



**7245 FM 1006  
ORANGE, TX 77630**

**FOR  
SUBLEASE**

**\$2.16/SF/MONTH +NN**



## PROPERTY OVERVIEW

Newly constructed office warehouse available for sublease in Orange Texas. This facility was constructed in 2024 and never occupied. The building is a total of +/-7,400sf with roughly 2,000sf of beautifully finished office space. The warehouse is fully insulated and includes two 14'x14' roll up grade level doors. The facility is accross FM 1006 from the Golden Triangle Polymers facility currently under construction and in close proximity to the Orange County Advanced Power Station which is also under construction.



### **RYAN HARRINGTON COMMERCIAL DIVISION**

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

**CELL:** (409) 673-3513  
RYAN@RMXONE.COM

- New Construction
- Built in 2024 (never occupied)
- +/-7,400 SF Total
- +/--.59 of an Acre
- +/-5,400 SF Warehouse
- 2 - 14'x14' roll up doors
- Center Eve Height 19ft
- Insulated Warehouse
- Single Phase Electric
- +/-2,000 SF Office
- 5 Private Offices
- Kitchen Area
- 3 Restrooms
- Zoned C-2 (Commercial)
- Beautiful Finishes in Office Area

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

## Demographic and Income Profile

7245 FM 1006, Orange, Texas, 77630  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.05752  
 Longitude: -93.79586

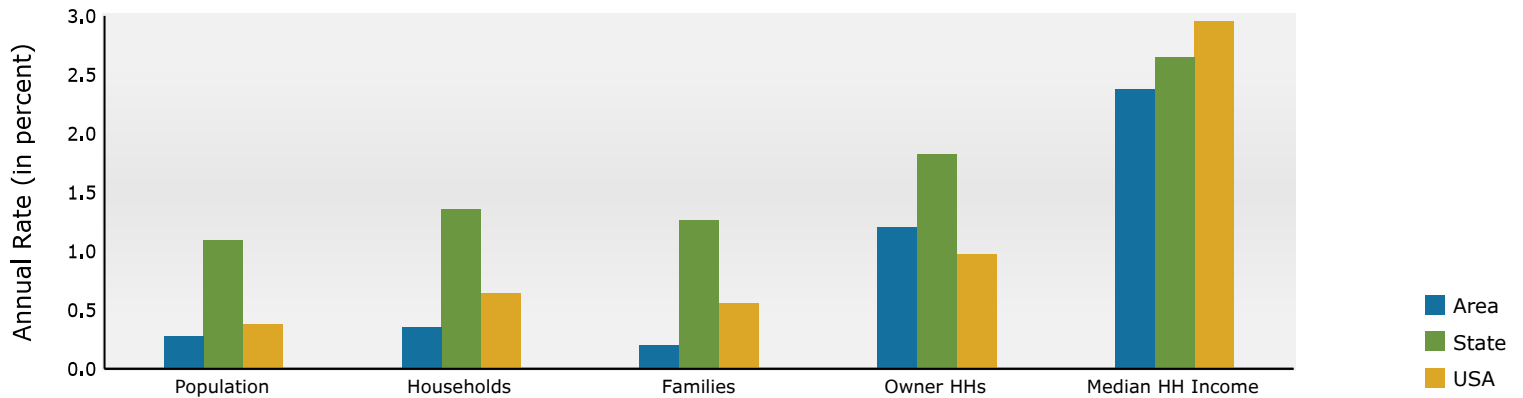
Summary	Census 2010		Census 2020		2024		2029	
Population	9,524		10,768		11,037		11,193	
Households	3,745		4,291		4,372		4,449	
Families	2,658		2,871		2,836		2,865	
Average Household Size	2.52		2.49		2.51		2.50	
Owner Occupied Housing Units	2,639		2,792		2,886		3,064	
Renter Occupied Housing Units	1,106		1,499		1,486		1,385	
Median Age	37.9		37.3		37.5		38.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.28%		1.09%		0.38%			
Households	0.35%		1.36%		0.64%			
Families	0.20%		1.26%		0.56%			
Owner HHs	1.20%		1.82%		0.97%			
Median Household Income	2.38%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			391	8.9%	355	8.0%		
\$15,000 - \$24,999			170	3.9%	126	2.8%		
\$25,000 - \$34,999			399	9.1%	354	8.0%		
\$35,000 - \$49,999			657	15.0%	573	12.9%		
\$50,000 - \$74,999			945	21.6%	945	21.2%		
\$75,000 - \$99,999			481	11.0%	517	11.6%		
\$100,000 - \$149,999			706	16.1%	801	18.0%		
\$150,000 - \$199,999			312	7.1%	392	8.8%		
\$200,000+			311	7.1%	388	8.7%		
Median Household Income			\$62,509		\$70,327			
Average Household Income			\$90,846		\$104,048			
Per Capita Income			\$35,770		\$41,126			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	667	7.0%	769	7.1%	776	7.0%	782	7.0%
5 - 9	606	6.4%	759	7.0%	821	7.4%	760	6.8%
10 - 14	611	6.4%	753	7.0%	767	6.9%	798	7.1%
15 - 19	677	7.1%	646	6.0%	690	6.3%	690	6.2%
20 - 24	628	6.6%	609	5.7%	594	5.4%	608	5.4%
25 - 34	1,231	12.9%	1,524	14.2%	1,488	13.5%	1,342	12.0%
35 - 44	1,188	12.5%	1,331	12.4%	1,475	13.4%	1,605	14.3%
45 - 54	1,401	14.7%	1,240	11.5%	1,221	11.1%	1,286	11.5%
55 - 64	1,155	12.1%	1,371	12.7%	1,264	11.5%	1,169	10.4%
65 - 74	668	7.0%	1,064	9.9%	1,153	10.4%	1,193	10.7%
75 - 84	497	5.2%	494	4.6%	580	5.3%	722	6.5%
85+	195	2.0%	207	1.9%	208	1.9%	238	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,149	85.6%	8,206	76.2%	8,206	74.3%	8,114	72.5%
Black Alone	615	6.5%	932	8.7%	1,020	9.2%	1,091	9.7%
American Indian Alone	34	0.4%	61	0.6%	64	0.6%	66	0.6%
Asian Alone	147	1.5%	242	2.2%	254	2.3%	274	2.4%
Pacific Islander Alone	2	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	379	4.0%	577	5.4%	677	6.1%	751	6.7%
Two or More Races	197	2.1%	750	7.0%	816	7.4%	897	8.0%
Hispanic Origin (Any Race)	848	8.9%	1,341	12.5%	1,540	14.0%	1,723	15.4%

**Data Note:** Income is expressed in current dollars.

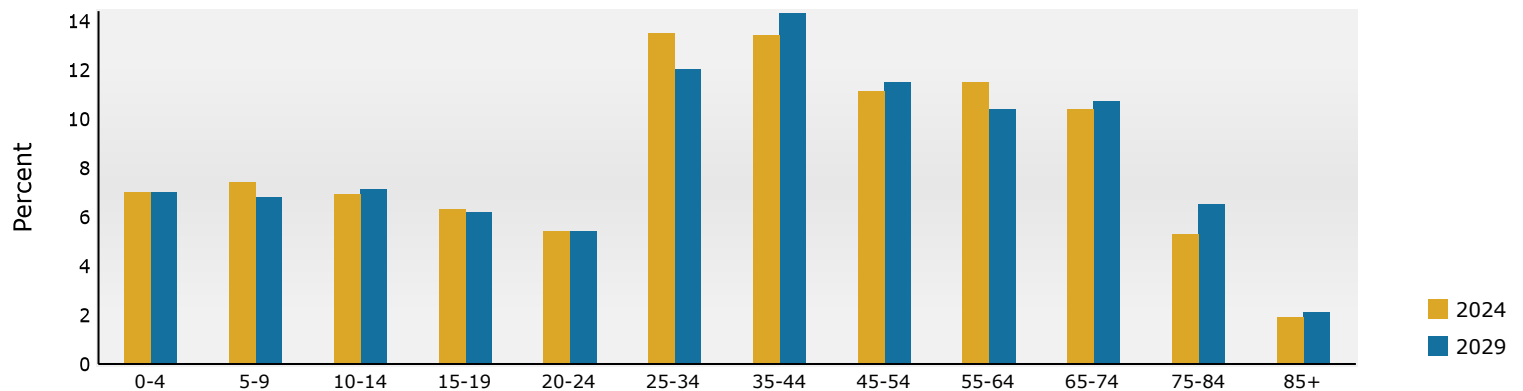
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 06, 2025

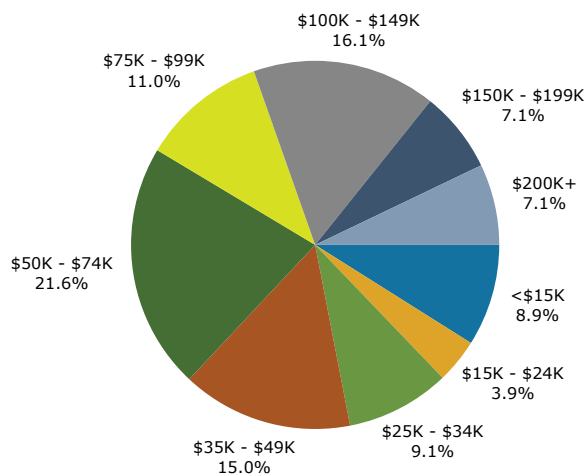
## Trends 2024-2029



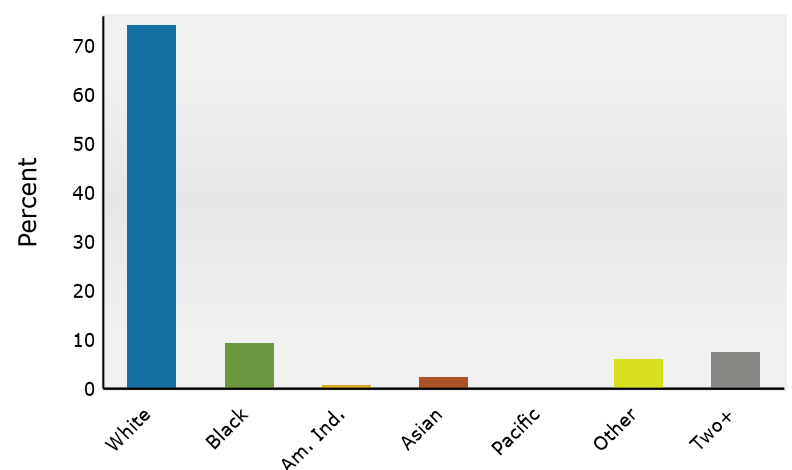
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 14.0%



## Traffic Count Map - Close Up

7245 FM 1006, Orange, Texas, 77630  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.05752  
Longitude: -93.79586



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 06, 2025



# 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.

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

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RE/MAX Beaumont Foxworth Associates, 6410 Wellington Place Beaumont, TX 77706  
Ryan Harrington

Phone: 409.861.5655 Fax: 409.861.1440

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