

**2440 W. CARDINAL DR.
BEAUMONT, TX 77705**



FOR LEASE

**\$0.70/SF/MONTH + NNN
(\$6,019 INCLUDING NETS)**



PROPERTY OVERVIEW

Outstanding office/warehouse available for lease on W. Cardinal Drive, offering excellent visibility and convenient accessibility. The building features a total of +/-7,320sf, including +/-4,990sf of spacious warehouse. The warehouse is highly functional and is equipped with 9 grade level doors that provide easy access from 3 sides and is ideal for efficient operations and logistics. The well-appointed office area includes +/-2,330sf and contains 8 private offices, a welcoming reception area, break room, and 2 restrooms.



**RYAN HARRINGTON
COMMERCIAL DIVISION**

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM



- +/-7,320 SF Office/Warehouse
- +/-2,330 SF Office
- +/-4,990 SF Warehouse
- 9 Grade Level Doors 18x14
- 8 Private Offices
- Reception Area
- Well Positioned on W. Cardinal Drive
- 2 Restrooms
- Storage over office area
- Office Supply Room
- Free Standing
- Concrete Parking
- Break Room
- NNN = \$1.47/sf/year

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RE/MAX
COMMERCIAL®

2440 W. CARDINAL DRIVE
BEAUMONT, TX 77705



FLOOR PLAN



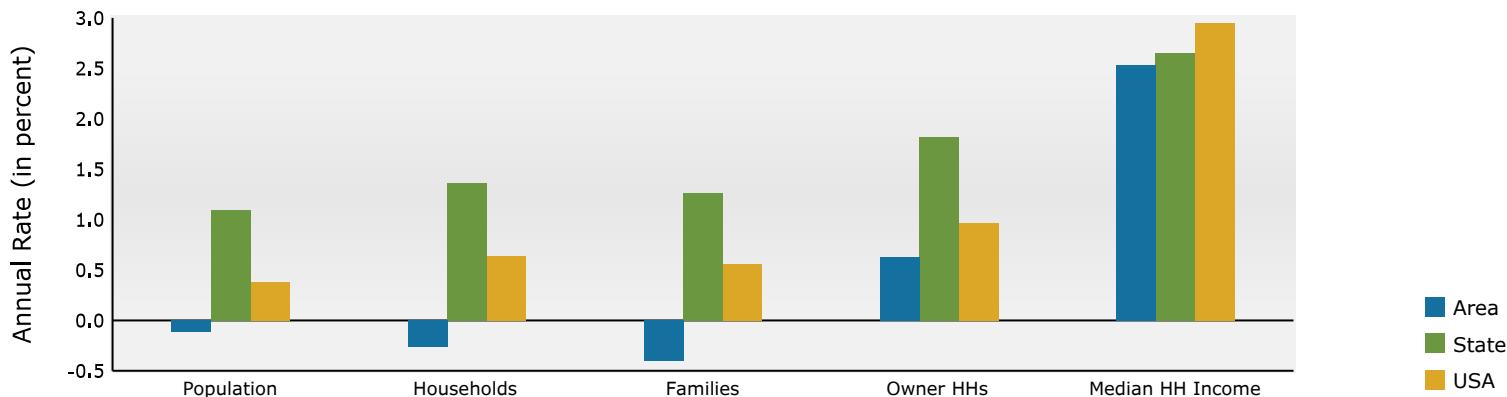
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| Summary | Census 2010 | Census 2020 | 2024 | 2029 |
|-------------------------------|-------------|-------------|----------|---------|
| Population | 33,992 | 29,444 | 28,888 | 28,729 |
| Households | 11,625 | 10,941 | 10,625 | 10,487 |
| Families | 7,357 | 6,914 | 6,490 | 6,360 |
| Average Household Size | 2.65 | 2.61 | 2.64 | 2.66 |
| Owner Occupied Housing Units | 5,929 | 5,441 | 5,386 | 5,558 |
| Renter Occupied Housing Units | 5,696 | 5,500 | 5,239 | 4,930 |
| Median Age | 31.8 | 35.2 | 35.6 | 36.5 |
| Trends: 2024-2029 Annual Rate | Area | State | National | |
| Population | -0.11% | 1.09% | 0.38% | |
| Households | -0.26% | 1.36% | 0.64% | |
| Families | -0.40% | 1.26% | 0.56% | |
| Owner HHs | 0.63% | 1.82% | 0.97% | |
| Median Household Income | 2.53% | 2.65% | 2.95% | |
| Households by Income | Number | Percent | Number | Percent |
| <\$15,000 | 2,271 | 21.4% | 2,039 | 19.4% |
| \$15,000 - \$24,999 | 1,332 | 12.5% | 1,082 | 10.3% |
| \$25,000 - \$34,999 | 939 | 8.8% | 858 | 8.2% |
| \$35,000 - \$49,999 | 1,796 | 16.9% | 1,652 | 15.8% |
| \$50,000 - \$74,999 | 1,773 | 16.7% | 1,823 | 17.4% |
| \$75,000 - \$99,999 | 1,267 | 11.9% | 1,419 | 13.5% |
| \$100,000 - \$149,999 | 808 | 7.6% | 996 | 9.5% |
| \$150,000 - \$199,999 | 292 | 2.7% | 423 | 4.0% |
| \$200,000+ | 148 | 1.4% | 195 | 1.9% |
| Median Household Income | \$40,185 | | \$45,536 | |
| Average Household Income | \$54,296 | | \$63,244 | |
| Per Capita Income | \$20,360 | | \$23,507 | |
| Population by Age | Census 2010 | Census 2020 | 2024 | 2029 |
| 0 - 4 | 2,320 | 6.8% | 2,145 | 7.3% |
| 5 - 9 | 2,315 | 6.8% | 2,145 | 7.3% |
| 10 - 14 | 2,205 | 6.5% | 2,124 | 7.2% |
| 15 - 19 | 3,438 | 10.1% | 2,289 | 7.8% |
| 20 - 24 | 3,531 | 10.4% | 1,995 | 6.8% |
| 25 - 34 | 4,556 | 13.4% | 3,967 | 13.5% |
| 35 - 44 | 3,771 | 11.1% | 3,688 | 12.5% |
| 45 - 54 | 4,418 | 13.0% | 3,203 | 10.9% |
| 55 - 64 | 3,503 | 10.3% | 3,677 | 12.5% |
| 65 - 74 | 2,037 | 6.0% | 2,564 | 8.7% |
| 75 - 84 | 1,367 | 4.0% | 1,183 | 4.0% |
| 85+ | 531 | 1.6% | 464 | 1.6% |
| Race and Ethnicity | Census 2010 | Census 2020 | 2024 | 2029 |
| White Alone | 6,194 | 18.2% | 3,606 | 12.2% |
| Black Alone | 21,935 | 64.5% | 18,173 | 61.7% |
| American Indian Alone | 282 | 0.8% | 262 | 0.9% |
| Asian Alone | 998 | 2.9% | 680 | 2.3% |
| Pacific Islander Alone | 10 | 0.0% | 27 | 0.1% |
| Some Other Race Alone | 3,894 | 11.5% | 4,151 | 14.1% |
| Two or More Races | 679 | 2.0% | 2,544 | 8.6% |
| Hispanic Origin (Any Race) | 6,570 | 19.3% | 7,409 | 25.2% |

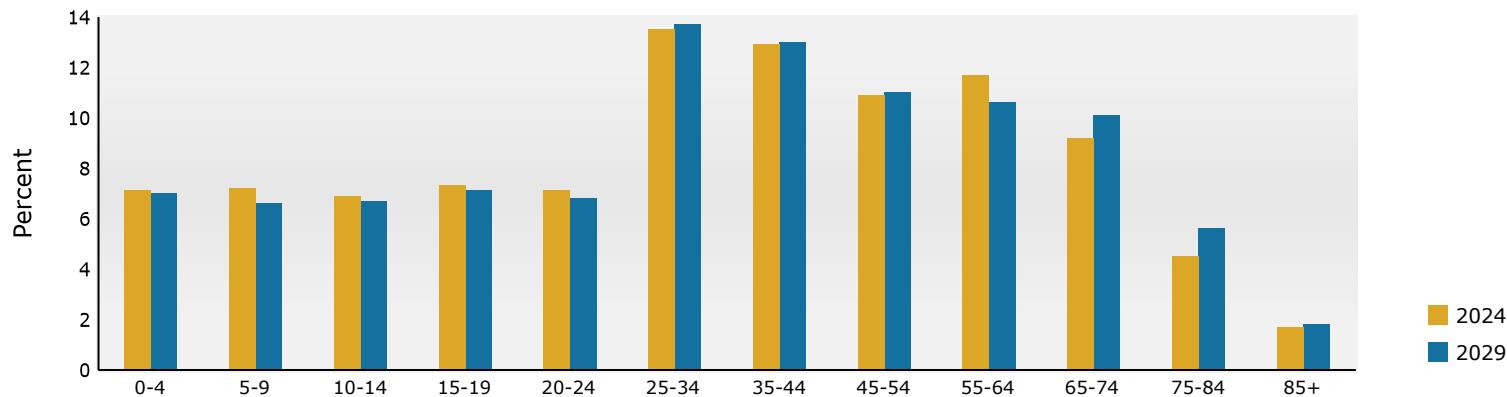
Data Note: Income is expressed in current dollars.

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

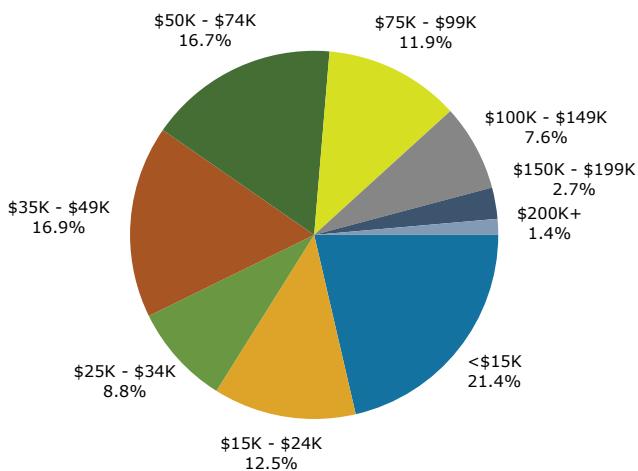
Trends 2024-2029



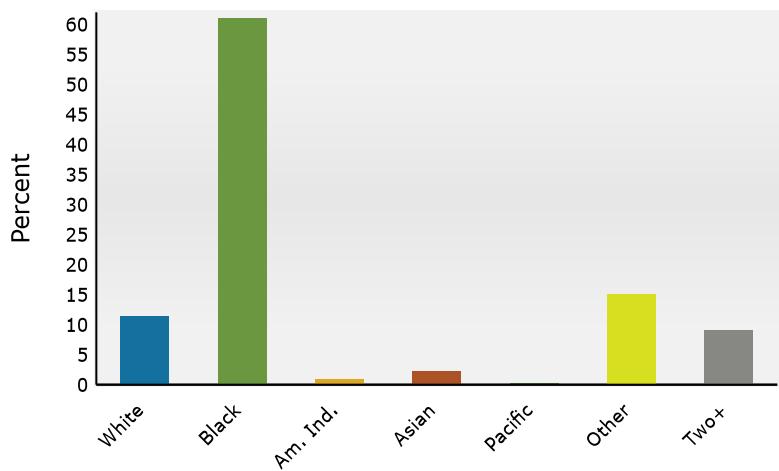
Population by Age



2024 Household Income



2024 Population by Race



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

Traffic Count Map

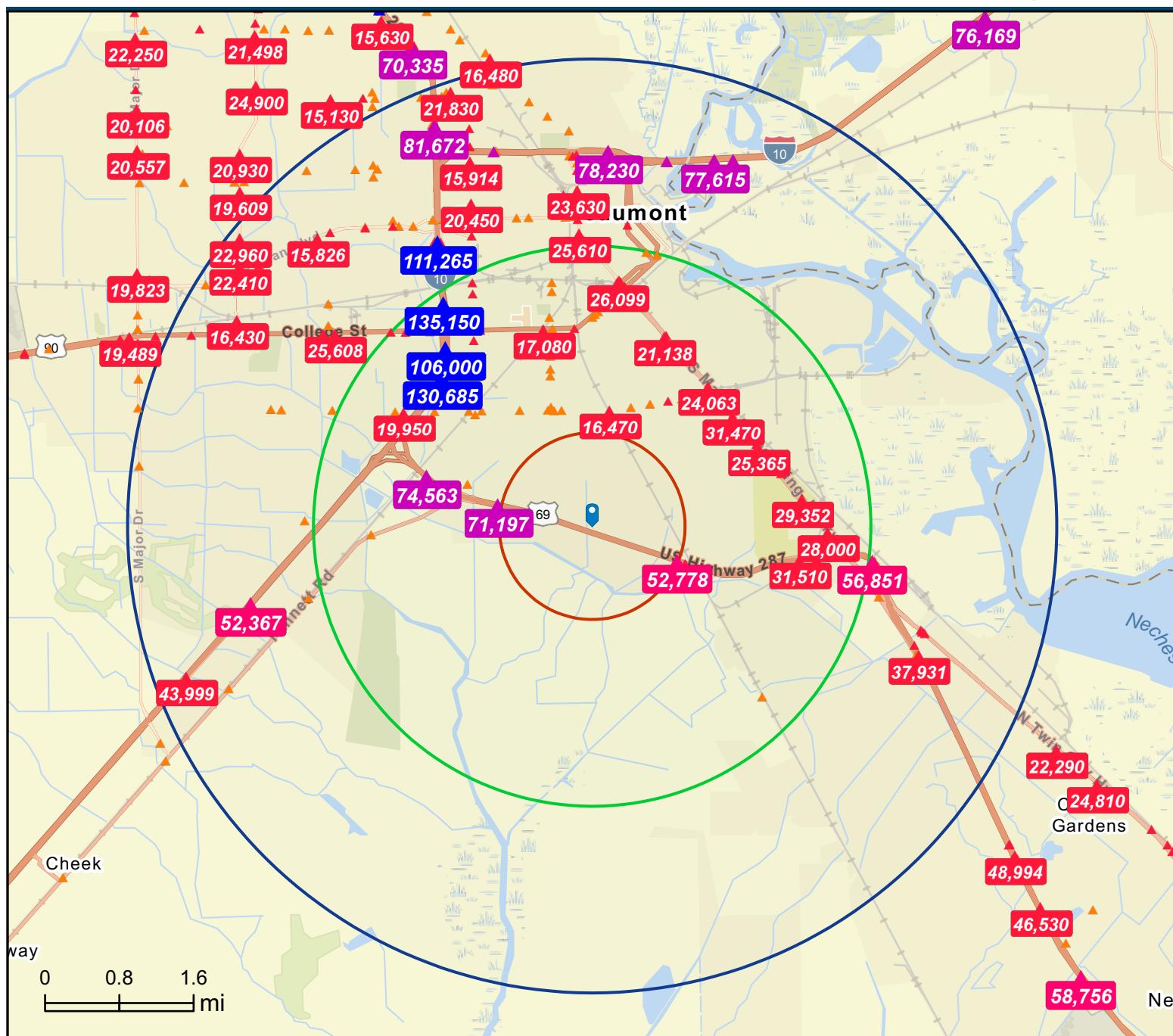
2440 W Cardinal Dr, Beaumont, Texas, 77705

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.03785

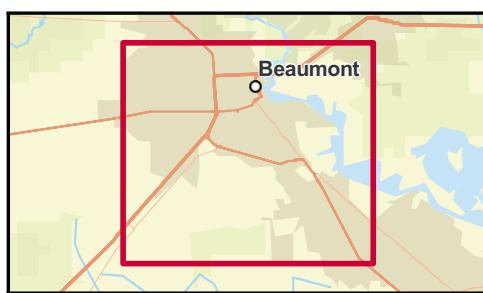
Longitude: -94.10813



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 (Q4 2024).



June 10, 2025

Traffic Count Map - Close Up

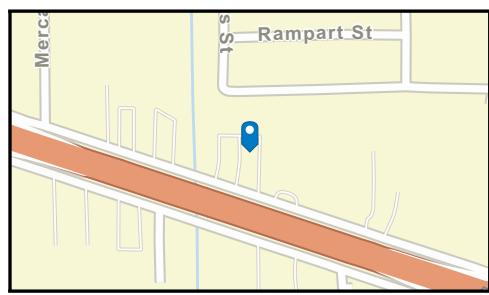
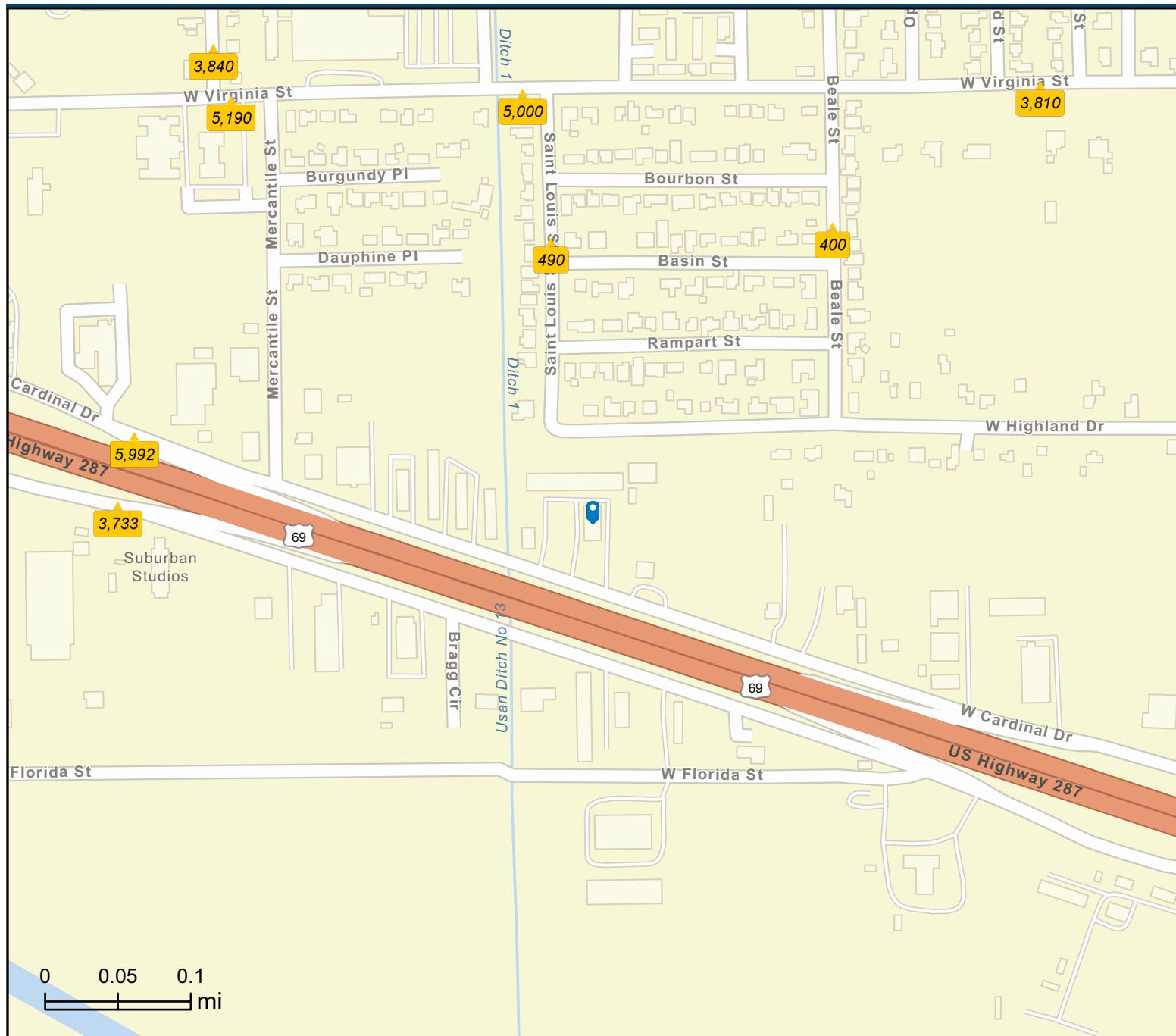
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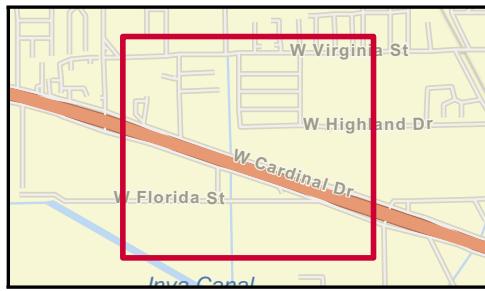
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Longitude: -94.10813



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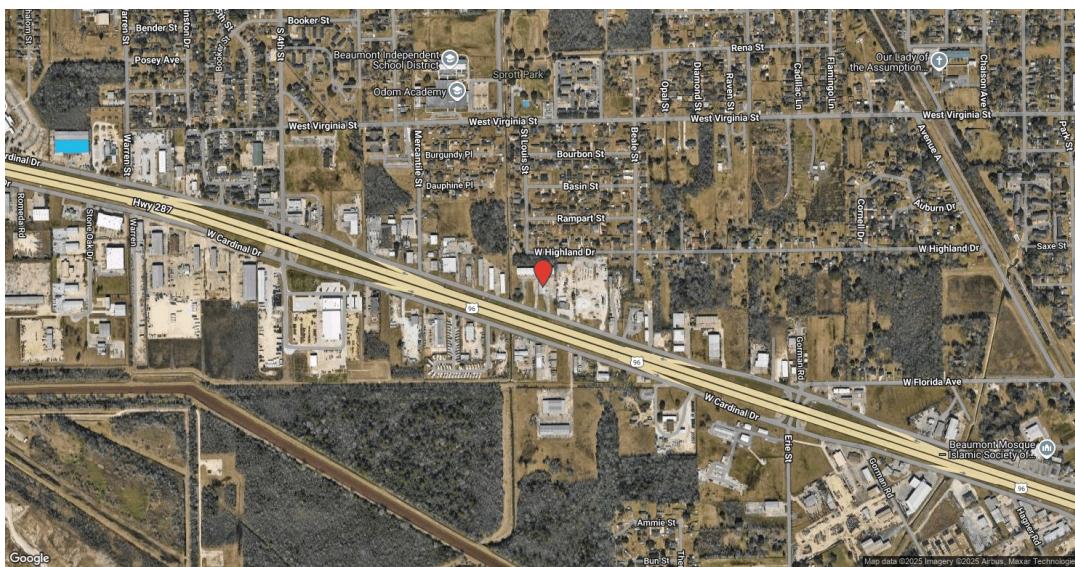
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Source: ©2024 Kalibrate Technologies (Q4 2024).

June 10, 2025

Overview Map



2440 W CARDINAL DR BEAUMONT, TX 77705-4740

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY

485457

PANEL

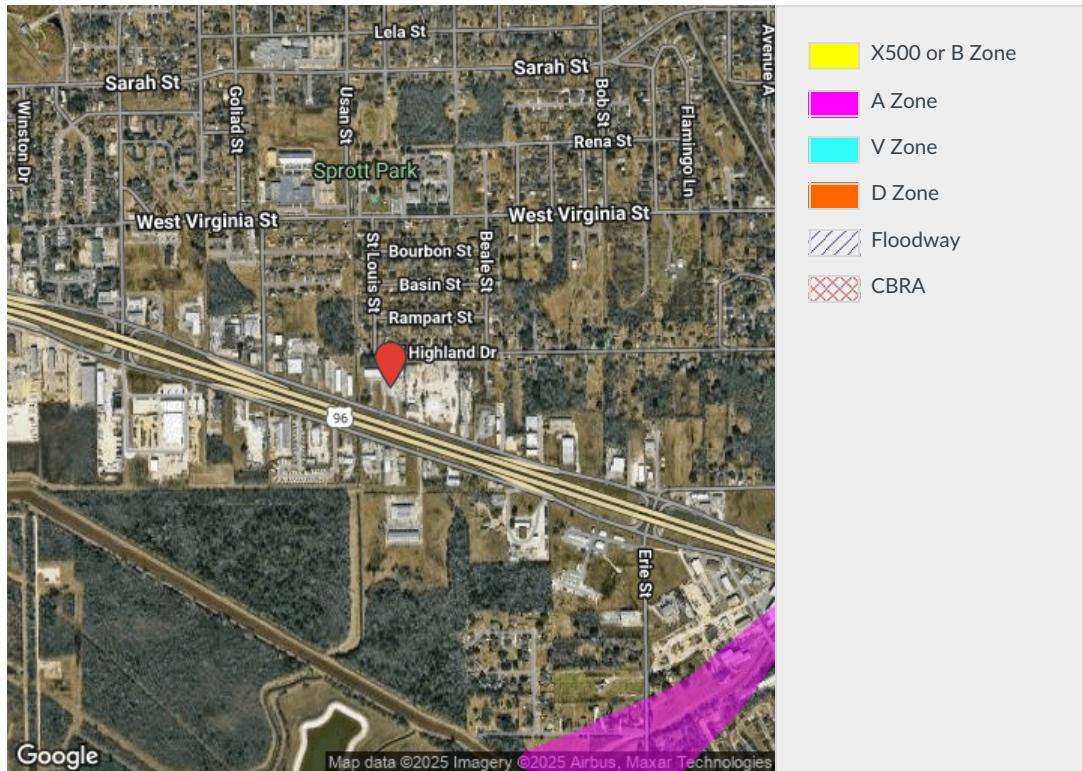
0025D

PANEL DATE

August 06, 2002

MAP NUMBER

4854570025D





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.

| RE/MAX ONE | 9000010 | (409)860-3200 |
|--|-------------|--------------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email |
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| Charles D. Foxworth Jr. | 0446248 | charlie@rmxone.com |
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| Ryan Harrington | 0558472 | ryan@rmxone.com |
| Sales Agent/Associate's Name | License No. | Email |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

Templates