

# 1051 Highway 327

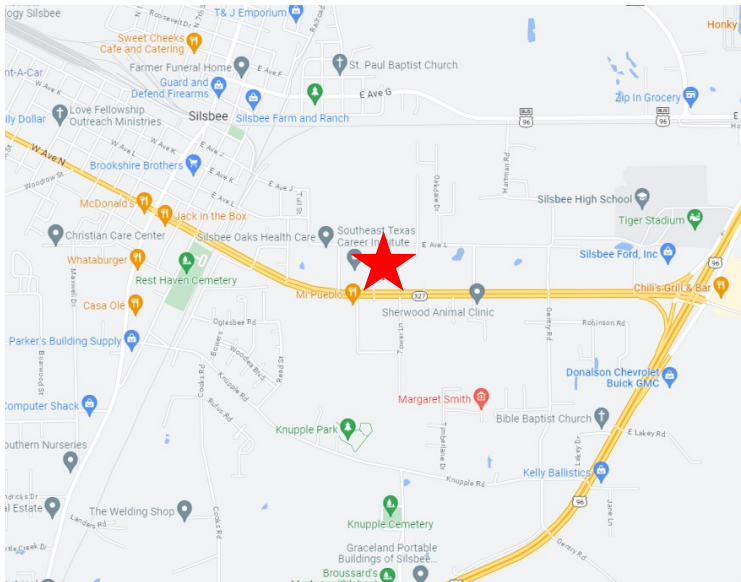
**FOR SALE**  
**1051 Highway 327**  
**Silsbee, TX 77656**

**\$385,000**

## Property Overview



- Professional Office Building
- Well Positioned on Hwy 327
- Fully Leased, Tenants Pay Utilities and Maintenance
- Landlord Pays Taxes, Insurance and Lawn Care
- Suites Separately Metered for Electric
- +/- 3,200 SF
- +/- .93 of an Acre
- Detached Garage +/- 720 SF
- High Traffic Counts
- Excellent Visibility
- Zoned Community Business District C-2



**Ryan Harrington**  
**RE/MAX One**  
Commercial Division  
Ryan@rmxone.com

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



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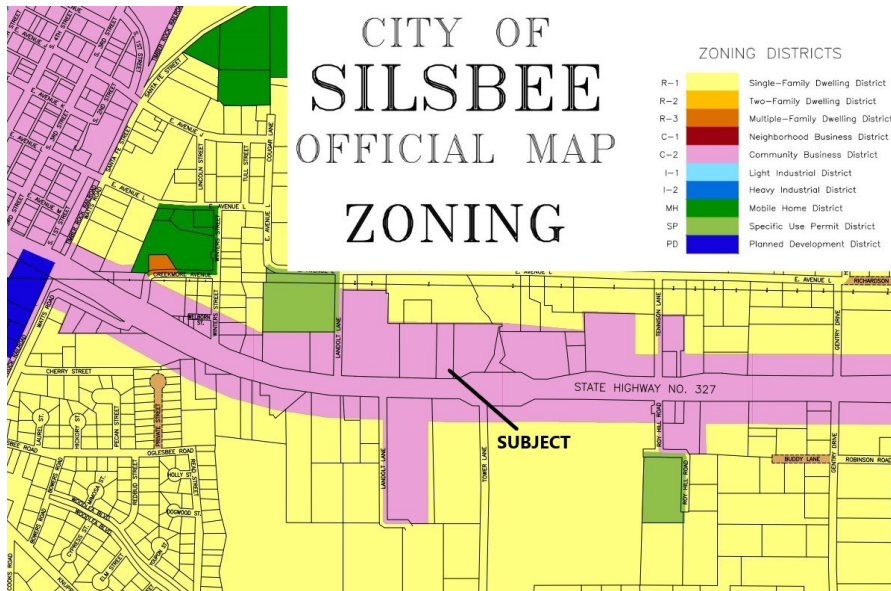
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## Property Overview



Well positioned office building located on Highway 327 in Silsbee between the Hwy 96 bypass and Business 96. The property is currently fully leased with tenants paying utilities and maintenance. Currently occupied by a State Farm Insurance agent as well as an agent with Edward Jones. The property features excellent visibility, easy access, roughly 3,200sf, and a detached +/-720sf garage. Total property is +/- .93 of an acre with a striped concrete parking lot in front including 27 spaces and ample parking in the rear.



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# Demographic and Income Profile

1051 Highway 327 W, Silsbee, Texas, 77656  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.34863  
 Longitude: -94.19026

Summary	Census 2010	Census 2020	2022	2027
Population	9,555	9,838	9,855	9,970
Households	3,676	3,901	3,924	3,980
Families	2,579	-	2,680	2,724
Average Household Size	2.53	2.46	2.45	2.44
Owner Occupied Housing Units	2,607	-	2,895	2,991
Renter Occupied Housing Units	1,069	-	1,029	990
Median Age	39.0	-	40.5	41.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.23%	0.88%	0.25%
Households	0.28%	0.92%	0.31%
Families	0.33%	0.96%	0.28%
Owner HHs	0.65%	1.19%	0.53%
Median Household Income	3.03%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	726	18.5%	594	14.9%
\$15,000 - \$24,999	296	7.5%	254	6.4%
\$25,000 - \$34,999	392	10.0%	329	8.3%
\$35,000 - \$49,999	414	10.6%	382	9.6%
\$50,000 - \$74,999	755	19.2%	766	19.2%
\$75,000 - \$99,999	432	11.0%	491	12.3%
\$100,000 - \$149,999	539	13.7%	665	16.7%
\$150,000 - \$199,999	182	4.6%	261	6.6%
\$200,000+	187	4.8%	238	6.0%

Median Household Income	\$53,078	\$61,621
Average Household Income	\$75,979	\$90,191
Per Capita Income	\$30,199	\$35,926

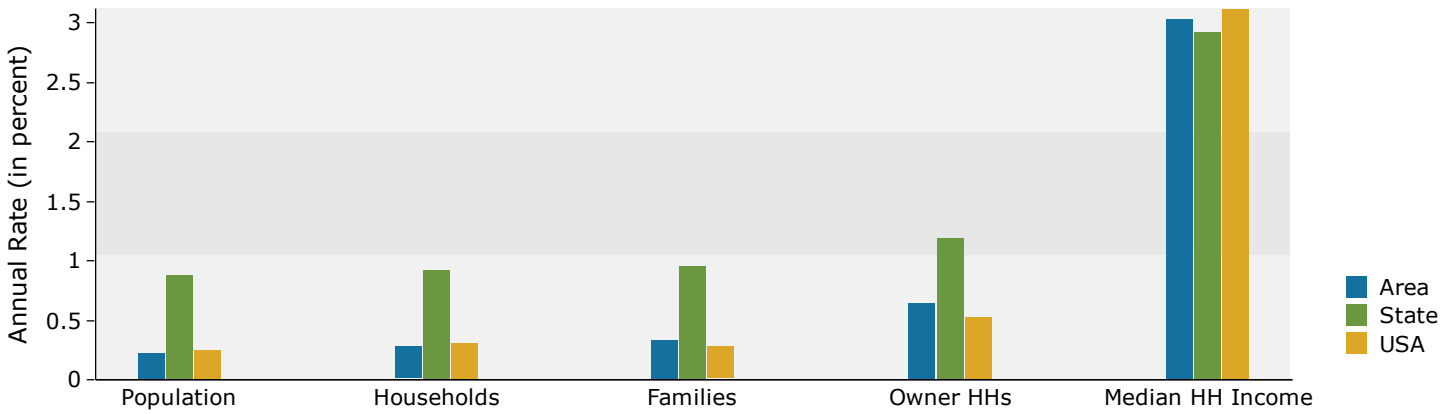
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	710	7.4%	628	6.4%	611	6.1%
5 - 9	652	6.8%	676	6.9%	653	6.5%
10 - 14	663	6.9%	659	6.7%	705	7.1%
15 - 19	616	6.4%	521	5.3%	629	6.3%
20 - 24	580	6.1%	517	5.2%	447	4.5%
25 - 34	1,142	12.0%	1,267	12.9%	1,083	10.9%
35 - 44	1,078	11.3%	1,185	12.0%	1,288	12.9%
45 - 54	1,378	14.4%	1,085	11.0%	1,129	11.3%
55 - 64	1,162	12.2%	1,353	13.7%	1,222	12.3%
65 - 74	767	8.0%	1,077	10.9%	1,195	12.0%
75 - 84	557	5.8%	588	6.0%	710	7.1%
85+	250	2.6%	298	3.0%	300	3.0%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,908	72.3%	6,967	70.8%	6,951	70.5%	6,947	69.7%
Black Alone	2,246	23.5%	2,063	21.0%	2,058	20.9%	2,061	20.7%
American Indian Alone	39	0.4%	37	0.4%	37	0.4%	38	0.4%
Asian Alone	50	0.5%	64	0.7%	65	0.7%	73	0.7%
Pacific Islander Alone	1	0.0%	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	165	1.7%	171	1.7%	174	1.8%	188	1.9%
Two or More Races	146	1.5%	533	5.4%	567	5.8%	662	6.6%
Hispanic Origin (Any Race)	424	4.4%	552	5.6%	561	5.7%	601	6.0%

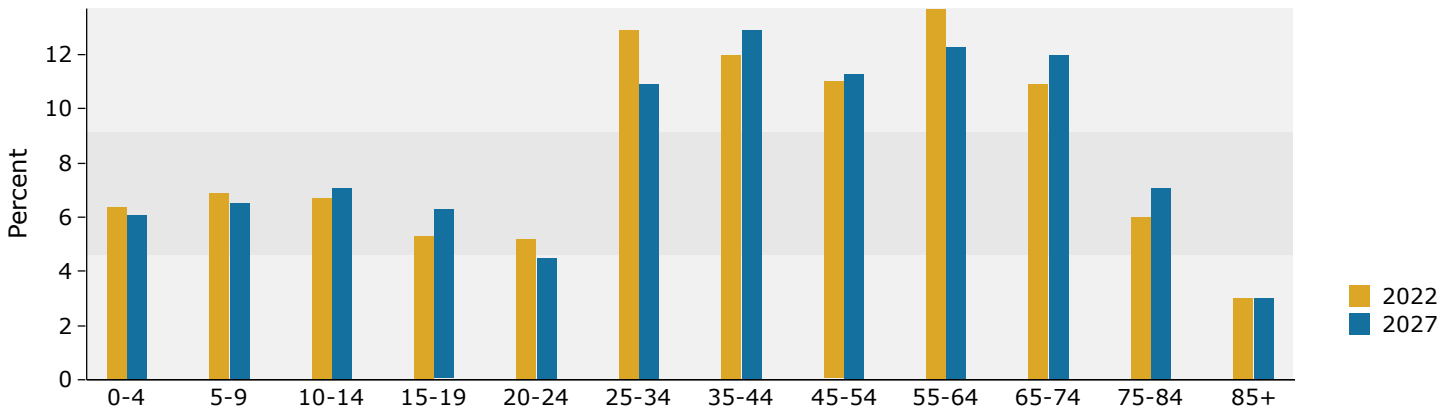
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

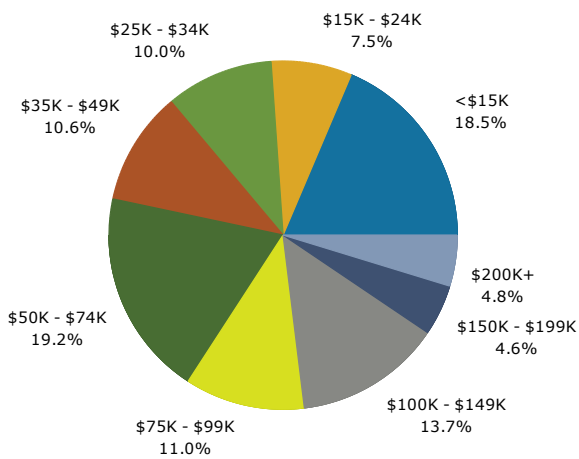
## Trends 2022-2027



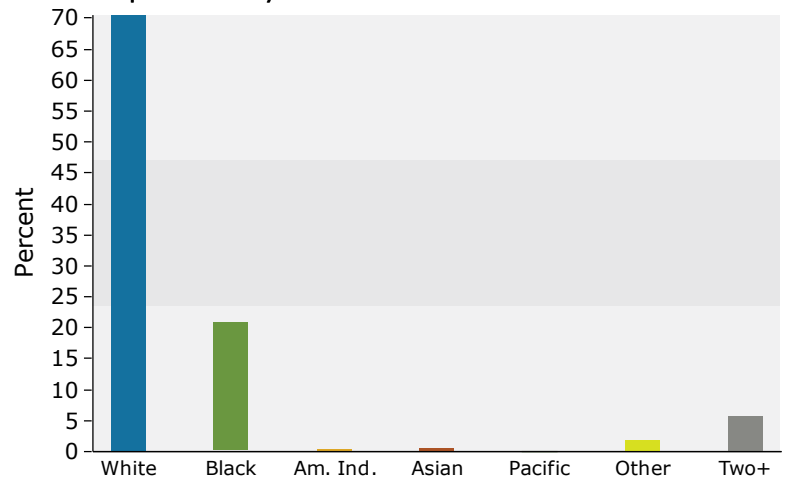
## Population by Age



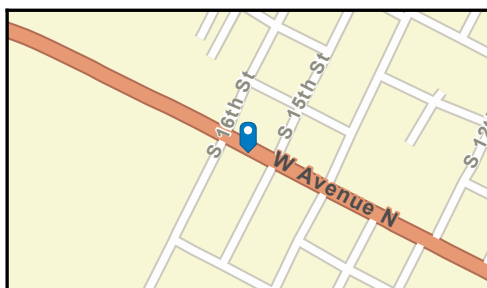
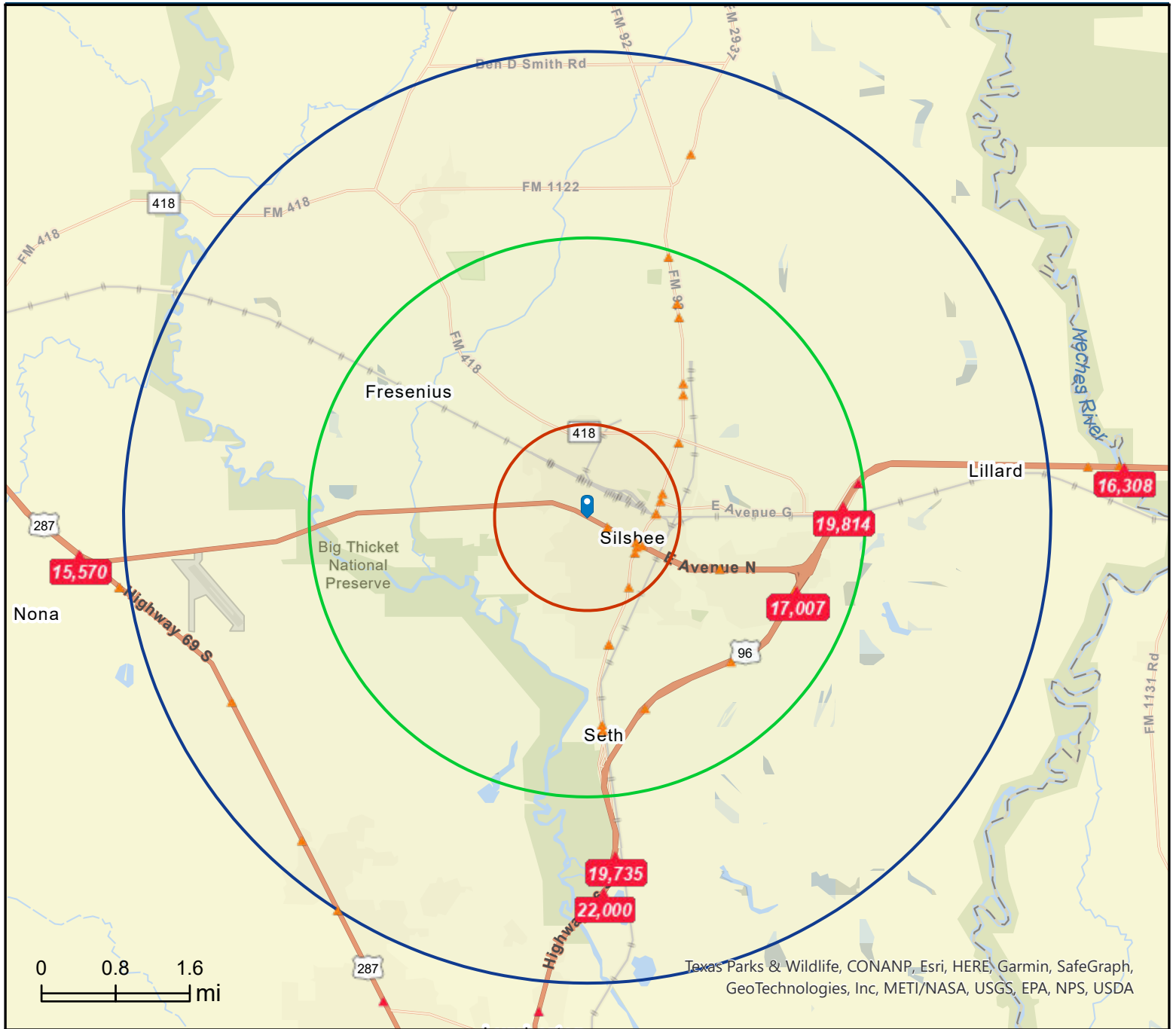
## 2022 Household Income



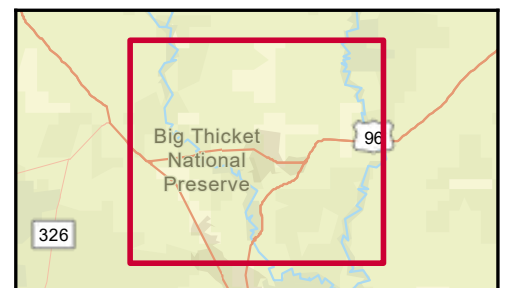
## 2022 Population by Race



2022 Percent Hispanic Origin: 5.7%



- 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

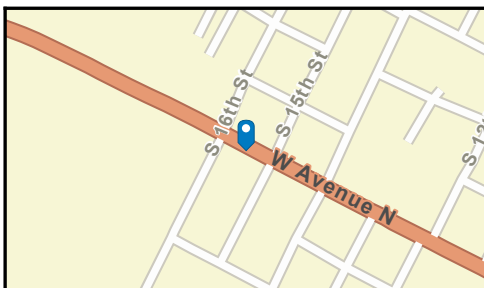


Source: ©2022 Kalibrate Technologies (Q3 2022).





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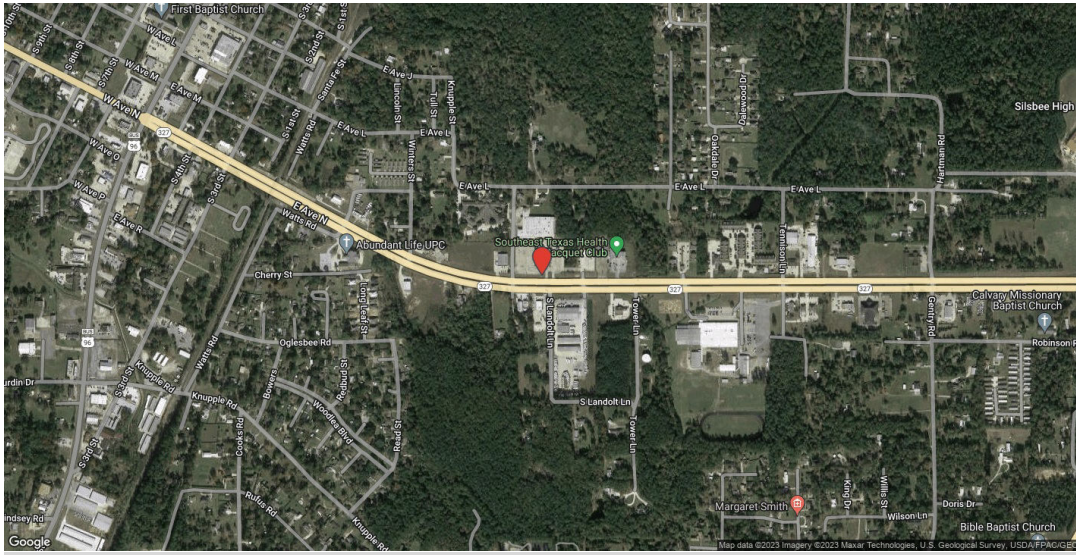


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  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

### Overview Map



The closest match to 1051 HIGHWAY 327 E, SILSBEE, TX 77656 is 1051 HIGHWAY 327 E SILSBEE, TX 77656-5117

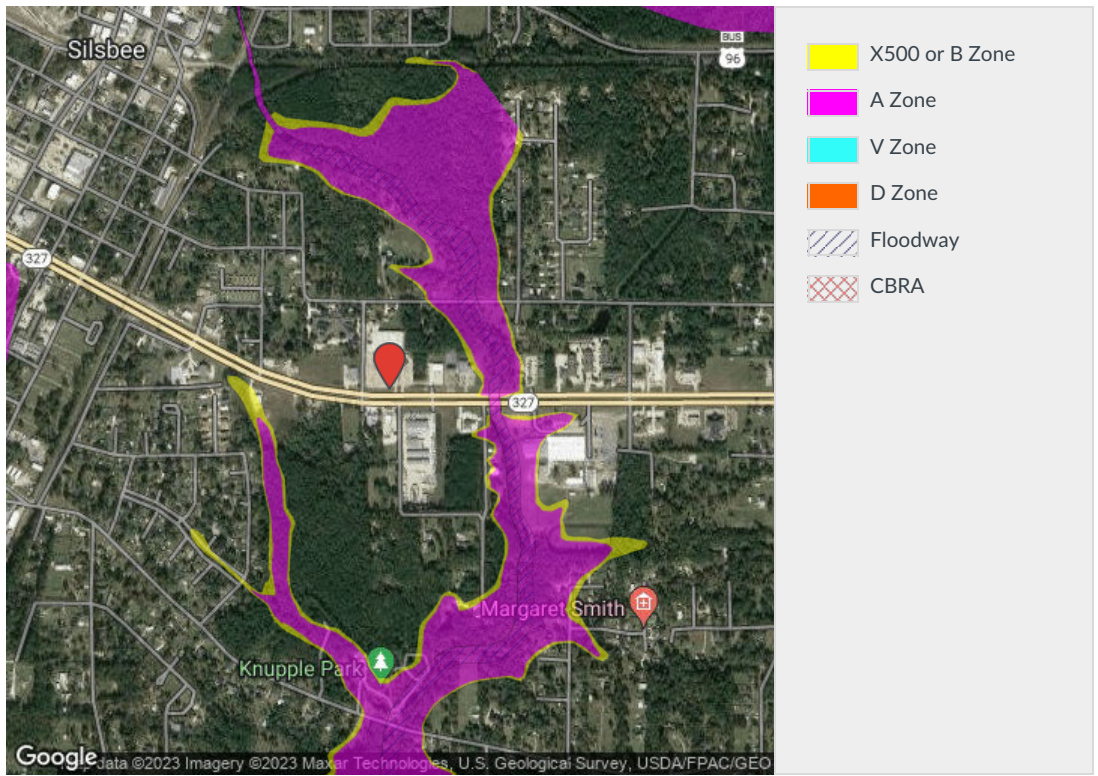
**1051 HIGHWAY 327 E SILSBEE, TX 77656-5117**

LOCATION ACCURACY: 📍 Good

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	480285	PANEL	0385F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0385F







# 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)

TAR 2501

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