



5733 HWY S. HWY 69
KOUNTZE, TX 77625



FOR SALE
\$280,000



PROPERTY OVERVIEW

Freestanding +/-2,400 SF building situated on +/-1.87 acres, offering flexibility for an owner-user or an investment opportunity. The building features an open floor plan, 2 separate entrances, easy access, 2 electric meters, and could easily support 2 tenants. The property also features a +/- 2 year old roof, kitchen/breakroom, 2 offices, 2 restrooms, and is serviced by a water well and septic system. Middle interior wall is not permanent and could be removed. This versatile site is functional, includes ample land, and has the layout potential to accommodate a range of commercial applications.



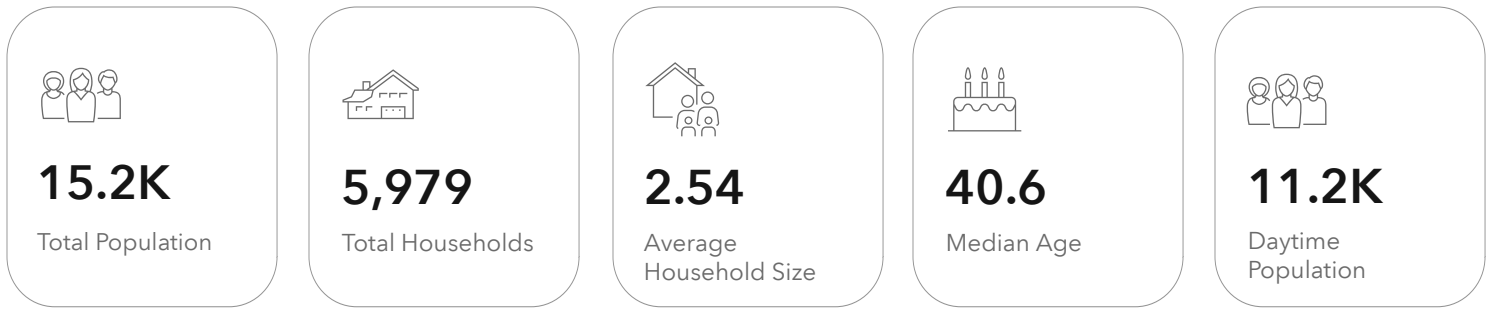
RYAN HARRINGTON
COMMERCIAL DIVISION

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RYAN@RMXONE.COM

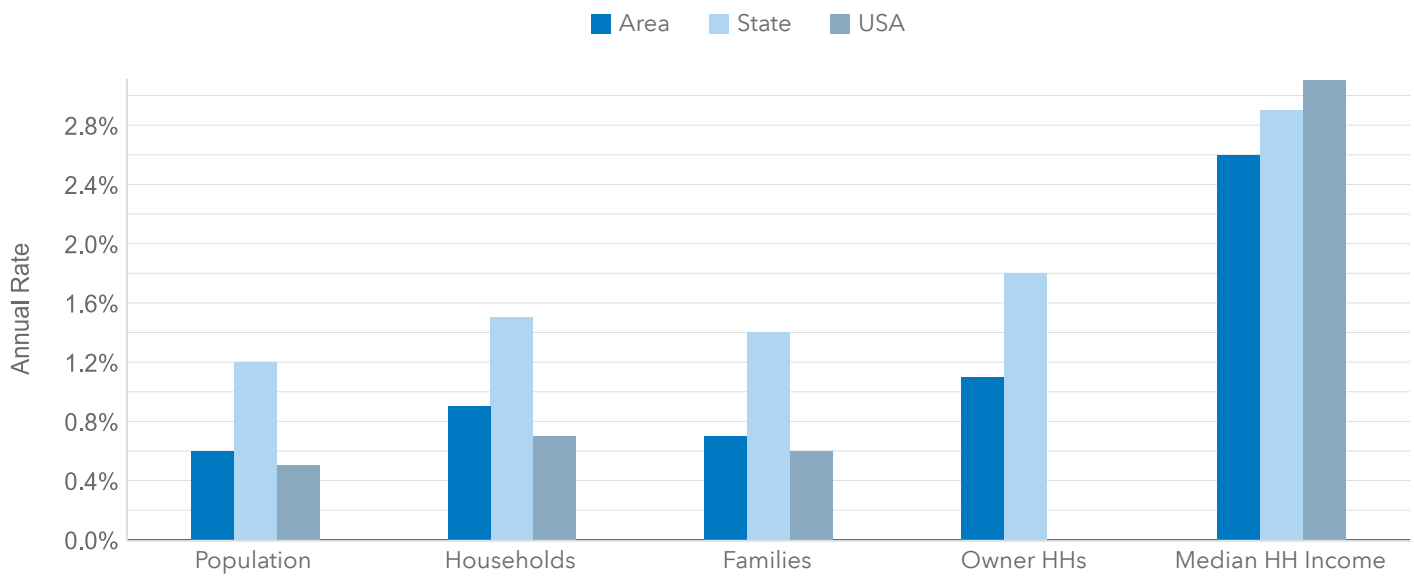
- +/-2,400 SF Building
- +/-1.87 Acres
- +/-2 Year old roof
- Could support 2 Tenants
- 2 Entrances
- 2 Electric Meters
- Open Floor Plan
- Multiple Access Points
- 2 Restrooms
- Kitchen/breakroom
- 2 offices
- Water Well/ Septic System

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.

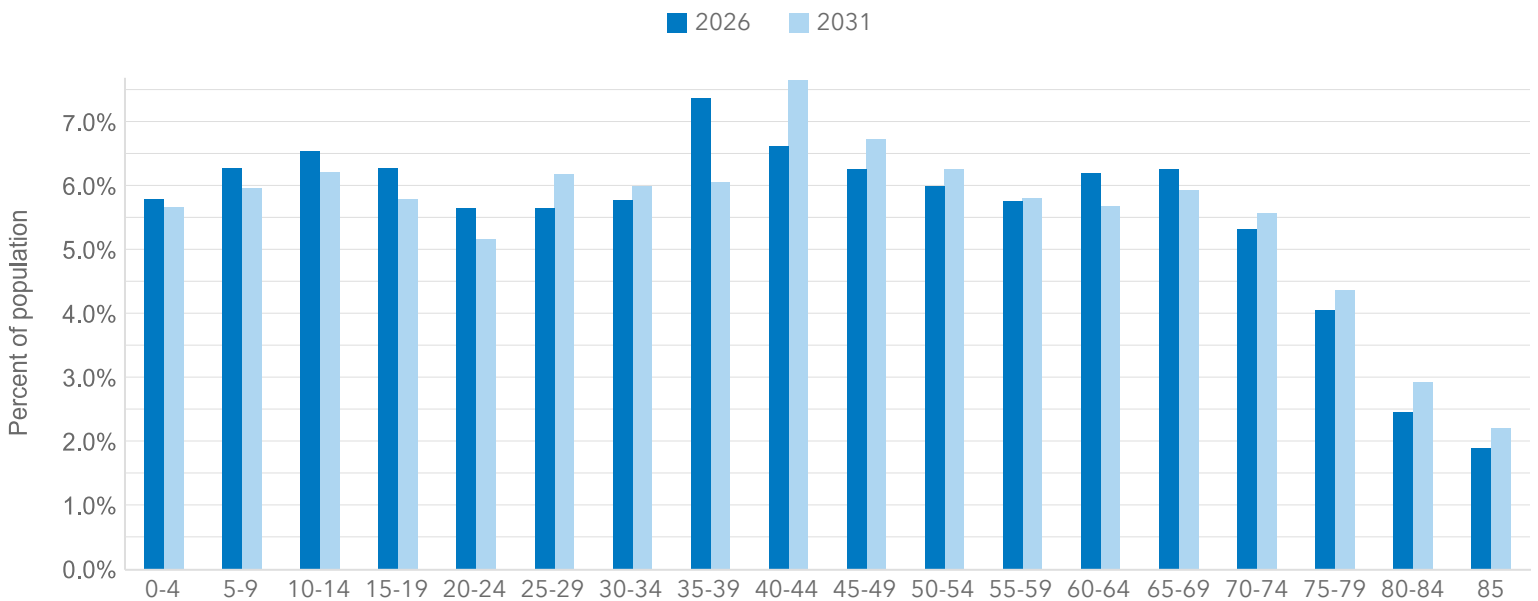
Key Indicators for 2026



Trends: 2026 - 2031 Annual Rate



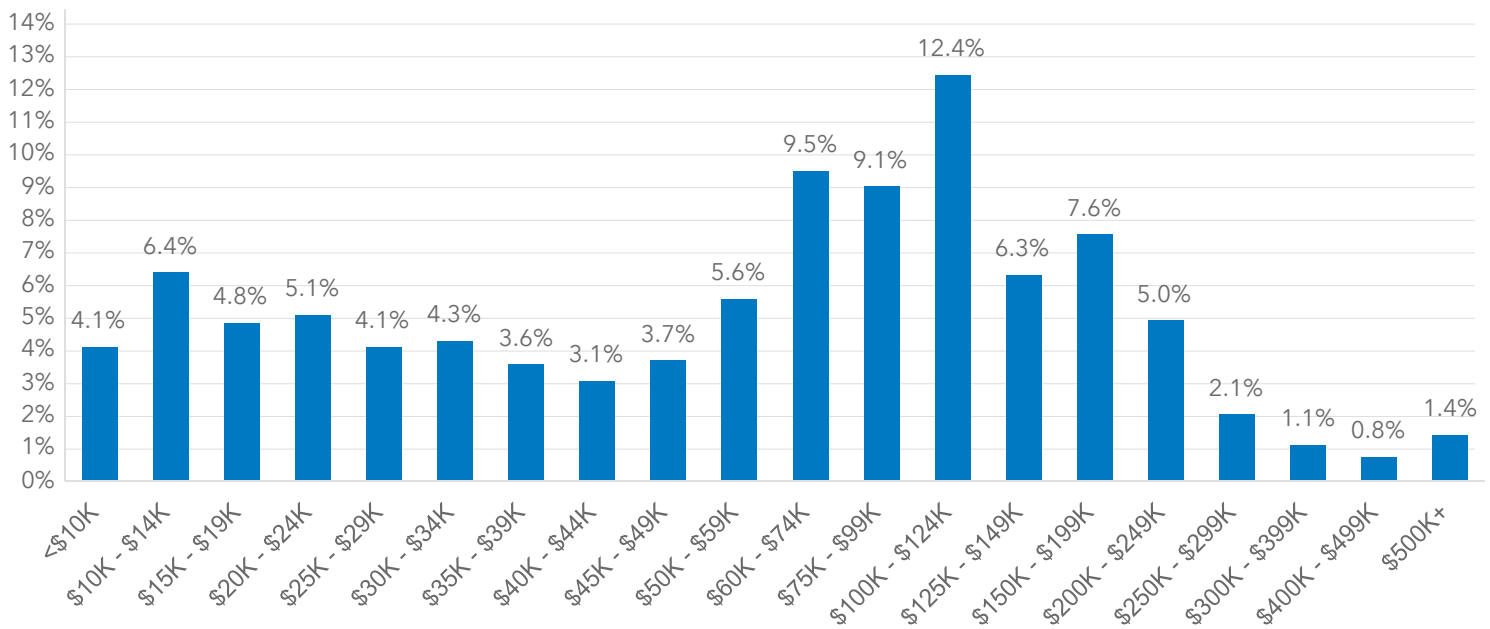
Population by Age



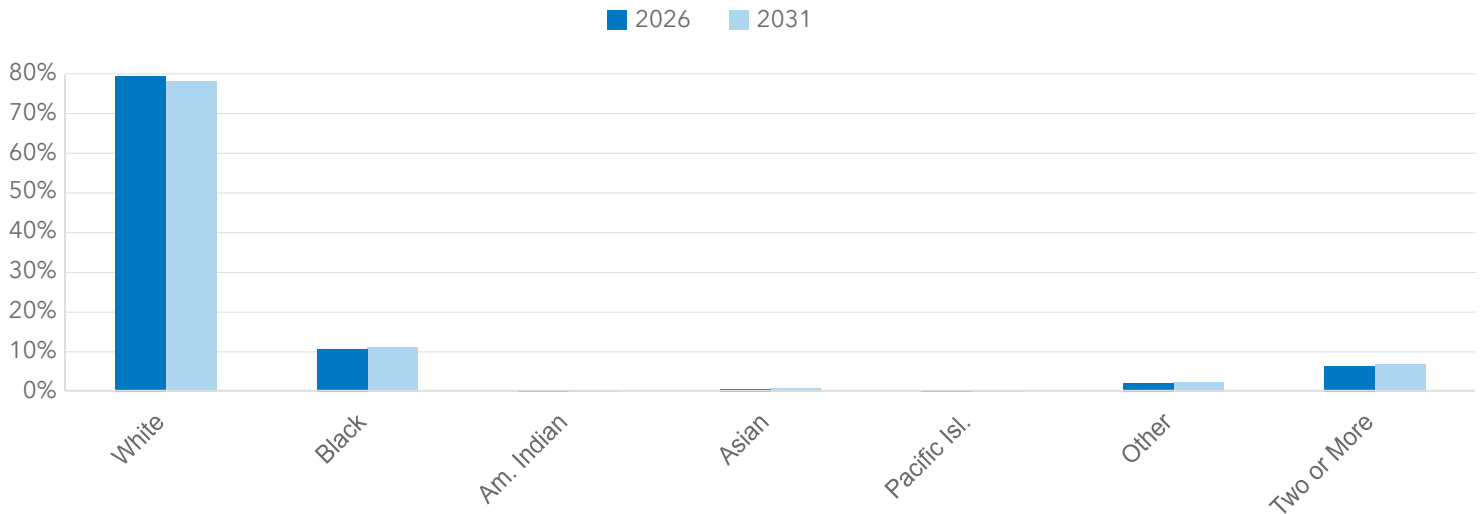
Key Indicators for 2026



Households by Income for 2026



Population by Race

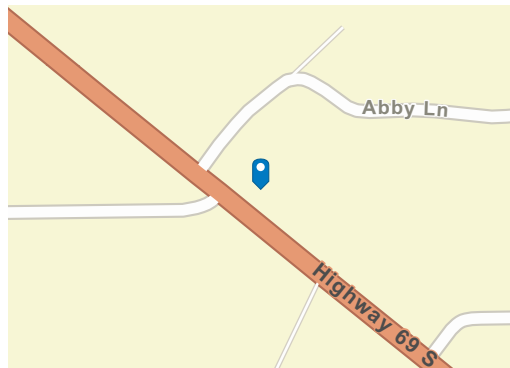


Traffic Count Map - Close Up

5733 Highway 69 S, Kountze, Texas, 77625 2

5733 Highway 69 S, Kountze, Texas, 77625

Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

Traffic Count Profile

5733 Highway 69 S, Kountze, Texas, 77625 2

5733 Highway 69 S, Kountze, Texas, 77625

Ring: 5 mile radius



Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.20	Bush Dr	N Lhs Dr	2011	340
0.50		Harper Ln	2019	11,002
0.50		Harper Ln	2022	11,270
0.60	State Highway 327	Haynes Loop	2018	4,102
0.60	State Highway 327	Old S Williford	2022	4,146
0.80	Ripka Ln	N Lhs Dr	2001	480
1.00	Harper Ln	N Lhs Dr	2001	260
1.00	N Lhs Dr	Old Nona Rd	2011	15,570
1.00	US 69;US 287	Old Nona Rd	2022	13,590
1.30	N Lhs Dr	Fort Apache Dr	2011	11,940
1.30	Sapp Graveyard Rd	Yonojosa Rd	2011	200
1.30	Old Nona Rd	Northwoods Dr	2011	200
1.40	Colonial Dr	N Lhs Dr	2011	420
1.50	TX 327	Tara Dr	2021	4,344
1.50	TX 327	Tara Dr	2022	4,067
1.50	Clear Lake	Clear Lake Rd	2001	670
1.60	Overstreet Loop	Old Nona Rd	2011	60
1.70	Tall Timbers Dr		2001	50
1.80			2011	40
1.90	Yonojosa Rd	Sapp Graveyard Rd	2011	190
1.90	Lakewood Dr	Clear Lake	2011	220
2.40		N Lhs Rd	2022	12,590
2.50	Clear Lake Rd	Clear Lake	2001	90
2.60	Clear Lake Rd	Clear Lake	2011	70
2.60	Bentura Rd	Langham Rd	2011	160
2.60	Sapp Graveyard Rd	Laird Rd	2001	20
2.70	N Lhs Rd	Forest Dr	2014	12,086
2.70	State Hwy 327	Lovelady Rd	2011	5,040

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
2.70	N Lhs Rd	Forest Dr	2002	13,200
2.90		Beaumont Dr	2022	12,048
3.00	Beaumont Dr	Hwy 69 S	2011	1,440
3.00	Lakewood	Oakwood	2011	980
3.30	Paula Rd	Hwy 69 S	2011	370
3.30	Fresenius Rd	Riedinger Ln	2011	590
3.50	E Vaughn St	S Hickory St	2011	1,320
3.50	N Lhs Rd	E Vaughn St	2014	12,454
3.50		Hwy 326	2022	13,154
3.60	W Vaughn St	E Vaughn St	2011	880
3.60	E Williford Rd	Vaughn St	2011	410
3.60	West Monroe Street	Hwy 326	2022	5,850
3.60	State Hwy 326	S Hickory St	2014	6,400
3.70	E Brown St	S Cherry St	2011	340
3.70	Laird Rd	Cherry Hill Rd	2011	170
3.70	W Main St	E Main St	2011	200
3.70	Kiwanis Club Rd	Hwy 327	2011	320
3.70	Old FM 418 N	Old Farn 418N	2011	540
3.70	N Lhs Dr	W Walton	2011	14,090
3.80	Hickory Grove Cemetery Rd	Fresenius Rd	2011	160
3.80	W Brown St	E Brown St	2011	180
3.80	W Monroe St	Dogwood St	2014	5,777

The closest match to 5733 Hwy 69 South Kountze TX is 5733 HIGHWAY 69 S KOUNTZE, TX 77625-7036

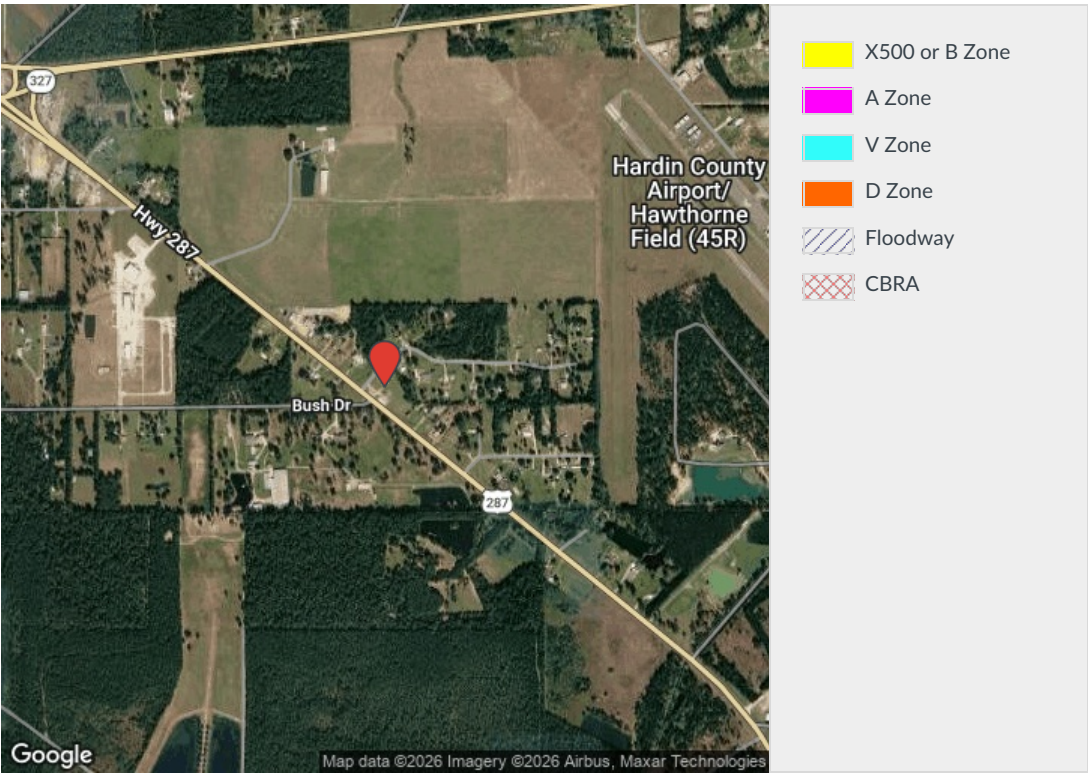
5733 HIGHWAY 69 S KOUNTZE, TX 77625-7036

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480284	PANEL	0375F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0375F





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.

2-10-2025



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.

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. **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:
 - 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.

RE/MAX ONE	9000010		(409)860-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	ryan@rmxone.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

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501