

115 W Hwy 105 Suite 5

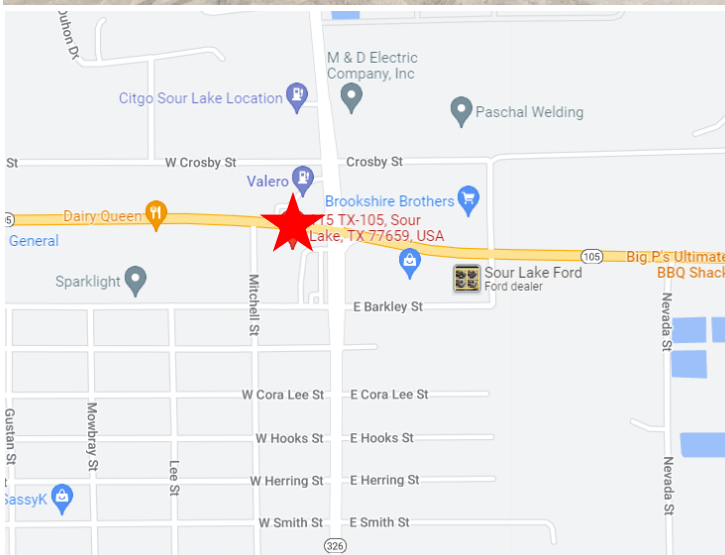
FOR LEASE
115 W Hwy 105 Ste 5
Sour Lake, TX 77659

\$1,575/month

Property Overview



- Adjoins the new Gathers Coffee Company
- Open Floor Plan
- Private Restroom
- +/- 960SF
- Newly Constructed Building
- Big Windows for Display
- Great Visibility
- Rear Exit Door
- Water and Trash included in rent
- High Traffic Counts
- Landlord Pays Property Taxes and Insurance



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

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



Demographic and Income Profile

115W TX-105, Sour Lake, Texas, 77659
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.14009
 Longitude: -94.40375

Summary	Census 2010	Census 2020	2022	2027
Population	2,415	2,430	2,614	2,905
Households	977	973	1,046	1,163
Families	690	-	722	809
Average Household Size	2.47	2.50	2.50	2.50
Owner Occupied Housing Units	761	-	800	905
Renter Occupied Housing Units	216	-	247	258
Median Age	39.0	-	40.9	42.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.13%	0.88%	0.25%
Households	2.14%	0.92%	0.31%
Families	2.30%	0.96%	0.28%
Owner HHs	2.50%	1.19%	0.53%
Median Household Income	3.20%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	124	11.9%	96	8.3%
\$15,000 - \$24,999	89	8.5%	99	8.5%
\$25,000 - \$34,999	65	6.2%	94	8.1%
\$35,000 - \$49,999	120	11.5%	124	10.7%
\$50,000 - \$74,999	207	19.8%	177	15.2%
\$75,000 - \$99,999	109	10.4%	86	7.4%
\$100,000 - \$149,999	183	17.5%	252	21.7%
\$150,000 - \$199,999	83	7.9%	143	12.3%
\$200,000+	66	6.3%	92	7.9%

Median Household Income	\$62,666	\$73,355
Average Household Income	\$90,586	\$106,979
Per Capita Income	\$35,357	\$41,778

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	146	6.0%	143	5.5%	153	5.3%
5 - 9	171	7.1%	156	6.0%	170	5.9%
10 - 14	181	7.5%	160	6.1%	186	6.4%
15 - 19	180	7.5%	155	5.9%	169	5.8%
20 - 24	137	5.7%	136	5.2%	138	4.8%
25 - 34	277	11.5%	370	14.1%	340	11.7%
35 - 44	285	11.8%	336	12.8%	389	13.4%
45 - 54	384	15.9%	299	11.4%	377	13.0%
55 - 64	319	13.2%	387	14.8%	379	13.1%
65 - 74	177	7.3%	308	11.8%	372	12.8%
75 - 84	121	5.0%	123	4.7%	183	6.3%
85+	37	1.5%	42	1.6%	48	1.7%

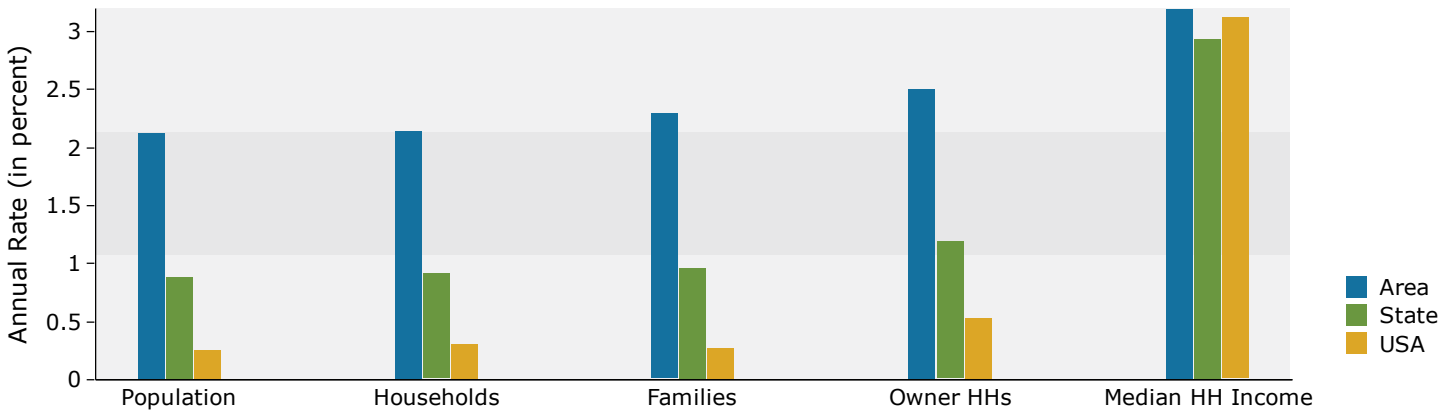
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,226	92.2%	2,073	85.3%	2,216	84.8%	2,428	83.6%
Black Alone	71	2.9%	84	3.5%	90	3.4%	98	3.4%
American Indian Alone	8	0.3%	7	0.3%	7	0.3%	7	0.2%
Asian Alone	15	0.6%	26	1.1%	30	1.1%	37	1.3%
Pacific Islander Alone	1	0.0%	5	0.2%	5	0.2%	5	0.2%
Some Other Race Alone	52	2.2%	47	1.9%	51	2.0%	60	2.1%
Two or More Races	42	1.7%	189	7.8%	215	8.2%	271	9.3%

Hispanic Origin (Any Race)	118	4.9%	170	7.0%	187	7.2%	219	7.5%
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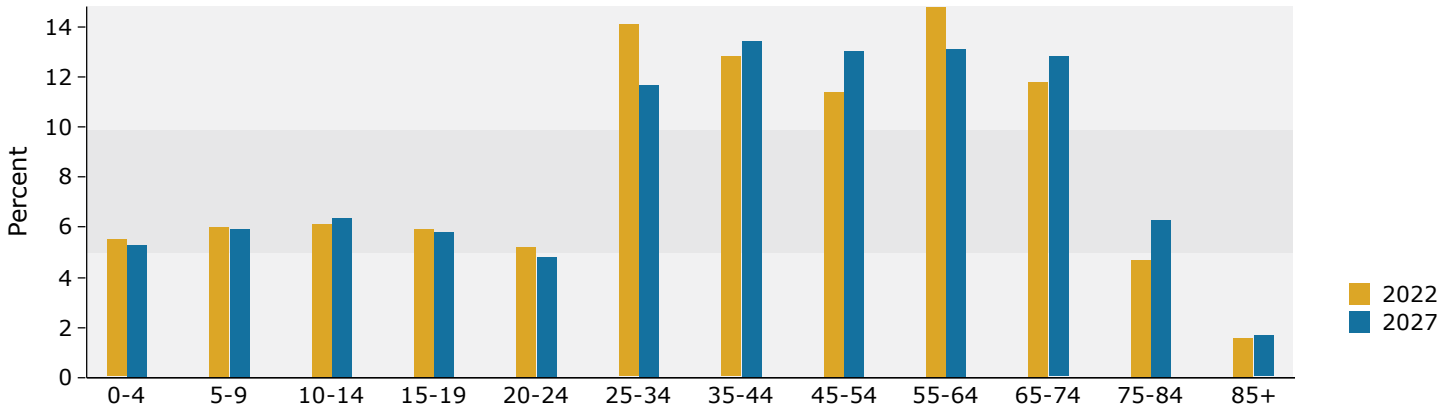
Data Note: Income is expressed in current dollars.

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

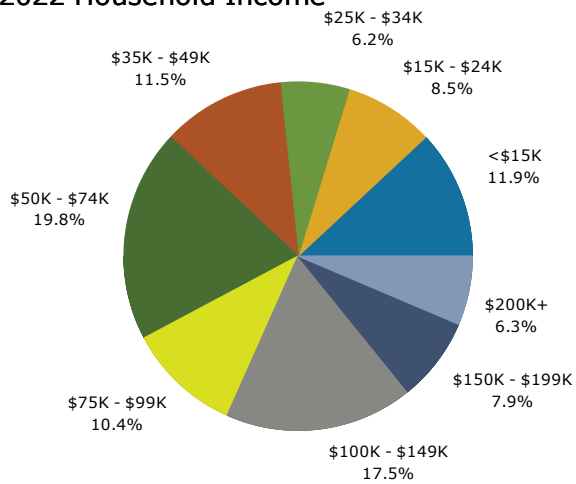
Trends 2022-2027



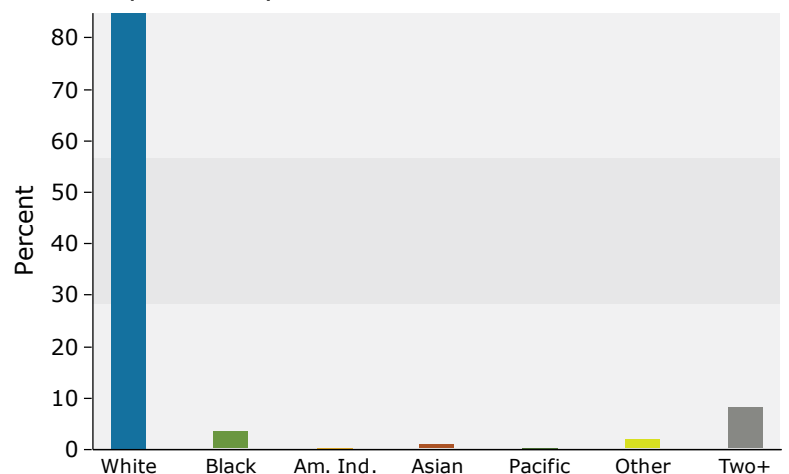
Population by Age



2022 Household Income

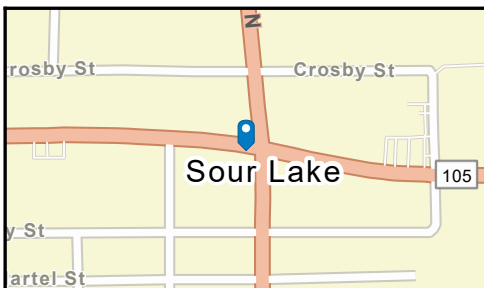
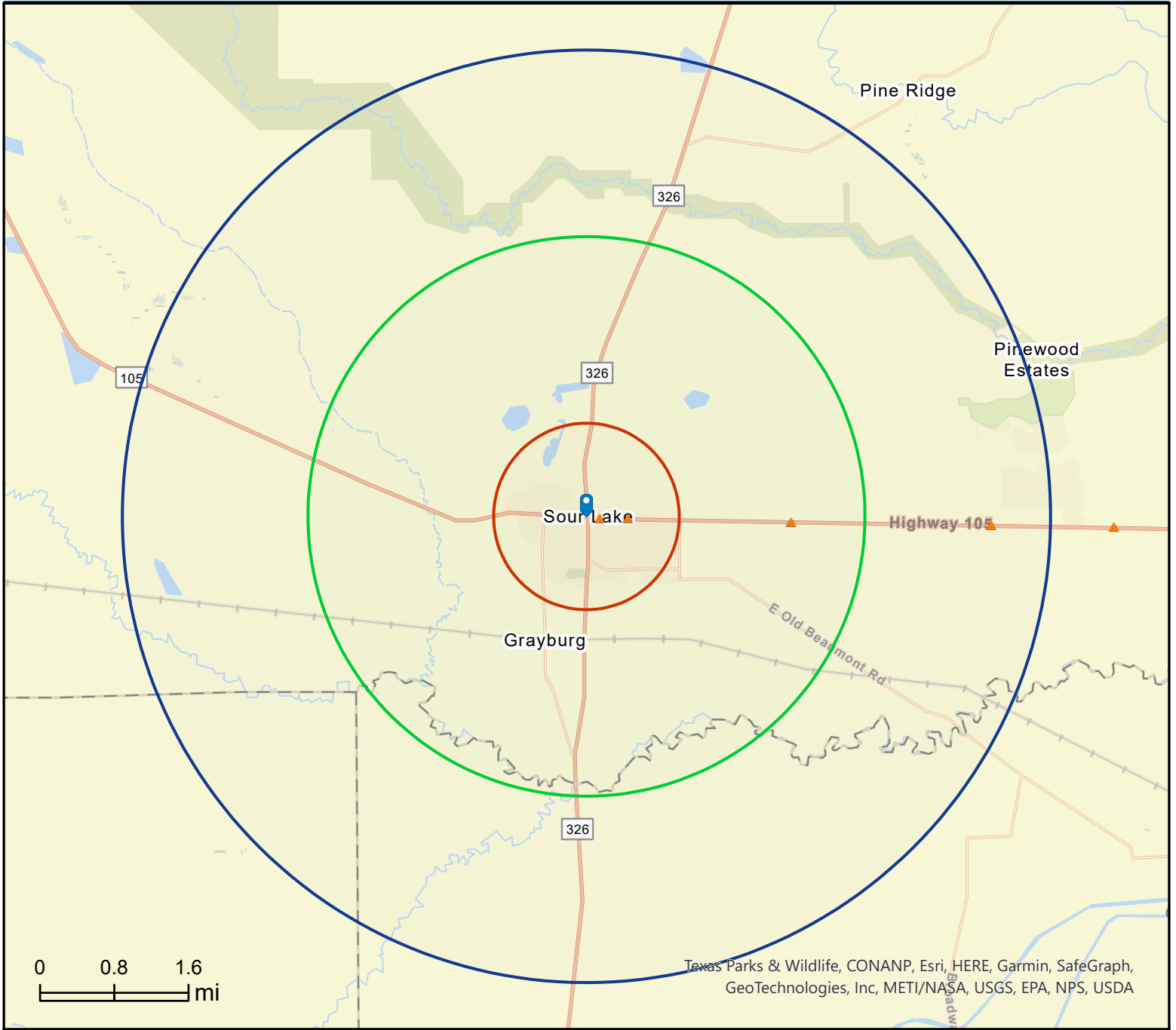


2022 Population by Race

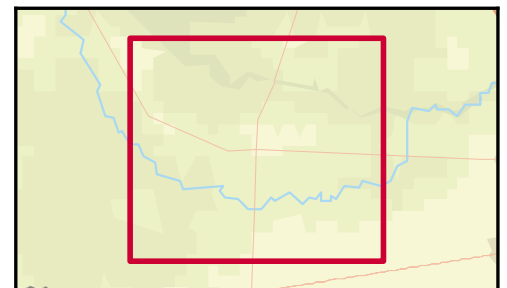


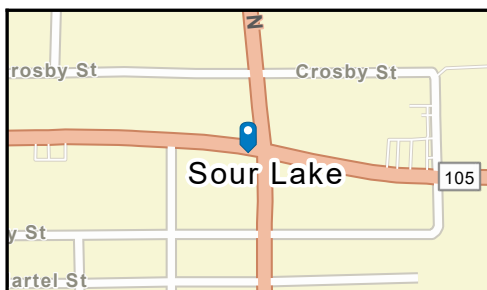
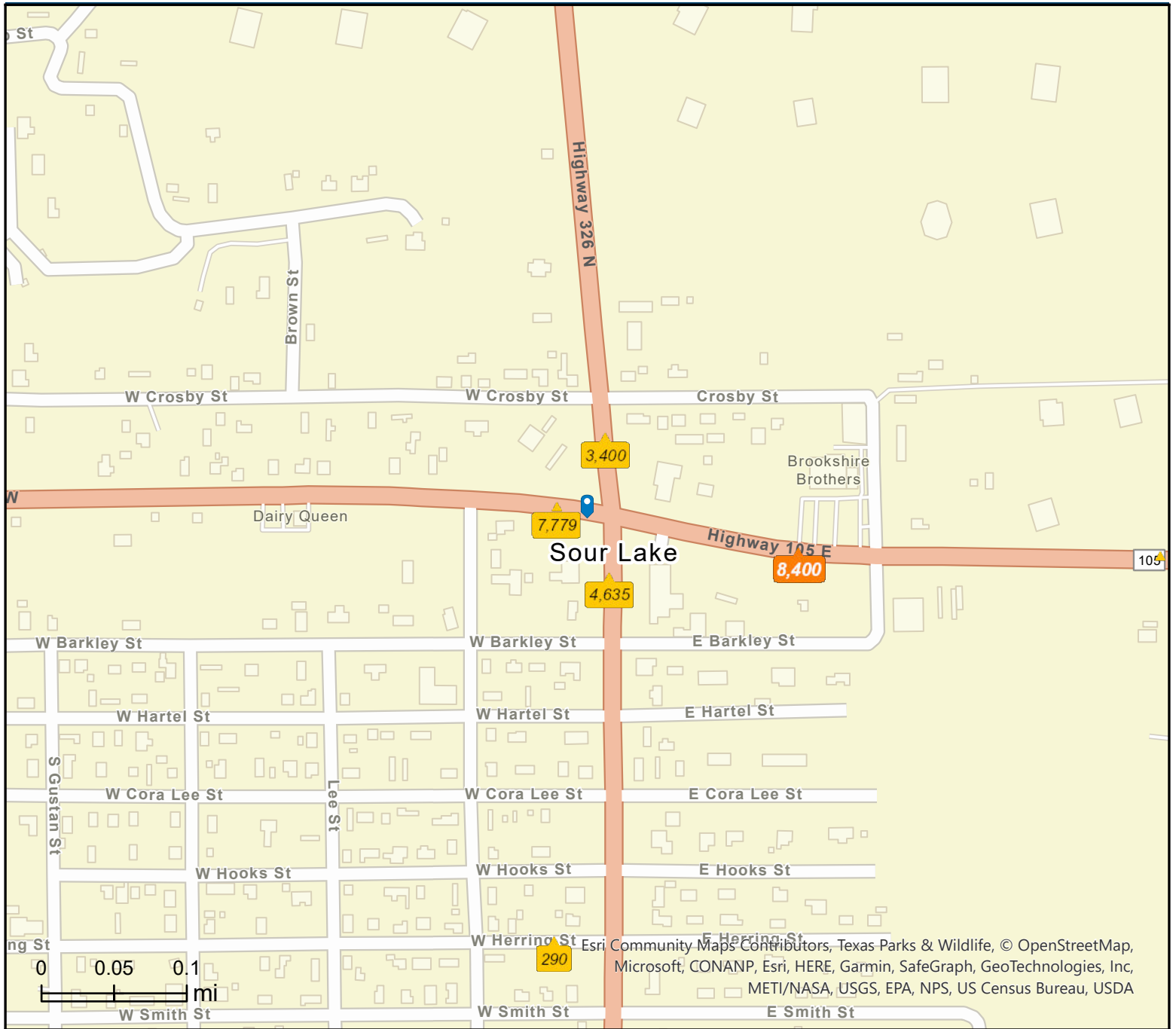
2022 Percent Hispanic Origin: 7.2%

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



- 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





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Source: ©2022 Kalibrate Technologies (Q1 2022).

Overview Map



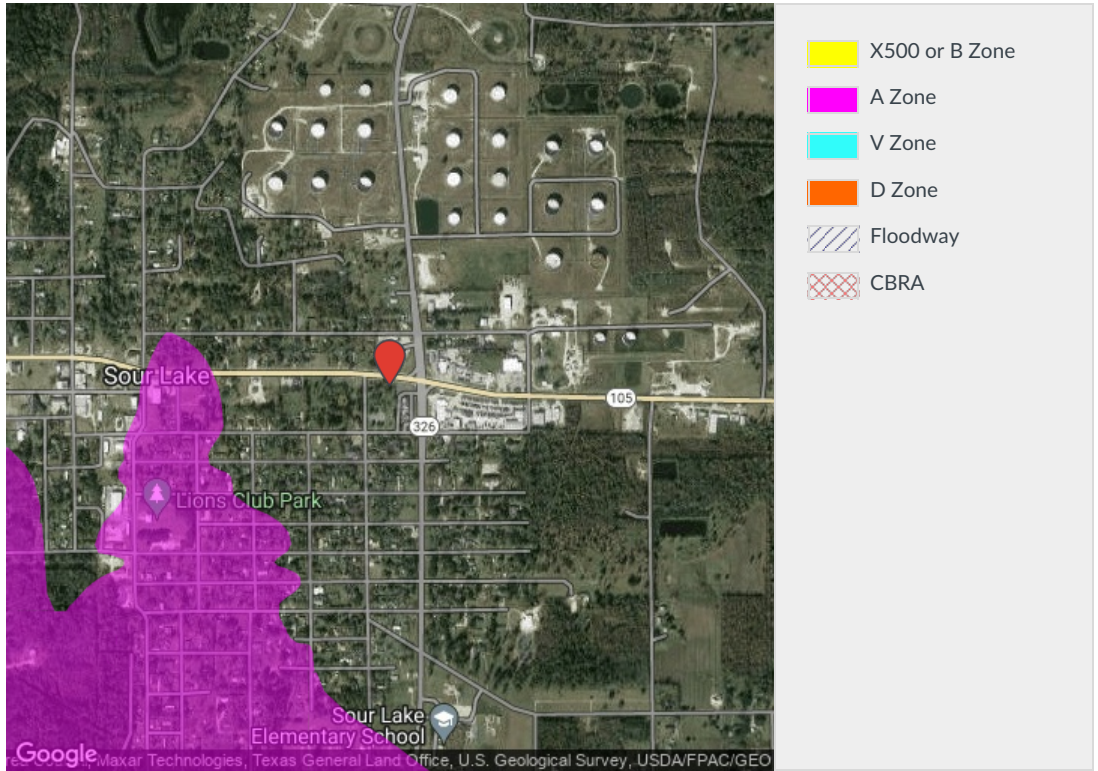
115 HIGHWAY 105 W SOUR LAKE, TX 77659-9512

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480286	PANEL	0500F
PANEL DATE	October 06, 2010	MAP NUMBER	48199C0500F





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.

<u>RE/MAX ONE</u>	<u>9000010</u>	<u></u>	<u>(409) 860-3200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
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

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