

Verizon

3207 Edgar Brown Dr., West Orange, TX 77632



partners


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EXCLUSIVELY LISTED BY:

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PROPERTY AT A GLANCE

ADDRESS

3207 EDGAR BROWN DR

CITY, STATE, ZIP CODE

WEST ORANGE, TX 77630

SQUARE FOOTAGE

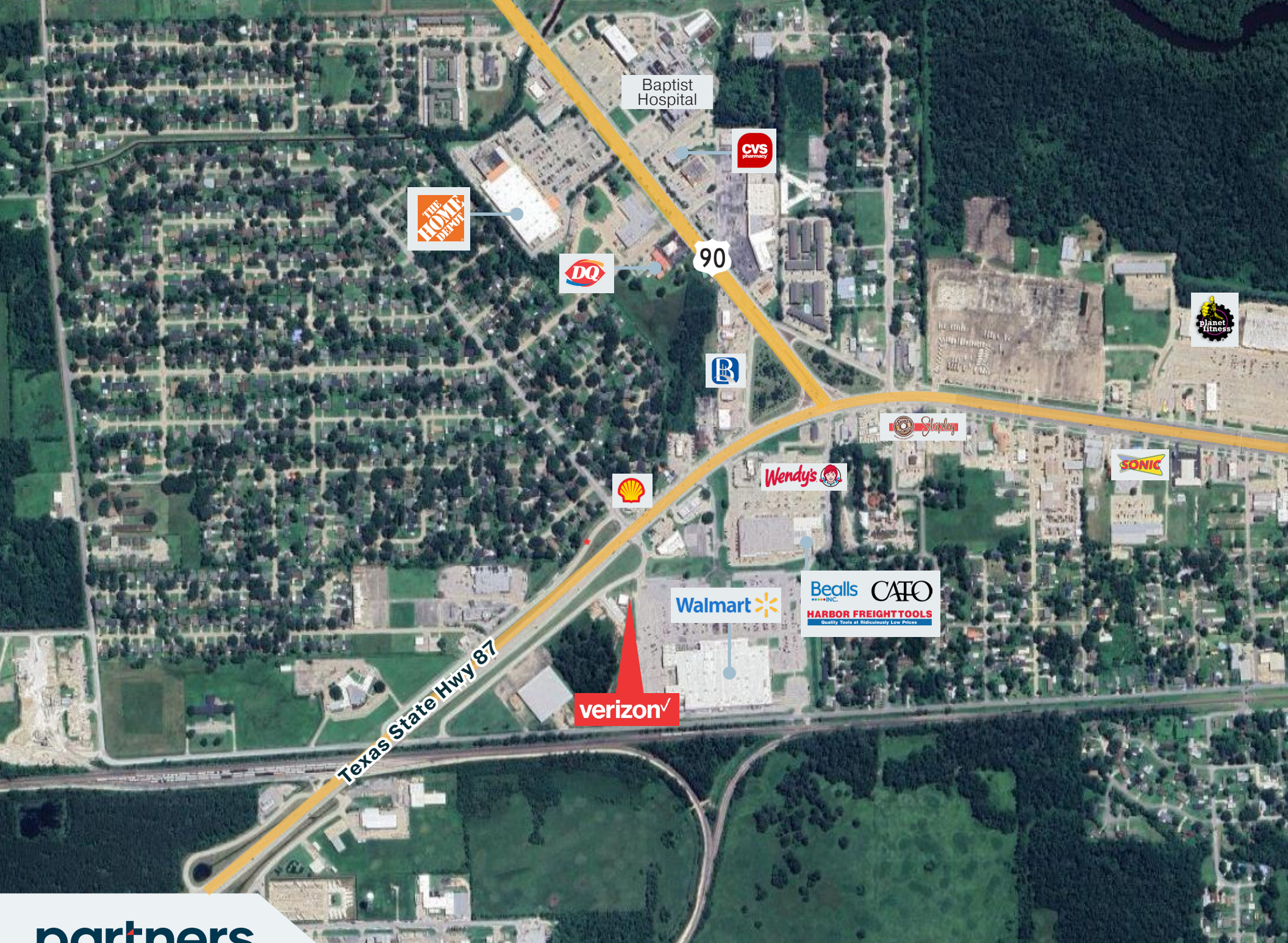
3,000 SF

COUNTY

ORANGE

INVESTMENT HIGHLIGHTS

Address	3207 Edgar Brown Dr., West Orange, TX	Security Deposit	No
Tenant Name	Verizon (Corp.)	Increases in Rent	10% after Year 10 and 10% increase thereafter every 5 years
SF	3,000	Renewal Options	Yes
Commence Date	9/01/2024	Options	Four (4) Five (5) Year Options @ 10%
Expiration Date	8/31/2034	Options to Cancel Lease	No
Monthly Rent	\$8,250.00	Tenant Use	Sale of wireless or wireline communication services
Annual Rent	\$99,000	Guaranty	Yes
Rent Per SF/Yr	\$33.00	Lease Signed by Both Tenant and Landlord	Yes
Tenant Pays CAM Monthly	Yes	Price	\$1,650,000
Tenant Pays Taxes Monthly	Yes	Cap Rate	6.0%
Tenant Pays Insurance Monthly	Yes		
Lease Type	NN		



Baptist Hospital

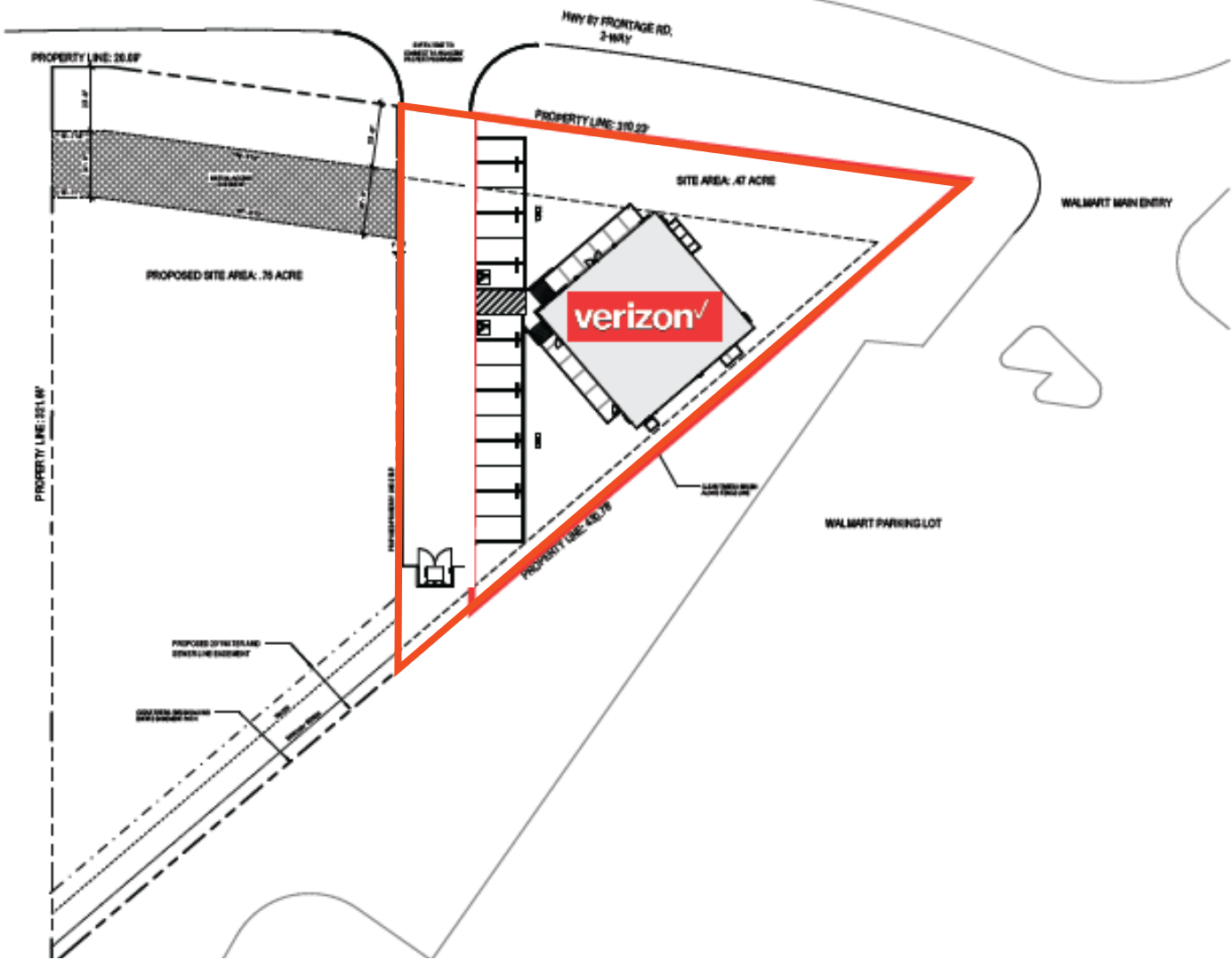


90



Texas State Hwy 87

SURVEY



MAJOR AREA EMPLOYERS

- Dow Sabine River Operations
- Golden Triangle Polymers
- Kellog - Brown & Root
- International Paper
- Southeast Texas Industries
- Invista
- Chevron Phillips Chemical Companies

ORANGE, TX AT A GLANCE

In 2022, Orange, TX had a population of 19.2k people with a median age of 34.7 and a median household income of \$58,756. Between 2021 and 2022 the population of Orange, TX declined from 19,329 to 19,221, a -0.559% decrease and its median household income declined from \$58,778 to \$58,756, a -0.0374% decrease.

The 5 largest ethnic groups in Orange, TX are White (Non-Hispanic) (55.6%), Black or African American (Non-Hispanic) (30.8%), Two+ (Hispanic) (4.63%), Two+ (Non-Hispanic) (4.08%), and White (Hispanic) (3.03%).

None of the households in Orange, TX reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.8% of the residents in Orange, TX are U.S. citizens.

Quick Stats on Orange, TX

- 113 miles east of Houston
- Orange is located on the west bank of the Sabine River which separates the states of Texas and Louisiana
- Has a large deep-water port connected to the Gulf of Mexico
- Industry promotes the economy and keeps population growth steady
- Home to Lamar State College - Orange

Source:<https://datausa.io/profile/geo/orange-tx?redirect=true#education>

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	5,263	22,809	31,701
2029 Population Projection	5,427	23,414	32,452
Population Growth 2024-2029	0.6%	0.5%	0.5%
Median Age	35.1	35.7	36.2



HOUSEHOLD

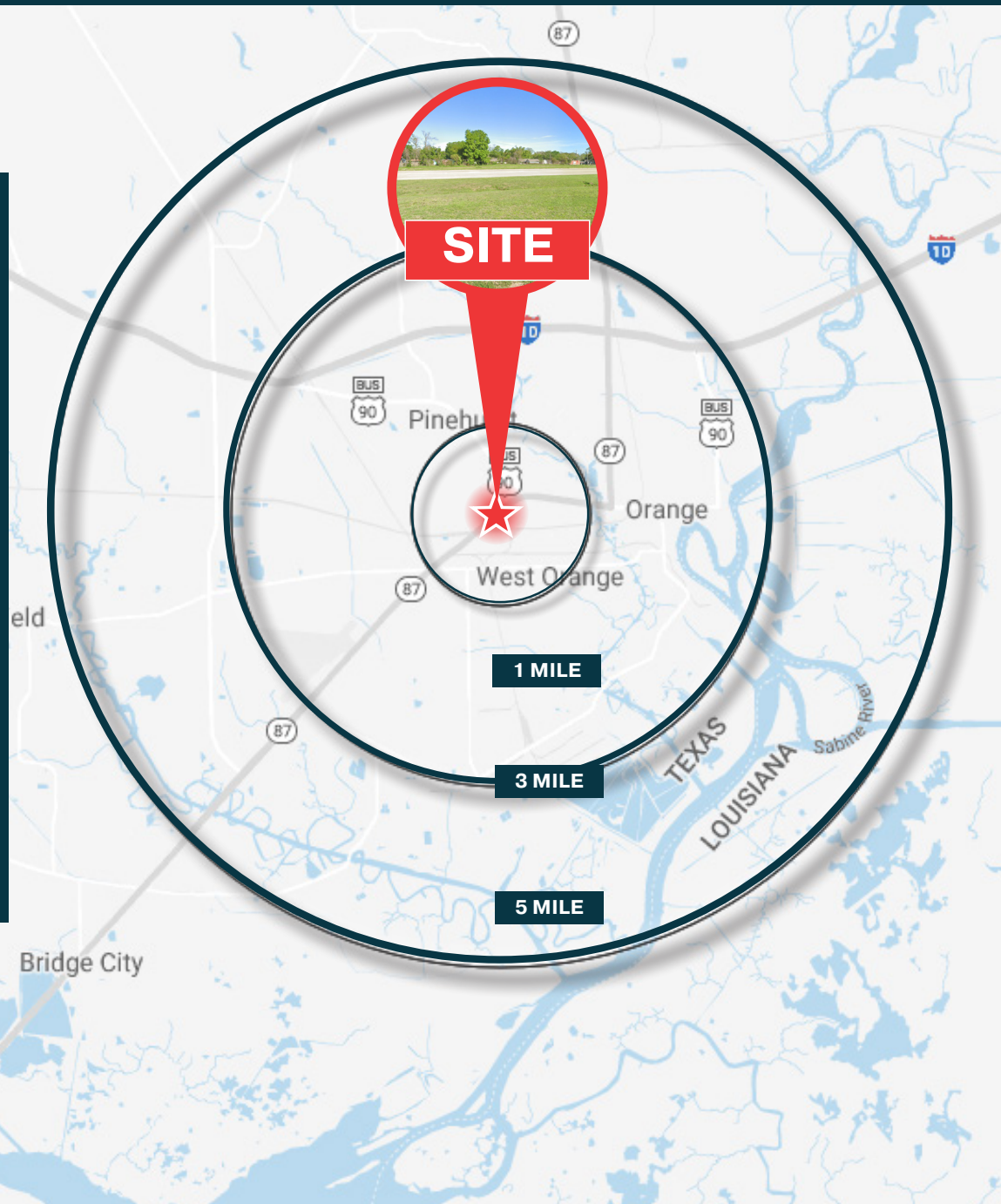
2023 Households	2,063	9,403	12,833
2028 Household Projection	2,088	9,481	12,907
Annual Growth 2023-2028	0.2%	0.2%	0.1%
Avg Household Income	\$82,880	\$88,541	\$99,960
Median Household Income	\$54,831	\$66,463	\$73,920



DAYTIME EMPLOYMENT

Total Employees	303	908	1,187
Total Business	5,104	10,700	13,850
Employee Pop. Per Business	16.8 to 1	11.8 to 1	11.7 to 1

Data Provided by Sites USA




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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

