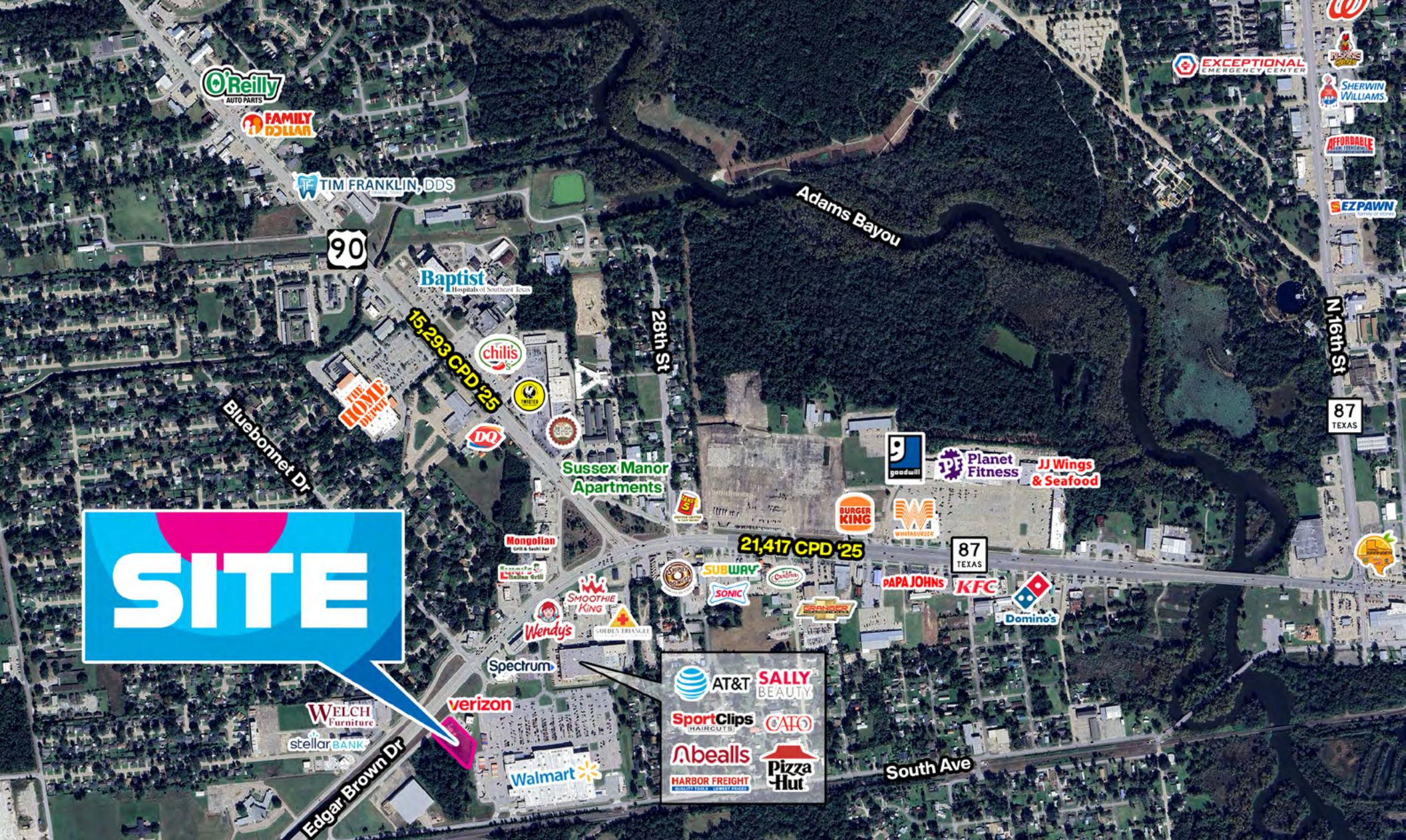




0.741 AC

WALMART SHADOW ANCHORED LAND AVAILABLE FOR SALE

NEQ Hwy 87 & South Ave | Orange, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NEQ Hwy 87 & South Ave
Orange, TX 77630

Size: ±0.741 AC

Price: \$12.00 PSF

HIGHLIGHTS:

- Shovel-ready, pad-ready site
- Shadow anchored by Walmart Supercenter
- Frontage along Hwy 87
- Easy access to Interstate 10
- ±2 miles north of Orange County Airport
- Positioned near the main & main for retail and is surrounded by several national retailers including: Walmart, Home Depot, Planet Fitness, and Goodwill amongst others

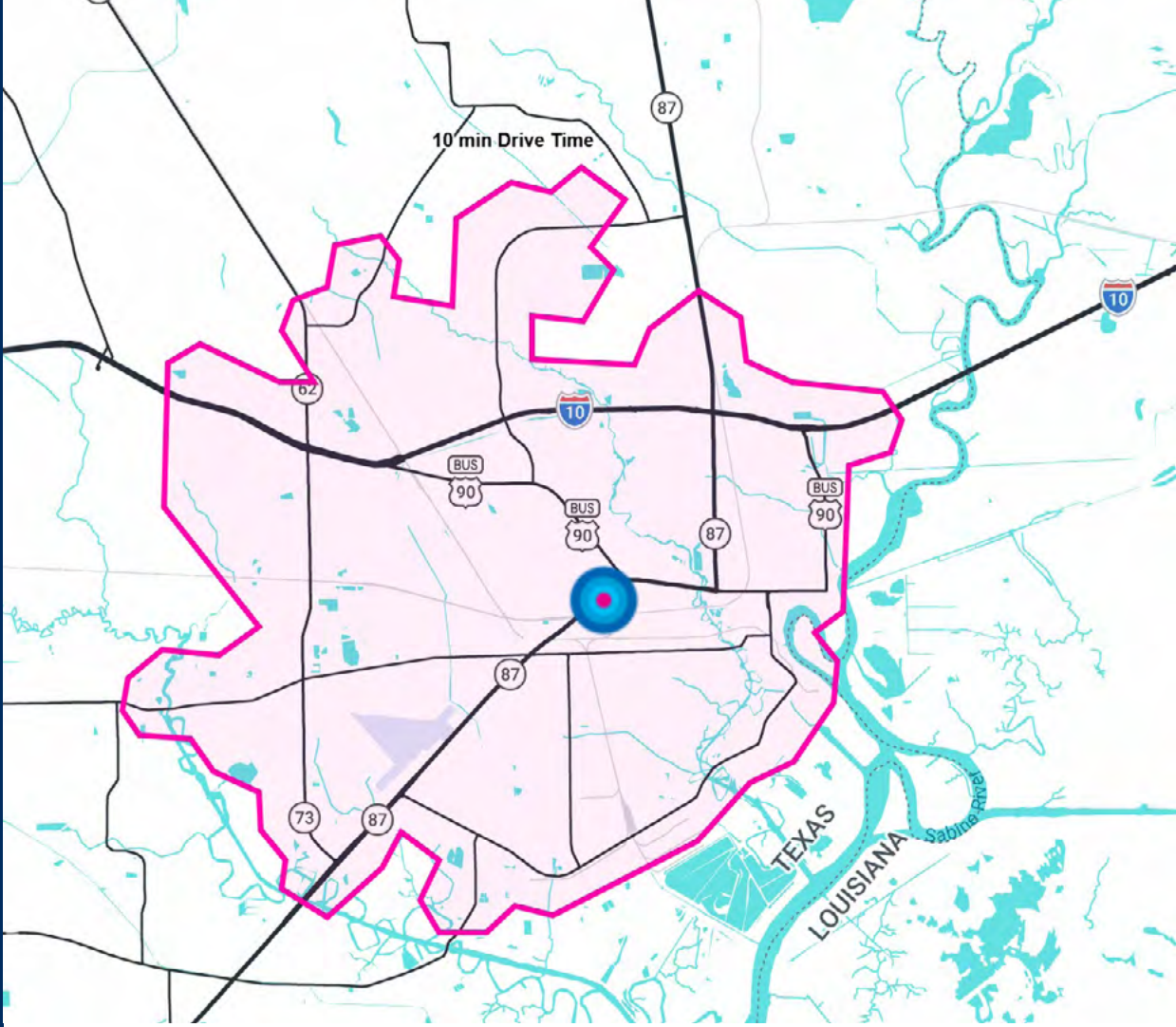
TRAFFIC COUNTS:

Hwy 87: 21,417 CPD '25

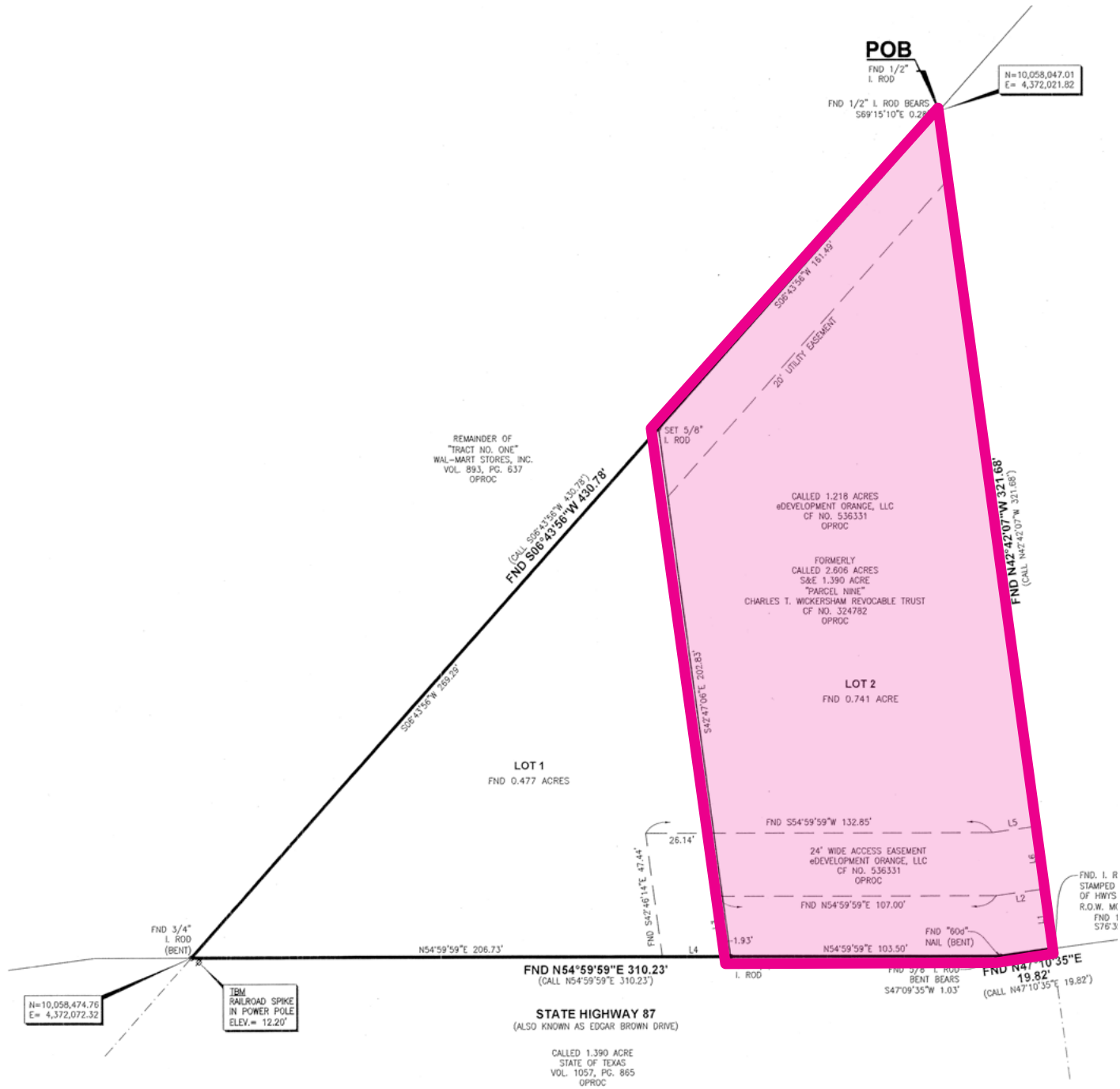
Strickland Dr: 15,293 CPD '25

2026 DEMOGRAPHICS:

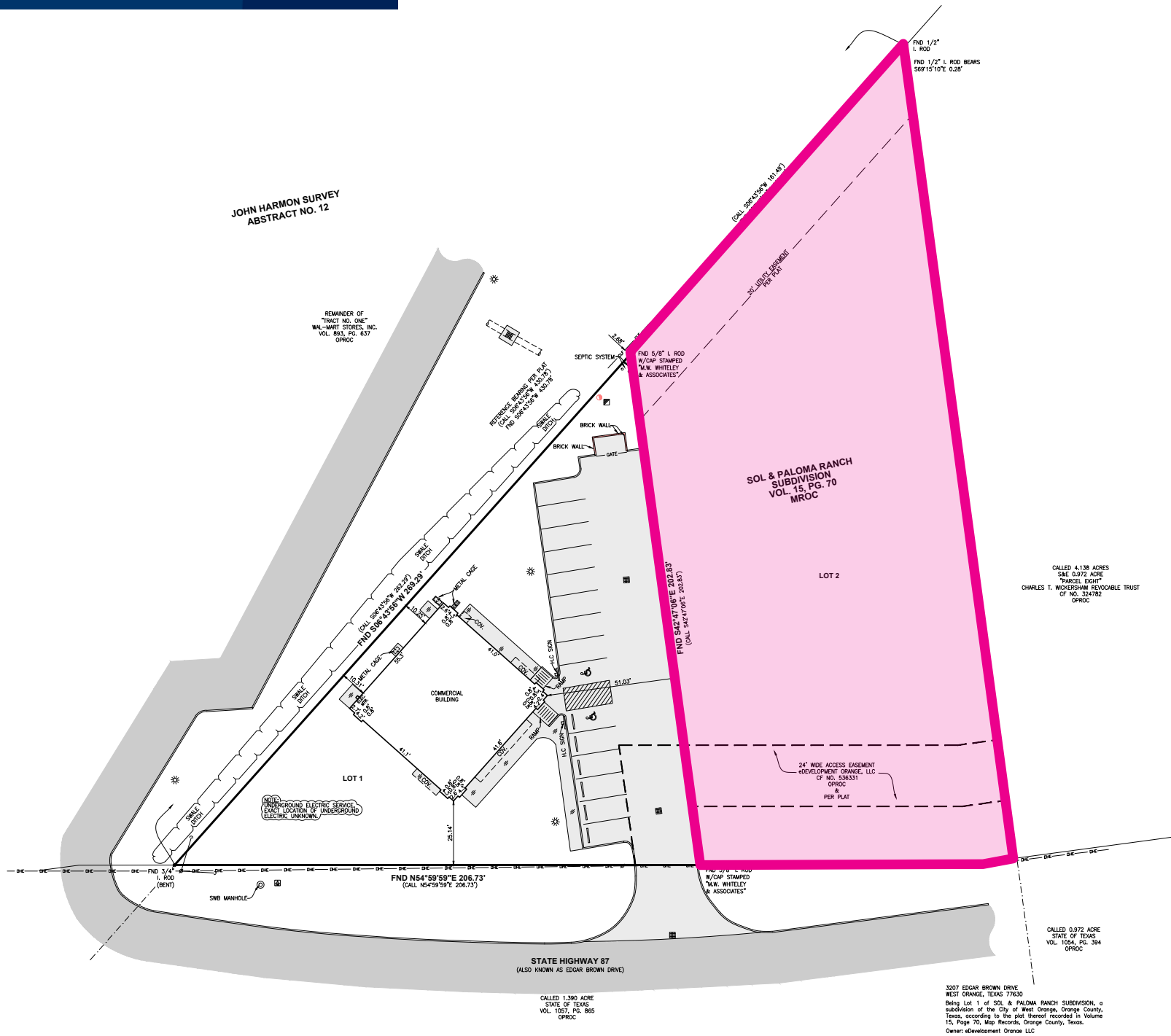
	1 Mile	3 Miles	5 Miles
Population	5,077	22,143	31,751
Daytime Pop.	6,886	18,852	24,642
Avg HH Income	\$78,778	\$86,421	\$95,006



PROPERTY SURVEY



AS-BUILT SURVEY



SITE

O'Reilly
AUTO PARTS

FAMILY
DOLLAR

TIM FRANKLIN, DDS

90

Baptist
Hospitals of Southeast Texas

15,293 CPD '25

chilis

Q

DO

McCOMBS

Sussex Manor
Apartments

Mongolian

Red Lobster

SMOOTHIE
KING

Wendy's

GOLDEN TRIANGLE

Spectrum

verizon

WELCH
Furniture

stellarBANK

Walmart

AT&T SALLY
BEAUTY

SportClips CATO

Abealls Pizza
Hut

HARBOR FREIGHT

21,417 CPD '25

SUBWAY

SONIC

Domino's

PAPA JOHN'S

KFC

Domino's

South Ave

Adams Bayou

28th St

Bluebonnet Dr

Edgar Brown Dr

Masonic Dr

87
TEXAS

20,618 CPD '25

Kroger

W

EXCEPTIONAL
EMERGENCY CENTER

SHERWIN
WILLIAMS

AFFORDABLE

EZ PAWN

87
TEXAS

16th St

87
TEXAS

Planet Fitness

JJ Wings
& Seafood

goodwill

BURGER
KING

WHOLEFOODS

Wendy's

SITE



54,288 CPD '25

Waffle House

Terrace Vine Apartments

Wells Fargo

Auto Zone

Market Basket

ACE Hardware



Dollar General

Oakwood Village Apartments



O'Reilly Auto Parts

Family Dollar

Adams Bayou

Baptist
Hospitals of Southeast Texas

chili's

Twisted

Qdoba

SEVEN 7 BREW

SONIC

TACO BELL

Starbucks

Chick-fil-A

Little Caesars

H-E-B

CVS

87 TEXAS

N 16th St

total wireless

SPARKY'S BAR & GRILL

Hut

Kroger

SHERWIN WILLIAMS

GOLDEN CHICK

W

McDonald's

Shell

Casa Ole'

Simmons Dr

15,293 CPD '25

THE HOME DEPOT

DQ

Planet Fitness

JJ Wings & Seafood

Burger King

Wendy's

9

ORANGE CITY HALL

West Orange-Stark Middle School

Walmart

AT&T

SALLY BEAUTY

Wendy's

Sport Clips

CATO

SMOOTHIE KING

Abealls

Pizza Hut

GOLDEN TRIANGLE

HARBOR FREIGHT

Western Ave

87 TEXAS

21,417 CPD '25

Edgar Brown Dr

LOUISIANA



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549-BB

License No.

448255-B

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Claire Salazar

Sales Agent/Associate's Name

License No.

764131-SA

License No.

Email

cs@blueoxgroup.com

Email

Phone

713.574.6281

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



0.741 AC
WALMART SHADOW ANCHORED LAND
AVAILABLE FOR SALE

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