

RE/MAX
COMMERCIAL

0000 PAULA RD.
KOUNTZE, TX 77625

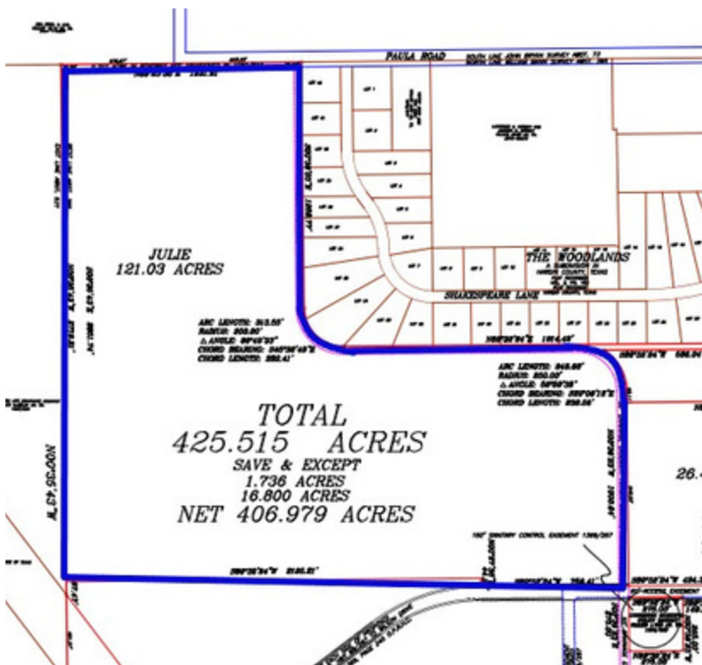
FOR SALE

\$3,025,000



PROPERTY OVERVIEW

This 121 acres is the perfect location for a residential subdivision. Kountze ISD. Flood zone X. Pond on property is 7.8 acres in size. Plat available - ask your realtor for a copy. This land will have access points from both Paula Road and HWY 69.



JENNIFER GREEN

CELL: (409) 781-4531
JENNIFERGREENSELLS@GMAIL.COM



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM



Demographic and Income Profile

77625
77625, Kountze, Texas
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.28710
Longitude: -94.24605

Summary	Census 2010	Census 2020	2024	2029
Population	9,964	11,188	11,586	11,916
Households	3,624	4,232	4,399	4,559
Families	2,804	3,134	3,180	3,276
Average Household Size	2.74	2.64	2.63	2.61
Owner Occupied Housing Units	3,002	3,366	3,569	3,797
Renter Occupied Housing Units	622	866	830	762
Median Age	34.9	37.2	38.1	39.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.56%	1.09%	0.38%
Households	0.72%	1.36%	0.64%
Families	0.60%	1.26%	0.56%
Owner HHs	1.25%	1.82%	0.97%
Median Household Income	2.40%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	341	7.8%	313	6.9%
\$15,000 - \$24,999	353	8.0%	259	5.7%
\$25,000 - \$34,999	278	6.3%	224	4.9%
\$35,000 - \$49,999	317	7.2%	314	6.9%
\$50,000 - \$74,999	544	12.4%	549	12.0%
\$75,000 - \$99,999	516	11.7%	517	11.3%
\$100,000 - \$149,999	1,051	23.9%	1,119	24.5%
\$150,000 - \$199,999	514	11.7%	678	14.9%
\$200,000+	485	11.0%	586	12.9%

Median Household Income	\$91,375	\$102,880
Average Household Income	\$111,286	\$126,683
Per Capita Income	\$42,295	\$48,529

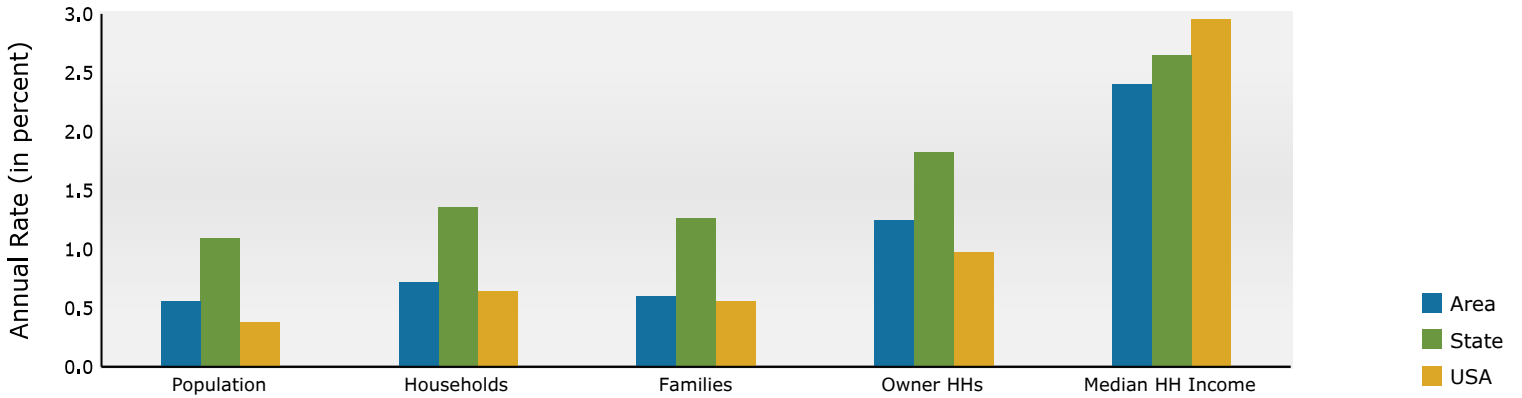
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	713	7.2%	693	6.2%	699	6.0%	718	6.0%
5 - 9	828	8.3%	828	7.4%	794	6.9%	733	6.2%
10 - 14	816	8.2%	837	7.5%	875	7.6%	804	6.7%
15 - 19	691	6.9%	781	7.0%	794	6.9%	782	6.6%
20 - 24	526	5.3%	624	5.6%	673	5.8%	675	5.7%
25 - 34	1,417	14.2%	1,480	13.2%	1,413	12.2%	1,532	12.9%
35 - 44	1,467	14.7%	1,511	13.5%	1,679	14.5%	1,712	14.4%
45 - 54	1,417	14.2%	1,354	12.1%	1,438	12.4%	1,521	12.8%
55 - 64	1,058	10.6%	1,284	11.5%	1,285	11.1%	1,331	11.2%
65 - 74	629	6.3%	1,126	10.1%	1,117	9.6%	1,151	9.7%
75 - 84	319	3.2%	541	4.8%	645	5.6%	742	6.2%
85+	84	0.8%	129	1.2%	175	1.5%	213	1.8%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,508	95.4%	9,987	89.3%	10,198	88.0%	10,354	86.9%
Black Alone	99	1.0%	94	0.8%	112	1.0%	125	1.0%
American Indian Alone	41	0.4%	71	0.6%	77	0.7%	81	0.7%
Asian Alone	68	0.7%	100	0.9%	122	1.1%	139	1.2%
Pacific Islander Alone	1	0.0%	10	0.1%	12	0.1%	12	0.1%
Some Other Race Alone	116	1.2%	185	1.7%	213	1.8%	243	2.0%
Two or More Races	129	1.3%	741	6.6%	851	7.3%	963	8.1%
Hispanic Origin (Any Race)	456	4.6%	755	6.7%	887	7.7%	1,020	8.6%

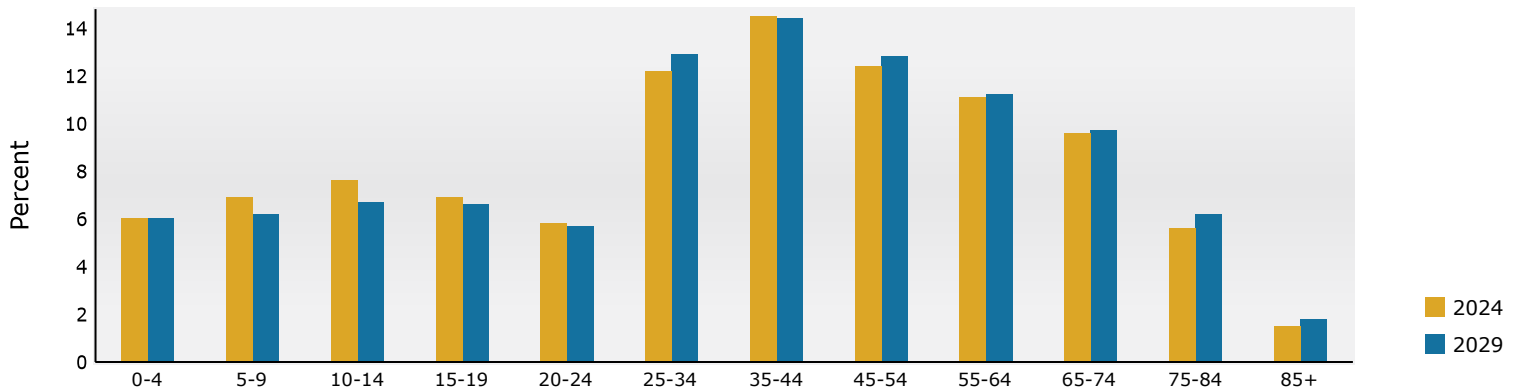
Data Note: Income is expressed in current dollars.

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

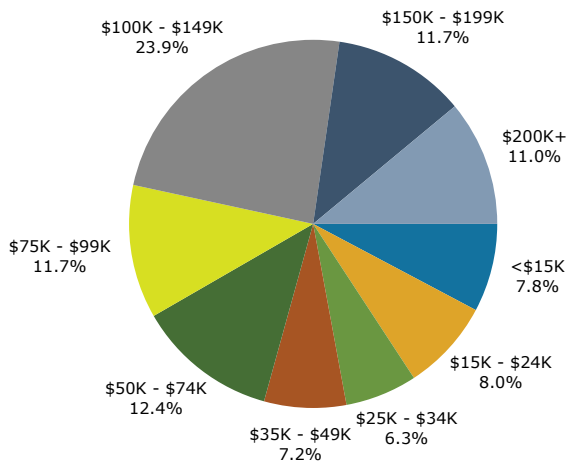
Trends 2024-2029



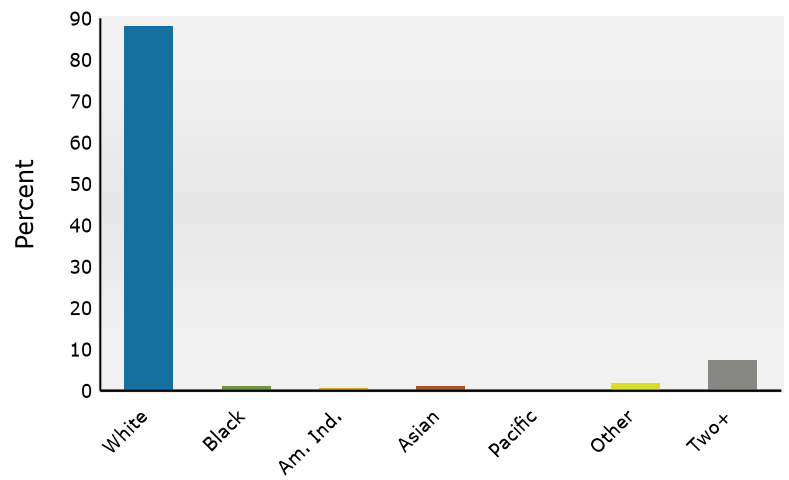
Population by Age



2024 Household Income



2024 Population by Race

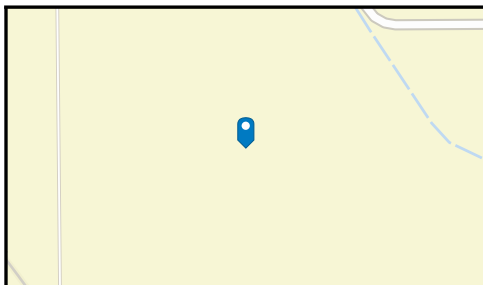
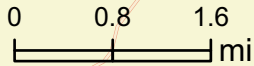
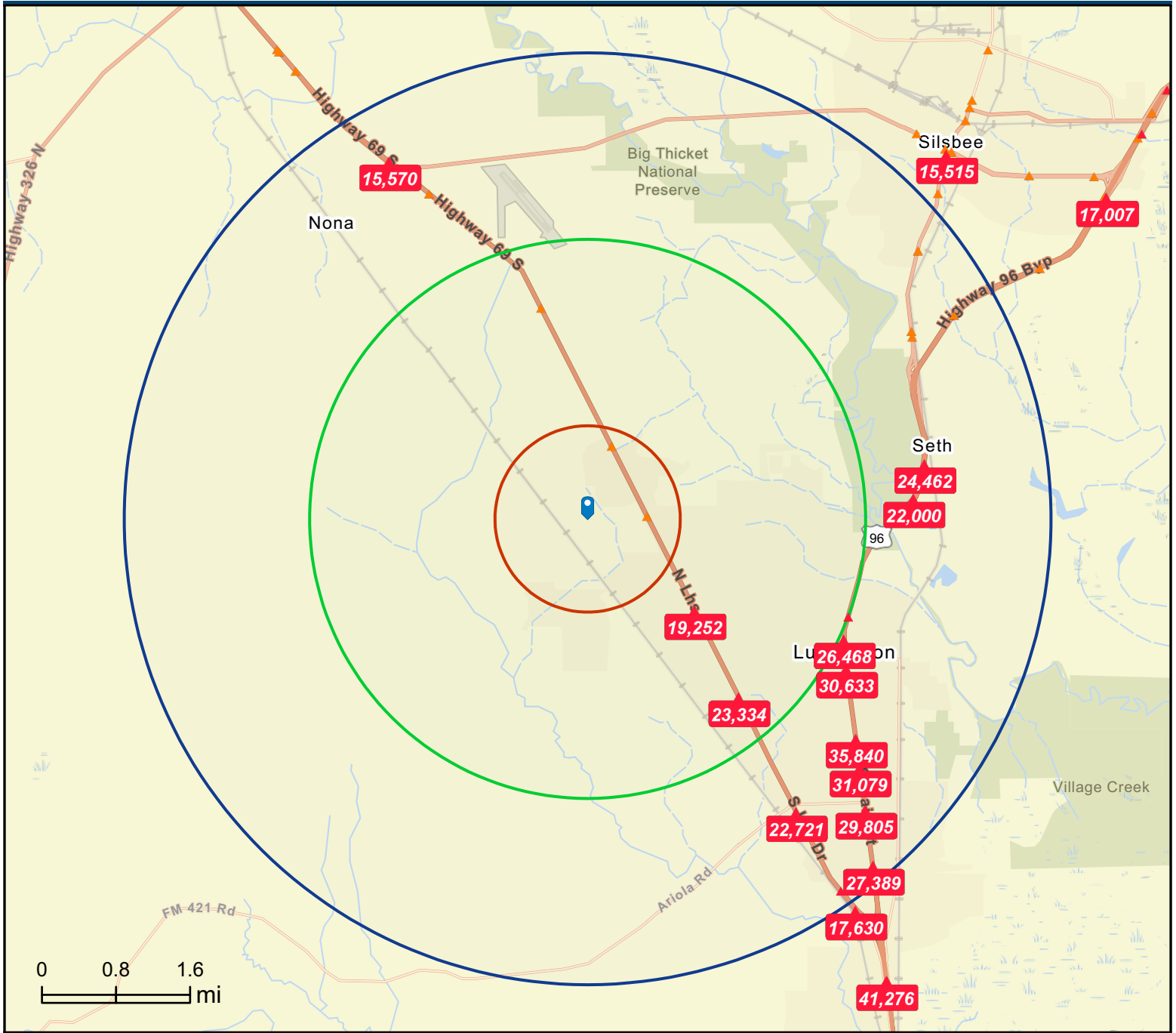


2024 Percent Hispanic Origin: 7.7%

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

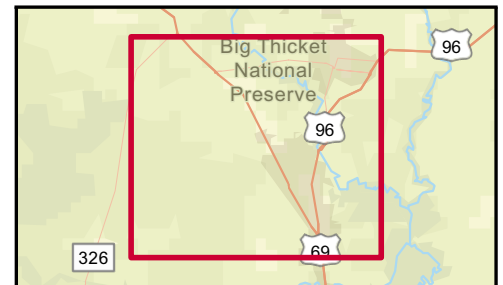
77625
77625, Kountze, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.28710
Longitude: -94.24605



Average Daily Traffic Volume

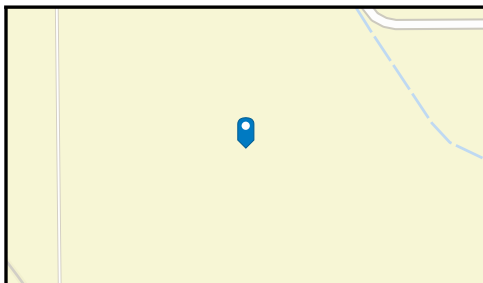
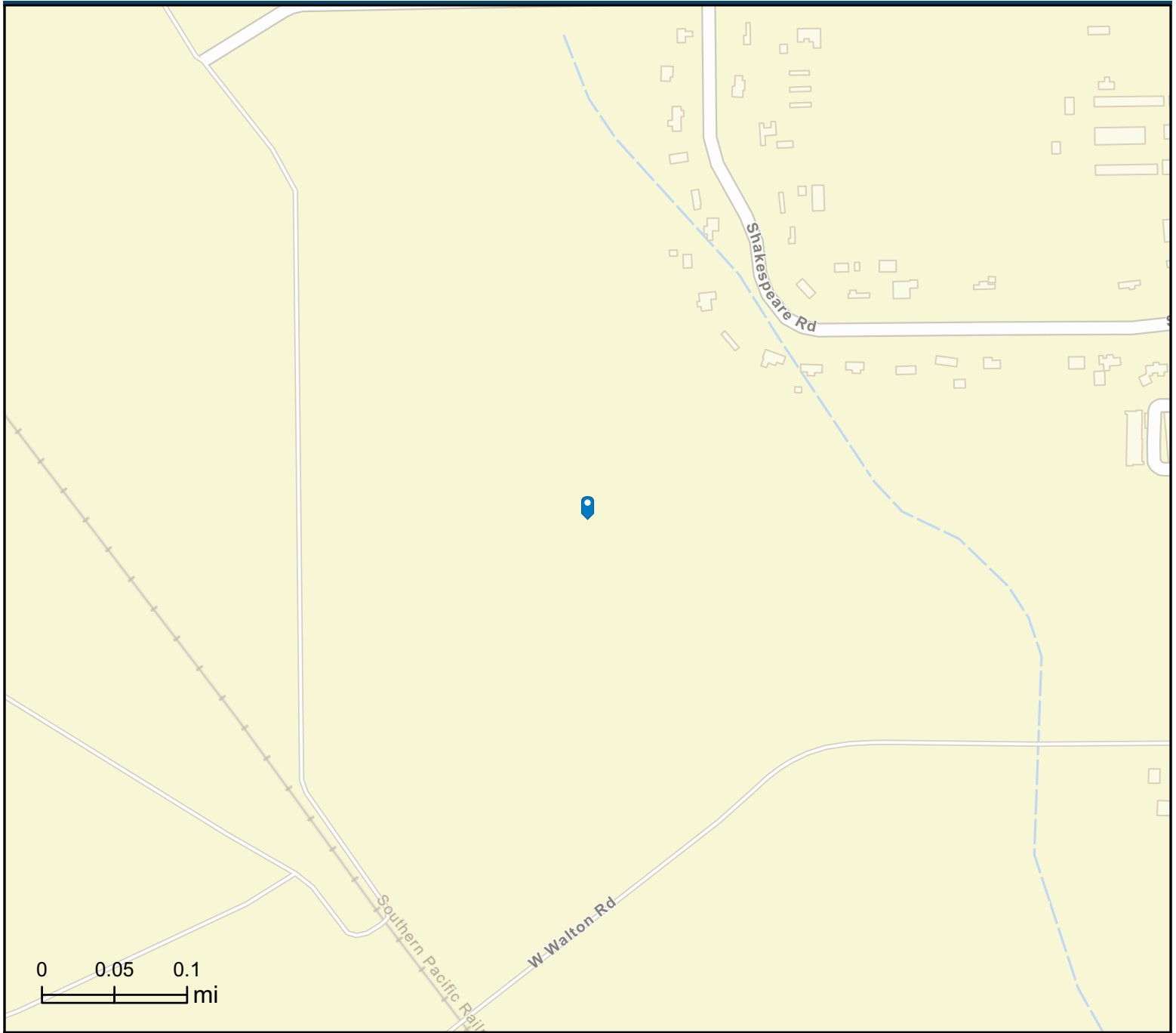
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



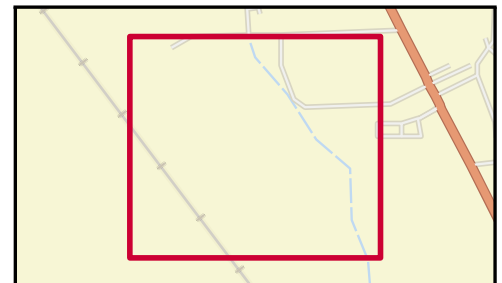
Source: ©2024 Kalibrate Technologies (Q2 2024).

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.28710
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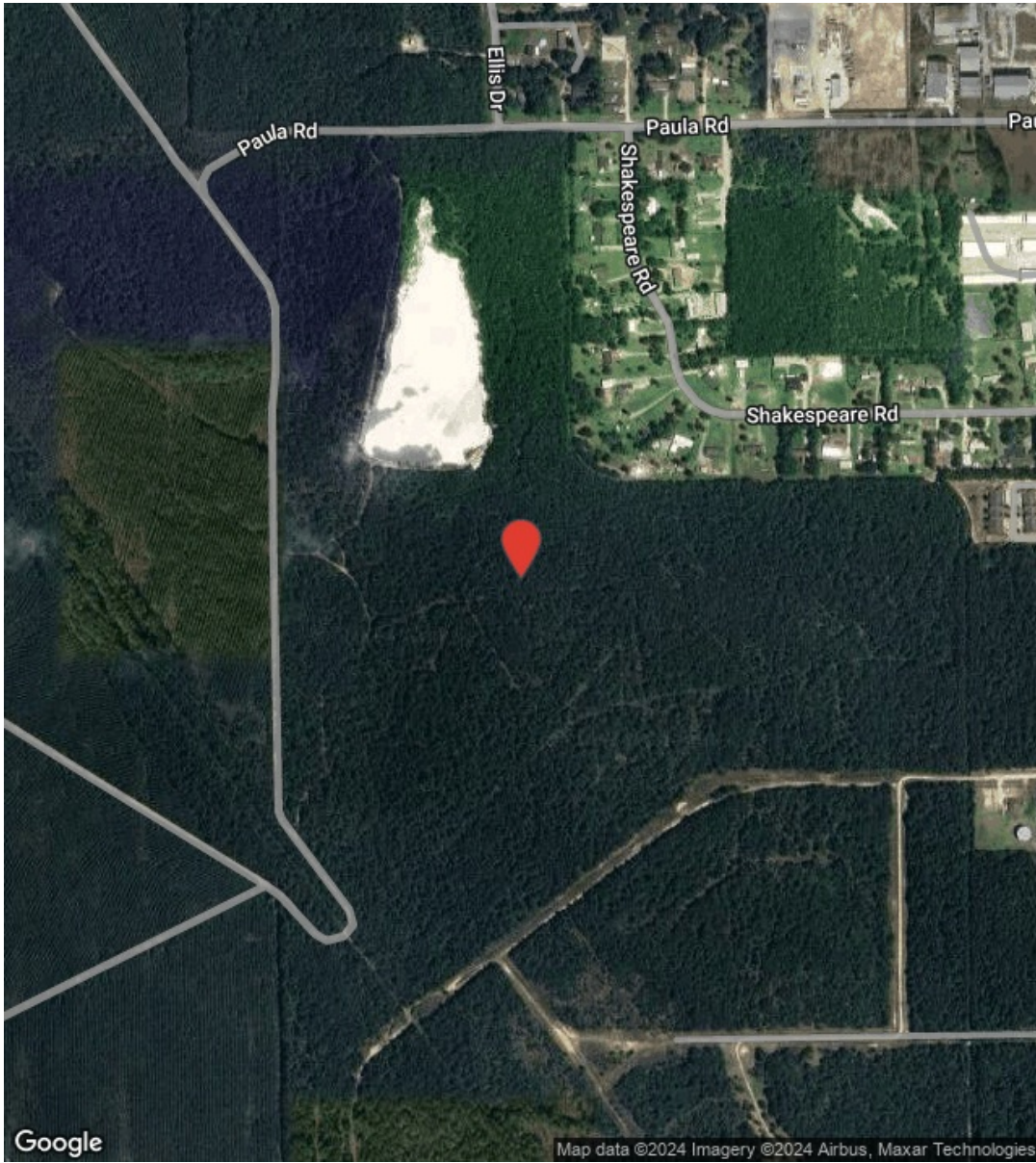


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Source: ©2024 Kalibrate Technologies (Q2 2024).

Overview Map



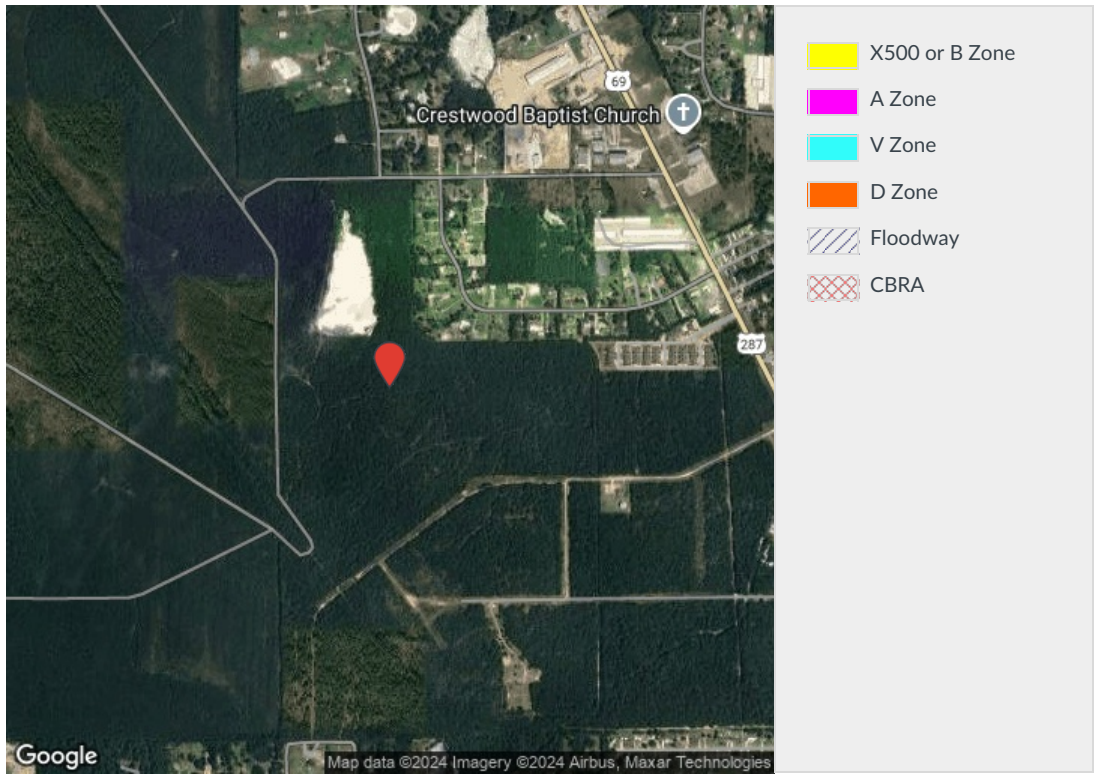
LATITUDE: 30.287100, LONGITUDE: -94.246047

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480284	PANEL	0390F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0390F





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

TAR 2501

IABS 1-0

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