

3500 E. Parkway

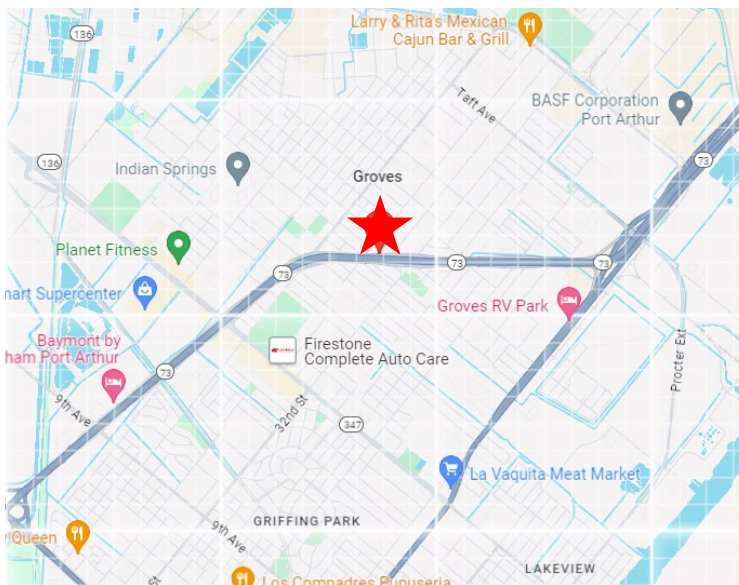
FOR SALE
3500 E. Parkway
Groves, TX 77619

\$750,000

Property Overview



- +/- 10,578 SF Office / Warehouse
- +/- .4605 Acres
- Building in Good Condition
- Leased to Baker Distributing
- Lease Commenced in 1998
- Current Rent \$5,410.59/Month with 3% annual bumps
- C-2 Zoning General Commercial
- Hwy 73 Frontage
- +/-26K VPD on Hwy
- Current lease expires 4/30/27
- Landlord responsible for Taxes, Insurance, Roof & Structural Maintenance
- Tenant Contributes \$3k annually towards taxes



Ryan Harrington
RE/MAX ONE
Commercial Division
Ryan@rmxone.com

Office: (409) 892-7245
Cell: (409) 673-3513
8245 Gladys Avenue
Beaumont, TX 77706

Foxworth
ASSOCIATES

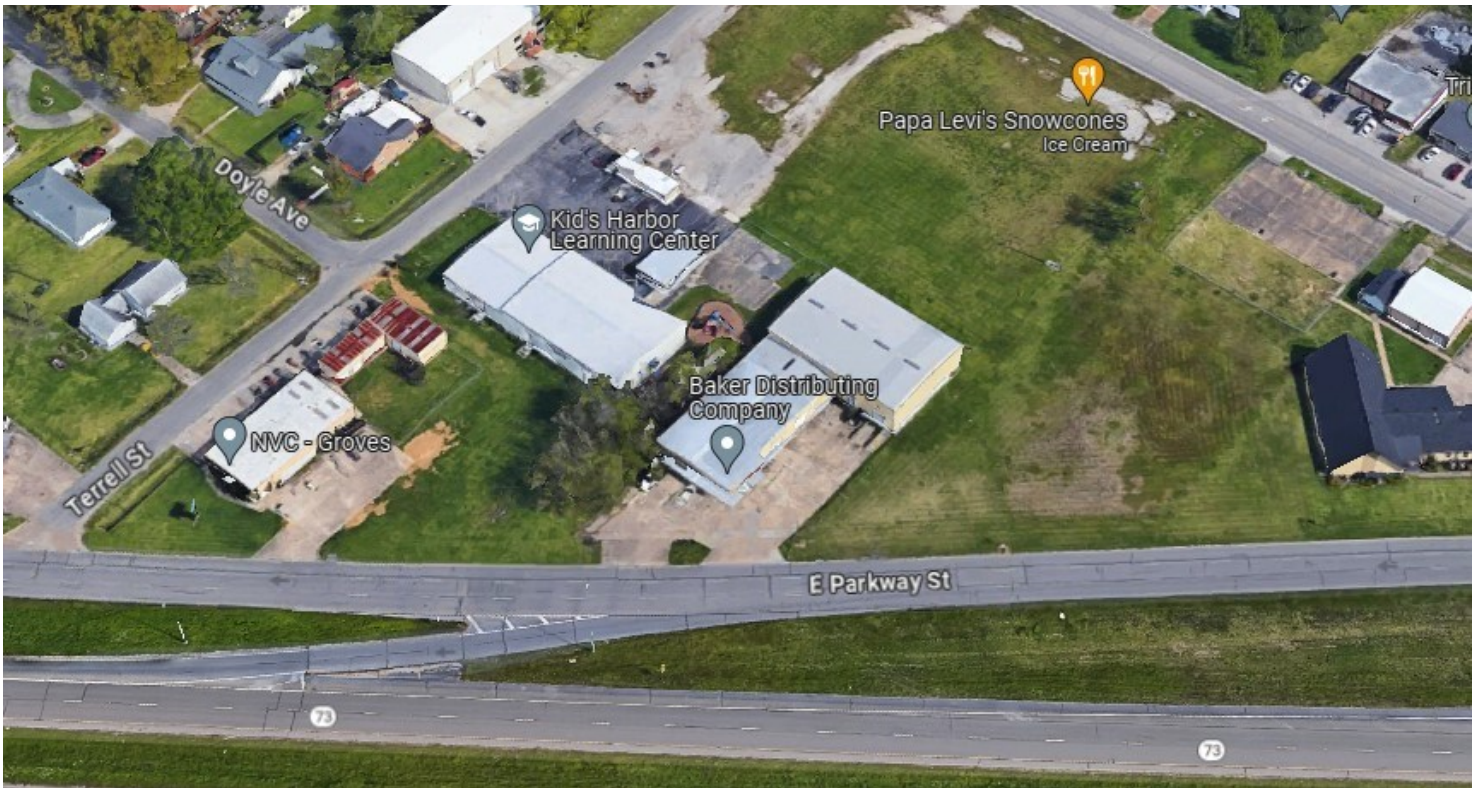


COMMERCIAL
REAL ESTATE
DIVISION OF
RE/MAX
BEAUMONT

3500 E. Parkway

FOR SALE
3500 E. Parkway
Groves, TX 77619

\$750,000



Ryan Harrington
RE/MAX ONE
Commercial Division
Ryan@rmxone.com

Office: (409) 892-7245
Cell: (409) 673-3513
8245 Gladys Avenue
Beaumont, TX 77706

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.



Demographic and Income Profile

3500 E Parkway St, Groves, Texas, 77619
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.94160
 Longitude: -93.91697

Summary	Census 2010	Census 2020	2023	2028
Population	46,894	49,423	48,530	47,688
Households	16,887	17,393	17,248	17,056
Families	11,802	12,337	11,658	11,526
Average Household Size	2.75	2.82	2.79	2.78
Owner Occupied Housing Units	11,664	11,334	11,641	11,594
Renter Occupied Housing Units	5,226	6,059	5,607	5,462
Median Age	34.6	34.5	37.1	37.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.35%	0.97%	0.30%
Households	-0.22%	1.15%	0.49%
Families	-0.23%	1.16%	0.44%
Owner HHs	-0.08%	1.38%	0.66%
Median Household Income	2.76%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,101	12.2%	1,842	10.8%
\$15,000 - \$24,999	1,450	8.4%	1,169	6.9%
\$25,000 - \$34,999	1,662	9.6%	1,428	8.4%
\$35,000 - \$49,999	2,356	13.7%	2,071	12.1%
\$50,000 - \$74,999	3,032	17.6%	2,966	17.4%
\$75,000 - \$99,999	2,439	14.1%	2,596	15.2%
\$100,000 - \$149,999	2,645	15.3%	3,013	17.7%
\$150,000 - \$199,999	974	5.6%	1,280	7.5%
\$200,000+	590	3.4%	691	4.1%

Median Household Income	\$56,634	\$64,897
Average Household Income	\$77,295	\$88,244
Per Capita Income	\$27,503	\$31,598

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,671	7.8%	3,660	7.4%	3,287	6.8%	3,246	6.8%
5 - 9	3,449	7.4%	3,884	7.9%	3,452	7.1%	3,289	6.9%
10 - 14	3,427	7.3%	3,879	7.8%	3,341	6.9%	3,433	7.2%
15 - 19	3,573	7.6%	3,597	7.3%	2,980	6.1%	3,040	6.4%
20 - 24	3,153	6.7%	3,334	6.7%	2,895	6.0%	2,719	5.7%
25 - 34	6,405	13.7%	6,706	13.6%	6,954	14.3%	6,173	12.9%
35 - 44	5,818	12.4%	6,496	13.1%	6,376	13.1%	6,485	13.6%
45 - 54	6,544	14.0%	5,529	11.2%	5,386	11.1%	5,465	11.5%
55 - 64	4,987	10.6%	5,885	11.9%	5,916	12.2%	5,123	10.7%
65 - 74	2,708	5.8%	3,935	8.0%	4,570	9.4%	4,955	10.4%
75 - 84	2,222	4.7%	1,698	3.4%	2,322	4.8%	2,683	5.6%
85+	939	2.0%	821	1.7%	1,052	2.2%	1,078	2.3%

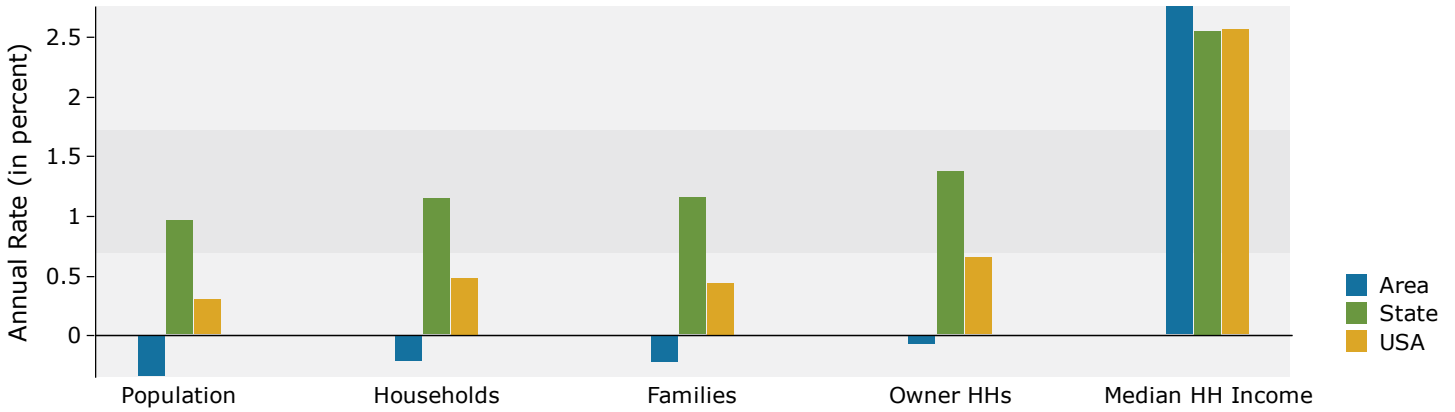
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	26,999	57.6%	19,550	39.6%	18,442	38.0%	16,852	35.3%
Black Alone	9,006	19.2%	9,254	18.7%	9,461	19.5%	9,704	20.3%
American Indian Alone	340	0.7%	496	1.0%	494	1.0%	510	1.1%
Asian Alone	2,687	5.7%	2,489	5.0%	2,595	5.3%	2,799	5.9%
Pacific Islander Alone	8	0.0%	23	0.0%	22	0.0%	22	0.0%
Some Other Race Alone	6,678	14.2%	10,326	20.9%	10,308	21.2%	10,567	22.2%
Two or More Races	1,176	2.5%	7,286	14.7%	7,208	14.9%	7,234	15.2%

Hispanic Origin (Any Race)	15,539	33.1%	21,531	43.6%	21,274	43.8%	21,198	44.5%
----------------------------	--------	-------	--------	-------	--------	-------	--------	-------

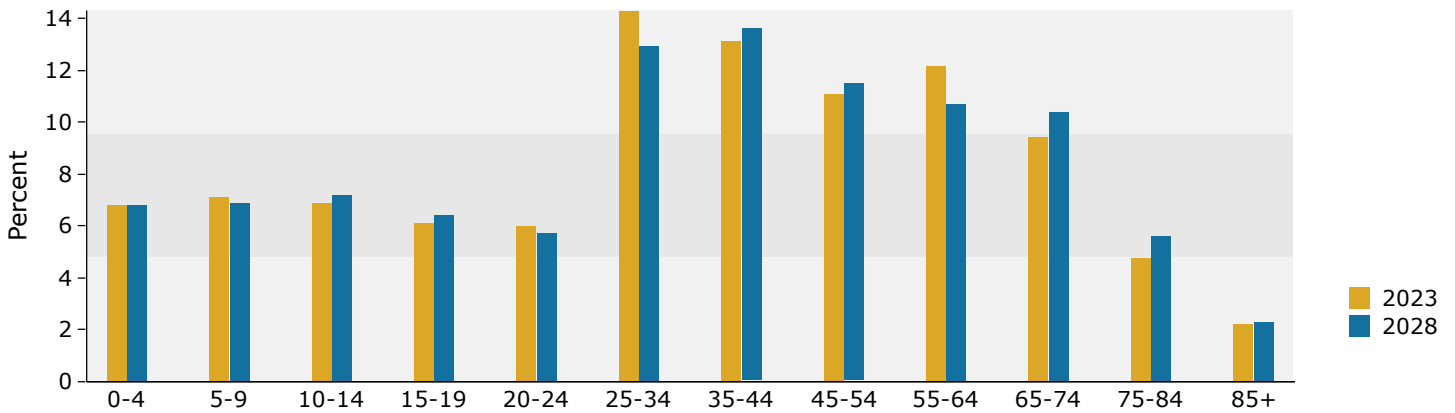
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

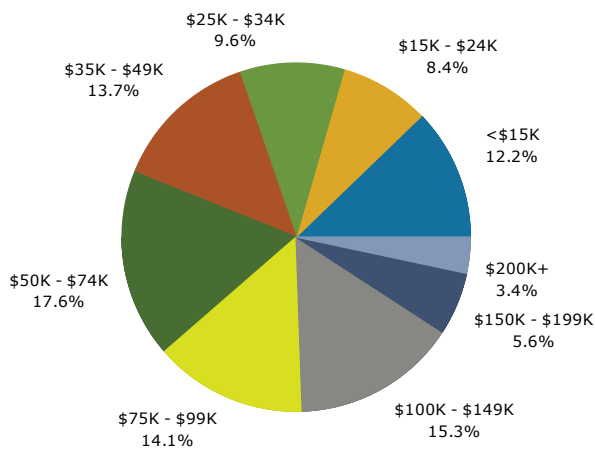
Trends 2023-2028



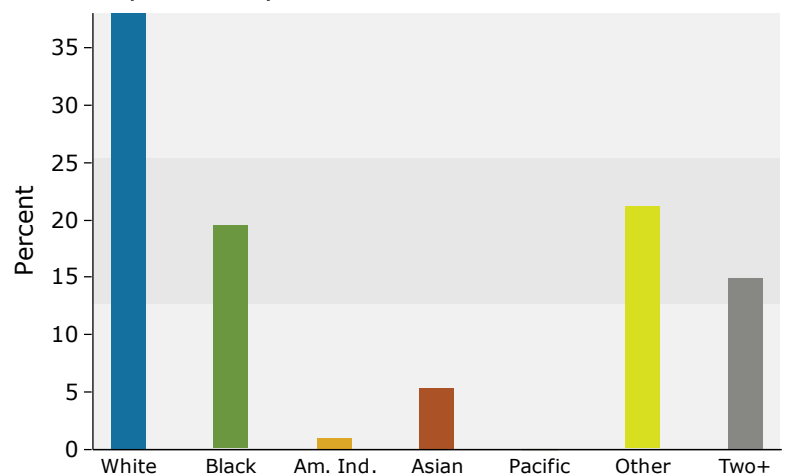
Population by Age



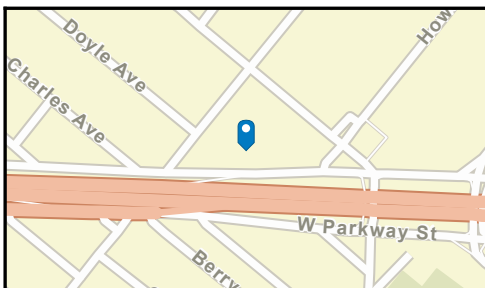
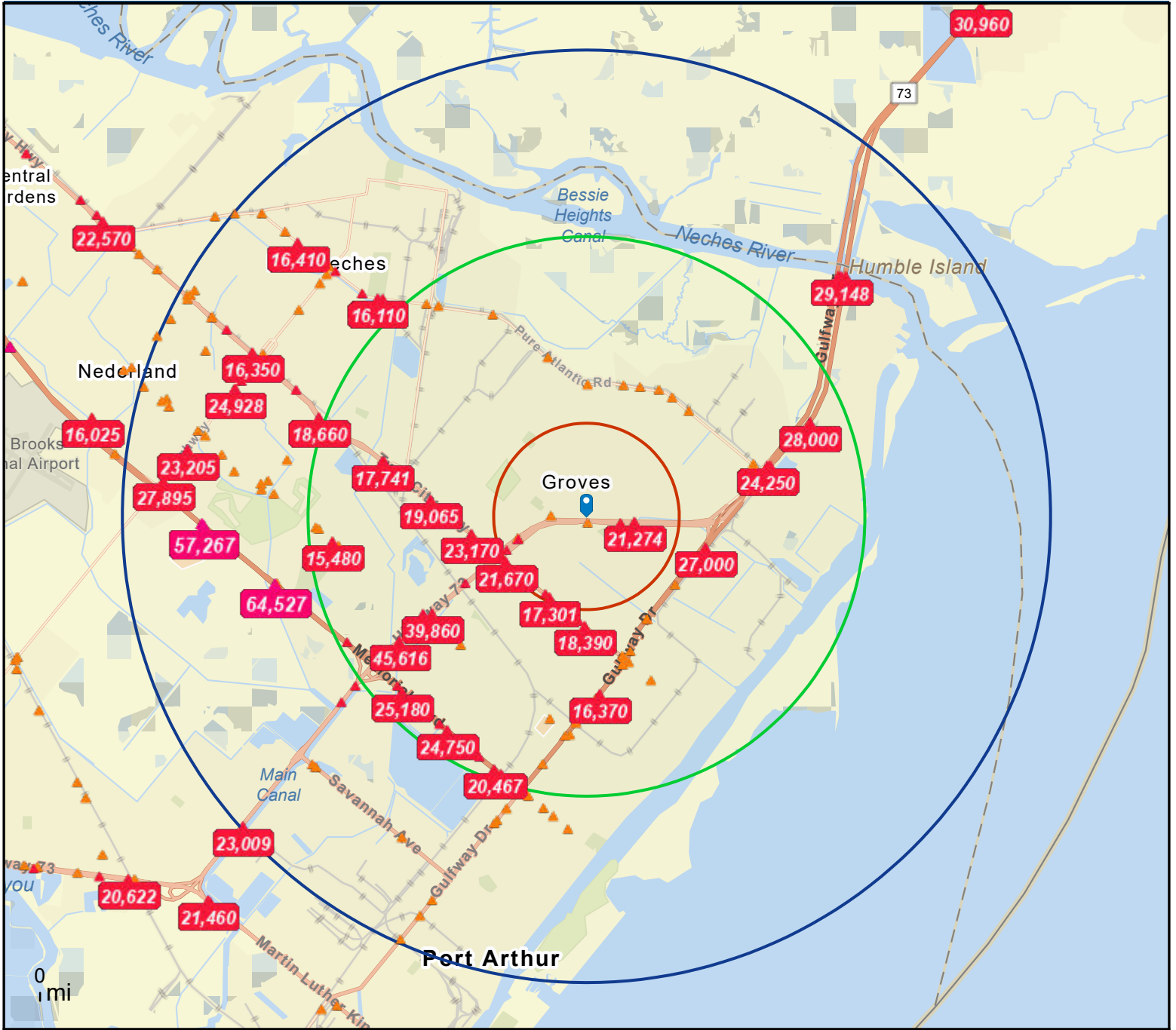
2023 Household Income



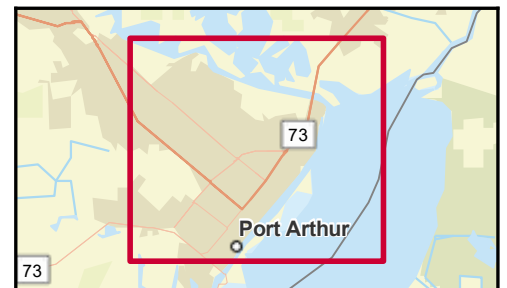
2023 Population by Race



2023 Percent Hispanic Origin: 43.8%



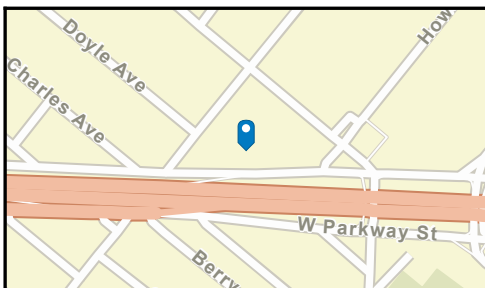
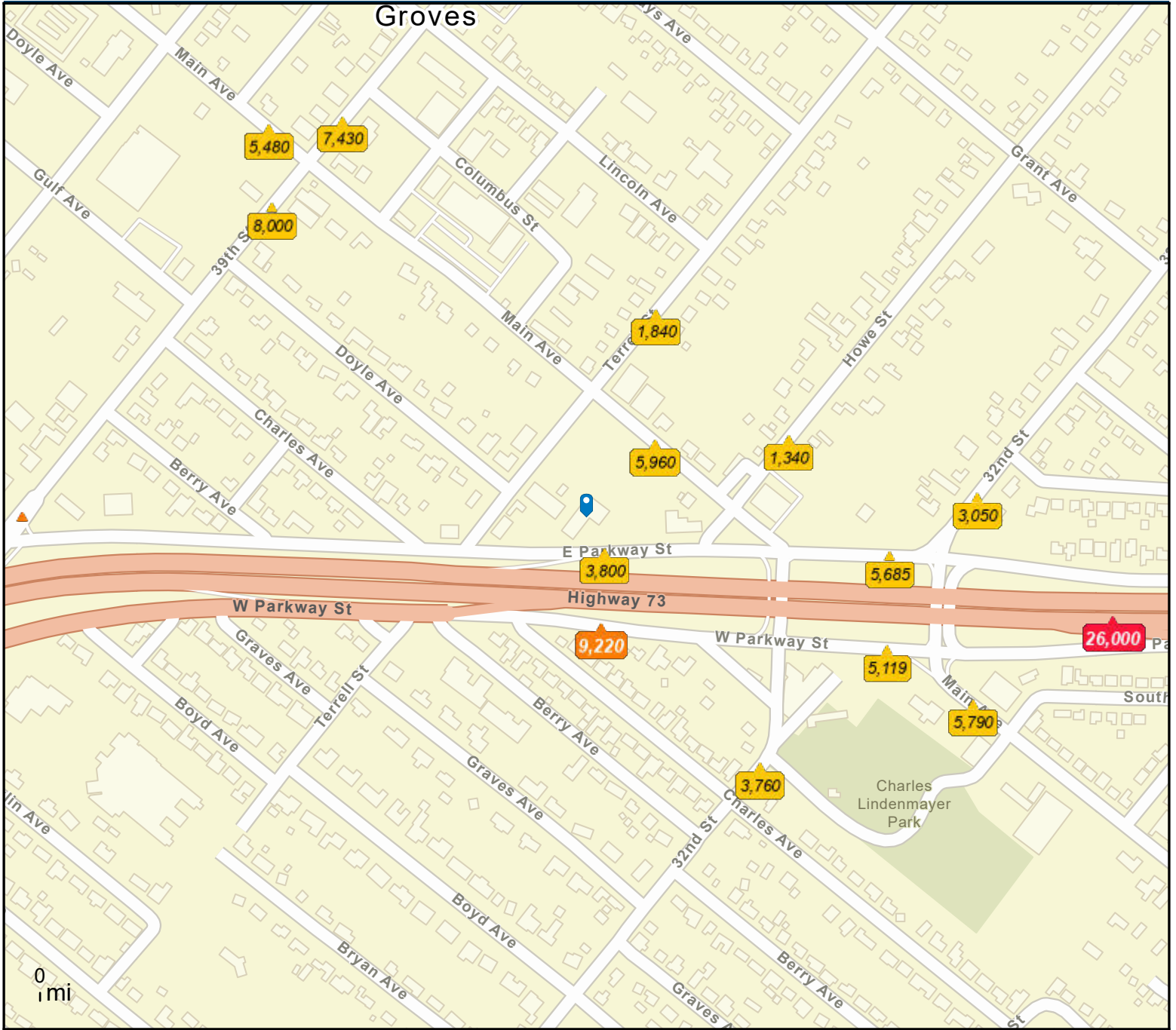
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

3500 E Parkway St, Groves, Texas, 77619
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.94160
 Longitude: -93.91697

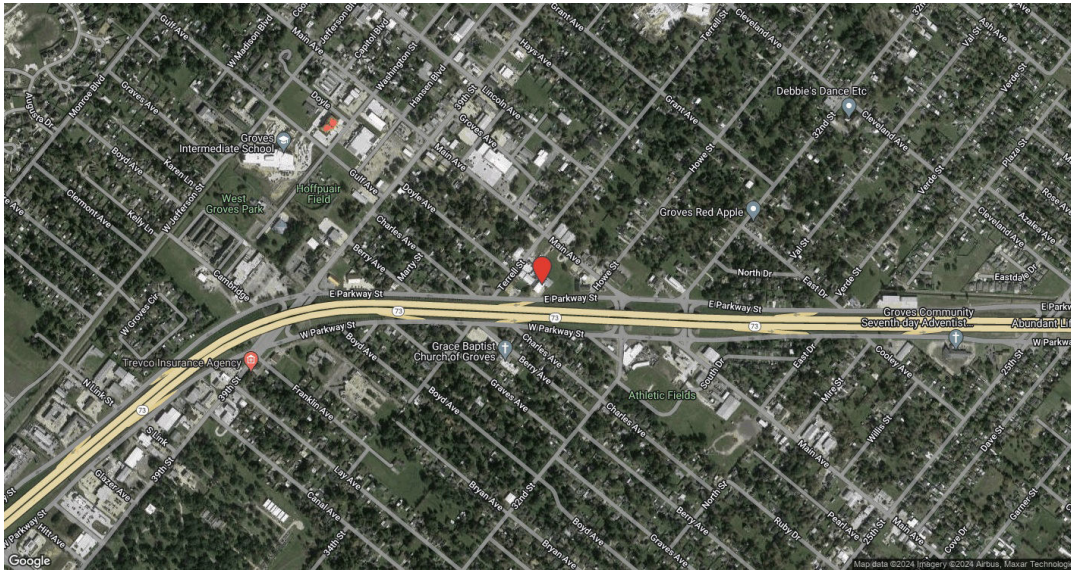


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

Overview Map



3500 E PARKWAY ST GROVES, TX 77619-4521

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	485475	PANEL	0005E
PANEL DATE	January 06, 1983	MAP NUMBER	4854750005E





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.

<u>RE/MAX ONE</u>	<u>9000010</u>	<u></u>	<u>(409) 860-3200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
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

TAR 2501

IABS 1-0

RE/MAX Beaumont Foxworth Associates, 6410 Wellington Place Beaumont, TX 77706
Ryan Harrington

Phone: 409.861.5655 Fax: 409.861.1440

Template

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com