

RE/MAX
COMMERCIAL®

1322 N. 16TH STREET
ORANGE, TX 77630

Price
Reduced!



FOR SALE OR LEASE
\$175,000
\$25/sf/Year + NNN

PROPERTY OVERVIEW

Quick serve restaurant facility on the SE corner of State Hwy 87 (16th Street) and W Hart Avenue in Orange Texas. The building is currently for sale or lease. This +/-870 SF building features a walk up order window, drive thru window with menu board and speaker system, and ample parking. Ideal for any fast food/quick serve business in need of good ingress and egress, ample parking, good visibility and high traffic counts.



RYAN HARRINGTON
COMMERCIAL DIVISION

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

- +/- 870 SF Freestanding Building
- +/- .288 Acres
- Quick Serve Restaurant
- Walk up order window
- Drive Thru Window
- Menu Board with Speaker System
- Ample Parking
- Corner Lot
- Good Ingress and Egress
- High Traffic Counts on 16th Street
- Pole Sign
- Parking Lot Lighting

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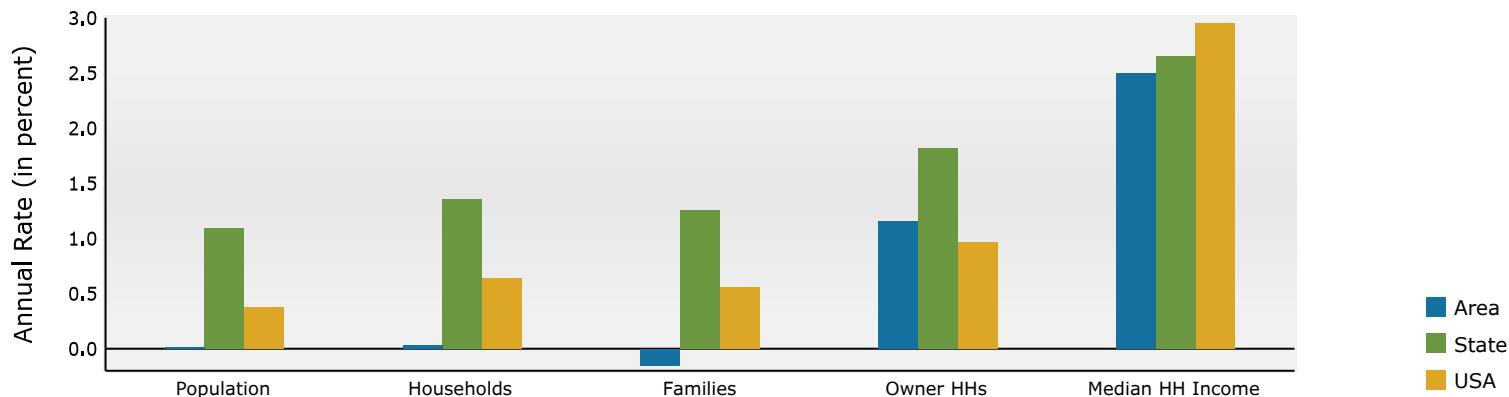
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Summary	Census 2010	Census 2020	2024	2029
Population	21,479	22,189	22,072	22,082
Households	8,705	9,166	9,180	9,192
Families	5,638	5,595	5,398	5,357
Average Household Size	2.42	2.39	2.38	2.37
Owner Occupied Housing Units	5,431	5,120	5,215	5,525
Renter Occupied Housing Units	3,274	4,046	3,965	3,667
Median Age	39.6	38.9	38.9	39.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.01%	1.09%	0.38%	
Households	0.03%	1.36%	0.64%	
Families	-0.15%	1.26%	0.56%	
Owner HHs	1.16%	1.82%	0.97%	
Median Household Income	2.50%	2.65%	2.95%	
	2024	2029		
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,320	14.4%	1,159	12.6%
\$15,000 - \$24,999	590	6.4%	443	4.8%
\$25,000 - \$34,999	1,023	11.1%	901	9.8%
\$35,000 - \$49,999	1,376	15.0%	1,279	13.9%
\$50,000 - \$74,999	1,627	17.7%	1,644	17.9%
\$75,000 - \$99,999	835	9.1%	888	9.7%
\$100,000 - \$149,999	1,345	14.7%	1,554	16.9%
\$150,000 - \$199,999	417	4.5%	558	6.1%
\$200,000+	646	7.0%	766	8.3%
Median Household Income	\$53,047		\$60,012	
Average Household Income	\$82,025		\$94,656	
Per Capita Income	\$34,232		\$39,550	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	1,410	6.6%	1,472	6.6%
5 - 9	1,316	6.1%	1,440	6.5%
10 - 14	1,335	6.2%	1,439	6.5%
15 - 19	1,527	7.1%	1,320	5.9%
20 - 24	1,401	6.5%	1,341	6.0%
25 - 34	2,599	12.1%	3,034	13.7%
35 - 44	2,520	11.7%	2,584	11.6%
45 - 54	3,025	14.1%	2,618	11.8%
55 - 64	2,683	12.5%	2,927	13.2%
65 - 74	1,790	8.3%	2,305	10.4%
75 - 84	1,325	6.2%	1,228	5.5%
85+	549	2.6%	482	2.2%
	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	13,762	64.1%	11,946	53.8%
Black Alone	6,354	29.6%	7,060	31.8%
American Indian Alone	89	0.4%	125	0.6%
Asian Alone	249	1.2%	304	1.4%
Pacific Islander Alone	6	0.0%	9	0.0%
Some Other Race Alone	617	2.9%	1,152	5.2%
Two or More Races	402	1.9%	1,593	7.2%
Hispanic Origin (Any Race)	1,445	6.7%	2,545	11.5%

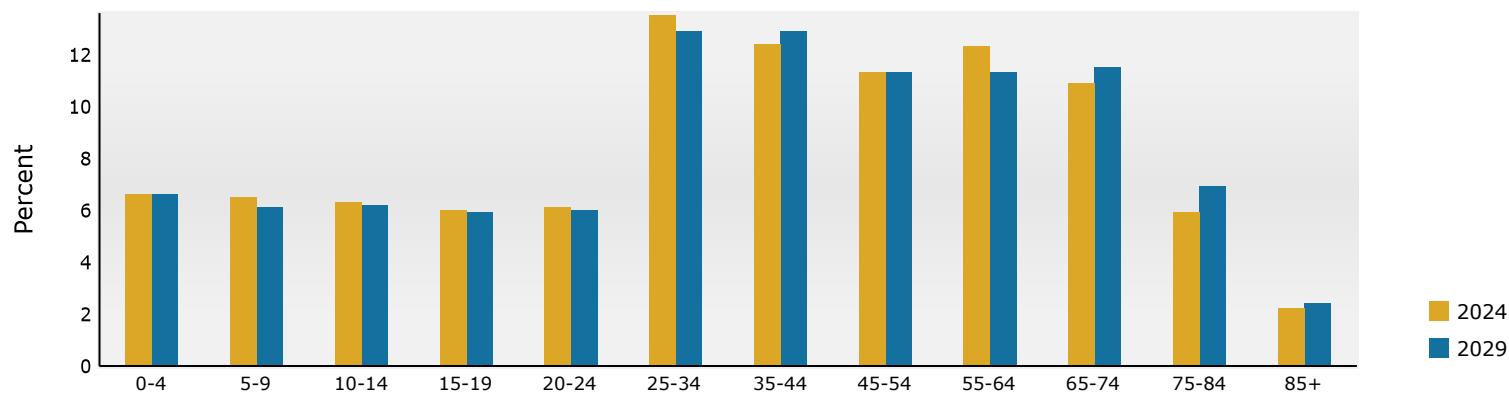
Data Note: Income is expressed in current dollars.

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

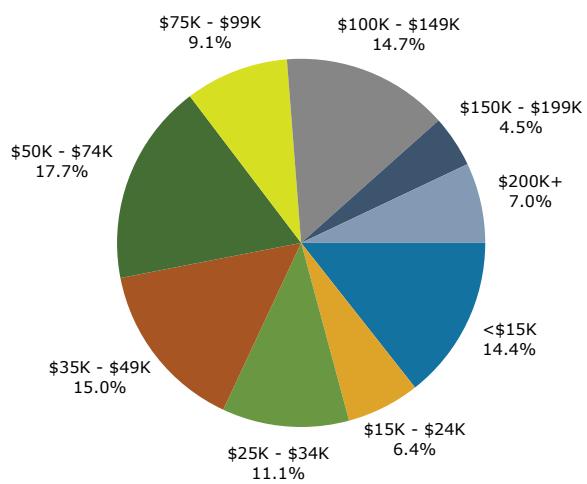
Trends 2024-2029



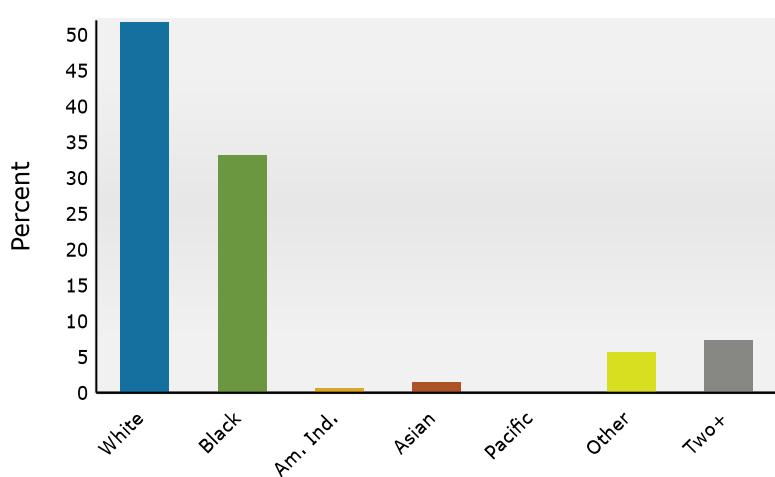
Population by Age



2024 Household Income



2024 Population by Race



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

Traffic Count Map

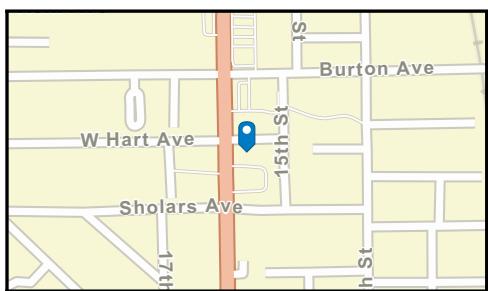
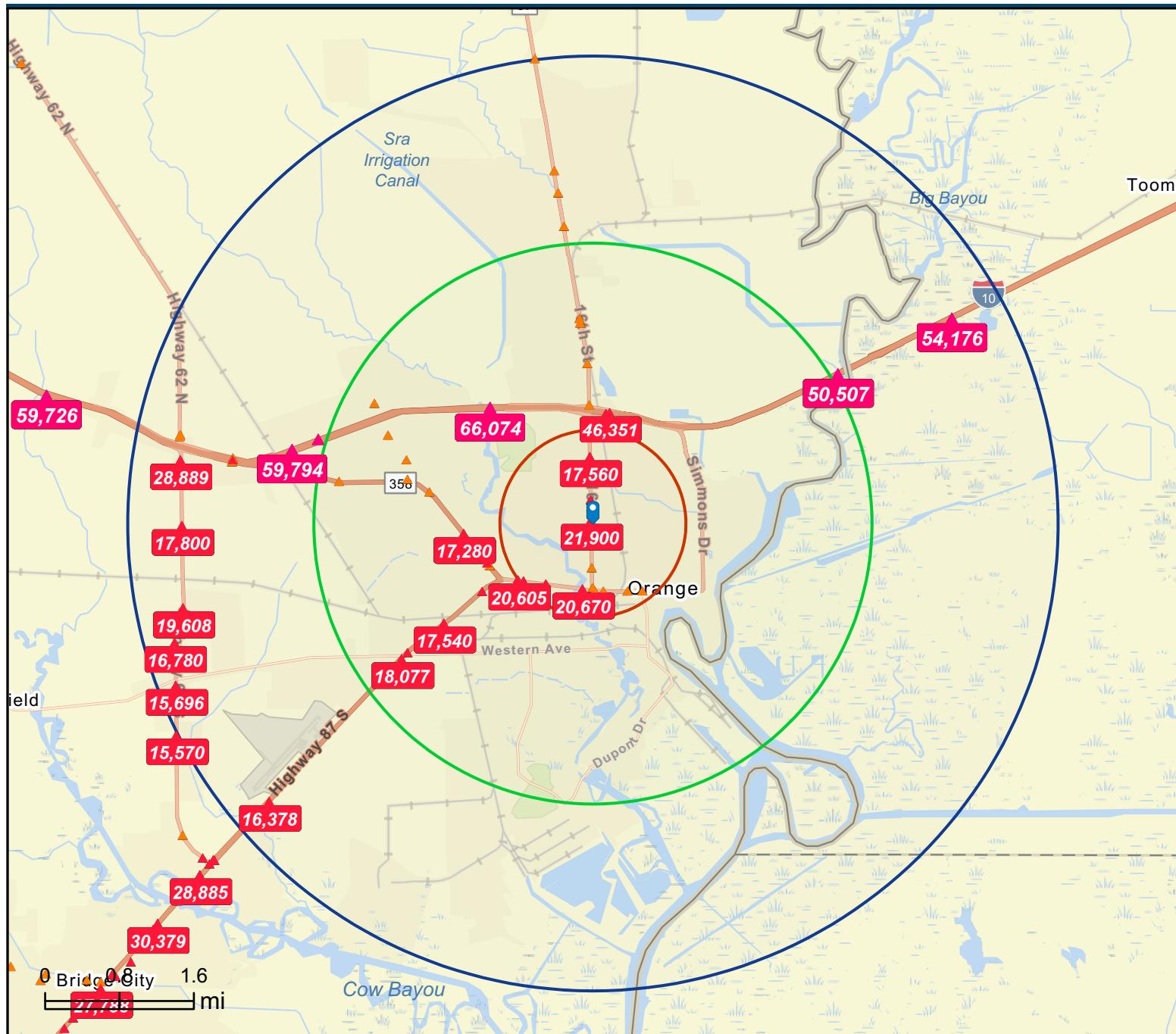
1322 N 16th St, Orange, Texas, 77630

Rings: 1, 3, 5 mile radii

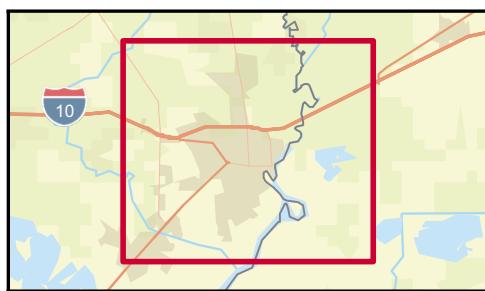
Prepared by Esri

Latitude: 30.10357

Longitude: -93.74690


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: ©2024 Kalibrate Technologies (Q3 2024).

November 27, 2024

Traffic Count Map - Close Up

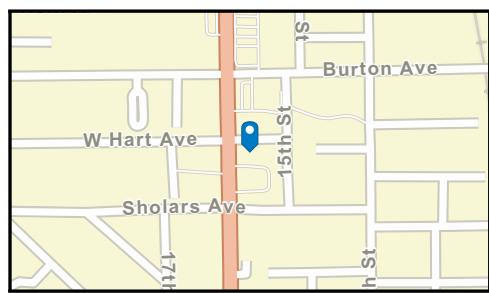
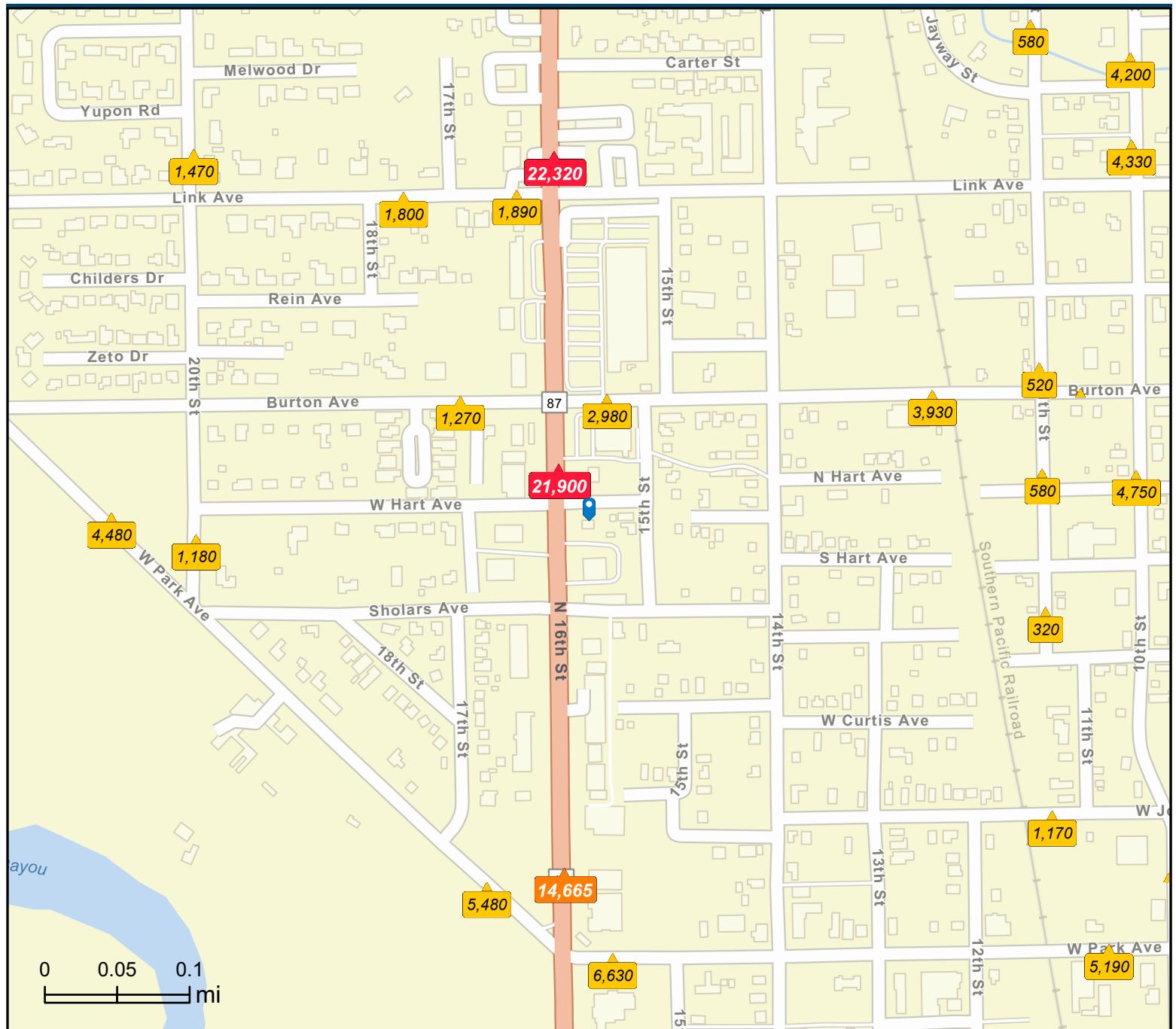
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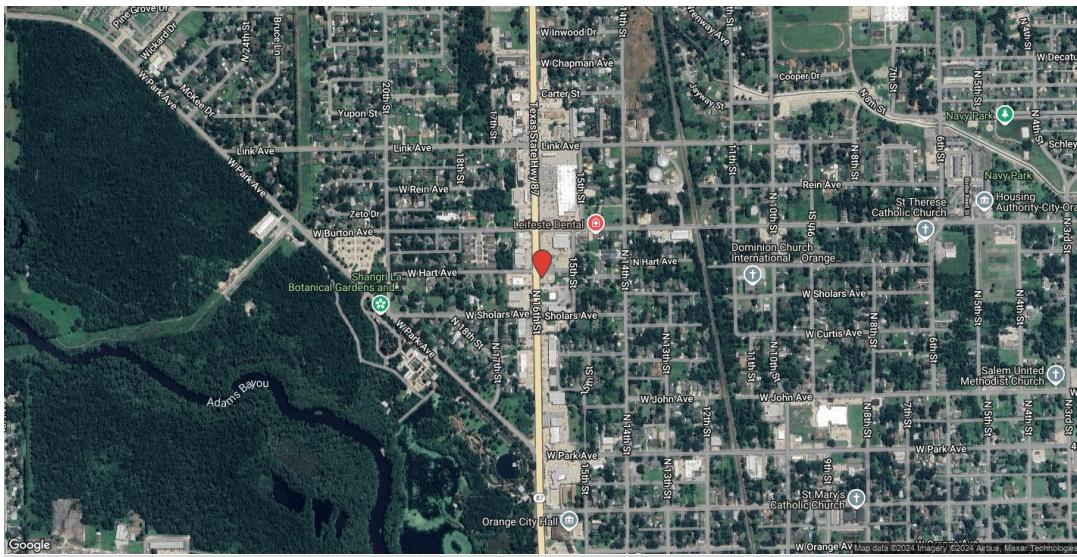
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November 27, 2024

Overview Map



The closest match to 1322 N 16th Street Orange, TX 77630 is 1322 N 16TH ST ORANGE, TX 77630-3610

1322 N 16TH ST ORANGE, TX 77630-3610

LOCATION ACCURACY: Good

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

480512

PANEL

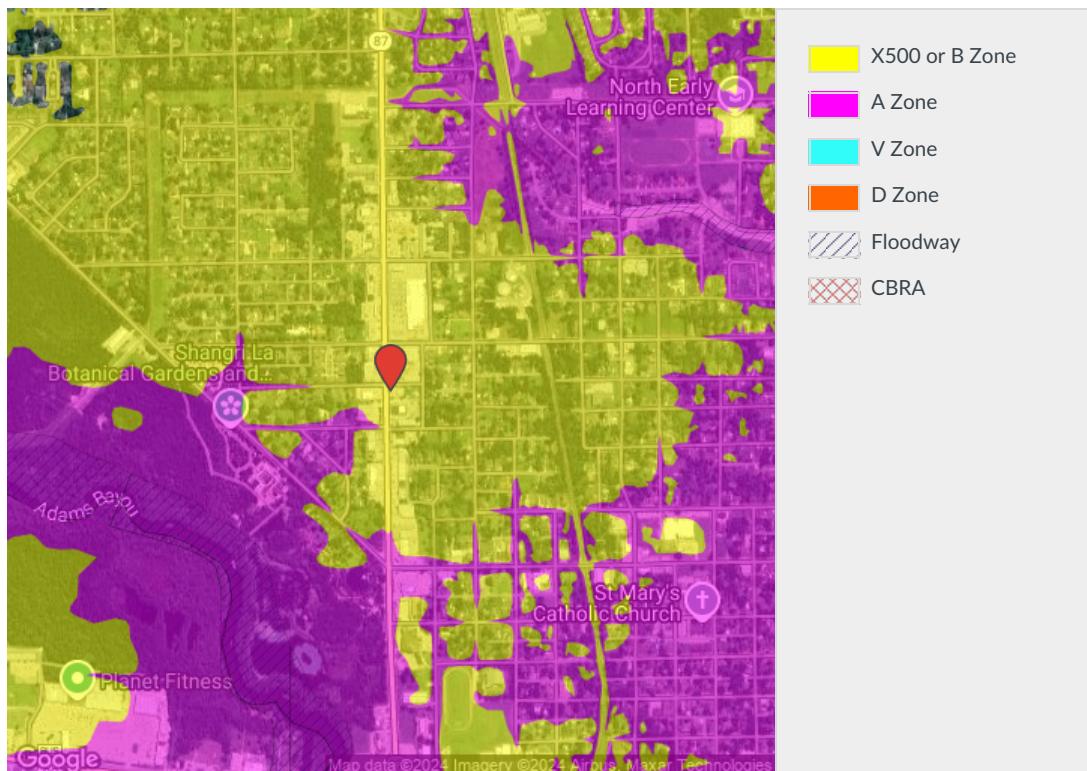
0180D

PANEL DATE

December 16, 2021

MAP NUMBER

48361C0180D





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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ryan Harrington	0558472	Ryan@foxworthrealty.com	(409) 892-7245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Information available at www.trec.texas.gov

IABS 1-0

Template

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