

FOR SALE +/- 9.75 ACRES WALDEN RD. BEAUMONT, TX



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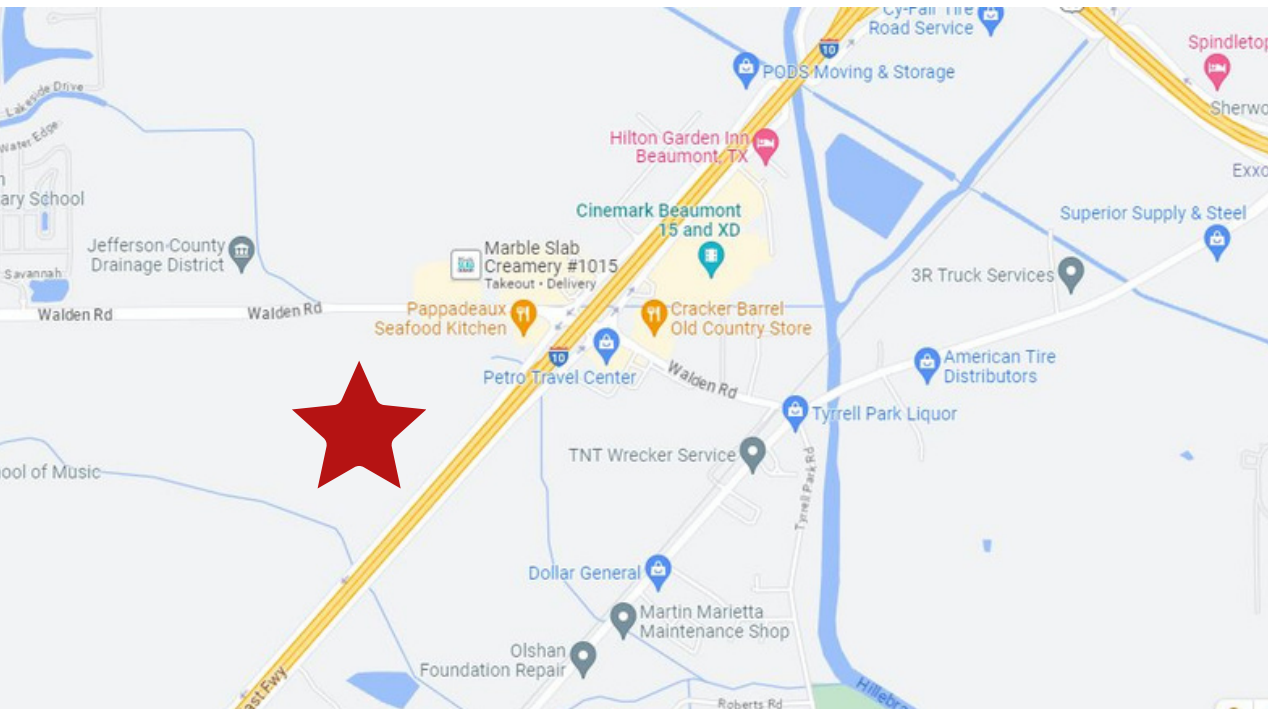


4265 San Felipe St
800,
Houston, TX
77027
713-489-7632

FOR SALE +/- 9.75 ACRES WALDEN RD. BEAUMONT, TX

PROPERTY OVERVIEW

- +/- 9 Acres
- Zoned Commercial
- High Traffic Counts
- Great Visibility
- +/-673.45 ft. on I-10 W
- TXTDOT Application Required for Feeder Road Access



Property for Sale. Located near I-10 & Walden Rd. & Ford Park the premiere sports, entertainment and convention destination. Holiday Inn, Pappadeauxs, Main Event, Comfort Suites, La Quinta, Amazon, FedEx and Crescent on Walden along with other dining and subdivisions nearby. Parcel 426860 is +/- 9.75 Acres.

DEMOGRAPHICS

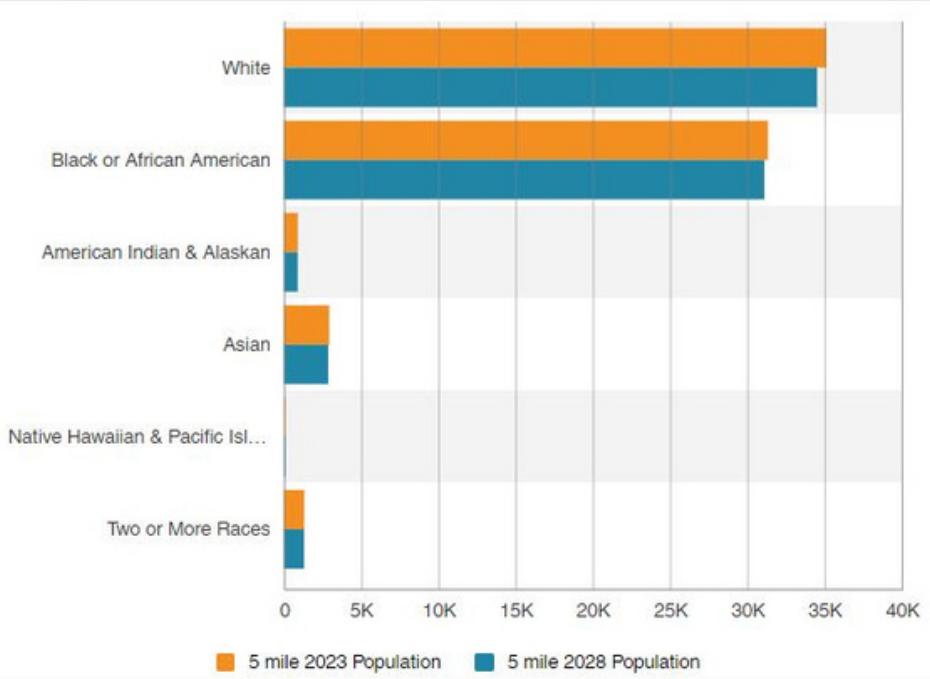
Population	2 mile		
	2 mile	5 mile	10 mile
2010 Population	3,792	76,572	145,590
2023 Population	3,673	71,697	143,917
2028 Population Projection	3,649	70,770	143,632
Annual Growth 2010-2023	-0.2%	-0.5%	-0.1%
Annual Growth 2023-2028	-0.1%	-0.3%	0%
Median Age	42.9	36.6	37.4
Bachelor's Degree or Higher	26%	23%	21%
U.S. Armed Forces	0	42	130

Population By Race

Population By Race	2 mile		
	2 mile	5 mile	10 mile
White	1,683	35,121	73,427
Black	1,624	31,342	61,149
American Indian/Alaskan Native	14	896	1,611
Asian	287	2,930	4,867
Hawaiian & Pacific Islander	2	93	153
Two or More Races	63	1,315	2,709
Hispanic Origin	475	15,165	27,857

Households	2 mile		
	2 mile	5 mile	10 mile
2010 Households	1,422	29,310	53,535
2023 Households	1,372	27,313	52,842
2028 Household Projection	1,362	26,932	52,722
Annual Growth 2010-2023	-0.2%	-0.1%	0.2%
Annual Growth 2023-2028	-0.1%	-0.3%	0%
Owner Occupied Households	1,123	16,435	31,727
Renter Occupied Households	239	10,497	20,995
Avg Household Size	2.6	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	\$44.4M	\$748M	\$1.5B

Population By Race



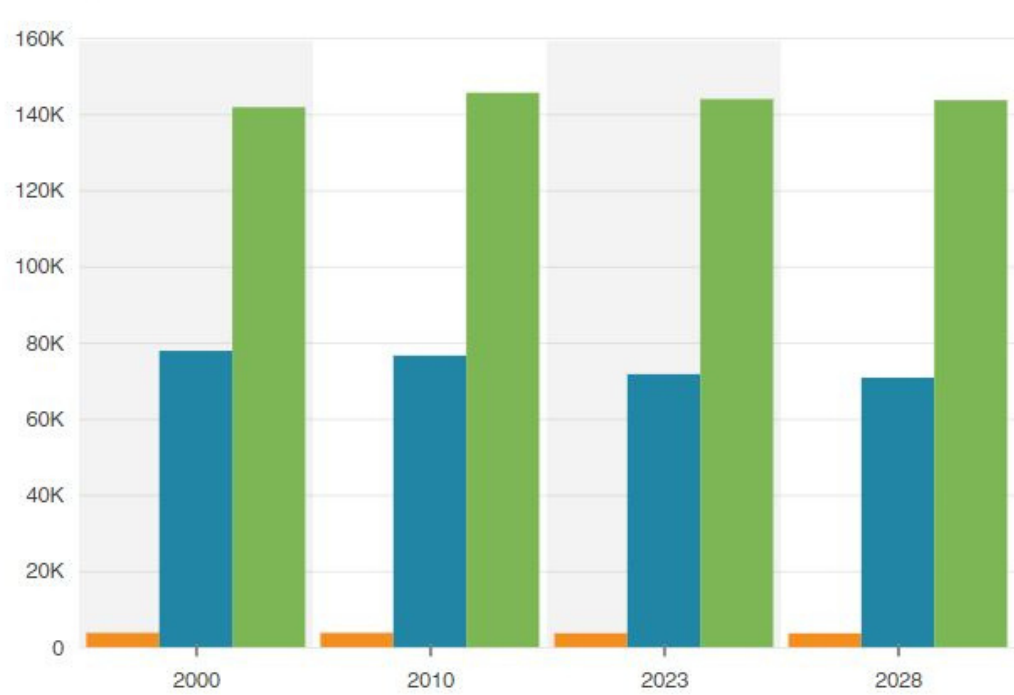
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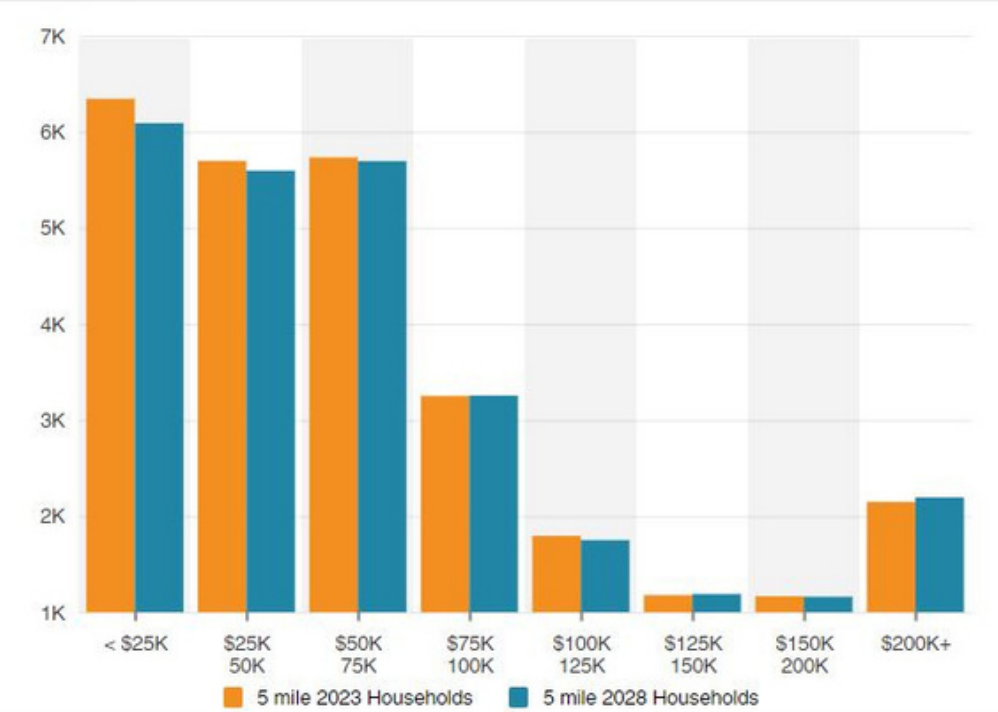
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$102,967	\$79,916	\$79,421
Median Household Income	\$71,342	\$57,237	\$56,633
< \$25,000	209	6,344	12,631
\$25,000 - 50,000	180	5,698	11,235
\$50,000 - 75,000	336	5,734	9,693
\$75,000 - 100,000	152	3,251	6,265
\$100,000 - 125,000	176	1,795	3,833
\$125,000 - 150,000	68	1,178	2,435
\$150,000 - 200,000	69	1,166	3,058
\$200,000+	181	2,149	3,690

Population



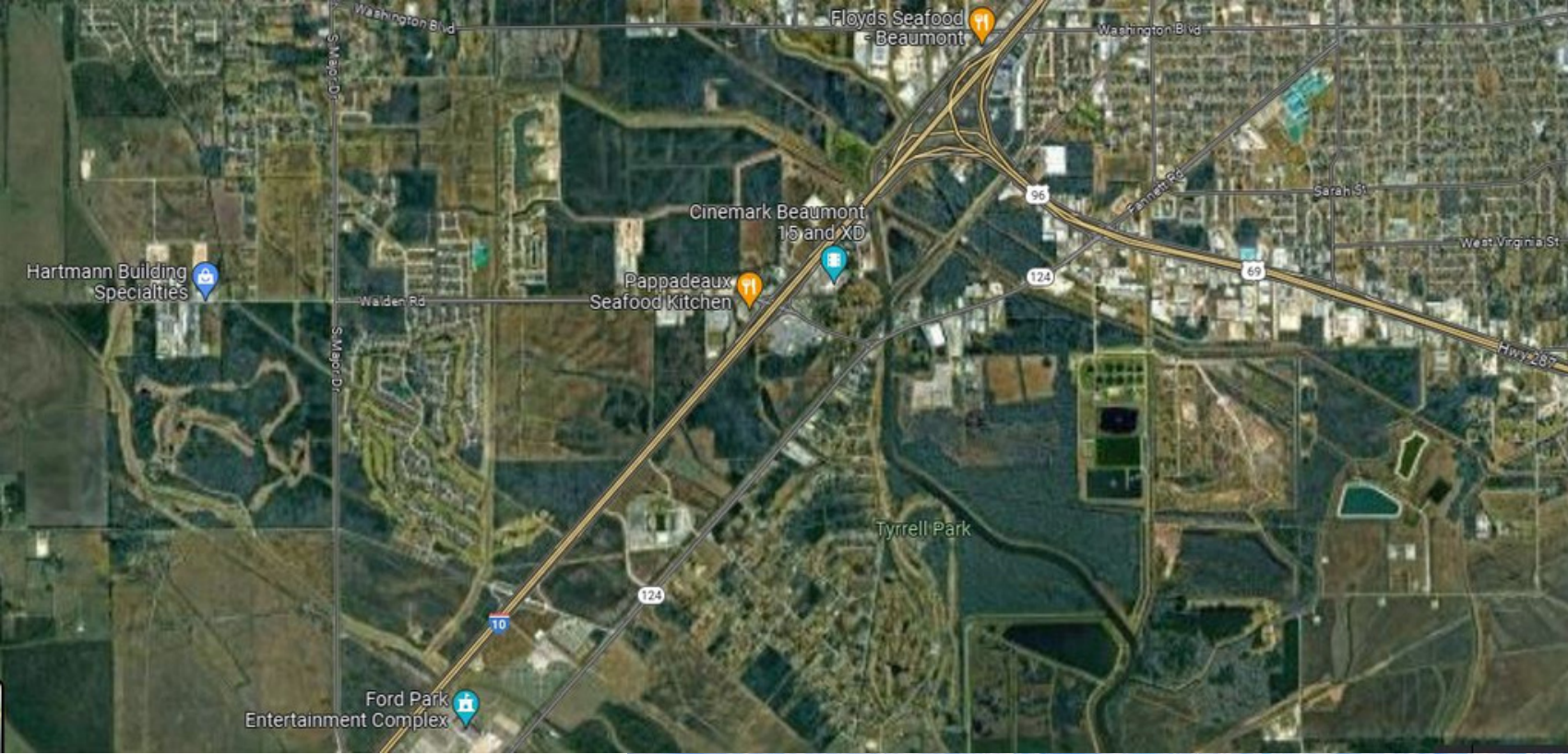
Household Income



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
I-10	Walden Rd SW	830	2015	0.48 mi
Rexora Dr	I10 Access Rd S	803	2018	0.50 mi
Walden Rd	Fannett Rd W	5,657	2022	0.52 mi
Fannett Rd	Seale Rd SW	8,145	2022	0.52 mi
I- 10	Walden Rd SW	2,477	2022	0.56 mi
Tyrrell Park Rd	Fannett Rd N	2,105	2022	0.58 mi
Seale Rd	Fannett Rd NW	354	2022	0.63 mi
Phelps Rd	Fannett Rd NW	412	2022	0.81 mi
Fannett Rd	Downs Rd SW	7,413	2022	0.84 mi
Tyrrell Park Rd	Combs Dr S	1,225	2018	0.93 mi









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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Etha C. Eglin	676962	etha@kwcommercial.com	713-489-7632
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	