

FOR SALE +/- 22 ACRES WALDEN RD. BEAUMONT, TX



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**4265 San Felipe St
800,
Houston, TX
77027
713-489-7632**

PRIME DEVELOPMENT OPPORTUNITY



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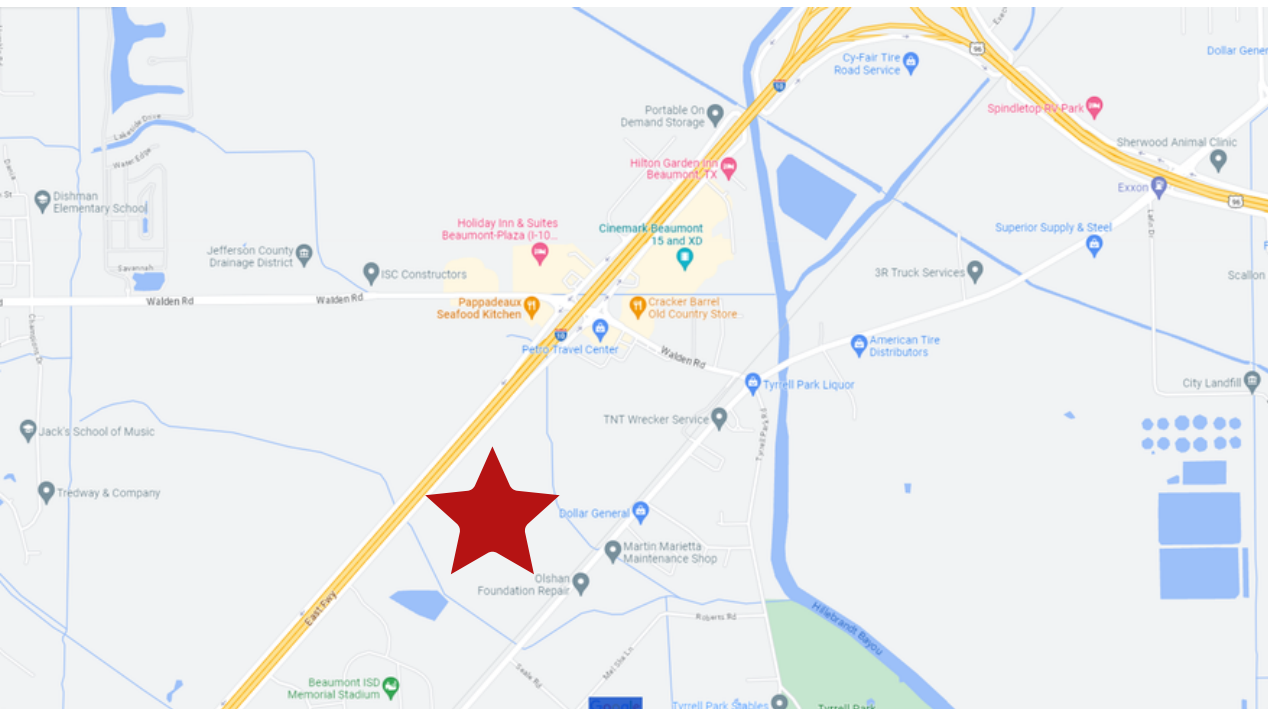
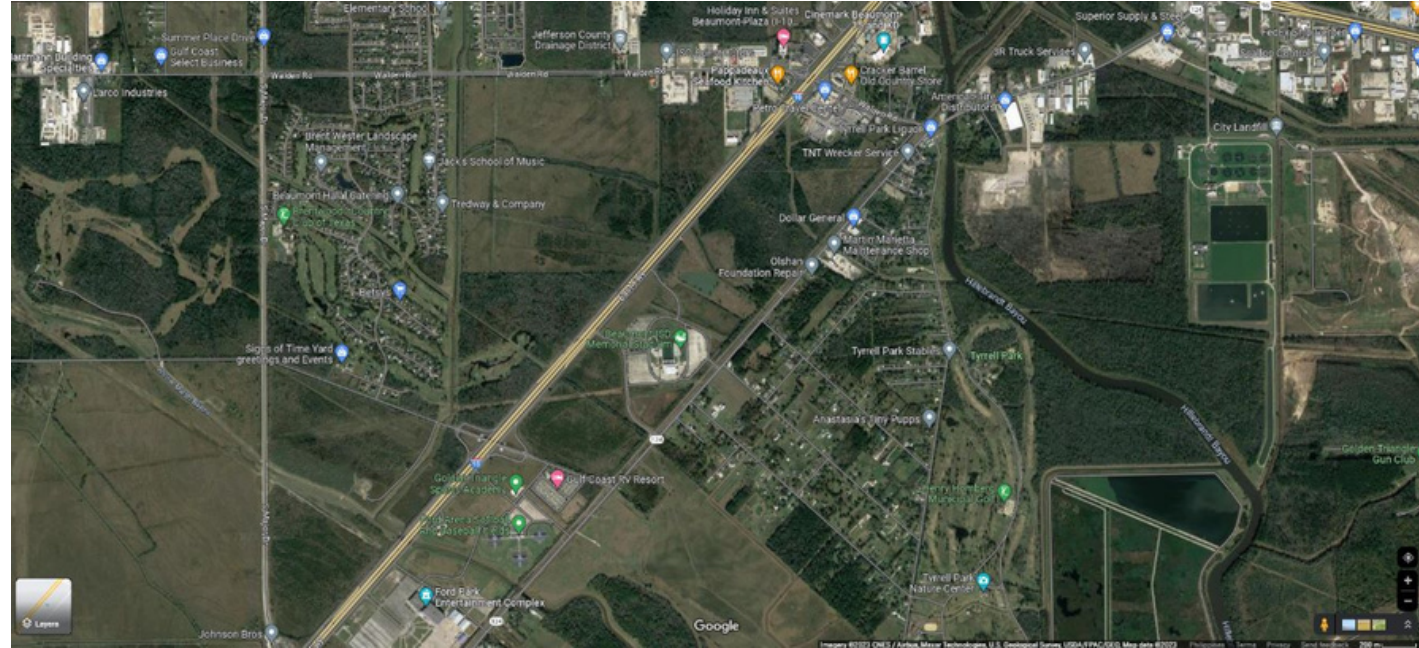


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PROPERTY OVERVIEW

- +/- 22 Acres
- Zoned PUD
- High Traffic Counts
- Great Visibility
- +/-578 ft on Walden Rd.

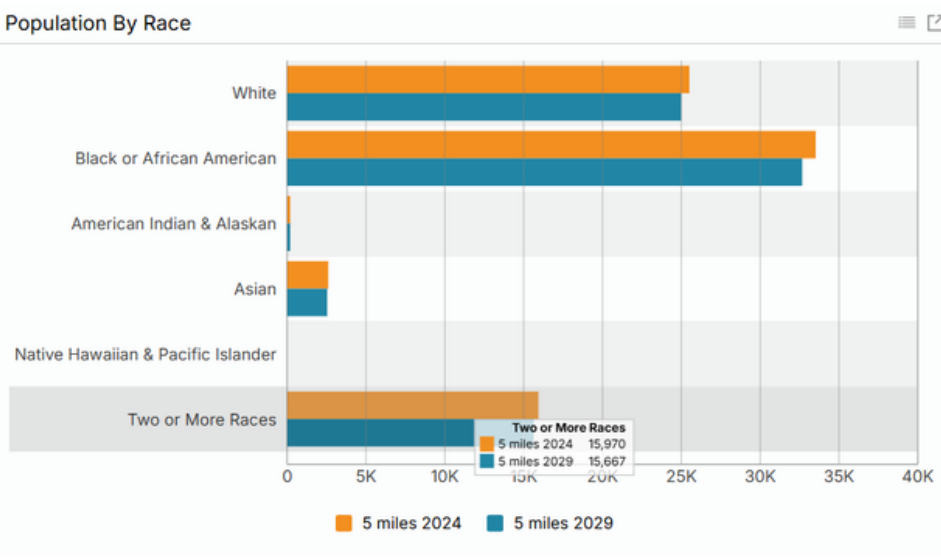


Property for Sale is 22.70 Acres.
Located neighboring Crescent on Walden, Willow Creek Country Club Estate and Champions. Ford park the premiere sports, entertainment and convention destination. Holiday Inn, Pappadeauxs, Main Event, Comfort Suites, LaQuinta and along with other dining and subdivisions nearby. Parcel 412072 is 22.70 Acres.

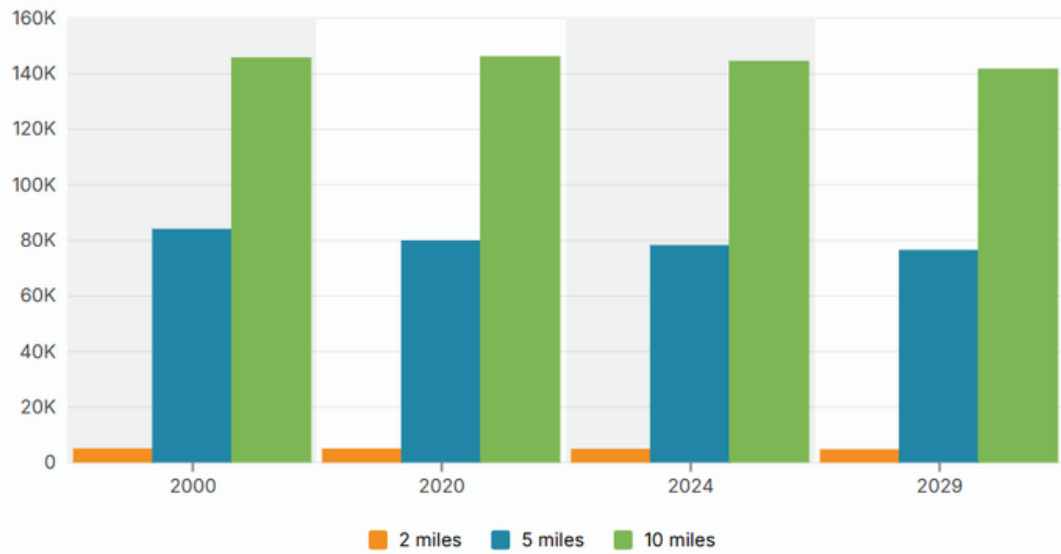
DEMOGRAPHICS

Population				Households			
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	4,713	79,616	145,850	2020 Households	1,898	29,965	55,363
2024 Population	4,541	77,944	144,254	2024 Households	1,826	29,238	54,755
2029 Population Projection	4,420	76,193	141,367	2029 Household Projection	1,776	28,525	53,592
Annual Growth 2020-2024	-0.9%	-0.5%	-0.3%	Annual Growth 2020-2024	0.2%	0.3%	0.9%
Annual Growth 2024-2029	-0.5%	-0.5%	-0.4%	Annual Growth 2024-2029	-0.5%	-0.5%	-0.4%
Median Age	45.2	38.2	38	Owner Occupied Households	1,282	16,455	30,612
Bachelor's Degree or Higher	20%	22%	21%	Renter Occupied Households	494	12,069	22,979
U.S. Armed Forces	0	135	222	Avg Household Size	2.4	2.4	2.4
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending	\$50.4M	\$787.6M	\$1.5B

Population By Race			
	2 miles	5 miles	10 miles
White	1,441	25,546	54,383
Black	2,289	33,558	57,707
American Indian/Alaskan Native	10	230	410
Asian	205	2,641	4,972
Hawaiian & Pacific Islander	0	0	0
Two or More Races	597	15,970	26,781
Hispanic Origin	561	15,822	26,304



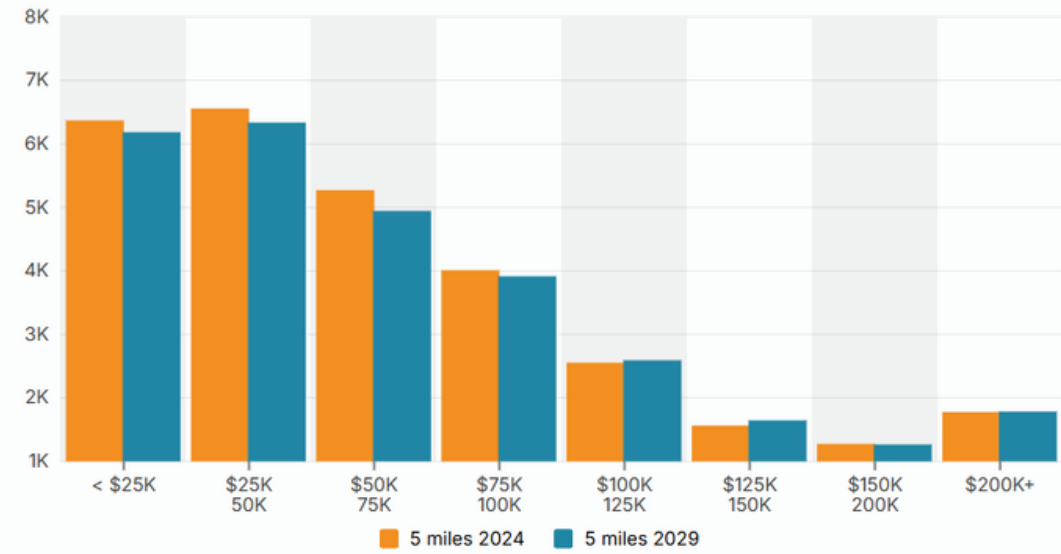
Population



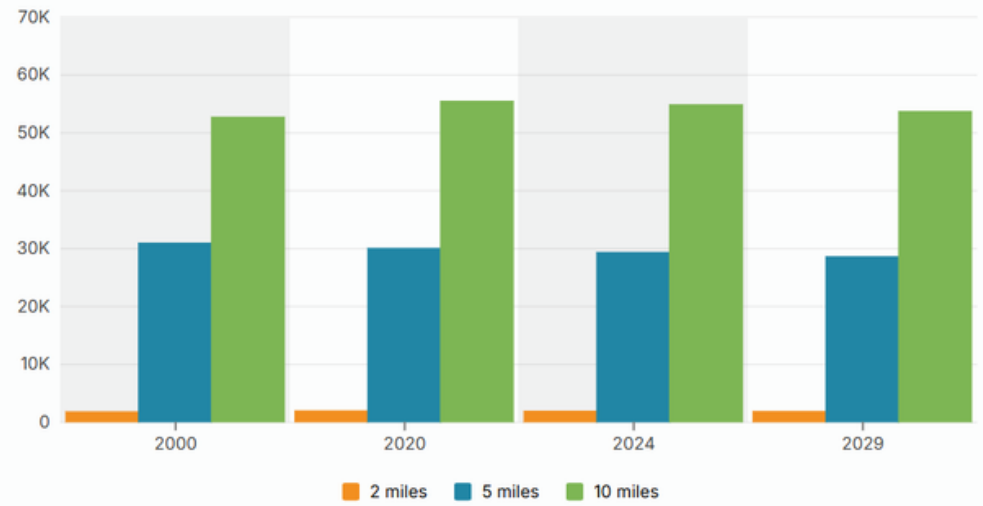
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$80,272	\$77,596	\$79,087
Median Household Income	\$53,797	\$57,067	\$56,942
< \$25,000	480	6,350	12,039
\$25,000 - 50,000	363	6,539	12,504
\$50,000 - 75,000	350	5,254	8,638
\$75,000 - 100,000	154	3,994	7,074
\$100,000 - 125,000	155	2,536	5,107
\$125,000 - 150,000	75	1,548	3,292
\$150,000 - 200,000	96	1,256	2,776
\$200,000+	152	1,760	3,325

Households By Income



Households



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Walden Rd	Fannett Rd W	5,900	2025	0.13 mi
Tyrrell Park Rd	Fannett Rd N	2,124	2025	0.23 mi
Fannett Rd	Lafin Dr NE	9,191	2023	0.29 mi
Rexora Dr	I10 Access Rd S	803	2018	0.34 mi
I- 10	Walden Rd SW	38,421	2025	0.35 mi
Fannett Rd	Seale Rd SW	9,778	2025	0.78 mi
Seale Rd	Fannett Rd NW	373	2025	0.87 mi
Tyrrell Park Rd	Combs Dr S	1,225	2018	0.88 mi
Babe Zaharias Dr	Tyrrell PkRd NW	564	2025	0.91 mi
Fannett Road	Lafin Dr NE	9,128	2025	1.00 mi





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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/Tenant/Seller/Landlord Initials		Date	