

RETAIL BUILDING
8,400 SF FOR LEASE

PAD SITE
1-ACRE PAD FOR SALE/
GROUND LEASE

1380 NORTH MAIN STREET
VIDOR, TX 77662

Junior Anchor Retail Center with Pad Site

COLLIERS HOUSTON RETAIL SERVICES

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8,400 SF FOR LEASE

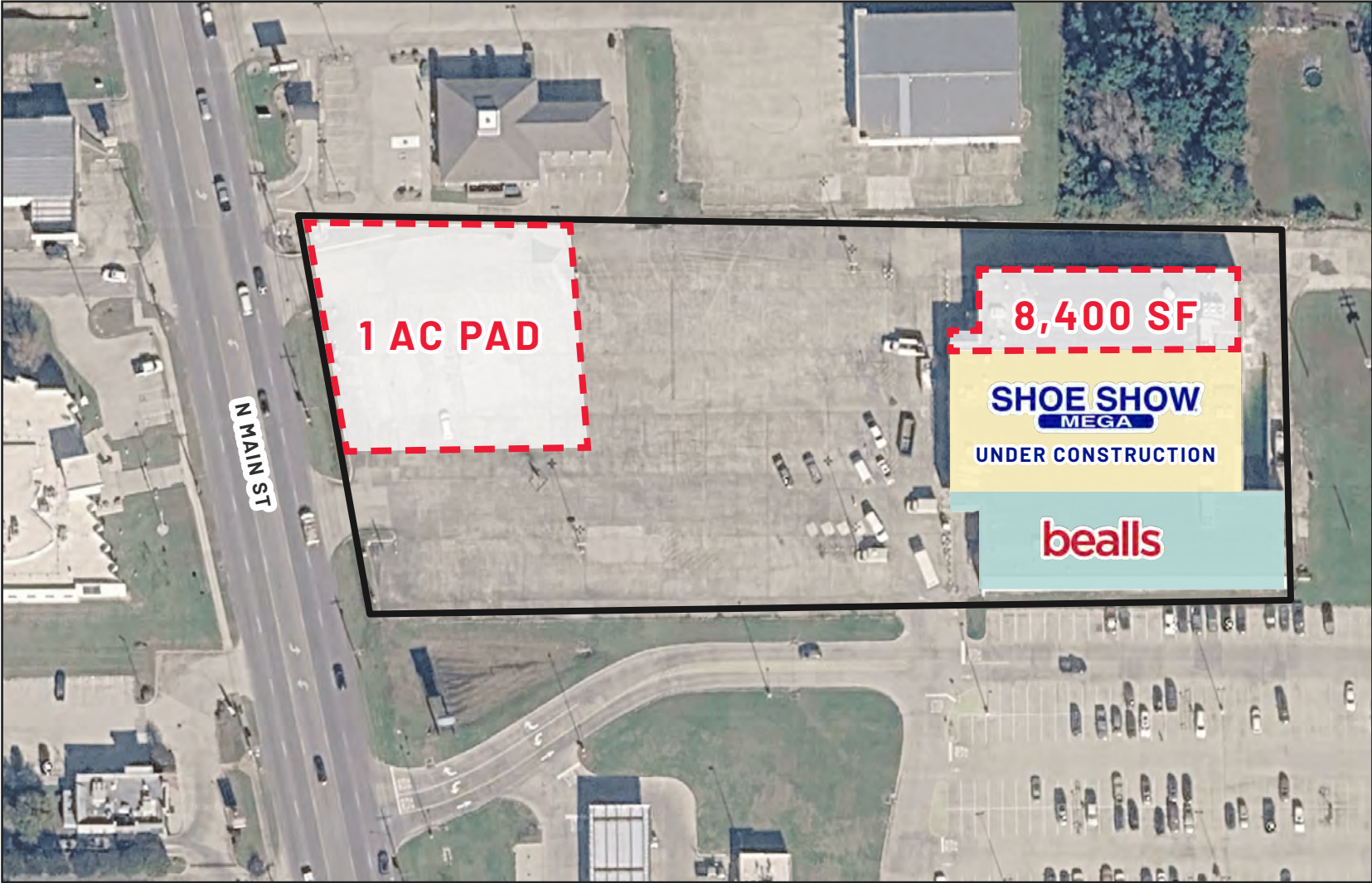
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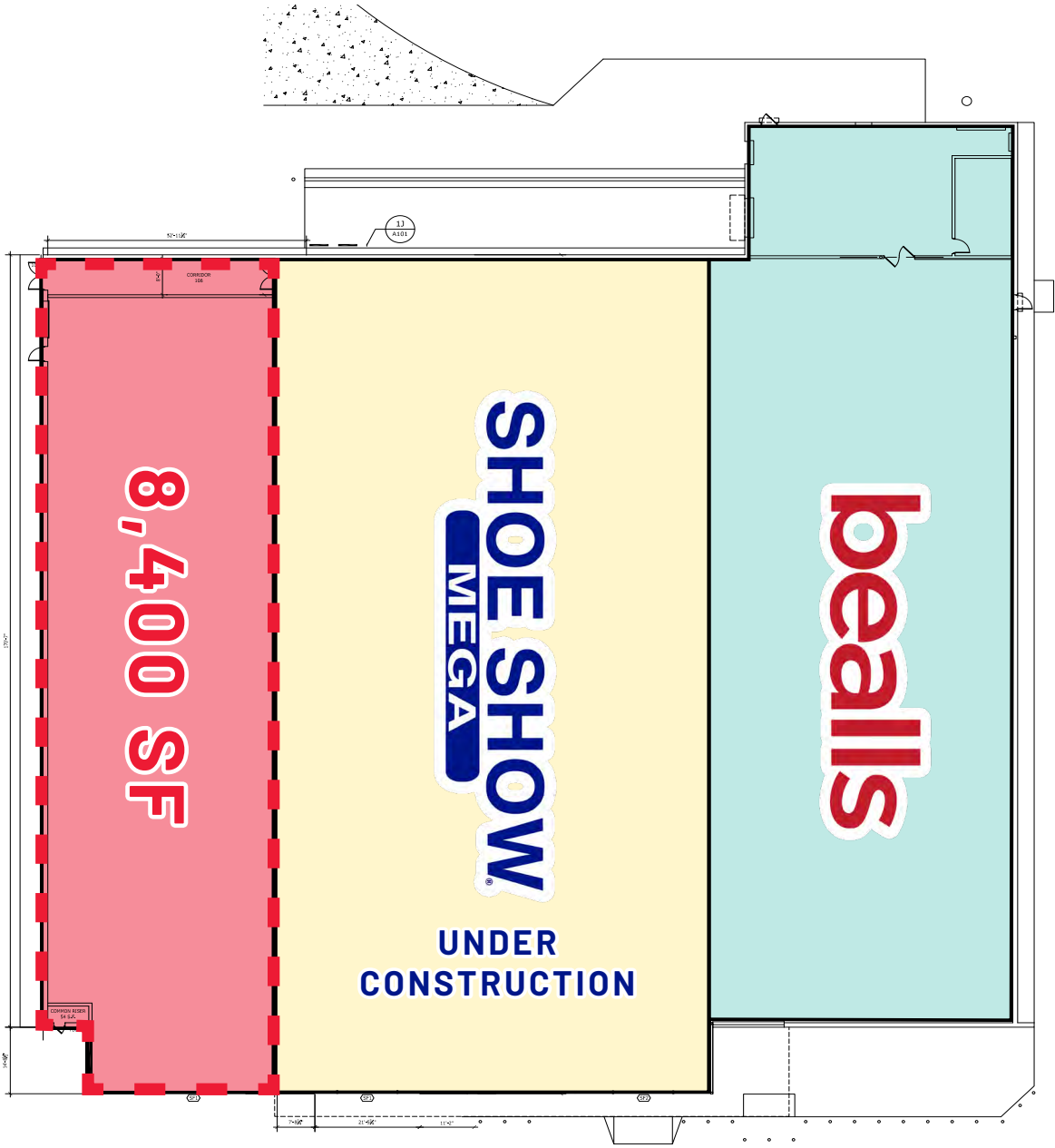
Property Highlights

- Pad site well-suited for QSR or coffee user
- No CC&R or REA restrictions on use
- Located in Orange County, TX
- Area supported by a longstanding and evolving oil & gas-driven economy
- 2.3M visits to adjacent Walmart annually

Site Plan



Retail Floor Plan



VSC TRACTOR SUPPLY CO

SUBWAY

TAKE 5

stellar BANK

N MAIN ST

DuGood Credit Union

FIRST STATE BANK OF TEXAS

DOLLAR GENERAL

1 AC PAD

8,400 SF

SHOE SHOW UNDER CONSTRUCTION

bealls

CITY OF VIDOR CITY OFFICES

25K VPD

Walmart 2.3M VISITS

Jack in the box

Walmart FUEL

Walgreens

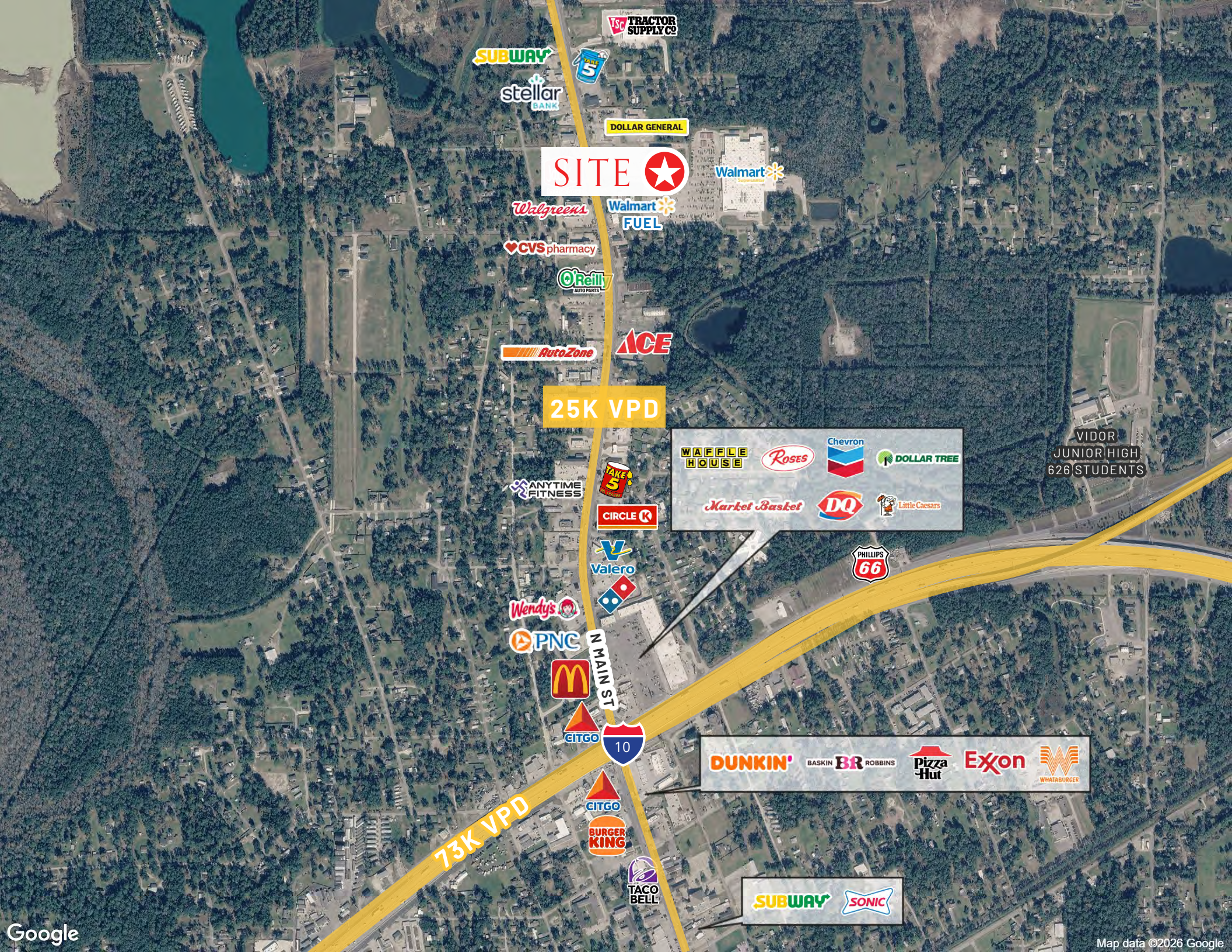
W TRAM RD



E TRAM RD

CVS

O'Reilly AUTO PARTS



TRACTOR SUPPLY CO

SUBWAY

TAKE 5

stellar BANK

DOLLAR GENERAL

SITE

Walmart

Walgreens

Walmart FUEL

CVS pharmacy

O'Reilly AUTO PARTS

AutoZone

ACE

25K VPD

VIDOR JUNIOR HIGH
626 STUDENTS

Waffle House
Roses
Chevron
Dollar Tree
Market Basket
DQ
Little Caesars

ANYTIME FITNESS

TAKE 5

CIRCLE K

Valero

Wendy's

PNC

McDonald's

CITGO

10

CITGO

BURGER KING

TACO BELL

PHILLIPS 66

DUNKIN'

BASKIN BR ROBBINS

Pizza Hut

Exxon

WHATASBURGER

73K VPD

CITGO

BURGER KING

TACO BELL

SUBWAY

SONIC

Area *Overview* (10-MILE DEMOGRAPHICS)

The Vidor area functions as an established commercial and residential trade area within Orange County. The area's limited retail presence and regular traffic along US-96 create reliable demand for neighborhood-focused uses, including QSR, retail, automotive, fitness, and daily services. Its central location and convenient connectivity position the area as a practical retail destination for both local residents and regional traffic traveling between Vidor, Beaumont, and surrounding Southeast Texas communities.



47% OF LOCAL
EMPLOYEES WORK
IN SERVICE-BASED ROLES

\$217,199
AVG. HOME VALUE

\$77,992
AVG. HOUSEHOLD INCOME



143,899
CURRENT 10-MILE
DAYTIME POPULATION



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date