



1203 WASHINGTON BLVD.
BEAUMONT, TX 77705



FOR LEASE
\$1,200/MONTH



PROPERTY OVERVIEW

Retail building with +/-1,200sf on the southwest corner of Washington Boulevard and Victoria Street available for lease. Property features an open sales floor, large display windows, ample parking, and great visibility. Zoned for General Commercial with high traffic counts ranging from 11,500 - 15,000 vehicles per day. There is also a grease trap on site but it is not currently up to date.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- +/-1,200 SF
- Large Display Windows
- Open Sales Floor
- Backroom
- 2 Restroom
- +/--.22 of an acre
- SW Corner of Washington and Victoria
- 11,500 - 15,000 VPD
- Easy Access
- Zoned GC-MD
- Ample Parking
- Good Visibility

Demographic and Income Profile

1203 Washington Blvd, Beaumont, Texas, 77705
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.05687
Longitude: -94.09619

Summary	Census 2010	Census 2020	2024	2029
Population	37,386	33,448	32,722	32,496
Households	13,350	12,537	12,155	11,983
Families	8,252	7,824	7,330	7,174
Average Household Size	2.62	2.59	2.61	2.63
Owner Occupied Housing Units	6,455	5,867	5,807	6,003
Renter Occupied Housing Units	6,894	6,670	6,348	5,979
Median Age	31.1	35.0	35.4	36.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.14%	1.09%	0.38%
Households	-0.28%	1.36%	0.64%
Families	-0.43%	1.26%	0.56%
Owner HHs	0.67%	1.82%	0.97%
Median Household Income	2.69%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,498	20.6%	2,232	18.6%
\$15,000 - \$24,999	1,517	12.5%	1,210	10.1%
\$25,000 - \$34,999	1,057	8.7%	962	8.0%
\$35,000 - \$49,999	2,022	16.6%	1,874	15.6%
\$50,000 - \$74,999	1,959	16.1%	2,022	16.9%
\$75,000 - \$99,999	1,605	13.2%	1,779	14.8%
\$100,000 - \$149,999	1,001	8.2%	1,218	10.2%
\$150,000 - \$199,999	335	2.8%	475	4.0%
\$200,000+	162	1.3%	212	1.8%

Median Household Income	\$41,178	\$47,021
Average Household Income	\$55,378	\$64,263
Per Capita Income	\$20,992	\$24,147

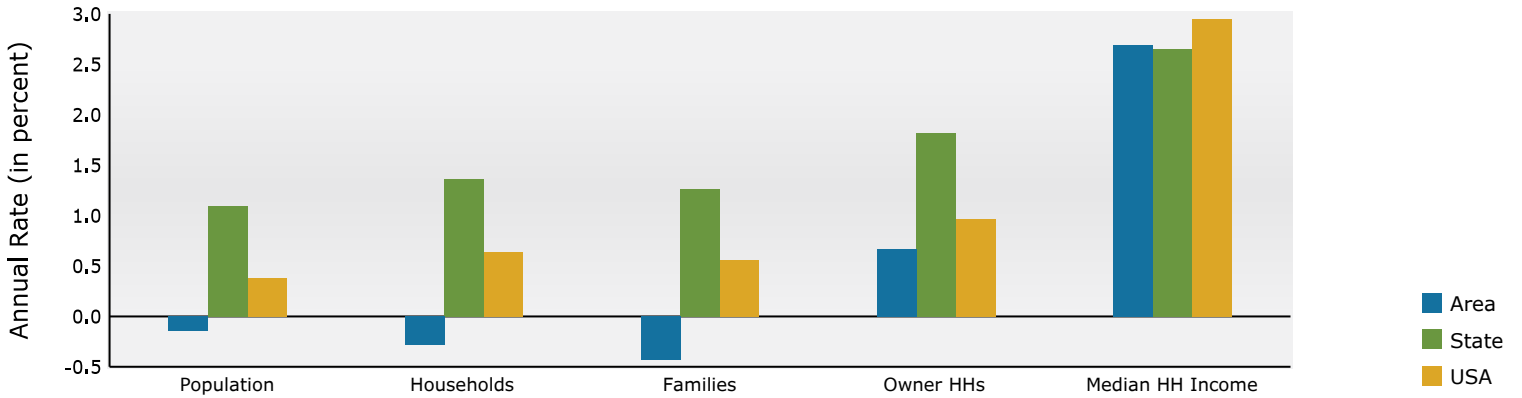
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,711	7.3%	2,469	7.4%	2,361	7.2%	2,309	7.1%
5 - 9	2,635	7.0%	2,392	7.2%	2,374	7.3%	2,180	6.7%
10 - 14	2,456	6.6%	2,410	7.2%	2,208	6.7%	2,191	6.7%
15 - 19	3,719	9.9%	2,552	7.6%	2,376	7.3%	2,263	7.0%
20 - 24	3,879	10.4%	2,305	6.9%	2,343	7.2%	2,233	6.9%
25 - 34	5,156	13.8%	4,607	13.8%	4,508	13.8%	4,487	13.8%
35 - 44	4,027	10.8%	4,321	12.9%	4,321	13.2%	4,293	13.2%
45 - 54	4,763	12.7%	3,711	11.1%	3,640	11.1%	3,670	11.3%
55 - 64	3,802	10.2%	4,096	12.2%	3,804	11.6%	3,410	10.5%
65 - 74	2,226	6.0%	2,818	8.4%	2,885	8.8%	3,174	9.8%
75 - 84	1,447	3.9%	1,264	3.8%	1,401	4.3%	1,745	5.4%
85+	565	1.5%	501	1.5%	504	1.5%	541	1.7%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,399	19.8%	4,666	14.0%	4,284	13.1%	4,014	12.4%
Black Alone	23,288	62.3%	19,918	59.5%	19,287	58.9%	18,948	58.3%
American Indian Alone	318	0.9%	302	0.9%	305	0.9%	308	0.9%
Asian Alone	1,041	2.8%	715	2.1%	685	2.1%	689	2.1%
Pacific Islander Alone	13	0.0%	31	0.1%	57	0.2%	59	0.2%
Some Other Race Alone	4,545	12.2%	4,731	14.1%	4,947	15.1%	5,213	16.0%
Two or More Races	782	2.1%	3,084	9.2%	3,158	9.7%	3,265	10.0%
Hispanic Origin (Any Race)	7,780	20.8%	8,669	25.9%	9,049	27.7%	9,507	29.3%

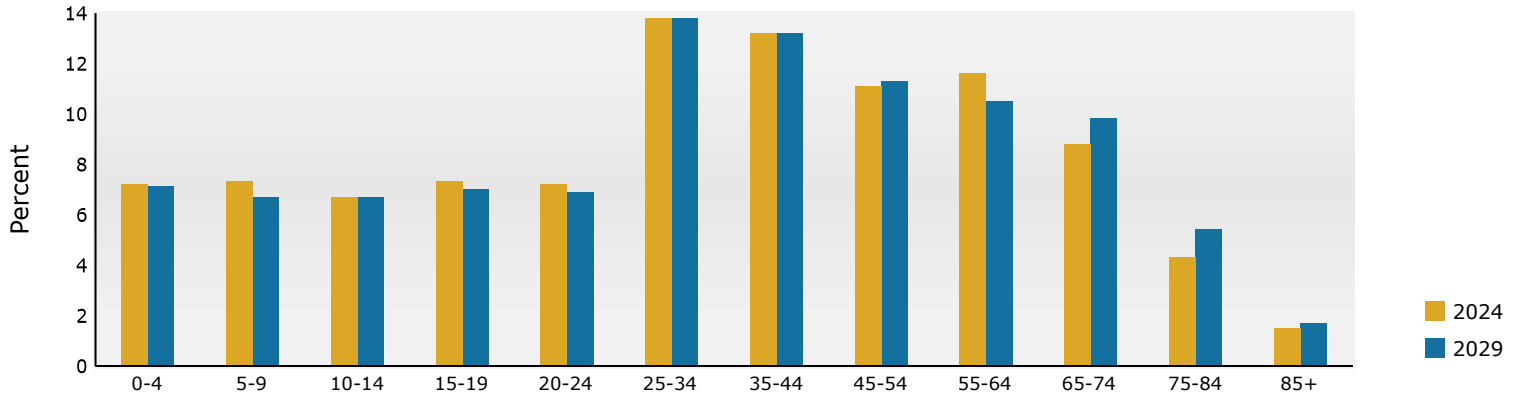
Data Note: Income is expressed in current dollars.

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

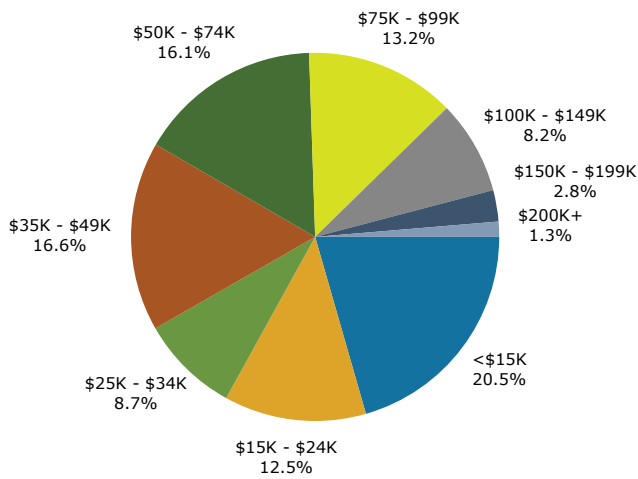
Trends 2024-2029



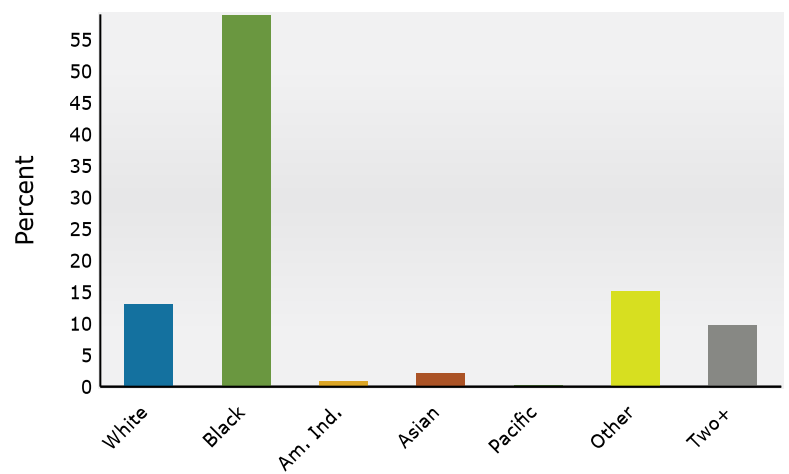
Population by Age



2024 Household Income



2024 Population by Race



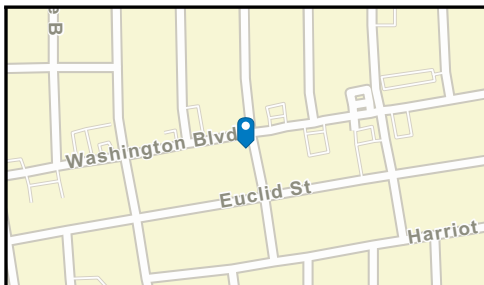
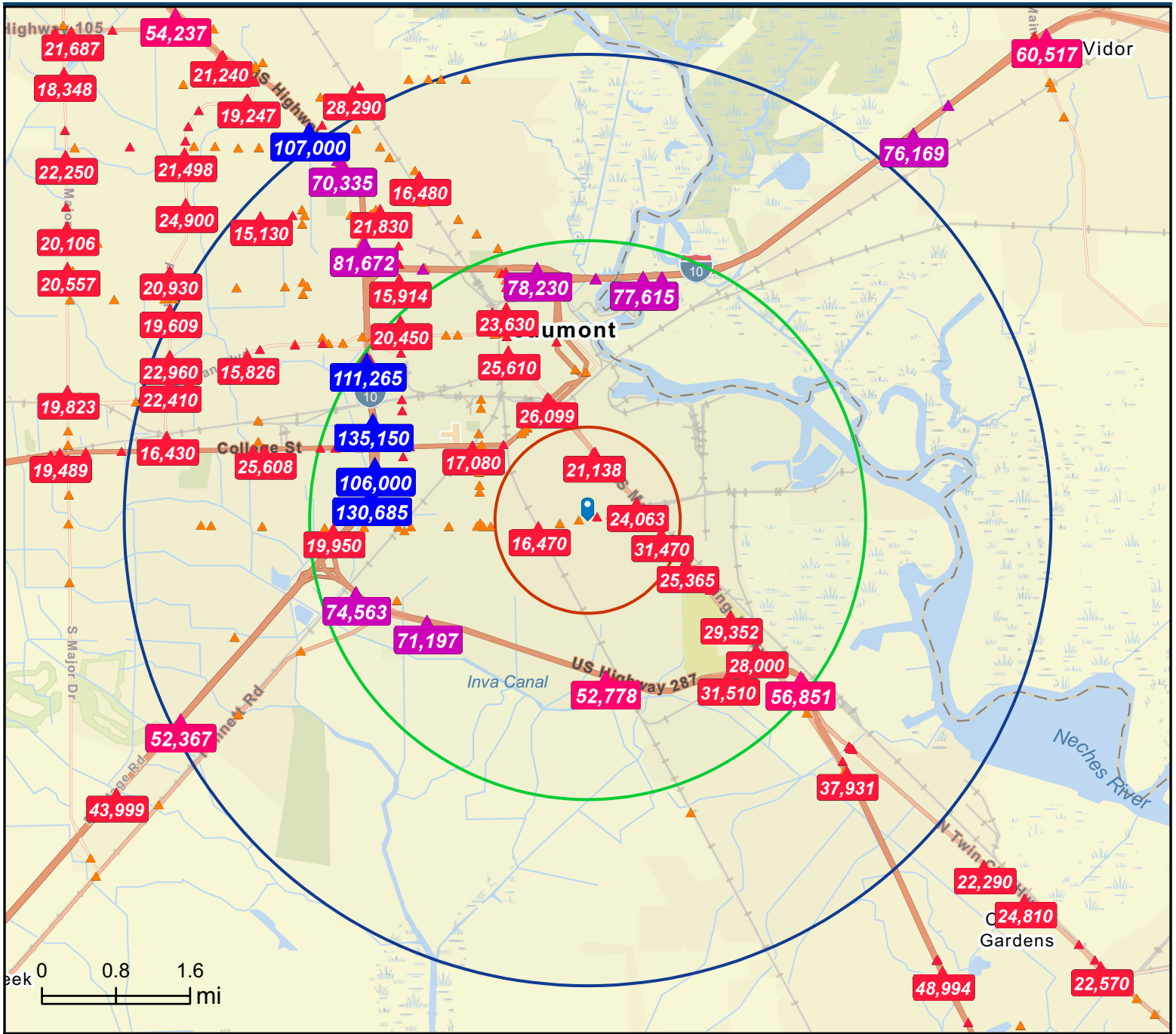
2024 Percent Hispanic Origin: 27.7%

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

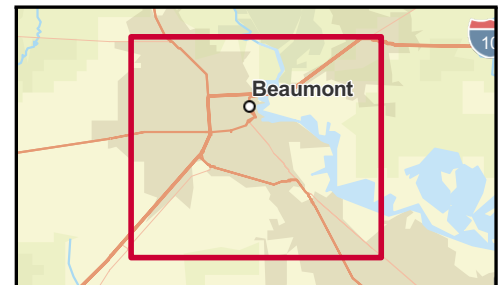
Traffic Count Map

1203 Washington Blvd, Beaumont, Texas, 77705
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.05687
Longitude: -94.09619



- 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



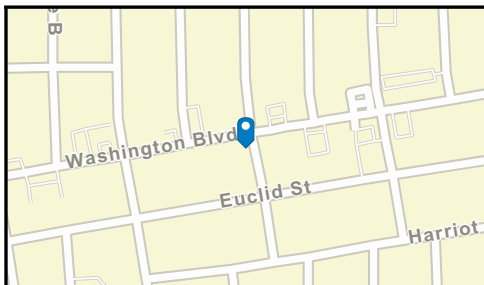
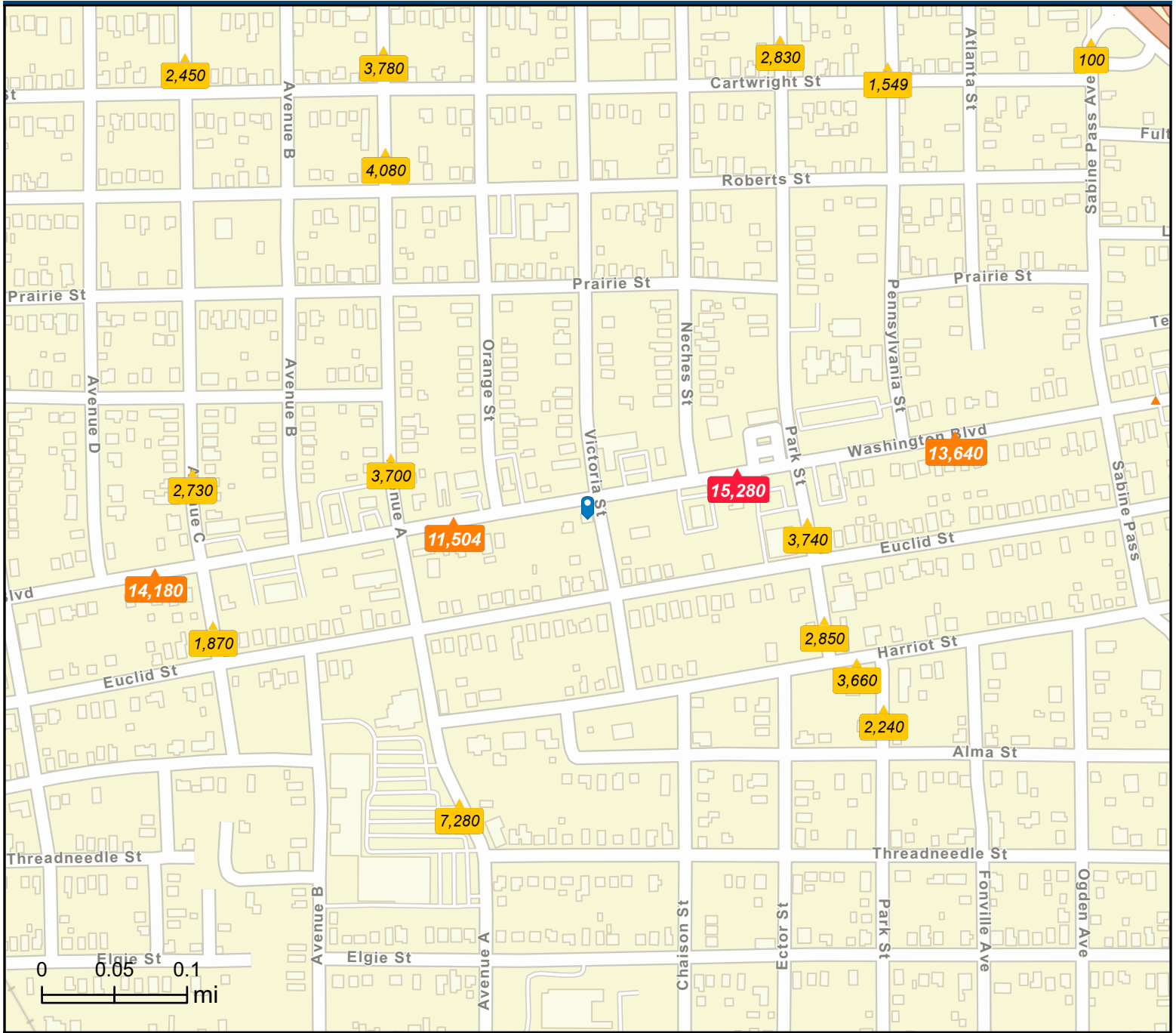
Source: ©2024 Kalibrate Technologies (Q3 2024).

December 02, 2024

Traffic Count Map - Close Up

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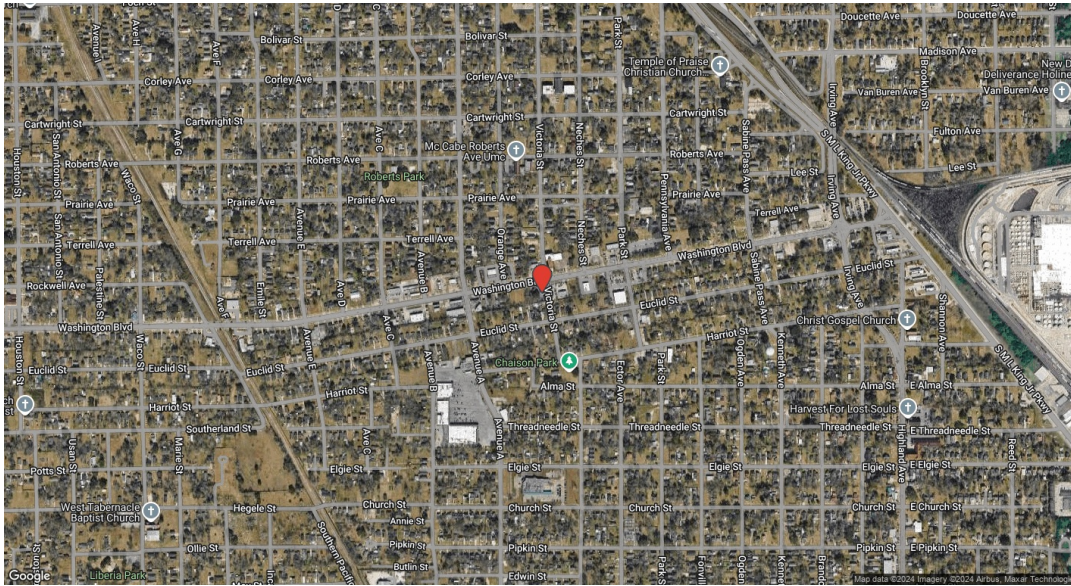


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Source: ©2024 Kalibrate Technologies (Q3 2024).

Overview Map



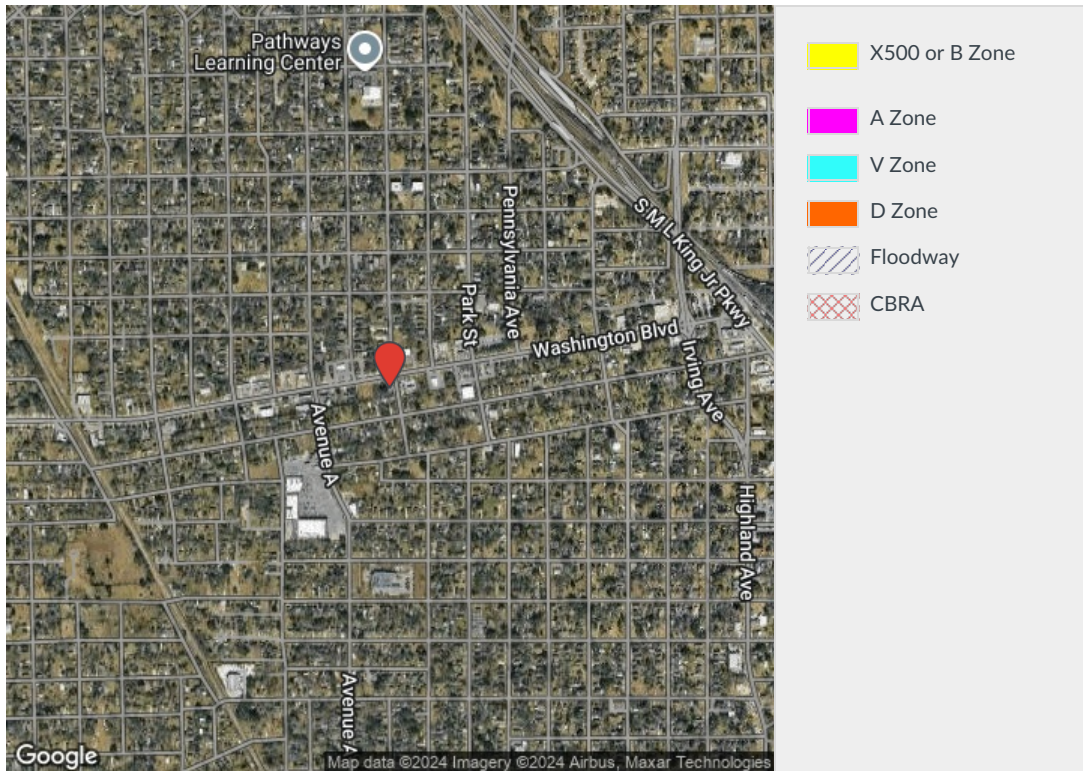
1203 WASHINGTON BLVD BEAUMONT, TX 77705-2033

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

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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Ryan Harrington</u>	<u>0558472</u>	<u>Ryan@foxworthrealty.com</u>	<u>(409) 892-7245</u>
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