±1.25 ACRES

2686 LAUREL ST, BEAUMONT, TX 77702





KRISTEN MCDADE

Managing Director +1 713 331 1796 kristen.mcdade@cushwake.com **MATTHEW DAVIS**

Senior Director +1 713 331 1798 matthew.davis@cushwake.com **MELISSA ELIZONDO**

Brokerage Specialist +1 346 396 4008 melissa.elizondo@cushwake.com WHY HOUSTON:

6.8M

Residents in the City of Houston

25

Fortune 500 Companies

4th Largest U.S. City

At 665 square miles, the City of Houston is larger in area than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix and San Diego.

#2 Fastest growing MSA in the U.S.

3,360,800 Jobs in Houston MSA

#3

among US Metro Areas in Fortune 500 Headquarters

#5

in the US in Fortune 1000 headquarters

55M sq ft

of Class A space

160k

Business establishments

1s

in Foreign Waterborne Tonnage

1st

in Gulf Coast Container Port

151

in Import and Export

73

Foreign Owned Firms

DEMOGRAPHICS

(within 5 miles of 2686 Laurel St. Beaumont, TX 77702)



105,803

2025 Total Population



\$79,840

2025 Average Household Income



\$177,607

2025 Average Home Value

MAJOR LEAGUE SPORTS TEAMS





ENERGY CAPITAL
OF THE WORLD



PORT OF HOUSTON



WORLD'S LARGEST MEDICAL CENTER



NASA

±1.25 ACRES

2686 LAUREL ST, BEAUMONT, TX 77702





PROPERTY HIGHLIGHTS

- Not located in a floodplain
- GCMD Zoning
- · Frontage on Laurel St and Liberty St
- Easy Access to IH-10 & Hwy 96

KRISTEN MCDADE

Managing Director +1 713 331 1796 kristen.mcdade@cushwake.com

- School District: Beaumont ISD
- County: Jefferson
- Currently a paved parking lot

MATTHEW DAVIS

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MELISSA ELIZONDO

Braumont (3)

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