

RE/MAX
COMMERCIAL®

4750 & 4755 BELMONT
BEAUMONT, TX 77707

DIXIE DR.

COLLEGE STREET

S. 23RD STREET

BELMONT

FOR LEASE
\$1,200/ACRE



PROPERTY OVERVIEW

This partially rocked yard, located off Belmont Street, is roughly 2 acres and is ideal for storing fleet vehicles or equipment. Belmont is a low-traffic street in a private area that is centrally located in Beaumont and close to Interstate 10. The property is not located in a flood zone.



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- Approximately 2 acres
- Partially rocked yard
- Easy access from Belmont Street
- Centrally located in Beaumont
- Private area
- Ideal for storage of fleet vehicles or equipment
- Near Interstate 10
- Not in a flood zone
- Zoned GC-MD

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

Demographic and Income Profile

4750 Belmont St, Beaumont, Texas, 77707
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.06672
Longitude: -94.14525

Summary	Census 2010	Census 2020	2025	2030
Population	50,464	50,885	50,499	50,616
Households	20,485	20,289	19,784	19,701
Families	12,949	12,987	12,247	12,106
Average Household Size	2.42	2.45	2.49	2.50
Owner Occupied Housing Units	12,324	11,743	11,656	11,808
Renter Occupied Housing Units	8,161	8,546	8,128	7,893
Median Age	37.8	38.5	39.2	40.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.05%	1.10%	0.42%
Households	-0.08%	1.41%	0.64%
Families	-0.23%	1.31%	0.54%
Owner HHs	0.26%	1.80%	0.91%
Median Household Income	1.63%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	2,310	11.7%	2,052	10.4%
\$15,000 - \$24,999	1,766	8.9%	1,475	7.5%
\$25,000 - \$34,999	1,318	6.7%	1,153	5.9%
\$35,000 - \$49,999	2,460	12.4%	2,330	11.8%
\$50,000 - \$74,999	3,646	18.4%	3,637	18.5%
\$75,000 - \$99,999	2,849	14.4%	2,900	14.7%
\$100,000 - \$149,999	2,790	14.1%	3,018	15.3%
\$150,000 - \$199,999	1,447	7.3%	1,670	8.5%
\$200,000+	1,198	6.1%	1,465	7.4%

Median Household Income	\$63,617	\$68,981
Average Household Income	\$84,457	\$92,198
Per Capita Income	\$33,048	\$35,835

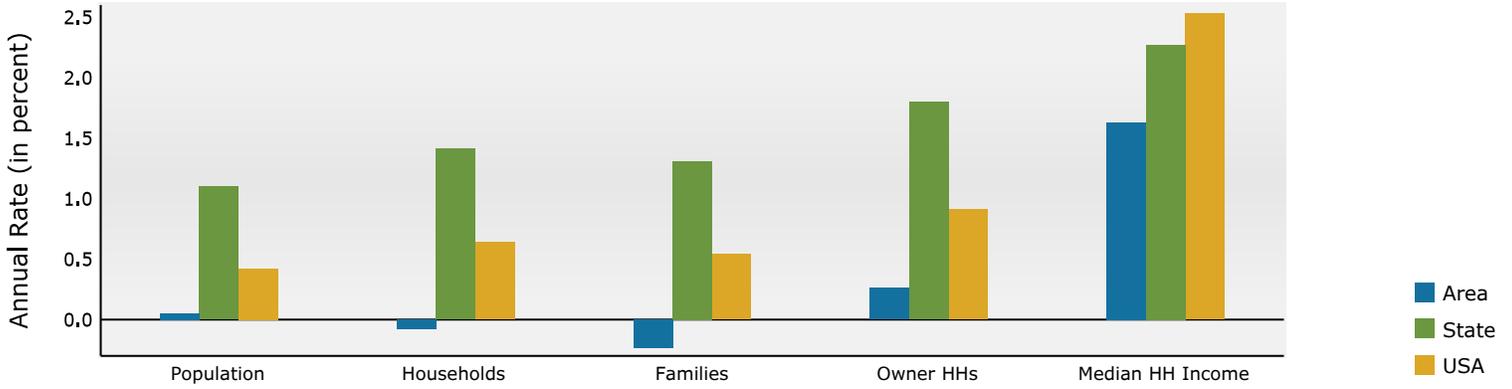
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,584	7.1%	3,427	6.7%	3,275	6.5%	3,207	6.3%
5 - 9	3,320	6.6%	3,273	6.4%	3,316	6.6%	3,062	6.0%
10 - 14	3,198	6.3%	3,417	6.7%	3,088	6.1%	3,182	6.3%
15 - 19	3,414	6.8%	3,276	6.4%	3,122	6.2%	2,877	5.7%
20 - 24	3,443	6.8%	3,116	6.1%	3,212	6.4%	3,110	6.1%
25 - 34	6,661	13.2%	6,600	13.0%	6,467	12.8%	6,501	12.8%
35 - 44	5,628	11.2%	6,359	12.5%	6,489	12.9%	6,448	12.7%
45 - 54	7,041	14.0%	5,691	11.2%	5,731	11.3%	6,033	11.9%
55 - 64	6,256	12.4%	6,555	12.9%	5,802	11.5%	5,265	10.4%
65 - 74	3,823	7.6%	5,050	9.9%	5,353	10.6%	5,507	10.9%
75 - 84	2,864	5.7%	2,693	5.3%	3,210	6.4%	3,785	7.5%
85+	1,231	2.4%	1,428	2.8%	1,432	2.8%	1,639	3.2%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,202	48.0%	19,262	37.9%	17,999	35.6%	17,148	33.9%
Black Alone	19,586	38.8%	20,829	40.9%	20,956	41.5%	21,125	41.7%
American Indian Alone	243	0.5%	323	0.6%	336	0.7%	349	0.7%
Asian Alone	1,333	2.6%	1,418	2.8%	1,427	2.8%	1,496	3.0%
Pacific Islander Alone	20	0.0%	29	0.1%	59	0.1%	64	0.1%
Some Other Race Alone	4,153	8.2%	4,996	9.8%	5,421	10.7%	5,857	11.6%
Two or More Races	929	1.8%	4,028	7.9%	4,301	8.5%	4,577	9.0%
Hispanic Origin (Any Race)	7,903	15.7%	9,563	18.8%	10,367	20.5%	11,198	22.1%

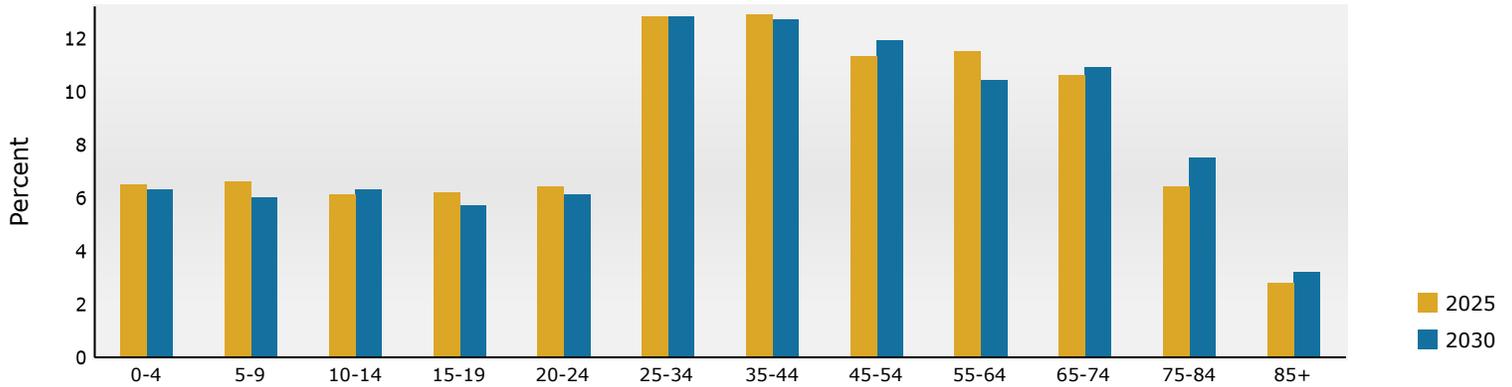
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

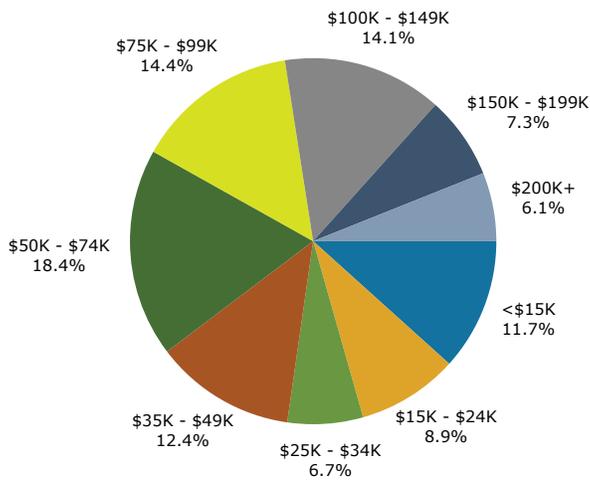
Trends 2025-2030



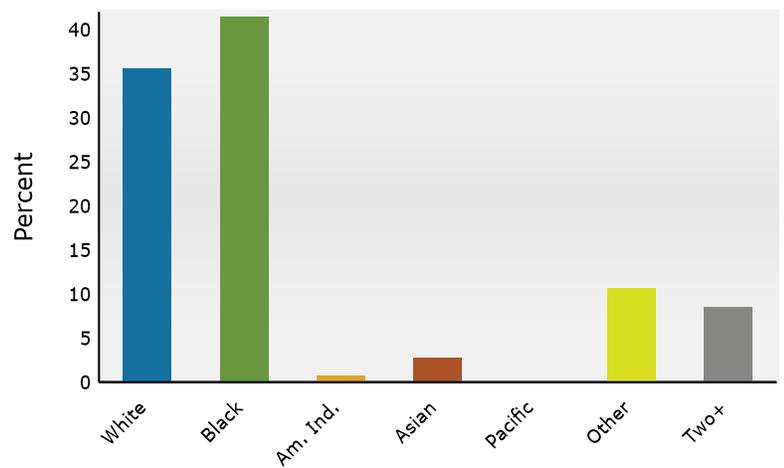
Population by Age



2025 Household Income



2025 Population by Race



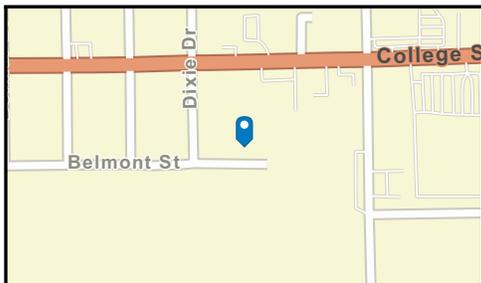
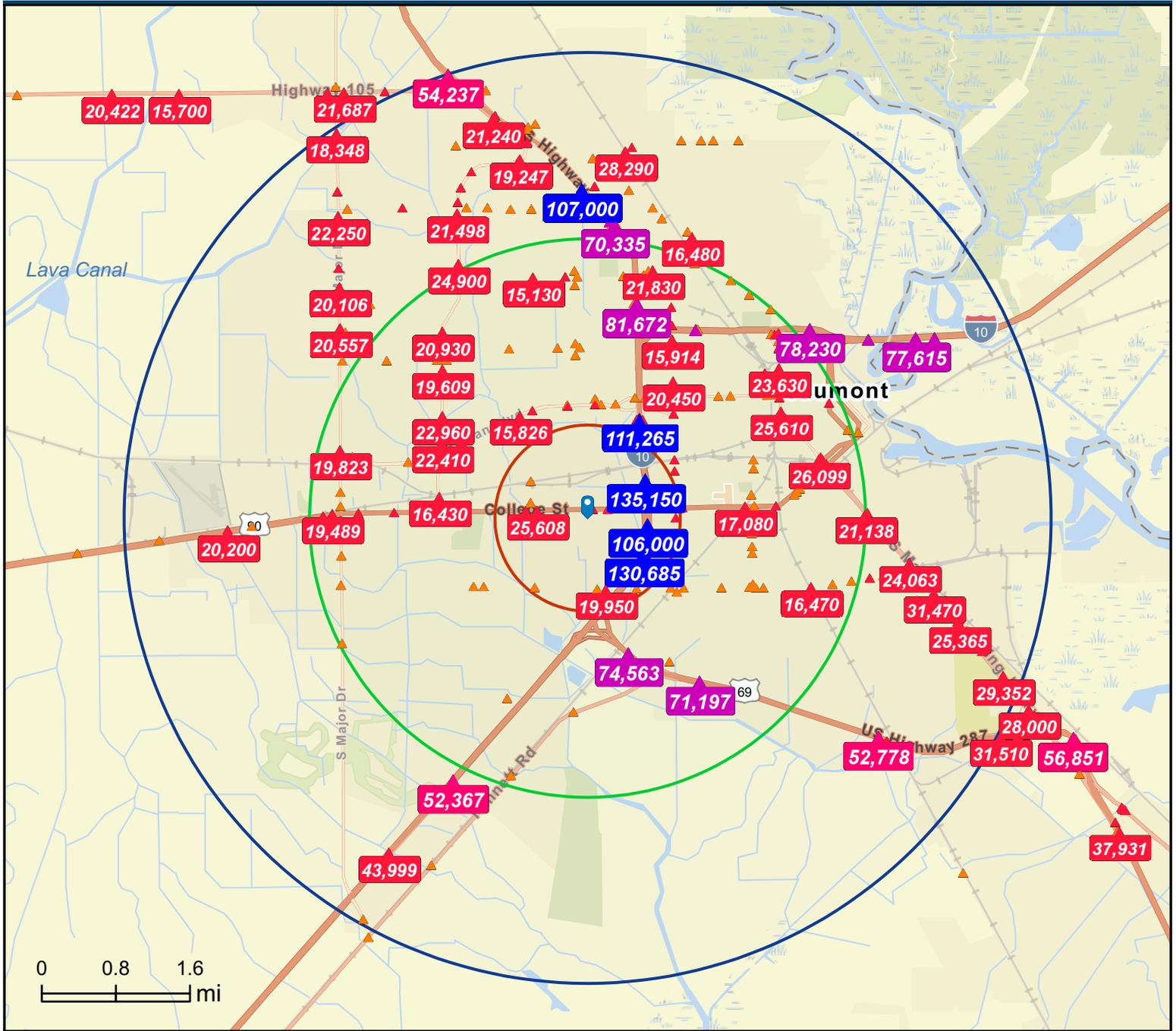
2025 Percent Hispanic Origin: 20.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

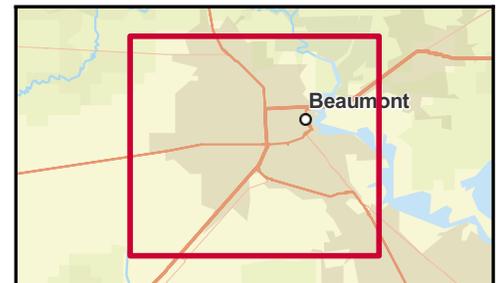
Traffic Count Map

4750 Belmont St, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.06672
Longitude: -94.14525



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



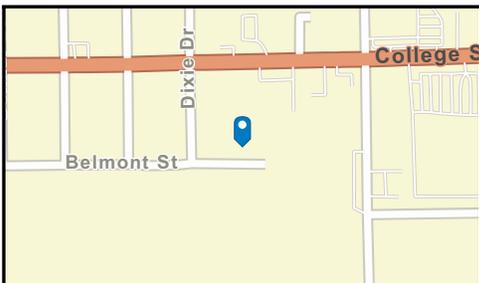
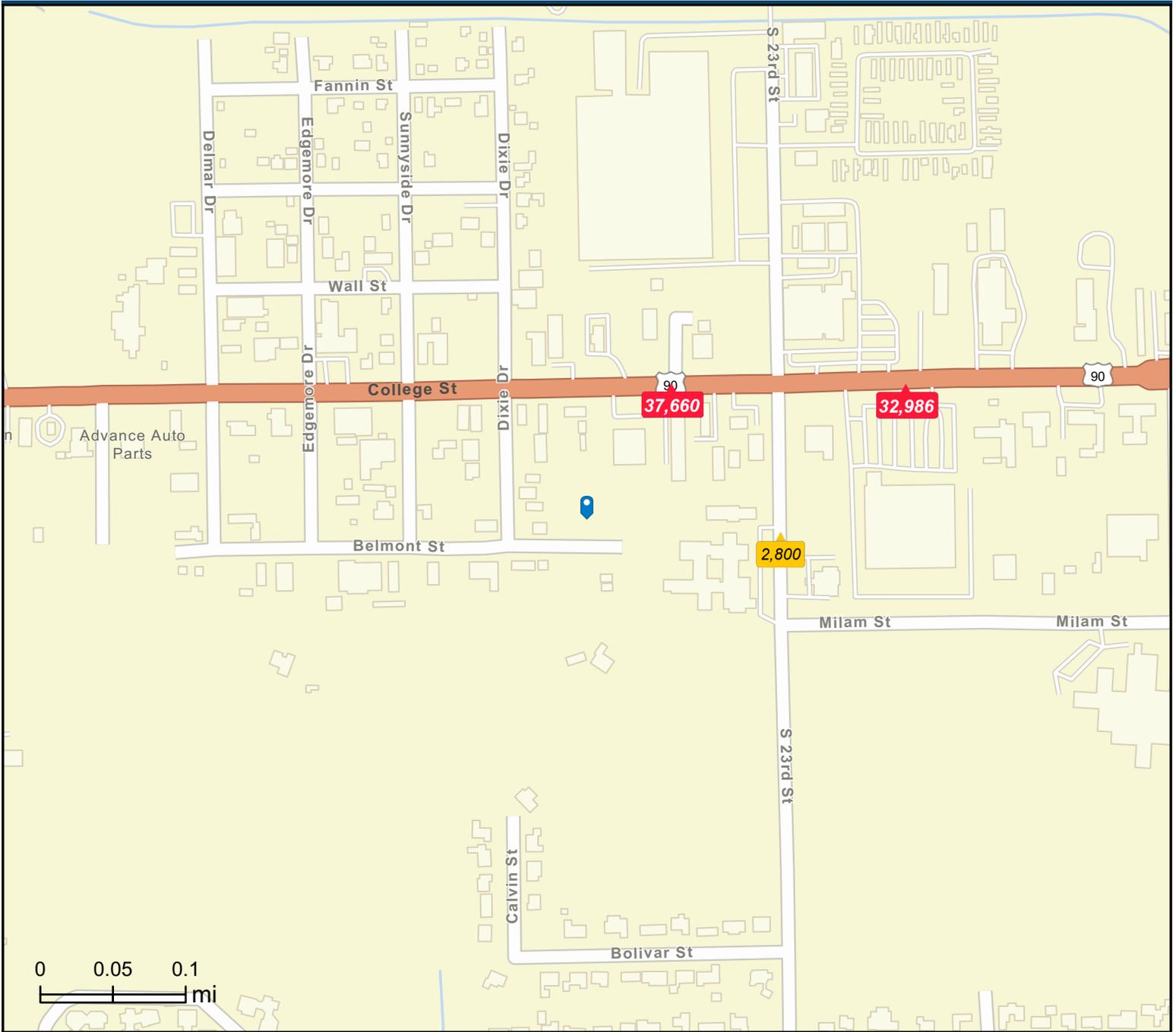
Source: ©2025 Kalibrate Technologies (Q1 2025).

August 07, 2025

Traffic Count Map - Close Up

4750 Belmont St, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.06672
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
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 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 07, 2025

Overview Map



The closest match to 4750 Belmont BEAUMONT 77707 is 4750 BELMONT ST BEAUMONT, TX 77707-3804

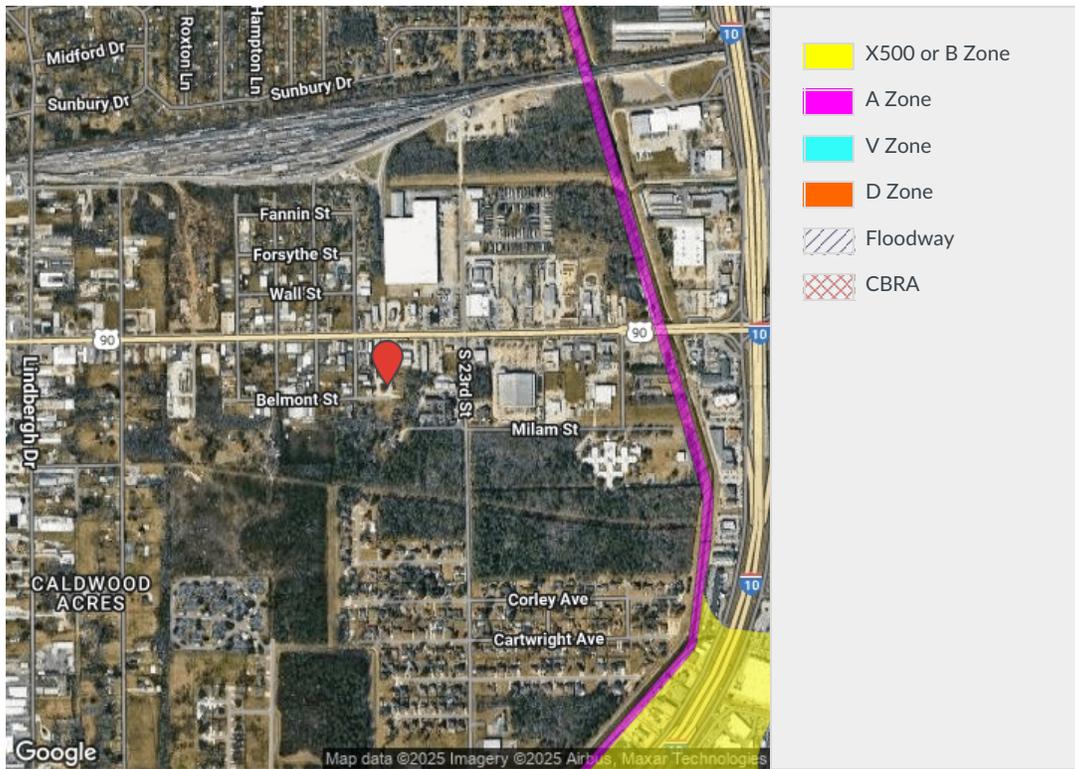
4750 BELMONT ST BEAUMONT, TX 77707-3804

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0035C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570035C





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	ryan@rmxone.com	(409)892-7245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501