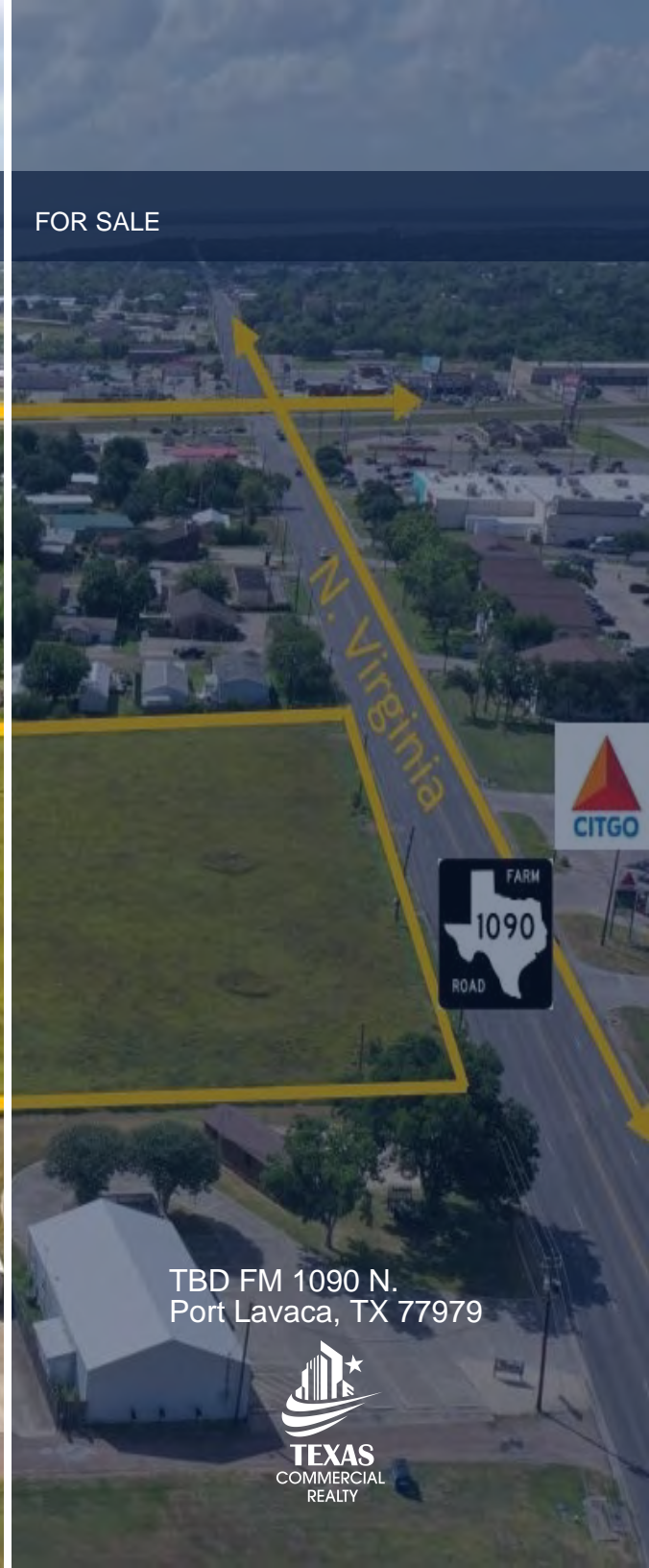




7.33 Acres

FOR SALE



N. Virginia



TBD FM 1090 N.
Port Lavaca, TX 77979

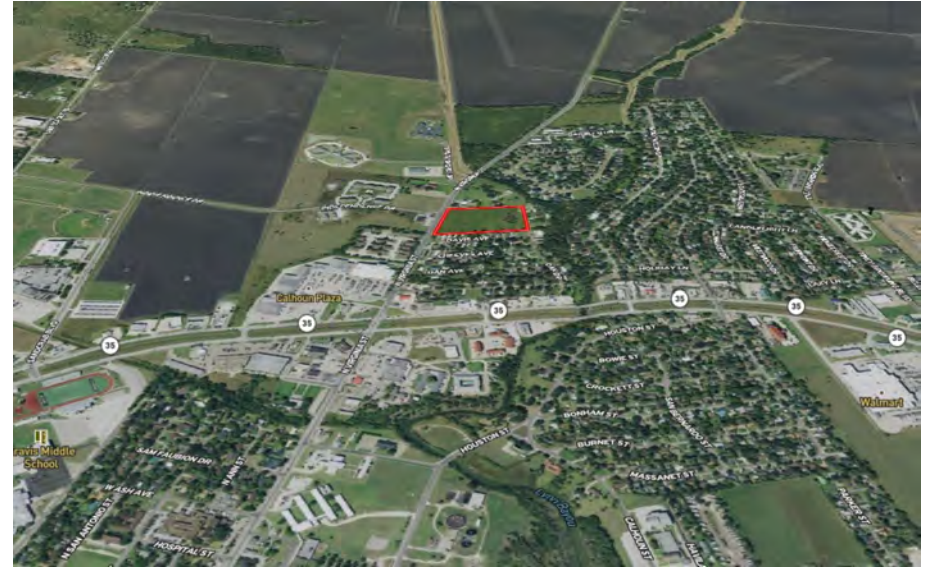


OFFERING SUMMARY

ADDRESS	TBD FM 1090 N. Port Lavaca TX 77979
COUNTY	Calhoun
PRICE	\$366,500
PRICE PSF	\$1.15
LAND SF	319,295 SF
LAND ACRES	7.33
# OF PARCELS	1

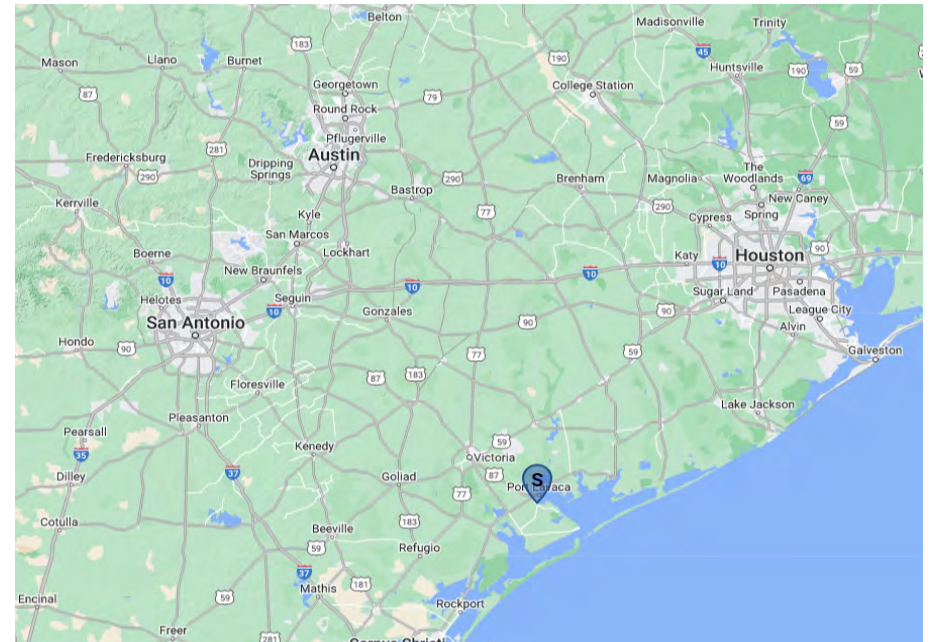
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	4,989	12,077	13,883
2023 Median HH Income	\$63,466	\$64,348	\$65,733
2023 Average HH Income	\$93,819	\$88,052	\$88,008

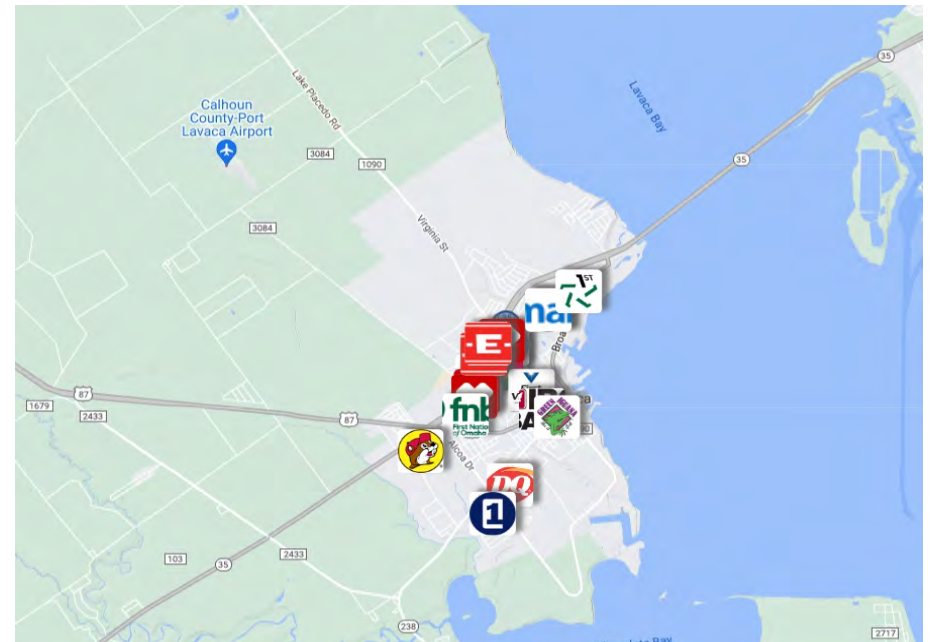


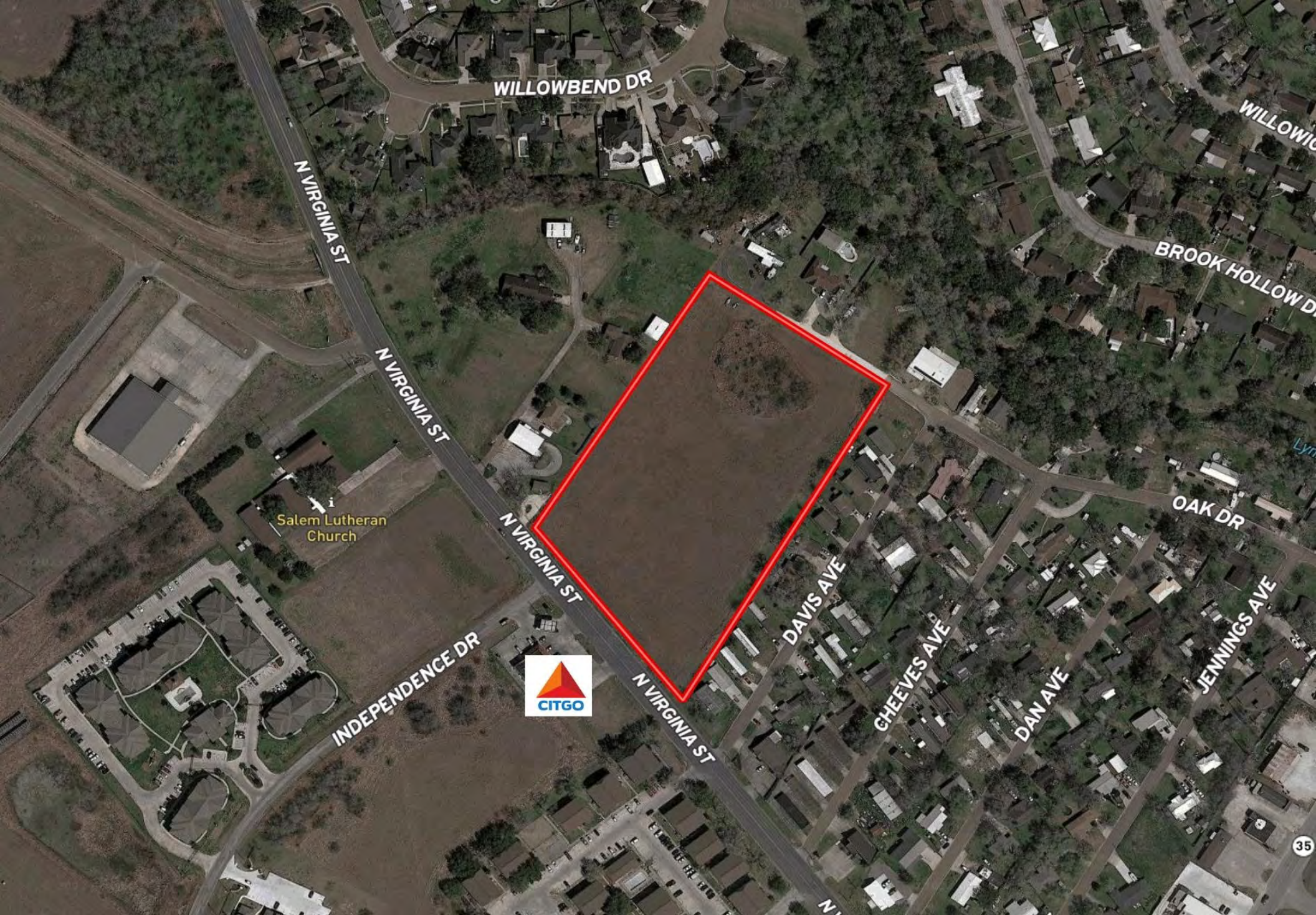
- --Approximately 1.8 miles to Downtown Port Lavaca, TX
- --Approximately 27 miles to Victoria, Tx
- --Approximately 140 miles to Houston, Tx
- --Approximately 137 miles to San Antonio, Tx
- --Approximately 153 miles to Austin, Tx
- Verify Zoning with City of Port Lavaca, TX

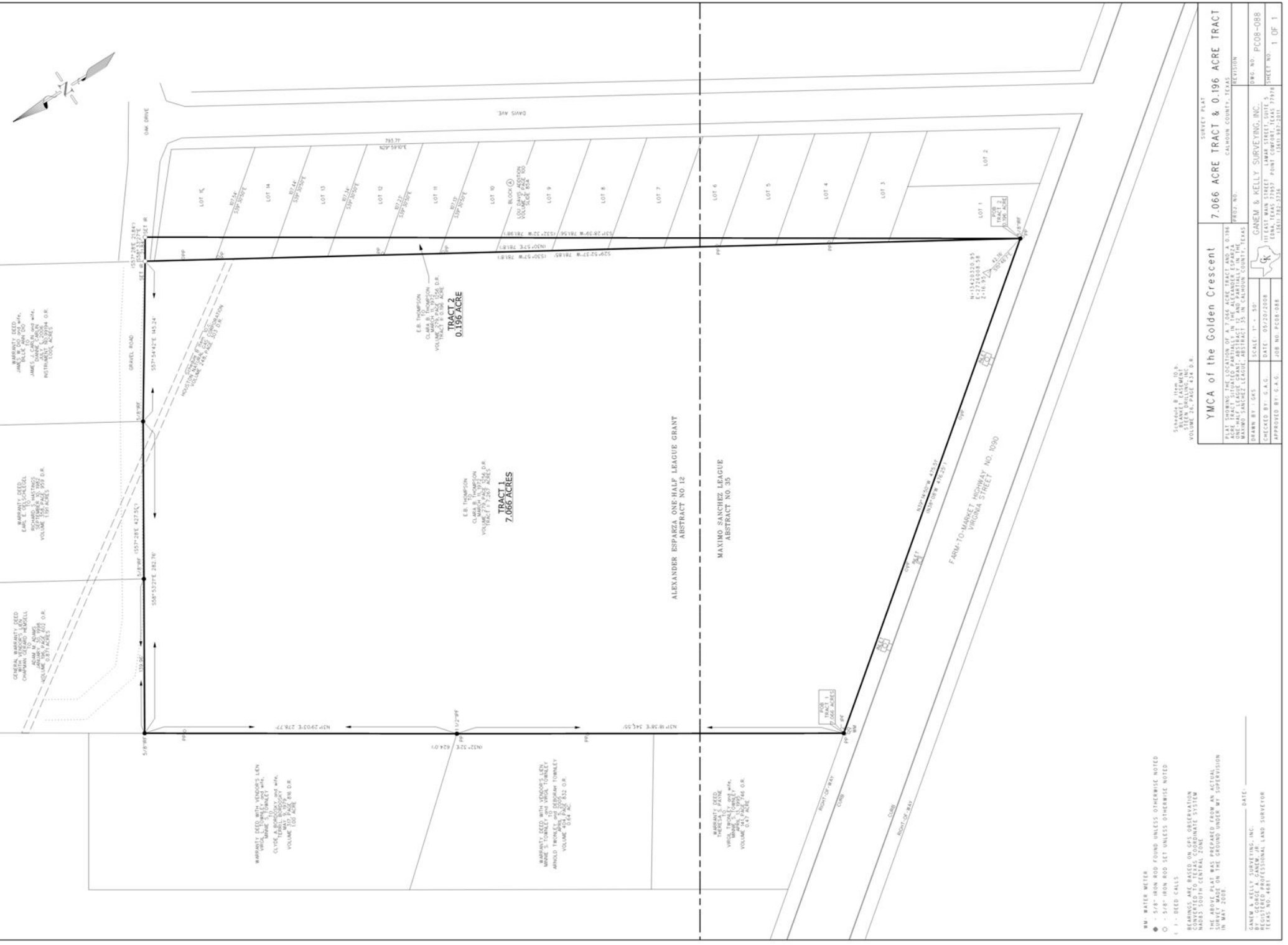
Regional Map



Locator Map







WM - WATER METER
● - 5/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
○ - 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
+ - DEED CALLS
BEARINGS ARE BASED ON GPS OBSERVATION
CONVERTED TO TEXAS COORDINATE SYSTEM
THIS SURVEY WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION
IN MAY 2008.

GANEM & KELLY SURVEYING, INC.
BY: GEORGE A. GANEM, JR.
TEXAS NO. 4681

DATE: _____

YMCA of the Golden Crescent

7.066 ACRE TRACT & 0.196 ACRE TRACT

SURVEY PLAT

STATEWIDE 8 ITEM 10-B
STEVEN DRELLING, INC.
VOLUME 26, PAGE 434 D.B.

PREP. NO.
GANEM & KELLY SURVEYING, INC.
CALHOUN COUNTY, TEXAS

DATE: 05/20/2008
JOB NO. PC08-088

SCALE: 1" = 30'
SHEET NO. 1 OF 1

PLAT SHOWING THE LOCATION OF A 7.066 ACRE TRACT AND A 0.196 ACRE TRACT, BOTH OF WHICH ARE PARTS OF THE ONE-HALF LEAGUE GRANT ABSTRACT 35 IN CALHOUN COUNTY, TEXAS.

DRAWN BY: G.A.G.

CHECKED BY: G.A.G.

APPROVED BY: G.A.G.

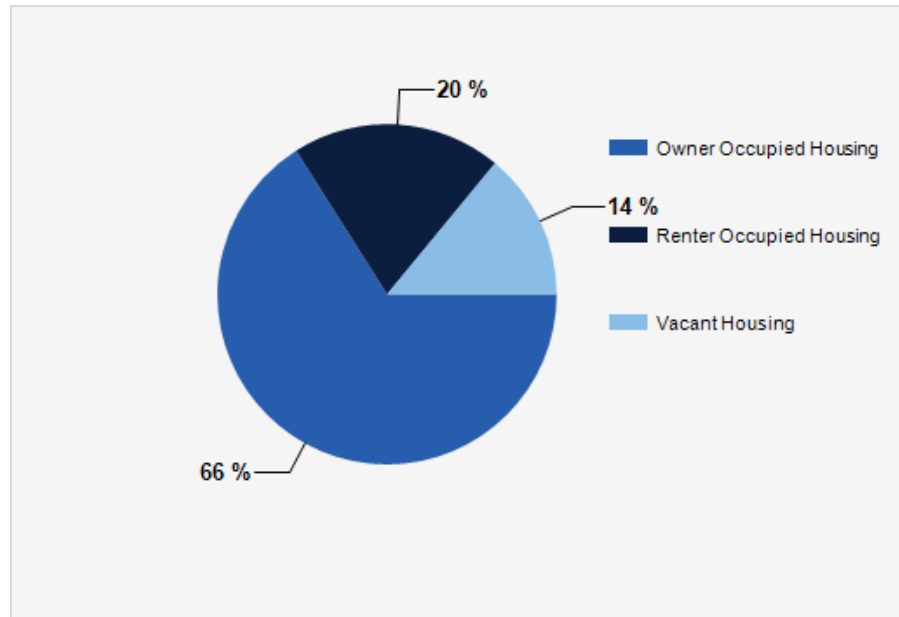
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,143	12,826	14,394
2010 Population	5,035	13,066	14,787
2023 Population	4,989	12,077	13,883
2028 Population	4,788	11,665	13,469
2023-2028: Population: Growth Rate	-4.10 %	-3.45 %	-3.00 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	176	334	389
\$15,000-\$24,999	114	293	318
\$25,000-\$34,999	124	432	486
\$35,000-\$49,999	338	646	758
\$50,000-\$74,999	239	726	834
\$75,000-\$99,999	196	588	729
\$100,000-\$149,999	346	818	974
\$150,000-\$199,999	139	316	356
\$200,000 or greater	128	214	239
Median HH Income	\$63,466	\$64,348	\$65,733
Average HH Income	\$93,819	\$88,052	\$88,008

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,032	5,035	5,766
2010 Total Households	1,762	4,499	5,151
2023 Total Households	1,799	4,368	5,082
2028 Total Households	1,745	4,268	4,987
2023 Average Household Size	2.74	2.72	2.69
2000 Owner Occupied Housing	1,200	2,980	3,467
2000 Renter Occupied Housing	576	1,462	1,555
2023 Owner Occupied Housing	1,382	3,070	3,621
2023 Renter Occupied Housing	417	1,298	1,461
2023 Vacant Housing	304	762	938
2023 Total Housing	2,103	5,130	6,020
2028 Owner Occupied Housing	1,348	3,019	3,577
2028 Renter Occupied Housing	397	1,249	1,410
2028 Vacant Housing	294	740	916
2028 Total Housing	2,039	5,008	5,903
2023-2028: Households: Growth Rate	-3.05 %	-2.30 %	-1.90 %

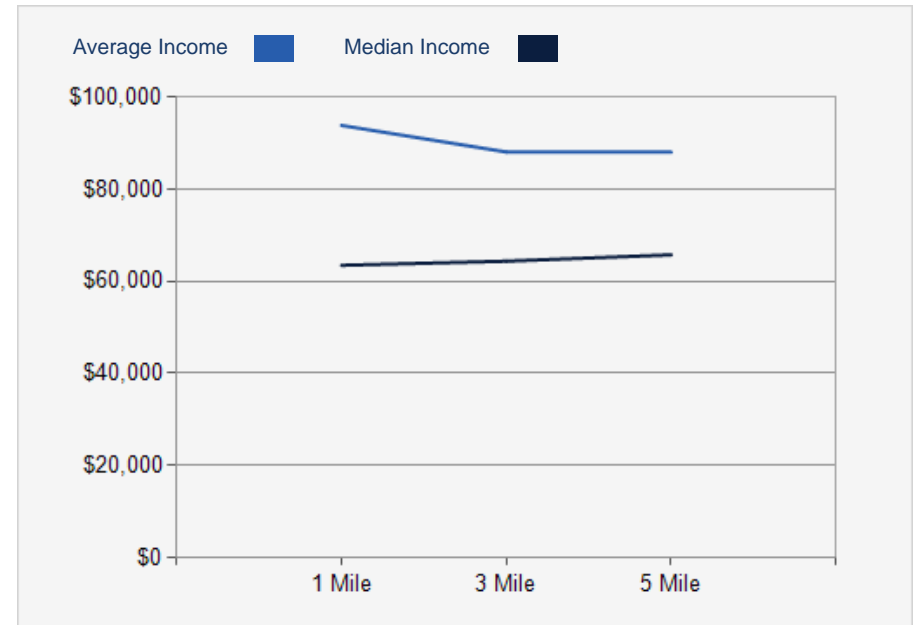


Source: esri

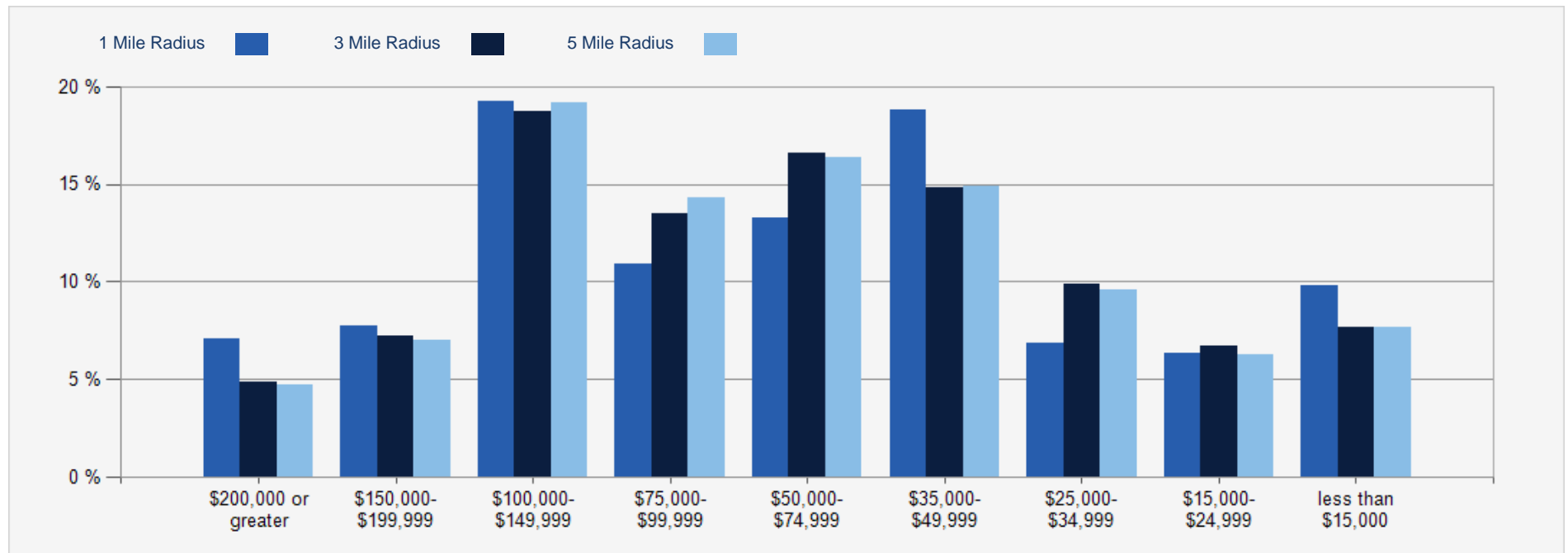
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





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:
 - 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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Date

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