

Port Neches Plaza

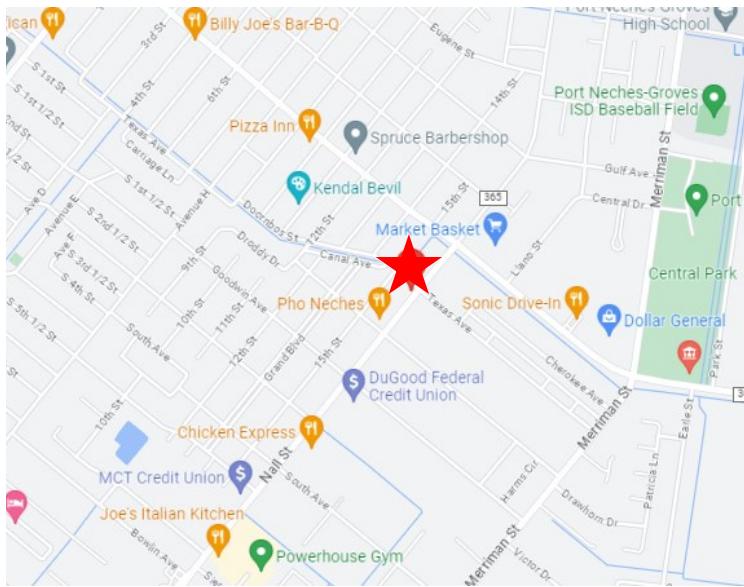
FOR LEASE
2302 Nall Street
Port Neches, TX 77651

\$1.25/sf/month + NNN
\$1,507.50 per Suite Including Nets

Property Overview



- Now Leasing
- Brand New Center on Nall
- 3 Months Free Rent to New Tenants
- High Traffic Counts
- Five +/-1,005sf Suites Available
- Accessible from Hwy 365 & Doornbos Street
- Parking 7 per 1,000sf
- Grease Trap
- Private Entrance for each Suite
- Each unit includes a rear exit
- NNN=\$.25/SF/Month
- Landlord to Whitebox and furnish HVAC Units



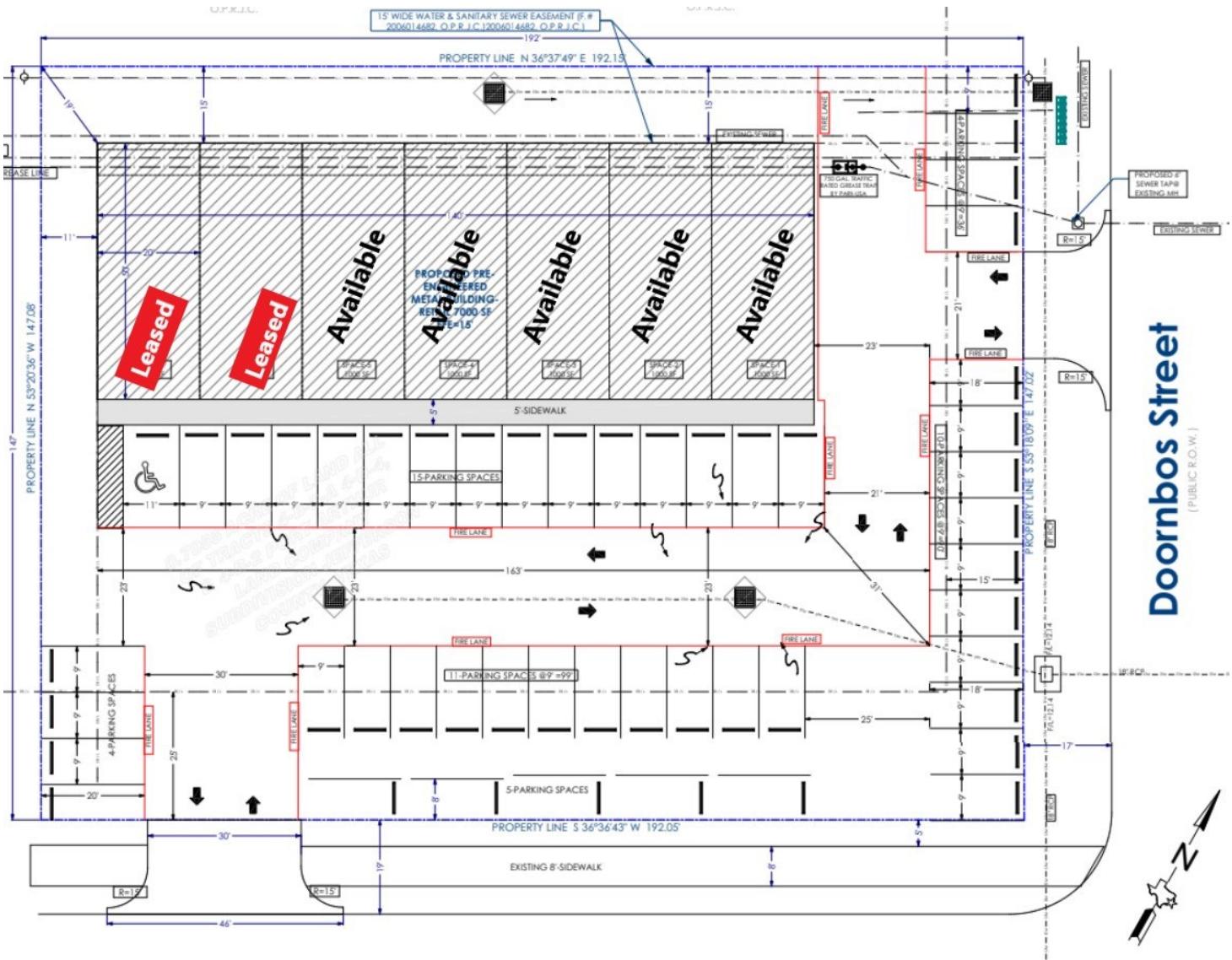
Ryan Harrington
RE/MAX ONE
Commercial Division
Ryan@rmxone.com

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

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**FOR LEASE
2302 Nall Street
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Hwy 365-Nall St

SITE PLAN 1"=10'

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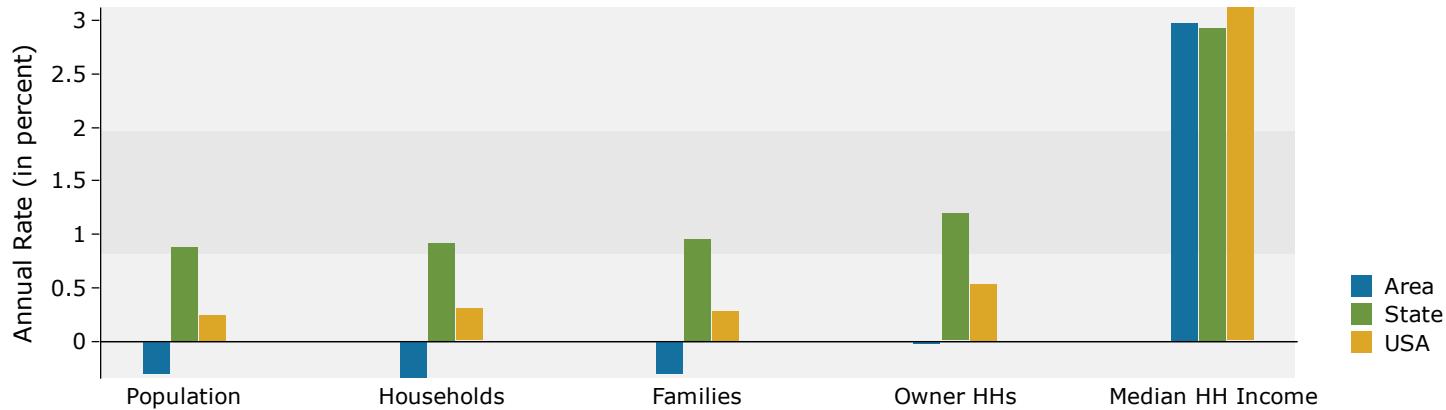
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Zoning must be confirmed with the City. Buyers and Tenants should conduct their own independent investigations and rely only on those results.

Summary	Census 2010	Census 2020	2022	2027
Population	40,655	43,338	43,086	42,412
Households	16,719	17,816	17,724	17,415
Families	11,053	-	11,273	11,101
Average Household Size	2.40	2.42	2.42	2.42
Owner Occupied Housing Units	10,599	-	10,830	10,811
Renter Occupied Housing Units	6,119	-	6,894	6,604
Median Age	38.2	-	39.6	40.7
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	-0.31%	0.88%	0.25%	
Households	-0.35%	0.92%	0.31%	
Families	-0.31%	0.96%	0.28%	
Owner HHs	-0.04%	1.19%	0.53%	
Median Household Income	2.98%	2.93%	3.12%	
Households by Income	2022	2027		
<\$15,000	1,736	9.8%	1,306	7.5%
\$15,000 - \$24,999	1,373	7.7%	1,001	5.7%
\$25,000 - \$34,999	1,110	6.3%	840	4.8%
\$35,000 - \$49,999	1,869	10.5%	1,711	9.8%
\$50,000 - \$74,999	3,112	17.6%	2,878	16.5%
\$75,000 - \$99,999	2,540	14.3%	2,623	15.1%
\$100,000 - \$149,999	2,805	15.8%	3,177	18.2%
\$150,000 - \$199,999	1,543	8.7%	1,959	11.2%
\$200,000+	1,636	9.2%	1,919	11.0%
Median Household Income	\$71,295		\$82,575	
Average Household Income	\$101,449		\$118,230	
Per Capita Income	\$41,784		\$48,607	
Population by Age	Census 2010	2022	2027	
0 - 4	2,700	6.6%	2,550	5.9%
5 - 9	2,455	6.0%	2,565	6.0%
10 - 14	2,731	6.7%	2,633	6.1%
15 - 19	2,649	6.5%	2,332	5.4%
20 - 24	2,843	7.0%	2,450	5.7%
25 - 34	5,440	13.4%	6,142	14.3%
35 - 44	4,786	11.8%	5,765	13.4%
45 - 54	6,074	14.9%	4,802	11.1%
55 - 64	4,682	11.5%	5,782	13.4%
65 - 74	3,046	7.5%	4,403	10.2%
75 - 84	2,393	5.9%	2,548	5.9%
85+	857	2.1%	1,114	2.6%
Race and Ethnicity	Census 2010	Census 2020	2022	2027
White Alone	32,991	81.2%	29,168	67.3%
Black Alone	3,510	8.6%	5,021	11.6%
American Indian Alone	186	0.5%	238	0.5%
Asian Alone	1,794	4.4%	2,437	5.6%
Pacific Islander Alone	19	0.0%	9	0.0%
Some Other Race Alone	1,395	3.4%	2,729	6.3%
Two or More Races	759	1.9%	3,736	8.6%
Hispanic Origin (Any Race)	4,197	10.3%	7,293	16.8%
			7,574	17.6%
			8,185	19.3%

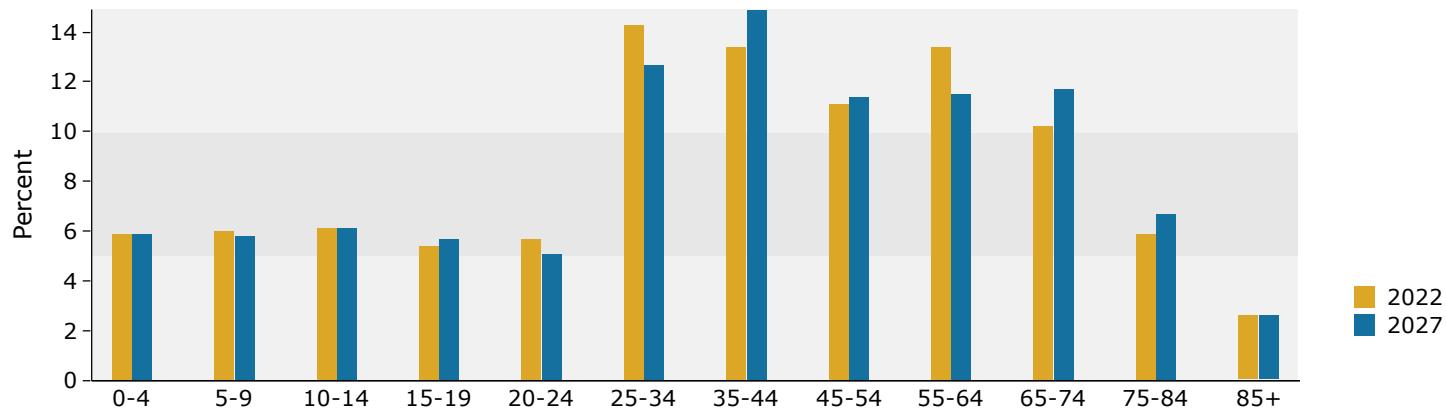
Data Note: Income is expressed in current dollars.

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

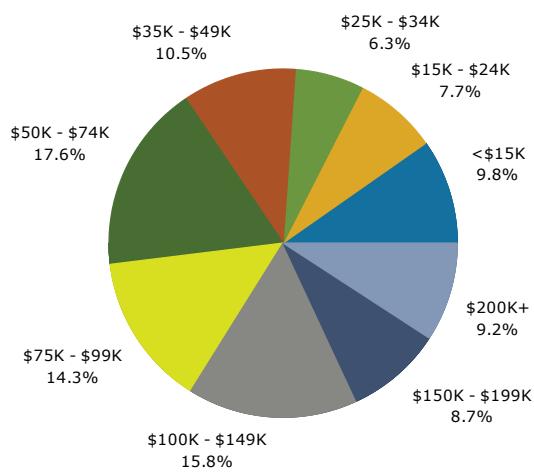
Trends 2022-2027



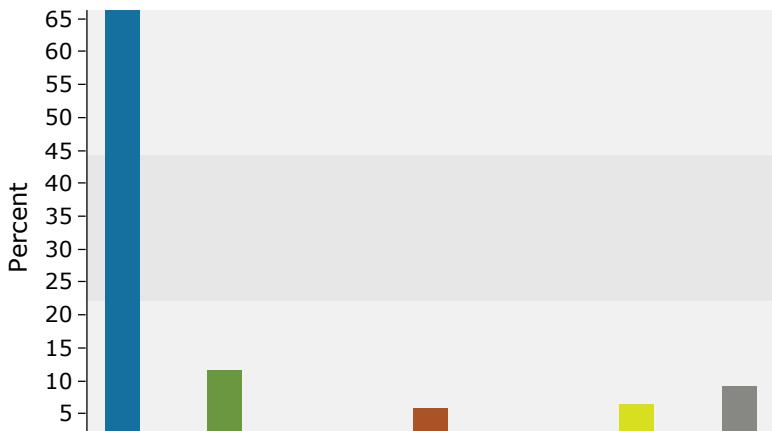
Population by Age



2022 Household Income



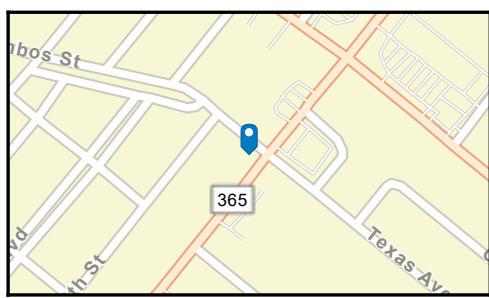
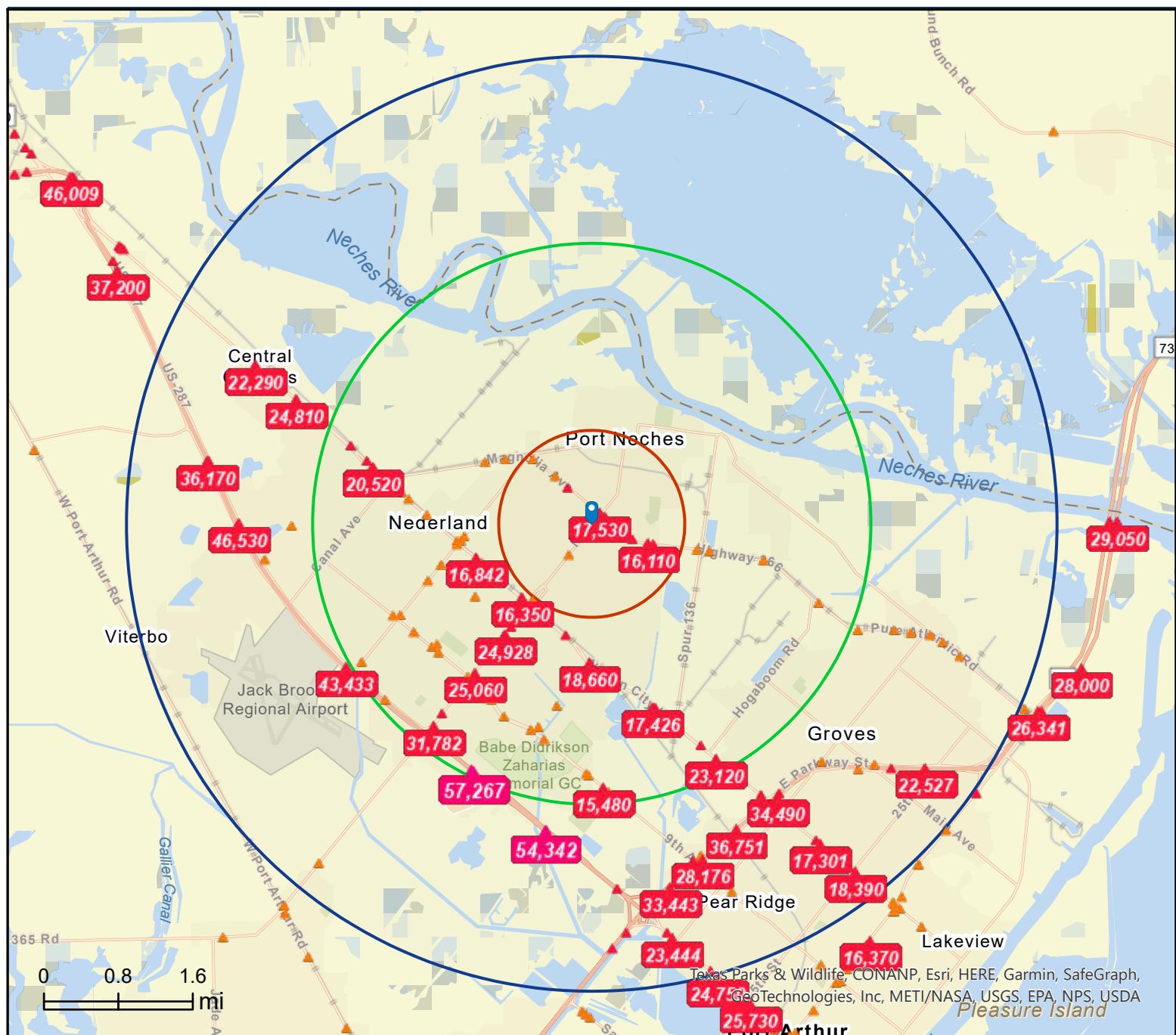
2022 Population by Race



2022 Percent Hispanic Origin: 17.6%

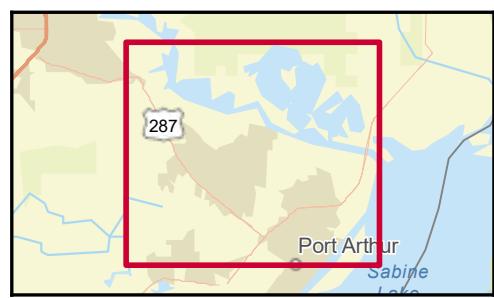
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 10, 2023



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





Traffic Count Map - Close Up

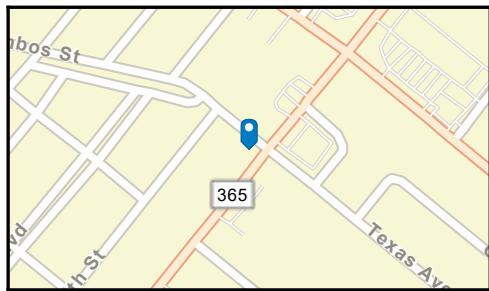
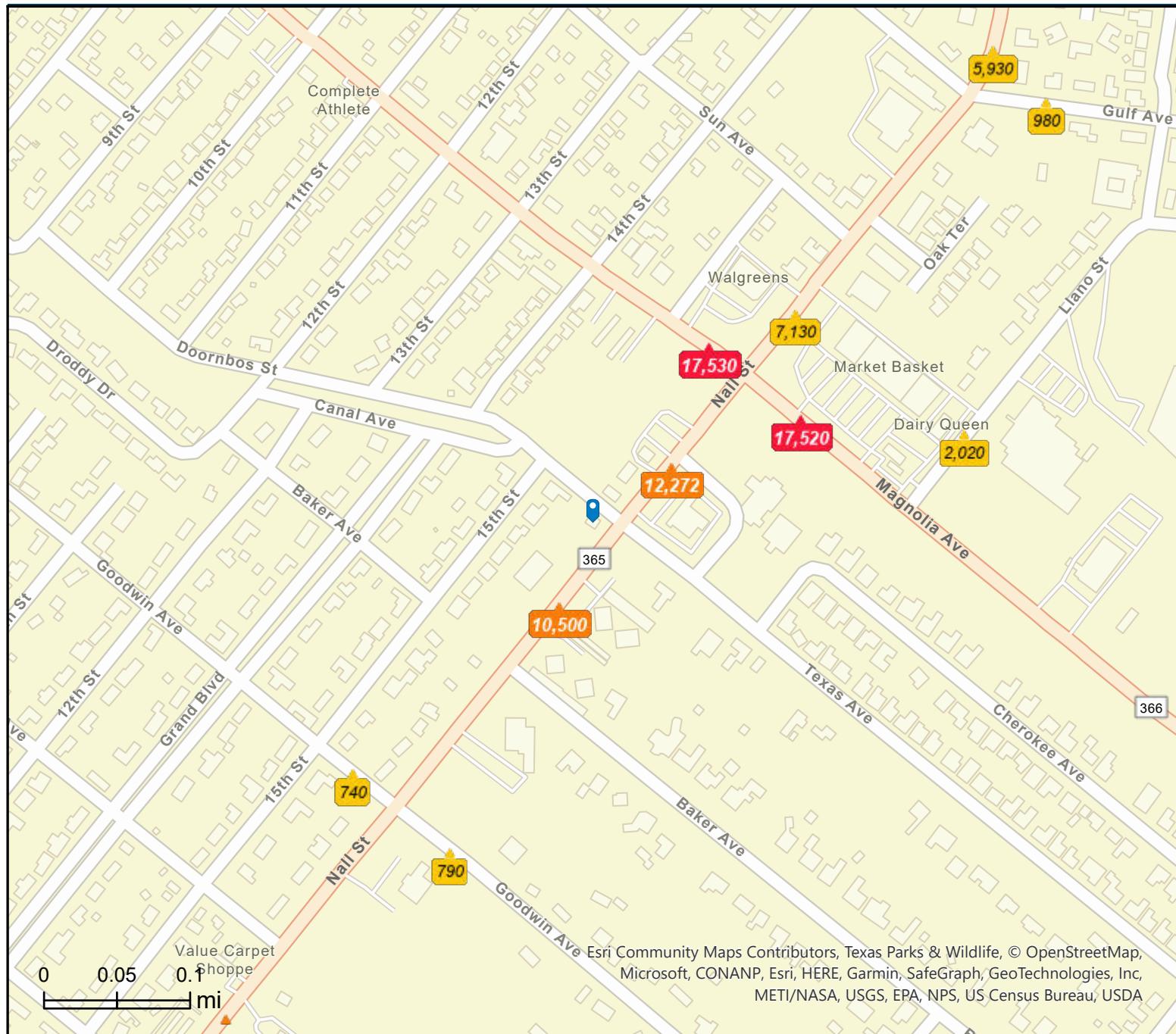
2302 Nall St, Port Neches, Texas, 77651

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 29.97861

Longitude: -93.96448



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*

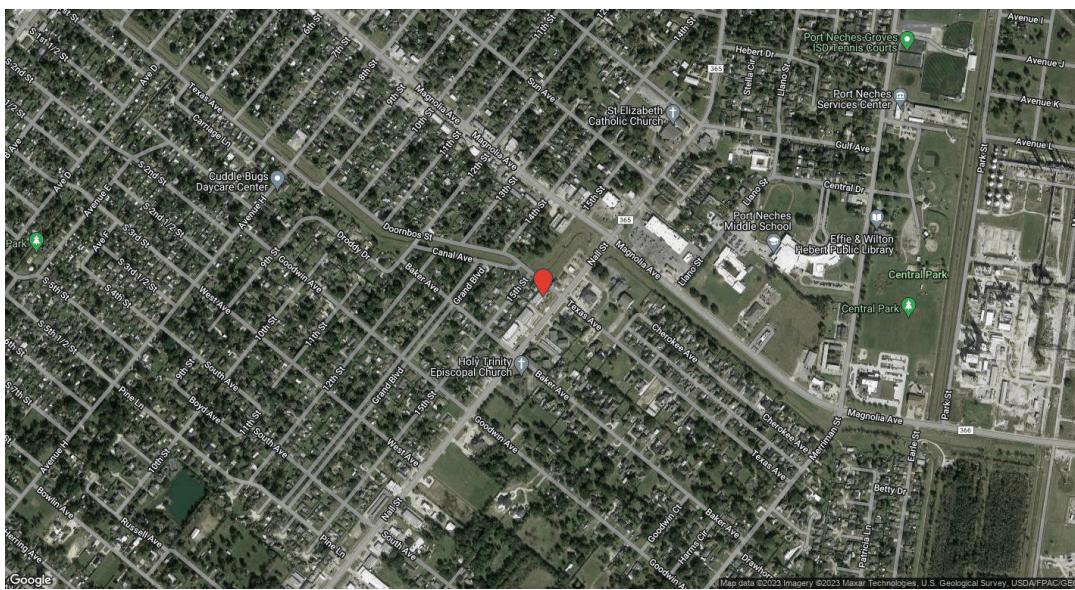


Source: ©2022 Kalibrate Technologies (Q3 2022).

May 10, 2023



Overview Map





2302 NALL ST PORT NECHES, TX 77651-4204

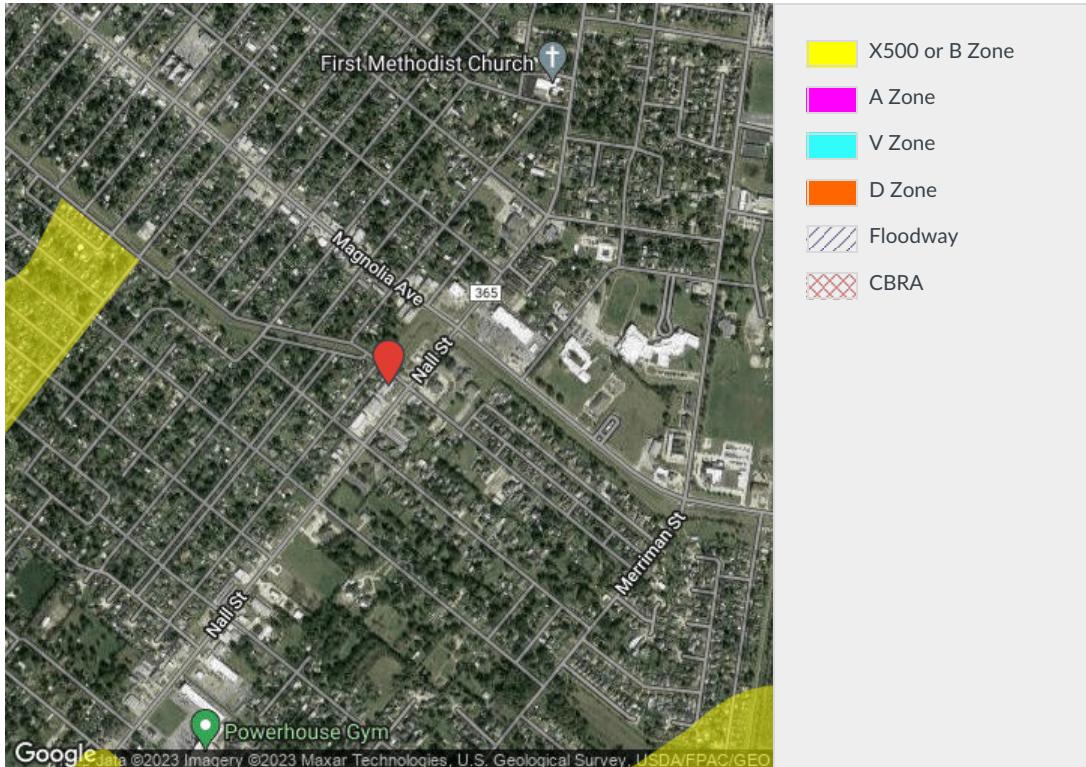
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY 485500 PANEL 0010D

PANEL DATE January 06, 1983 MAP NUMBER 4855000010D





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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ryan Harrington	0558472	Ryan@foxworthrealty.com	(409) 892-7245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Information available at www.trec.texas.gov

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