

**FIRST
FINANCIAL
BANK**

Walmart
Supercentre

**L-TRAIN
EXPRESS WASH**



287

24,020 VPD

*Lumberton
High School*

HARD BEAN

**MCT
Credit Union**

**CVS
pharmacy**

**GREAT AMERICAN
COOKIES**

Great Clips

verizon



BURGER KING



RIVER BIRCH DR

FOREST RD

**SITE
5.72 AC**



287

FOR LEASE

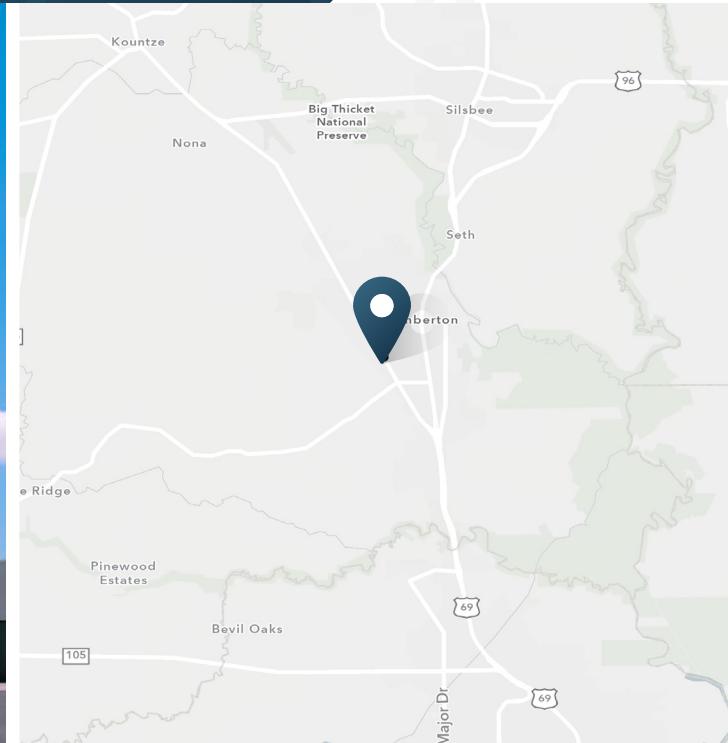
5.72 AC New Development | Spaces For Lease

US-287 N & River Birch Drive | Lumberton, Texas

S SRS

5.72 Acre New Development | Spaces For Lease

US-287 N & River Birch Drive | Lumberton, Texas 77657



46,454 SF
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

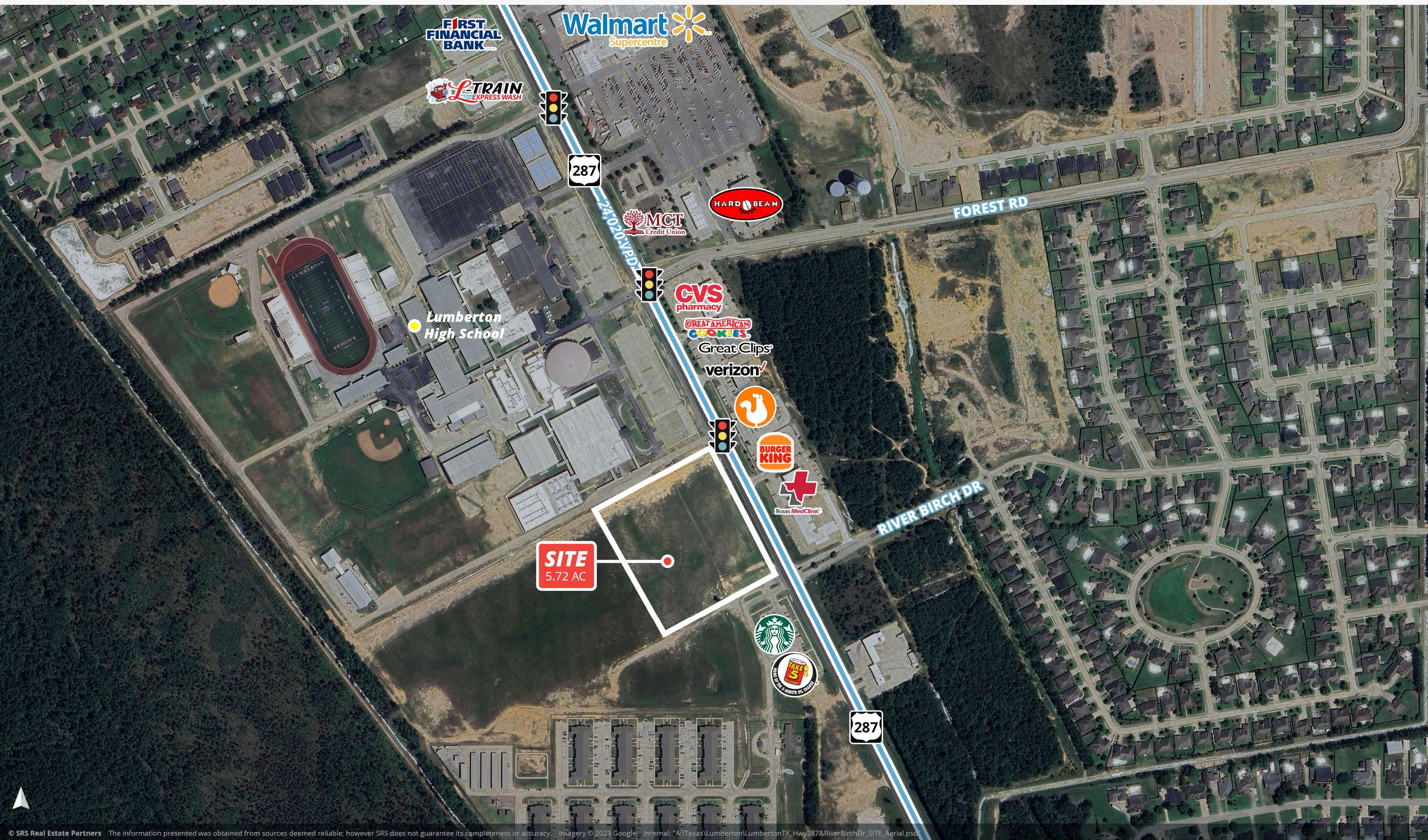
- New development of 5.72 Acres directly off of Highway 287 in Lumberton, Texas
- Four lots planned with each being roughly 1 acre
- Seven Brew confirmed on corner space (Lot A)
- Future plans for developing the back portion (Lot E)
- 24,020 vehicles per day on Highway 287
- Located next door to Lumberton Intermediate School and Lumberton High School with over 2,000 students collectively

JOIN THESE RETAILERS



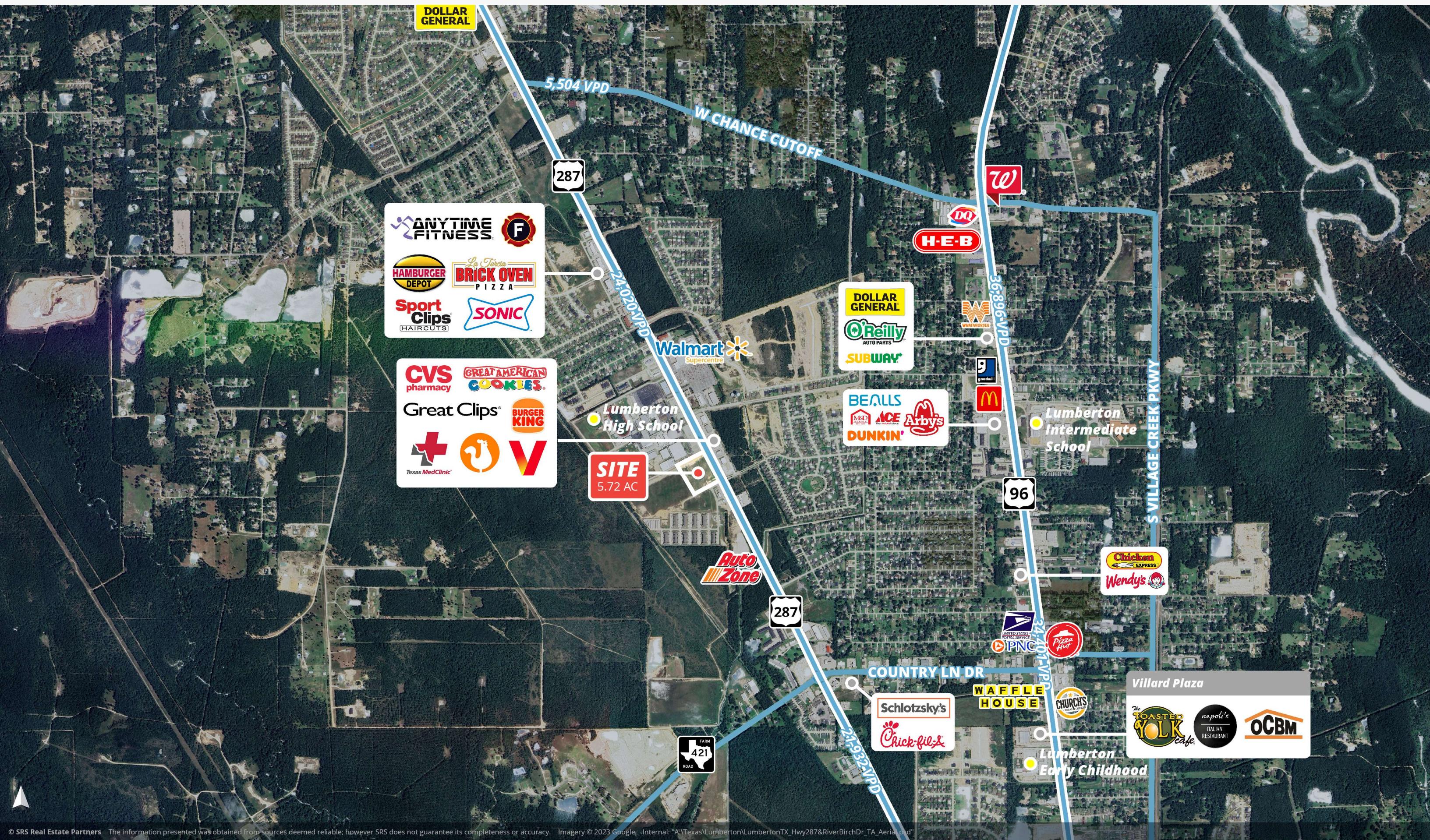
Site Aerial

US-287 N & River Birch Drive | Lumberton, Texas 77657



Trade Aerial

US-287 N & River Birch Drive | Lumberton, Texas 77657



Demographics

US-287 N & River Birch Drive | Lumberton, Texas 77657



DEMOGRAPHIC HIGHLIGHTS

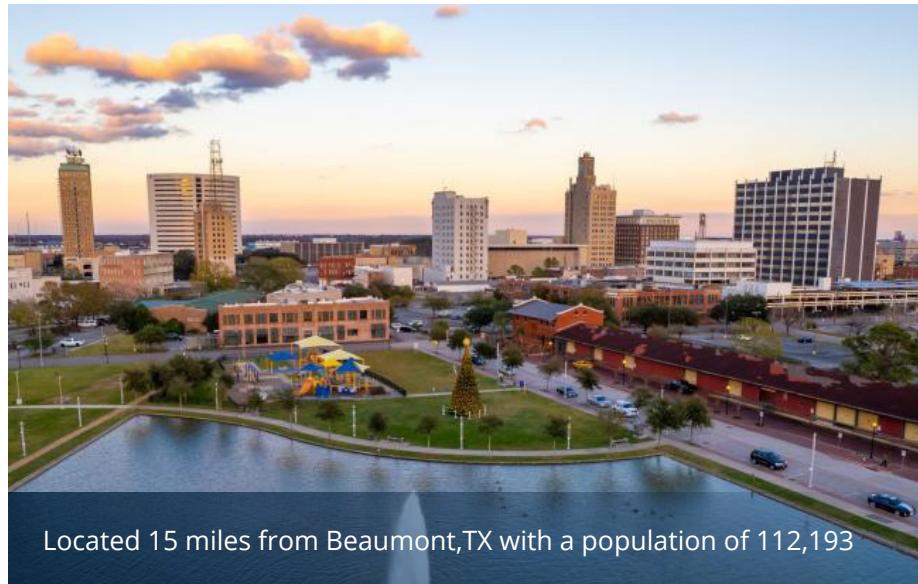
Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	5,141	20,044	24,281
2030 Projected Population	5,216	20,456	24,848
Proj. Annual Growth 2025 to 2030	0.29%	0.41%	0.46%
Daytime Population			
2025 Daytime Population	4,195	14,937	17,836
Workers	1,311	4,031	4,505
Residents	2,884	10,906	13,331
Income			
2025 Est. Average Household Income	\$117,047	\$111,844	\$113,326
2025 Est. Median Household Income	\$96,745	\$92,933	\$93,209
Households & Growth			
2025 Estimated Households	2,067	7,763	9,384
2030 Estimated Households	2,129	8,030	9,732
Proj. Annual Growth 2025 to 2030	0.59%	0.68%	0.73%
Race & Ethnicity			
2025 Est. White	87%	87%	87%
2025 Est. Black or African American	1%	1%	1%
2025 Est. Asian or Pacific Islander	2%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	10%	10%	10%
2025 Est. Hispanic (Any Race)	9%	9%	9%

➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



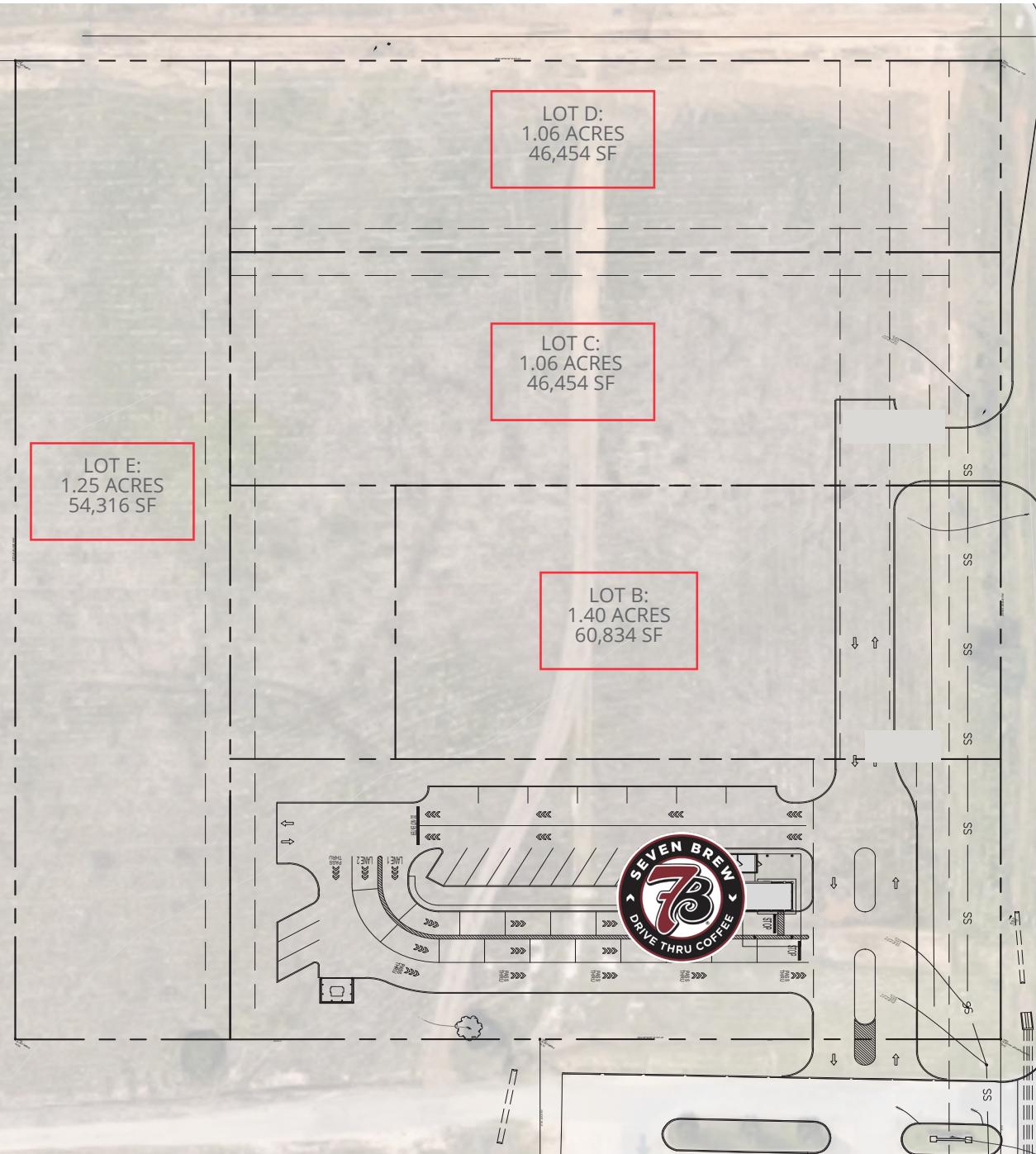
Lumbertons has consistent growth with new developments



Located 15 miles from Beaumont, TX with a population of 112,193

Site Plan | Conceptual

US-287 N & River Birch Drive | Lumberton, Texas 77657



Information About Brokerage Services

Texas Real Estate Commission (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 or 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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials
			Date

5.72 Acres Tract
Lumberton, TX



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