

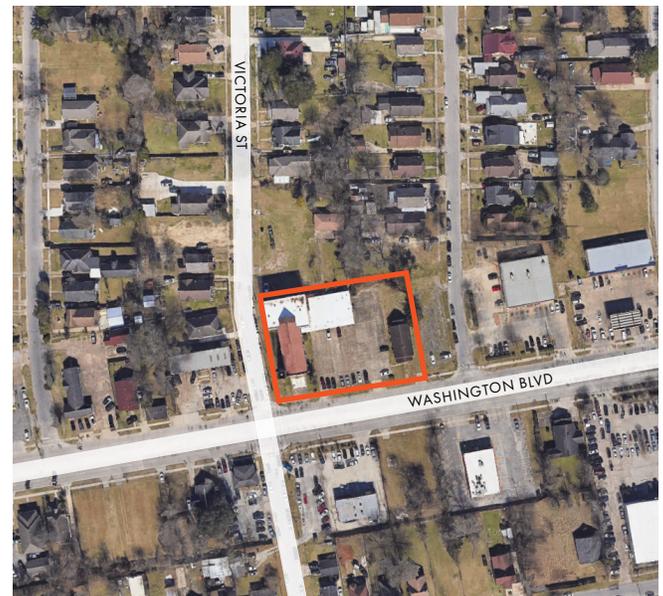
# RELIGIOUS PROPERTY FOR SALE

1180 WASHINGTON BLVD, BEAUMONT, TX 77705

## DESCRIPTION

The subject property consists of two permanent structures sitting on 0.91± total AC. There is a church facility consisting of an estimated 13,000± SF and a parsonage consisting of an estimated 1,500± SF.

- **Adjusted Price | \$499,000**
- Zoning: GCMD (General Commercial Multi-Family Dwelling)
- Approximately 50 paved parking spots onsite
- The surrounding neighborhood is comprised of commercial and single-family residential areas
- The property has great access to Interstate-10 and U.S. Highways 96 and 90



FOR MORE INFORMATION, PLEASE CONTACT:

TAMMIEY LINSOMB | **409.673.6057**

Sales Associate  
tammiey@cbcaaa.com  
Licensed Real Estate Agent



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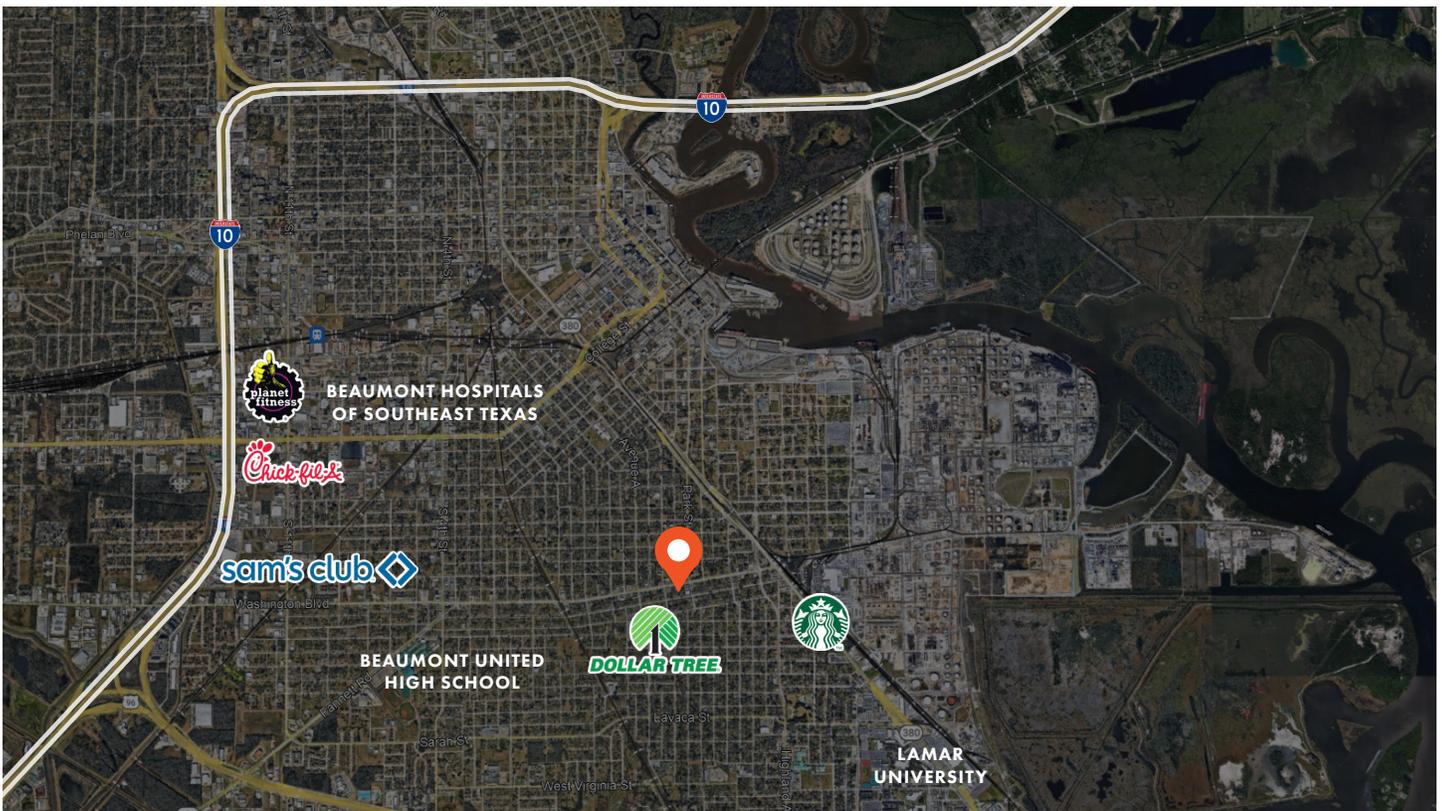
IN COOPERATION WITH:

CHRIS BURY | **949.939.6238**

Broker, Partner  
chris.bury@foundrycommercial.com  
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### PROPERTY OUTLINE & AERIAL MAP



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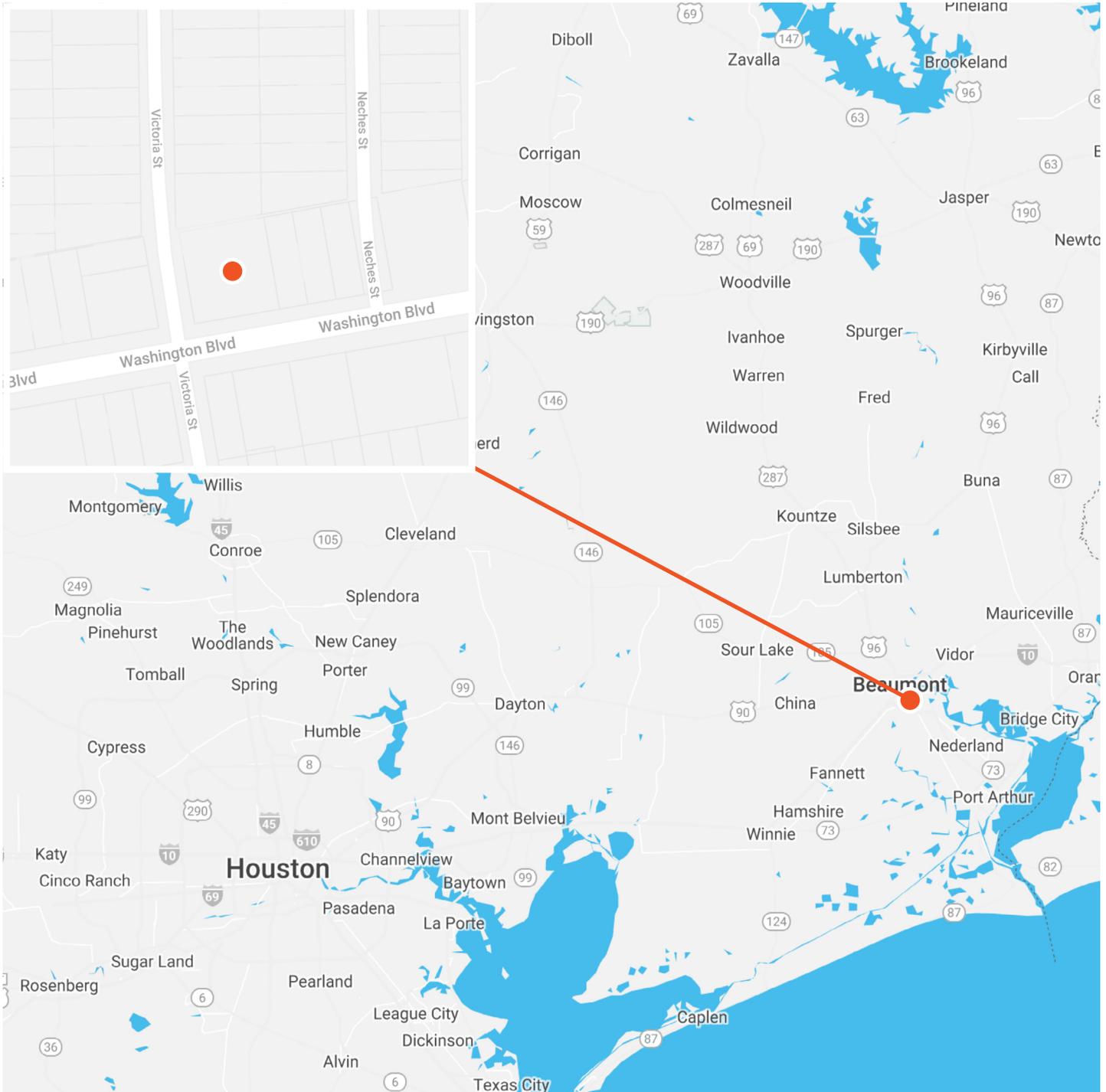
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MISSION  
PROPERTY  
GROUP

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AREA MAP



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**PHOTOS**



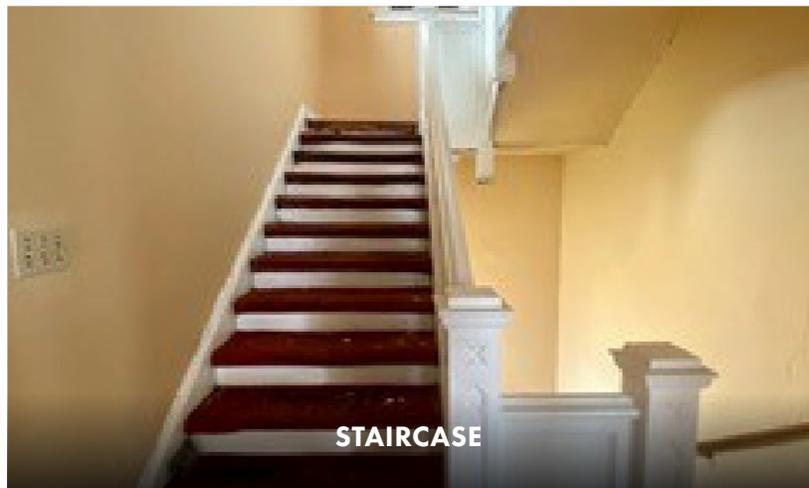
**FRONT EXTERIOR**



**SIDE EXTERIOR**



**SANCTUARY FACING FRONT**



**STAIRCASE**



**PARSONAGE EXTERIOR**



**CHURCH EXTERIOR**

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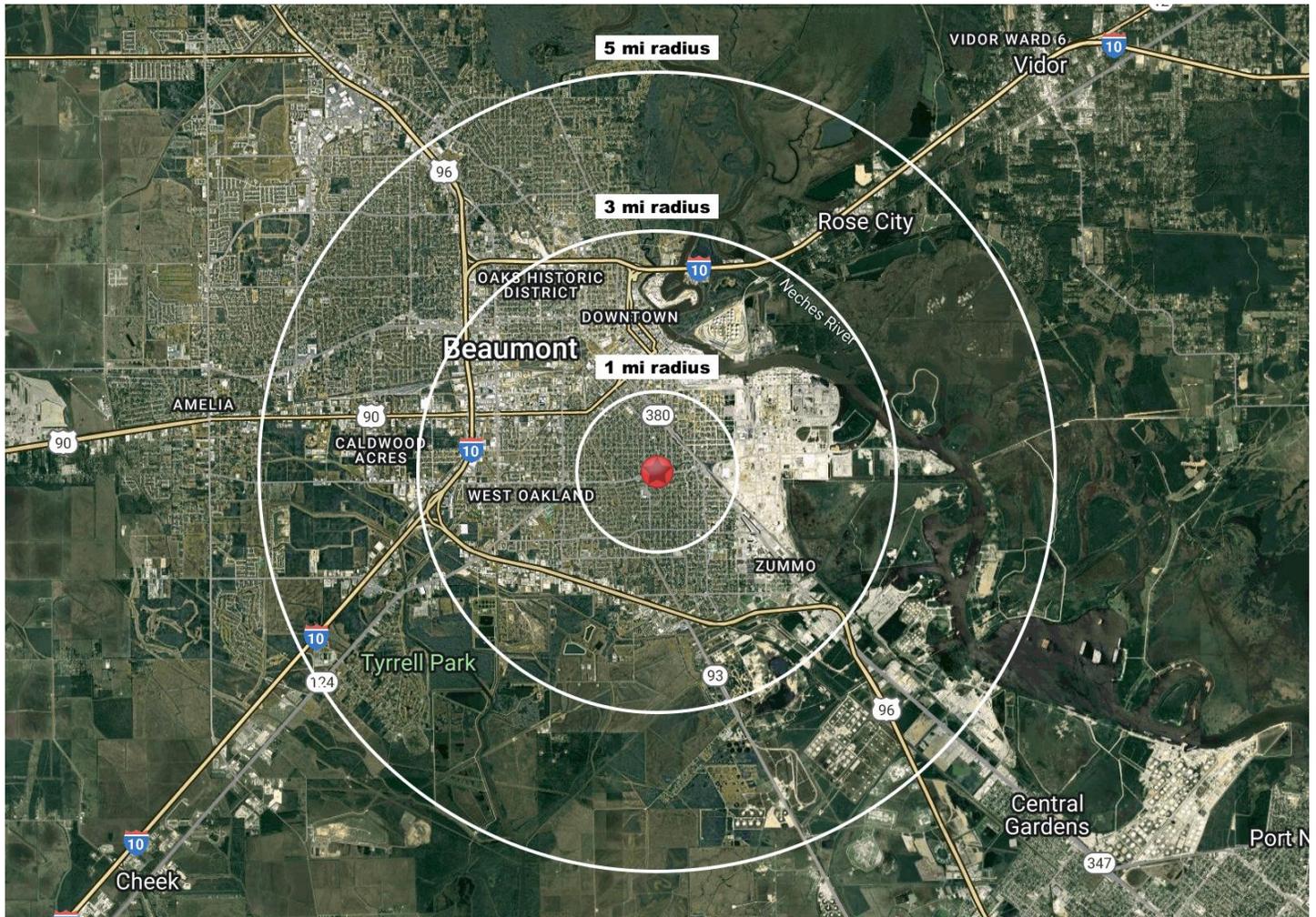
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**DEMOGRAPHICS**



**1 MILE RADIUS**

|  |  |
|--|--|
|  | <b>11,712</b><br>ESTIMATED POPULATION 2025 |
|  | <b>32.8</b><br>MEDIAN AGE                  |
|  | <b>\$83,936</b><br>MEDIAN HOME VALUE 2025  |
|  | <b>1,145</b><br>TOTAL EMPLOYEES            |
|  | <b>\$61,736</b><br>AVG HOUSEHOLD INCOME    |

**3 MILE RADIUS**

|  |  |
|--|--|
|  | <b>33,983</b><br>ESTIMATED POPULATION 2025 |
|  | <b>33.2</b><br>MEDIAN AGE                  |
|  | <b>\$99,773</b><br>MEDIAN HOME VALUE 2025  |
|  | <b>28,925</b><br>TOTAL EMPLOYEES           |
|  | <b>\$63,110</b><br>AVG HOUSEHOLD INCOME    |

**5 MILE RADIUS**

|  |  |
|--|--|
|  | <b>66,930</b><br>ESTIMATED POPULATION 2025 |
|  | <b>35.3</b><br>MEDIAN AGE                  |
|  | <b>\$142,891</b><br>MEDIAN HOME VALUE 2025 |
|  | <b>46,000</b><br>TOTAL EMPLOYEES           |
|  | <b>\$72,885</b><br>AVG HOUSEHOLD INCOME    |

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