



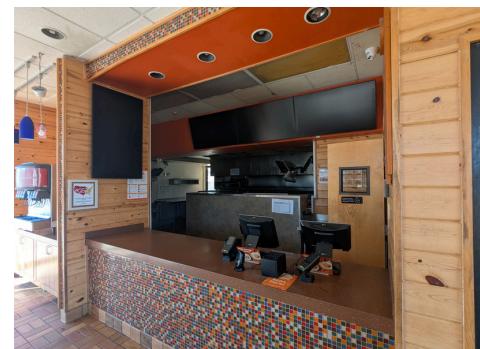
1430 WASHINGTON
BEAUMONT, TX 77701

FOR SALE
\$300,000



PROPERTY OVERVIEW

Quick-service restaurant with a drive-thru, located in the heart of Beaumont on Washington Boulevard. The property features excellent visibility, strong traffic counts, close proximity to Lamar University, and a dense surrounding population. Good access from Washington as well as Avenue A with ample parking. The property is being sold in as-is condition and is zoned for General Commercial by the City of Beaumont. The building is approximately 2,192 SF and is situated on roughly .67 of an acre.



RYAN HARRINGTON COMMERCIAL DIVISION

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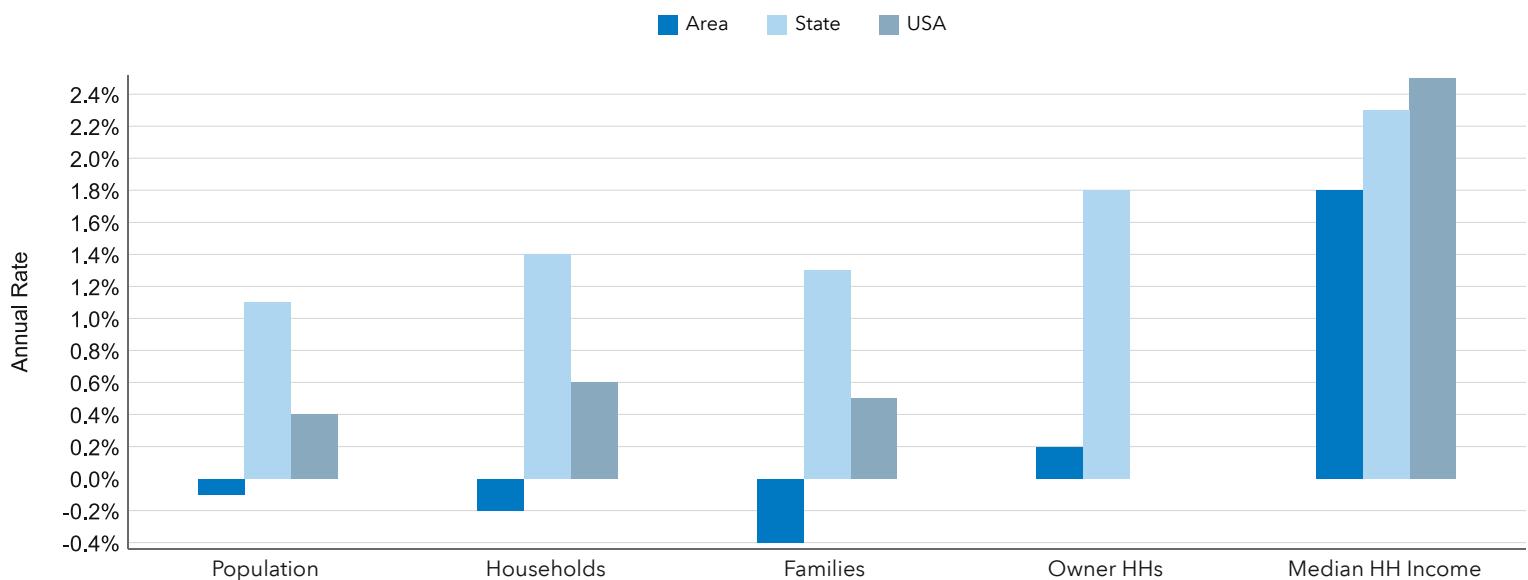
- Former Popeyes Louisiana Kitchen QSR
- +/- 2,192 SF
- +/- .67 Acres
- Access from Washington & Avenue A
- Concrete Parking Lot
- Drive Through Window
- Zoned GC-MD
- High Traffic Counts
- Flood Zone X
- 22 Parking Spaces
- Sold in "as is" condition

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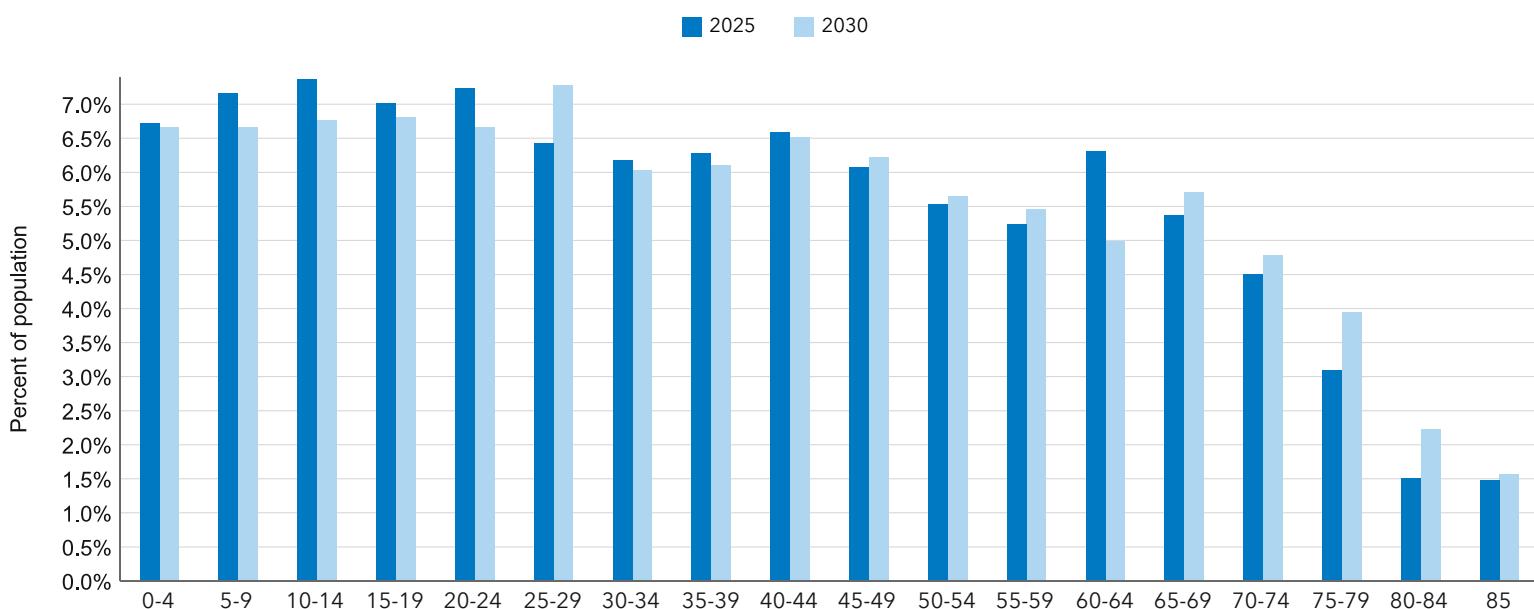
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



Population by Age



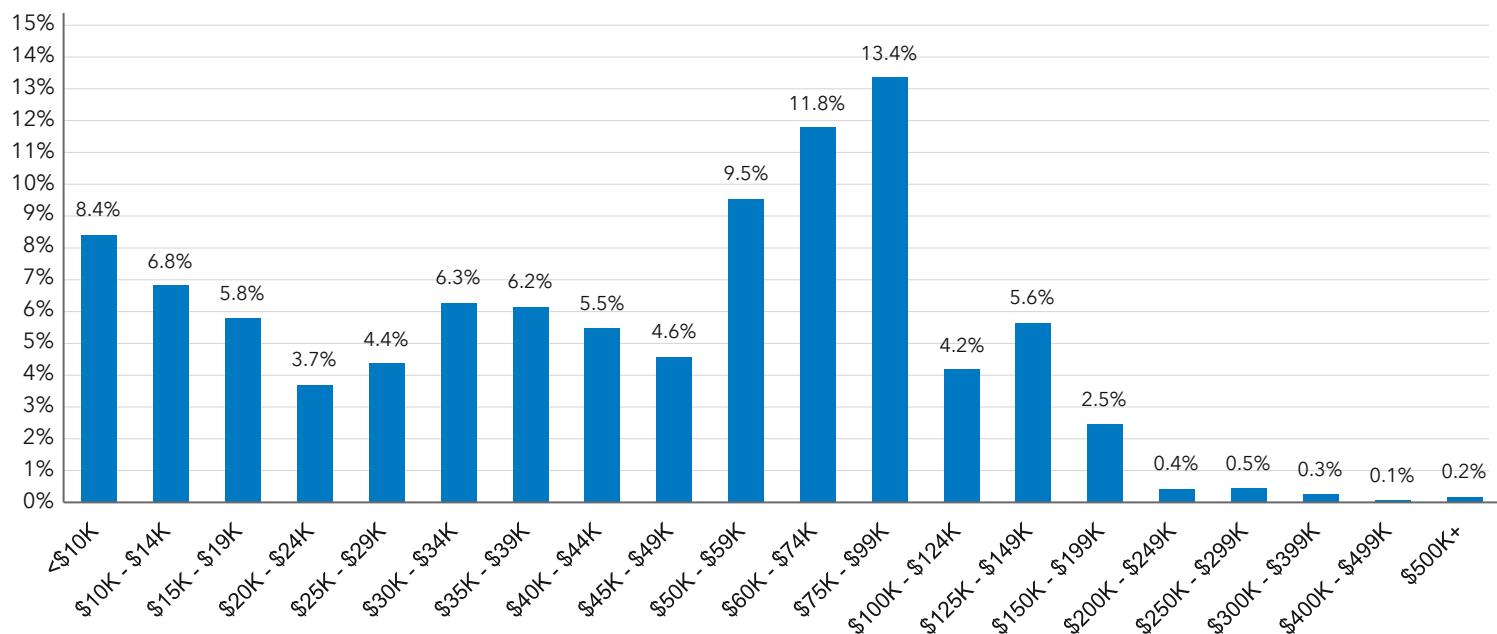
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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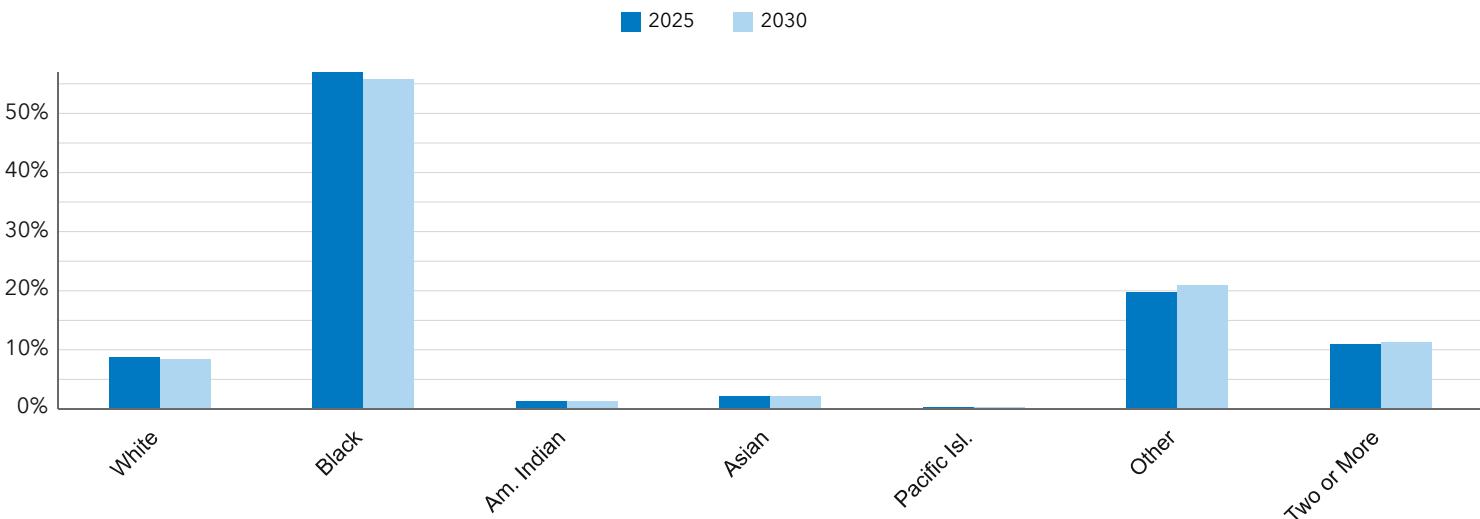
Key Indicators for 2025



Households by Income for 2025



Population by Race



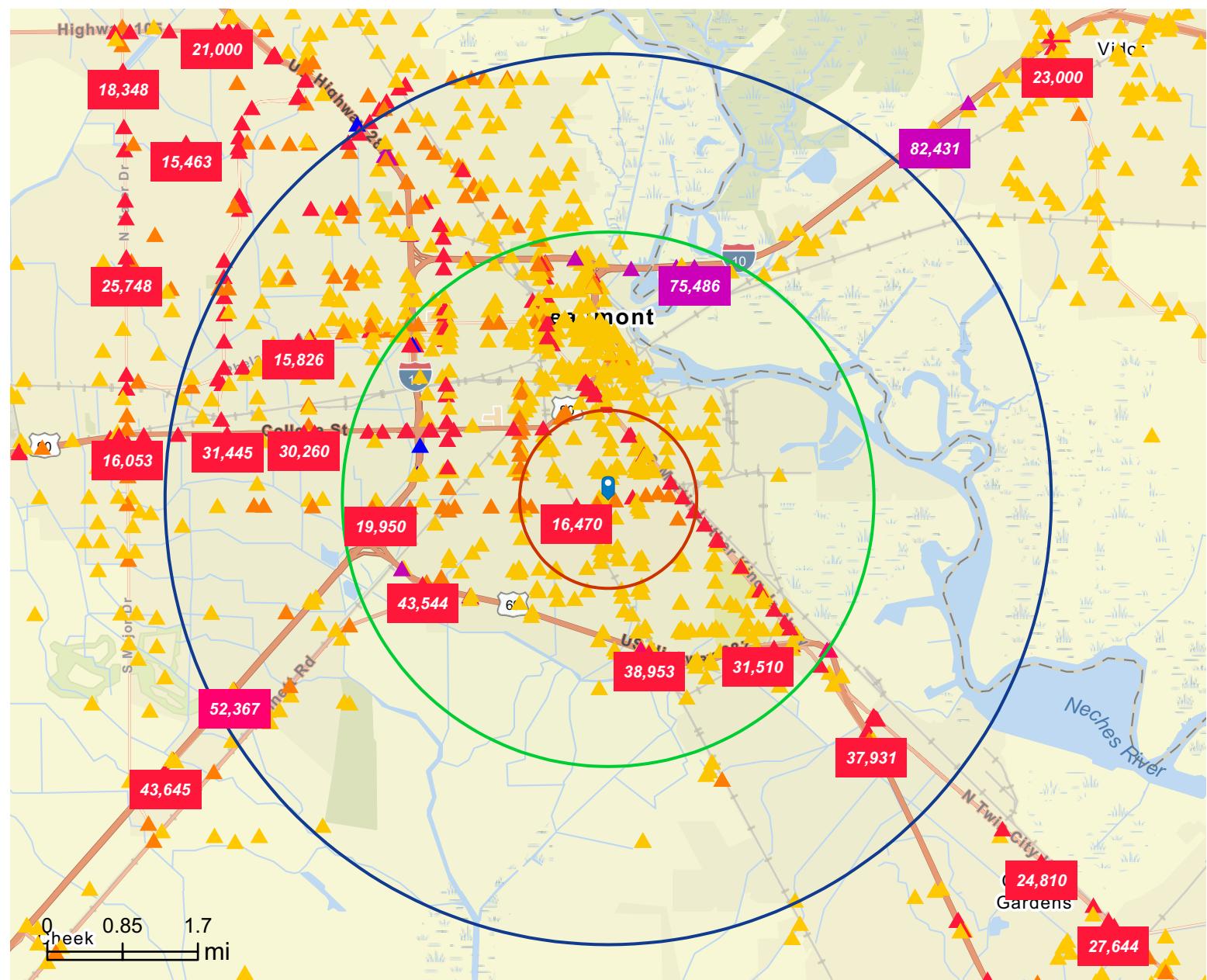
[Source](#): Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Traffic Count Map

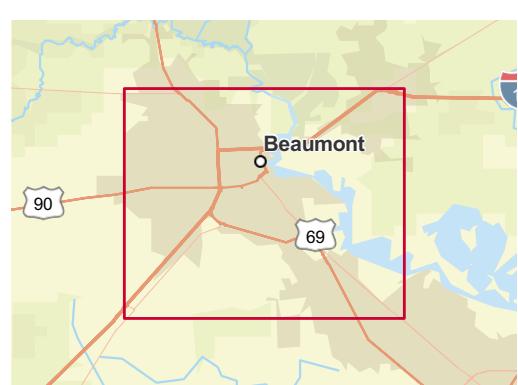
1430 Washington Blvd, Beaumont, Texas, 77705

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source](#): Traffic Counts (2025)

Traffic Count Map - Close Up

1430 Washington Blvd, Beaumont, Texas, 77705



Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Overview Map



The closest match to 1430 Washington Beaumont tx 77705 is 1430 WASHINGTON BLVD BEAUMONT, TX 77705-2038

1430 WASHINGTON BLVD BEAUMONT, TX 77705-2038

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY

485457

PANEL

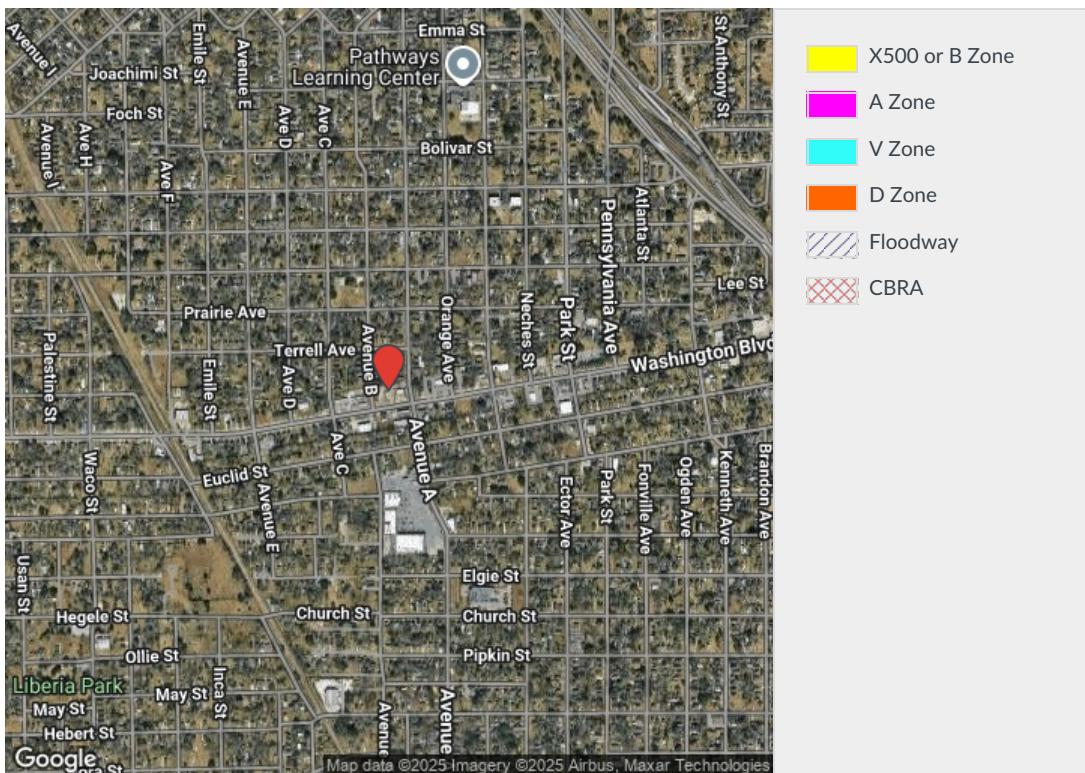
0025D

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.

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
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Charles D. Foxworth Jr.	0446248	charlie@rmxone.com
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Licensed Supervisor of Sales Agent/Associate	License No.	Email
Ryan Harrington	0558472	ryan@rmxone.com
Sales Agent/Associate's Name	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

Templates