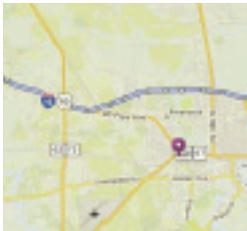




PROPERTY INFORMATION

- West Orange Shopping Center
- 3109 Edgar Brown Drive
- Orange, Texas 77630
- Longitude: -93.764412
- Latitude: 30.092923
- Listing ID: 104

AREA MAPS



PROPERTY HIGHLIGHTS

- Located at a major signaled intersection on Hwy 87 and Edgar Brown Drive
- Serves as dominant retail destination and services a large trade area
- Directly in front of Super Wal Mart

CONTACT INFORMATION

- Brandi Norwood
(409) 554-4378
bnorwood@ach-us.com



Web:
www.ach-us.com



350 Pine Street, Suite 800
Beaumont, Texas 77701
Phone: (409) 892-0200

104 | WEST ORANGE SHOPPING CENTER

3109 Edgar Brown Drive
Orange, TX | 77630

TENANT LIST (GLA 72,169 SF)

- N** | LEASED BUT AVAILABLE 1,646 SF
- L** | LEASED BUT AVAILABLE 2,014 SF
- R** | Goodwill Industries 10,000 SF
- A** | Burke's Outlet 24,049 SF
- B** | CATO 4,160 SF
- C** | Rue 21 5,000 SF
- O** | AVAILABLE 8,000 SF
- K** | Radio Shack 2,400 SF
- J** | GNC 1,600 SF
- I** | Nails Art 1,200 SF
- H** | Orange Family Dental 2,700 SF
- G** | ACE Cash Express 1,200 SF
- F** | World Finance 1,600 SF
- C9** | Sally Beauty 1,600 SF
- T** | Sport Clips 1,800 SF
- D** | DuGood Federal Credit Union 3,200
- PAD1** | Smoothie King 900 SF



SITE LEGEND

- Available
- Leased
- Leased But Available
- Not A Part (NAP)

This site plan is presented solely for the purpose of identifying the property's purpose of identifying the property's location and size. This is to be used for reference only.

(409) 892-0200 | ach-us.com



AlbaneseCormier

HOLDINGS

104 | WEST ORANGE SHOPPING CENTER

3109 Edgar Brown Dr | West Orange, TX 77630-5381

ACH



CORPORATE OFFICE

350 Pine Street | Suite 800 | Beaumont, TX | 77701
O: (409) 892-0200 | F: (409) 892-0209

UTAH REGIONAL OFFICE

175 Main Street | Suite 502 | Salt Lake City, UT | 84111
O: (409) 892-0200 | D: (409) 554-4836

ach-us.com

This aerial view is solely for the purpose of showing the property's location in relation to other merchants, and is to be used only as reference. This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2016, SITES USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.0927/-93.7644

RS1

104 | WEST ORANGE SHOPPING CENTER

1 mi radius 3 mi radius 5 mi radius

3109 Edgar Brown Dr | West Orange, TX 77630-5381

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	5,023	23,338	31,695
	2021 Projected Population	5,238	24,458	33,131
	2010 Census Population	4,833	21,387	29,556
	2000 Census Population	5,150	24,589	33,306
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2016	-0.2%	-0.3%	-0.3%
	2016 Median Age	37	39	39.3
HOUSEHOLDS	2016 Estimated Households	2,031	9,619	12,831
	2021 Projected Households	2,158	10,255	13,644
	2010 Census Households	1,937	8,685	11,808
	2000 Census Households	2,132	9,754	12,978
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.1%	-0.1%
RACE AND ETHNICITY	2016 Estimated White	71.3%	64.7%	70.7%
	2016 Estimated Black or African American	19.4%	28.1%	21.9%
	2016 Estimated Asian or Pacific Islander	1.2%	1.4%	1.6%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2016 Estimated Other Races	7.8%	5.4%	5.4%
	2016 Estimated Hispanic	10.6%	7.7%	7.6%
INCOME	2016 Estimated Average Household Income	\$53,025	\$56,571	\$63,955
	2016 Estimated Median Household Income	\$43,217	\$41,472	\$46,127
	2016 Estimated Per Capita Income	\$21,472	\$23,483	\$26,023
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.8%	4.6%	4.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.0%	10.6%	9.2%
	2016 Estimated High School Graduate	46.6%	39.5%	37.8%
	2016 Estimated Some College	26.1%	25.7%	26.2%
	2016 Estimated Associates Degree Only	4.9%	5.3%	6.2%
	2016 Estimated Bachelors Degree Only	5.2%	9.5%	10.8%
	2016 Estimated Graduate Degree	4.4%	4.8%	4.9%
BUSINESS	2016 Estimated Total Businesses	296	1,186	1,429
	2016 Estimated Total Employees	2,697	12,609	14,973
	2016 Estimated Employee Population per Business	9.1	10.6	10.5
	2016 Estimated Residential Population per Business	17.0	19.7	22.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.