



5315 N. TWIN CITY HWY
NEDERLAND, TX 77627

FOR SALE
\$2,100,000



PROPERTY OVERVIEW

Large facility with +/-10.615 Acres on North Twin City Highway. The property is currently occupied by Providence Church and in excellent condition. The main building includes +/-9,560 SF with a welcoming entrance, kitchen, multiple offices/classrooms, and a large sanctuary. The back building is +/-2,400sf and includes 3 classrooms, 1 conference room, and 2 restrooms. The property also features a large concrete parking lot with lighting as well as a highly visible pole sign. In close proximity to the OCI Clean Ammonia Plant currently under construction.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- +/-12,644 SF of Improvements
- +/-10.615 Acres Total
- Church building in Excellent Condition (+/-9,560 SF)
- Welcoming Entrance with Coffee Bar
- Large Sanctuary (+/-4,200 SF)
- Kitchen
- 5 Offices/Classrooms
- Conference Room
- 4 Restrooms
- 32ft Eave Height
- Mezzanine storage area upstairs
- Large Concrete Parking Lot with Lighting
- 2 Access Points
- +/-684 SF Garage with 10'x10' door
- Back Building +/-2,400 SF
 - 3 class rooms
 - 1 Conference Room
 - 2 Restrooms

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.



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Architectural floor plan of the Starting Point Parlor and Restrooms. The plan shows a large room with a 24'-0" by 17'-0" section on the left, a 36'-0" by 20'-0" section on the right, and a 20'-0" by 19'-0" section at the bottom. The left section contains a grid of 12 rectangular fixtures (likely sinks or mirrors) and a 4'-0" by 4'-0" closet area. The right section contains a grid of 12 circular fixtures (likely lights or speakers) and a 4'-0" by 4'-0" closet area. The bottom section contains a grid of 12 circular fixtures and a 4'-0" by 4'-0" closet area. The plan also shows a 'Sheetrock Ceiling in Restrooms' area, a 'Sheetrock Ceiling in Starting Point Parlor' area, a 'French Doors' area, a 'Center Row Switched Separately' area, a 'Projector' area, and an 'Accordian Partition'.

[illegible]

Demographic and Income Profile

5315 N Twin City Hwy, Nederland, Texas, 77627
Ring: 3 mile radius

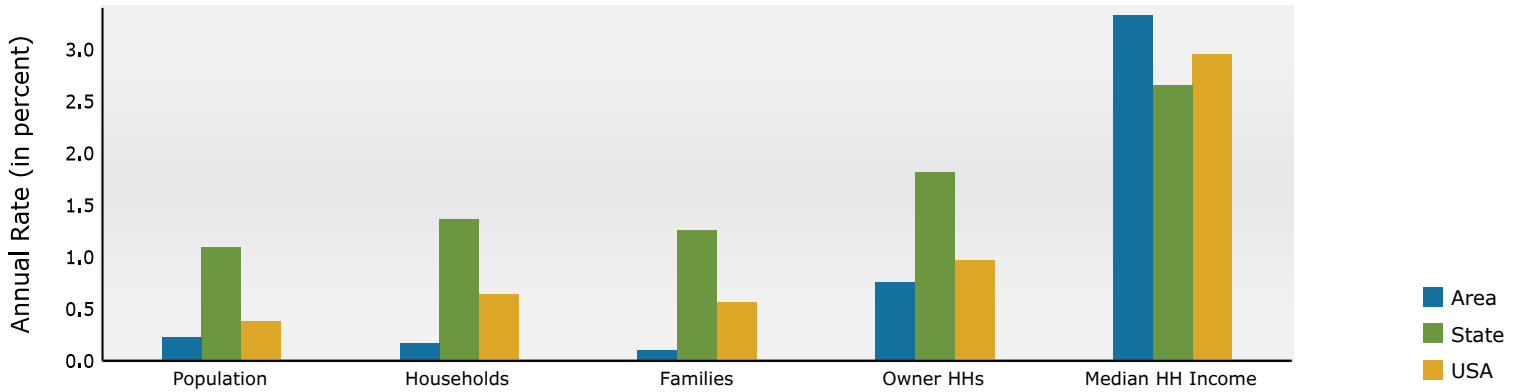
Prepared by Esri
Latitude: 30.00439
Longitude: -94.02831

Summary	Census 2010		Census 2020		2024		2029		
Population	15,301		18,164		18,272		18,482		
Households	4,482		4,801		4,814		4,855		
Families	3,162		3,309		3,238		3,255		
Average Household Size	2.45		2.49		2.52		2.54		
Owner Occupied Housing Units	3,349		3,550		3,617		3,757		
Renter Occupied Housing Units	1,134		1,251		1,197		1,098		
Median Age	35.9		40.8		41.0		41.6		
Trends: 2024-2029 Annual Rate			Area		State		National		
Population			0.23%		1.09%		0.38%		
Households			0.17%		1.36%		0.64%		
Families			0.10%		1.26%		0.56%		
Owner HHs			0.76%		1.82%		0.97%		
Median Household Income			3.33%		2.65%		2.95%		
Households by Income					2024		2029		
					Number	Percent	Number	Percent	
	<\$15,000				242	5.0%	196	4.0%	
	\$15,000 - \$24,999				406	8.4%	281	5.8%	
	\$25,000 - \$34,999				368	7.6%	314	6.5%	
	\$35,000 - \$49,999				391	8.1%	363	7.5%	
	\$50,000 - \$74,999				626	13.0%	578	11.9%	
	\$75,000 - \$99,999				640	13.3%	602	12.4%	
	\$100,000 - \$149,999				882	18.3%	906	18.7%	
	\$150,000 - \$199,999				938	19.5%	1,215	25.0%	
	\$200,000+				320	6.6%	401	8.3%	
Median Household Income				\$87,893		\$103,521			
Average Household Income				\$106,047		\$123,170			
Per Capita Income				\$28,830		\$33,219			
Population by Age	Census 2010		Census 2020		2024		2029		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	608	4.0%	671	3.7%	675	3.7%	676	3.7%
	5 - 9	621	4.1%	794	4.4%	767	4.2%	704	3.8%
	10 - 14	782	5.1%	795	4.4%	824	4.5%	791	4.3%
	15 - 19	1,156	7.6%	832	4.6%	793	4.3%	792	4.3%
	20 - 24	1,508	9.9%	1,077	5.9%	1,047	5.7%	989	5.4%
	25 - 34	2,789	18.2%	2,998	16.5%	2,999	16.4%	3,037	16.4%
	35 - 44	2,236	14.6%	3,192	17.6%	3,363	18.4%	3,418	18.5%
	45 - 54	2,475	16.2%	2,726	15.0%	2,694	14.7%	2,797	15.1%
	55 - 64	1,454	9.5%	2,598	14.3%	2,410	13.2%	2,307	12.5%
	65 - 74	901	5.9%	1,558	8.6%	1,715	9.4%	1,846	10.0%
	75 - 84	609	4.0%	683	3.8%	713	3.9%	832	4.5%
	85+	160	1.0%	241	1.3%	270	1.5%	292	1.6%
	Race and Ethnicity	Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
		White Alone	11,594	75.8%	11,636	64.1%	11,272	61.7%	10,944
Black Alone		2,106	13.8%	2,849	15.7%	2,879	15.8%	2,928	15.8%
American Indian Alone		52	0.3%	79	0.4%	88	0.5%	92	0.5%
Asian Alone		177	1.2%	443	2.4%	481	2.6%	537	2.9%
Pacific Islander Alone		2	0.0%	10	0.1%	21	0.1%	23	0.1%
Some Other Race Alone		1,147	7.5%	2,169	11.9%	2,428	13.3%	2,714	14.7%
Two or More Races		223	1.5%	978	5.4%	1,104	6.0%	1,245	6.7%
Hispanic Origin (Any Race)		2,122	13.9%	3,410	18.8%	3,865	21.2%	4,357	23.6%

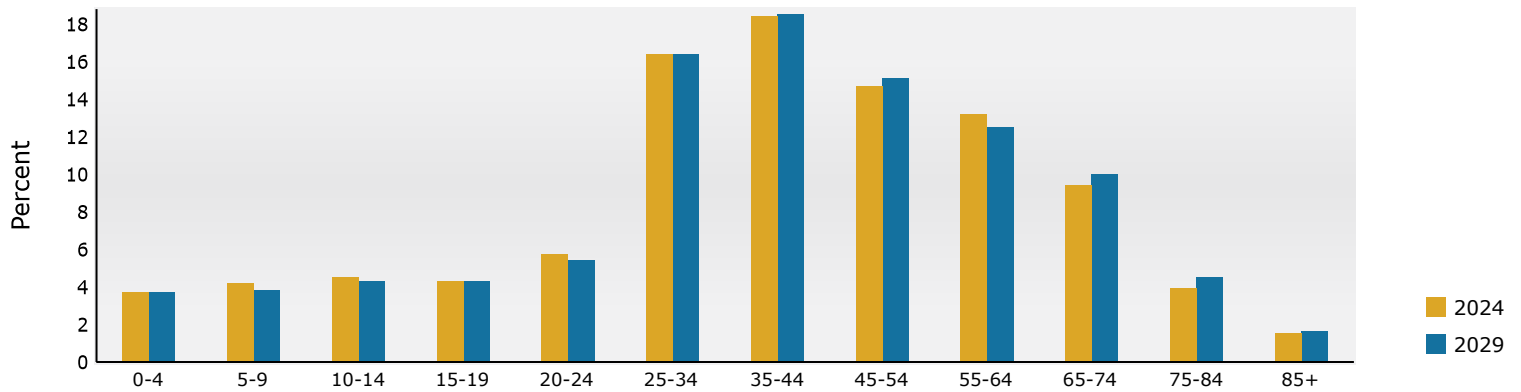
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

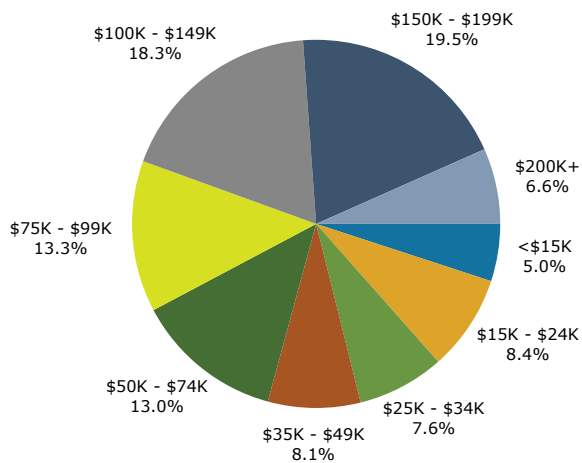
Trends 2024-2029



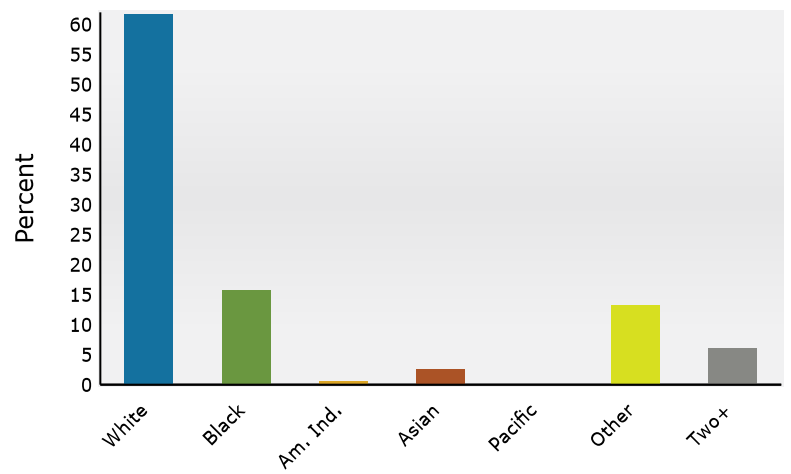
Population by Age



2024 Household Income



2024 Population by Race

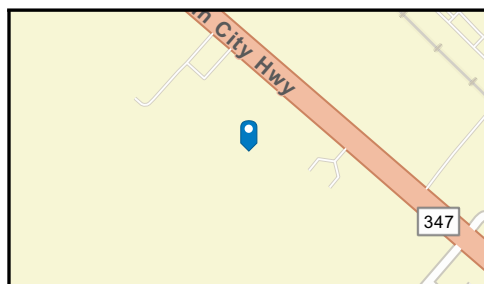
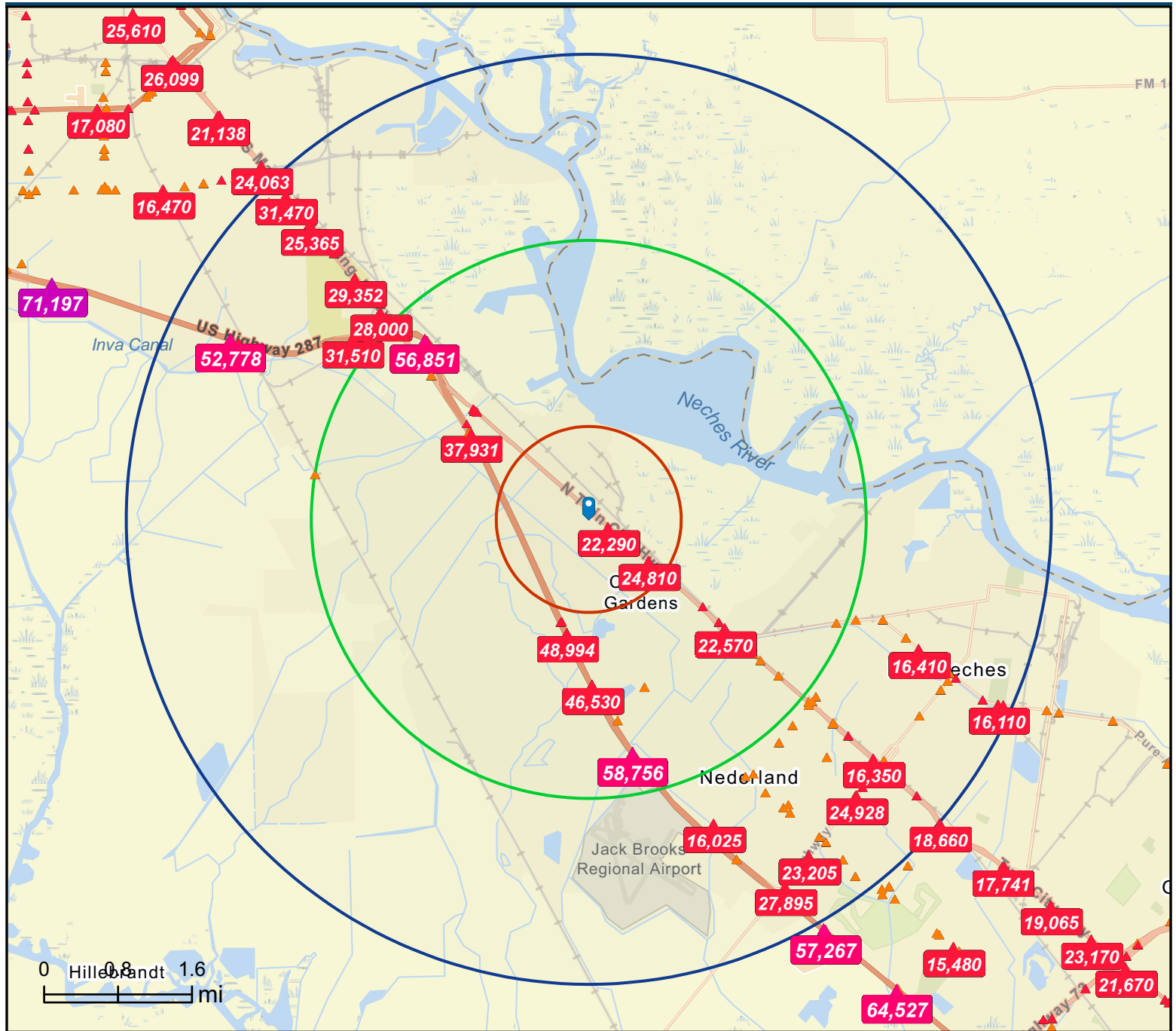


2024 Percent Hispanic Origin: 21.2%

Traffic Count Map

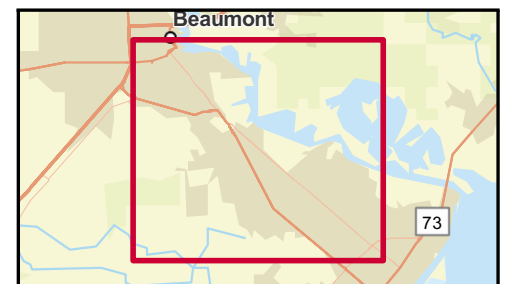
5315 N Twin City Hwy, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.00439
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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



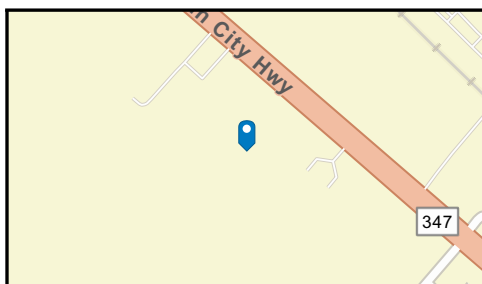
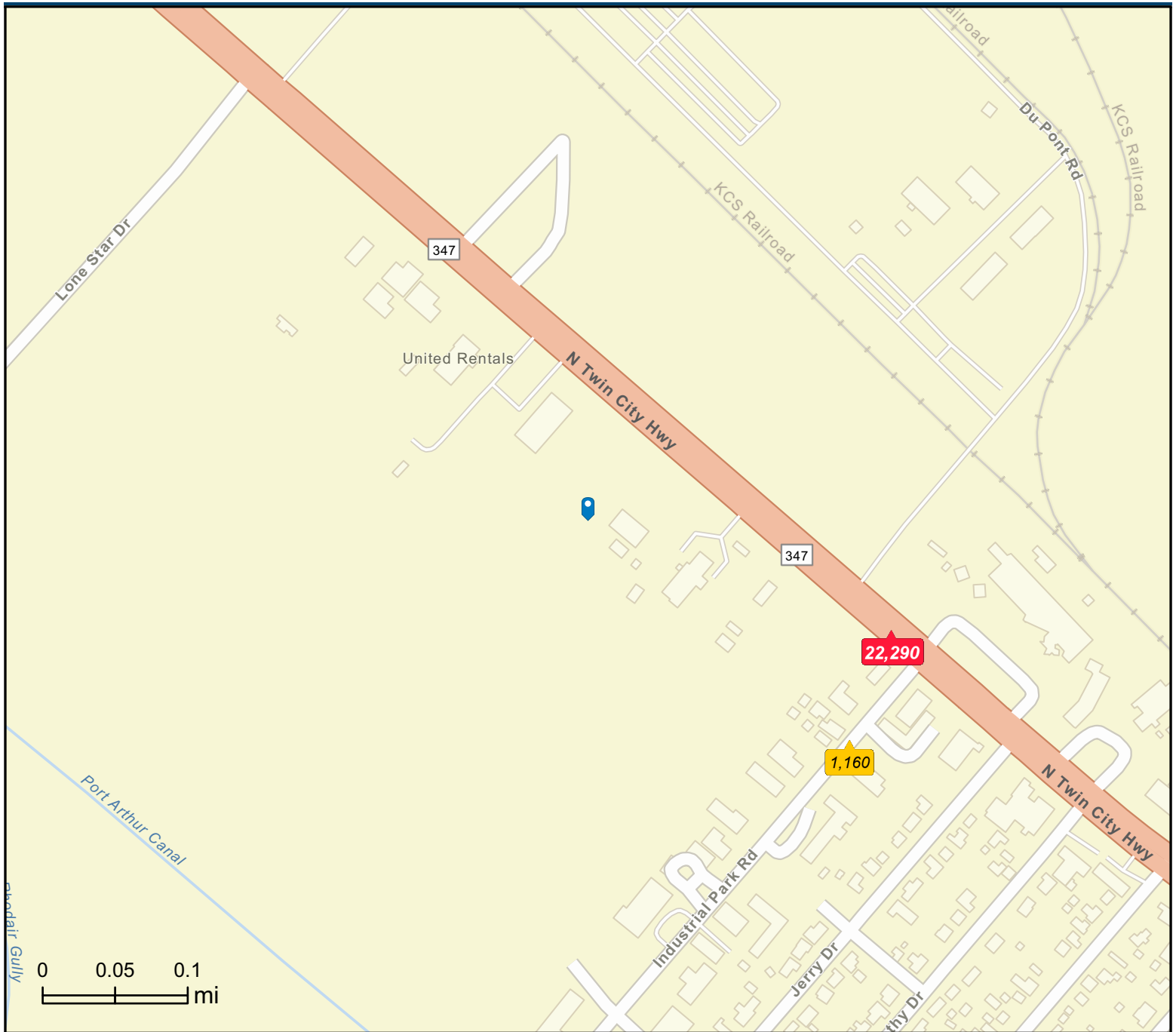
Source: ©2024 Kalibrate Technologies (Q2 2024).

August 12, 2024

Traffic Count Map - Close Up

5315 N Twin City Hwy, Nederland, Texas, 77627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.00439
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▲ 30,001 - 50,000
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Source: ©2024 Kalibrate Technologies (Q2 2024).

August 12, 2024

Overview Map



The closest match to 5315 N Twin City Hwy Nederland, TX 77627 is 5315 N TWIN CITY HWY NEDERLAND, TX 77627-3156

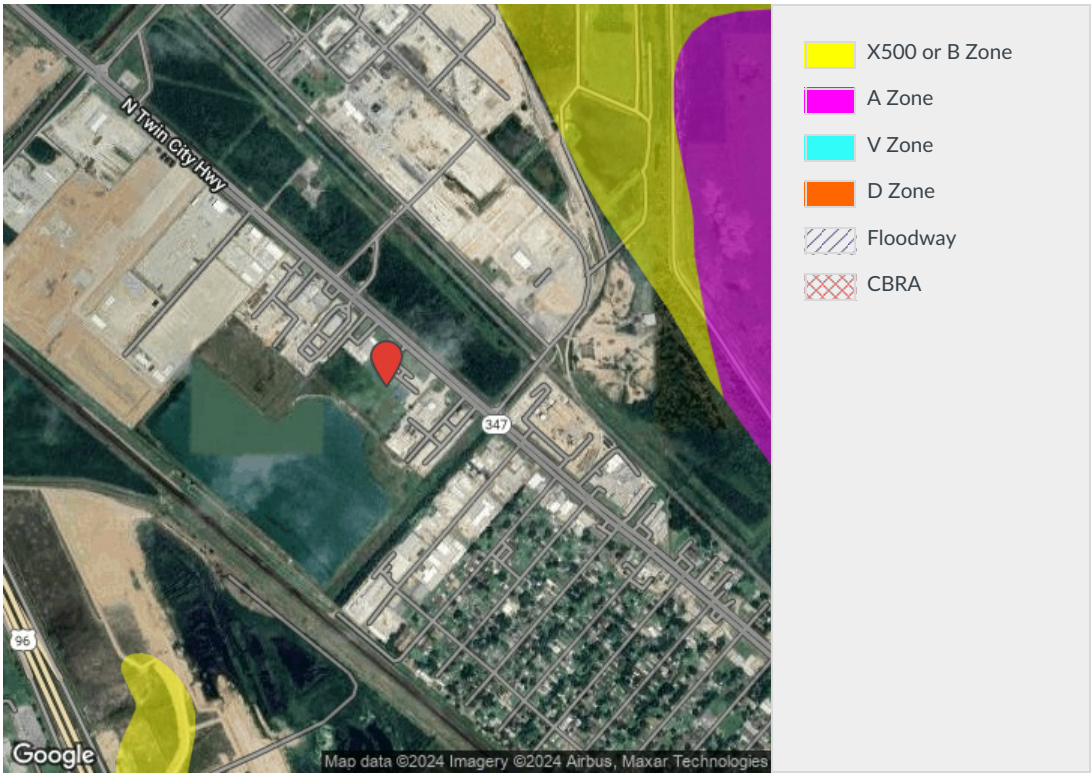
5315 N TWIN CITY HWY NEDERLAND, TX 77627-3156

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	480385	PANEL	0170C
PANEL DATE	November 20, 1991	MAP NUMBER	4803850170C





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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	Ryan@foxworthrealty.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

TAR 2501

IABS 1-0

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Ryan Harrington

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