



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

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.



**1322 N. 16TH STREET  
ORANGE, TX 77630**



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

1322 N 16th St, Orange, Texas, 77630  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.10357  
Longitude: -93.74690

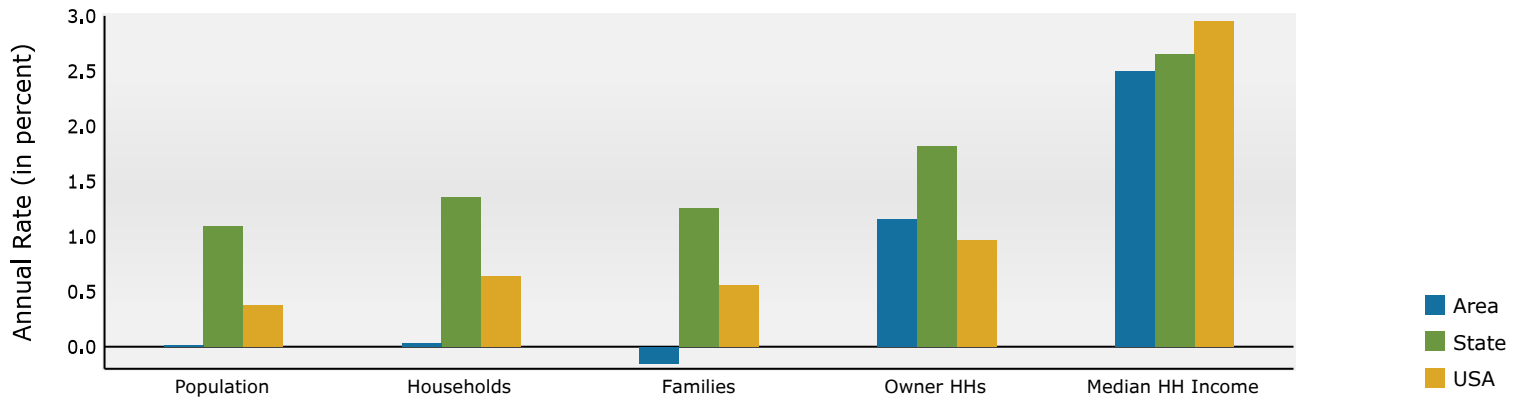
Summary	Census 2010		Census 2020		2024		2029	
Population	21,479		22,189		22,072		22,082	
Households	8,705		9,166		9,180		9,192	
Families	5,638		5,595		5,398		5,357	
Average Household Size	2.42		2.39		2.38		2.37	
Owner Occupied Housing Units	5,431		5,120		5,215		5,525	
Renter Occupied Housing Units	3,274		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%			
Households by Income			2024		2029			
			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	Number	Percent	Number	Percent
0 - 4	1,410	6.6%	1,472	6.6%	1,460	6.6%	1,452	6.6%
5 - 9	1,316	6.1%	1,440	6.5%	1,444	6.5%	1,339	6.1%
10 - 14	1,335	6.2%	1,439	6.5%	1,393	6.3%	1,372	6.2%
15 - 19	1,527	7.1%	1,320	5.9%	1,330	6.0%	1,299	5.9%
20 - 24	1,401	6.5%	1,341	6.0%	1,347	6.1%	1,319	6.0%
25 - 34	2,599	12.1%	3,034	13.7%	2,972	13.5%	2,858	12.9%
35 - 44	2,520	11.7%	2,584	11.6%	2,736	12.4%	2,846	12.9%
45 - 54	3,025	14.1%	2,618	11.8%	2,496	11.3%	2,487	11.3%
55 - 64	2,683	12.5%	2,927	13.2%	2,720	12.3%	2,506	11.3%
65 - 74	1,790	8.3%	2,305	10.4%	2,402	10.9%	2,538	11.5%
75 - 84	1,325	6.2%	1,228	5.5%	1,294	5.9%	1,528	6.9%
85+	549	2.6%	482	2.2%	478	2.2%	536	2.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,762	64.1%	11,946	53.8%	11,413	51.7%	10,970	49.7%
Black Alone	6,354	29.6%	7,060	31.8%	7,322	33.2%	7,581	34.3%
American Indian Alone	89	0.4%	125	0.6%	126	0.6%	124	0.6%
Asian Alone	249	1.2%	304	1.4%	305	1.4%	323	1.5%
Pacific Islander Alone	6	0.0%	9	0.0%	12	0.1%	14	0.1%
Some Other Race Alone	617	2.9%	1,152	5.2%	1,253	5.7%	1,327	6.0%
Two or More Races	402	1.9%	1,593	7.2%	1,640	7.4%	1,743	7.9%
Hispanic Origin (Any Race)	1,445	6.7%	2,545	11.5%	2,760	12.5%	2,970	13.4%

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

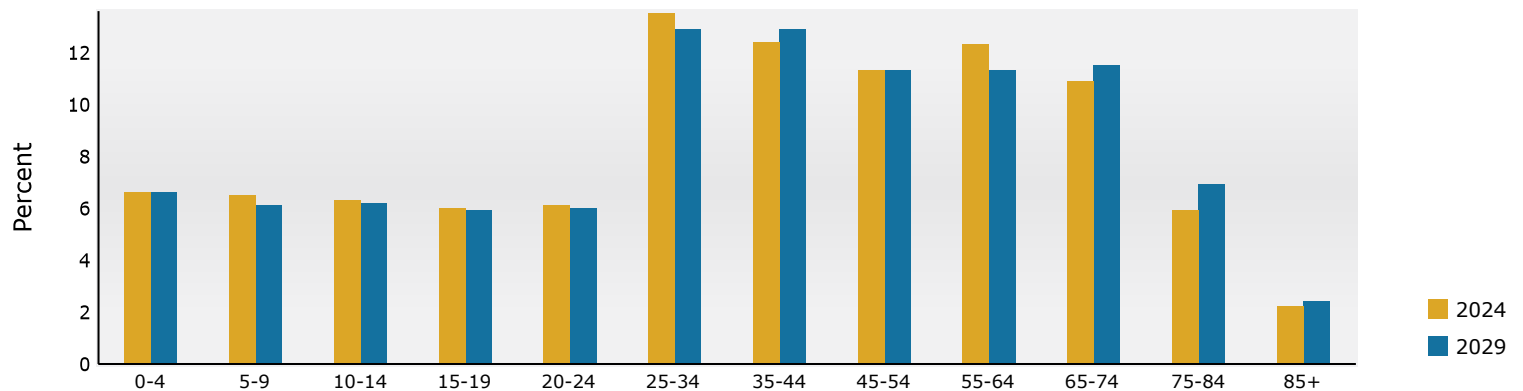
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

November 27, 2024

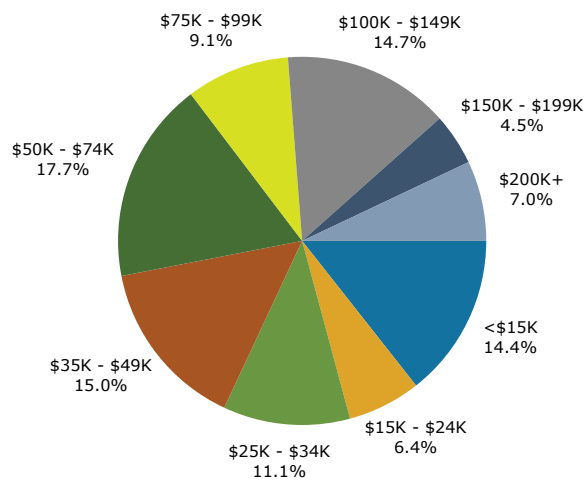
## Trends 2024-2029



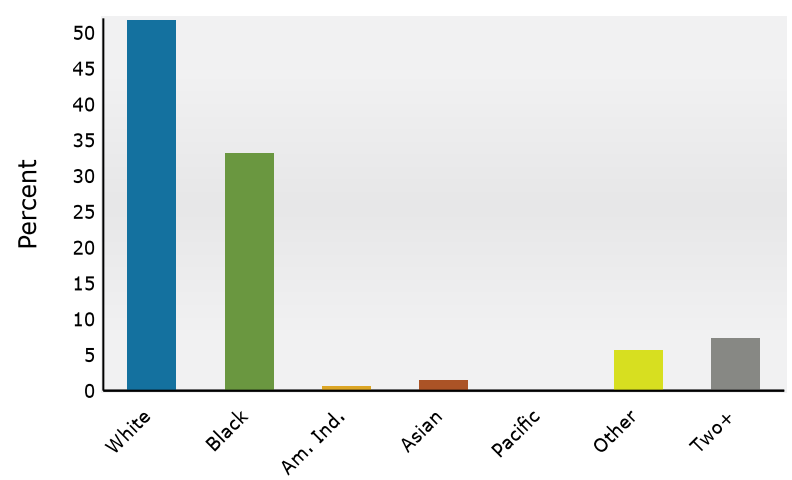
## Population by Age



## 2024 Household Income



## 2024 Population by Race

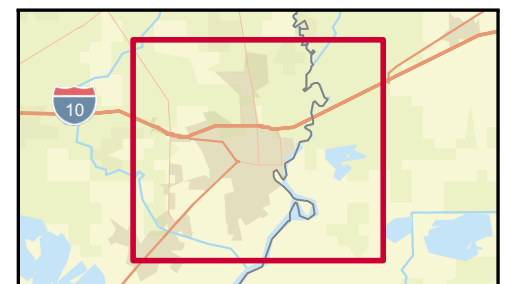
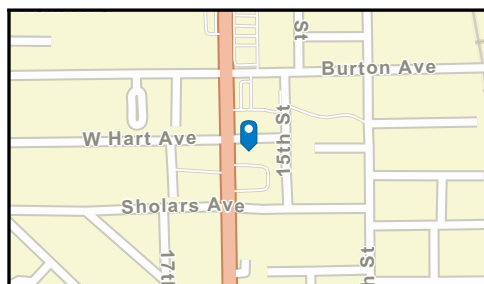
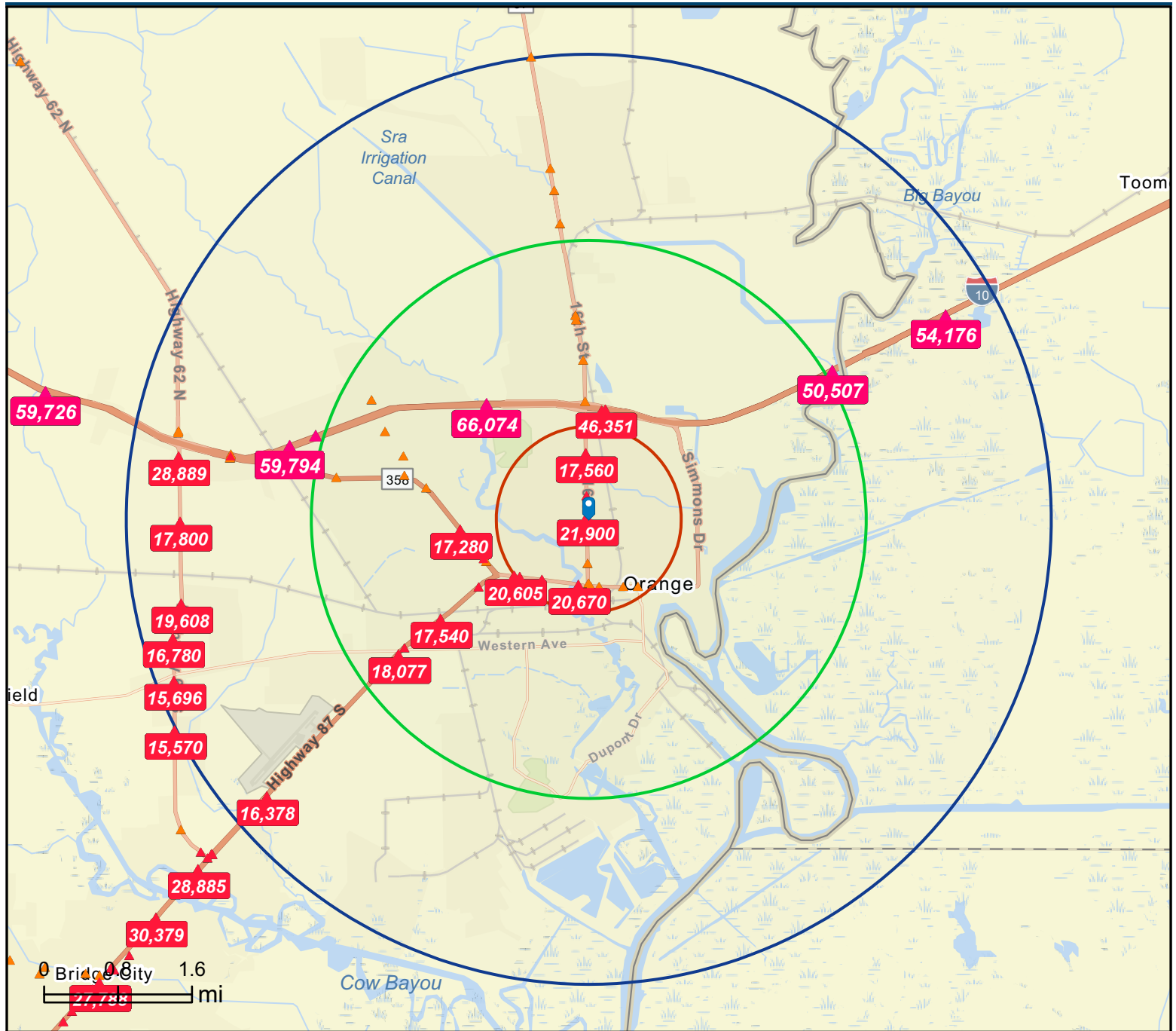


2024 Percent Hispanic Origin: 12.5%

# 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



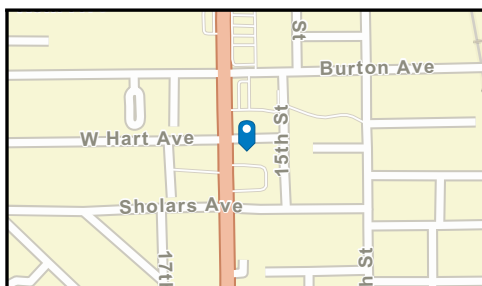
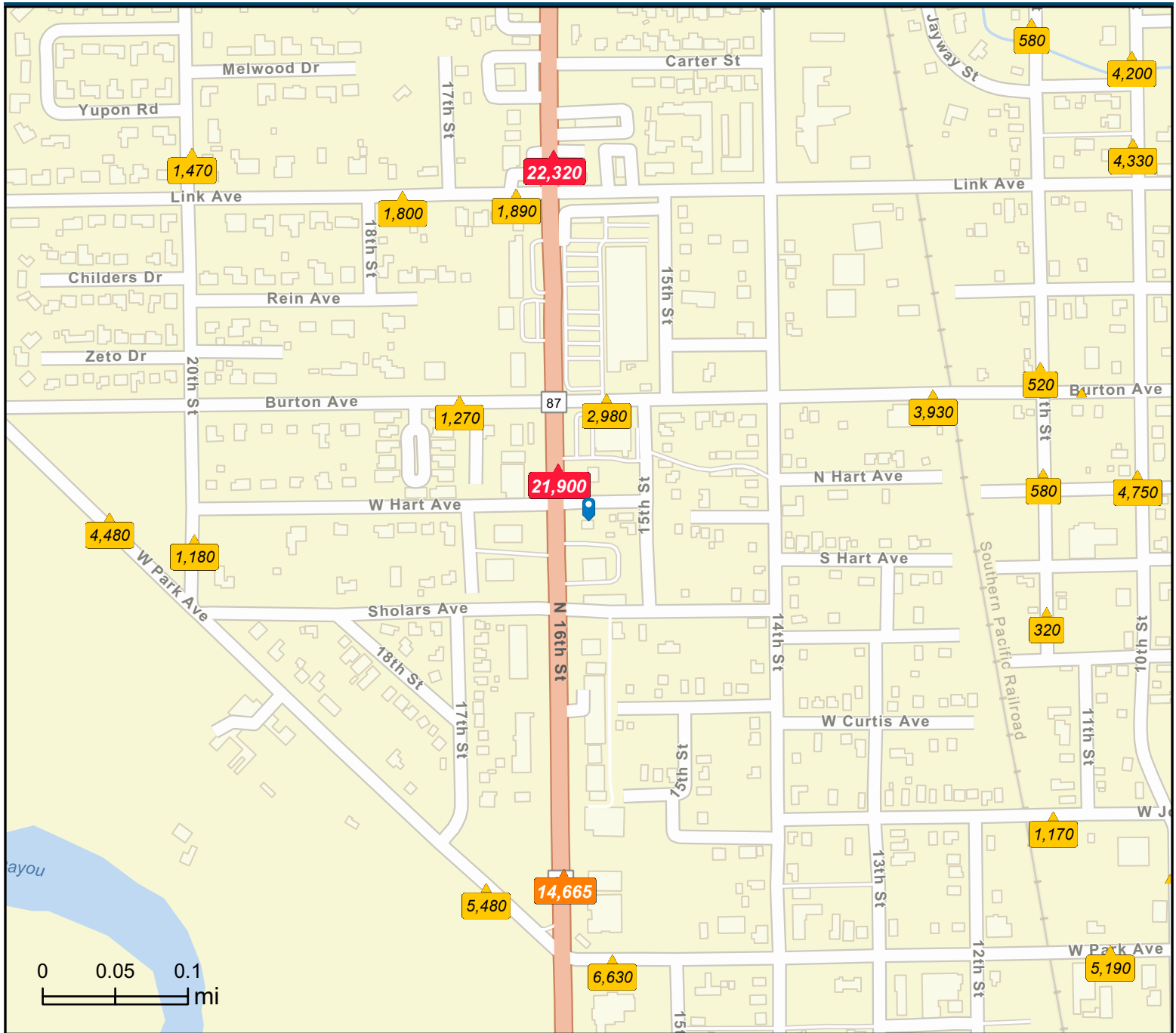
Source: ©2024 Kalibrate Technologies (Q3 2024).

November 27, 2024

# Traffic Count Map - Close Up

1322 N 16th St, Orange, Texas, 77630  
Rings: 1, 3, 5 mile radii

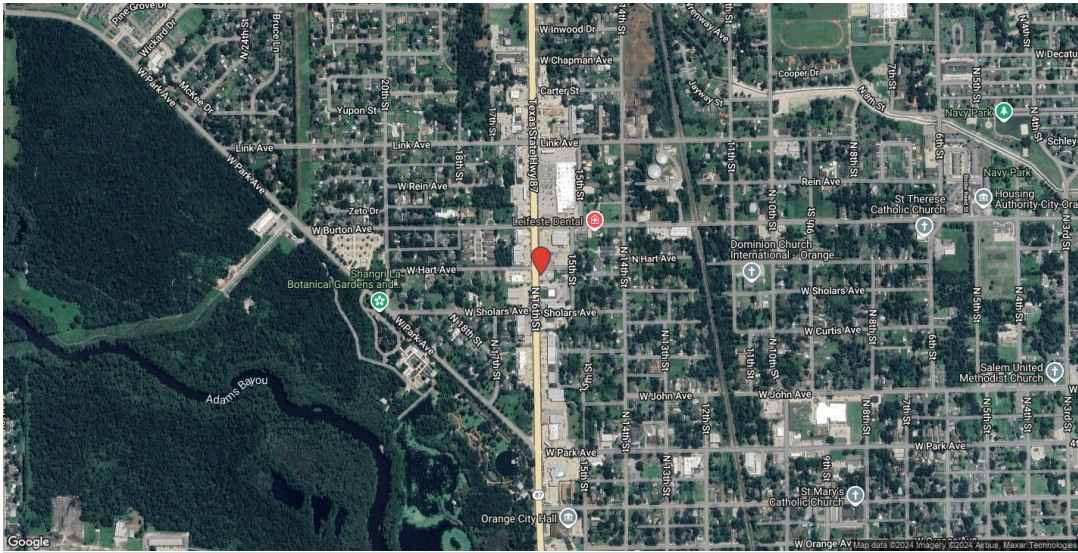
Prepared by Esri  
Latitude: 30.10357  
Longitude: -93.74690



Source: ©2024 Kalibrate Technologies (Q3 2024).

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

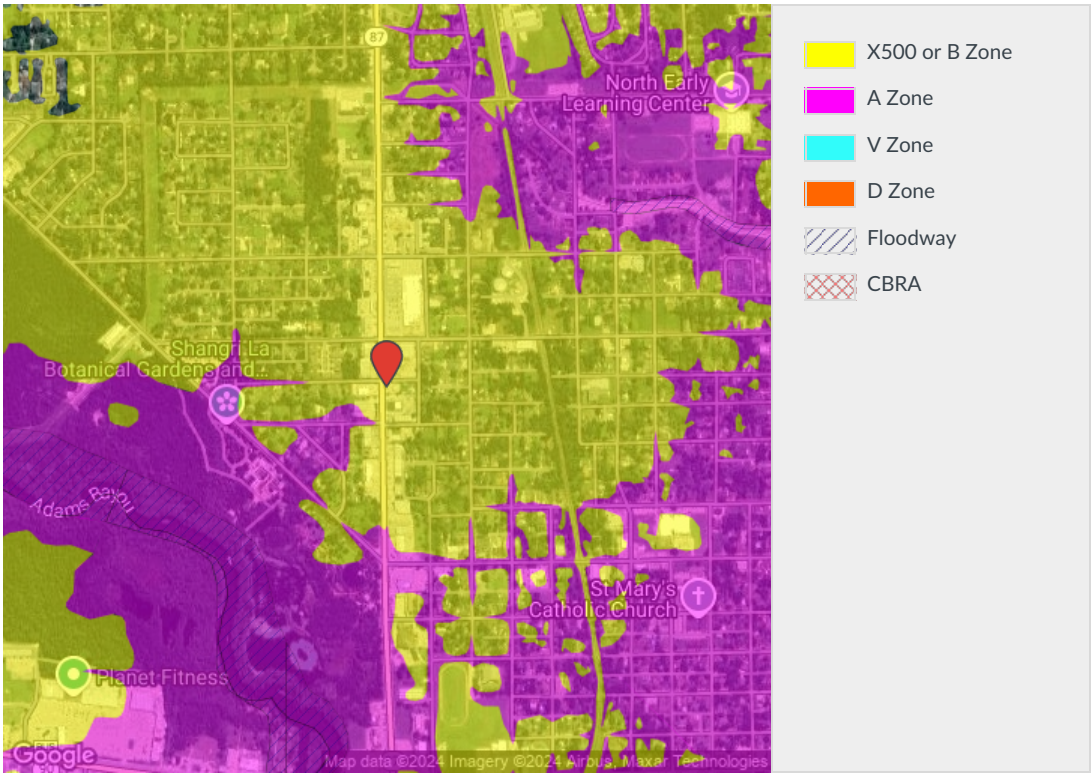
1322 N 16TH ST ORANGE, TX 77630-3610

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.

<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@foxworthrealty.com</b>	<b>(409) 892-7245</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@foxworthrealty.com</b>	<b>(409) 892-7245</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Harrington</b>	<b>0558472</b>	<b>Ryan@foxworthrealty.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)

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](http://www.zipLogix.com)