



6115 MUELA CREEK DR.
SUITE C
BEAUMONT, TX 77706



FOR LEASE
\$2,000/MONTH
INCLUDING NETS



PROPERTY OVERVIEW

Professional office space for lease offers approx. 886 SF of well-maintained, move-in ready space. It features 5 private offices, a restroom, and a kitchen area, providing a functional layout suitable for a variety of businesses. The office includes both front and rear exits for convenient access and enhanced safety. Located in a developing area near restaurants and retail, it offers a professional atmosphere ideal for client meetings and daily operations. Ample parking ensures ease of access for employees and visitors alike.



RYAN HARRINGTON **COMMERCIAL DIVISION**

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM

- Office in Excellent Condition
- +/-886 SF
- 5 Private Offices
- Restroom
- Kitchen Area
- Front and rear exit
- Safe Location
- Near Restaurants and Retail
- Professional Atmosphere
- Ample Parking
- NNN = \$5.40/sf/Y
- Base Rent = \$21.68/sf/Y

Demographic and Income Profile

6115 Muela Creek Dr, Beaumont, Texas, 77706
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.12095
Longitude: -94.17128

Summary	Census 2010	Census 2020	2024	2029
Population	50,835	54,187	54,788	55,291
Households	21,503	22,726	22,896	22,979
Families	13,337	14,050	13,635	13,558
Average Household Size	2.35	2.36	2.37	2.38
Owner Occupied Housing Units	12,514	12,343	12,394	12,842
Renter Occupied Housing Units	8,989	10,383	10,502	10,137
Median Age	36.1	37.7	37.9	38.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.18%	1.09%	0.38%
Households	0.07%	1.36%	0.64%
Families	-0.11%	1.26%	0.56%
Owner HHs	0.71%	1.82%	0.97%
Median Household Income	3.10%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,479	10.8%	2,203	9.6%
\$15,000 - \$24,999	1,929	8.4%	1,490	6.5%
\$25,000 - \$34,999	1,770	7.7%	1,552	6.8%
\$35,000 - \$49,999	2,881	12.6%	2,572	11.2%
\$50,000 - \$74,999	3,133	13.7%	3,070	13.4%
\$75,000 - \$99,999	3,107	13.6%	3,282	14.3%
\$100,000 - \$149,999	3,400	14.8%	3,645	15.9%
\$150,000 - \$199,999	2,223	9.7%	2,836	12.3%
\$200,000+	1,974	8.6%	2,330	10.1%

Median Household Income	\$67,448	\$78,568
Average Household Income	\$96,450	\$110,554
Per Capita Income	\$40,164	\$45,777

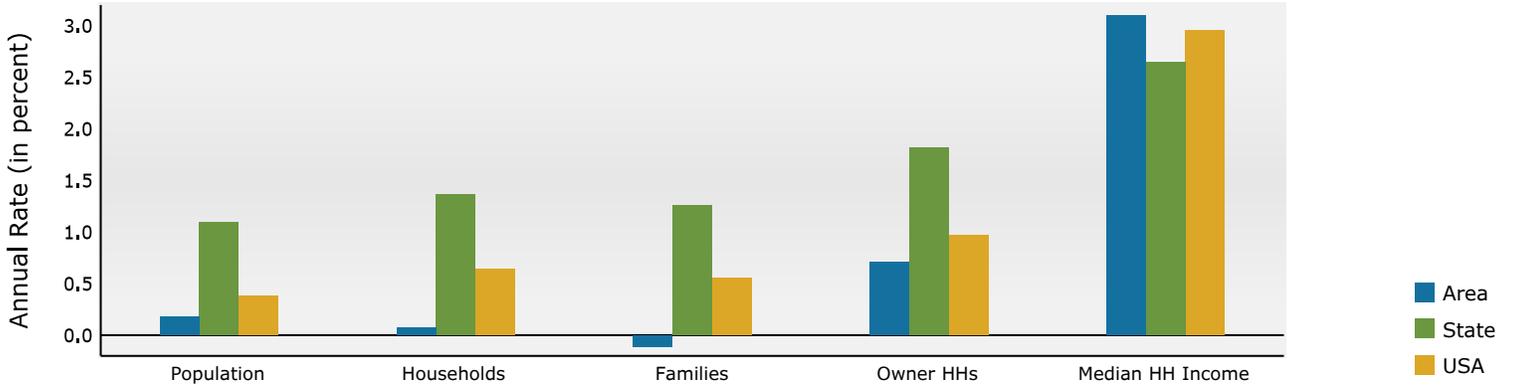
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,588	7.1%	3,520	6.5%	3,520	6.4%	3,478	6.3%
5 - 9	3,238	6.4%	3,426	6.3%	3,492	6.4%	3,295	6.0%
10 - 14	3,352	6.6%	3,481	6.4%	3,342	6.1%	3,415	6.2%
15 - 19	3,421	6.7%	3,279	6.1%	3,172	5.8%	3,151	5.7%
20 - 24	3,942	7.8%	3,704	6.8%	3,520	6.4%	3,275	5.9%
25 - 34	7,169	14.1%	7,772	14.3%	8,231	15.0%	7,925	14.3%
35 - 44	6,093	12.0%	6,783	12.5%	7,206	13.2%	7,545	13.6%
45 - 54	7,318	14.4%	6,090	11.2%	6,083	11.1%	6,378	11.5%
55 - 64	6,141	12.1%	7,013	12.9%	6,414	11.7%	5,802	10.5%
65 - 74	3,162	6.2%	5,270	9.7%	5,627	10.3%	6,003	10.9%
75 - 84	2,341	4.6%	2,552	4.7%	2,913	5.3%	3,628	6.6%
85+	1,070	2.1%	1,295	2.4%	1,268	2.3%	1,396	2.5%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,974	55.0%	22,874	42.2%	22,037	40.2%	21,093	38.1%
Black Alone	17,532	34.5%	20,746	38.3%	21,269	38.8%	21,724	39.3%
American Indian Alone	203	0.4%	293	0.5%	314	0.6%	322	0.6%
Asian Alone	2,007	3.9%	2,755	5.1%	2,931	5.3%	3,171	5.7%
Pacific Islander Alone	15	0.0%	15	0.0%	29	0.1%	33	0.1%
Some Other Race Alone	2,062	4.1%	3,712	6.9%	4,066	7.4%	4,451	8.0%
Two or More Races	1,042	2.0%	3,791	7.0%	4,142	7.6%	4,498	8.1%
Hispanic Origin (Any Race)	4,746	9.3%	7,434	13.7%	8,249	15.1%	9,091	16.4%

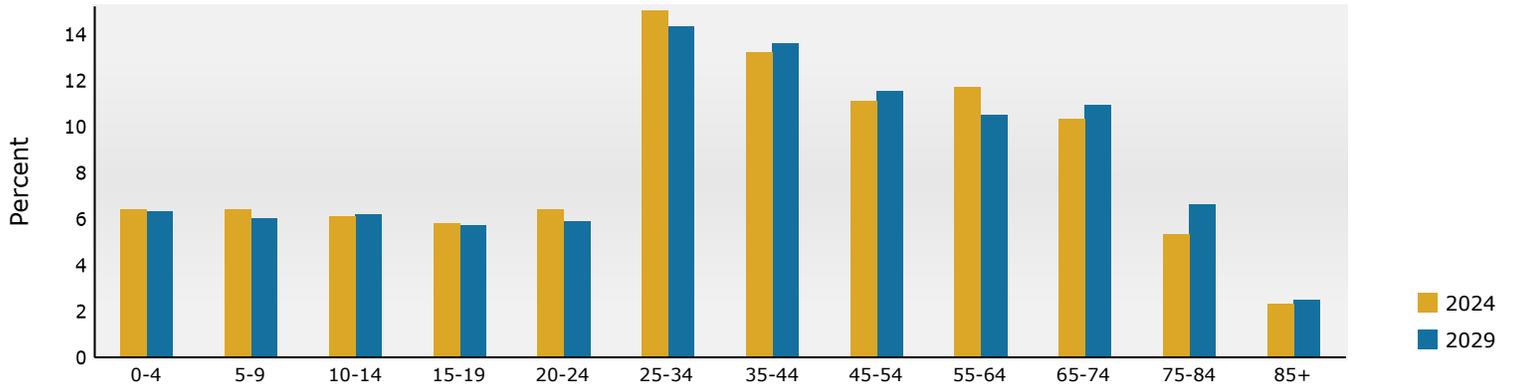
Data Note: Income is expressed in current dollars.

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

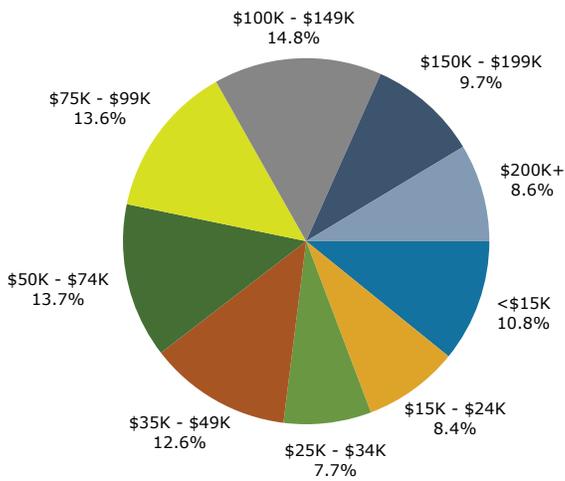
Trends 2024-2029



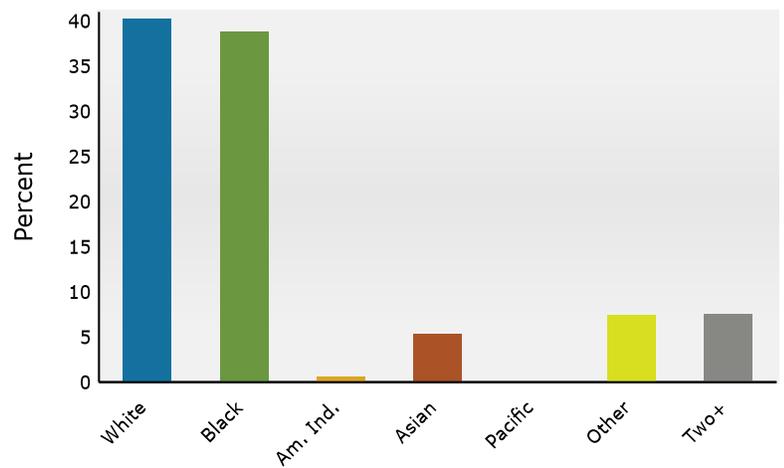
Population by Age



2024 Household Income

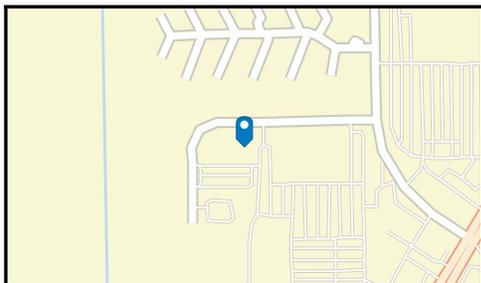
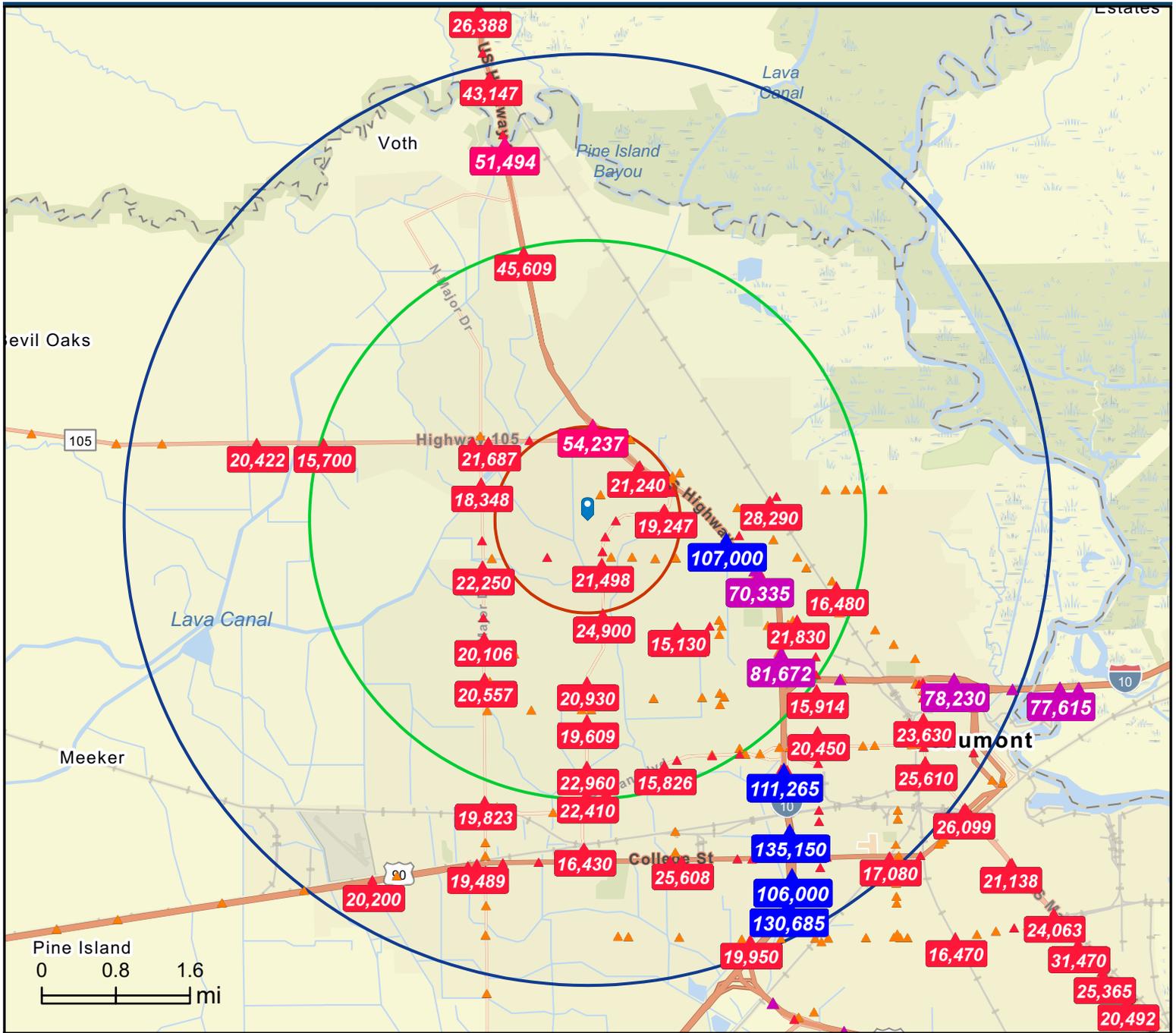


2024 Population by Race



2024 Percent Hispanic Origin: 15.1%

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



- 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

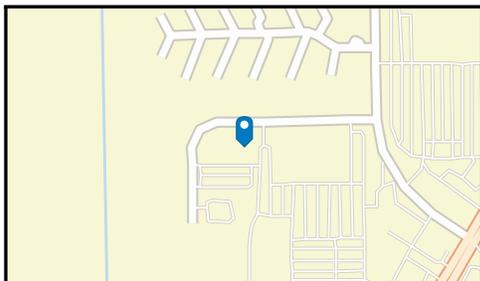
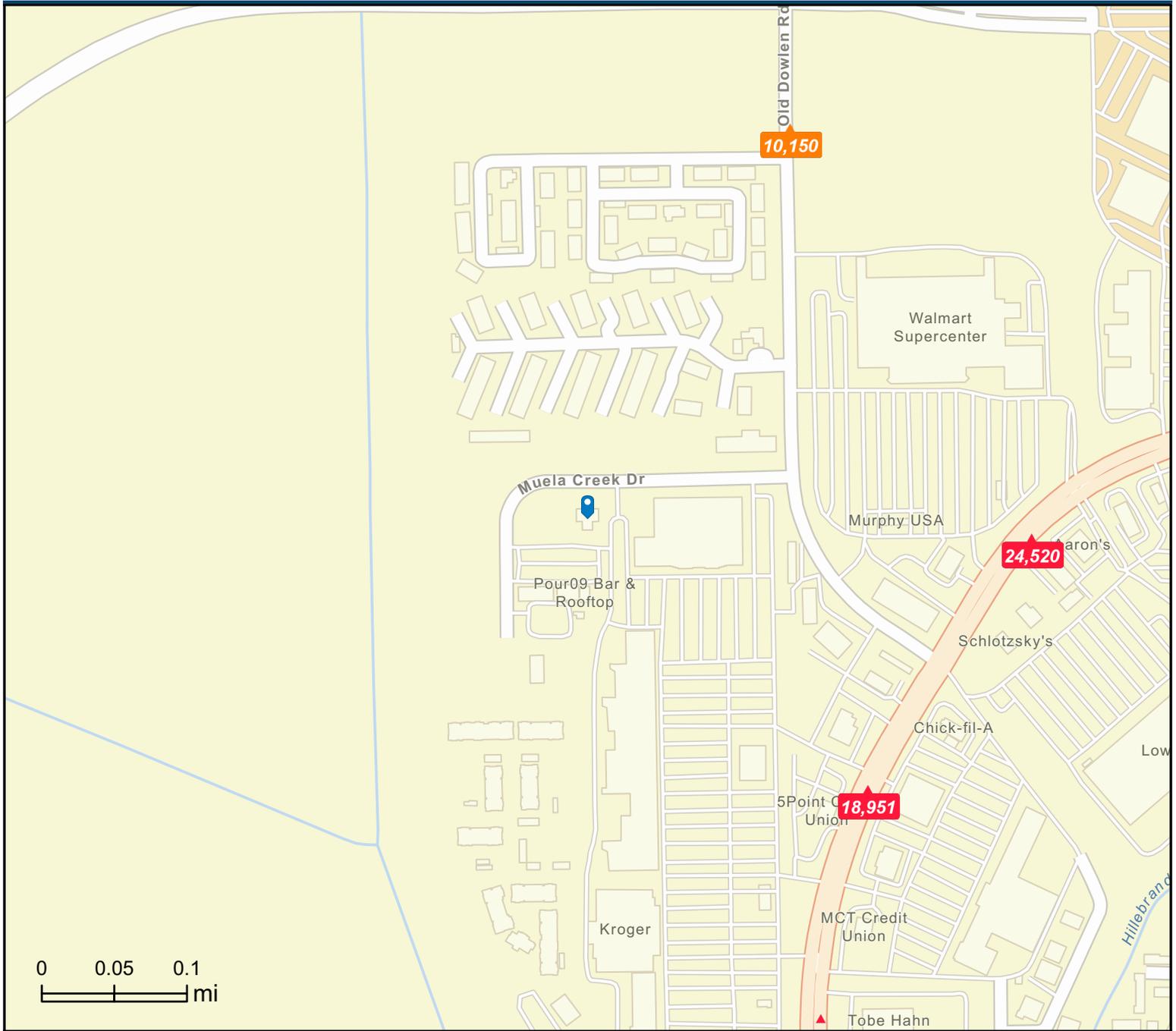


Source: ©2024 Kalibrate Technologies (Q4 2024).

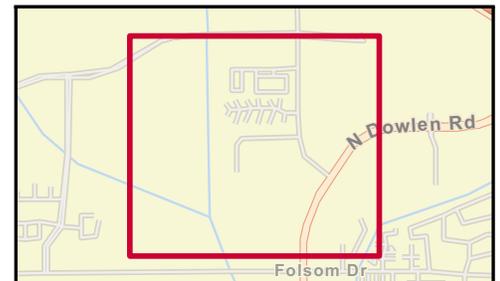
Traffic Count Map - Close Up

6115 Muela Creek Dr, Beaumont, Texas, 77706
Rings: 1, 3, 5 mile radii

Prepared by Esri
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Source: ©2024 Kalibrate Technologies (Q4 2024).

Overview Map



6115 MUELA CREEK DR BEAUMONT, TX 77706

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0050D
PANEL DATE	August 06, 2002	MAP NUMBER	4854570050D

