

36,000 SF BUILDING AVAILABLE

1380 N. Main Street, Vidor, TX 77662



THE JOE AREF
INVESTMENT & DEVELOPMENT GROUP



CONTACT US TODAY:

JOE AREF | JoeArefGroup@gmail.com | 409) 728-3812

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LOCATION

1380 N. Main Street, Vidor, TX 77662



SIZE & AVAILABILITY

- » Total Building Size: 36,912 SF
- » Total Lot Size: 4.254 AC
- » Available to lease or subdivide



RATES

Call for Details



TRAFFIC COUNTS (TXDOT)

Main St: 22,424 VPD
I-10: 72,609 VPD



PROPERTY HIGHLIGHTS

- » No CC&R/REA Restrictions on Use
- » The gas pad in the front of site can be leased for QSR or coffee
- » Located in Orange County, Texas.
- » The region is known for its ties to the oil and gas industry and has experienced growth and changes over the years.

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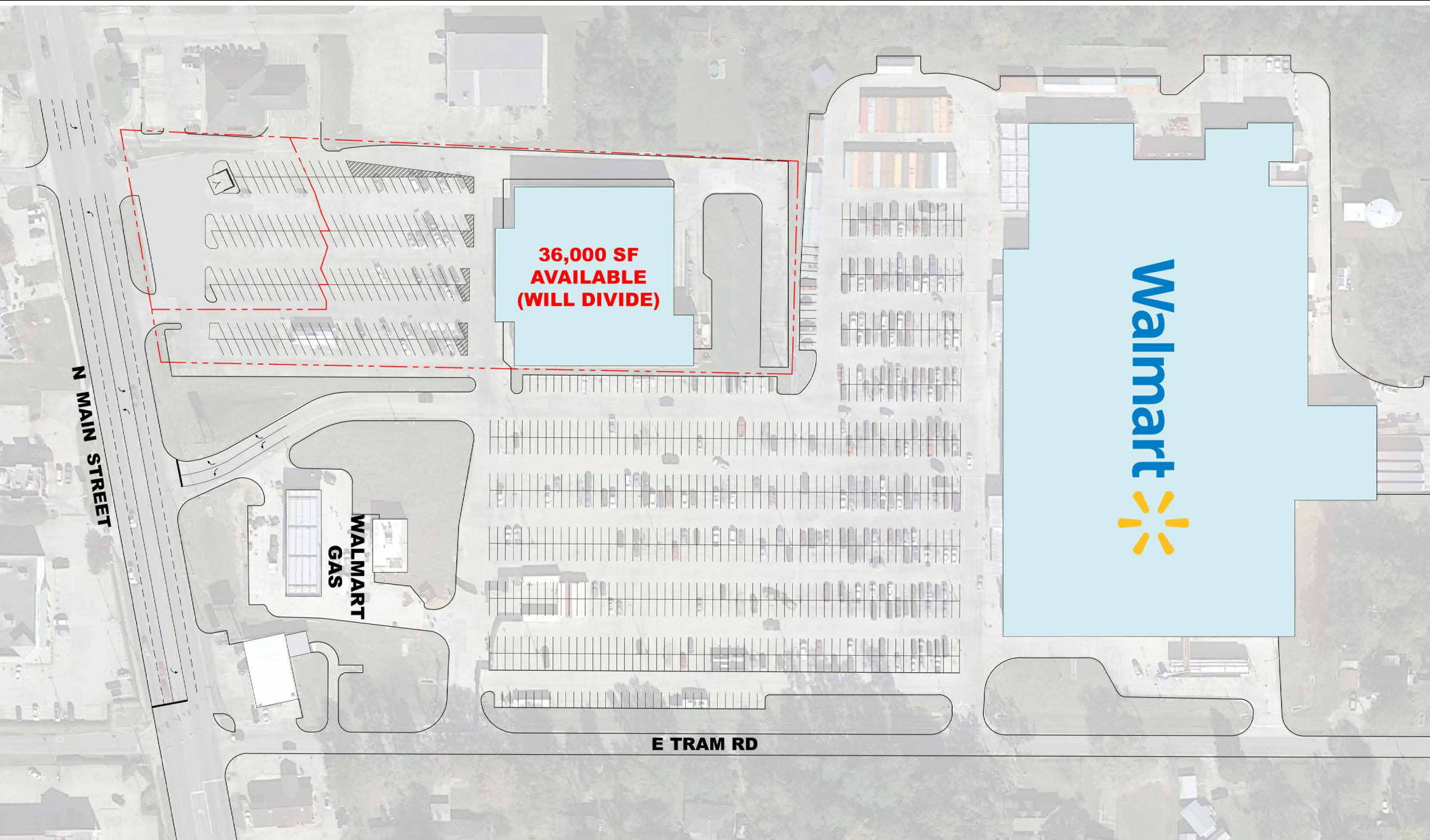
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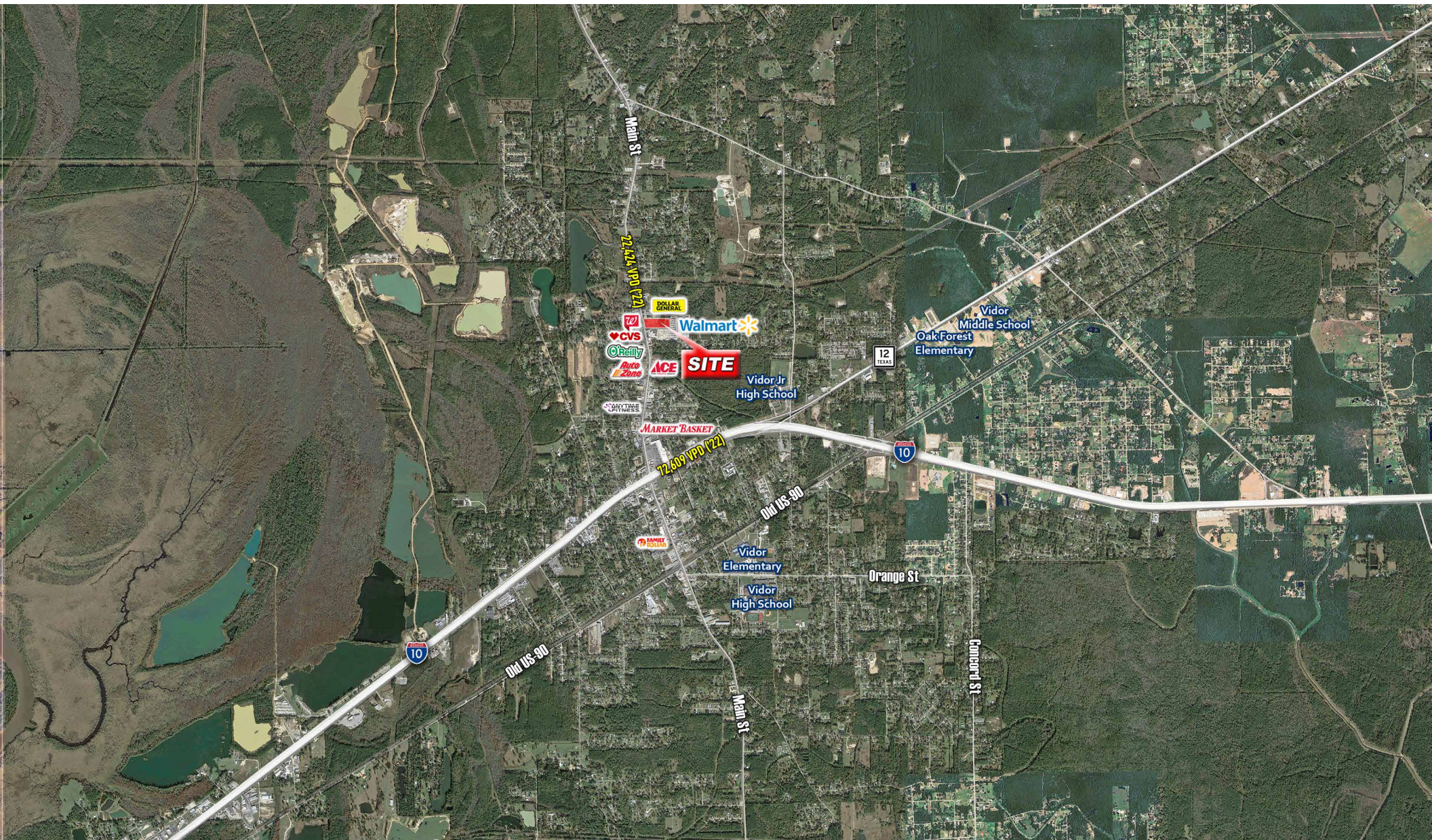
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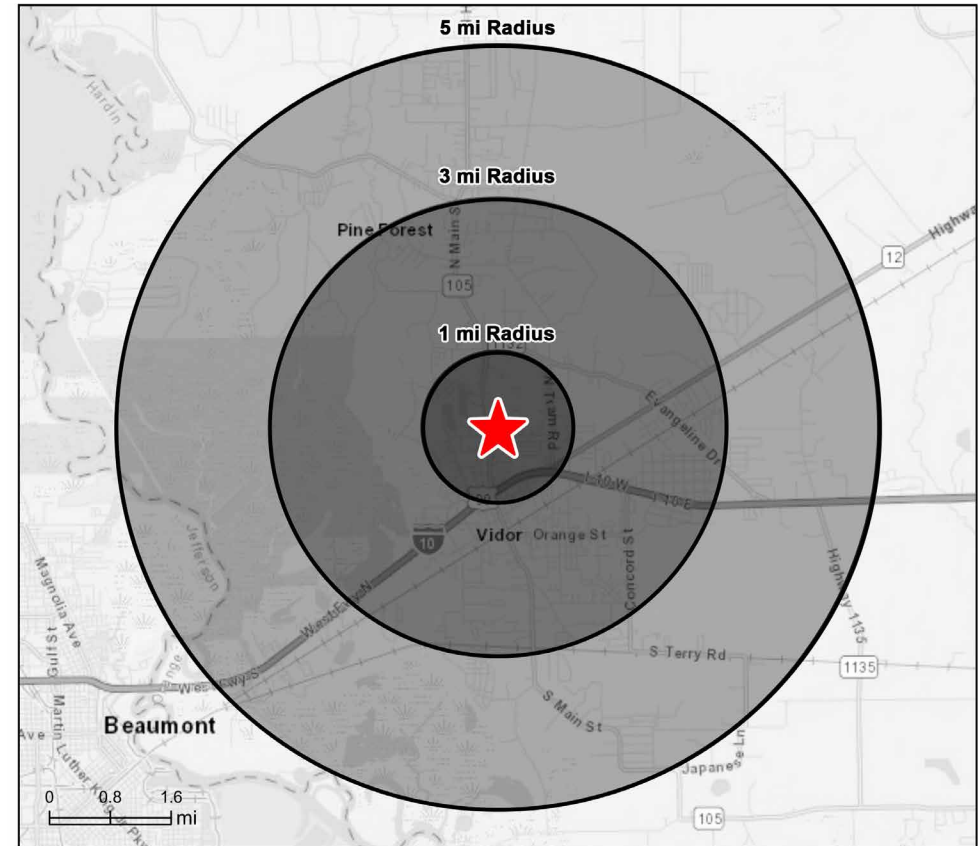
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,685	15,930	23,129
2020 Total Population	2,428	14,774	21,822
2020 Group Quarters	88	168	194
2024 Total Population	2,335	15,139	22,134
2024 Group Quarters	88	168	194
2029 Total Population	2,337	15,338	22,246
2024-2029 Annual Rate	0.02%	0.26%	0.10%
2024 Total Daytime Population	3,373	14,126	18,741
Workers	2,101	5,509	6,318
Residents	1,272	8,617	12,423
Household Summary			
2010 Households	1,010	6,026	8,604
2010 Average Household Size	2.60	2.62	2.67
2020 Total Households	888	5,753	8,361
2020 Average Household Size	2.64	2.54	2.59
2024 Households	891	5,893	8,500
2024 Average Household Size	2.52	2.54	2.58
2029 Households	894	6,009	8,607
2029 Average Household Size	2.52	2.52	2.56
2024-2029 Annual Rate	0.07%	0.39%	0.25%
2010 Families	701	4,355	6,290
2010 Average Family Size	3.08	3.05	3.09
2024 Families	564	3,908	5,751
2024 Average Family Size	3.23	3.19	3.19
2029 Families	562	3,961	5,786
2029 Average Family Size	3.24	3.19	3.18
2024-2029 Annual Rate	-0.07%	0.27%	0.12%
Housing Unit Summary			
2000 Housing Units	1,223	6,785	9,452
Owner Occupied Housing Units	65.6%	71.6%	73.4%
Renter Occupied Housing Units	21.6%	19.0%	17.4%
Vacant Housing Units	12.8%	9.4%	9.2%
2010 Housing Units	1,146	6,645	9,477
Owner Occupied Housing Units	64.7%	68.9%	71.2%
Renter Occupied Housing Units	23.6%	21.7%	19.6%
Vacant Housing Units	11.9%	9.3%	9.2%
2020 Housing Units	1,097	6,674	9,611
Owner Occupied Housing Units	58.7%	65.4%	67.9%
Renter Occupied Housing Units	22.2%	20.8%	19.1%
Vacant Housing Units	17.6%	13.8%	12.9%
2024 Housing Units	1,131	6,911	9,849
Owner Occupied Housing Units	57.6%	65.2%	67.8%
Renter Occupied Housing Units	21.2%	20.0%	18.5%
Vacant Housing Units	21.2%	14.7%	13.7%
2029 Housing Units	1,136	7,041	9,981
Owner Occupied Housing Units	59.3%	67.3%	69.6%
Renter Occupied Housing Units	19.4%	18.0%	16.6%
Vacant Housing Units	21.3%	14.7%	13.8%
Median Household Income			
2024	\$53,962	\$61,355	\$63,880
2029	\$59,327	\$70,427	\$74,215
Median Home Value			
2024	\$172,131	\$158,962	\$170,290
2029	\$238,445	\$231,469	\$243,990
2024 Households by Income			
Household Income Base	891	5,893	8,500
<\$15,000	13.4%	10.2%	10.2%
\$15,000 - \$24,999	7.3%	7.1%	6.5%
\$25,000 - \$34,999	9.8%	8.8%	9.1%
\$35,000 - \$49,999	15.0%	13.0%	12.0%
\$50,000 - \$74,999	20.2%	19.8%	18.9%
\$75,000 - \$99,999	10.7%	11.9%	11.6%
\$100,000 - \$149,999	13.7%	14.0%	14.6%
\$150,000 - \$199,999	7.3%	7.6%	7.6%
\$200,000+	2.7%	7.7%	9.5%
Average Household Income	\$72,799	\$90,904	\$96,454



2024 Population 25+ by Educational Attainment

Total	1,647	10,394	15,222
Less than 9th Grade	1.8%	1.8%	1.7%
9th - 12th Grade, No Diploma	12.6%	9.0%	8.4%
High School Graduate	36.3%	35.2%	35.0%
GED/Alternative Credential	7.0%	6.1%	5.5%
Some College, No Degree	21.7%	21.6%	21.4%
Associate Degree	10.6%	12.0%	13.4%
Bachelor's Degree	8.9%	10.4%	10.9%
Graduate/Professional Degree	1.2%	3.9%	3.6%

2024 Population 15+ by Marital Status

Total	1,893	12,204	17,901
Never Married	18.4%	24.4%	25.1%
Married	52.3%	51.6%	53.7%
Widowed	11.7%	7.8%	6.8%
Divorced	17.6%	16.3%	14.4%

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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.

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.

_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent / Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

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