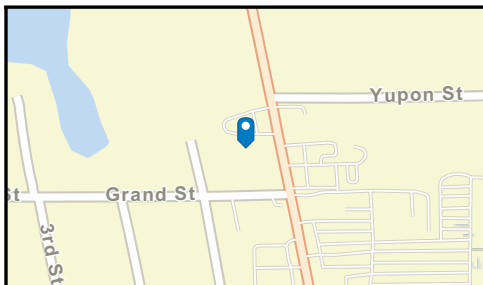


Source: ©2025 Kalibrate Technologies (Q1 2025).

# Traffic Count Map - Close Up

1465 N Main St, Vidor, Texas, 77662  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.14507  
Longitude: -94.01716

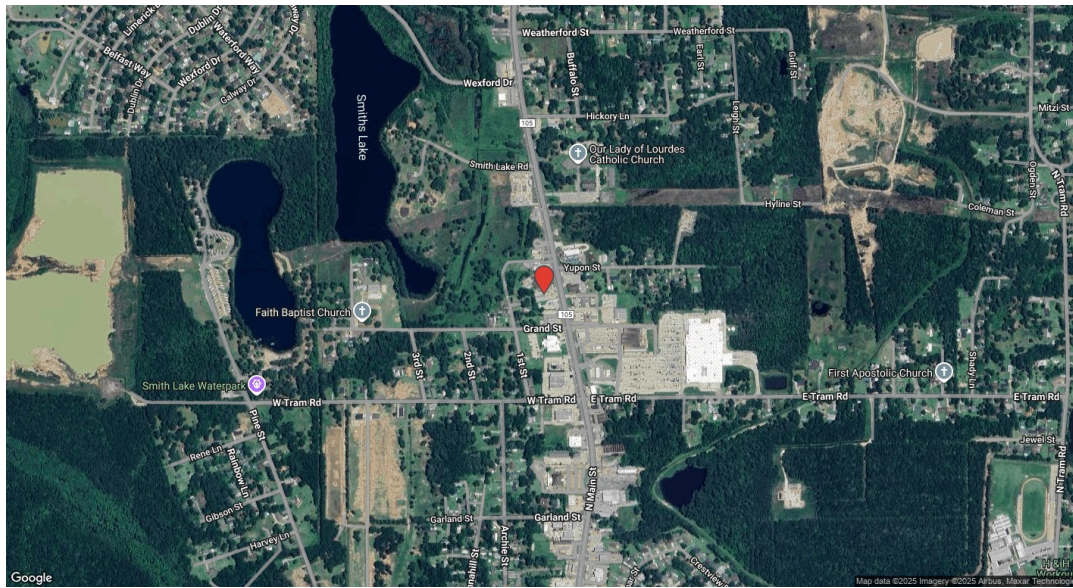


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- ▲ Up to 6,000 vehicles per day
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Source: ©2025 Kalibrate Technologies (Q1 2025).

# Overview Map



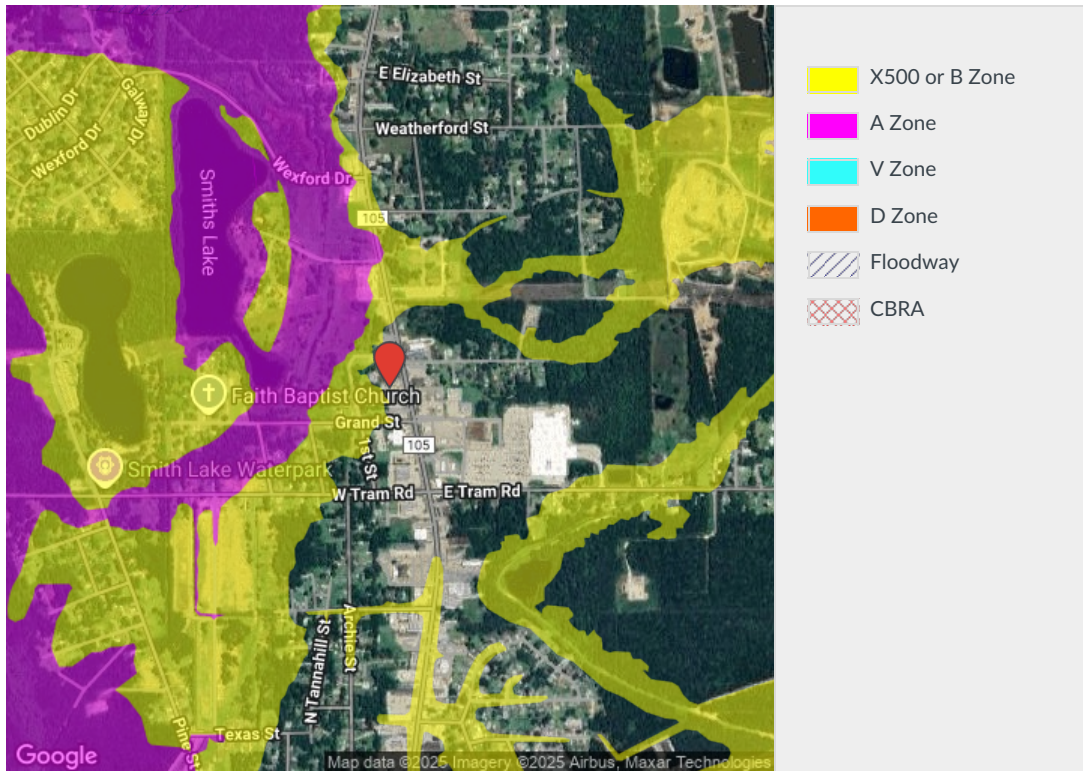
1465 N MAIN ST VIDOR, TX 77662-3009

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.

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>900010</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)

IABS 1-1  
TXR 2501