



1400 N 5TH ST,  
SILSBEE, TX 77656



**FOR SALE**  
**\$499,500**



## PROPERTY OVERVIEW

Highly versatile combination of retail and warehouse space totaling +/-10,516 SF with a modern office/showroom. The efficient layout features two grade-level doors, +/-12-foot clear height, and a +/-1,250 SF covered loading area for both the business and customers. The property also includes +/-164 ft of frontage with excellent visibility and branding potential. Situated on two adjoining tracts totaling +/-0.504 of an acre, the site benefits from its proximity to Pine Plaza Shopping Center and the busy intersection at Hwy 418. It is zoned C-2 Community Business District and located in Flood Zone X. The owner would also consider selling the business.



**RYAN HARRINGTON**  
**COMMERCIAL DIVISION**

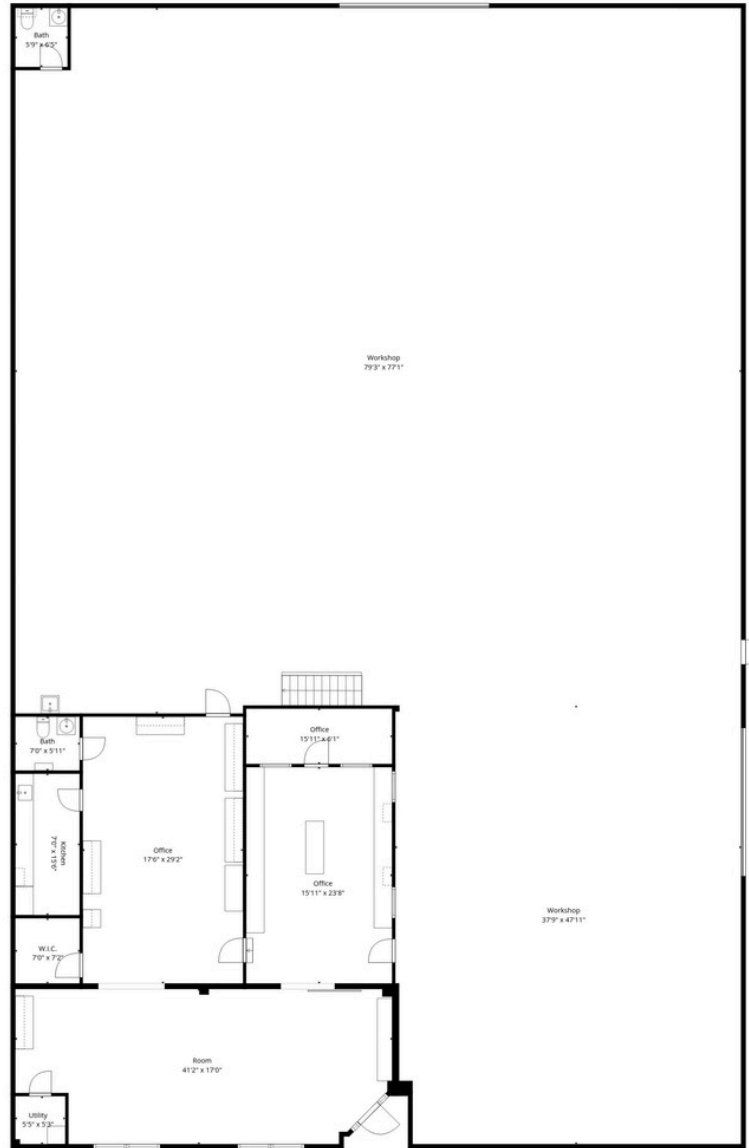
**OFFICE:** (409) 892-7245  
**CELL:** (409) 673-3513  
[RYAN@RMXONE.COM](mailto:RYAN@RMXONE.COM)

- Retail/Warehouse totaling +/-10,516SF
- +/-2,000SF is Office/Showroom
- Two Grade-Level Doors
- 12ft Clear Height
- +/-1,250SF Covered Area
- +/-164ft of Frontage
- Flood Zone X
- 2 tracts totaling +/-0.504 of an acre
- Adjoins Pine Plaza
- Heavy Traffic Counts
- Great Visibility
- Zoned C-2 Community Business Dist.
- Business also available

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# BUILDING SKETCH



## NORTH 5<sup>TH</sup> STREET



# REMAX

COMMERCIAL

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# AERIAL

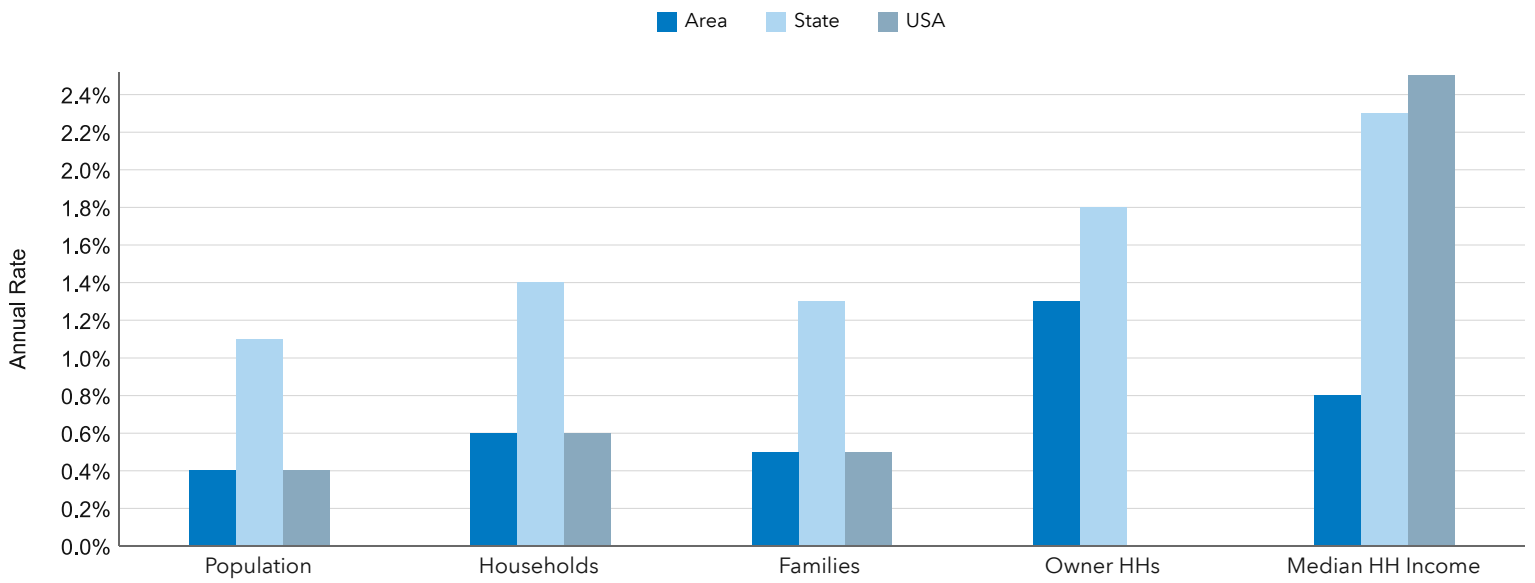


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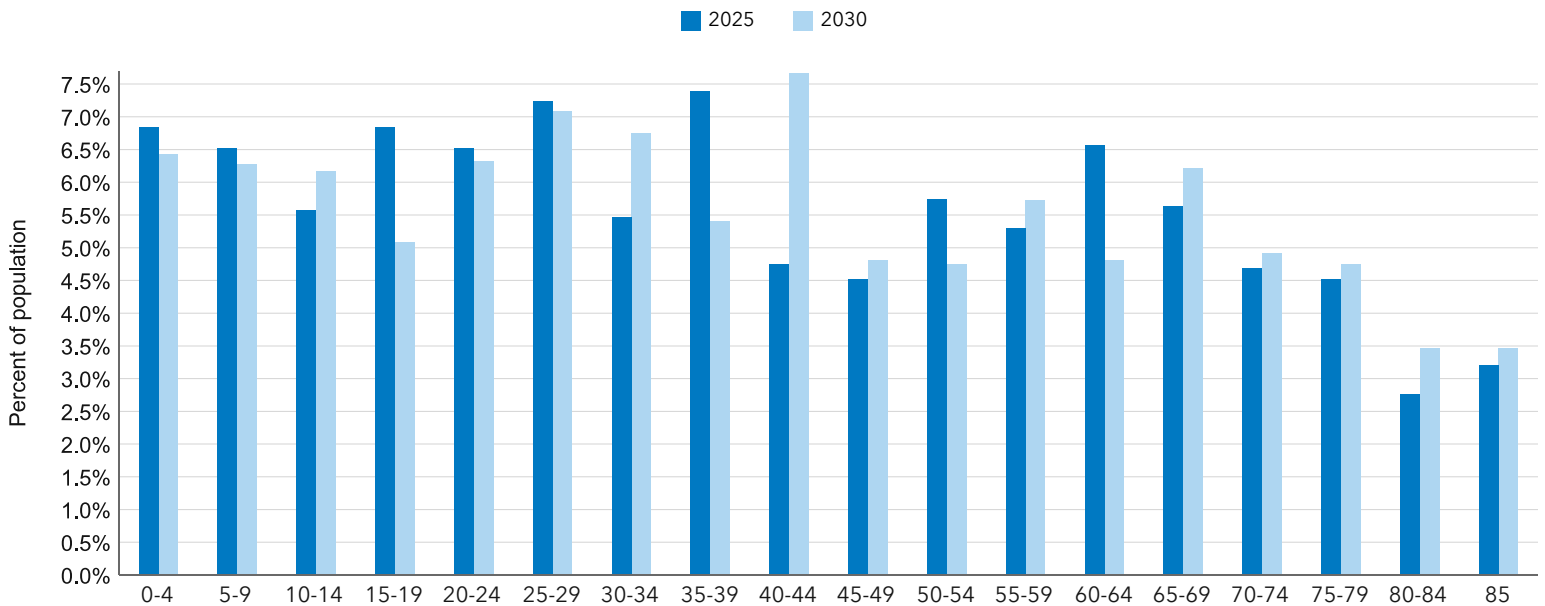
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



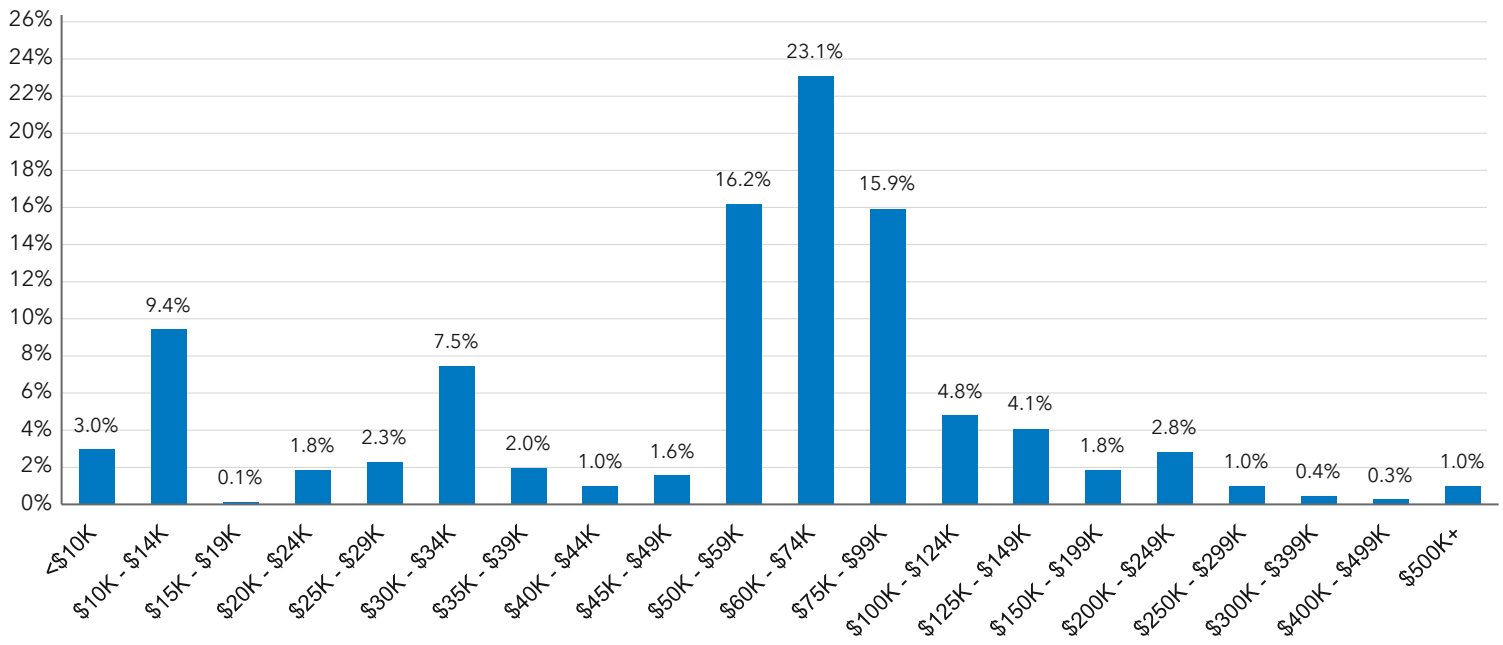
## Population by Age



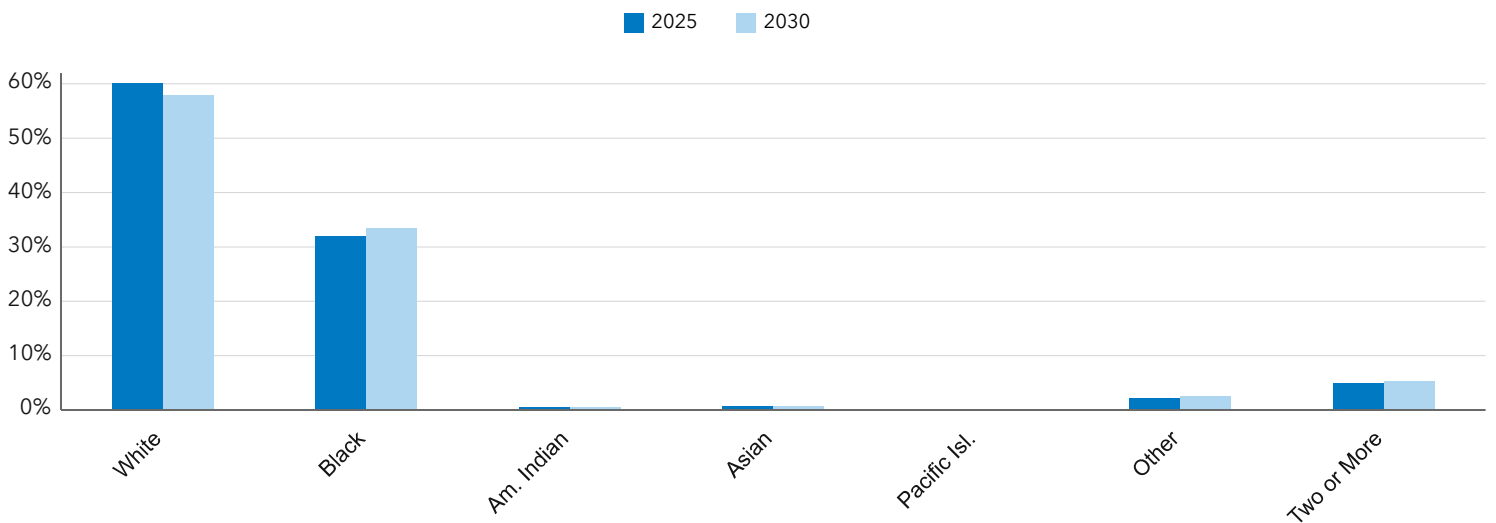
## Key Indicators for 2025



## Households by Income for 2025



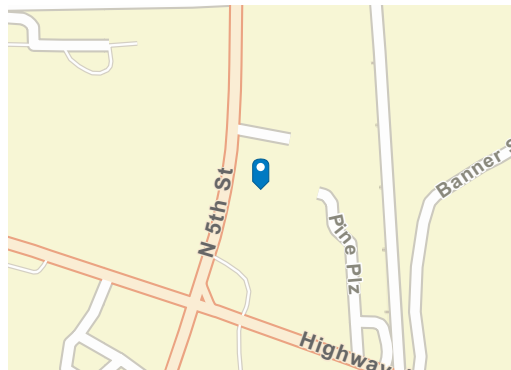
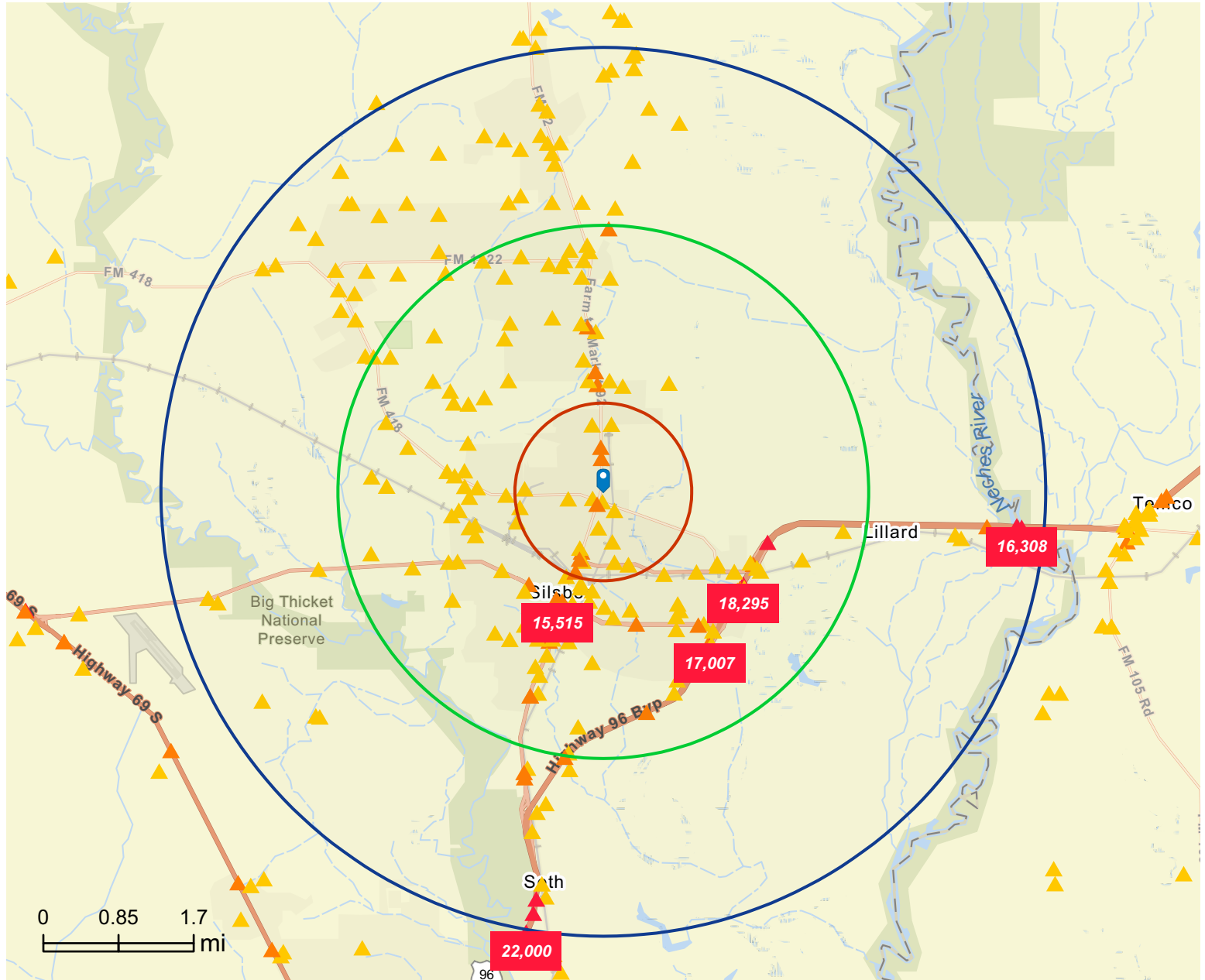
## Population by Race



# Traffic Count Map

1400 N 5th St, Silsbee, Texas, 77656

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

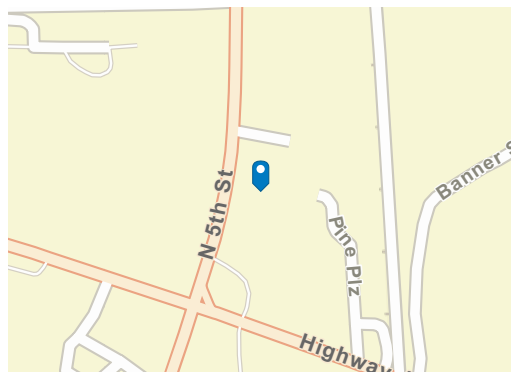
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



# Traffic Count Map - Close Up

1400 N 5th St, Silsbee, Texas, 77656

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



The closest match to 1400 N. 5th Street, Silsbee 77656 is 1400 N 5TH ST SILSBEE, TX 77656-3710

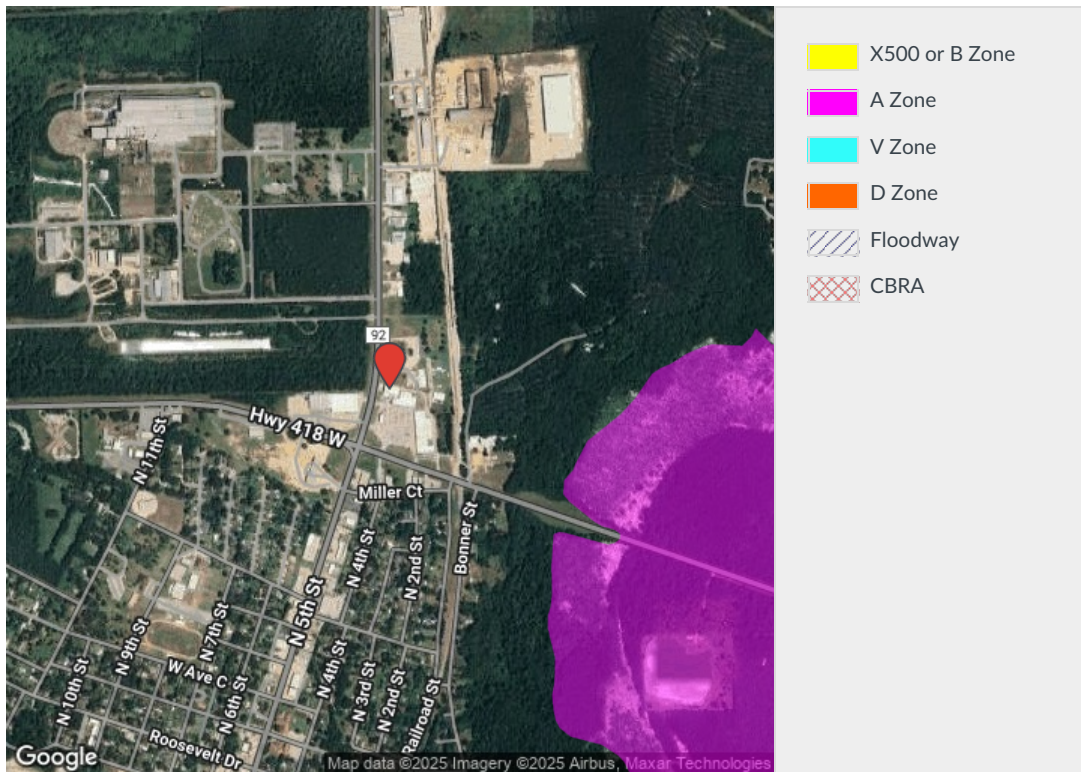
1400 N 5TH ST SILSBEE, TX 77656-3710

LOCATION ACCURACY: 📍 Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

|            |                  |            |             |
|------------|------------------|------------|-------------|
| COMMUNITY  | 480285           | PANEL      | 0385F       |
| PANEL DATE | October 06, 2010 | MAP NUMBER | 48199C0385F |





# 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>9000010</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