

FOR SALE

Half League Rd.

Gingerbread
School

Calhoun
High
School

Indpendence Dr.

Sand Crab Blvd.

TBD Indpendence Dr.
Port Lavaca, TX 77979



OFFERING SUMMARY

ADDRESS	TBD Independence Dr. Port Lavaca TX 77979
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COUNTY	Calhoun
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PRICE	\$261,000
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PRICE PSF	\$1.15
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LAND SF	227,383 SF
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LAND ACRES	5.22
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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2022 Population	3,866	12,195	14,001
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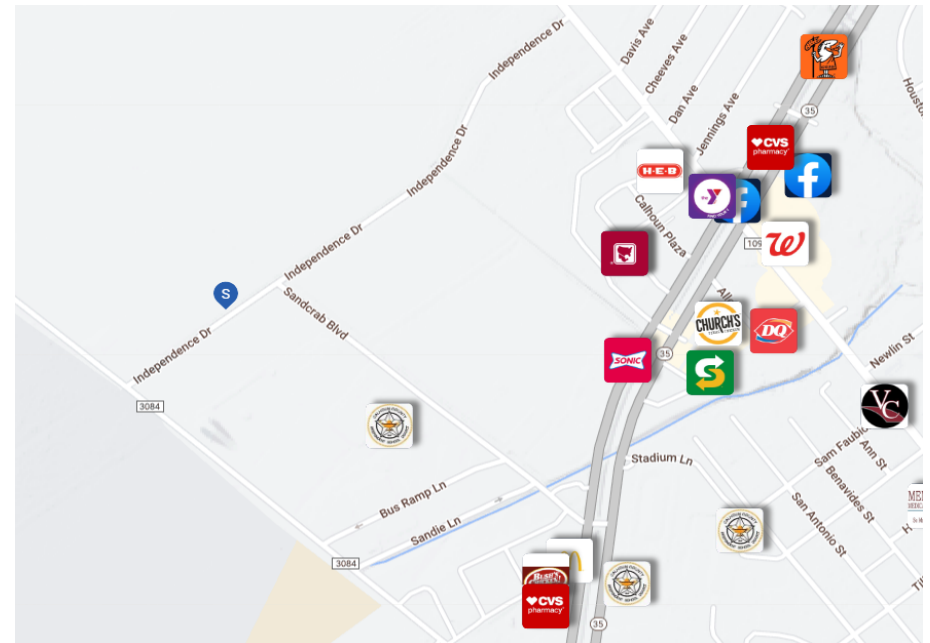
2022 Median HH Income	\$67,371	\$64,667	\$66,204
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2022 Average HH Income	\$94,419	\$88,069	\$88,000
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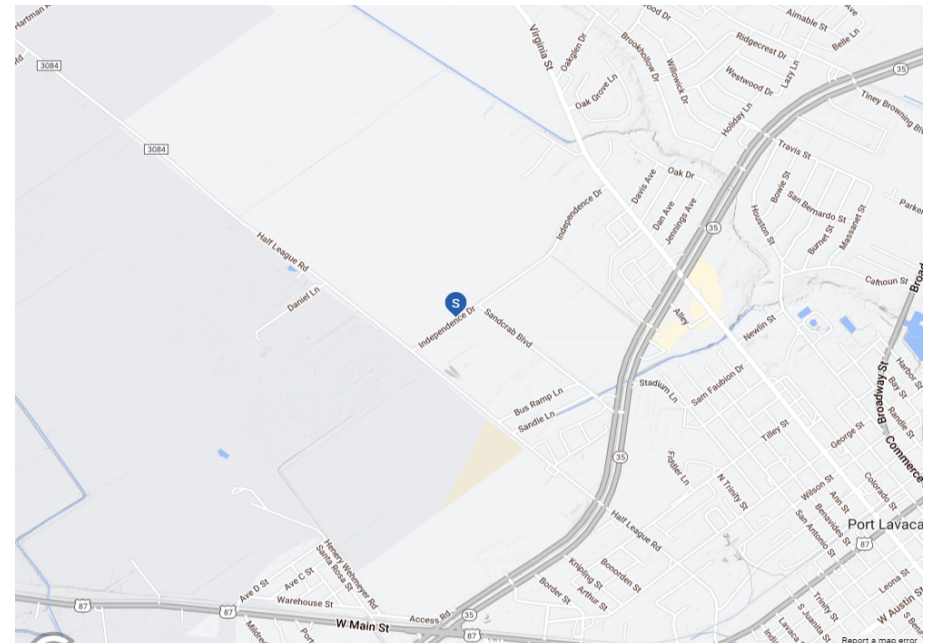


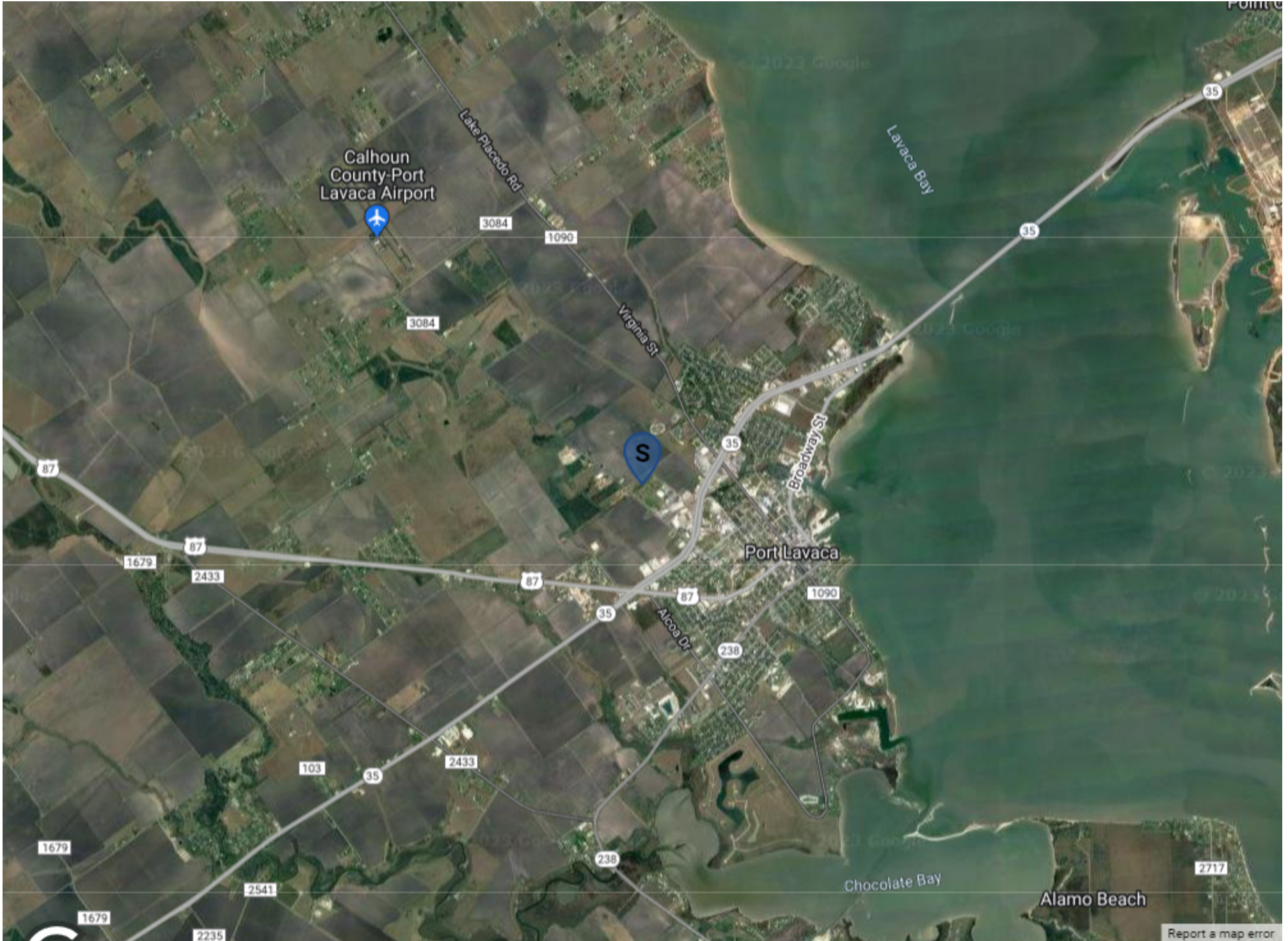
- Approximately 2 miles to Downtown Port Lavaca, TX
 - Approximately 27 miles to Victoria, Tx
 - Approximately 140 miles to Houston, Tx
 - Approximately 137 miles to San Antonio, Tx
 - Approximately 153 miles to Austin, Tx
- Zoning to be verified with City of Port Lavaca

Regional Map



Locator Map







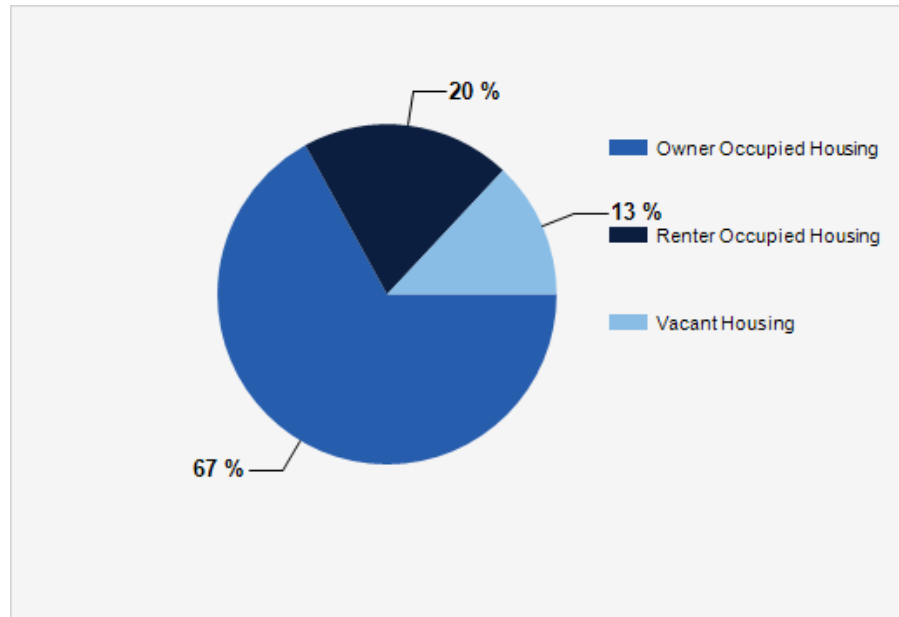
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,790	12,921	14,480
2010 Population	3,712	13,170	14,886
2022 Population	3,866	12,195	14,001
2027 Population	3,710	11,782	13,587
2022-2027: Population: Growth Rate	-4.10 %	-3.45 %	-3.00 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	142	339	395
\$15,000-\$24,999	91	295	317
\$25,000-\$34,999	101	435	487
\$35,000-\$49,999	261	649	755
\$50,000-\$74,999	195	733	838
\$75,000-\$99,999	162	600	744
\$100,000-\$149,999	304	834	993
\$150,000-\$199,999	134	319	356
\$200,000 or greater	96	215	237
Median HH Income	\$67,371	\$64,667	\$66,204
Average HH Income	\$94,419	\$88,069	\$88,000

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,561	5,074	5,776
2010 Total Households	1,403	4,542	5,194
2022 Total Households	1,485	4,418	5,123
2027 Total Households	1,441	4,318	5,029
2022 Average Household Size	2.59	2.71	2.69
2000 Owner Occupied Housing	958	3,014	3,508
2000 Renter Occupied Housing	451	1,466	1,551
2022 Owner Occupied Housing	1,145	3,115	3,675
2022 Renter Occupied Housing	340	1,303	1,448
2022 Vacant Housing	226	763	916
2022 Total Housing	1,711	5,181	6,039
2027 Owner Occupied Housing	1,118	3,064	3,631
2027 Renter Occupied Housing	323	1,254	1,398
2027 Vacant Housing	216	741	893
2027 Total Housing	1,657	5,059	5,922
2022-2027: Households: Growth Rate	-3.00 %	-2.30 %	-1.85 %

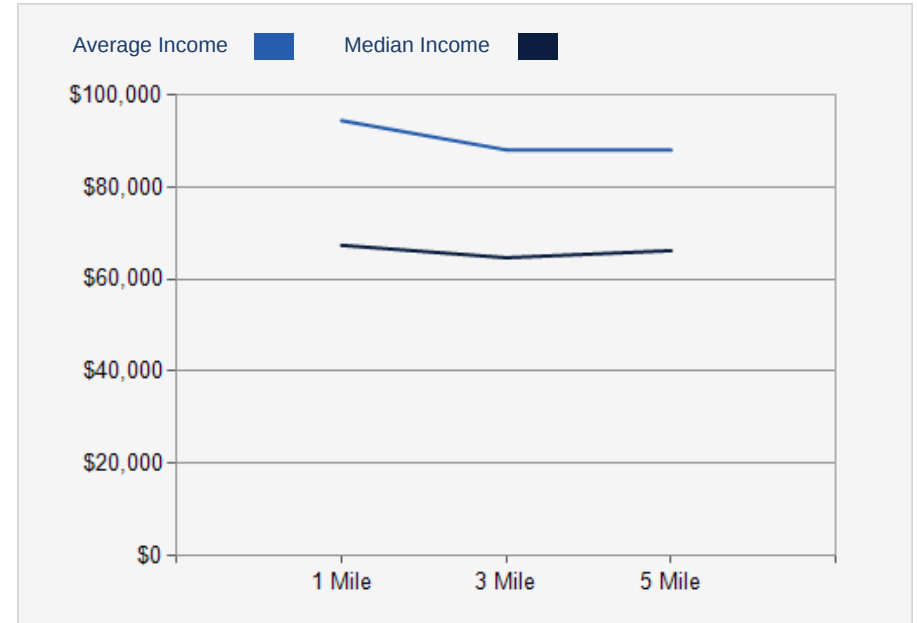


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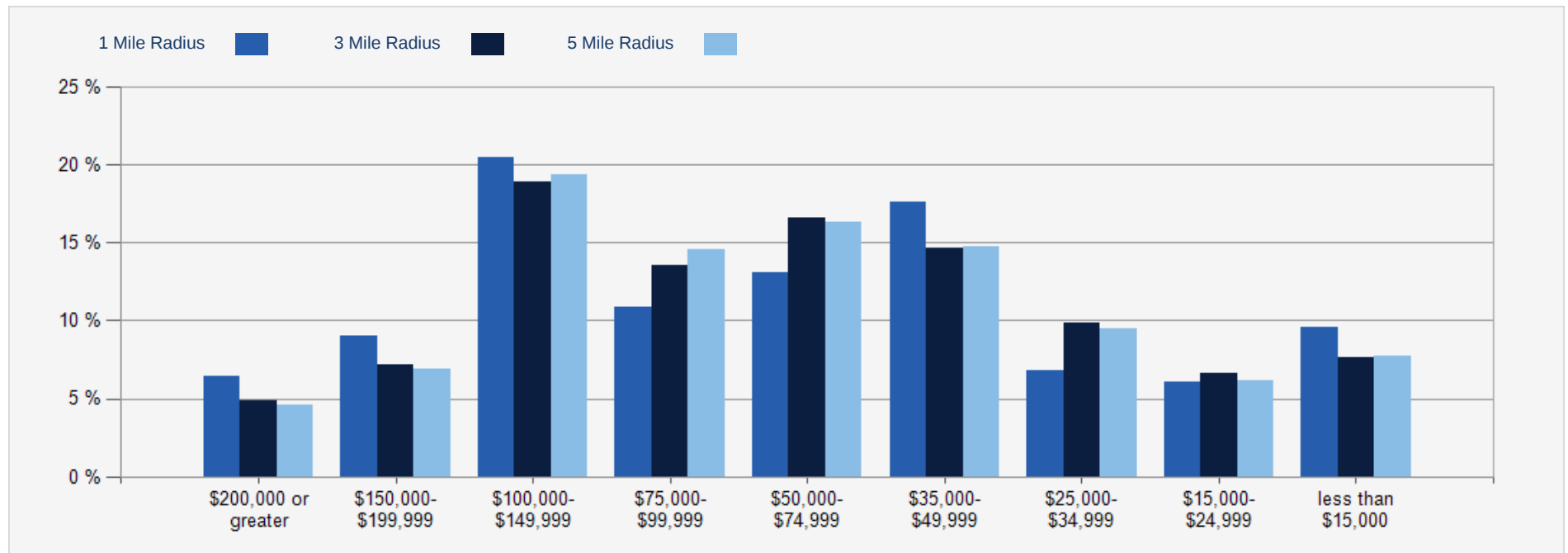
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 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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Buyer/Tenant/Seller/Landlord Initials

Date

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