



Multi-Tenant Retail & Pad Sites Available

2600 FM 365, Nederland, TX 77627

Retail For Lease
Pad Sites For Ground Lease/Sale

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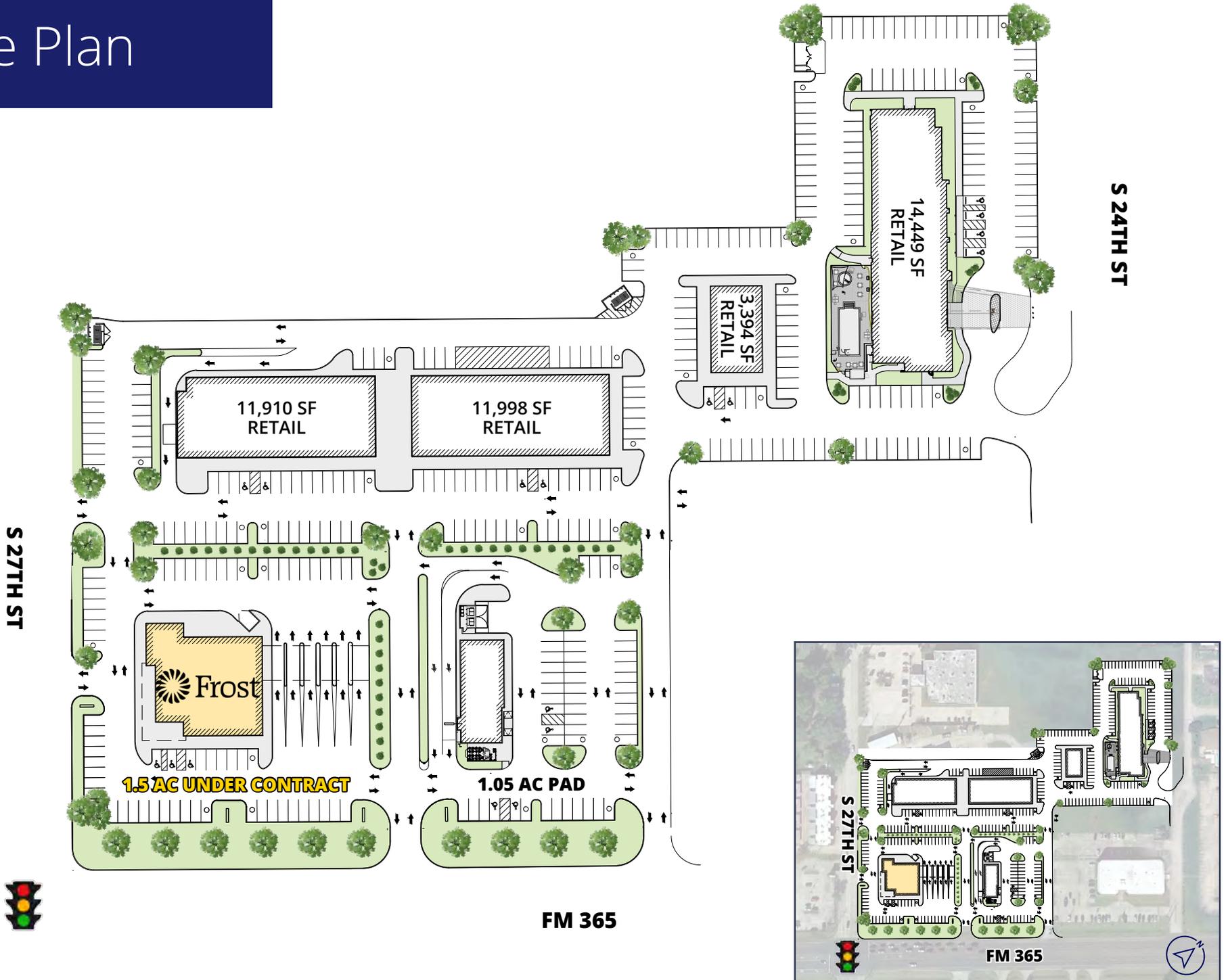
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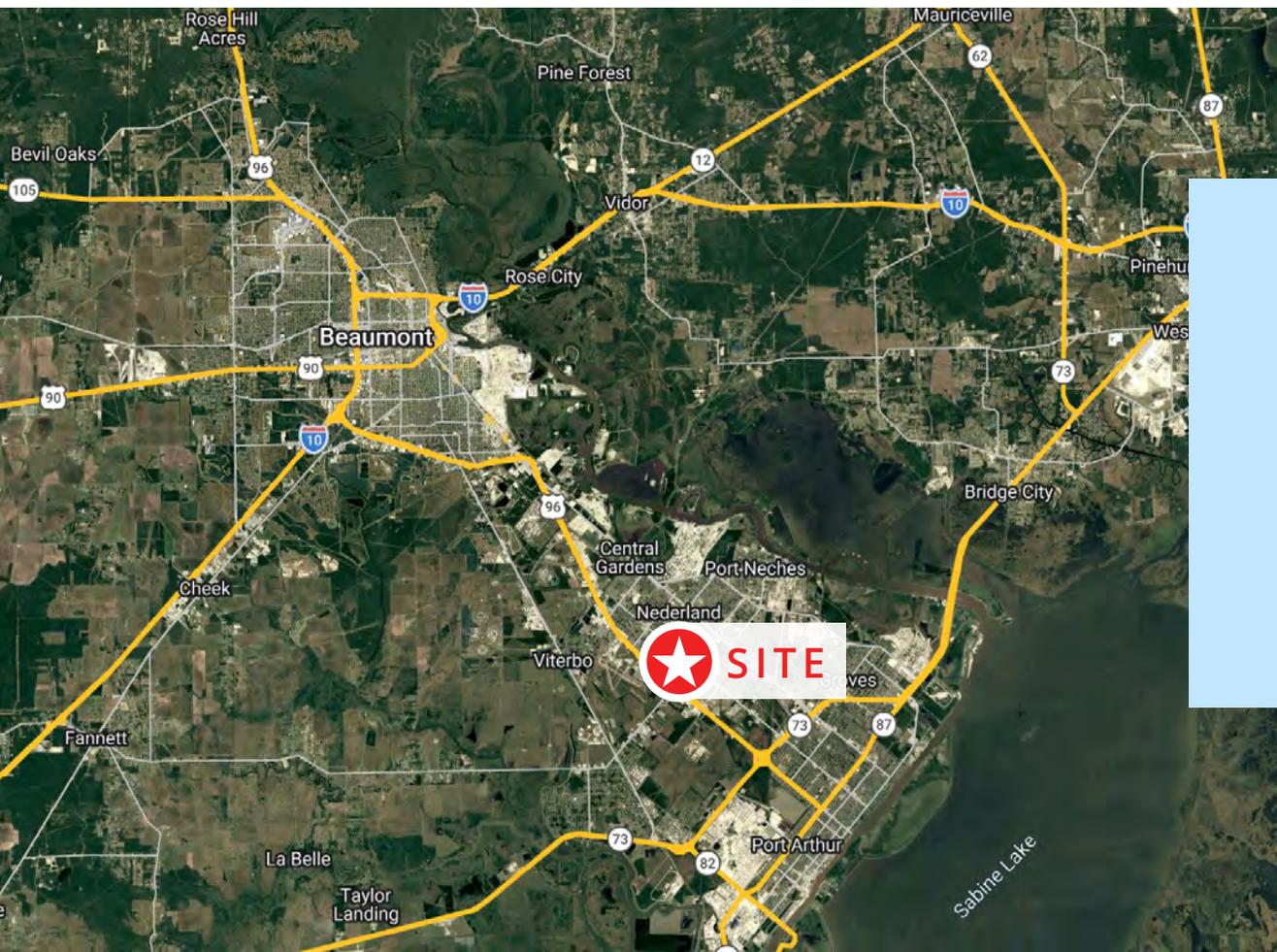


Site Plan



Property Highlights

- Redevelopment site with hospital to be demolished for new leasing and sale opportunities
- Multi-tenant retail available for lease fronting FM 365
- Pads available for ground lease/sale fronting FM 365
- Surrounded by daytime traffic drivers & QSRs
- Existing utilities
- Prime neighborhood hard corner location at the intersection of FM 365 & 27th Street
- Easy access from U.S. Highway 96 via FM 365
- Strategically positioned between H-E-B with 2.8M annual visits and Central Mall with 3.6M annual visits
- 23,810 VPD along FM 365 and 58,756 VPD along U.S. 96



Multi-Tenant
Retail & Pad
Sites Available

Local Map



NEDERLAND AVE

WHATABURGER



S27TH ST

SITE

27,893 VPD

H-E-B

STWIN CITY HWY

287

CVS Walgreens

TACO BELL

Wendy's

LAYNE'S

Crave's

CVS

JACK BROOKS REGIONAL AIRPORT

petco Chick-fil-A
ROSS DRESS FOR LESS BUFFALO WILD WINGS
BEST BUY DOLLAR TREE

58,756 VPD

FM 365

CENTRAL MALL (3.6M VISITS)
SEPHORA target
TJ-MAXX Dillard's
HIBBETT SPORTS JCPenney
Jason's deli Panda Express

96

CHIPOTLE SUBWAY Walmart McDonald's
TEXAS HOBBY LOBBY McALISTER'S DELI LOWE'S
DISCOUNT TIRE Academy Office DEPOT

SALT GRASS

Cheddar's

WAFFLE HOUSE

TAT WALKERS



CVS

S 27TH ST

FM 365

23,810 VPD



Walgreens

S 27TH ST

KFC



CENTRAL MALL
3.6M VISITS ANNUALLY



LAYNE'S
Children's Furniture



FM 365

23,810 VPD





Demographic Summary Report

2600 FM-365, Nederland, Texas, 77627

Prepared by Colliers
Latitude: 29.95454
Longitude: -93.98647

5 mile radius

Population Summary	
2000 Total Population	79,683
2010 Total Population	78,923
2020 Total Population	88,122
2025 Total Population	88,223
2025 Group Quarters	6,825
2030 Total Population	89,115
2000-2020 Growth Rate: Population (CAGR)	0.5%
2010-2020 Growth Rate: Population (CAGR)	1.1%
2020-2025 Growth Rate: Population (CAGR)	0.0%
2025-2030 Growth Rate: Population (CAGR)	0.2%
2025 Total Daytime Population	82,089
Workers	36,668
Residents	45,421
2025 Workers % of Daytime Population	44.7%
2025 Residents % of Daytime Population	55.3%
Household Summary	
2000 Households	29,036
2010 Households	29,580
2025 Households	31,531
2025 Average Household Size	2.58
2030 Households	31,646
2000-2020 Growth Rate: Households (CAGR)	0.5%
2010-2020 Growth Rate: Households (CAGR)	0.7%
2020-2025 Growth Rate: Households (CAGR)	-0.2%
2025-2030 Growth Rate: Households (CAGR)	0.1%
2010 Families	20,010
2025 Families	20,599
2030 Families	20,530
2025-2030 Annual Rate	-0.07%
Housing Unit Summary	
2025 Housing Units	35,652
Owner Occupied Housing Units	64.9%
Renter Occupied Housing Units	35.1%
Vacant Housing Units	11.6%
Owner Occupied Median Home Value	
2025 Median Home Value	\$211,506
2030 Median Home Value	\$286,654
Income	
2025 Per Capita Income	\$32,710
2025 Median Household Income	\$69,995
2025 Average Household Income	\$90,980
Household Income Base	31,530
<\$15,000	11.0%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	7.1%
\$35,000 - \$49,999	10.4%
\$50,000 - \$74,999	17.6%
\$75,000 - \$99,999	13.2%
\$100,000 - \$149,999	17.6%
\$150,000 - \$199,999	9.9%
\$200,000+	6.6%



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