



**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

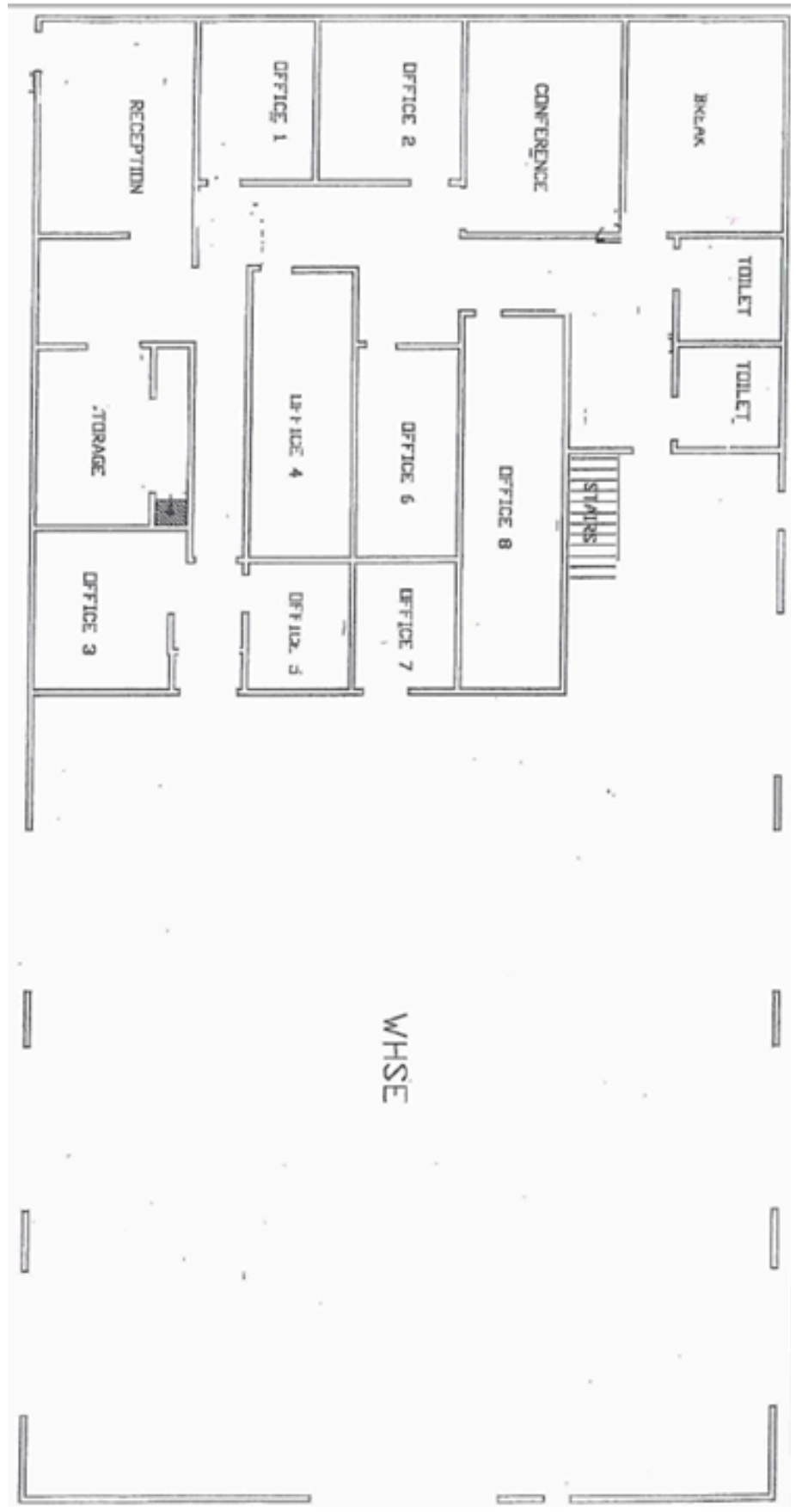
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2440 W. CARDINAL DRIVE
BEAUMONT, TX 77705



FLOOR PLAN



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Demographic and Income Profile

2440 W Cardinal Dr, Beaumont, Texas, 77705
 Ring: 3 mile radius

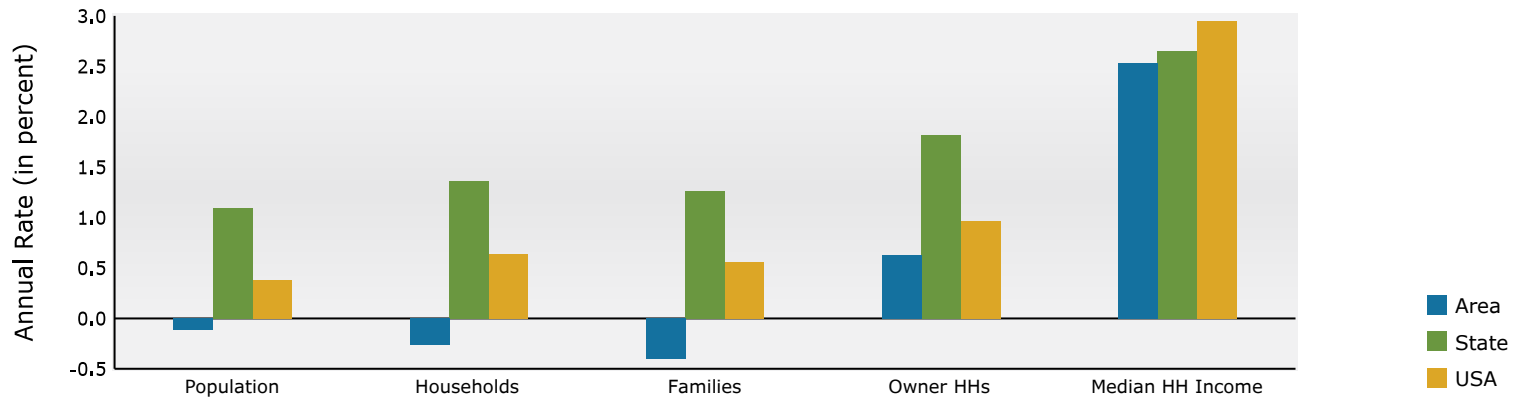
Prepared by Esri
 Latitude: 30.03785
 Longitude: -94.10813

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			2024		2029			
			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	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,320	6.8%	2,145	7.3%	2,058	7.1%	2,022	7.0%
5 - 9	2,315	6.8%	2,145	7.3%	2,083	7.2%	1,905	6.6%
10 - 14	2,205	6.5%	2,124	7.2%	1,985	6.9%	1,931	6.7%
15 - 19	3,438	10.1%	2,289	7.8%	2,120	7.3%	2,049	7.1%
20 - 24	3,531	10.4%	1,995	6.8%	2,057	7.1%	1,950	6.8%
25 - 34	4,556	13.4%	3,967	13.5%	3,904	13.5%	3,939	13.7%
35 - 44	3,771	11.1%	3,688	12.5%	3,723	12.9%	3,728	13.0%
45 - 54	4,418	13.0%	3,203	10.9%	3,135	10.9%	3,152	11.0%
55 - 64	3,503	10.3%	3,677	12.5%	3,389	11.7%	3,032	10.6%
65 - 74	2,037	6.0%	2,564	8.7%	2,652	9.2%	2,889	10.1%
75 - 84	1,367	4.0%	1,183	4.0%	1,301	4.5%	1,614	5.6%
85+	531	1.6%	464	1.6%	481	1.7%	519	1.8%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,194	18.2%	3,606	12.2%	3,336	11.5%	3,145	10.9%
Black Alone	21,935	64.5%	18,173	61.7%	17,644	61.1%	17,345	60.4%
American Indian Alone	282	0.8%	262	0.9%	265	0.9%	268	0.9%
Asian Alone	998	2.9%	680	2.3%	652	2.3%	656	2.3%
Pacific Islander Alone	10	0.0%	27	0.1%	50	0.2%	52	0.2%
Some Other Race Alone	3,894	11.5%	4,151	14.1%	4,339	15.0%	4,574	15.9%
Two or More Races	679	2.0%	2,544	8.6%	2,604	9.0%	2,690	9.4%
Hispanic Origin (Any Race)	6,570	19.3%	7,409	25.2%	7,735	26.8%	8,123	28.3%

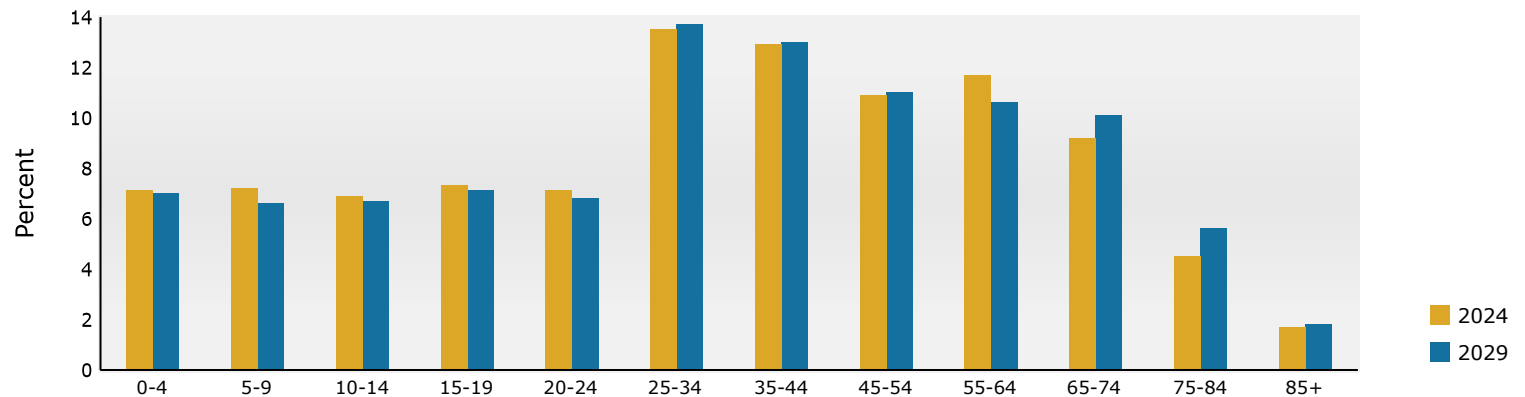
Data Note: Income is expressed in current dollars.

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

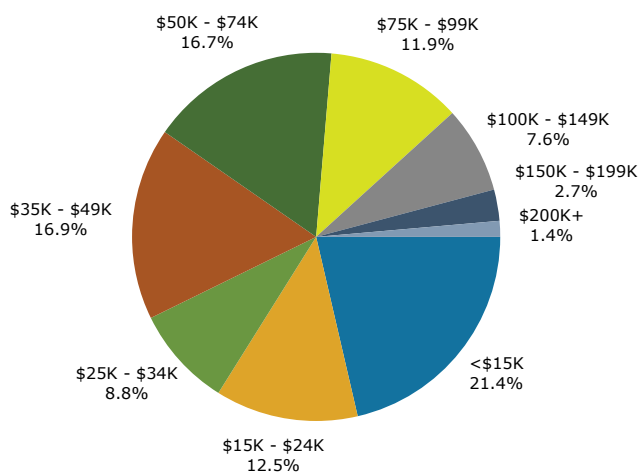
Trends 2024-2029



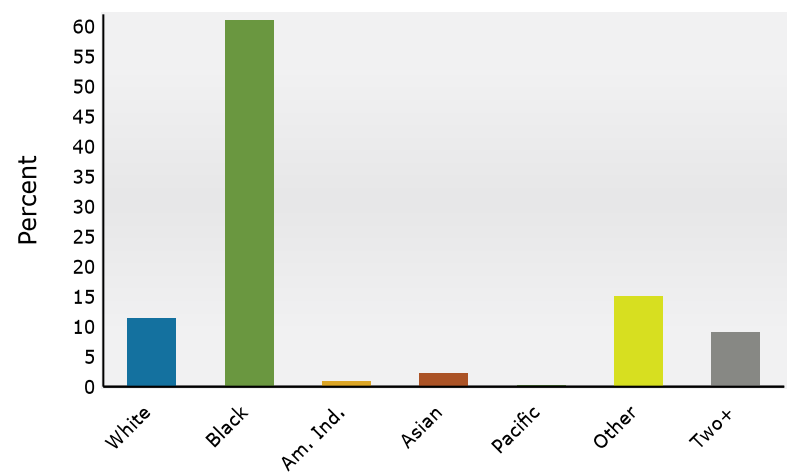
Population by Age



2024 Household Income



2024 Population by Race

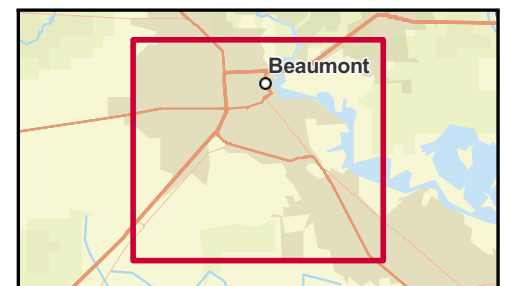
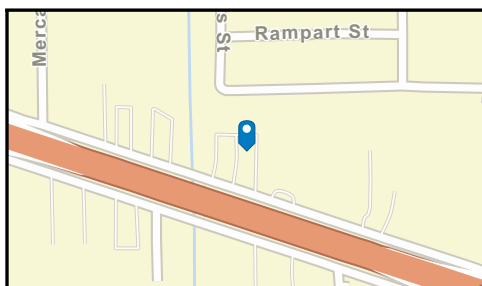
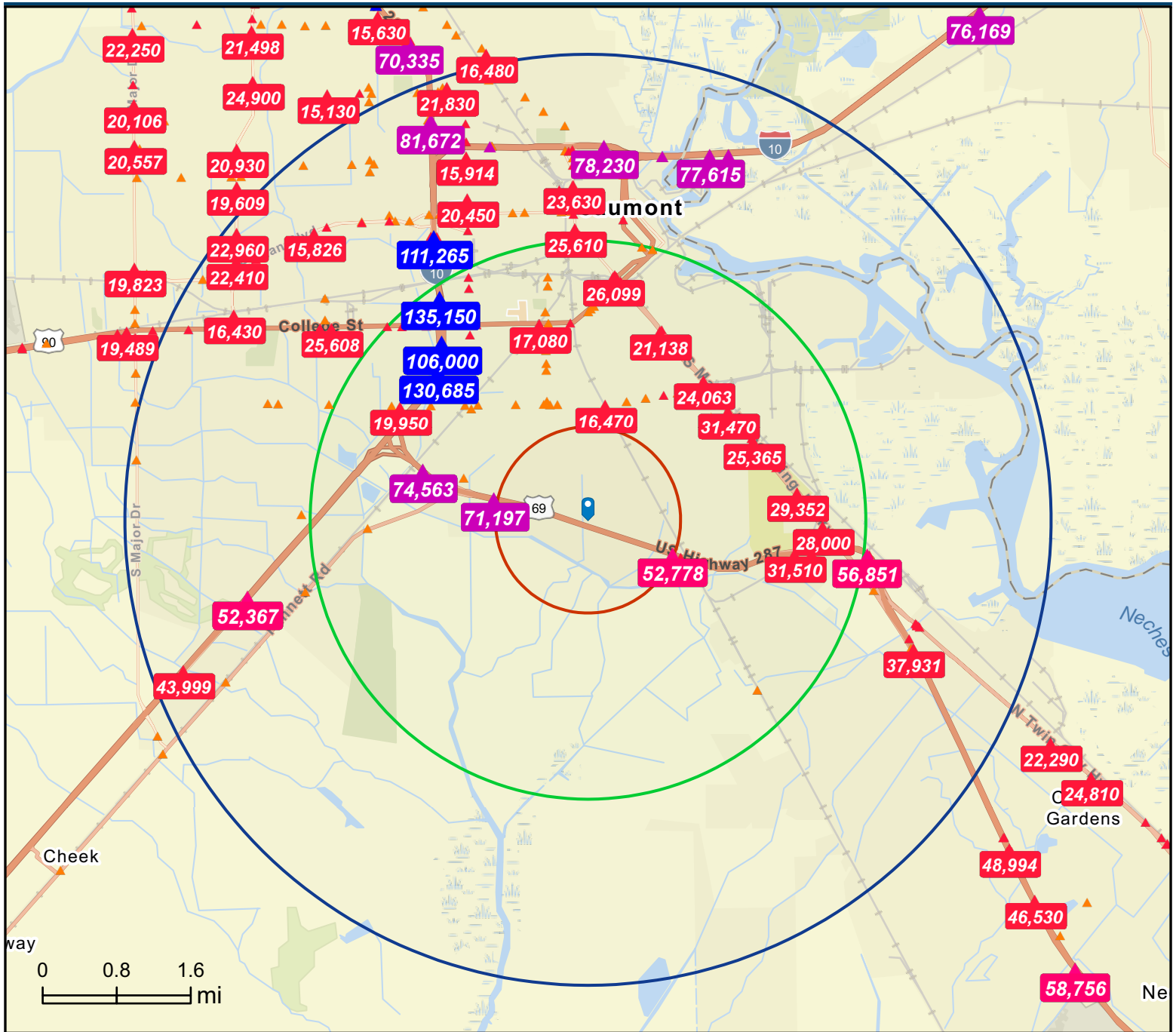


2024 Percent Hispanic Origin: 26.8%

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



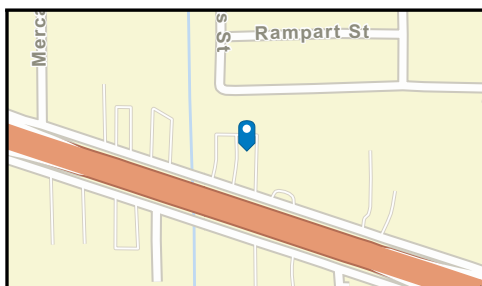
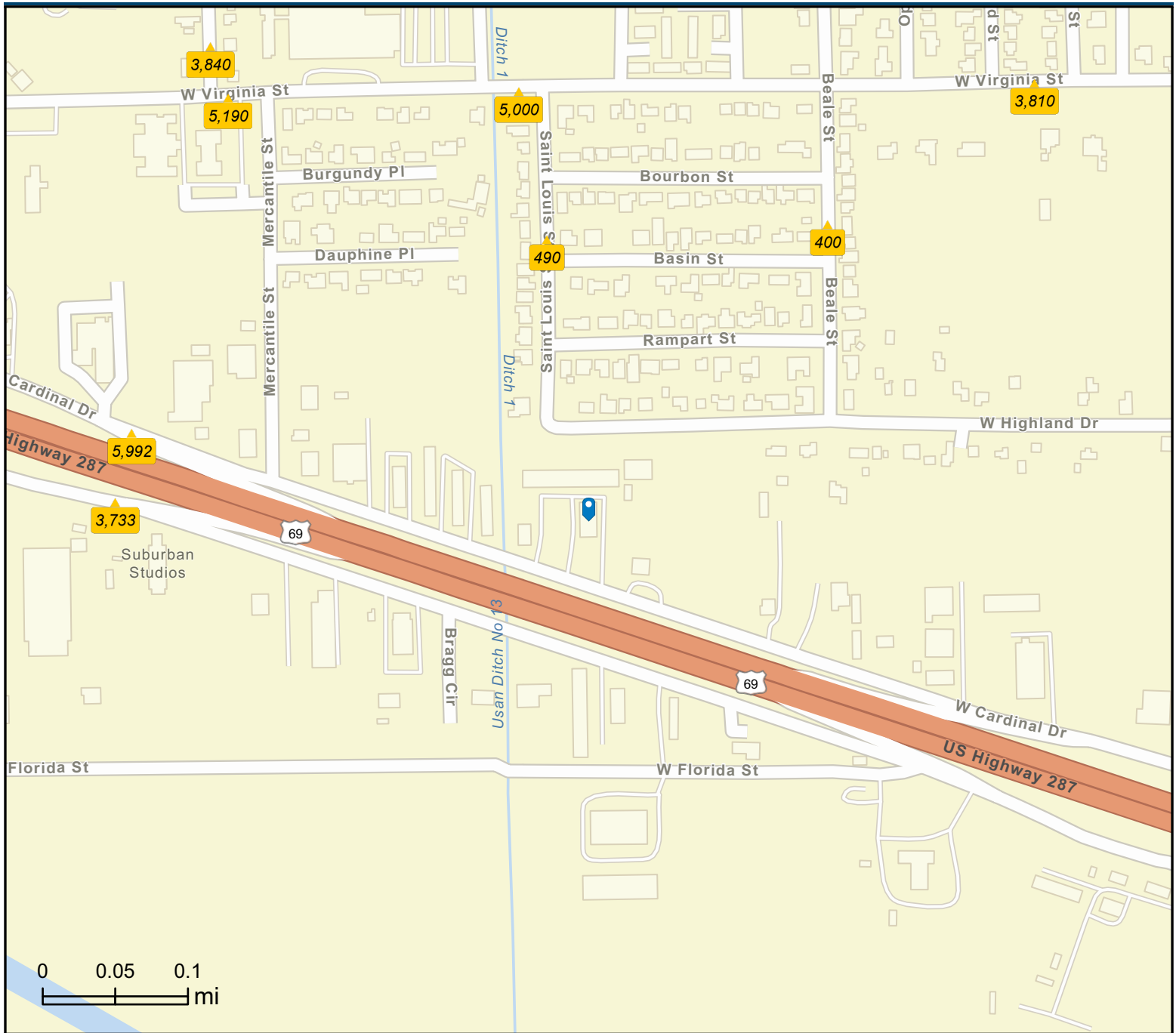
Source: ©2024 Kalibrate Technologies (Q4 2024).

June 10, 2025

Traffic Count Map - Close Up

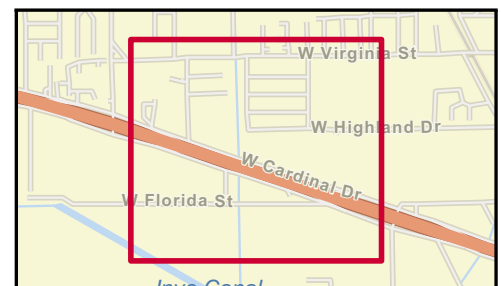
2440 W Cardinal Dr, Beaumont, Texas, 77705
Rings: 1, 3, 5 mile radii

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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

Overview Map



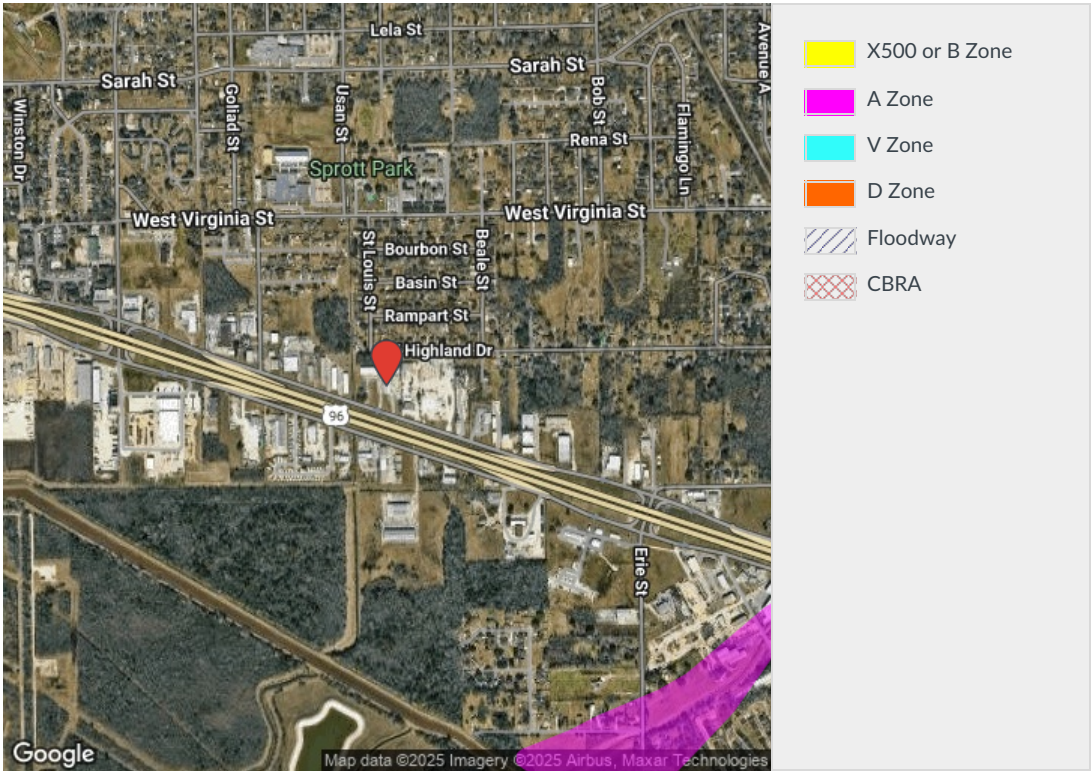
2440 W CARDINAL DR BEAUMONT, TX 77705-4740

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.

2-10-2025



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	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	ryan@rmxone.com	(409)892-7245
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