



PRICE REDUCTION

For Sale | ±0.99 AC | Walmart Anchored Pad Site with Operating Car

1420 North Main St Vidor, TX 77662

Property Highlights

- » Sales includes income generating car wash
- » ±0.99 Acres of Land
- » Property is a great investment/development opportunity



Taylor Wynn
Senior Associate/ Investment Sales
713 316 7015
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Sale Price:
\$250,000 with Owner Financing available



1360 Post Oak Blvd, Suite 1900 / Houston, TX 77027
713.629.0500 / partnersrealestate.com

BROKERAGE SERVICES

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Property Features

Site is anchored by Walmart, Brookshire Brothers Grocery Store and Dollar General

Located close proximity to Interstate 10

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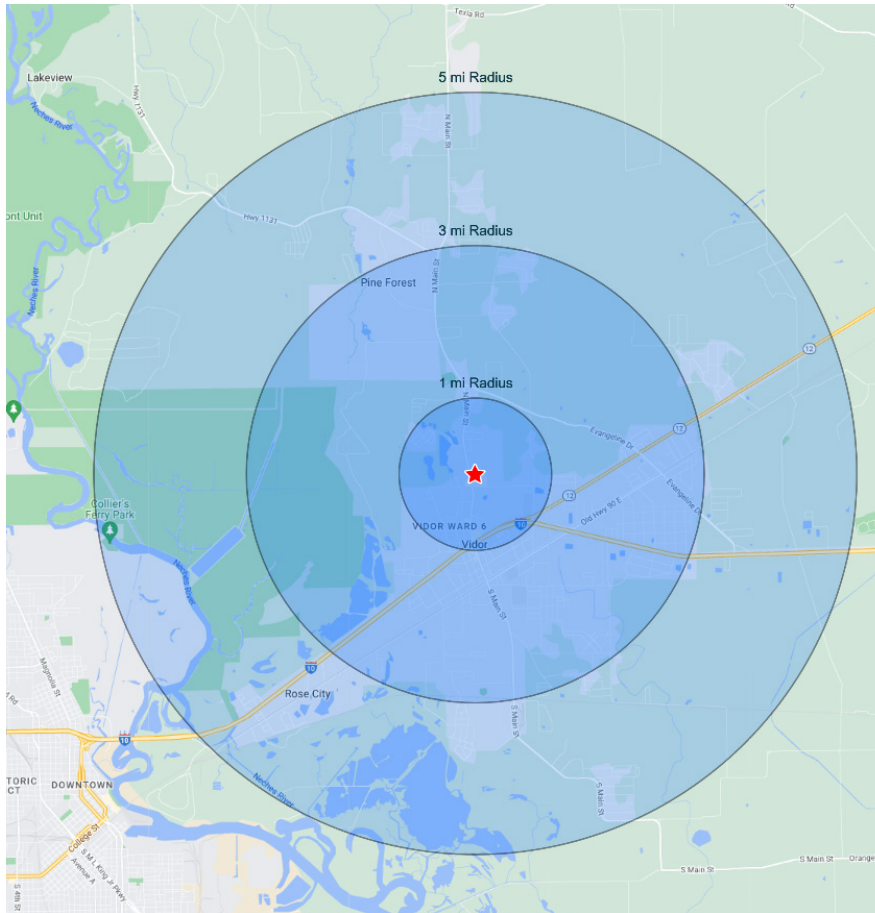
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| Population | 3 MILES | 5 MILES | 10 MILES |
|------------|---------|---------|----------|
|------------|---------|---------|----------|

| | | | |
|-----------------------------|--------|--------|---------|
| Estimated Population (2024) | 14,793 | 22,469 | 115,840 |
|-----------------------------|--------|--------|---------|

| | | | |
|-----------------------------|--------|--------|---------|
| Projected Population (2029) | 15,246 | 23,218 | 116,402 |
|-----------------------------|--------|--------|---------|

Households

| | | | |
|-----------------------------|-------|-------|--------|
| Estimated Households (2024) | 5,622 | 8,515 | 45,031 |
|-----------------------------|-------|-------|--------|

| | | | |
|-----------------------------|-------|-------|--------|
| Projected Households (2029) | 5,688 | 8,638 | 45,225 |
|-----------------------------|-------|-------|--------|

Household Income

| | | | |
|---|----------|-----------|----------|
| Estimated Average Household Income (2024) | \$97,554 | \$103,618 | \$93,058 |
|---|----------|-----------|----------|

Daytime Employment

| | | | |
|------------------|-----|-----|-------|
| Total Businesses | 503 | 630 | 6,084 |
|------------------|-----|-----|-------|

| | | | |
|-----------------|-------|-------|--------|
| Total Employees | 3,619 | 4,433 | 62,321 |
|-----------------|-------|-------|--------|

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