

\$ 250,000

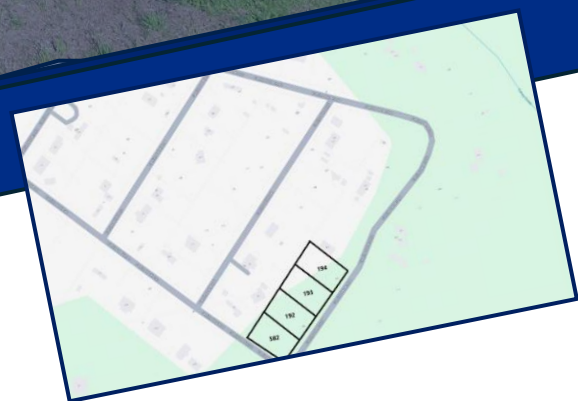
Luxury & Commercial

BROKERED BY **exp** REALTY



FOR SALE

**582, 192-194 Camino Del Arroyo
Van Vleck, TX 77482**



REAL ESTATE BUSINESS EXPERT

**LET'S MEET OUR
ASSOCIATE BROKER**

As a dedicated professional in the dynamic world of real estate, I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience, I am driven by a commitment to excellence, integrity, and hard work, consistently delivering positive results.

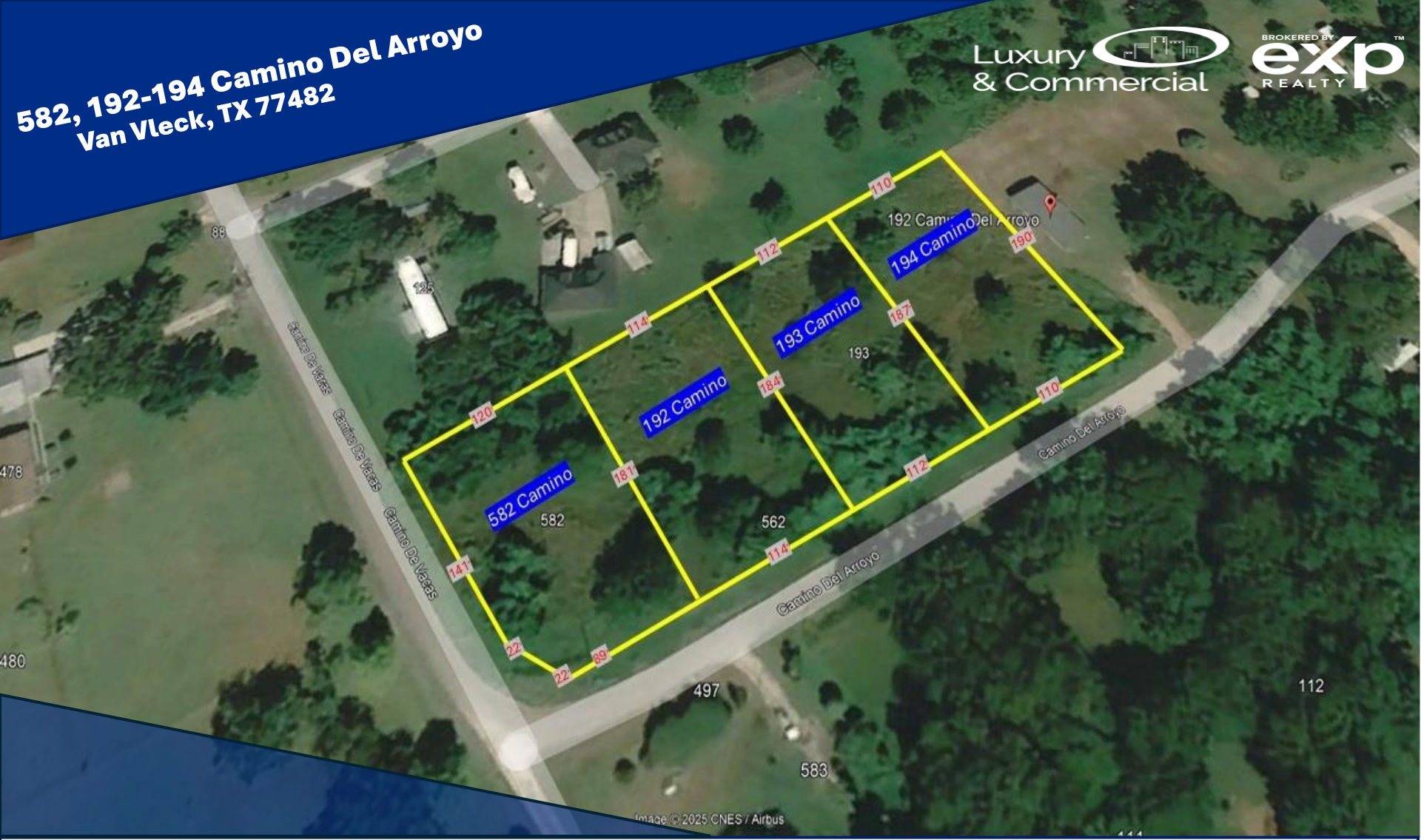


RACHEL G. DUNHAM, CCIM



Development | Leasing | Investment Sales | Asset Management | Tenant Representation

**582, 192-194 Camino Del Arroyo
Van Vleck, TX 77482**



LOCATION FEATURES

- Four contiguous lots offering exceptional potential for builders, investors, or homeowners
- Situated in a rapidly growing neighborhood.
- Easy access to major roads, enhancing connectivity.
- Proximity to schools, ensuring convenience for families
- Close to shopping centers and dining options for everyday convenience
- Ideal location for creating dream homes or developing rental properties
- High-demand area with potential for long-term growth and investment opportunities

COMMERCIAL BROKER
“The World of Real Estate
is a phone call away.”



Rachel Dunham, CCIM
rachel@rachelinvest.com



Scan here to learn more about me.



DEMOGRAPHICS

Within a 1-to-5-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

Household Income

Under \$25k	217	231	801
\$25k - \$50k	324	510	791
\$50k - \$100k	245	306	911
\$100k - \$150k	200	225	539
Above \$150k	262	287	589
2023 Median Income	\$64,918	\$54,477	\$63,073

Age

Under 20	793	1,090	2,407
20 - 25	157	157	261
25 - 45	503	834	2,121
45 - 65	860	1,030	1,940
Over 65	565	706	1,592
2023 Median Age	47	43.6	40.9

Housing Occupancy

2023 Ratio	4:01	20:07	5:01
Occupied	983	1,162	2,976
Vacant	265	397	655

Renter to Homeowner

2023 Ratio	1:10	1:10	3:20
Renters	114	161	525
Homeowners	1,134	1,398	3,106

Tax Rate

Matagorda County	0.34033
Van Vleck ISD	0.87125
Port Of Bay City	0.04743
Cons & Recl	0.00733
Drainage Dist #1	0.03447
Hospital District	0.23995
Coastal Plain Groundwater Dist	0.00309
Total Estimated Tax Rate	1.5439

State Highway 35-N Traffic Count

DISTRICT	Yoakum
COUNTY	Matagorda
TRFC STATN ID	158H110
ON ROAD	SH0035
AADT 2023	13245
AADT 2022	12985

Population

Year	1 Mile	3 Miles	5 Miles
2023	3,125	4,064	8,853
2022	2,665	3,952	8,732
2021	2,847	4,162	8,573
2020	2,942	4,188	8,980
2019	2,870	3,594	8,425

Employees

	1 Mile	3 Miles	5 Miles
Total 2023	2,556	3,211	6,728
Agriculture	20	20	388
Construction	274	274	1,033
Manufacturing	221	221	729
Wholesale Trade	0	0	32
Retail Trade	61	61	551
Transportation, Warehousing	159	159	466
Information	18	18	58
Finance, Insurance	64	64	210
Professional Services	30	30	298
Educational, Health Care	445	445	1,250
Arts, Entertainment, Food	84	84	381
Management, Business, Science, Arts	413	413	1,664
Public Administration	67	67	440
Other Services	72	72	448
Total 2023	2,556	3,211	6,728

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Contact me for any additional questions

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