

11261 Hwy 12

FOR SALE
11261 Hwy 12
Orange, TX 77632

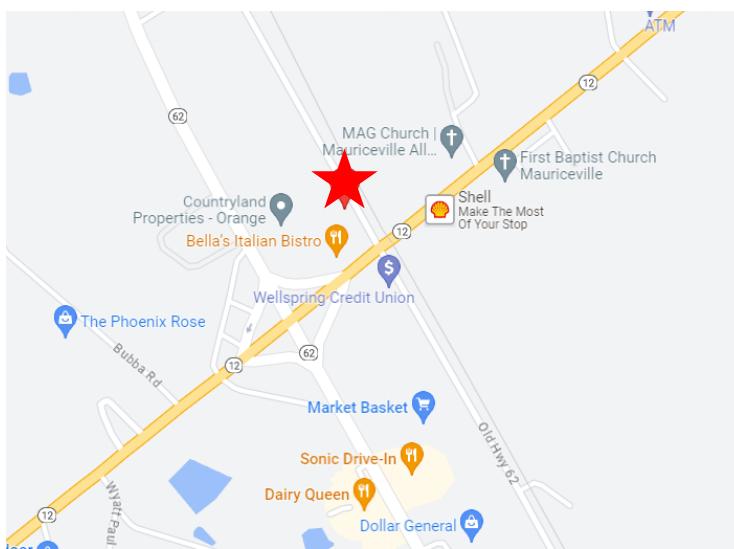
\$998,000

Property Overview



- +/- 14,000 SF
- +/- 1.5 Acres
- Ample Parking
- Highly Visible
- Near Intersection of Hwy 12 & Hwy 62
- Sign Pole
- No Zoning
- +/- 12,070 Vehicles Per Day
- Main Intersection in Mauriceville
- Gross Monthly Income \$7,550
- Est. Taxes \$5,341.47
- 7 Units

Restaurant	+/-6,000sf
Ste. 100 + Upstairs	+/-1,900sf
Ste. 200-300	+/-1,600sf
Ste. 400	+/-900sf
Ste. 500	+/-2,000sf
Ste. 600	+/-800sf



Ryan Harrington
RE/MAX ONE
Commercial Division
Ryan@rmxone.com

Office: (409) 892-7245
Cell: (409) 673-3513
8245 Gladys Avenue
Beaumont, TX 77706

Aerial

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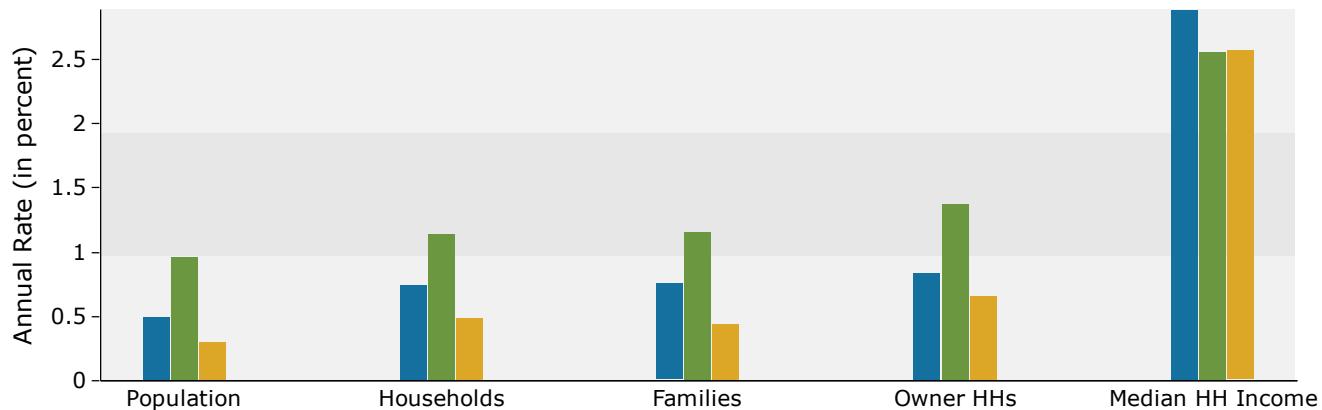
Summary	Census 2010	Census 2020	2023	2028
Population	5,218	5,107	5,245	5,377
Households	1,902	1,959	2,022	2,099
Families	1,493	-	1,552	1,612
Average Household Size	2.74	2.61	2.59	2.56
Owner Occupied Housing Units	1,682	-	1,752	1,827
Renter Occupied Housing Units	219	-	270	272
Median Age	37.4	-	41.6	43.4
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.50%	0.97%	0.30%	
Households	0.75%	1.15%	0.49%	
Families	0.76%	1.16%	0.44%	
Owner HHs	0.84%	1.38%	0.66%	
Median Household Income	2.89%	2.56%	2.57%	
	2023	2028		
Households by Income	Number	Percent	Number	Percent
<\$15,000	188	9.3%	165	7.9%
\$15,000 - \$24,999	102	5.0%	82	3.9%
\$25,000 - \$34,999	141	7.0%	123	5.9%
\$35,000 - \$49,999	147	7.3%	137	6.5%
\$50,000 - \$74,999	340	16.8%	338	16.1%
\$75,000 - \$99,999	210	10.4%	223	10.6%
\$100,000 - \$149,999	423	20.9%	461	22.0%
\$150,000 - \$199,999	192	9.5%	242	11.5%
\$200,000+	277	13.7%	327	15.6%
Median Household Income	\$84,446		\$97,353	
Average Household Income	\$119,637		\$134,920	
Per Capita Income	\$44,864		\$51,288	
Population by Age	Census 2010		2023	2028
	Number	Percent	Number	Percent
0 - 4	331	6.3%	275	5.2%
5 - 9	412	7.9%	319	6.1%
10 - 14	457	8.8%	339	6.5%
15 - 19	383	7.3%	329	6.3%
20 - 24	250	4.8%	287	5.5%
25 - 34	598	11.5%	633	12.1%
35 - 44	773	14.8%	676	12.9%
45 - 54	819	15.7%	712	13.6%
55 - 64	639	12.2%	778	14.8%
65 - 74	373	7.1%	598	11.4%
75 - 84	154	3.0%	254	4.8%
85+	30	0.6%	46	0.9%
Race and Ethnicity	Census 2010	Census 2020	2023	2028
	Number	Percent	Number	Percent
White Alone	4,938	94.7%	4,519	88.5%
Black Alone	36	0.7%	39	0.8%
American Indian Alone	31	0.6%	32	0.6%
Asian Alone	13	0.2%	30	0.6%
Pacific Islander Alone	3	0.1%	1	0.0%
Some Other Race Alone	95	1.8%	150	2.9%
Two or More Races	101	1.9%	336	6.6%
Hispanic Origin (Any Race)	321	6.2%	397	7.8%

Data Note: Income is expressed in current dollars.

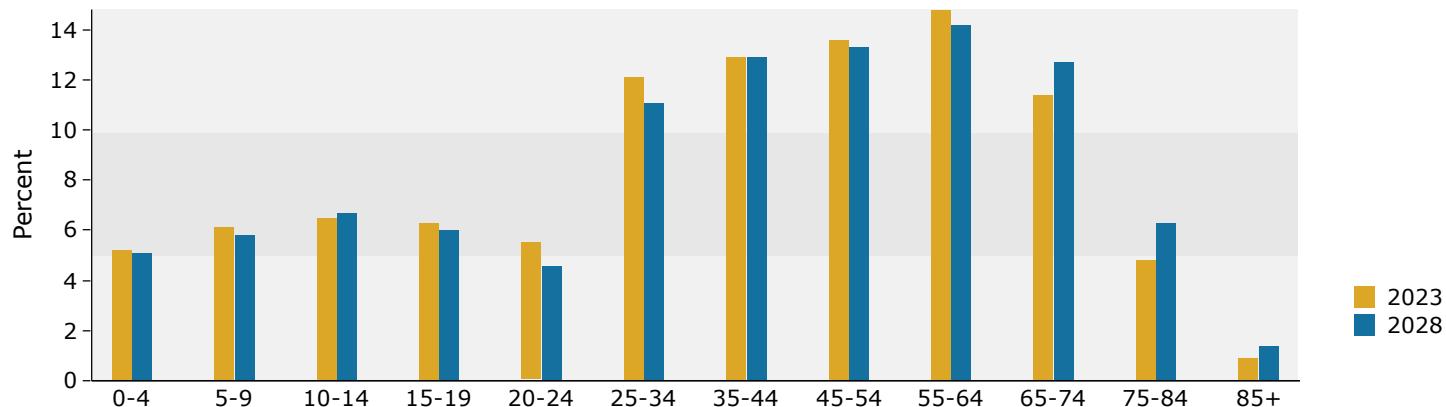
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 25, 2023

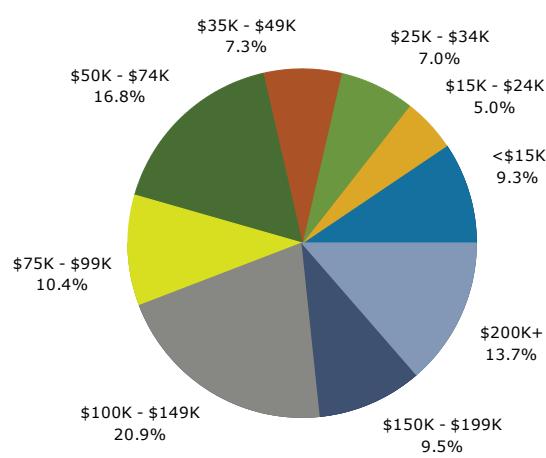
Trends 2023-2028



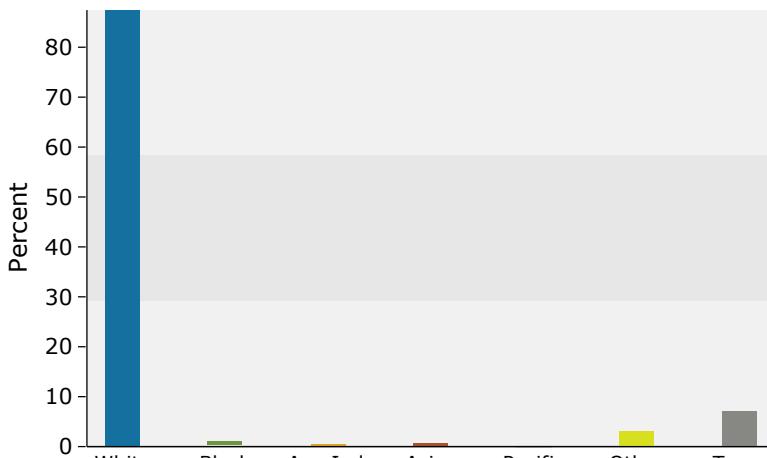
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

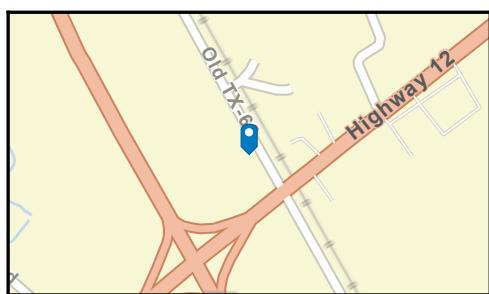
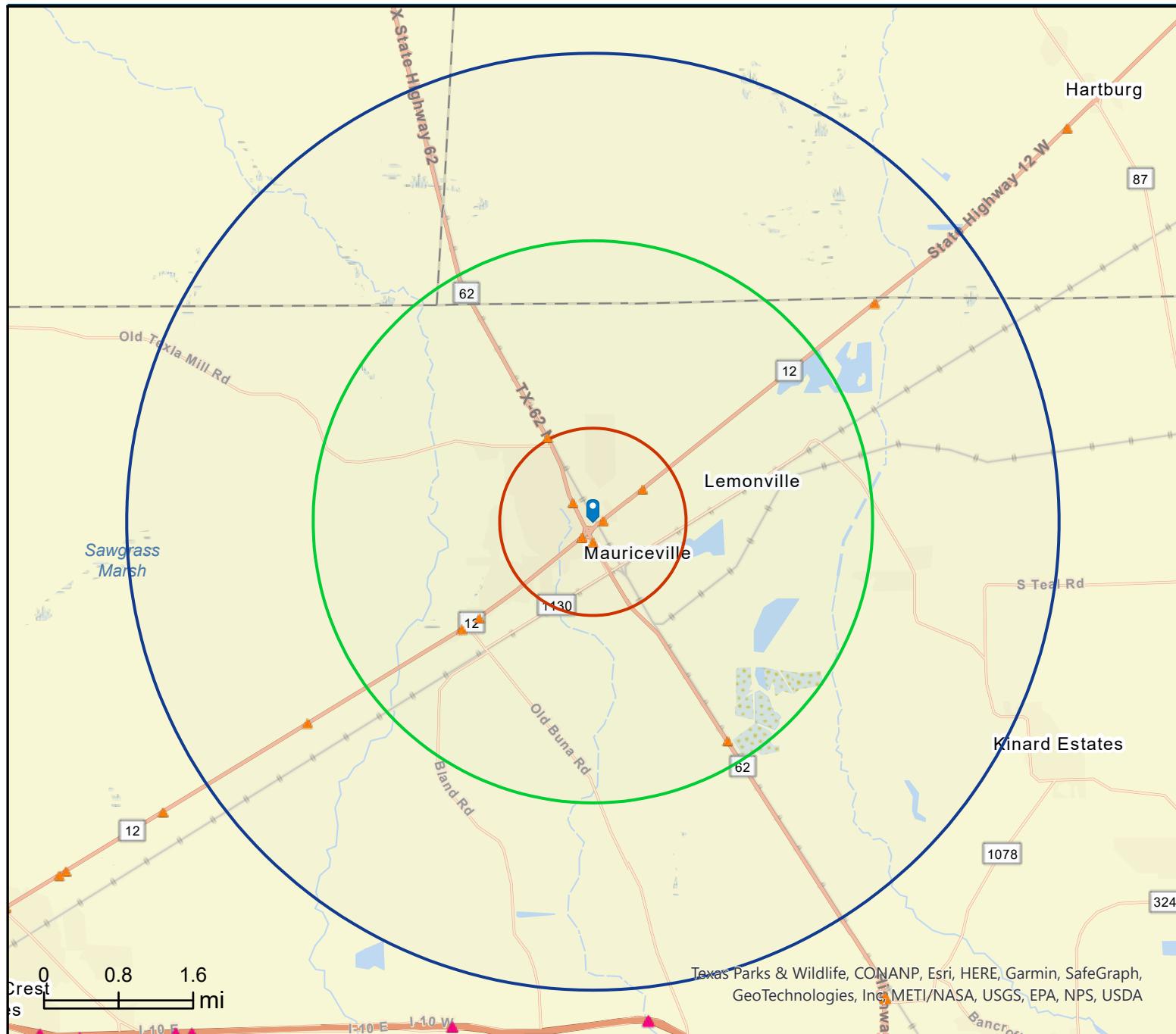
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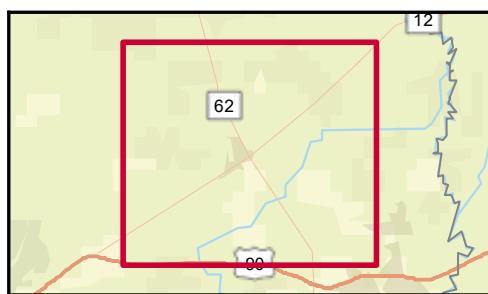
Traffic Count Map

11261 Highway 12, Orange, Texas, 77632
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.20903
Longitude: -93.87351



- ▲ **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 (Q2 2023).

October 25, 2023

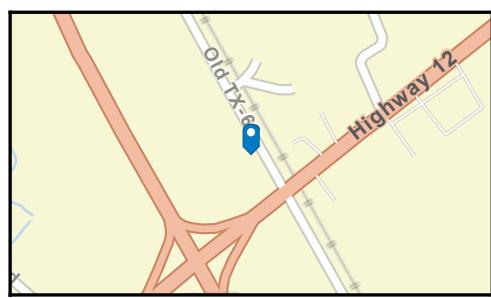
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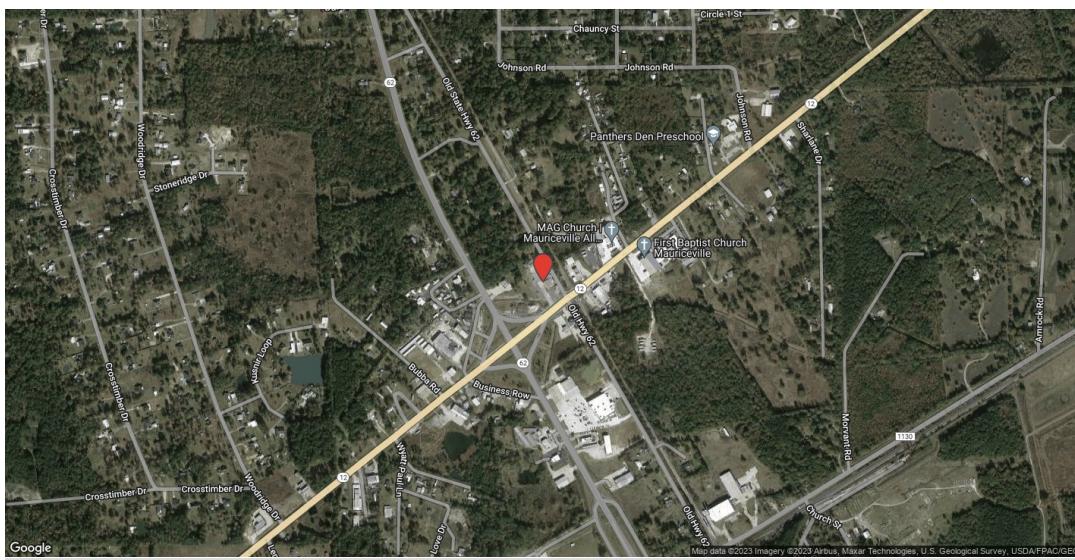
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October 25, 2023



Overview Map



The closest match to 11261 TX-12Orange, TX 77632 is 11261 TX-12 ORANGE, TX 77632-7431

11261 TX-12 ORANGE, TX 77632-7431

LOCATION ACCURACY:  Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

480510

PANEL

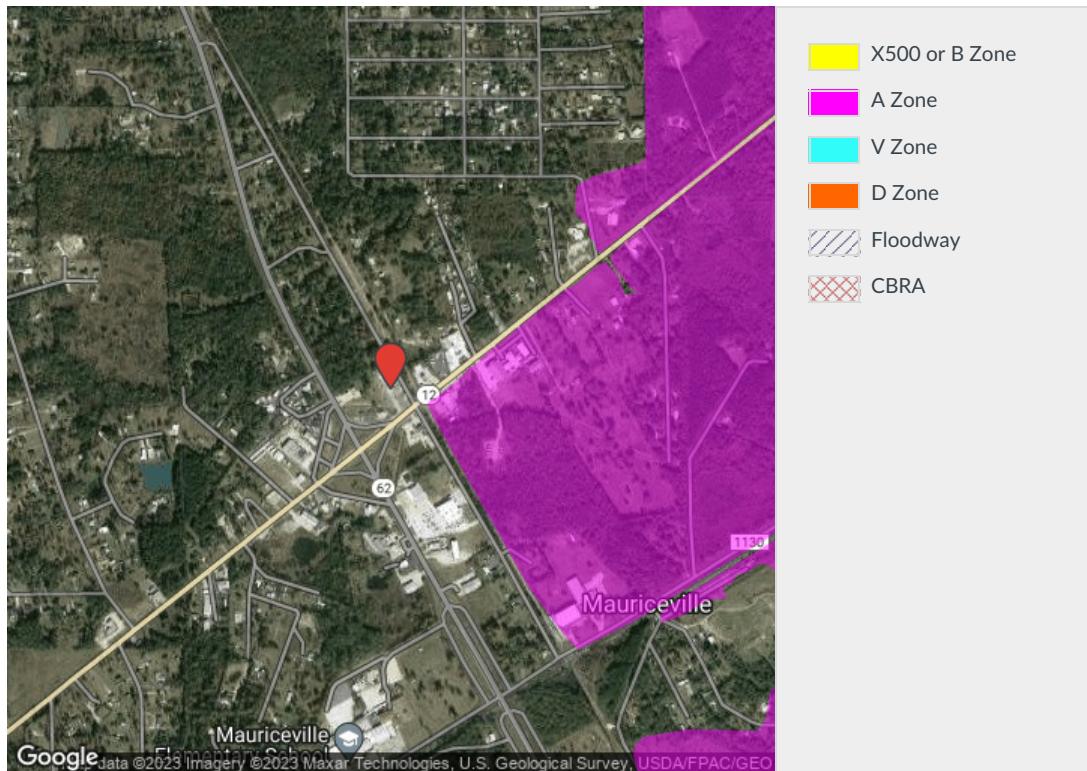
0075D

PANEL DATE

December 16, 2021

MAP NUMBER

48361C0075D





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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ryan Harrington	0558472	Ryan@foxworthrealty.com	(409) 892-7245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Information available at www.trec.texas.gov

IABS 1-0

Template

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