

**OFFERING MEMORANDUM**

# **OFFICE BUILDING - FOR SALE**

1008 Green Avenue, Orange, Texas 77630

**FOR SALE: \$180,000**



**1,896 SF | 0.16 AC | ZONE C-2 | BUILT IN 1971**

**BELLCORNERSTONE**  
Commercial Real Estate

**FOR MORE INFORMATION:**

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[www.BellCornerstone.com](http://www.BellCornerstone.com)

## OFFERING MEMORANDUM

# 1008 GREEN AVENUE Orange, TX 77630

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY


# 1008 GREEN AVENUE Orange, TX 77630

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1008 Green Ave, is an office property, totaling 1,896 square feet and situated on a 0.1606-acre lot. This flex building was built in 1979 and benefits from 10 surface parking spaces. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for  
more info!*





## Orange, Texas

Orange, Texas, is a charming city located in the southeastern part of the state, known for its rich history, cultural diversity, and natural beauty. Situated in Orange County, Texas, the city of Orange lies along the Sabine River, near the border with Louisiana. Its strategic location has historically made it an important center for trade and industry. The city played a significant role in the lumber industry during the late 19th and early 20th centuries, with sawmills and lumberyards dotting its landscape. Today, remnants of this industrial heritage can still be seen in historic buildings and landmarks throughout the city. Like many cities in Southeast Texas, Orange is characterized by its cultural diversity. The city's population is a vibrant mix of cultures, including African American, Hispanic, Cajun, and Creole influences, each contributing to the unique fabric of community life. While Orange's economy has diversified over the years, with sectors such as healthcare, education, and tourism playing increasingly important roles, the city maintains ties to its industrial past. Chemical plants, refineries, and manufacturing facilities still contribute significantly to the local economy, providing employment opportunities and driving economic growth. Overall, Orange, Texas, is a city with a rich history, cultural diversity, and natural beauty. Whether exploring its historic sites, enjoying outdoor activities, or experiencing its vibrant community life, visitors to Orange are sure to find something to captivate their interest.



# DEMOGRAPHIC SUMMARY

ORANGE, TX

## POPULATION

Orange  
**19,300**

State: Texas 30,976,754

## MEDIAN AGE

Orange  
**36.9 years**

State: Texas 34.8 Years

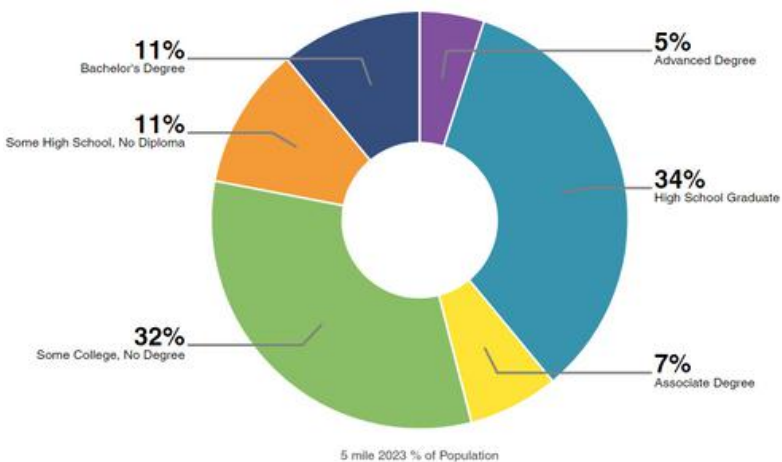
## MEDIAN HOUSEHOLD INCOME

Orange  
**\$58,778**

State: Texas \$74,755

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



## 2023 STATISTICS

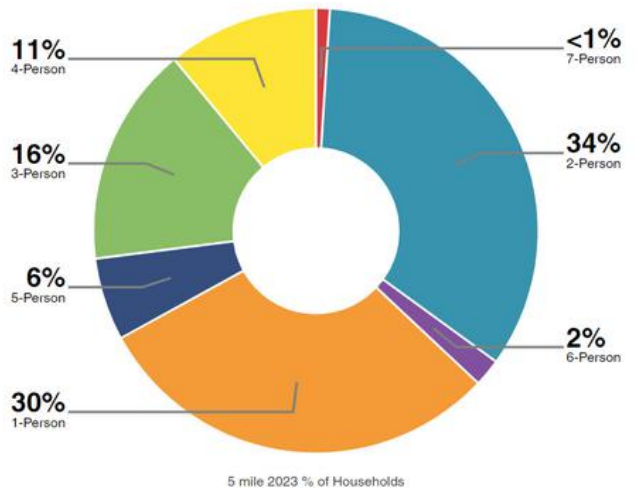
	2 Mile	5 Mile	10 Mile
Population 2023	14,352	26,995	52,590
Total Households	5,991	11,155	20,831
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$76,579	\$85,819	\$101,347

## ECONOMIC INDICATORS

**5.5%** Orange Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



Orange  
**7,002**

State: Texas 9.985 Million



Average Household Size

# LOCATION OVERVIEW



## HIGHWAY ACCESS

**Interstate 10 (I-10):** I-10 is a major east-west interstate highway that runs just north of Orange. It serves as a primary route for travelers moving between cities such as Houston to the west and Lake Charles, Louisiana, to the east.

**U.S. Route 90 (US 90):** US 90 passes through Orange, running parallel to I-10. It provides an alternative east-west route for local and regional travel.

**State Highway 62 (SH 62):** SH 62 intersects with both I-10 and US 90 in Orange. It runs north-south and serves as a local route connecting Orange to nearby communities such as Mauriceville and Orangefield.

**State Highway 87 (SH 87):** SH 87 runs northeast-southwest through Orange, intersecting with both I-10 and US 90. It provides access to coastal communities along the Gulf of Mexico and serves as a scenic route for travelers exploring the region.



## AIRPORT PROXIMITY

**Southeast Texas Regional Airport (BPT):** Located approximately 20 miles northwest of Orange offers both commercial and general aviation services.

**Jack Brooks Regional Airport (BPT):** Located in Beaumont, about 20 miles northwest of Orange, Jack Brooks Regional Airport offers commercial and general aviation services, serving regional destinations.

**Lake Charles Regional Airport (LCH):** Situated in Lake Charles, Louisiana, approximately 40 miles east of Orange, Lake Charles Regional Airport provides commercial flights to select destinations.

**George Bush Intercontinental Airport (IAH):** Positioned in Houston, Texas, approximately 110 miles west of Orange, George Bush Intercontinental Airport is a major international airport offering a wide range of domestic and international flights.

**William P. Hobby Airport (HOU):** Also located in Houston, about 100 miles west of Orange, William P. Hobby Airport primarily serves domestic destinations but also has a few international flights.

# SITE OVERVIEW

## SITE

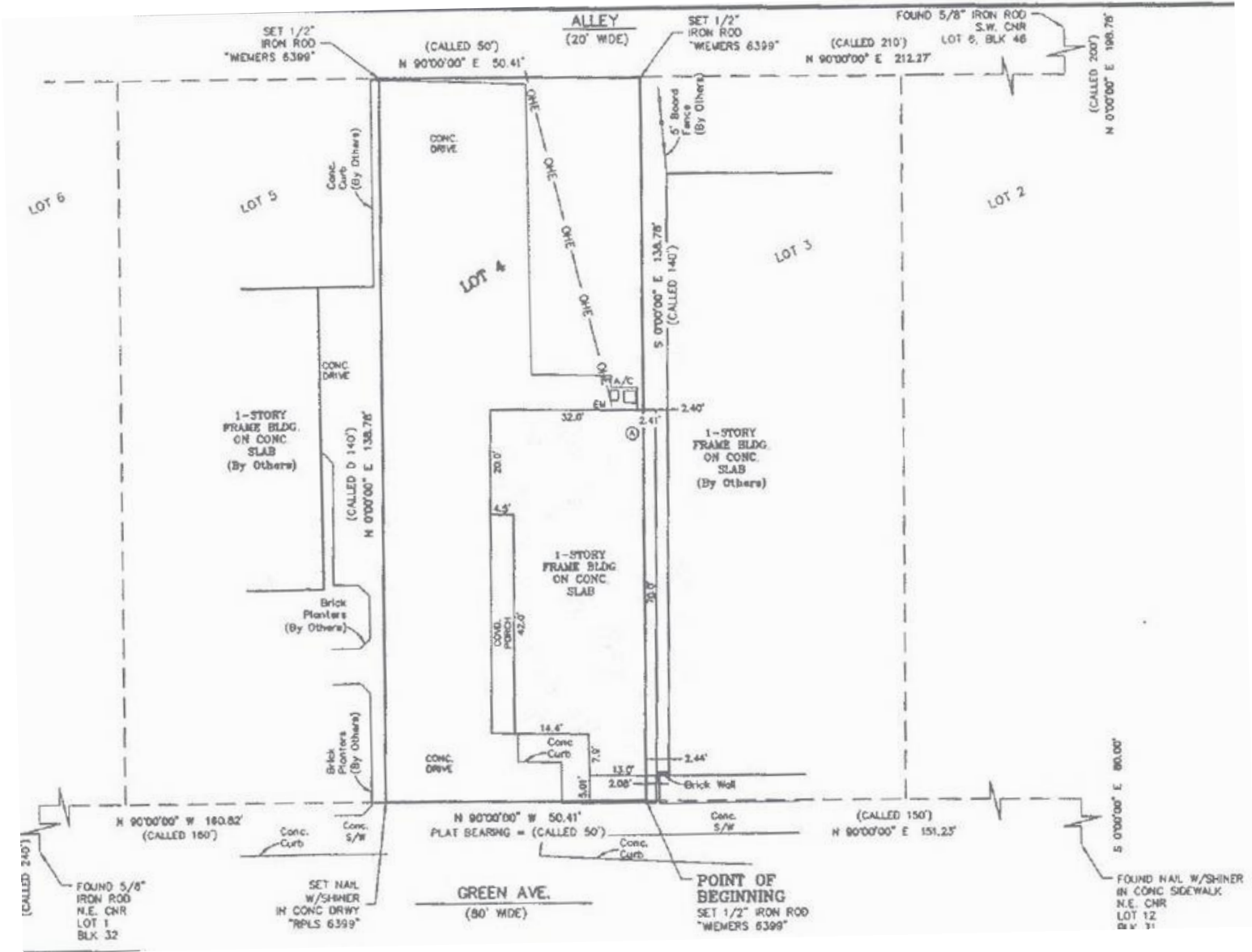
Property Type:	Office
Year Built:	1971
Renovated:	2019
Building SF:	1,896
Construction:	Wood Frame
Heating:	Forced Air
Cooling:	Central HVAC
Acres:	0.1606 AC
Floors:	1
Zoning:	C-2 Commercial
Parking:	10 Surface Spaces



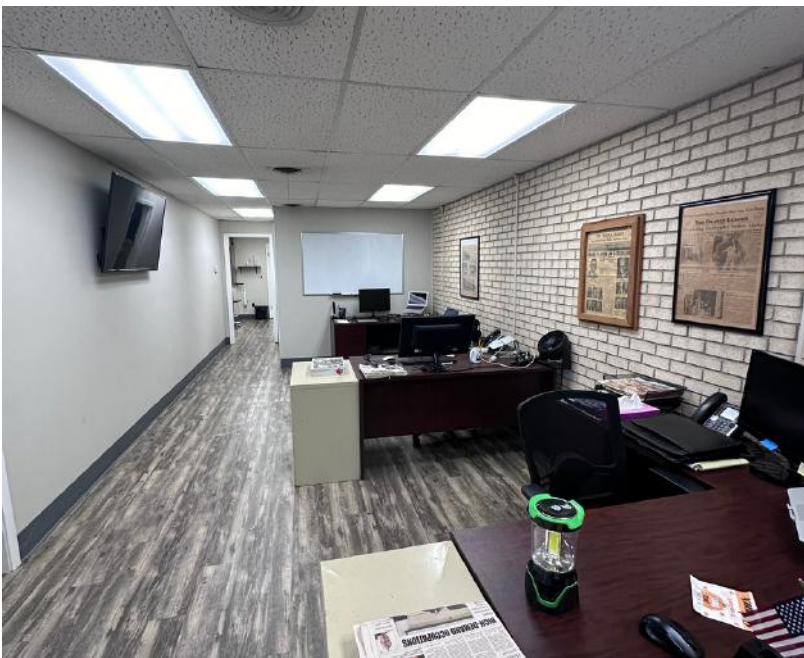
# PARCEL MAP



# SITE PLAN









**5X** TOP SALES  
POWER  
BROKER

**BELLCORNERSTONE**  
Commercial Real Estate

2019 2020 2021  
2022 2023

**BELLCORNERSTONE**  
Commercial Real Estate

**We Sell BIG  
Buildings. *FAST.***



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