

2671 Broadway

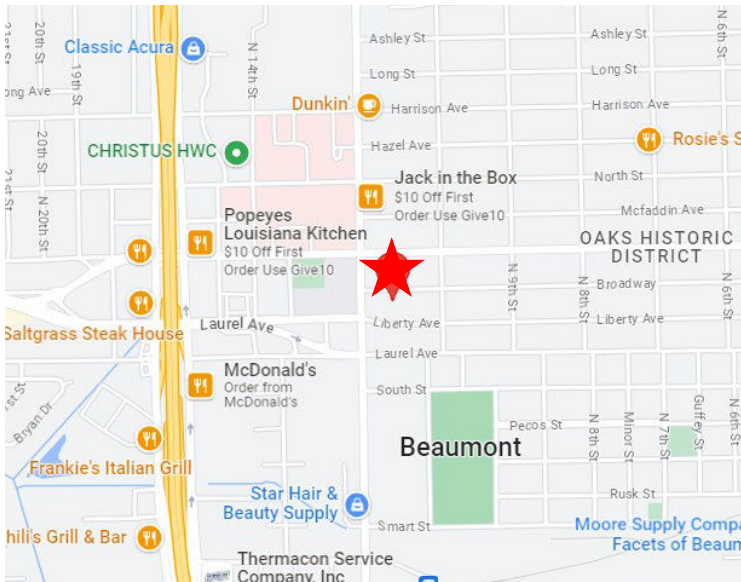
FOR SALE
2671 Broadway
Beaumont TX 77702

\$155,000

Property Overview



- +/- 1,424 SF
- Reception Area with Fresh paint
- Private Office with own Entrance
- 3 Rooms
- 2 Restrooms
- Central HVAC
- New Gas Lines
- Upgraded Electrical
- Water Heater Recently Replaced
- Zoned GC-MD
- Not in the Oaks Historic District
- +/- 50ft x150ft Lot



Ryan Harrington
RE/MAX One
Commercial Division
Ryan@rmxone.com

Office: (409) 892-7245
Cell: (409) 673-3513
8245 Gladys Avenue
Beaumont, TX 77706

Foxworth
ASSOCIATES



COMMERCIAL
REAL ESTATE
DIVISION OF
RE/MAX
BEAUMONT

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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

2671 Broadway, Beaumont, Texas, 77702
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.08455
 Longitude: -94.12875

Summary	Census 2010	Census 2020	2023	2028
Population	64,281	63,184	63,155	62,613
Households	25,760	25,137	25,109	25,066
Families	16,028	-	15,012	14,985
Average Household Size	2.45	2.46	2.46	2.44
Owner Occupied Housing Units	14,244	-	13,908	14,003
Renter Occupied Housing Units	11,503	-	11,201	11,063
Median Age	35.9	-	37.9	38.8

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.17%	0.97%	0.30%
Households	-0.03%	1.15%	0.49%
Families	-0.04%	1.16%	0.44%
Owner HHs	0.14%	1.38%	0.66%
Median Household Income	1.53%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,365	13.4%	3,141	12.5%
\$15,000 - \$24,999	3,186	12.7%	2,740	10.9%
\$25,000 - \$34,999	2,625	10.5%	2,432	9.7%
\$35,000 - \$49,999	3,216	12.8%	3,132	12.5%
\$50,000 - \$74,999	4,265	17.0%	4,305	17.2%
\$75,000 - \$99,999	2,963	11.8%	3,136	12.5%
\$100,000 - \$149,999	2,917	11.6%	3,252	13.0%
\$150,000 - \$199,999	980	3.9%	1,174	4.7%
\$200,000+	1,591	6.3%	1,754	7.0%
Median Household Income	\$50,640		\$54,646	
Average Household Income	\$79,578		\$88,242	
Per Capita Income	\$31,568		\$35,242	

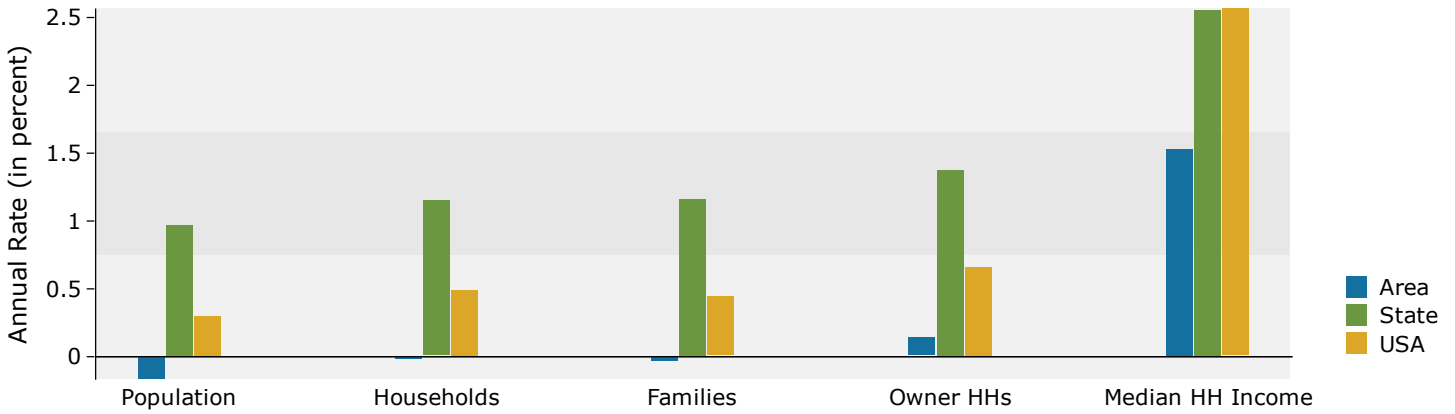
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,893	7.6%	4,156	6.6%	4,156	6.6%
5 - 9	4,431	6.9%	4,227	6.7%	4,059	6.5%
10 - 14	4,321	6.7%	4,158	6.6%	4,077	6.5%
15 - 19	4,521	7.0%	3,883	6.1%	3,808	6.1%
20 - 24	4,706	7.3%	4,013	6.4%	4,179	6.7%
25 - 34	8,638	13.4%	8,727	13.8%	7,954	12.7%
35 - 44	7,158	11.1%	7,897	12.5%	8,025	12.8%
45 - 54	8,918	13.9%	6,539	10.4%	6,853	10.9%
55 - 64	7,574	11.8%	7,707	12.2%	6,659	10.6%
65 - 74	4,388	6.8%	6,563	10.4%	6,788	10.8%
75 - 84	3,246	5.0%	3,542	5.6%	4,208	6.7%
85+	1,487	2.3%	1,742	2.8%	1,849	3.0%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,102	39.1%	19,803	31.3%	18,565	29.4%	16,620	26.5%
Black Alone	30,520	47.5%	29,450	46.6%	30,417	48.2%	31,342	50.1%
American Indian Alone	317	0.5%	402	0.6%	404	0.6%	420	0.7%
Asian Alone	1,306	2.0%	1,434	2.3%	1,533	2.4%	1,678	2.7%
Pacific Islander Alone	21	0.0%	34	0.1%	34	0.1%	34	0.1%
Some Other Race Alone	5,778	9.0%	6,920	11.0%	7,014	11.1%	7,220	11.5%
Two or More Races	1,237	1.9%	5,140	8.1%	5,187	8.2%	5,299	8.5%
Hispanic Origin (Any Race)	10,365	16.1%	12,782	20.2%	12,873	20.4%	12,927	20.6%

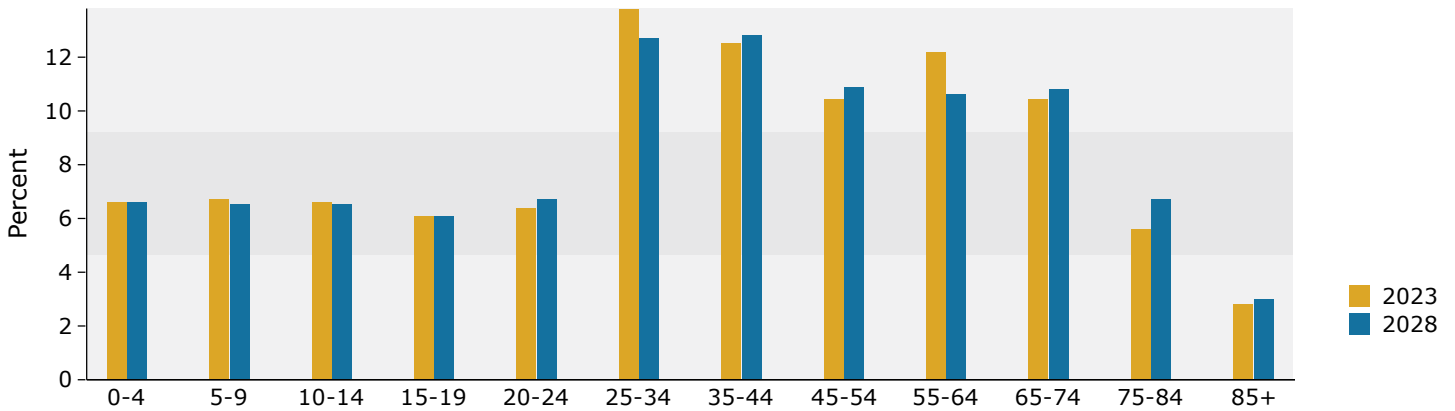
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

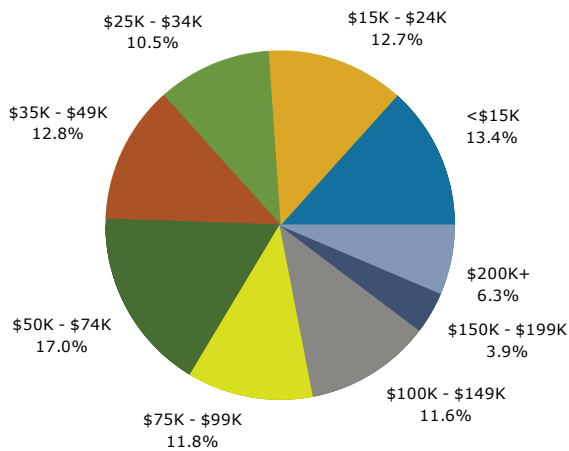
Trends 2023-2028



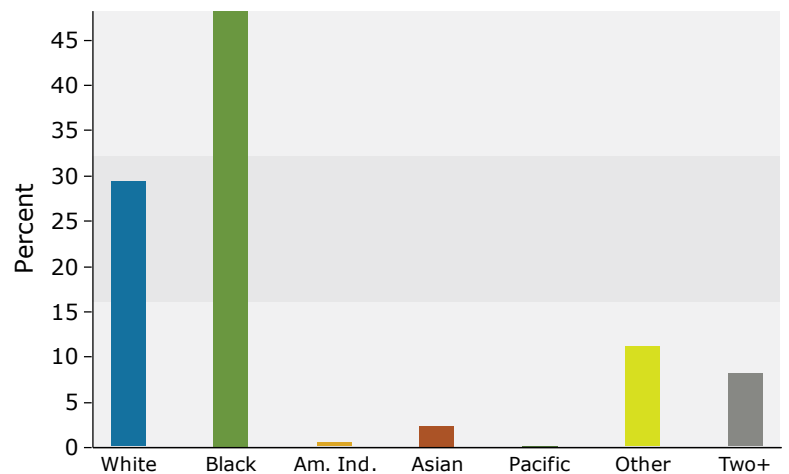
Population by Age



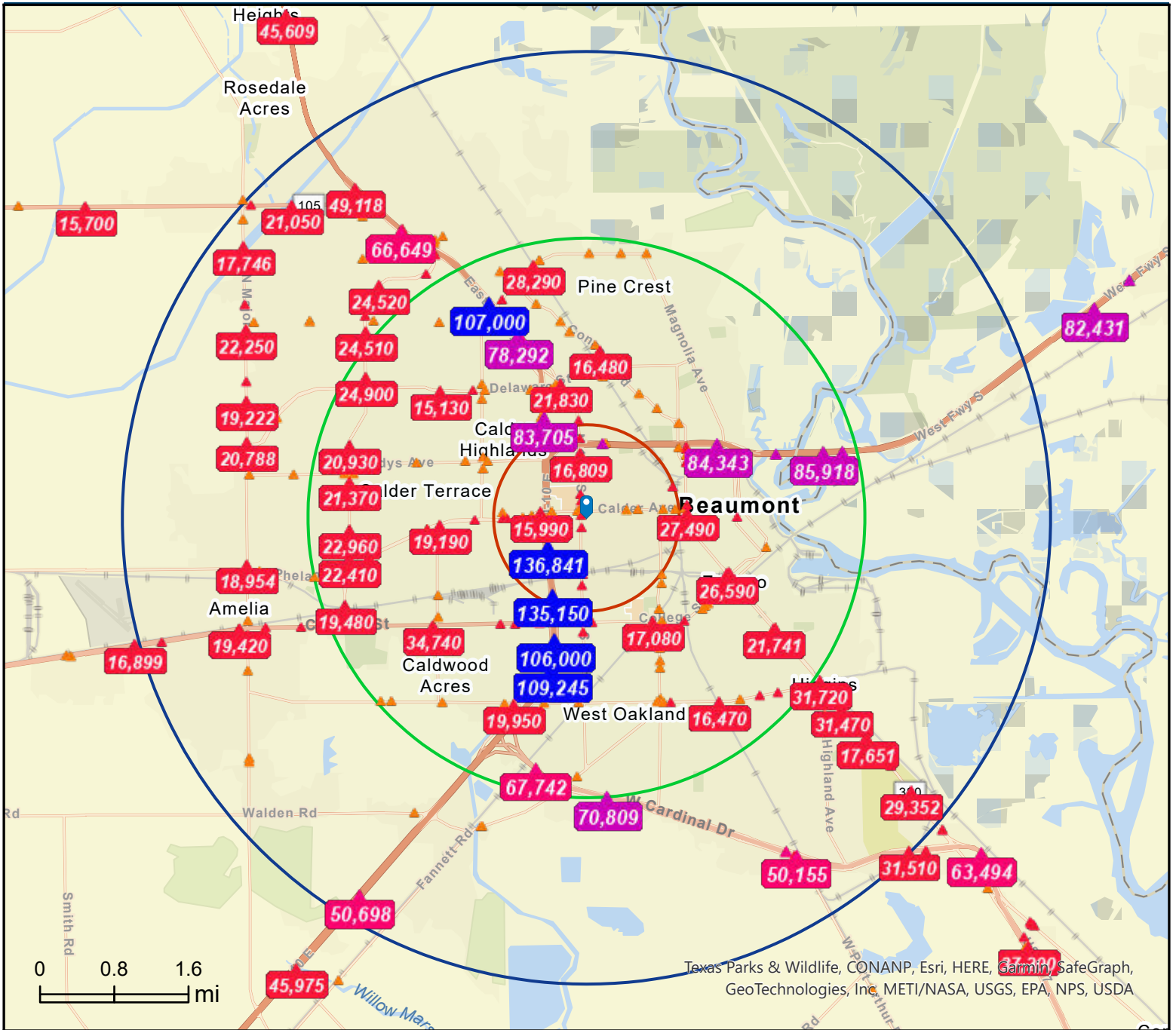
2023 Household Income



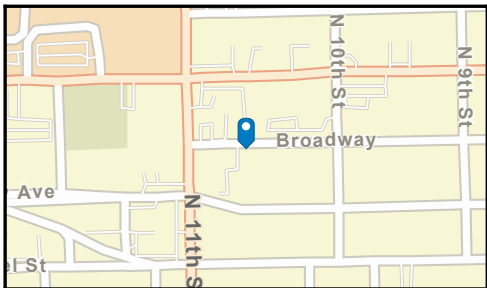
2023 Population by Race



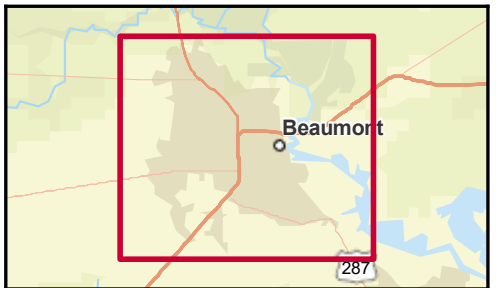
2023 Percent Hispanic Origin: 20.4%



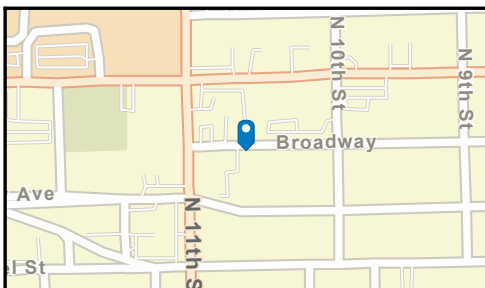
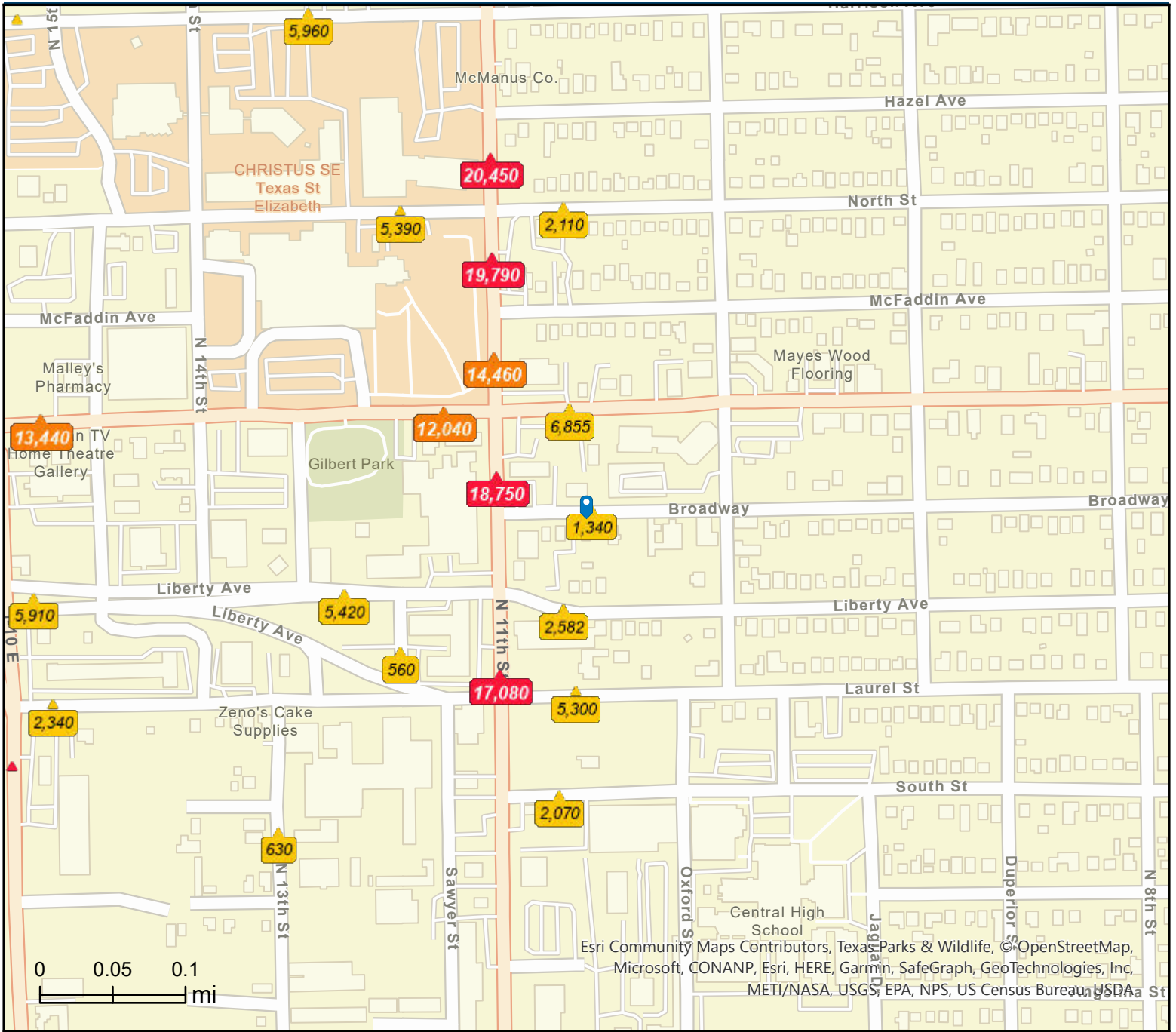
Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



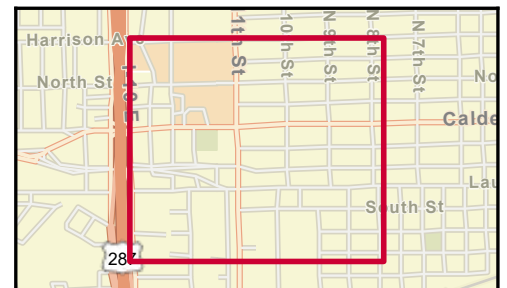
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

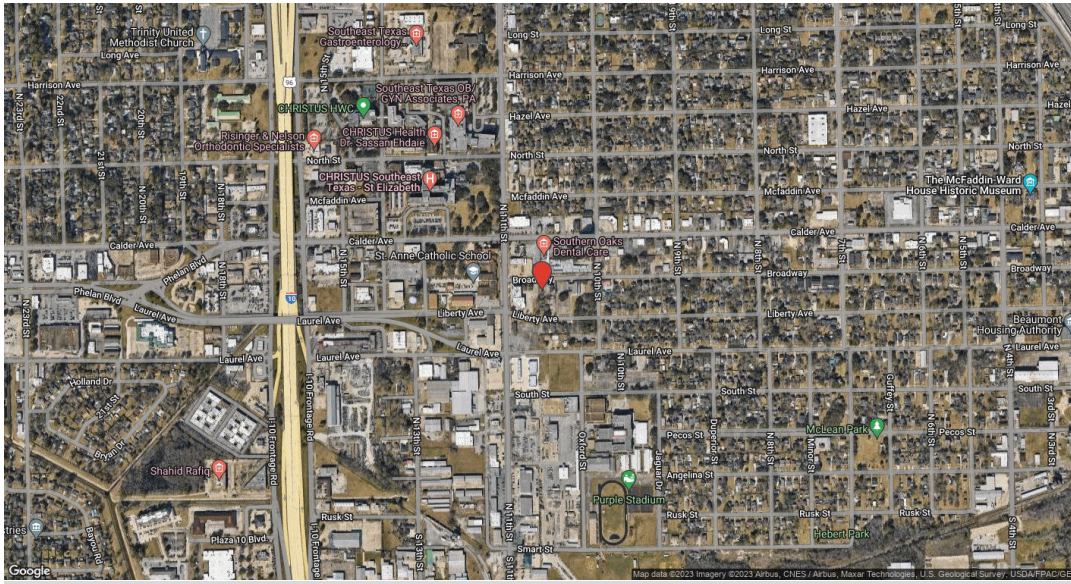


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Overview Map



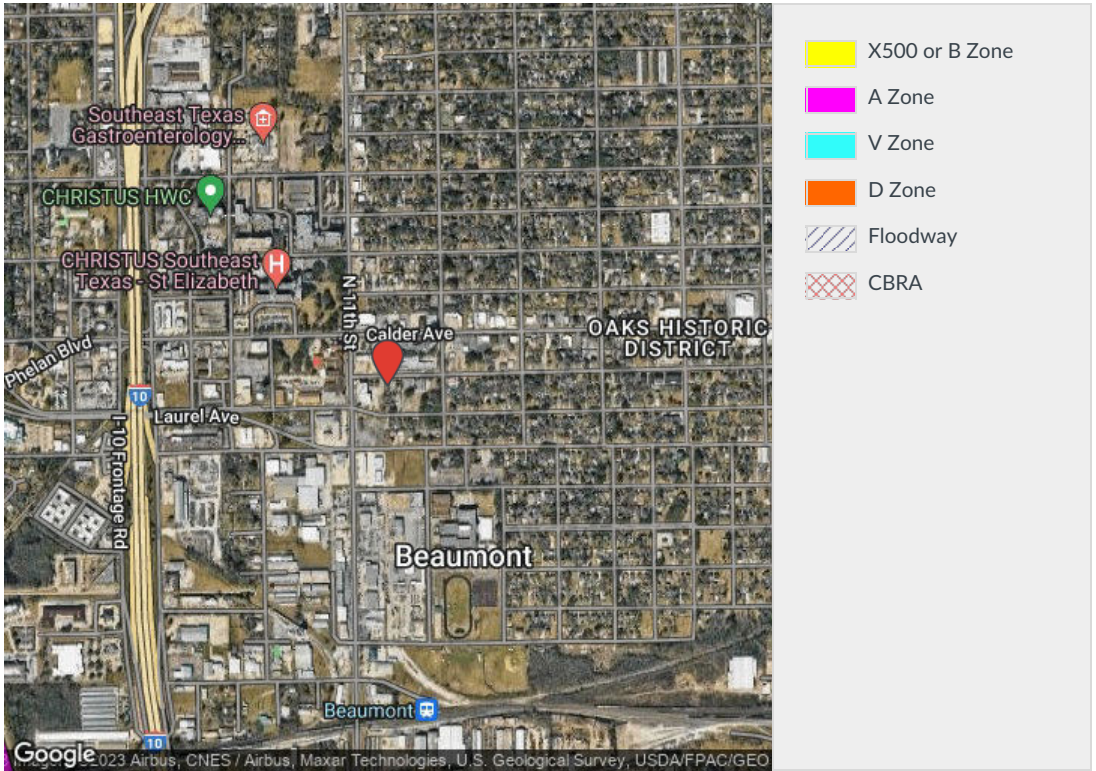
2671 BROADWAY ST BEAUMONT, TX 77702-1907

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

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - 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.

<u>RE/MAX ONE</u>	<u>9000010</u>	<u></u>	<u>(409) 860-3200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
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

TAR 2501

IABS 1-0

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