



2660 SWEETGUM
BEAUMONT, TX 77703



FOR SALE OR LEASE

\$295,000

\$3,264/MONTH



PROPERTY OVERVIEW

Freestanding professional office building in excellent condition on Sweetgum Lane just off of N. 11th Street. Centrally located in Beaumont with easy access to Interstate 10 and the Eastex Freeway. The building is a former vault and the majority of the construction consists of concrete including floors, exterior walls, and ceilings. 6 private offices, one of which is an oversized executive office with wet bar and attached conference room. The building also features a good size waiting room with a pay/receiving window and a kitchen with granite countertop.



RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- 2 Restrooms
- Kitchen/Break Room
- Paved Parking Lot
- Centrally Located
- Solid Building
- Conference Room
- Reception Area
- Large Waiting Area
- +/-3,264 SF
- 5 Private Offices
- 1 Executive Office
- Covered Parking Space



Demographic and Income Profile

2660 Sweetgum Ln, Beaumont, Texas, 77703
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.09757
Longitude: -94.12907

Summary	Census 2010	Census 2020	2023	2028
Population	60,504	58,800	58,928	58,565
Households	24,444	23,509	23,514	23,522
Families	15,054	14,712	13,956	13,955
Average Household Size	2.43	2.45	2.45	2.43
Owner Occupied Housing Units	13,185	12,430	12,881	12,990
Renter Occupied Housing Units	11,259	11,079	10,633	10,532
Median Age	35.3	37.5	37.6	38.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.12%	0.97%	0.30%
Households	0.01%	1.15%	0.49%
Families	0.00%	1.16%	0.44%
Owner HHs	0.17%	1.38%	0.66%
Median Household Income	1.79%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,149	13.4%	2,934	12.5%
\$15,000 - \$24,999	2,839	12.1%	2,426	10.3%
\$25,000 - \$34,999	2,391	10.2%	2,209	9.4%
\$35,000 - \$49,999	2,781	11.8%	2,696	11.5%
\$50,000 - \$74,999	3,793	16.1%	3,807	16.2%
\$75,000 - \$99,999	2,870	12.2%	3,035	12.9%
\$100,000 - \$149,999	2,867	12.2%	3,186	13.5%
\$150,000 - \$199,999	1,054	4.5%	1,269	5.4%
\$200,000+	1,769	7.5%	1,959	8.3%
Median Household Income	\$52,812		\$57,708	
Average Household Income	\$84,742		\$94,238	
Per Capita Income	\$33,721		\$37,745	

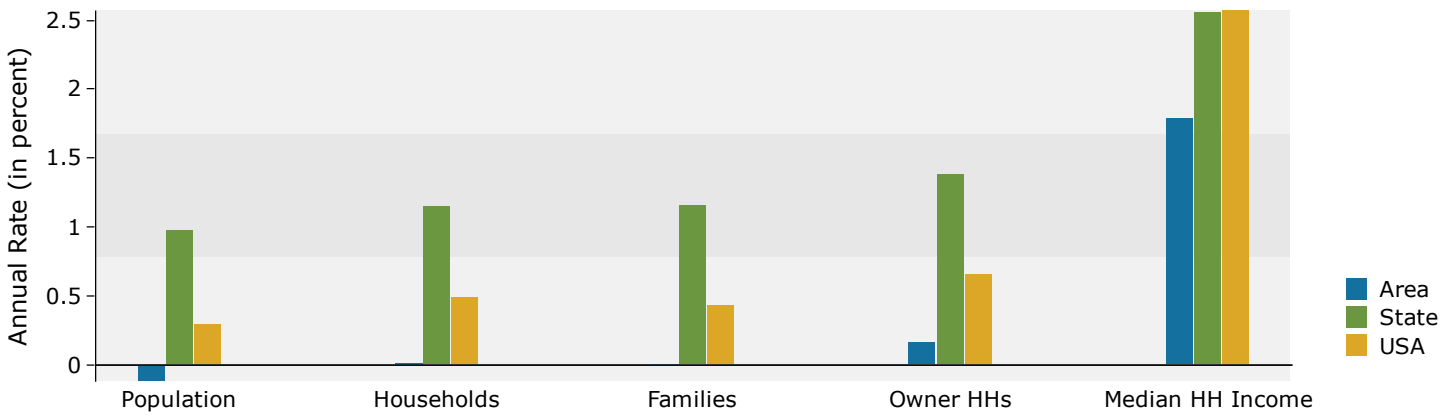
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,711	7.8%	3,927	6.7%	3,909	6.6%	3,925	6.7%
5 - 9	4,170	6.9%	3,953	6.7%	3,967	6.7%	3,813	6.5%
10 - 14	4,101	6.8%	3,962	6.7%	3,920	6.7%	3,836	6.6%
15 - 19	4,190	6.9%	3,771	6.4%	3,638	6.2%	3,585	6.1%
20 - 24	4,526	7.5%	3,798	6.5%	3,805	6.5%	3,986	6.8%
25 - 34	8,341	13.8%	7,961	13.5%	8,245	14.0%	7,600	13.0%
35 - 44	6,824	11.3%	7,598	12.9%	7,449	12.6%	7,533	12.9%
45 - 54	8,420	13.9%	6,632	11.3%	6,150	10.4%	6,446	11.0%
55 - 64	7,014	11.6%	7,515	12.8%	7,111	12.1%	6,154	10.5%
65 - 74	3,984	6.6%	5,583	9.5%	6,008	10.2%	6,223	10.6%
75 - 84	2,902	4.8%	2,742	4.7%	3,194	5.4%	3,829	6.5%
85+	1,321	2.2%	1,357	2.3%	1,532	2.6%	1,634	2.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,532	42.2%	19,884	33.8%	18,692	31.7%	16,788	28.7%
Black Alone	26,915	44.5%	25,877	44.0%	26,871	45.6%	27,836	47.5%
American Indian Alone	291	0.5%	365	0.6%	368	0.6%	382	0.7%
Asian Alone	1,438	2.4%	1,603	2.7%	1,749	3.0%	1,962	3.4%
Pacific Islander Alone	17	0.0%	26	0.0%	26	0.0%	26	0.0%
Some Other Race Alone	5,148	8.5%	6,194	10.5%	6,291	10.7%	6,496	11.1%
Two or More Races	1,165	1.9%	4,851	8.2%	4,930	8.4%	5,074	8.7%
Hispanic Origin (Any Race)	9,339	15.4%	11,609	19.7%	11,732	19.9%	11,825	20.2%

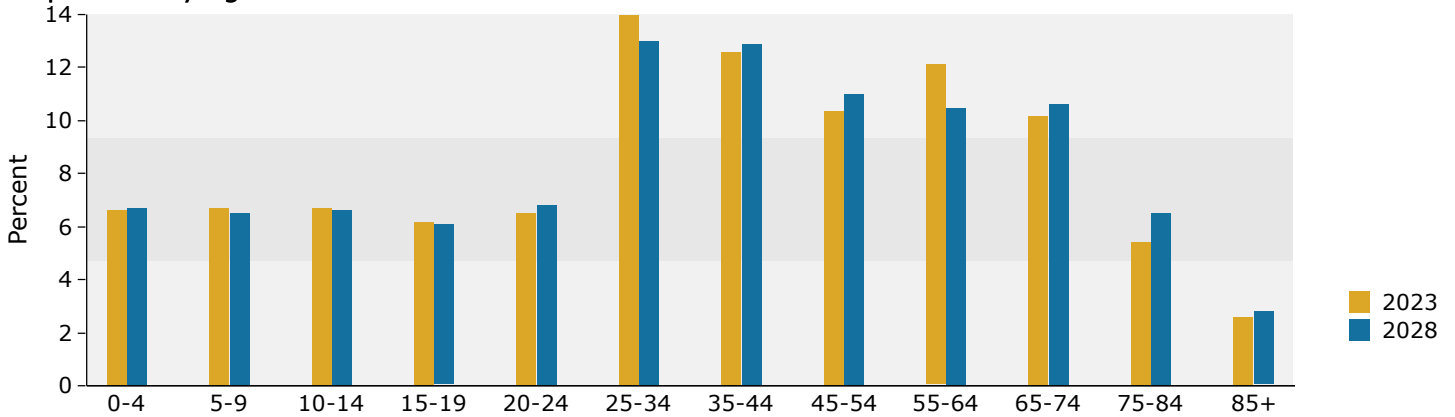
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

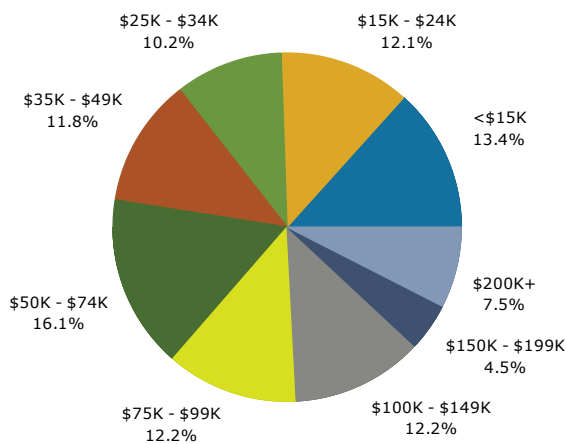
Trends 2023-2028



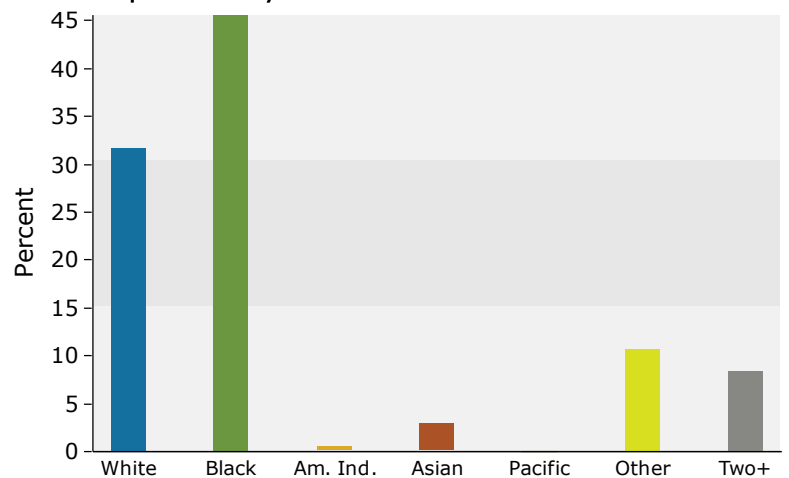
Population by Age



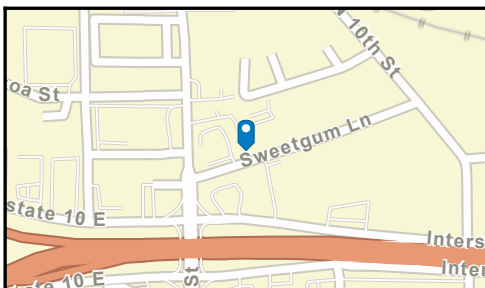
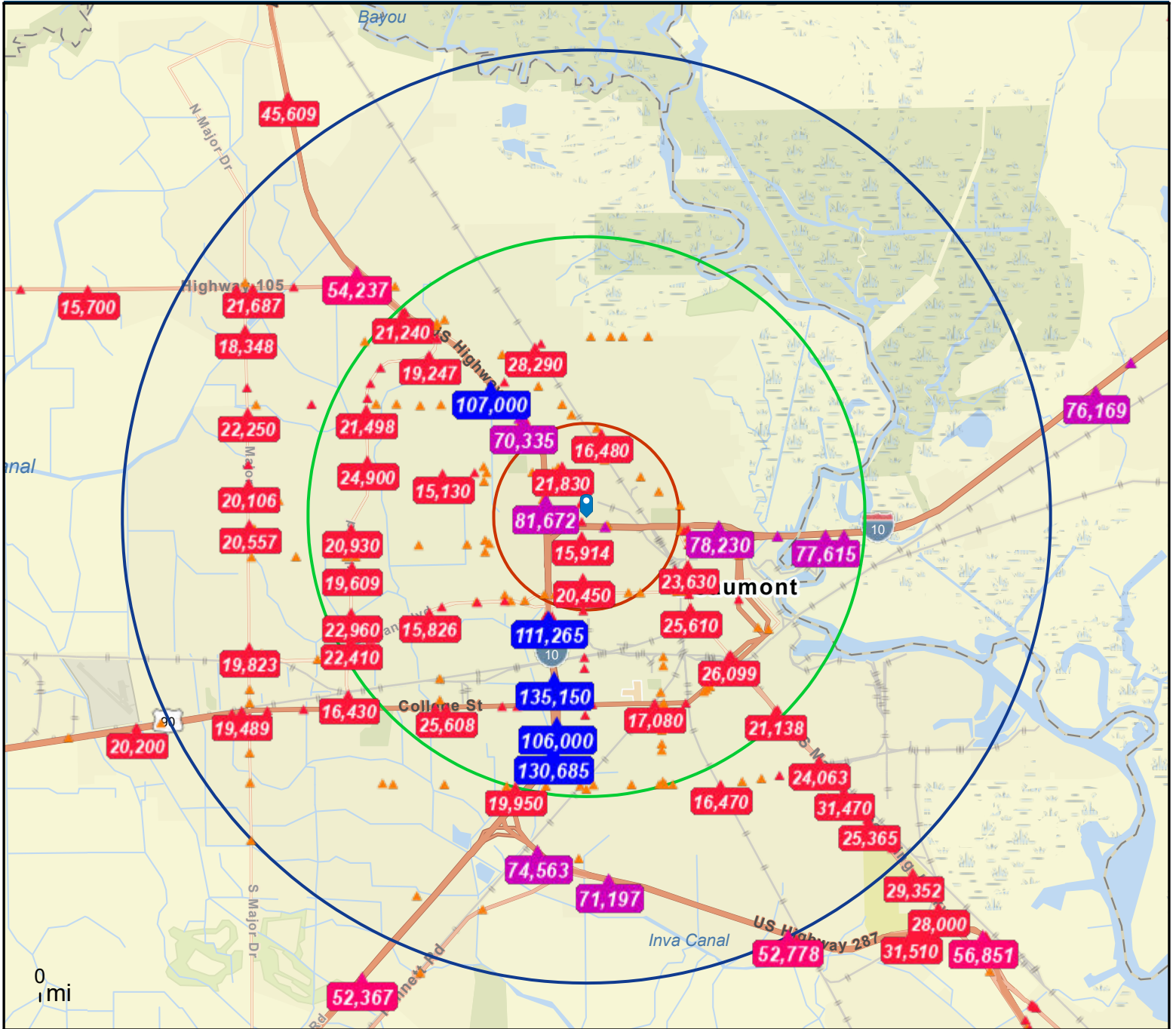
2023 Household Income



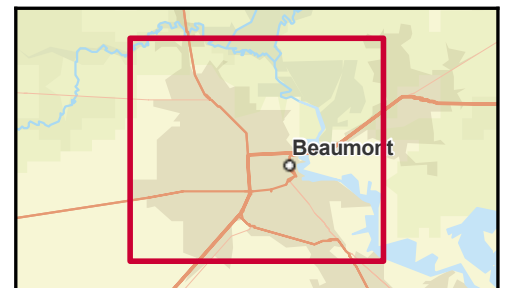
2023 Population by Race

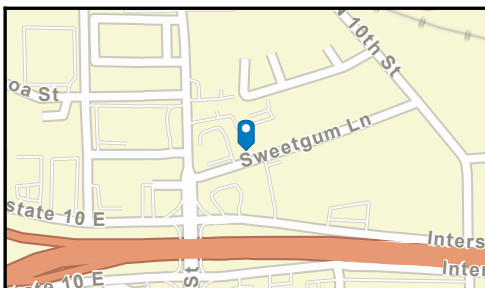


2023 Percent Hispanic Origin: 19.9%

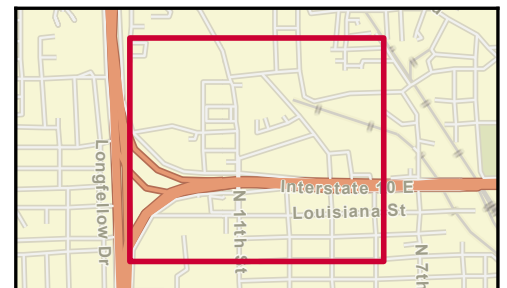


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





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Source: ©2023 Kalibrate Technologies (Q4 2023).

Overview Map



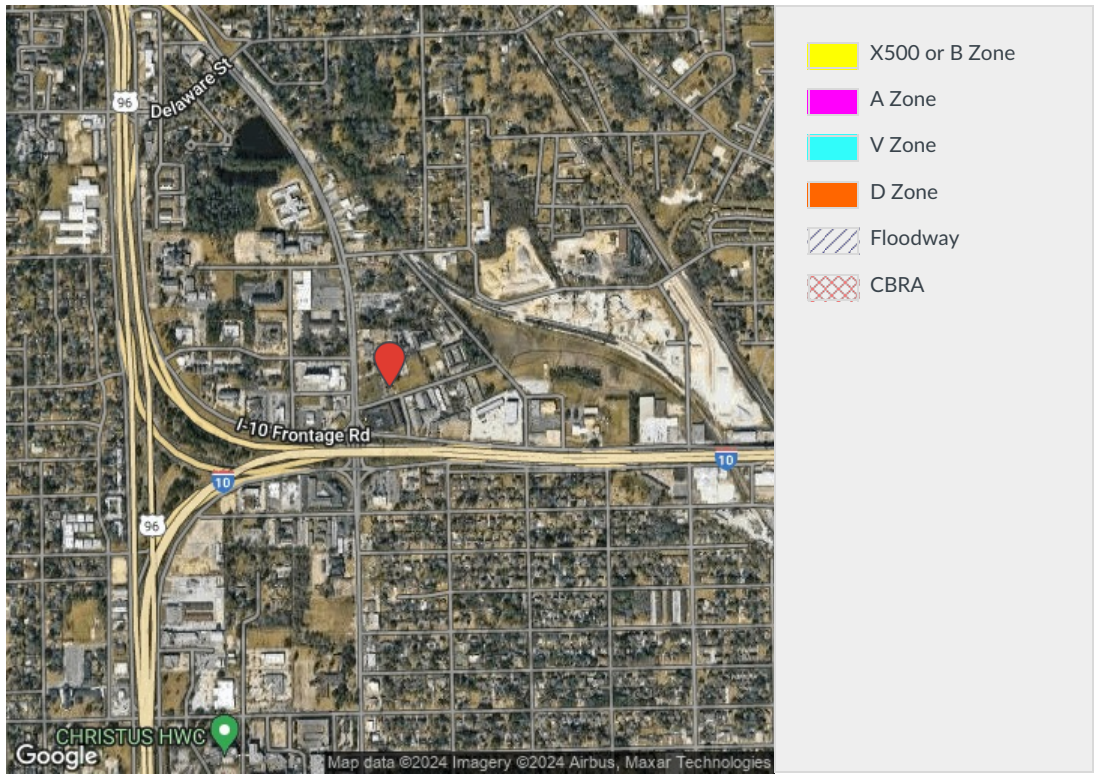
2660 SWEETGUM LN BEAUMONT, TX 77703-4926

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.

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<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