

**FOR
LEASE**

Copper Point
Total Units: 277
Occupied: 121
Under Construction: 71
Future: 85

SITE

LESLIES SportClips
FIREHOUSE SUBS

**LUMBERTON
HEIGHTS**
5Point CREDIT UNION
FARMERS INSURANCE
stewart

**CEDARBROOK
HEIGHTS**
BRICK OVEN
ANYTIME FITNESS

**WESTWOOD
HEIGHTS PLAZA**
TIC TAC NAILS
PHO NOMENAL

NewQuest

LUMBERTON RETAIL CENTER

309 N LHS Drive | Lumberton, Texas
1,292 SF Inline Space Available For Lease

Strater Zarr
281.955.3872 | szarr@newquest.com

Brett Strake
281.477.4388 | bstrake@newquest.com



Project Highlights

Prime Commercial Opportunity on Highway 69 – Lumberton, TX

- Co-tenancy with T-Mobile & Potbelly
- Premier visibility on Beaumont's busiest commuter corridor
- Ideal for medical, retail, and dining concepts
- Less than 1 mile from Lumberton High School
- Over 6,000 new homes coming to the Longleaf-Hardin community
- Call brokers for pricing

Strater Zarr

szarr@newquest.com
281.955.3872

Brett Strake

cfajardo@newquest.com
281.477.4388



13.4%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



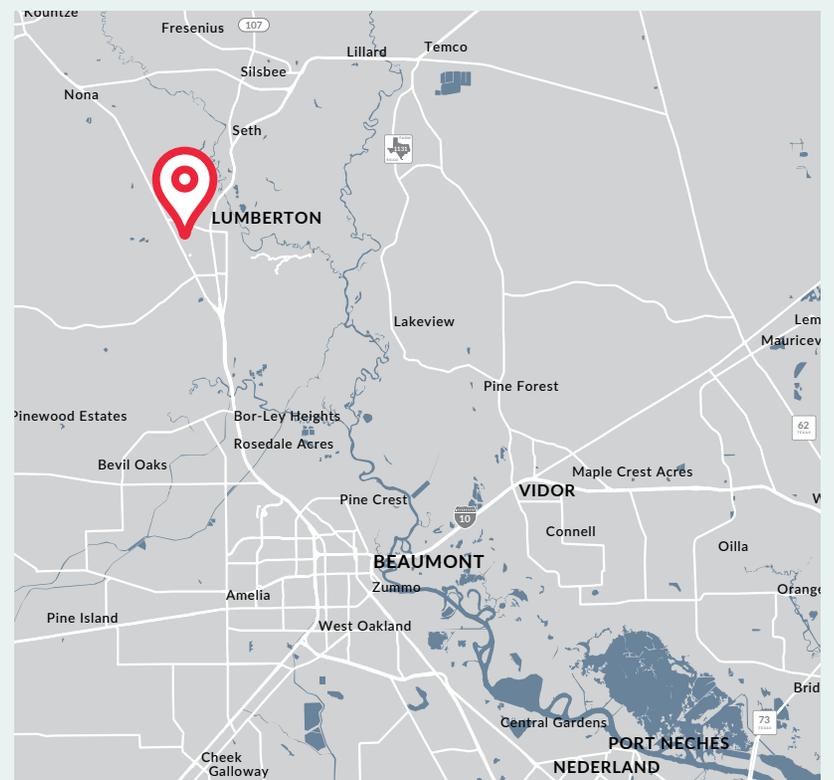
\$118K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

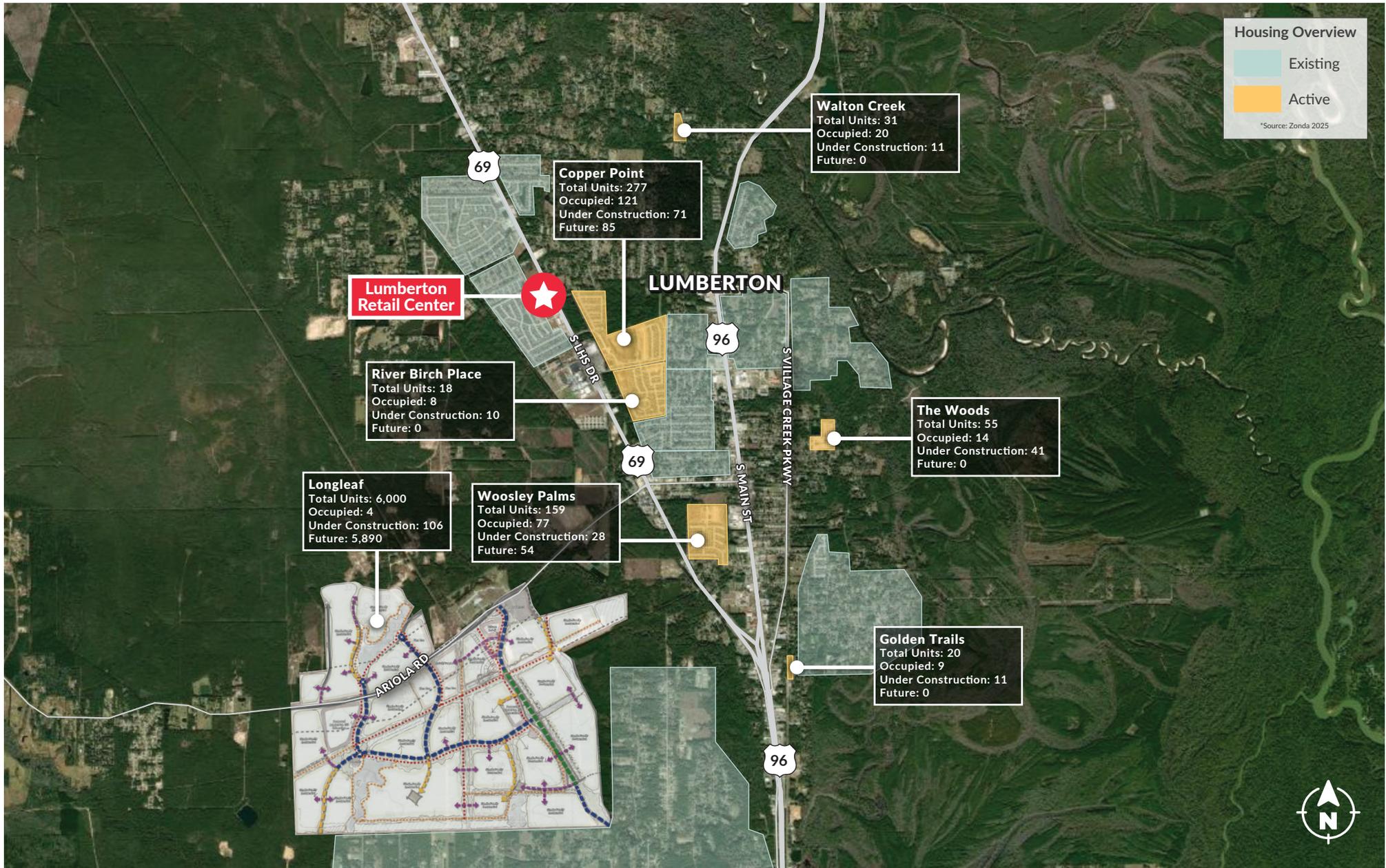


23K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

MAJOR AREA RETAILERS





TxDot Traffic Counts as of 2024

12.25 | 12.25

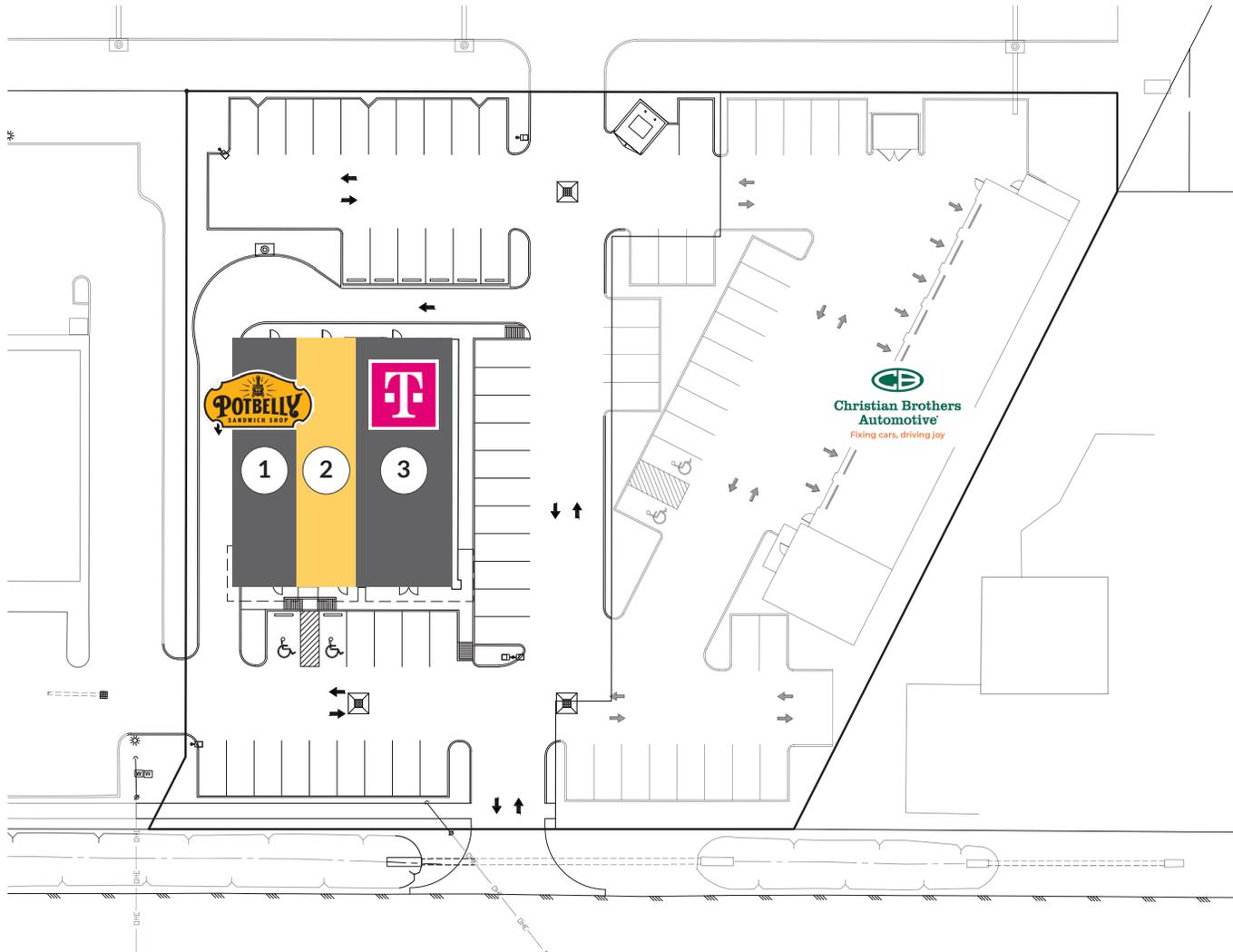
AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan



KEY	BUSINESS	LEASE AREAS
1	Potbelly	1,800 SF
2	Available For Lease	1,292 SF
3	T-Mobile	2,500 SF



SP.01 | 12.25

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,092	7,531	10,023
Current Population	5,629	20,022	26,411
2020 Census Population	5,822	17,899	23,280
Population Growth 2020 to 2025	-3.30%	11.86%	13.45%
2025 Median Age	34.9	36.9	37.3

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	88.97%	88.85%	88.38%
Black or African American	2.10%	1.81%	2.27%
Asian or Pacific Islander	1.67%	1.66%	1.52%
Other Races	6.67%	7.28%	7.45%
Hispanic	8.70%	8.84%	8.84%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$114,424	\$116,760	\$117,730
Median Household Income	\$91,247	\$94,859	\$91,396
Per Capita Income	\$42,964	\$44,446	\$45,016

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	20.17%	21.58%	22.18%
2 Person Households	35.70%	35.51%	35.47%
3+ Person Households	44.13%	42.91%	42.35%
Owner-Occupied Housing Units	72.85%	76.32%	76.50%
Renter-Occupied Housing Units	27.15%	23.68%	23.50%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Strater Zarr	828099	szarr@newquest.com	281.955.3872
Sales Agent/Associate's Name	License No.	Email	Phone
Brett Strake	695691	bstrake@newquest.com	281.477.4388
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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