



**635 LANGHAM RD  
BEAUMONT, TX 77707**

**FOR SALE: \$415,000  
OR LEASE: \$3,630/M  
INCLUDING NETS**



## PROPERTY OVERVIEW

Office/Warehouse well positioned on Langham Road with easy access to College Street. This property includes +/-6,000sf with a reception area, 3 private offices, conference room, and a kitchen/break room. The property also includes a fenced side yard with a +/-1,000sf covered awning. The warehouse includes an automatic roll up door as well as a tool room in the back corner.



### **RYAN HARRINGTON COMMERCIAL DIVISION**

**OFFICE:** (409) 892-7245

**CELL:** (409) 673-3513

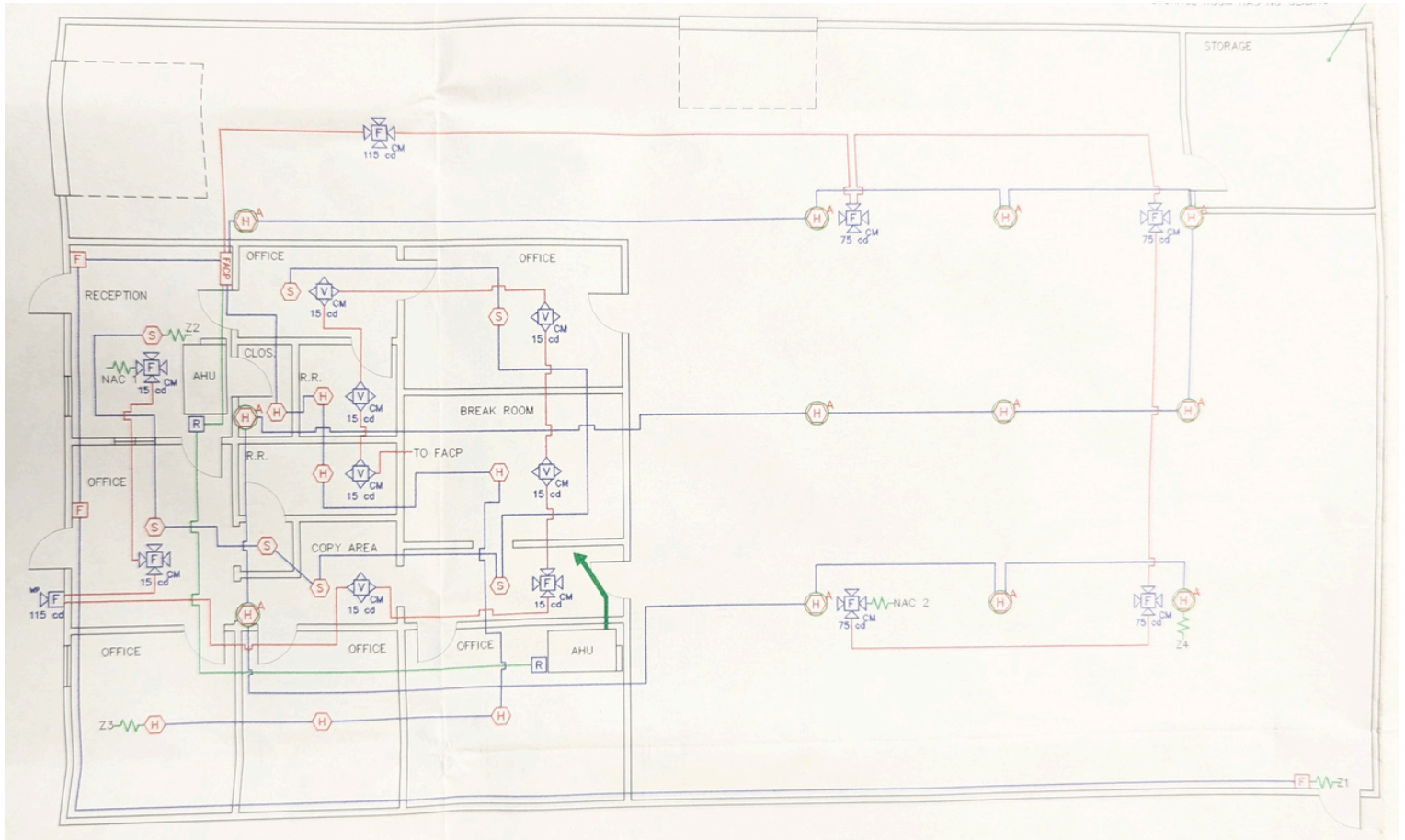
**RYAN@RMXONE.COM**

- Office/Warehouse
- +/- 6,000sf Total
- 10'x12' automatic overhead door
- 12' Clear height
- Reception area with sliding window
- 3 Offices
- Conference room
- Tool Room in Warehouse
- 2 Restrooms (1 shower)
- Kitchen/ Break Room
- Zoned Light Industrial
- Easy Access
- Fenced and covered area outside
- NNN=\$1.26/sf/year

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.



# FLOOR PLAN



## Demographic and Income Profile

635 Langham Rd, Beaumont, Texas, 77707  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.07047  
 Longitude: -94.16429

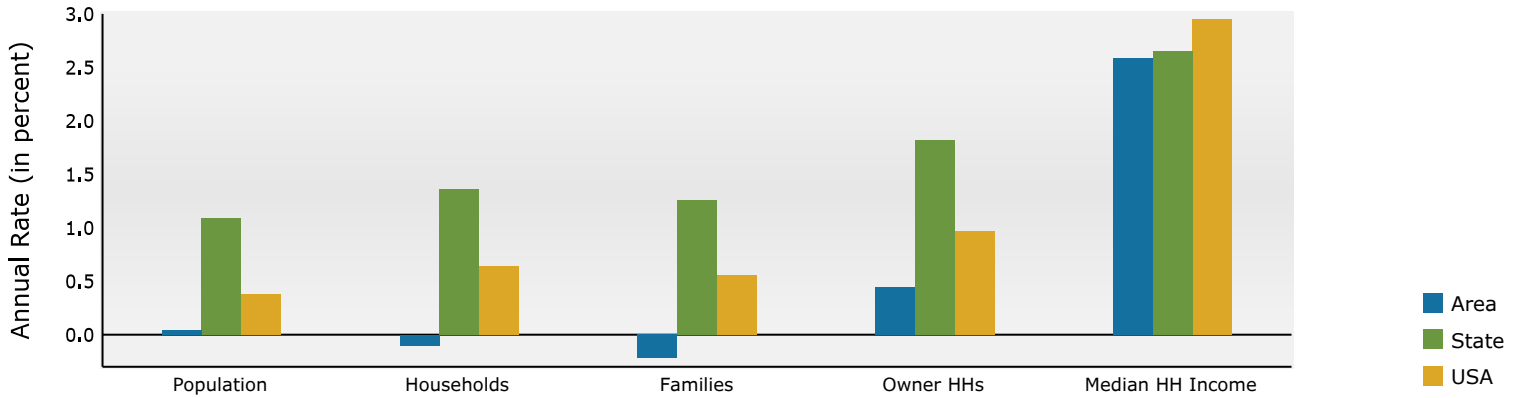
Summary	Census 2010		Census 2020		2024		2029	
Population	48,990		51,018		50,800		50,907	
Households	20,166		20,522		20,214		20,113	
Families	13,047		13,543		12,939		12,795	
Average Household Size	2.40		2.44		2.47		2.49	
Owner Occupied Housing Units	13,660		13,389		13,360		13,656	
Renter Occupied Housing Units	6,506		7,133		6,854		6,457	
Median Age	39.1		39.6		40.0		41.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.04%		1.09%		0.38%			
Households	-0.10%		1.36%		0.64%			
Families	-0.22%		1.26%		0.56%			
Owner HHs	0.44%		1.82%		0.97%			
Median Household Income	2.59%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,053	10.2%	1,769	8.8%		
\$15,000 - \$24,999			1,628	8.1%	1,218	6.1%		
\$25,000 - \$34,999			1,241	6.1%	1,058	5.3%		
\$35,000 - \$49,999			2,051	10.1%	1,762	8.8%		
\$50,000 - \$74,999			3,234	16.0%	3,076	15.3%		
\$75,000 - \$99,999			2,701	13.4%	2,746	13.7%		
\$100,000 - \$149,999			3,140	15.5%	3,376	16.8%		
\$150,000 - \$199,999			2,204	10.9%	2,791	13.9%		
\$200,000+			1,963	9.7%	2,318	11.5%		
Median Household Income			\$73,933		\$83,996			
Average Household Income			\$102,839		\$118,555			
Per Capita Income			\$40,830		\$46,725			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,273	6.7%	3,179	6.2%	3,127	6.2%	3,064	6.0%
5 - 9	3,062	6.3%	3,126	6.1%	3,137	6.2%	2,901	5.7%
10 - 14	3,131	6.4%	3,433	6.7%	3,153	6.2%	3,139	6.2%
15 - 19	3,231	6.6%	3,221	6.3%	3,123	6.1%	2,902	5.7%
20 - 24	3,124	6.4%	3,043	6.0%	3,110	6.1%	2,939	5.8%
25 - 34	6,297	12.9%	6,425	12.6%	6,435	12.7%	6,507	12.8%
35 - 44	5,819	11.9%	6,364	12.5%	6,573	12.9%	6,571	12.9%
45 - 54	7,078	14.4%	5,949	11.7%	5,902	11.6%	6,030	11.8%
55 - 64	6,393	13.0%	6,724	13.2%	6,141	12.1%	5,659	11.1%
65 - 74	3,684	7.5%	5,297	10.4%	5,507	10.8%	5,795	11.4%
75 - 84	2,762	5.6%	2,804	5.5%	3,167	6.2%	3,805	7.5%
85+	1,136	2.3%	1,453	2.8%	1,426	2.8%	1,595	3.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,216	59.6%	23,641	46.3%	22,361	44.0%	21,270	41.8%
Black Alone	14,227	29.0%	17,251	33.8%	17,547	34.5%	17,861	35.1%
American Indian Alone	229	0.5%	275	0.5%	302	0.6%	315	0.6%
Asian Alone	2,116	4.3%	2,581	5.1%	2,665	5.2%	2,854	5.6%
Pacific Islander Alone	16	0.0%	18	0.0%	34	0.1%	36	0.1%
Some Other Race Alone	2,283	4.7%	3,683	7.2%	4,056	8.0%	4,447	8.7%
Two or More Races	903	1.8%	3,570	7.0%	3,835	7.5%	4,123	8.1%
Hispanic Origin (Any Race)	5,262	10.7%	7,316	14.3%	8,103	16.0%	8,911	17.5%

**Data Note:** Income is expressed in current dollars.

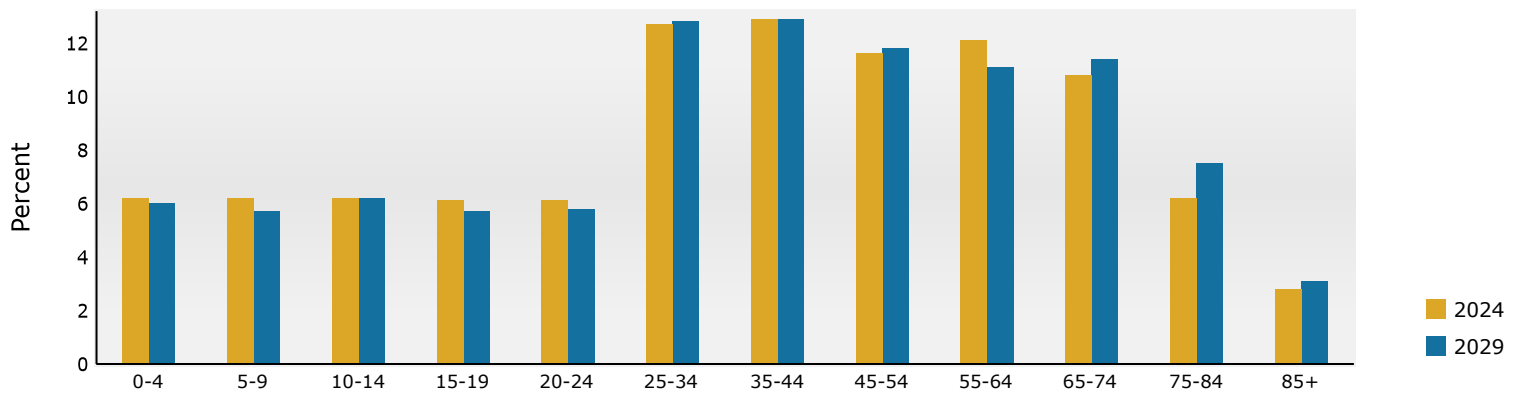
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

February 06, 2025

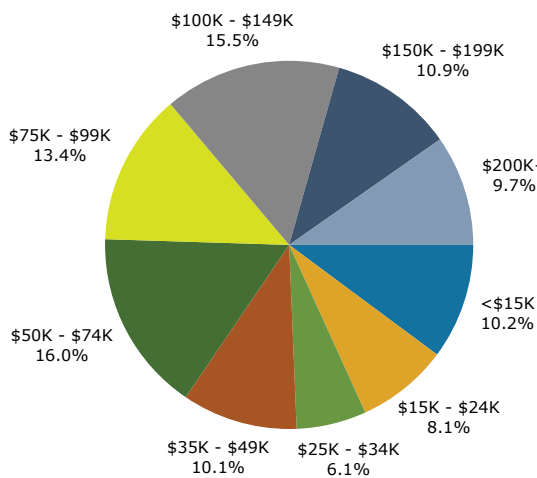
## Trends 2024-2029



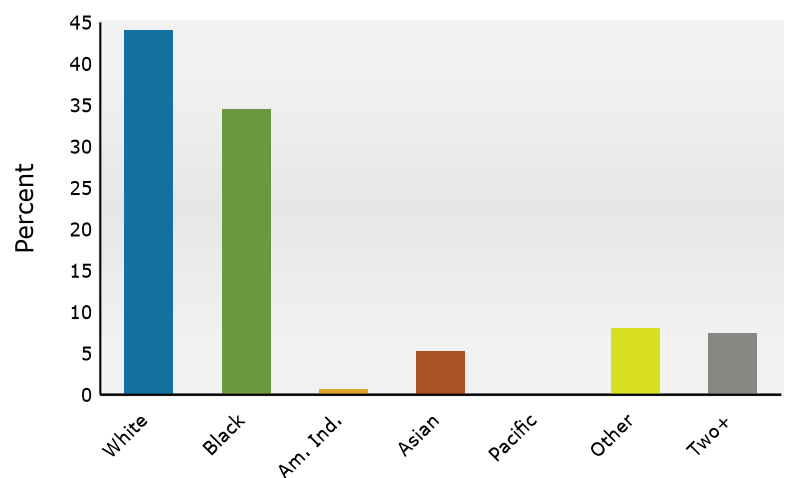
## Population by Age



## 2024 Household Income



## 2024 Population by Race



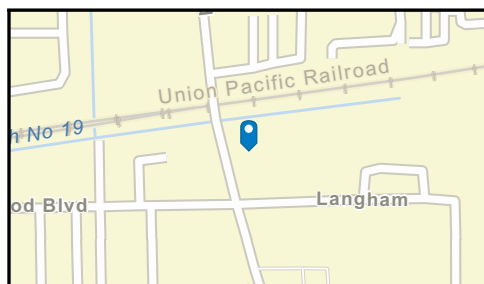
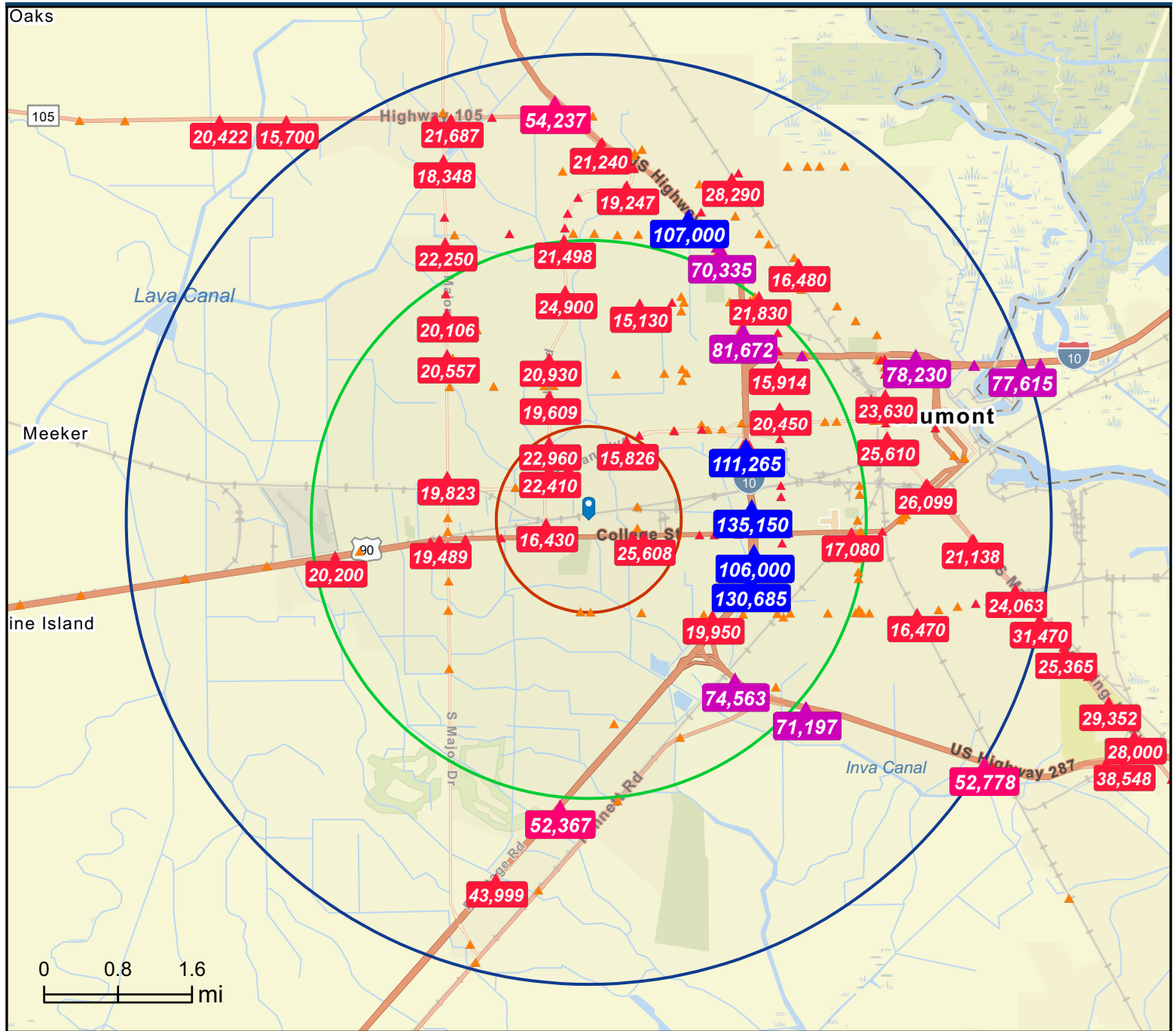
2024 Percent Hispanic Origin: 16.0%



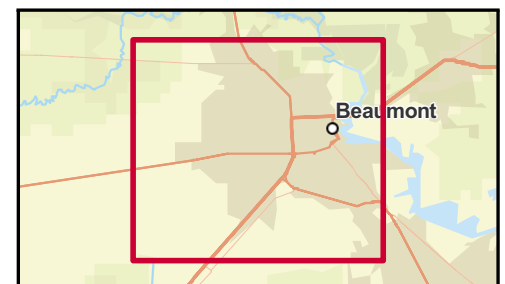
# Traffic Count Map

635 Langham Rd, Beaumont, Texas, 77707  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.07047  
Longitude: -94.16429



**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



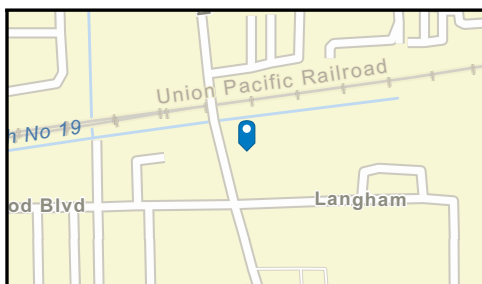
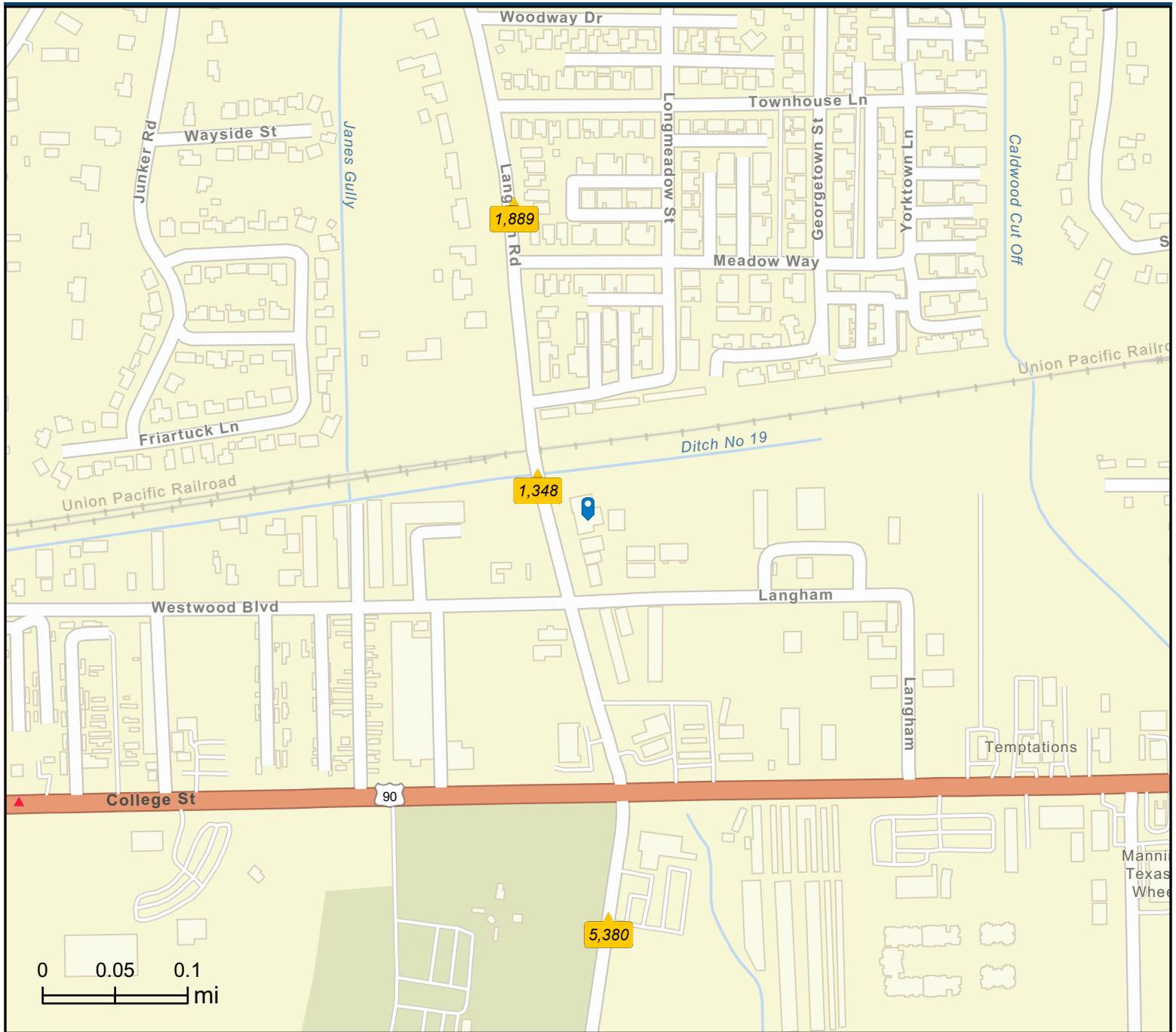
Source: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

## Traffic Count Map - Close Up

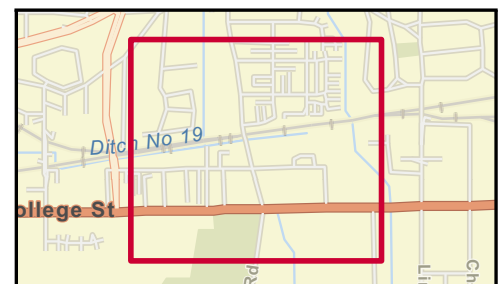
635 Langham Rd, Beaumont, Texas, 77707  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.07047  
Longitude: -94.16429



### 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: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

Overview Map





The closest match to 635 Langham beaumont TX is 635 LANGHAM RD BEAUMONT, TX 77707-3404

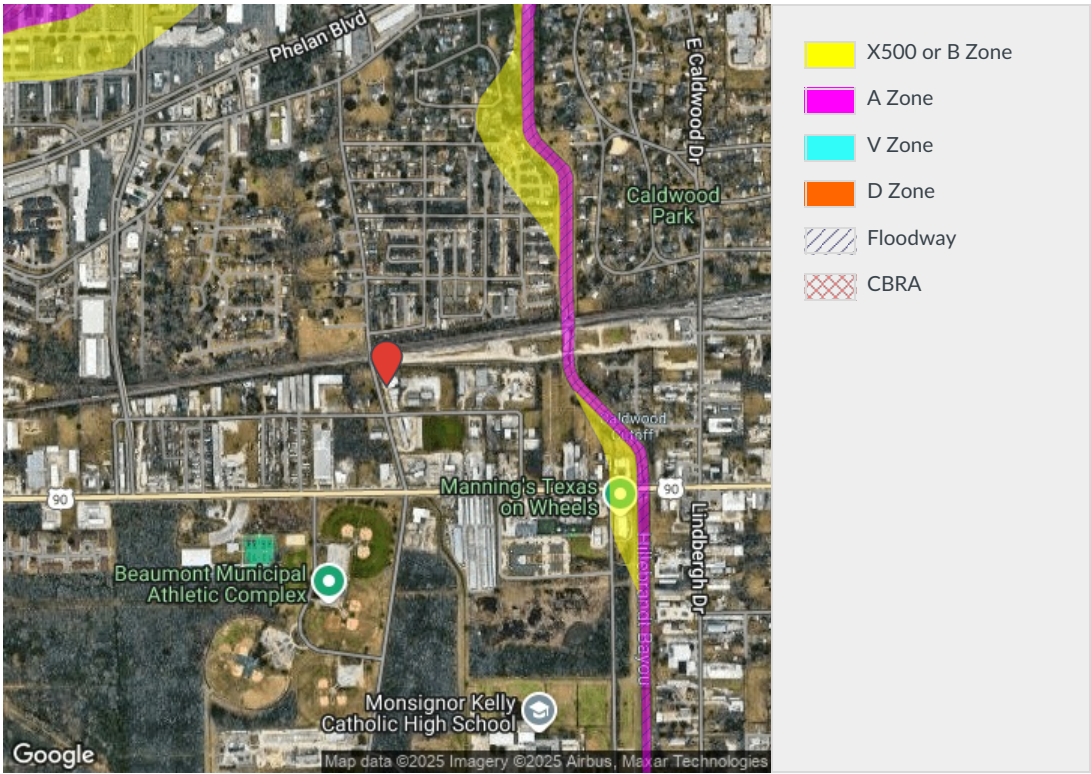
635 LANGHAM RD BEAUMONT, TX 77707-3404

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.

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

TAR 2501

IABS 1-0

RE/MAX Beaumont Foxworth Associates, 6410 Wellington Place Beaumont, TX 77706  
Ryan Harrington

Phone: 409.861.5655 Fax: 409.861.1440

Template

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)