

For Sale



Hunington

Land For Sale

190 US-90
China, TX 77613



± 2.10 AC



Hunington

Hunington Properties, Inc.

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For Sale

Property Details

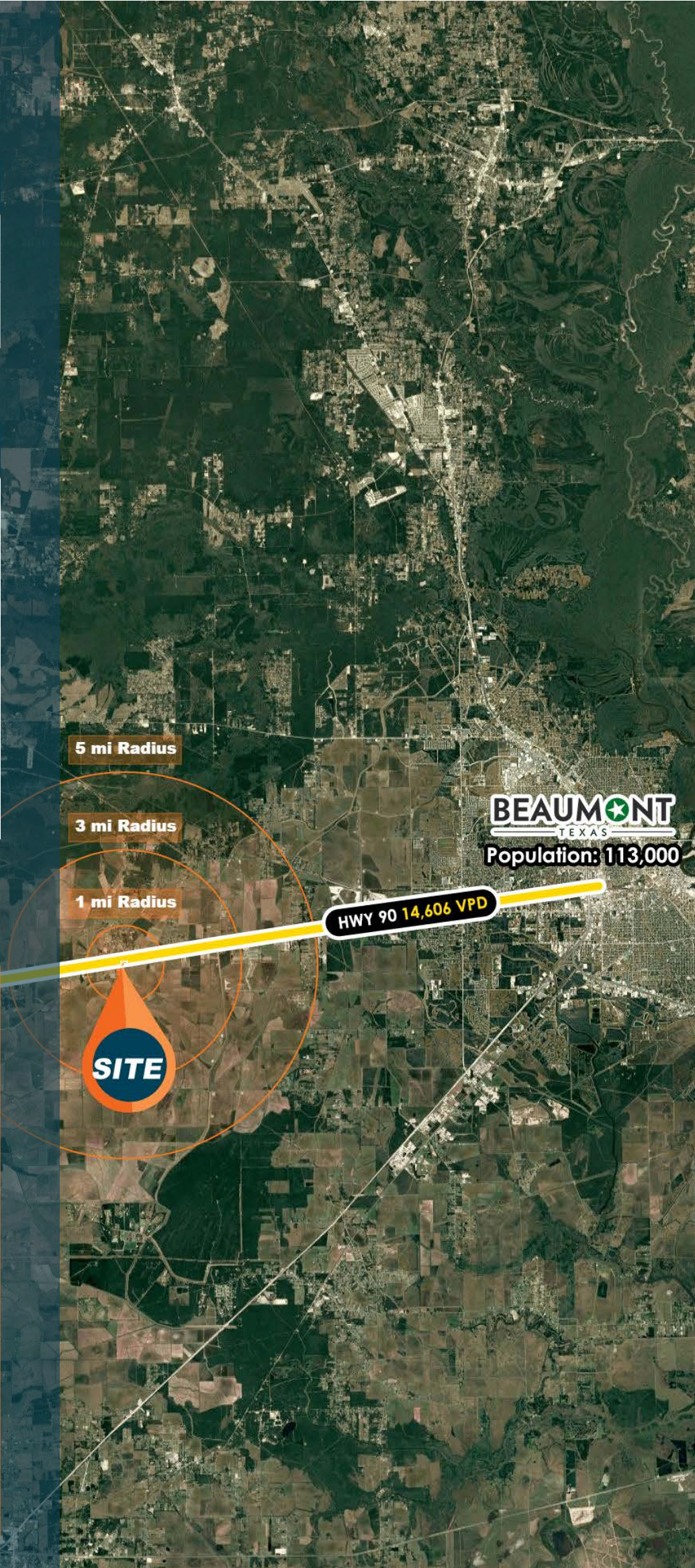
Sale Price	Inquire for Pricing
Lot Size	± 2.10 AC (Willing to Divide)

Property Highlights

- High traffic
- Only Lighted Intersection within a 5.5 mi radius
- Hard, signalized corner with prominent Hwy 90 frontage
- 5+ Points of Access
- Positioned along a commuter and service corridor
- City Water and Sewer
- Unrestricted land
- 10 miles west of Beaumont

Demographics

Population (2026)	
	1 mi. - 952
	3 mi. - 1,918
	5 mi. - 3,900
Average Household Income	
	1 mi. - \$112,990
	3 mi. - \$110,912
	5 mi. - \$124,827
Traffic Counts	
	Hwy 90 - 14,606 VPD
	S Broadway - 2,213 VPD



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SITE PLAN

SITE

HWY 90 14,606 VPD

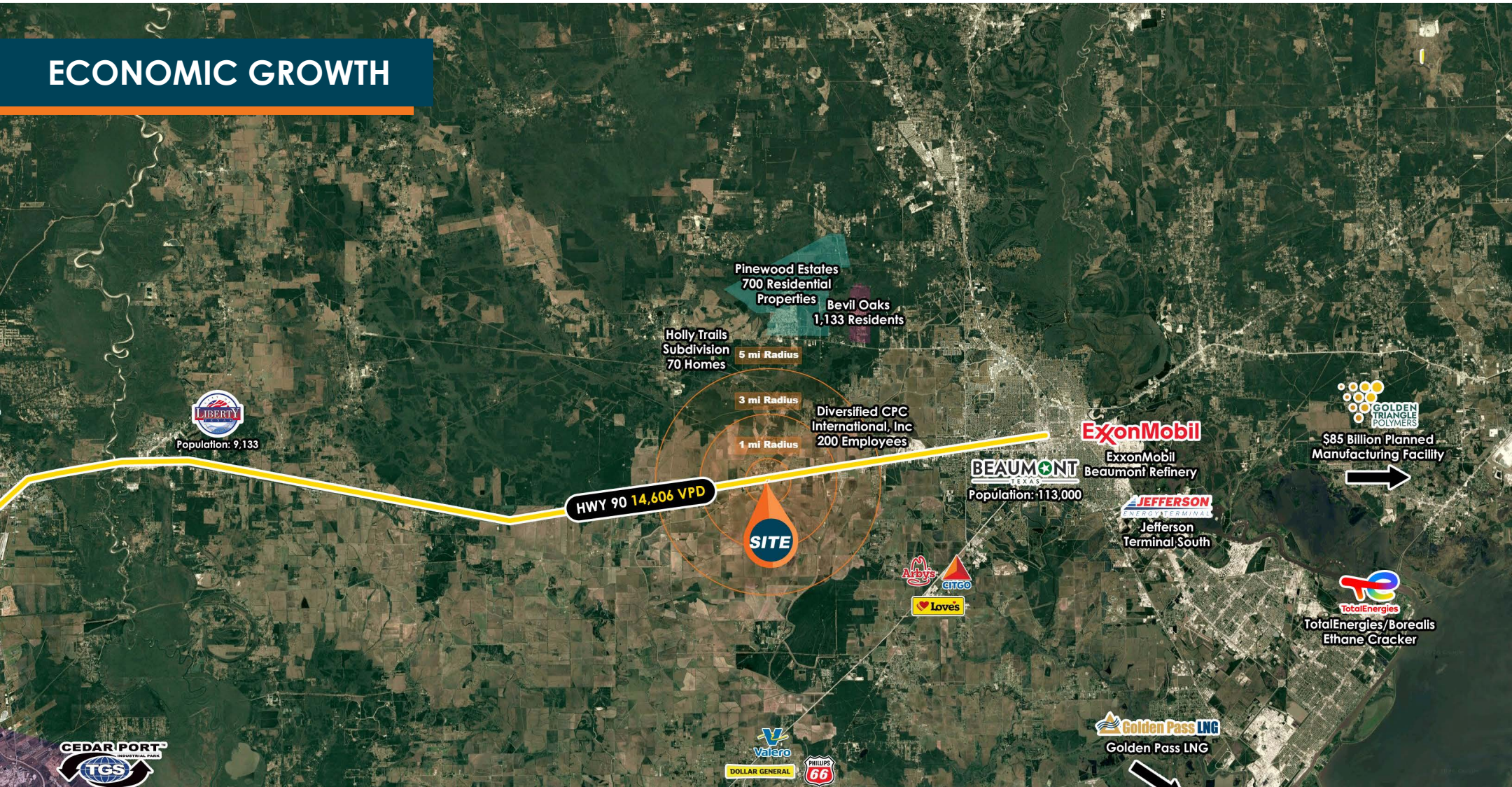
S Broadway 2,213 VPD

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omission and is not in any way, warranted by Hunington Properties, or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

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ECONOMIC GROWTH



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NEARBY DESTINATIONS



DOWNTOWN BEAUMONT

Downtown Beaumont is the city's historic and cultural hub, featuring a mix of local restaurants, entertainment venues, shops, and landmark architecture. It serves as a vibrant destination for dining, events, and community gatherings throughout the year.



SPINDLETOP GLADYS-CITY BOOMTOWN MUSEUM

The Spindletop-Gladys City Boomtown Museum in Beaumont, Texas, recreates the famous 1901 oil boom with historic buildings, exhibits, and a replica oil derrick. It offers a glimpse into the discovery that launched the Texas oil industry and transformed the region's economy.



BIG THICKET NATIONAL PRESERVE

Big Thicket National Preserve is a vast natural area known for its diverse ecosystems, scenic hiking trails, paddling routes, and abundant wildlife. It offers visitors a unique outdoor experience, showcasing one of the most biologically diverse regions in Texas.



ART MUSEUM OF SOUTHEAST TEXAS

The Art Museum of Southeast Texas in Beaumont showcases a diverse collection of contemporary and regional artwork through rotating exhibitions and educational programs. The museum highlights the area's rich artistic heritage while offering a vibrant cultural experience for visitors of all ages.



SEA RIM STATE PARK

Sea Rim State Park offers a unique blend of Gulf Coast beaches, coastal marshes, and scenic paddling trails. The park is a popular destination for fishing, kayaking, birdwatching, and enjoying Texas' natural coastal beauty.

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nico Prioli Dawson Rogers	739726 849983	nico@hpiproperties.com dawson@hpiproperties.com	713.623.6944
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date