



**6095 COLLEGE STREET
BEAUMONT, TX 77707**

**FOR SALE
\$1,750,000**

**LEASE RATE
\$10.20/SF/Y + NNN**



PROPERTY OVERVIEW

Discover the perfect versatile building for your needs! This spacious +/-14,670 SF office/warehouse sits on a prime +/-3.17 acre at a traffic controlled corner, offering great accessibility and functionality. The property features +/-9,270 SF of office, +/-5,400 SF of warehouse, complemented by +/-1.72 acres with fencing and concrete parking. Office includes two large bullpens, a 40'x50' meeting room, breakroom as well as a welcoming lobby/showroom. Warehouse is made up of two sections with a 14ft eave height on the larger section and a 12' eave height on the smaller. Also includes 2 grade level doors, a truck well, 3 phase power, and a backup generator.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

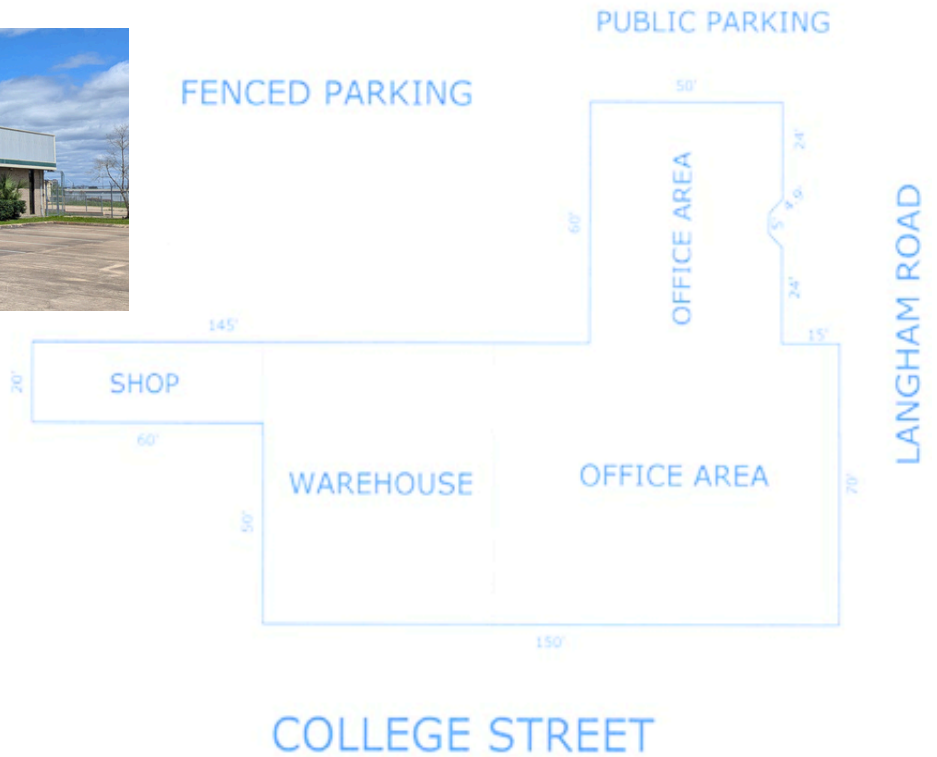
CELL: (409) 673-3513
RYAN@RMXONE.COM

- 3.17 acres
- +/-9,270 SF Office
- +/-5,400 SF Warehouse
- +/-75,000 SF concrete
- 3 Phase electric
- Backup Generator
- Wash area
- Caged Tool Room
- 14' Eave Height
- 2 - Grade level Doors
- 1 - 10'x10' Door @ Truck Well
- 2 - Office Bull Pens
- 40'x50' Meeting/Training Room
- Large Lobby / Showroom
- Breakroom
- Zoned GC-MD



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BUILDING SKETCH & FLOOR PLAN



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Demographic and Income Profile

6095 College St, Beaumont, Texas, 77707
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.06719
 Longitude: -94.16346

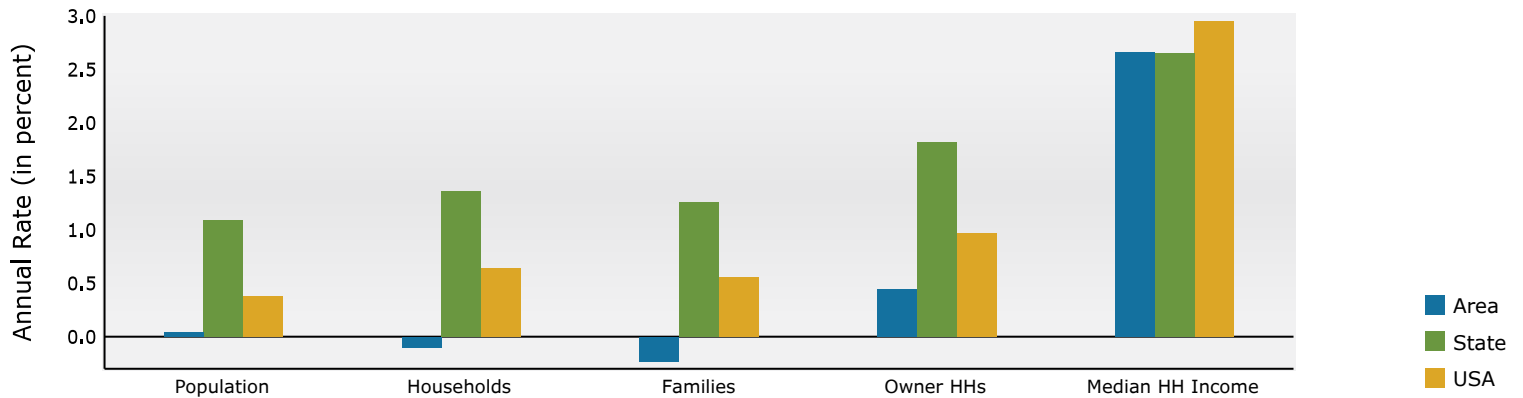
Summary	Census 2010		Census 2020		2024		2029	
Population	48,451		50,440		49,951		50,043	
Households	19,874		20,271		19,888		19,787	
Families	12,947		13,427		12,766		12,621	
Average Household Size	2.41		2.44		2.47		2.48	
Owner Occupied Housing Units	13,539		13,263		13,156		13,445	
Renter Occupied Housing Units	6,335		7,008		6,732		6,342	
Median Age	39.0		39.6		40.0		41.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.04%		1.09%		0.38%			
Households	-0.10%		1.36%		0.64%			
Families	-0.23%		1.26%		0.56%			
Owner HHs	0.44%		1.82%		0.97%			
Median Household Income	2.66%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,007	10.1%	1,740	8.8%		
\$15,000 - \$24,999			1,680	8.4%	1,264	6.4%		
\$25,000 - \$34,999			1,215	6.1%	1,037	5.2%		
\$35,000 - \$49,999			2,035	10.2%	1,753	8.9%		
\$50,000 - \$74,999			3,224	16.2%	3,078	15.6%		
\$75,000 - \$99,999			2,646	13.3%	2,693	13.6%		
\$100,000 - \$149,999			3,069	15.4%	3,304	16.7%		
\$150,000 - \$199,999			2,114	10.6%	2,679	13.5%		
\$200,000+			1,899	9.5%	2,241	11.3%		
Median Household Income			\$72,698		\$82,878			
Average Household Income			\$101,911		\$117,419			
Per Capita Income			\$40,430		\$46,256			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,242	6.7%	3,157	6.3%	3,089	6.2%	3,028	6.1%
5 - 9	3,047	6.3%	3,103	6.2%	3,097	6.2%	2,861	5.7%
10 - 14	3,111	6.4%	3,406	6.8%	3,111	6.2%	3,095	6.2%
15 - 19	3,212	6.6%	3,188	6.3%	3,074	6.2%	2,856	5.7%
20 - 24	3,091	6.4%	3,008	6.0%	3,051	6.1%	2,888	5.8%
25 - 34	6,195	12.8%	6,336	12.6%	6,333	12.7%	6,400	12.8%
35 - 44	5,713	11.8%	6,260	12.4%	6,420	12.9%	6,440	12.9%
45 - 54	6,982	14.4%	5,853	11.6%	5,769	11.5%	5,884	11.8%
55 - 64	6,322	13.0%	6,657	13.2%	6,040	12.1%	5,547	11.1%
65 - 74	3,658	7.5%	5,244	10.4%	5,422	10.9%	5,702	11.4%
75 - 84	2,755	5.7%	2,786	5.5%	3,125	6.3%	3,757	7.5%
85+	1,124	2.3%	1,443	2.9%	1,418	2.8%	1,584	3.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	28,554	58.9%	23,082	45.8%	21,714	43.5%	20,653	41.3%
Black Alone	14,499	29.9%	17,442	34.6%	17,676	35.4%	17,981	35.9%
American Indian Alone	229	0.5%	269	0.5%	293	0.6%	305	0.6%
Asian Alone	2,037	4.2%	2,474	4.9%	2,486	5.0%	2,656	5.3%
Pacific Islander Alone	15	0.0%	19	0.0%	36	0.1%	38	0.1%
Some Other Race Alone	2,224	4.6%	3,663	7.3%	4,018	8.0%	4,404	8.8%
Two or More Races	894	1.8%	3,492	6.9%	3,728	7.5%	4,005	8.0%
Hispanic Origin (Any Race)	5,169	10.7%	7,225	14.3%	7,963	15.9%	8,750	17.5%

Data Note: Income is expressed in current dollars.

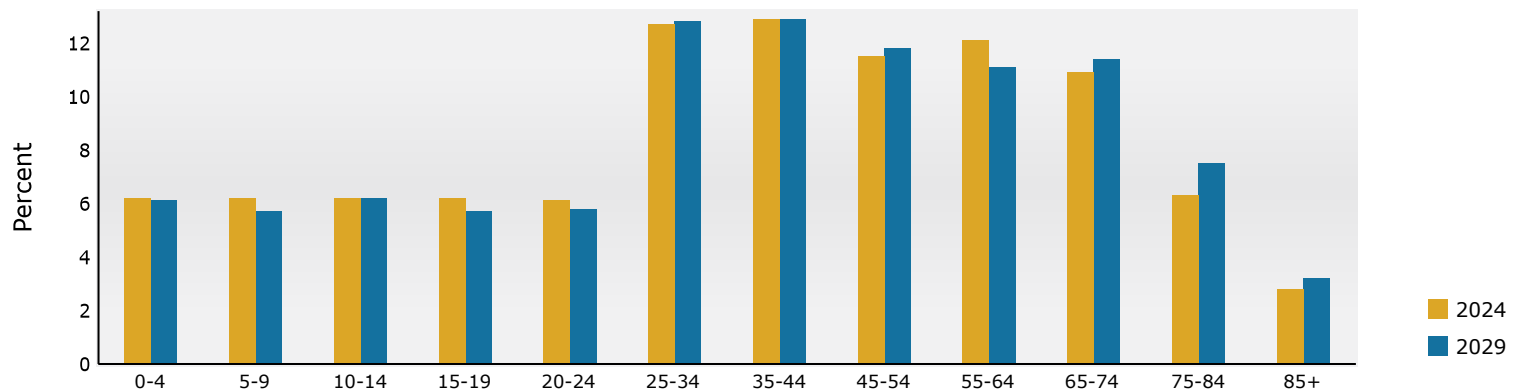
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

April 04, 2025

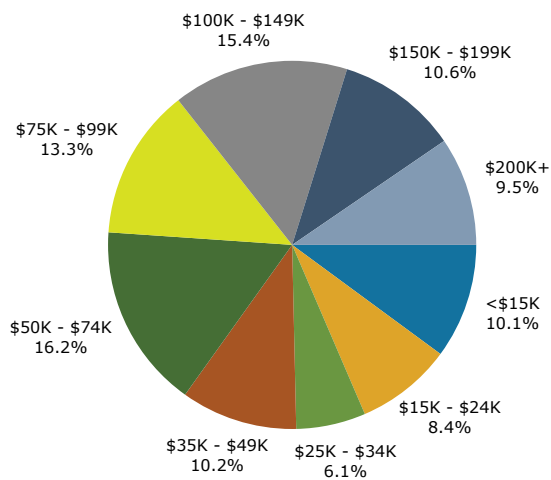
Trends 2024-2029



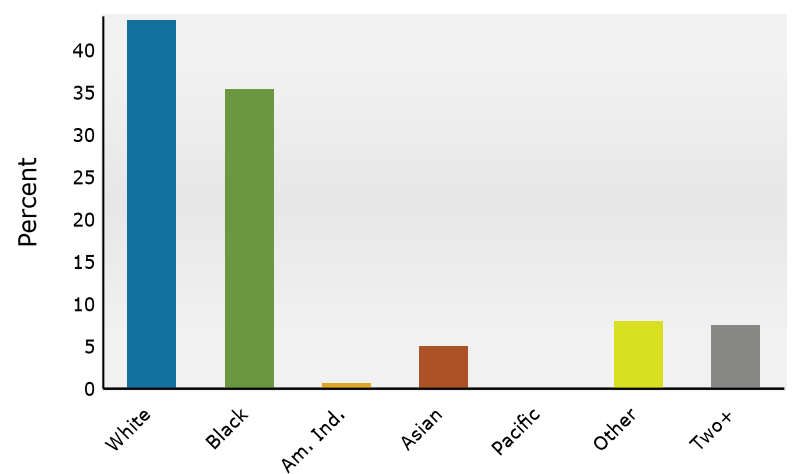
Population by Age



2024 Household Income



2024 Population by Race

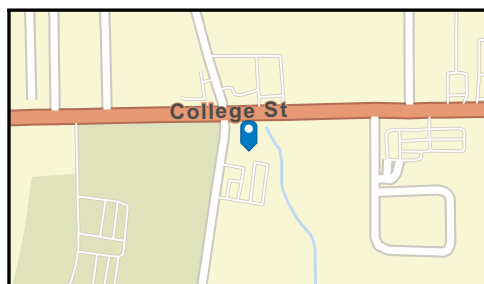
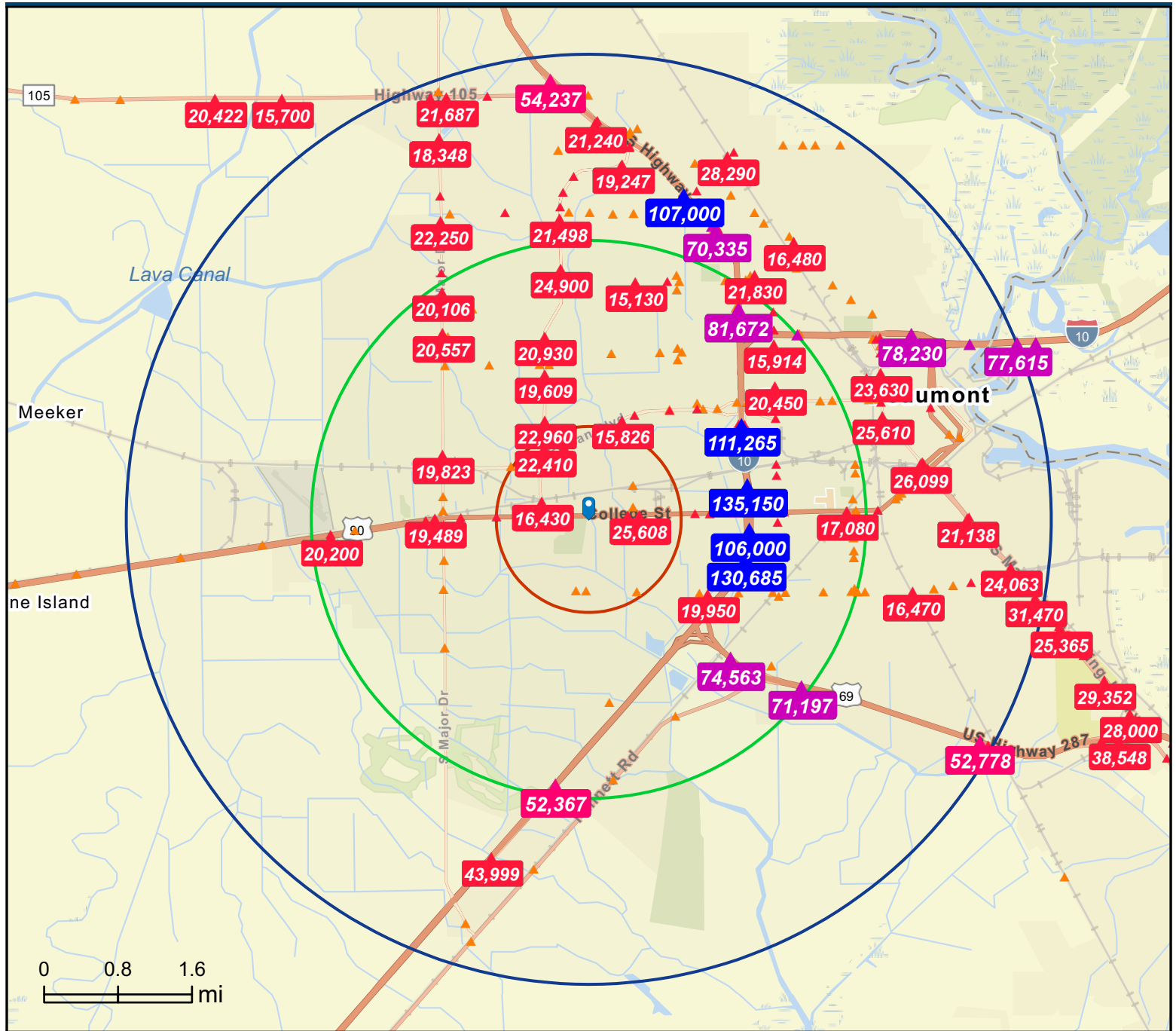


2024 Percent Hispanic Origin: 15.9%

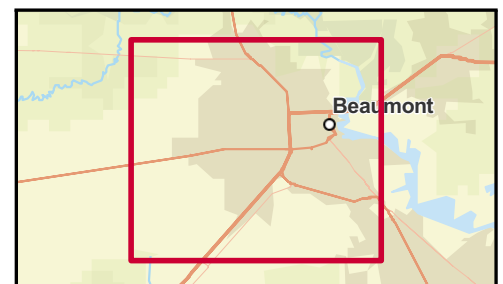
Traffic Count Map

6095 College St, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.06719
Longitude: -94.16346



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



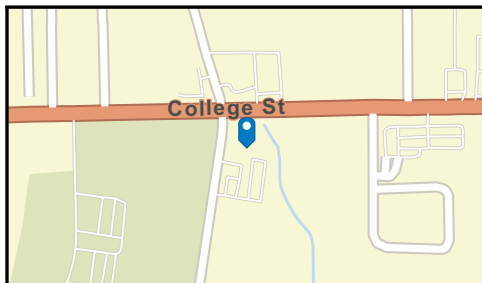
Source: ©2024 Kalibrate Technologies (Q4 2024).

April 04, 2025

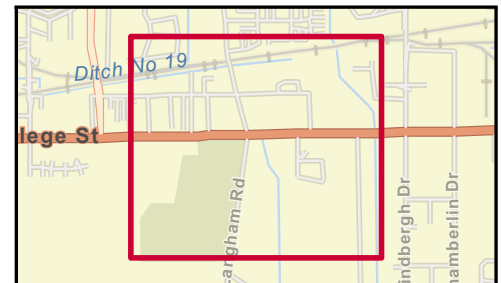
Traffic Count Map - Close Up

6095 College St, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.06719
Longitude: -94.16346



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
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 ▲ 50,001 - 100,000
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Source: ©2024 Kalibrate Technologies (Q4 2024).

April 04, 2025

Overview Map



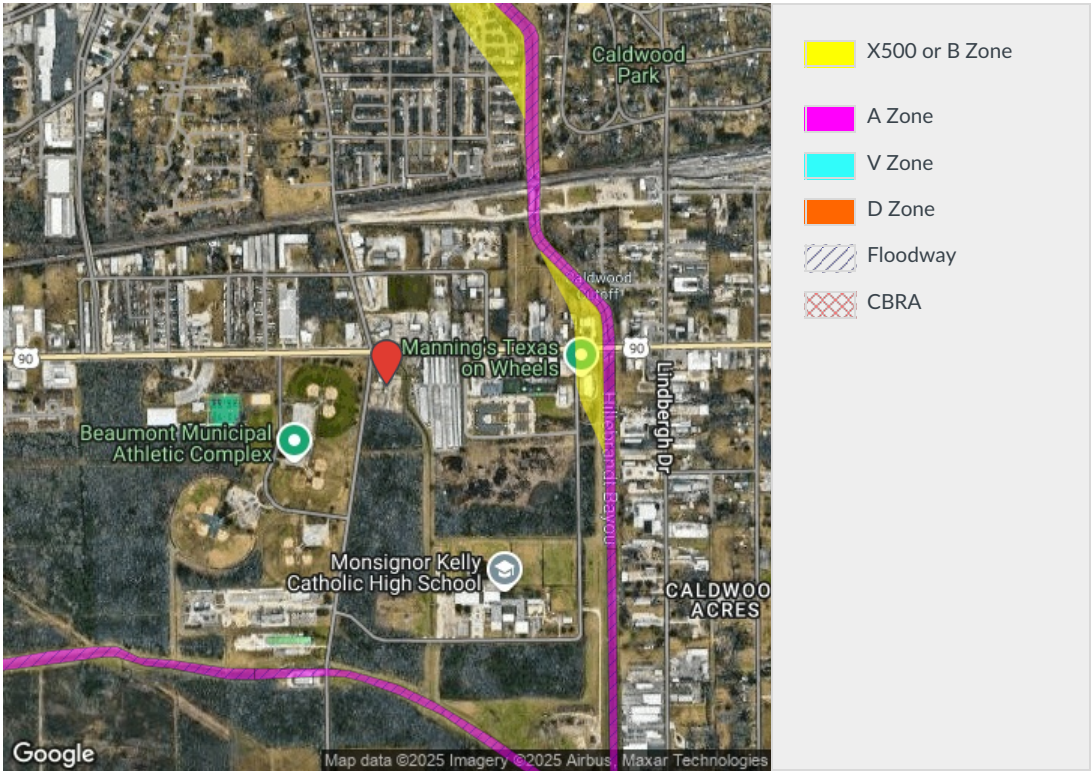
6095 COLLEGE ST BEAUMONT, TX 77707-3501

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0035C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570035C





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.

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

TAR 2501

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