

# 7415 EASTEX FREEWAY PLAZA, BEAUMONT, TX



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## PROPERTY OVERVIEW

- Prime location
- Zoned Light Industrial
- Single tenant or multi-tenant use
- Three-phase power electrical system
- Open Warehouse Space
- Office/Warehouse/Acreage



This building was the home of American Heart Association and is a prime location with ample parking and a situated on the highest elevation in the city according to FEMA Base Flood Elevation

- 40' X 120' section of building built out as office space suites; remaining rear building (27' X 54'-6") used as open warehouse
  - 24' X 24' foundation beam w/ extra 5/8" added layer; R-11 insulation (exterior walls); 3.5" fiberglass wall insulation/sound-proofing
  - Fire/smoke alarm protection w/main panel/sensors; building security system; 2 – 4 ton HVAC heat pumps; 120/208 volt,
  - Single tenant or multi-tenant use
  - Marble, sassafras wood, porcelain and/or ceramic floors.
- OFFICE/WAREHOUSE: +/- 7,048 SF  
+/- 6,368 SF Office Building  
+/- 680 SF Warehouse Building  
LAND SIZE: +/- 5.5626 AC

# DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	14,487	72,670	153,417	2010 Households	6,159	29,984	59,178
2023 Population	16,386	73,531	158,509	2023 Households	7,022	30,290	61,328
2028 Population Projection	16,369	72,218	157,858	2028 Household Projection	7,013	29,687	60,943
Annual Growth 2010-2023	1.0%	0.1%	0.3%	Annual Growth 2010-2023	1.7%	0.6%	0.7%
Annual Growth 2023-2028	0%	-0.4%	-0.1%	Annual Growth 2023-2028	0%	-0.4%	-0.1%
Median Age	35.3	36.5	36.5	Owner Occupied Households	3,240	16,917	37,876
Bachelor's Degree or Higher	25%	29%	22%	Renter Occupied Households	3,773	12,770	23,067
U.S. Armed Forces	64	168	249	Avg Household Size	2.3	2.4	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spendin...	\$177.2M	\$841M	\$1.7B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$74,856	\$84,126	\$80,321
Median Household Income	\$57,949	\$58,454	\$57,968
< \$25,000	1,362	6,383	13,031
\$25,000 - 50,000	1,724	6,926	14,058
\$50,000 - 75,000	1,134	4,484	9,682
\$75,000 - 100,000	1,155	3,843	7,882
\$100,000 - 125,000	753	2,877	6,134
\$125,000 - 150,000	282	1,777	3,542
\$150,000 - 200,000	337	1,645	3,071
\$200,000+	274	2,354	3,929

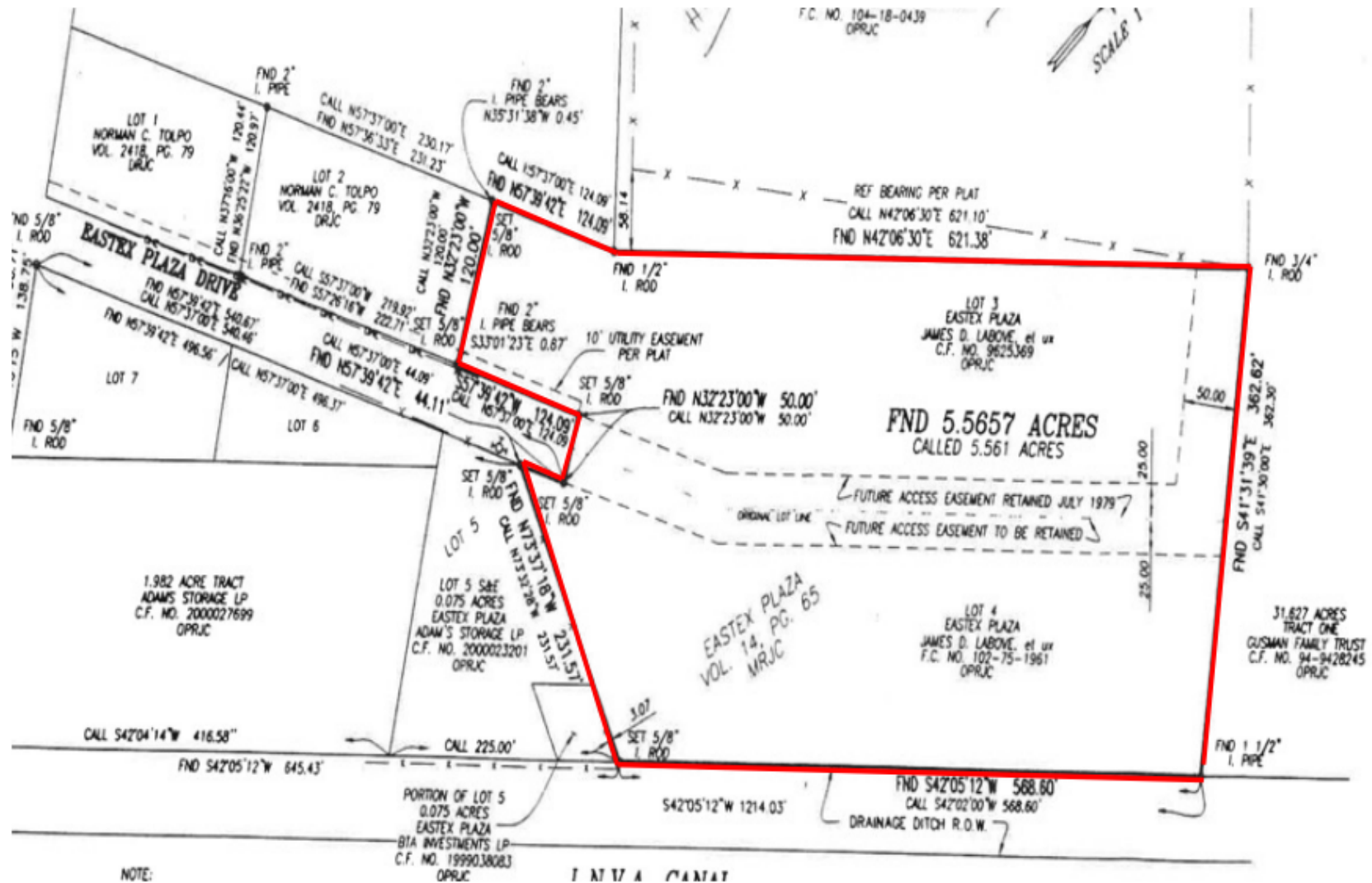
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Park North Dr	Falcon Ln NE	2,040	2015	0.21 mi
Park North Dr	Eastex Fwy SW	2,375	2022	0.21 mi
Plant Rd	Eastex Fwy S	2,045	2022	0.22 mi
Old Voth Rd	Guess Rd N	480	2015	0.31 mi
Voth Rd	Griffing Rd NW	315	2022	0.31 mi
Old Voth Road	Griffing Rd NW	306	2020	0.31 mi
R F D Rd	Voth Rd NE	1,800	2022	0.33 mi
R F D Rd	State Highway 105 SW	1,460	2015	0.35 mi
Concord Rd	Eastex Fwy W	357	2022	0.36 mi
Concord Rd	Cowart St SE	390	2015	0.36 mi

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## SURVEY PLAT

7415 Eastex Plaza, Beaumont, TX Survey Measurements









# 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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Sales Agent/Associate's Name	License No.	Email	Phone

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)