

FOR SALE

+/- 4.97 AC US 59 Kendleton, TX 77453



- Lot Size: +/- 4.97 Acres
- Price: \$1,734,385.00
- Frontage: +/- 1,479 Ft



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.

FOR SALE

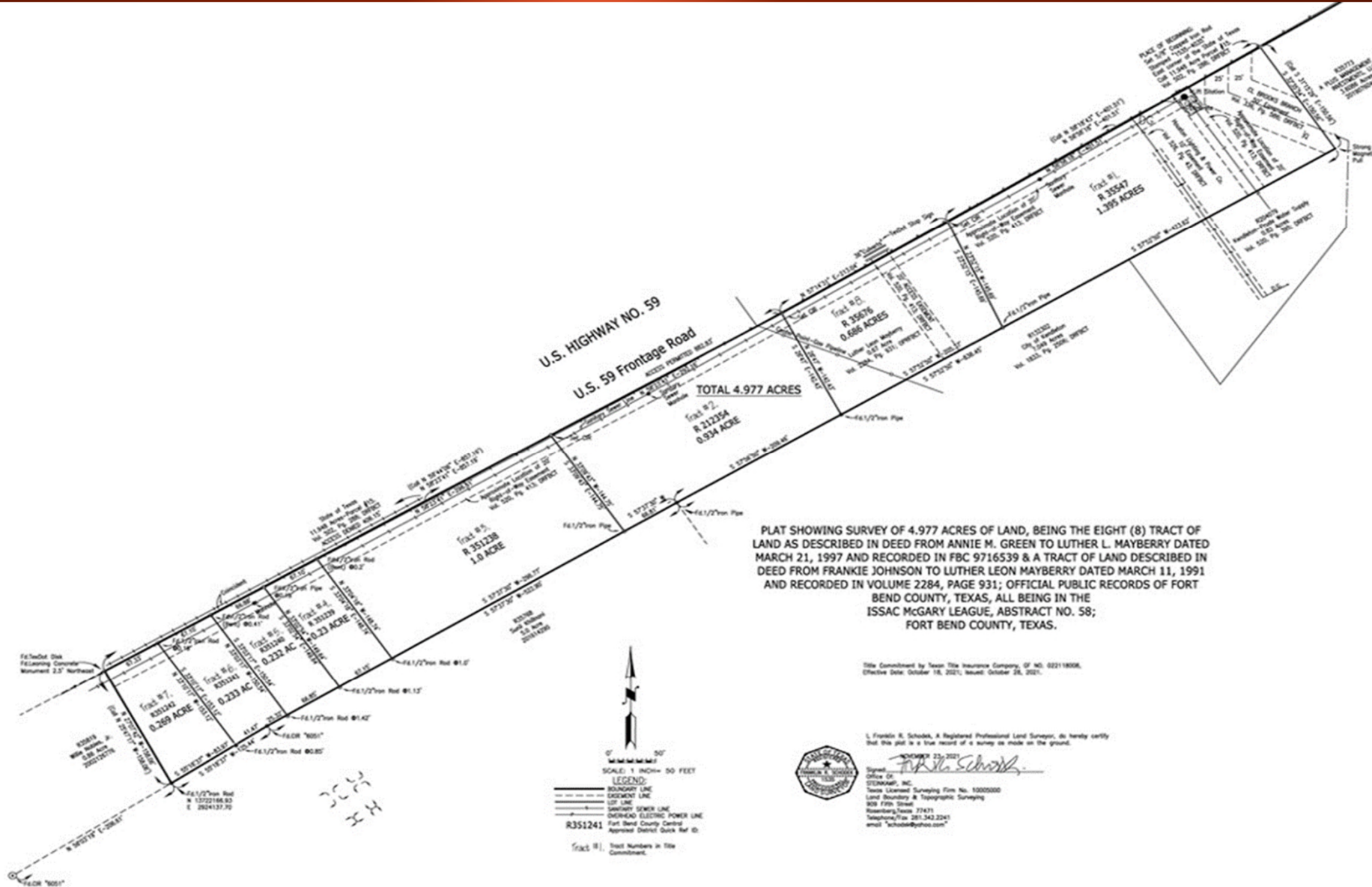
+/- 4.97 AC US 59 Kendleton, TX 77453



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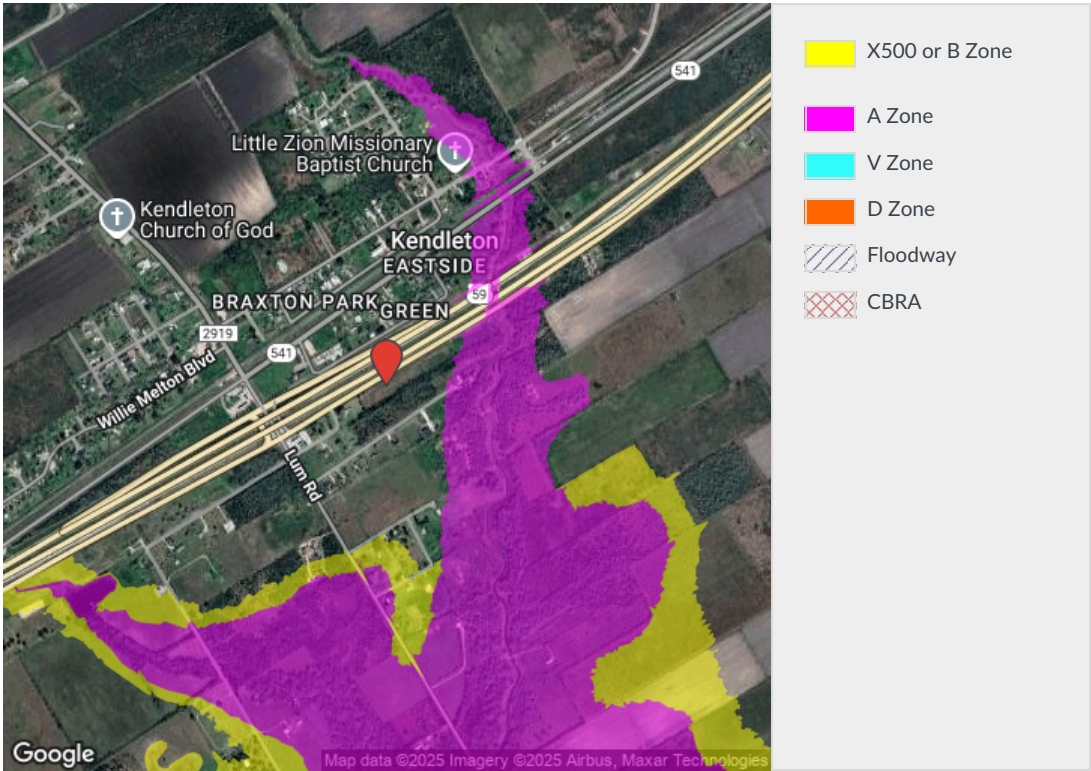
69 LUM RD KENDLETON, TX 77451-8291

LOCATION ACCURACY: User-defined location

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481551	PANEL	0375M
PANEL DATE	December 21, 2017	MAP NUMBER	48157C0375M





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com



Executive Summary

13065-13451 Highway 59, Beasley, Texas, 77417
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.44737
Longitude: -95.99630

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	417	715	1,268
2020 Population	461	765	1,329
2024 Population	480	769	1,362
2029 Population	499	791	1,421
2010-2020 Annual Rate	1.01%	0.68%	0.47%
2020-2024 Annual Rate	0.95%	0.12%	0.58%
2024-2029 Annual Rate	0.78%	0.57%	0.85%
2020 Male Population	46.4%	49.3%	50.6%
2020 Female Population	53.6%	50.7%	49.4%
2020 Median Age	39.2	40.8	41.7
2024 Male Population	47.3%	49.8%	51.1%
2024 Female Population	52.7%	50.2%	48.9%
2024 Median Age	40.6	41.9	42.8

In the identified area, the current year population is 1,362. In 2020, the Census count in the area was 1,329. The rate of change since 2020 was 0.58% annually. The five-year projection for the population in the area is 1,421 representing a change of 0.85% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	18.5%	36.6%	52.7%
2024 Black Alone	48.8%	27.3%	13.6%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2024 Asian Alone	1.5%	1.0%	0.8%
2024 Pacific Islander Alone	0.2%	0.0%	0.0%
2024 Other Race	18.7%	19.1%	17.0%
2024 Two or More Races	12.0%	15.4%	15.3%
2024 Hispanic Origin (Any Race)	40.6%	44.9%	41.3%

Persons of Hispanic origin represent 41.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	58	74
2010 Households	173	237	440
2020 Households	184	253	468
2024 Households	186	258	474
2029 Households	194	268	502
2010-2020 Annual Rate	0.62%	0.66%	0.62%
2020-2024 Annual Rate	0.25%	0.46%	0.30%
2024-2029 Annual Rate	0.85%	0.76%	1.15%
2024 Average Household Size	2.58	2.98	2.87

The household count in this area has changed from 468 in 2020 to 474 in the current year, a change of 0.30% annually. The five-year projection of households is 502, a change of 1.15% annually from the current year total. Average household size is currently 2.87, compared to 2.84 in the year 2020. The number of families in the current year is 355 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 06, 2025



Executive Summary

13065-13451 Highway 59, Beasley, Texas, 77417
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	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	17.2%	21.0%	28.6%
Median Household Income			
2024 Median Household Income	\$43,404	\$50,549	\$55,987
2029 Median Household Income	\$46,499	\$54,319	\$63,045
2024-2029 Annual Rate	1.39%	1.45%	2.40%
Average Household Income			
2024 Average Household Income	\$65,565	\$70,257	\$80,670
2029 Average Household Income	\$77,534	\$82,963	\$96,086
2024-2029 Annual Rate	3.41%	3.38%	3.56%
Per Capita Income			
2024 Per Capita Income	\$24,315	\$26,034	\$29,364
2029 Per Capita Income	\$28,856	\$31,004	\$35,415
2024-2029 Annual Rate	3.48%	3.56%	3.82%
GINI Index			
2024 Gini Index	44.2	45.3	45.3
Households by Income			

Current median household income is \$55,987 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$63,045 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$80,670 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$96,086 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$29,364 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$35,415 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	124	104	78
2010 Total Housing Units	222	275	491
2010 Owner Occupied Housing Units	121	174	340
2010 Renter Occupied Housing Units	52	63	101
2010 Vacant Housing Units	49	38	51
2020 Total Housing Units	204	275	505
2020 Owner Occupied Housing Units	139	188	361
2020 Renter Occupied Housing Units	45	65	107
2020 Vacant Housing Units	14	24	48
2024 Total Housing Units	204	281	521
2024 Owner Occupied Housing Units	143	194	369
2024 Renter Occupied Housing Units	43	64	105
2024 Vacant Housing Units	18	23	47
2029 Total Housing Units	214	291	547
2029 Owner Occupied Housing Units	150	204	399
2029 Renter Occupied Housing Units	44	64	104
2029 Vacant Housing Units	20	23	45
Socioeconomic Status Index			
2024 Socioeconomic Status Index	47.9	41.2	41.2

Currently, 70.8% of the 521 housing units in the area are owner occupied; 20.2% are renter occupied; and 9.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 505 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.74%. Median home value in the area is \$256,061, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 8.46% annually to \$384,375.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

May 06, 2025

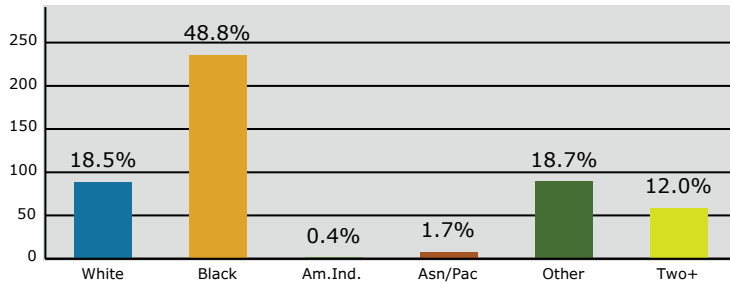


Graphic Profile

13065-13451 Highway 59, Beasley, Texas, 77417
Ring band: 0 - 1 mile radius

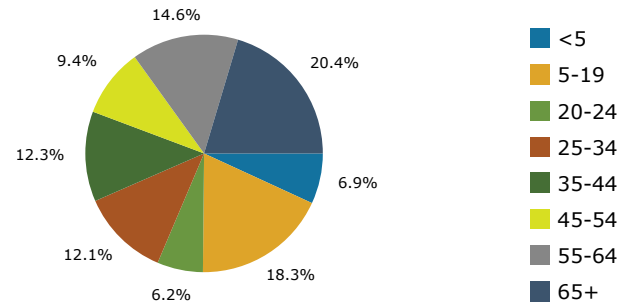
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Latitude: 29.44737
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2024 Population by Race

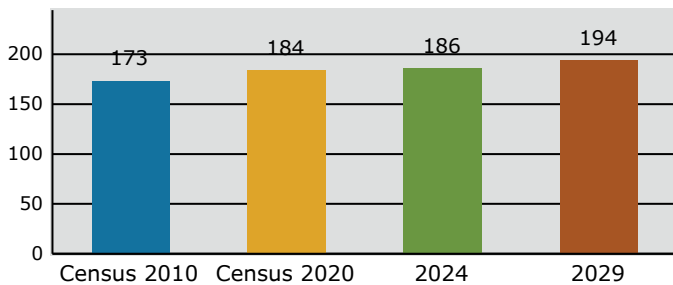


2024 Percent Hispanic Origin: 40.6%

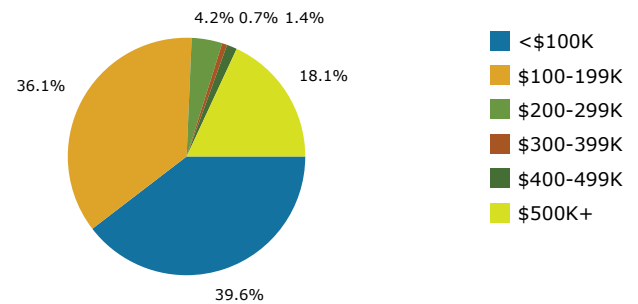
2024 Population by Age



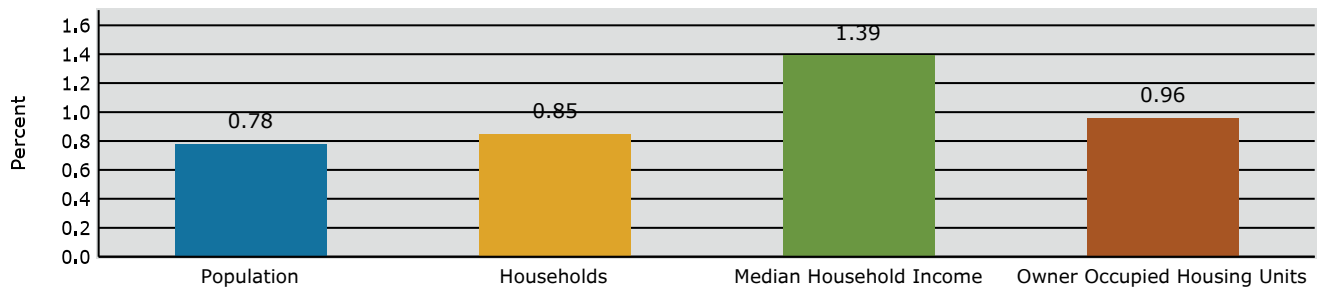
Households



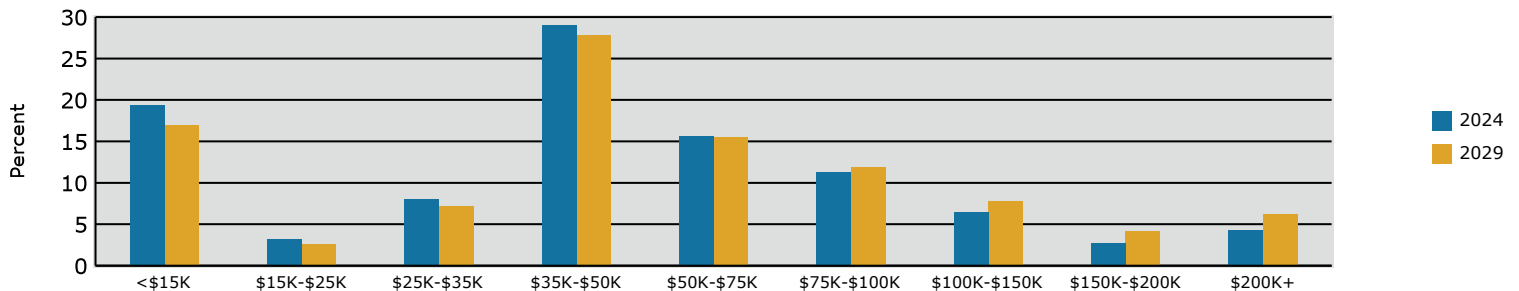
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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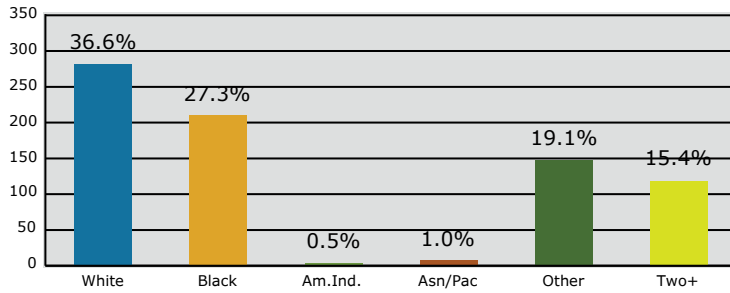


Graphic Profile

13065-13451 Highway 59, Beasley, Texas, 77417
Ring band: 1 - 3 mile radius

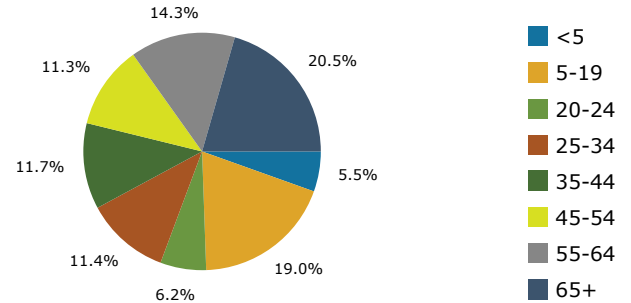
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2024 Population by Race

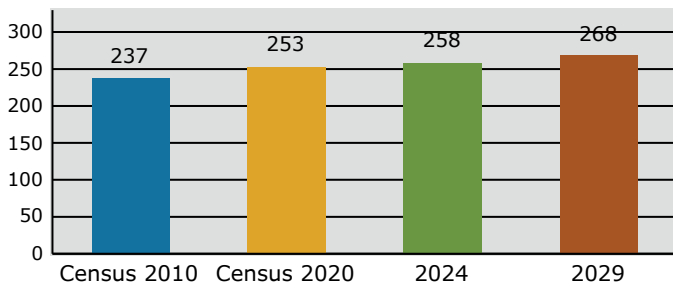


2024 Percent Hispanic Origin: 44.9%

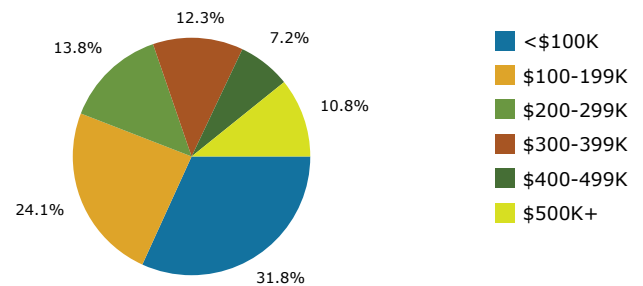
2024 Population by Age



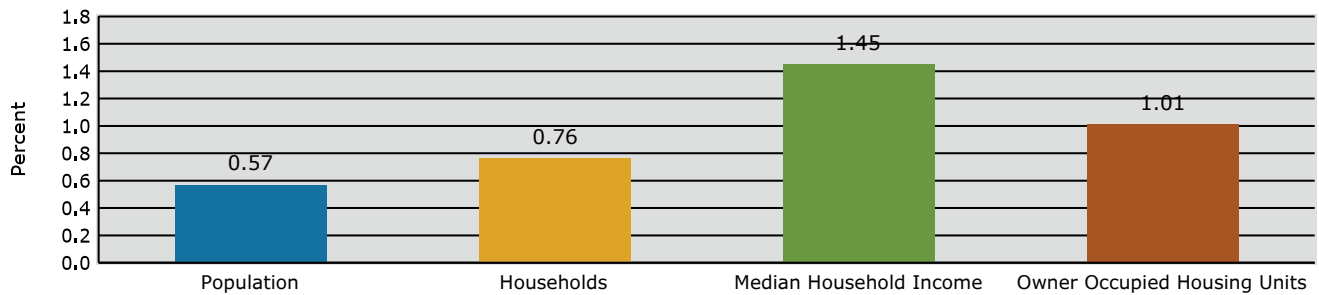
Households



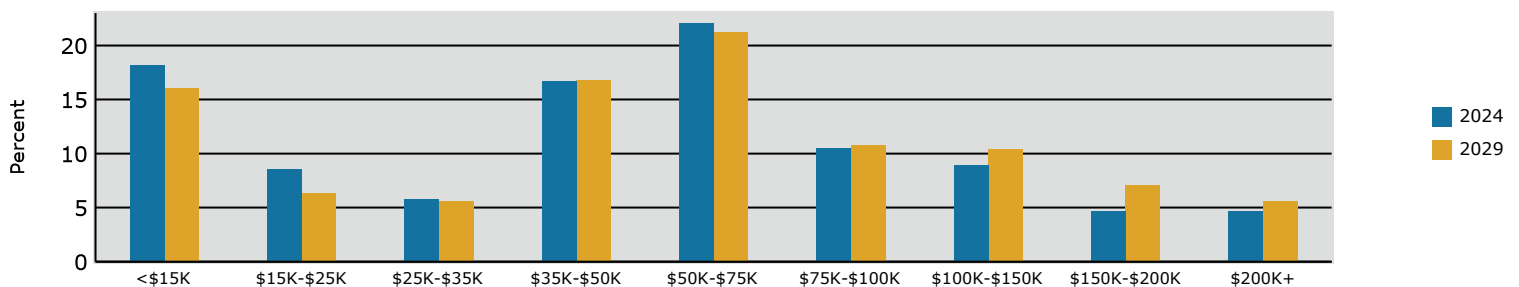
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 06, 2025

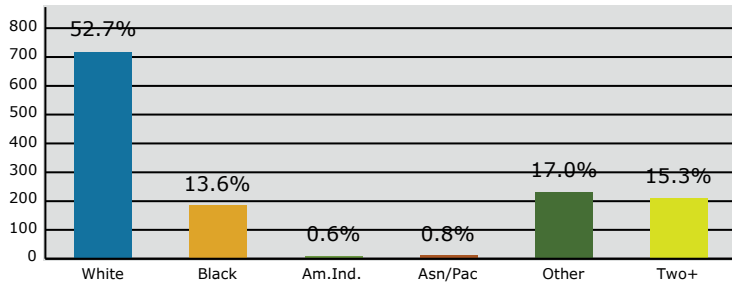


Graphic Profile

13065-13451 Highway 59, Beasley, Texas, 77417
Ring band: 3 - 5 mile radius

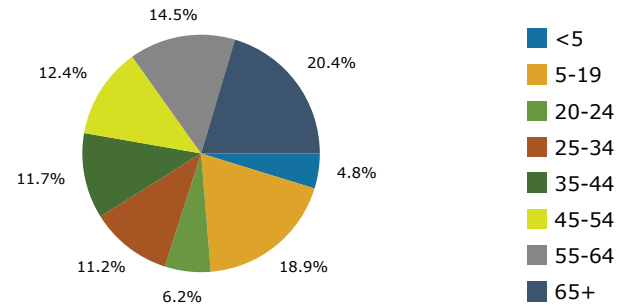
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2024 Population by Race

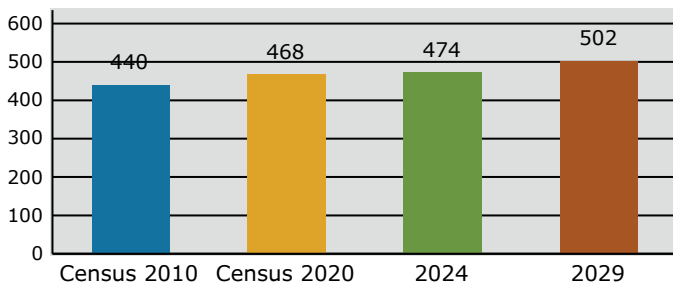


2024 Percent Hispanic Origin: 41.3%

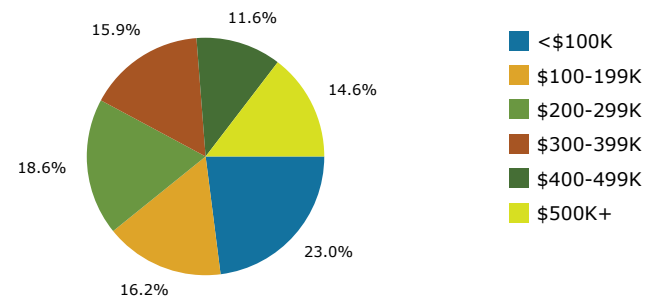
2024 Population by Age



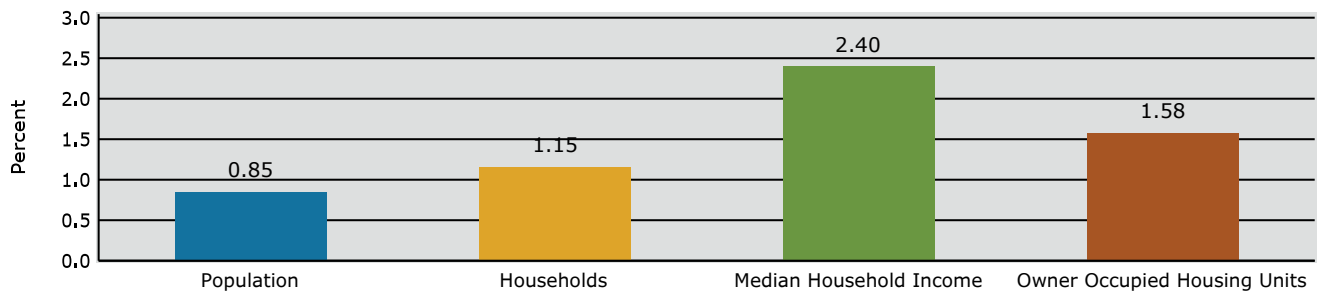
Households



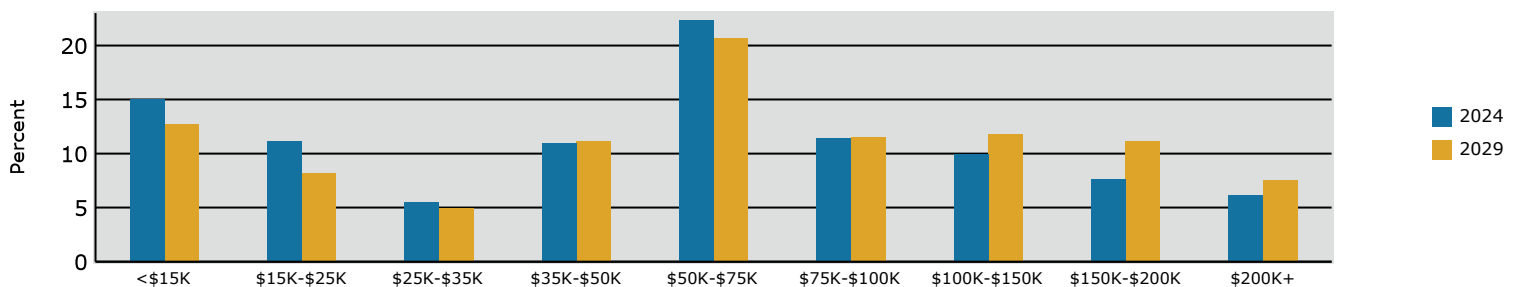
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



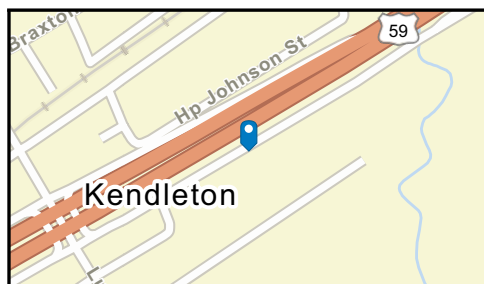
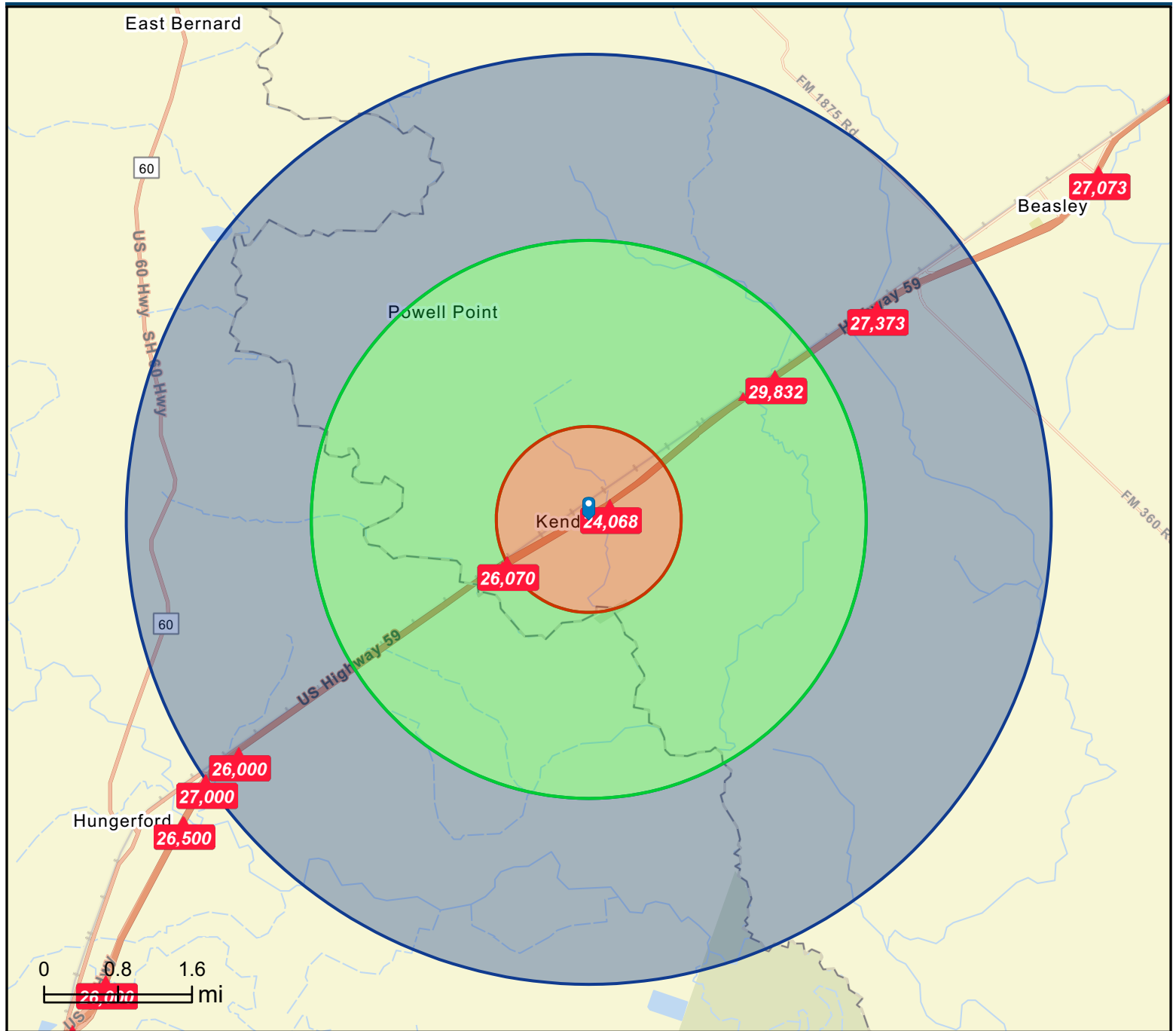
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

May 06, 2025

Traffic Count Map

13065-13451 Highway 59, Beasley, Texas, 77417
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.44737
Longitude: -95.99630



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 (Q4 2024).

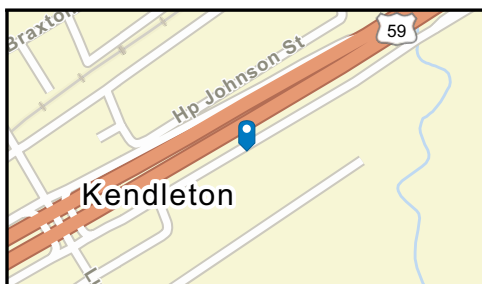
May 06, 2025



Traffic Count Map - Close Up

13065-13451 Highway 59, Beasley, Texas, 77417
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 29.44737
Longitude: -95.99630



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 (Q4 2024).

May 06, 2025



Traffic Count Profile

13065-13451 Highway 59, Beasley, Texas, 77417
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Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15	State Loop 541	Lum Rd (0.03 miles SW)	2010	280
0.18	Lum Rd	Gin Rd (0.01 miles NW)	2006	220
0.21		Main St (0.04 miles SW)	2022	844
0.23	Main Street	Hwy 59 (0.03 miles SE)	2022	2455
0.25		Prairie Ave (0.11 miles W)	2022	1711
0.26	Crawford St	State Loop 541 (0.01 miles SE)	2006	300
0.27	Main Street	State Loop 541 (0.01 miles SE)	2022	2448
0.28	United States Highway 59	H P Johnson St (0.13 miles W)	2020	24068
0.28		Darst Rd (0.58 miles NE)	2022	25519
0.32		Main St (0.1 miles NE)	2022	160
0.33	FM 2919 Rd	(0.0 miles)	2011	1450
0.61	Willie Melton Blvd	Taylor Cir (0.02 miles NE)	2006	170
0.67	FM 2919 Rd	(0.0 miles)	2013	1173
0.70		Wicks Rd (0.02 miles SE)	2022	1548
0.73	Main St	Hwy 59 (0.12 miles SW)	2002	260
0.88	Old US Highway 59	Crawford St (0.33 miles SW)	2022	478
0.99		Main St (0.02 miles SE)	2022	26000
0.99		US Hwy 59 (0.14 miles W)	2022	366
0.99		Main St (0.02 miles SE)	2019	26070
1.04	King Rd	(0.0 miles)	2011	100
1.06	US Hwy 59	Access Rd (0.01 miles E)	2013	28421
1.12	State Loop 541	Crawford St (0.9 miles SW)	2011	460
1.25	FM 2919	Emmanuel King Rd (0.17 miles SE)	2002	1250
1.37	Taylor Run Rd	FM 2919 (0.14 miles SW)	2011	90
2.13	US Hwy 59	Doris (0.06 miles NE)	2011	30480
2.31	Darst Rd	McFarland Rd (0.59 miles NW)	2011	100
2.55	United States Highway 59	Doris (0.06 miles NE)	2019	29832
3.25	Bohacek Rd	W Tavener Rd (1.33 miles SW)	2011	100
3.50	Grunwald Rd	Hwy 59 (0.14 miles SE)	2011	640
3.58		Battle Rd (0.2 miles SE)	2022	811

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 2024 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.

Source: ©2024 Kalibrate Technologies (Q4 2024).



Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
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

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400

Fax: 7135838985

Independence Blvd

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