

SEC of Highway 6 & FM 521

Arcola, Texas 77583



Available: 1,400 SF & 1,500 SF In-Line Spaces
2,760 SF End Cap Space
3,000 SF Freestanding Building

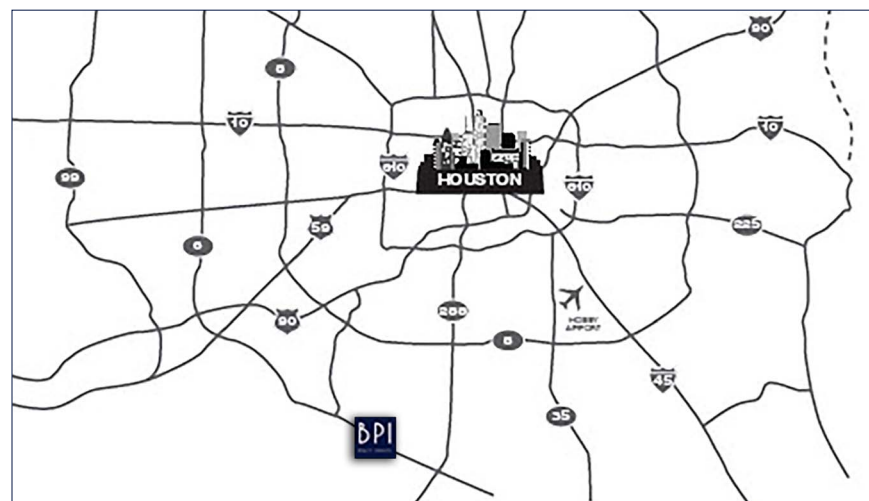
Pricing: Call for Pricing

Description: ±96.58' Frontage on Highway 6
±237.80' on FM 521

Access to site from Highway 6 and from FM 521

Traffic Counts: Highway 6: 1,217 VPD (TXDOT 2022)
FM 521: 22,379 VPD (TXDOT 2022)

Demographics:	1 mile	3 mile	5 mile
2023 Population	5,724	58,278	143,776
2028 Projected Pop.	6,548	66,571	160,779
Average HH Income	\$82,566	\$115,804	\$139,603



For More Information:

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The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

Arcola Heights Retail

SEC of Highway 6 & FM 521

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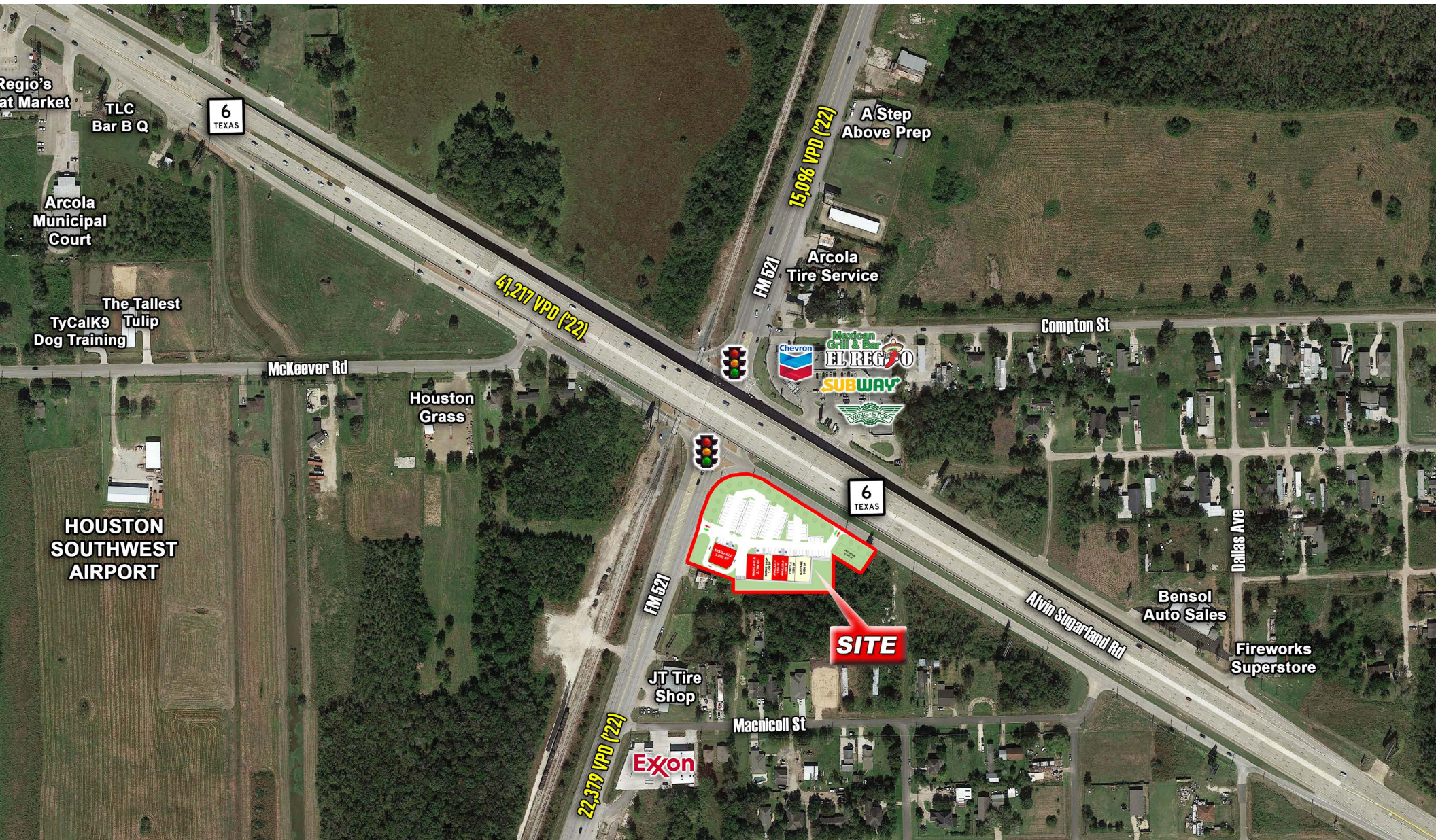


REALTY SERVICES

Arcola Heights Retail

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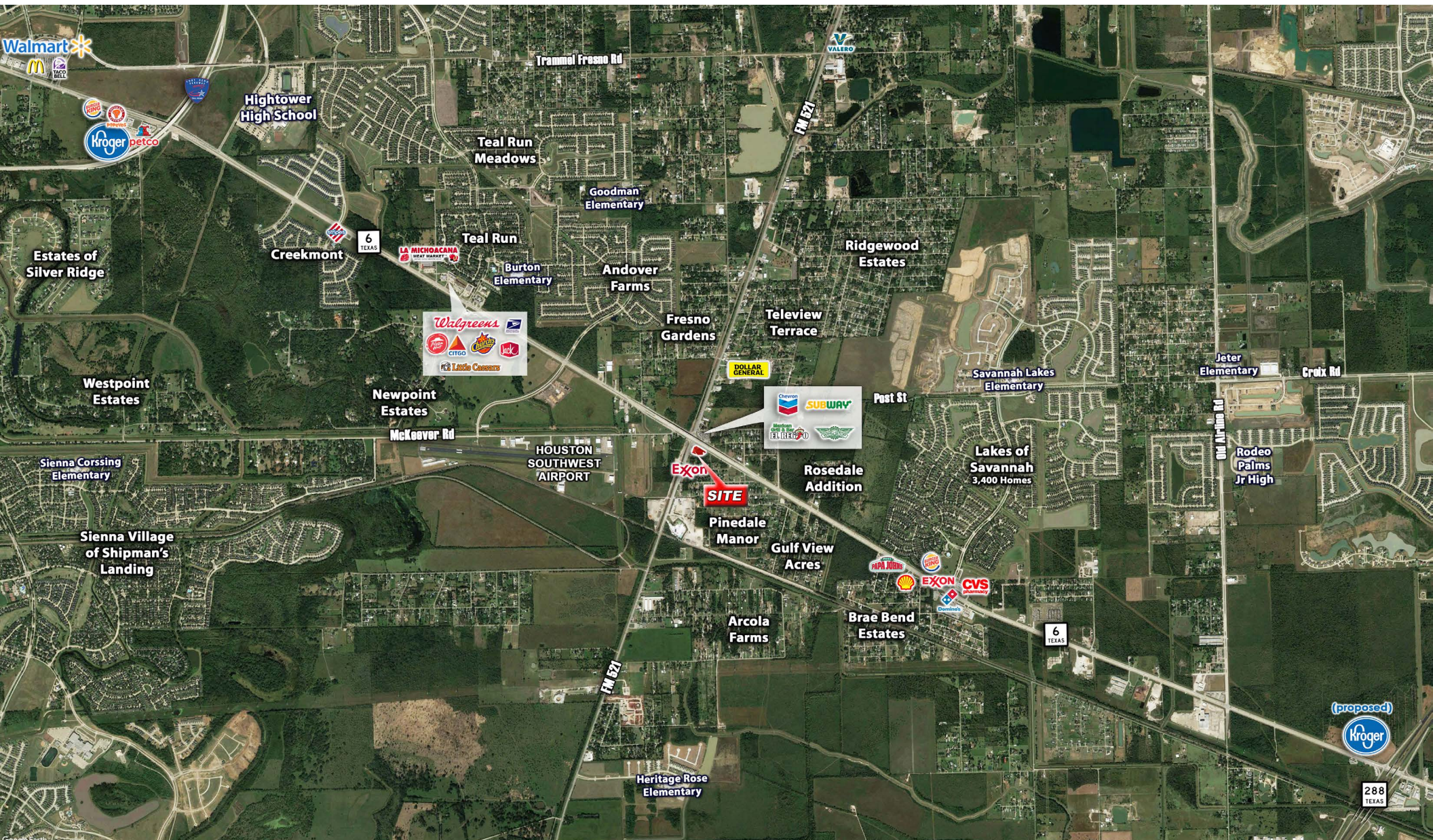


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2023 Population
(3 mi Radius)
58,278

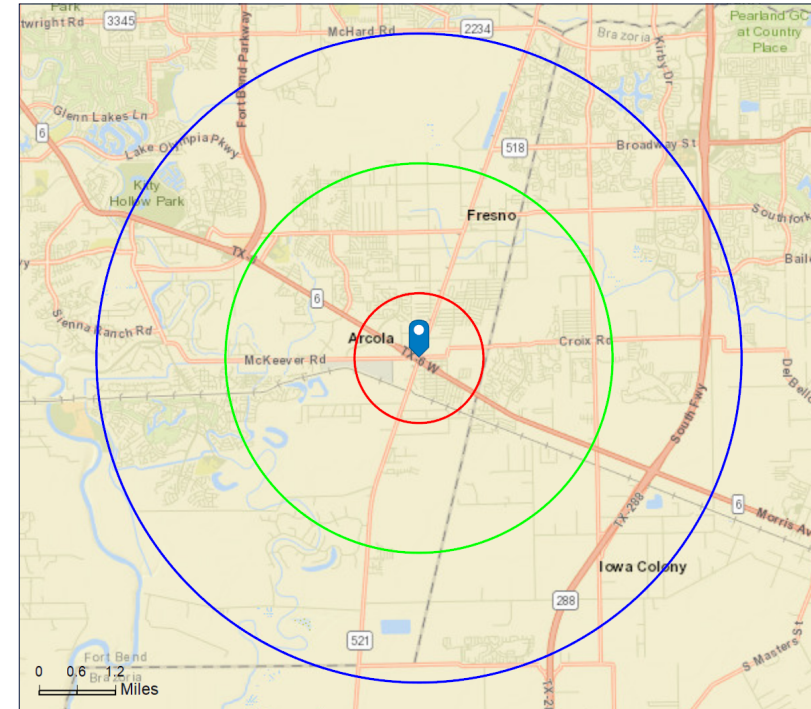
Households
(3 mi Radius)
17,766

Daytime Population
(3 mi Radius)
35,126

Average HH Income
(3 mi Radius)
\$115,804

Avg. Home Value
(3 mi Radius)
\$334,900

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,371	33,061	65,253
2020 Total Population	5,285	48,399	117,232
2020 Group Quarters	0	35	179
2023 Total Population	5,724	58,278	143,776
2023 Group Quarters	0	35	181
2028 Total Population	6,548	66,571	160,779
2023-2028 Annual Rate	2.73%	2.70%	2.26%
2023 Total Daytime Population	3,682	35,126	93,307
Workers	646	5,639	19,563
Residents	3,036	29,487	73,744
Household Summary			
2010 Households	1,287	9,690	19,826
2010 Average Household Size	3.40	3.41	3.29
2020 Total Households	1,578	14,539	36,140
2020 Average Household Size	3.35	3.33	3.24
2023 Households	1,725	17,766	44,593
2023 Average Household Size	3.32	3.28	3.22
2028 Households	2,036	20,519	50,398
2028 Average Household Size	3.22	3.24	3.19
2023-2028 Annual Rate	3.37%	2.92%	2.48%
2010 Families	1,060	8,088	16,708
2010 Average Family Size	3.78	3.75	3.60
2023 Families	1,387	14,469	36,537
2023 Average Family Size	3.76	3.67	3.58
2028 Families	1,637	16,689	41,154
2028 Average Family Size	3.64	3.63	3.54
2023-2028 Annual Rate	3.37%	2.90%	2.41%
Housing Unit Summary			
2020 Housing Units	1,675	15,496	38,123
Owner Occupied Housing Units	73.4%	78.7%	80.4%
Renter Occupied Housing Units	20.8%	15.1%	14.4%
Vacant Housing Units	7.9%	6.0%	5.2%
2023 Housing Units	1,819	19,068	47,267
Owner Occupied Housing Units	81.9%	81.2%	81.2%
Renter Occupied Housing Units	13.0%	12.0%	13.2%
Vacant Housing Units	5.2%	6.8%	5.7%
2028 Housing Units	2,125	21,779	52,825
Owner Occupied Housing Units	82.0%	82.0%	81.7%
Renter Occupied Housing Units	13.8%	12.2%	13.7%
Vacant Housing Units	4.2%	5.8%	4.6%
2023 Households by Income			
Household Income Base	1,725	17,766	44,593
<\$15,000	8.9%	5.1%	3.5%
\$15,000 - \$24,999	4.8%	3.6%	3.1%
\$25,000 - \$34,999	5.6%	5.1%	4.1%
\$35,000 - \$49,999	13.4%	6.7%	5.4%
\$50,000 - \$74,999	25.2%	19.0%	15.6%
\$75,000 - \$99,999	18.1%	14.6%	14.0%
\$100,000 - \$149,999	15.6%	23.2%	23.1%
\$150,000 - \$199,999	4.7%	12.8%	14.0%
\$200,000+	3.8%	9.9%	17.3%
Average Household Income	\$82,566	\$115,804	\$139,603



	1 mile	3 miles	5 miles
Median Household Income			
2023	\$64,714	\$91,424	\$106,322
2028	\$72,436	\$102,640	\$114,498
Median Home Value			
2023	\$222,210	\$287,709	\$328,713
2028	\$268,640	\$332,084	\$351,098
Median Age			
2023	31.4	32.2	33.7
2028	31.3	31.7	33.0
2023 Population 25+ by Educational Attainment			
Total	3,428	35,301	88,363
Less than 9th Grade	7.6%	6.0%	3.8%
9th - 12th Grade, No Diploma	7.9%	4.9%	3.7%
High School Graduate	43.1%	20.4%	14.8%
GED/Alternative Credential	4.8%	4.6%	3.0%
Some College, No Degree	14.4%	12.9%	15.2%
Associate Degree	5.3%	7.5%	7.2%
Bachelor's Degree	12.3%	25.1%	29.7%
Graduate/Professional Degree	4.6%	18.6%	22.6%



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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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