



# ORANGE COUNTY, TEXAS

## Market Guide

### City Contact Information



#### Megan Layne

Executive Director  
Orange County Economic Development Corporation

mlayne@orangecountyedc.com

123 S. 6th Street  
Orange, Texas 77630

O 409.883.7770 | C 409.920.2230

orangecountyedc.com

### Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.



For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics (County Boundary)



Population  
**84,784**



Average Age  
**39.8**



Household Income (Median)  
**\$68,352**



Number of Households  
**32,085**



Growth Rate  
**1.88%**

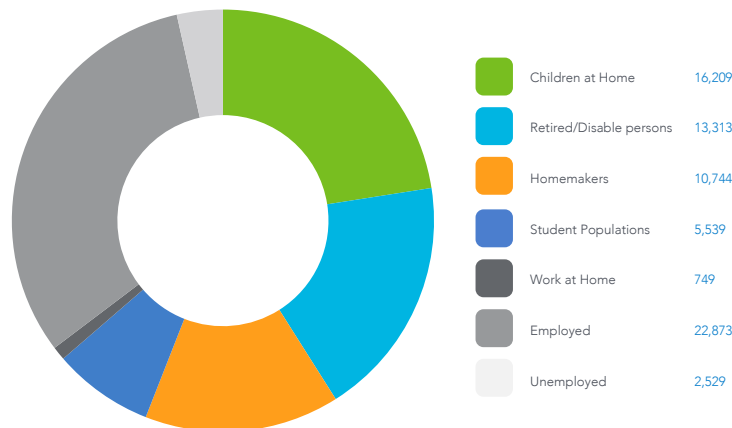


Household Income (Average)  
**\$85,771**

### Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

### Daytime Population **71,956** (County Boundary)



#### Peer Trade Areas

- Seguin, TX 550 South 123 Bypass
- Baytown, TX 4554 Oscar Nelson Jr Dr Buildi
- Greenville, TX 4715 Wesley Street
- Cleburne, TX 1616 West Henderson
- Kingsville, TX 1133 E Gen'L Cavazos
- Paragould, AR 2802 W Kingshighway
- Beeville, TX 502 E Fm 351
- Farmington, MO 707 Walton Dr
- Marshall, TX 1701 E End Blvd N
- Jacksonville, AR 2000 John Harden Dr
- Van Buren, AR 2214 Fayetteville Rd
- Greenville, TX 7401 Interstate Highway 30

### Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Restaurants



Home Improvement



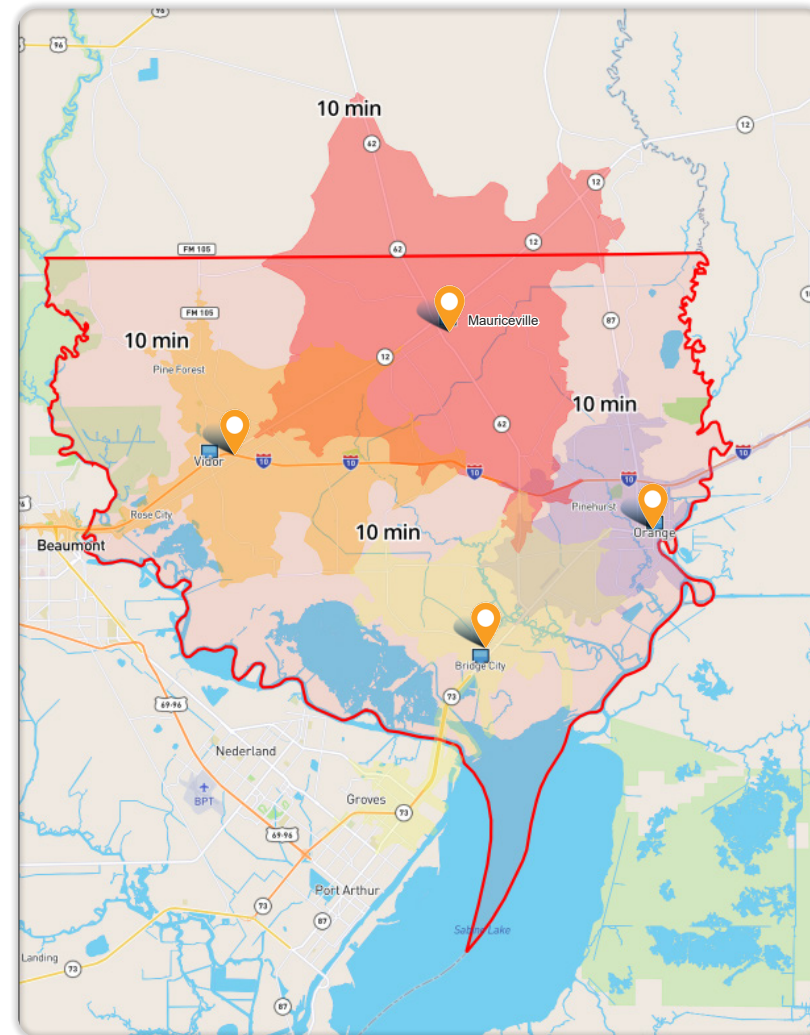
Pets



Clothing & Accessories



*There's a lot of potential here.*

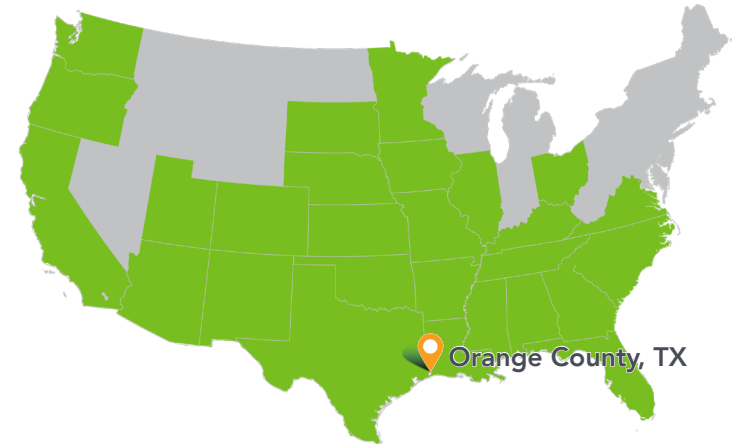


DEMOGRAPHIC PROFILE	Orange (10 Min DT)	Bridge City (10 Min DT)
2022 Estimated Population	29,244	25,277
Daytime Population	32,540	20,838
Median HH Income	\$58,968	\$71,129
Number of Households	11,672	9,497

	Vidor (10 Min DT)	Mauriceville (10 Min DT)
2022 Estimated Population	27,990	14,707
Daytime Population	29,703	9,648
Median HH Income	\$61,119	\$73,034
Number of Households	10,468	5,409

\*Source: STI PopStats

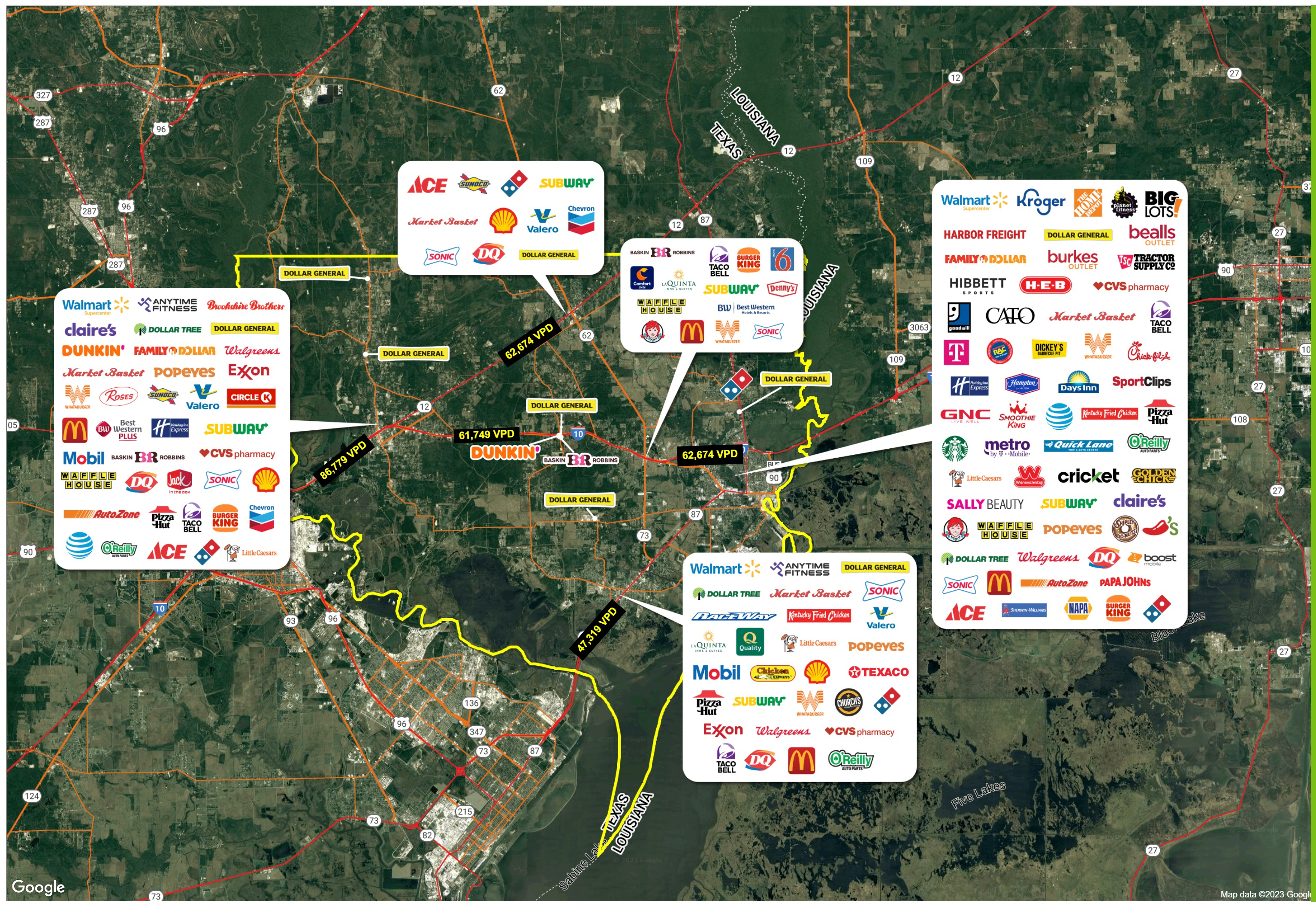


**Madison Neal**  
Portfolio Director  
mneal@retailstrategies.com  
205.903.1067 cell



**Megan Jimenez**  
Retail Development Coordinator  
mjimenez@retailstrategies.com  
817.470.5960 cell





**Walmart** Supercenter ANYTIME FITNESS Brookshire Brothers  
claire's DOLLAR TREE DOLLAR GENERAL  
DUNKIN' FAMILY DOLLAR Walgreens  
Market Basket POPEYES Exxon  
Waffle House Roses SUNDOD Valero CIRCLE K  
McDonald's BW Best Western PLUS Holiday Inn Express SUBWAY  
Mobil BASKIN BR ROBBINS CVS pharmacy  
Waffle House DQ Jack in the Box SONIC Shell  
AutoZone Pizza Hut TACO BELL BURGER KING Chevron  
O'Reilly ACE Domino's Little Caesars

ACE SUNDOD Domino's SUBWAY  
Market Basket Shell Valero Chevron  
SONIC DQ DOLLAR GENERAL

BASKIN BR ROBBINS TACO BELL BURGER KING 6  
Comfort Inn LAQUINTA Inns & Suites SUBWAY Denny's  
Waffle House BW Best Western Hotels & Resorts  
McDonald's Waffle House SONIC

Walmart Supercenter Kroger THE HOME DEPOT planet fitness BIG LOTS!  
HARBOR FREIGHT DOLLAR GENERAL bealls OUTLET  
FAMILY DOLLAR burkes OUTLET TSC TRACTOR SUPPLY CO  
HIBBETT SPORTS H-E-B CVS pharmacy  
goodwill CAO Market Basket TACO BELL  
T RBC DICKEY'S BARBECUE PIT WHATABURGER Chick-fil-A  
Holiday Inn Express Hampton Inn Days Inn SportClips  
GNC SMOOTHIE KING AT&T Kentucky Fried Chicken Pizza Hut  
Starbucks metro by T-Mobile Quick Lane O'Reilly AUTO PARTS  
Little Caesars Wienerschnitzel cricket GOLDEN CHICKEN  
SALLY BEAUTY SUBWAY claire's  
Waffle House POPEYES SHIPLEY DO-NUTS Salsbury Industries  
DOLLAR TREE Walgreens DQ boost mobile  
SONIC McDonald's AutoZone PAPA JOHN'S  
ACE SHERWIN-WILLIAMS NAPA BURGER KING Domino's

Walmart ANYTIME FITNESS DOLLAR GENERAL  
DOLLAR TREE Market Basket SONIC  
FACEWAY Kentucky Fried Chicken Valero  
LAQUINTA Inns & Suites Quality Little Caesars POPEYES  
Mobil Chicken Express Shell TEXACO  
Pizza Hut SUBWAY WHATABURGER CHURCH'S Domino's  
Exon Walgreens CVS pharmacy  
TACO BELL DQ McDonald's O'Reilly AUTO PARTS

DOLLAR GENERAL

DOLLAR GENERAL

62,674 VPD

61,749 VPD

62,674 VPD

86,779 VPD

47,319 VPD

ORANGE COUNTY, TX  
Major Retail & Restaurants