



**6100 JEFFERSON  
GROVES, TX 77619**

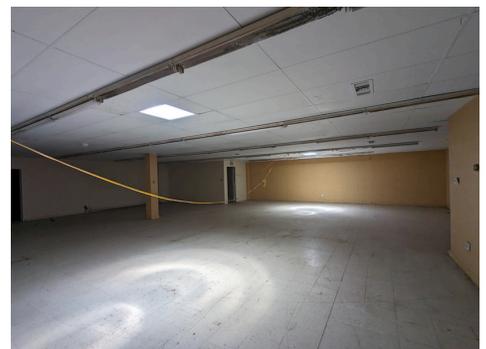


**FOR SALE  
\$345,000**



## PROPERTY OVERVIEW

Large versatile building just off of Lincoln Avenue. This building is a blank canvas with a wide range of possibilities. Very solid sturdy block and steel construction with a rear metal section accessible from Capitol Blvd. A vacant lot on Capital is also included with the property. The building features a large open span suitable for retail or warehousing needs, an upstairs office area, and a truck dock with well currently filled in with sand. The property is zoned Central Business District. There is also a +/- .67 AC tract of land available across Jefferson Boulevard as well.



### **RYAN HARRINGTON COMMERCIAL DIVISION**

**OFFICE:** (409) 892-7245

**CELL:** (409) 673-3513

**RYAN@RMXONE.COM**

- +/- 24,212 SF Building
- +/- .57 Acres
- Sturdy Block & Metal Construction
- Just off Lincoln Avenue in Groves
- Versatile Building
- Zoned Central Business District
- 4 Offices
- Mail Room
- Good Ingress and Egress
- Truck Well (currently filled in with sand)
- Dumbwaiter
- Open work space upstairs
- Includes Adjoining Lot on Capital Street
- Additional +/- .67 AC also available across Jefferson

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# Demographic and Income Profile

6100 Jefferson Blvd, Groves, Texas, 77619  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 29.94743  
 Longitude: -93.92329

Summary	Census 2010	Census 2020	2023	2028
Population	46,923	50,347	49,562	48,788
Households	17,632	18,343	18,196	18,013
Families	11,948	12,679	11,884	11,764
Average Household Size	2.63	2.72	2.70	2.69
Owner Occupied Housing Units	11,728	11,491	11,726	11,693
Renter Occupied Housing Units	5,903	6,852	6,470	6,320
Median Age	35.7	35.1	37.7	38.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.31%	0.97%	0.30%
Households	-0.20%	1.15%	0.49%
Families	-0.20%	1.16%	0.44%
Owner HHs	-0.06%	1.38%	0.66%
Median Household Income	3.04%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,271	12.5%	2,011	11.2%
\$15,000 - \$24,999	1,566	8.6%	1,259	7.0%
\$25,000 - \$34,999	1,666	9.2%	1,422	7.9%
\$35,000 - \$49,999	2,283	12.5%	1,988	11.0%
\$50,000 - \$74,999	3,041	16.7%	2,960	16.4%
\$75,000 - \$99,999	2,543	14.0%	2,699	15.0%
\$100,000 - \$149,999	2,902	15.9%	3,278	18.2%
\$150,000 - \$199,999	1,129	6.2%	1,470	8.2%
\$200,000+	796	4.4%	927	5.1%

Median Household Income	\$58,568	\$68,025
Average Household Income	\$81,142	\$92,680
Per Capita Income	\$29,838	\$34,275

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,517	7.5%	3,615	7.2%	3,250	6.6%	3,218	6.6%
5 - 9	3,287	7.0%	3,857	7.7%	3,407	6.9%	3,251	6.7%
10 - 14	3,343	7.1%	3,861	7.7%	3,333	6.7%	3,414	7.0%
15 - 19	3,451	7.4%	3,576	7.1%	2,949	6.0%	3,015	6.2%
20 - 24	3,137	6.7%	3,345	6.6%	2,928	5.9%	2,735	5.6%
25 - 34	6,315	13.5%	6,827	13.6%	7,077	14.3%	6,288	12.9%
35 - 44	5,772	12.3%	6,666	13.2%	6,502	13.1%	6,703	13.7%
45 - 54	6,631	14.1%	5,605	11.1%	5,516	11.1%	5,587	11.5%
55 - 64	5,148	11.0%	6,100	12.1%	6,146	12.4%	5,301	10.9%
65 - 74	2,921	6.2%	4,140	8.2%	4,821	9.7%	5,243	10.7%
75 - 84	2,386	5.1%	1,863	3.7%	2,507	5.1%	2,873	5.9%
85+	1,014	2.2%	892	1.8%	1,126	2.3%	1,160	2.4%

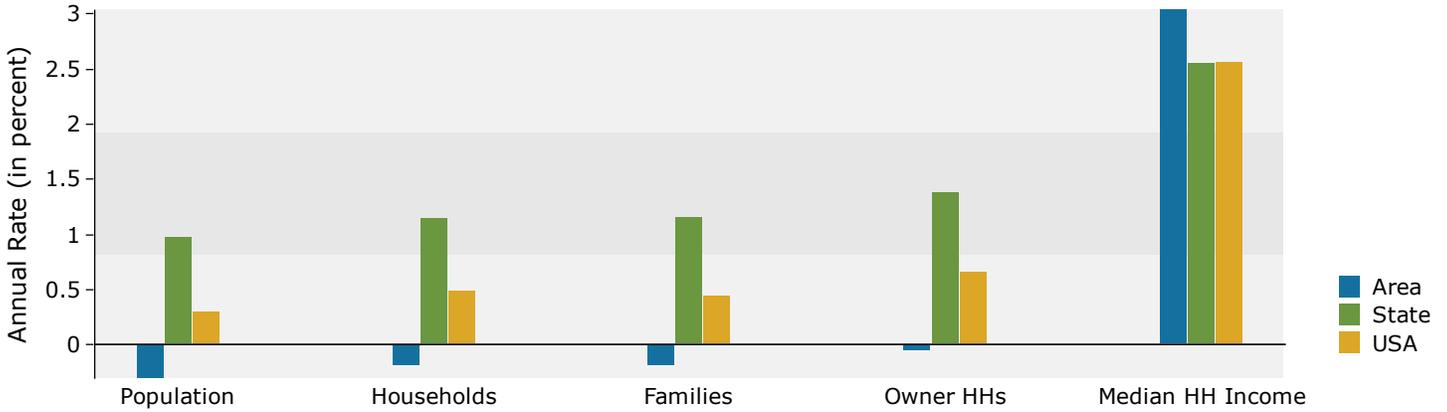
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,447	62.8%	22,211	44.1%	20,985	42.3%	19,213	39.4%
Black Alone	7,564	16.1%	8,574	17.0%	8,855	17.9%	9,155	18.8%
American Indian Alone	327	0.7%	458	0.9%	457	0.9%	475	1.0%
Asian Alone	2,670	5.7%	2,801	5.6%	2,965	6.0%	3,245	6.7%
Pacific Islander Alone	12	0.0%	22	0.0%	22	0.0%	22	0.0%
Some Other Race Alone	5,779	12.3%	9,235	18.3%	9,266	18.7%	9,573	19.6%
Two or More Races	1,124	2.4%	7,047	14.0%	7,013	14.1%	7,106	14.6%

Hispanic Origin (Any Race)	13,688	29.2%	19,885	39.5%	19,739	39.8%	19,797	40.6%
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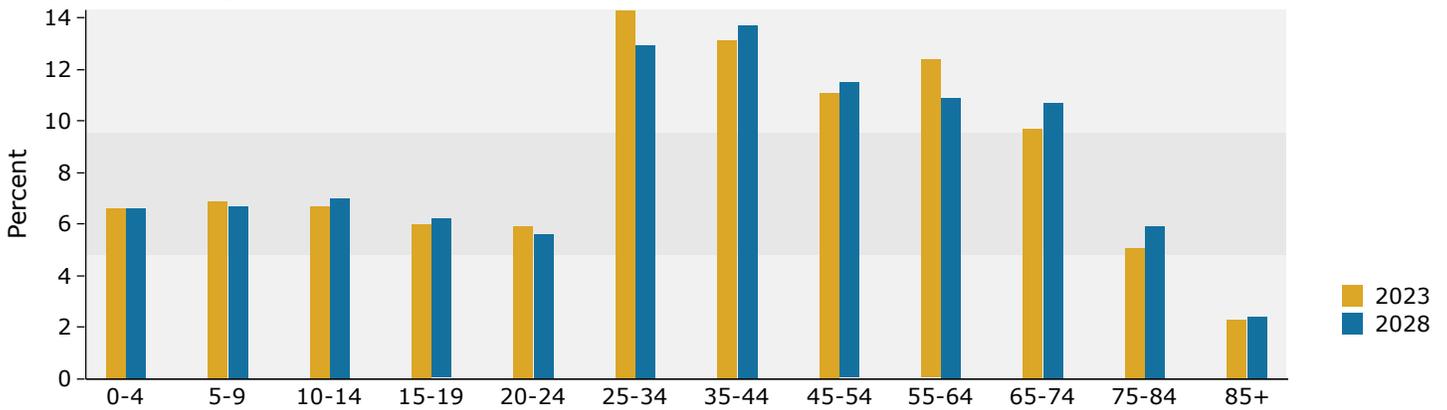
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

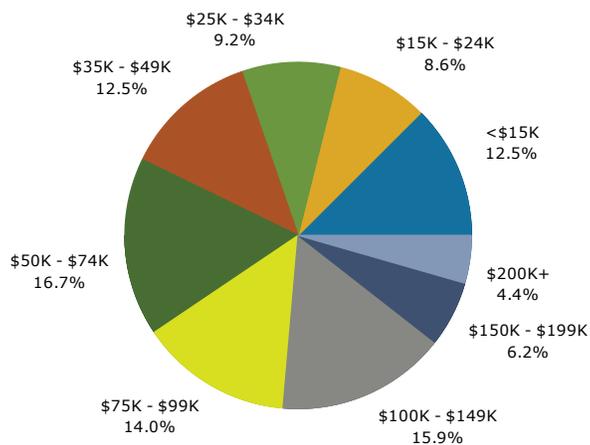
## Trends 2023-2028



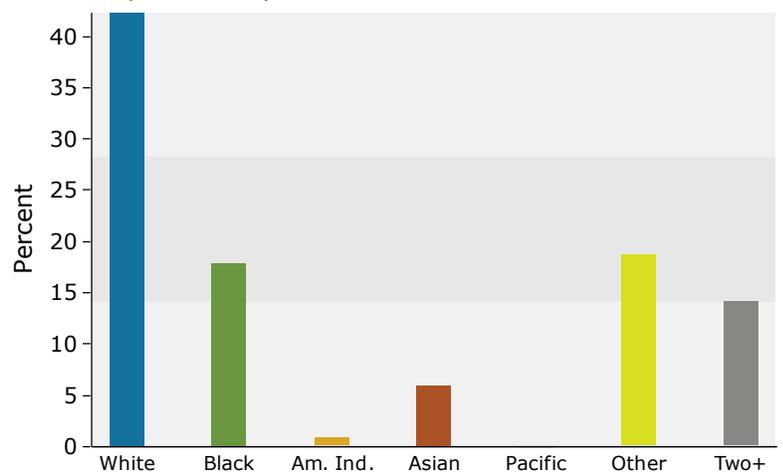
## Population by Age



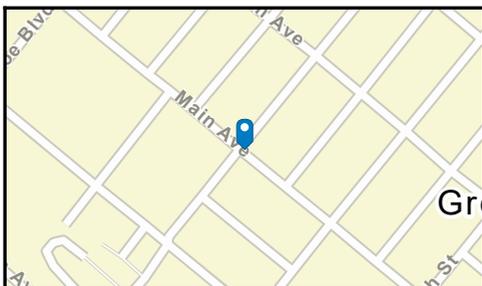
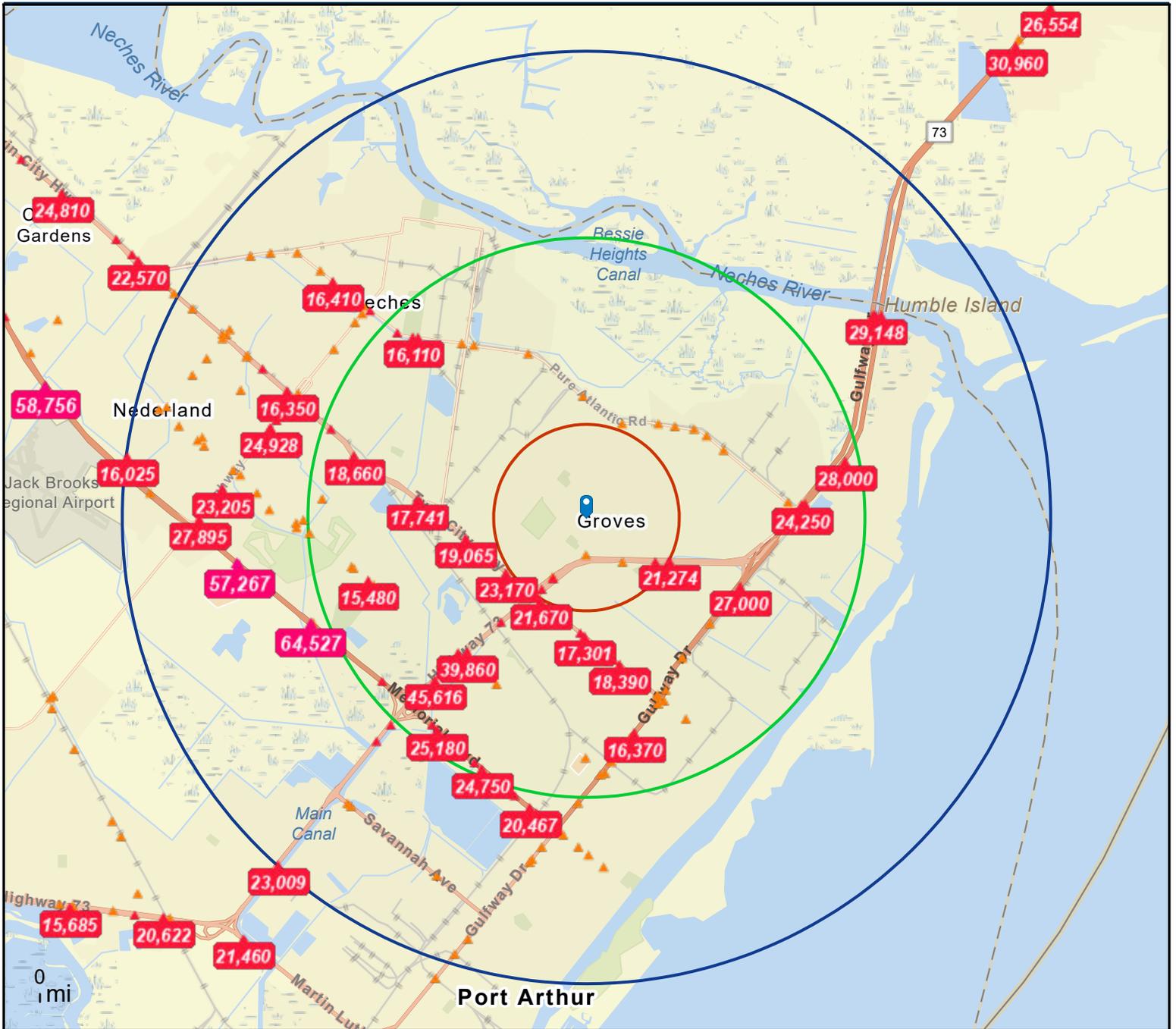
## 2023 Household Income



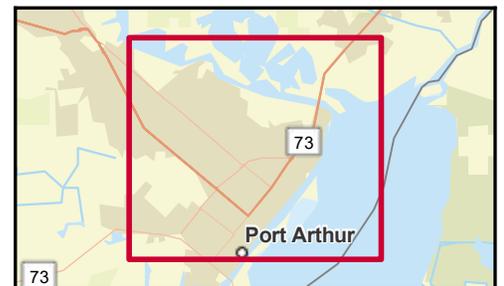
## 2023 Population by Race



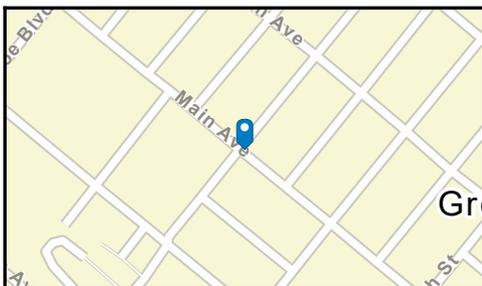
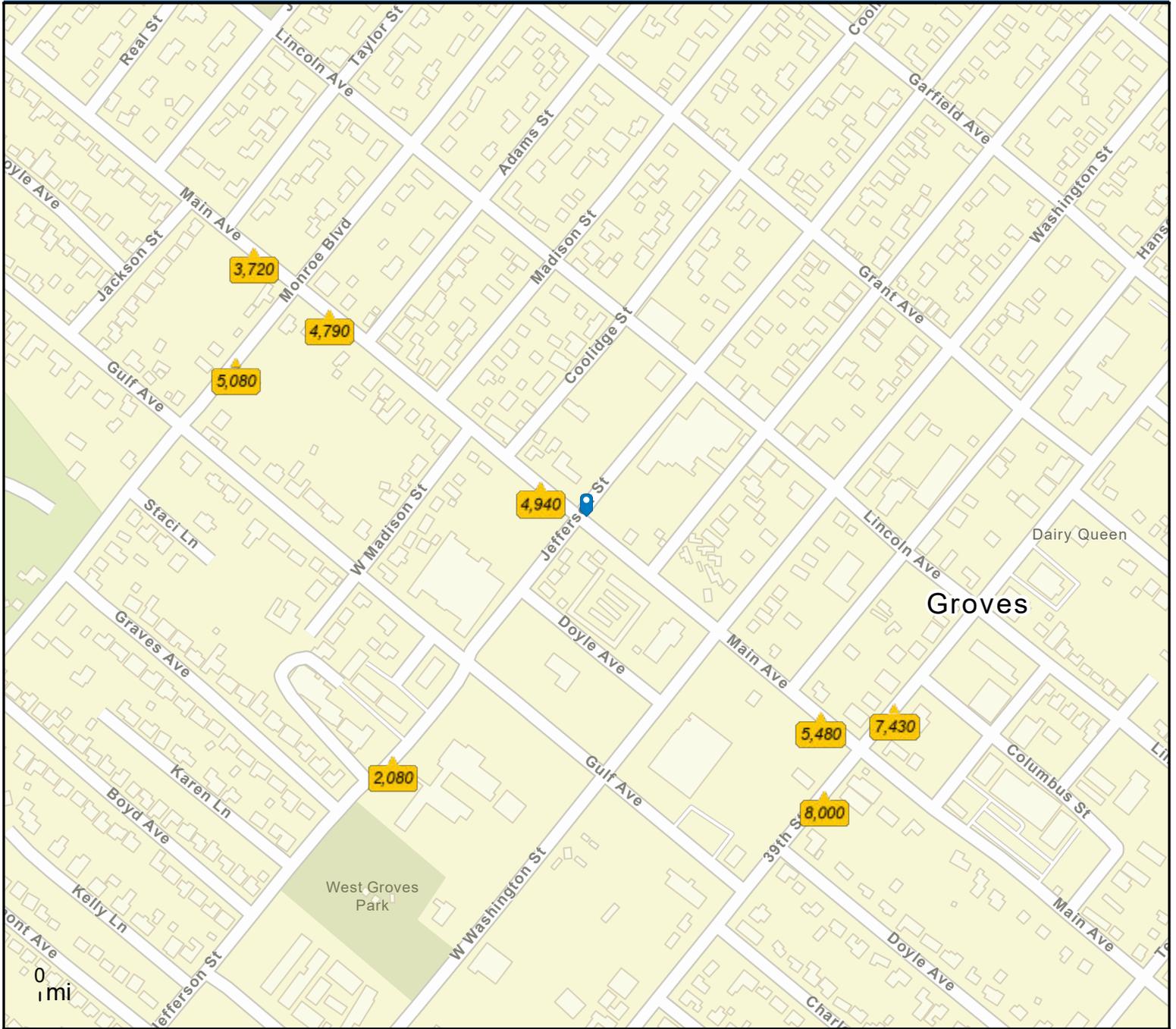
2023 Percent Hispanic Origin: 39.8%



- 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: ©2023 Kalibrate Technologies (Q4 2023).

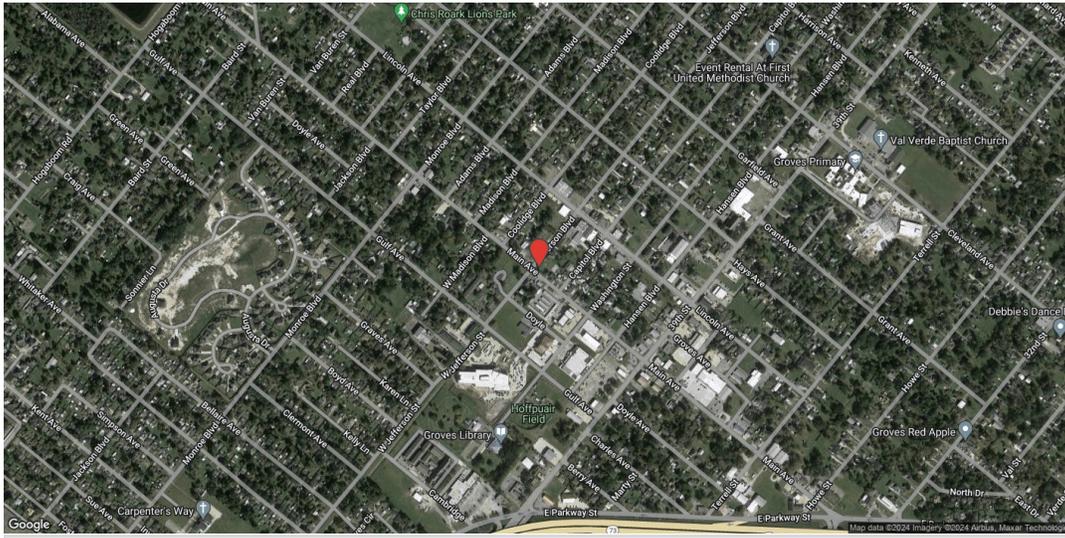


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Source: ©2023 Kalibrate Technologies (Q4 2023).

Overview Map



The closest match to 6100 Jefferson Blvd, Groves, TX 77619 is 6100 JEFFERSON BLVD GROVES, TX 77619-4727

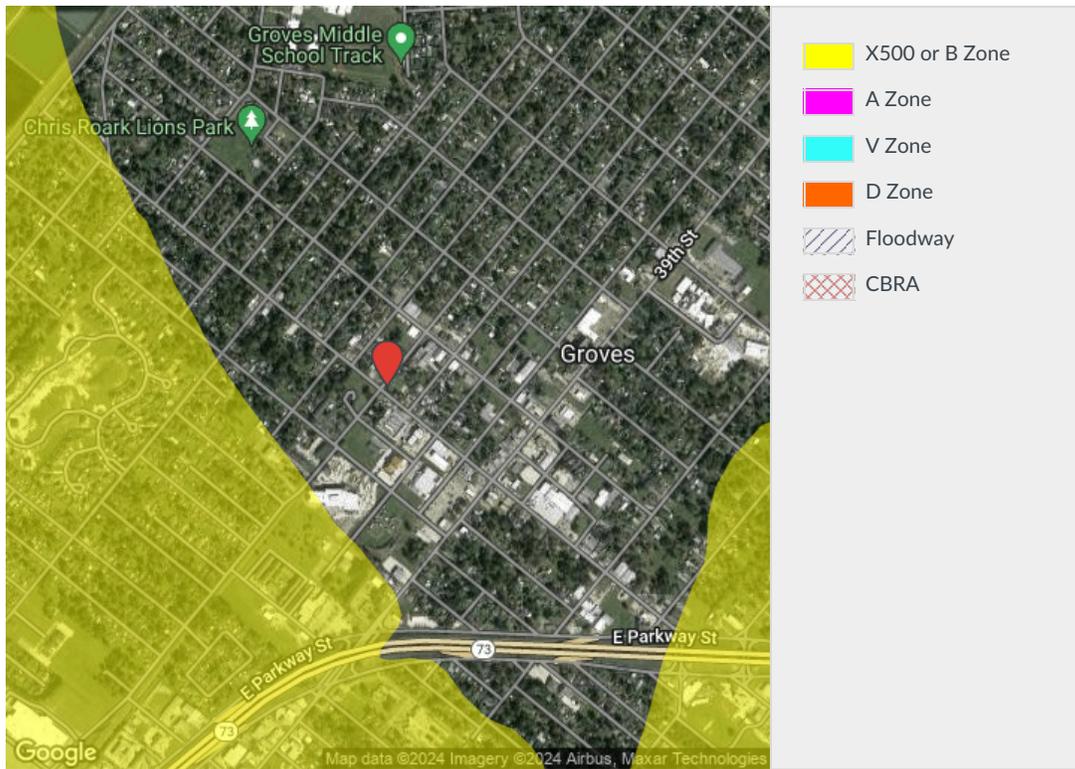
6100 JEFFERSON BLVD GROVES, TX 77619-4727

LOCATION ACCURACY: 📍 Good

### Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485475	PANEL	0005E
PANEL DATE	January 06, 1983	MAP NUMBER	4854750005E





# 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.

<u>RE/MAX ONE</u>	<u>9000010</u>	<u></u>	<u>(409) 860-3200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
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)