



1380 LINDBERGH DRIVE
BEAUMONT, TX 77707

**PRICE
Reduced!!**

**FOR SALE
\$190,000**



PROPERTY OVERVIEW

Roughly a 1.58 acre tract of land on Lindbergh Drive between College Street and Washington Boulevard available for purchase. This property has roughly 150ft of frontage and is zoned (CM) Commercial Manufacturing. One of the few remaining tracts of land on Lindbergh. Easy access to Interstate 10 and located in an established industrial area on the west side of town.



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- +/-1.58 Acres
- Zoned Commercial Manufacturing (CM)
- Easy Access
- Near Interstate 10
- High Property
- Public Utilities Available
- Flood Zone X
- +/-150ft of Frontage
- Between Washington Blvd. and College Street
- Industrial Area

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

Demographic and Income Profile

1380 Lindbergh Dr, Beaumont, Texas, 77707
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.06058
 Longitude: -94.15616

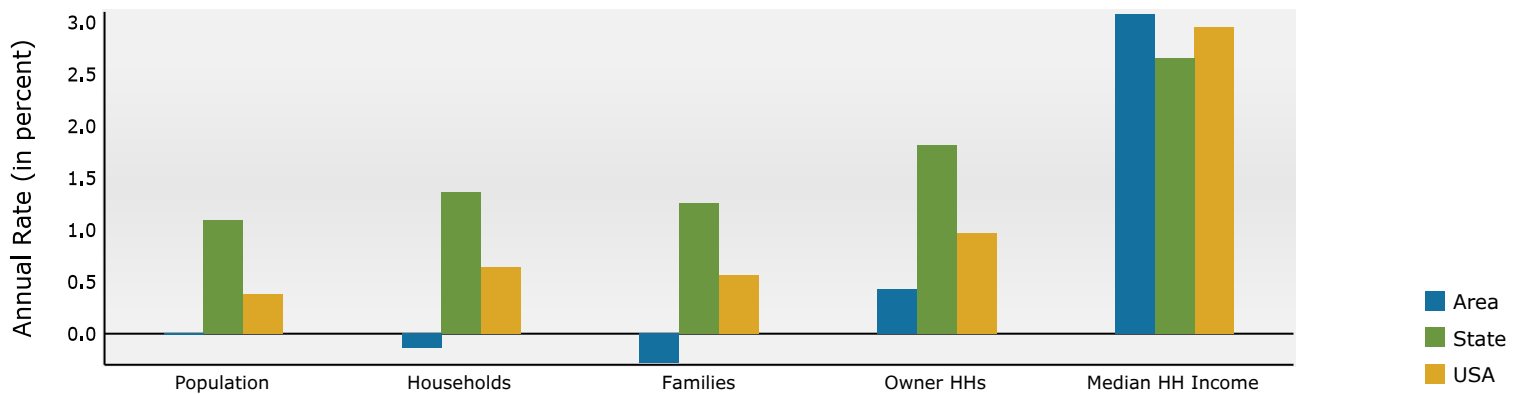
Summary	Census 2010		Census 2020		2024		2029	
Population	45,642		47,107		46,751		46,730	
Households	18,581		18,849		18,506		18,376	
Families	12,047		12,331		11,727		11,565	
Average Household Size	2.43		2.45		2.47		2.49	
Owner Occupied Housing Units	12,260		11,907		11,833		12,092	
Renter Occupied Housing Units	6,321		6,942		6,673		6,284	
Median Age	38.7		39.3		39.6		40.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.01%		1.09%		0.38%			
Households	-0.14%		1.36%		0.64%			
Families	-0.28%		1.26%		0.56%			
Owner HHs	0.43%		1.82%		0.97%			
Median Household Income	3.08%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,049	11.1%	1,794	9.8%		
\$15,000 - \$24,999			1,774	9.6%	1,353	7.4%		
\$25,000 - \$34,999			1,184	6.4%	1,022	5.6%		
\$35,000 - \$49,999			2,011	10.9%	1,757	9.6%		
\$50,000 - \$74,999			3,207	17.3%	3,115	17.0%		
\$75,000 - \$99,999			2,488	13.4%	2,573	14.0%		
\$100,000 - \$149,999			2,641	14.3%	2,868	15.6%		
\$150,000 - \$199,999			1,720	9.3%	2,189	11.9%		
\$200,000+			1,432	7.7%	1,704	9.3%		
Median Household Income			\$65,367		\$76,066			
Average Household Income			\$93,653		\$108,008			
Per Capita Income			\$37,056		\$42,444			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,120	6.8%	3,065	6.5%	2,994	6.4%	2,925	6.3%
5 - 9	2,948	6.5%	2,932	6.2%	2,961	6.3%	2,724	5.8%
10 - 14	2,899	6.4%	3,182	6.8%	2,916	6.2%	2,909	6.2%
15 - 19	3,072	6.7%	2,975	6.3%	2,889	6.2%	2,682	5.7%
20 - 24	2,982	6.5%	2,817	6.0%	2,866	6.1%	2,745	5.9%
25 - 34	5,882	12.9%	5,976	12.7%	5,965	12.8%	5,970	12.8%
35 - 44	5,144	11.3%	5,815	12.3%	5,942	12.7%	5,973	12.8%
45 - 54	6,441	14.1%	5,296	11.2%	5,298	11.3%	5,411	11.6%
55 - 64	5,852	12.8%	6,194	13.1%	5,633	12.0%	5,077	10.9%
65 - 74	3,521	7.7%	4,857	10.3%	5,023	10.7%	5,311	11.4%
75 - 84	2,675	5.9%	2,612	5.5%	2,894	6.2%	3,486	7.5%
85+	1,105	2.4%	1,384	2.9%	1,371	2.9%	1,517	3.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,567	53.8%	19,867	42.2%	18,763	40.1%	17,833	38.2%
Black Alone	15,967	35.0%	18,113	38.5%	18,240	39.0%	18,432	39.4%
American Indian Alone	222	0.5%	263	0.6%	285	0.6%	297	0.6%
Asian Alone	1,390	3.0%	1,593	3.4%	1,614	3.5%	1,707	3.7%
Pacific Islander Alone	16	0.0%	19	0.0%	36	0.1%	38	0.1%
Some Other Race Alone	2,658	5.8%	3,898	8.3%	4,243	9.1%	4,614	9.9%
Two or More Races	823	1.8%	3,355	7.1%	3,570	7.6%	3,809	8.2%
Hispanic Origin (Any Race)	5,585	12.2%	7,486	15.9%	8,185	17.5%	8,920	19.1%

Data Note: Income is expressed in current dollars.

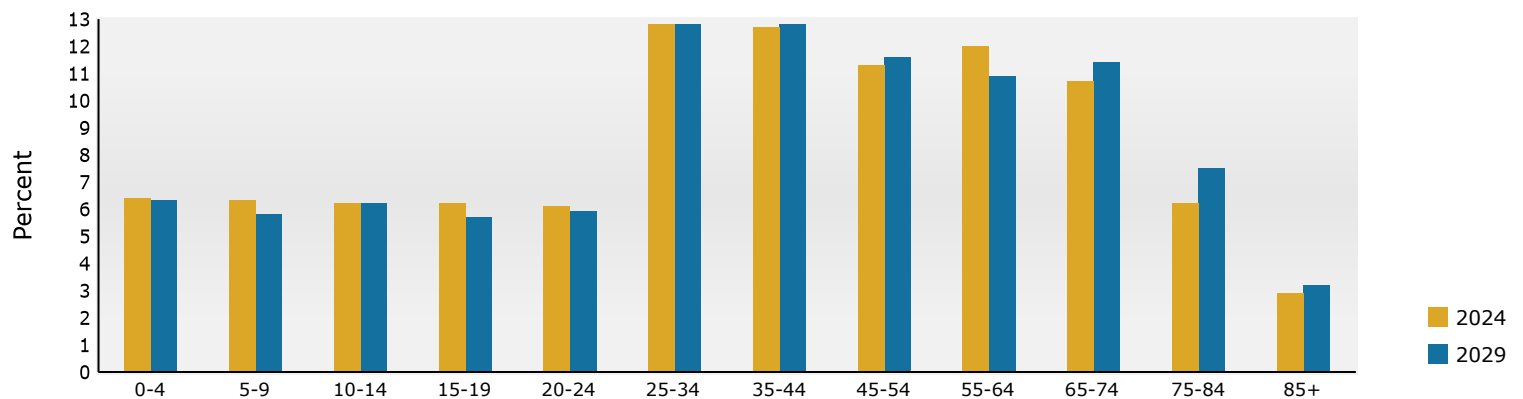
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 16, 2024

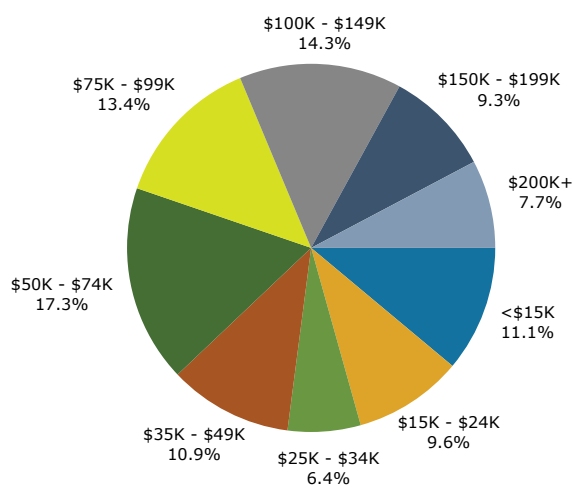
Trends 2024-2029



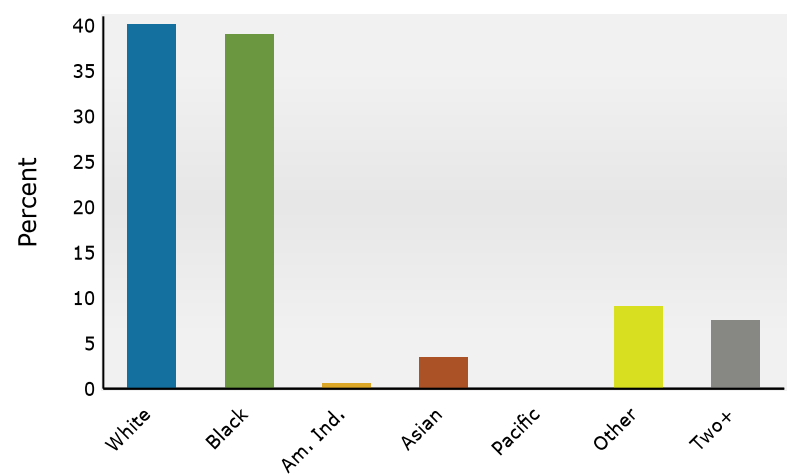
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 17.5%

Traffic Count Map

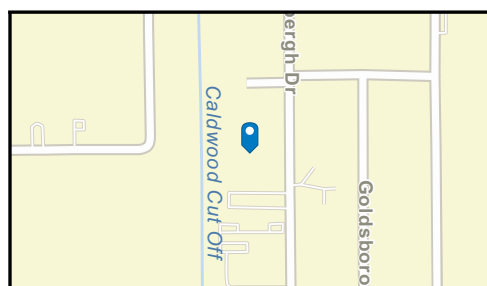
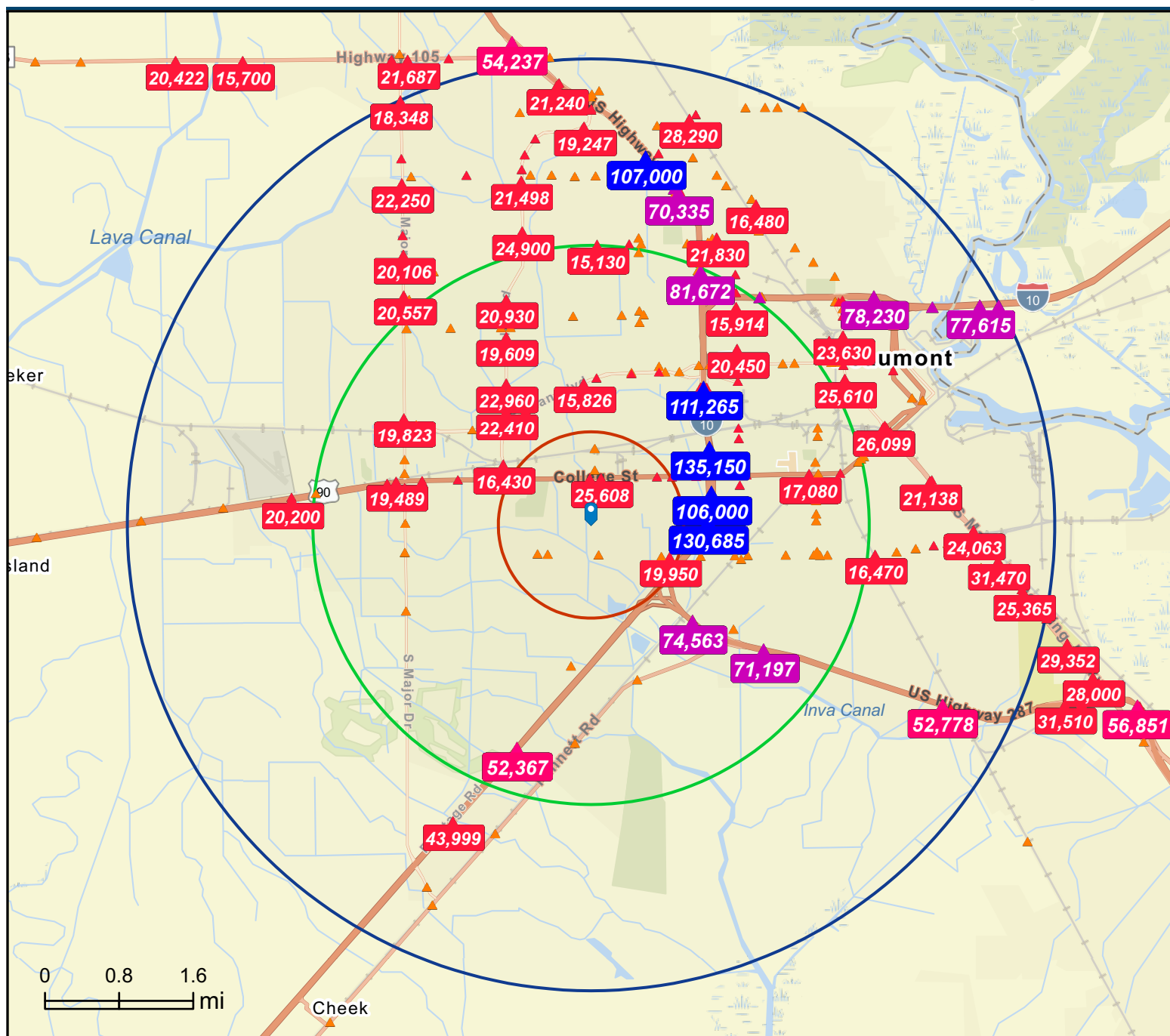
1380 Lindbergh Dr, Beaumont, Texas, 77707

Rings: 1, 3, 5 mile radii

Prepared by Esri

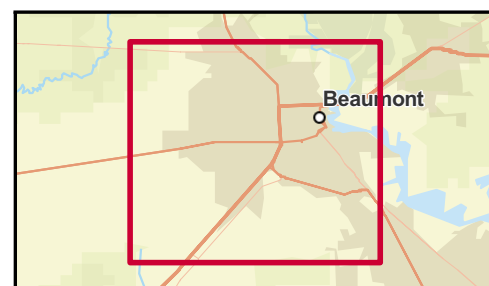
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Average Daily Traffic Volume

- ▲ 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



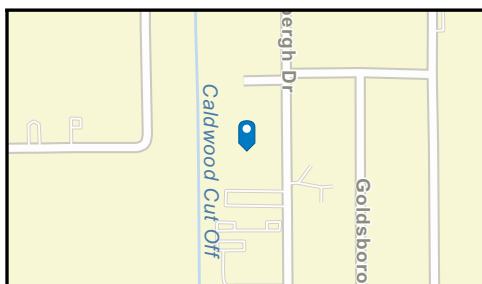
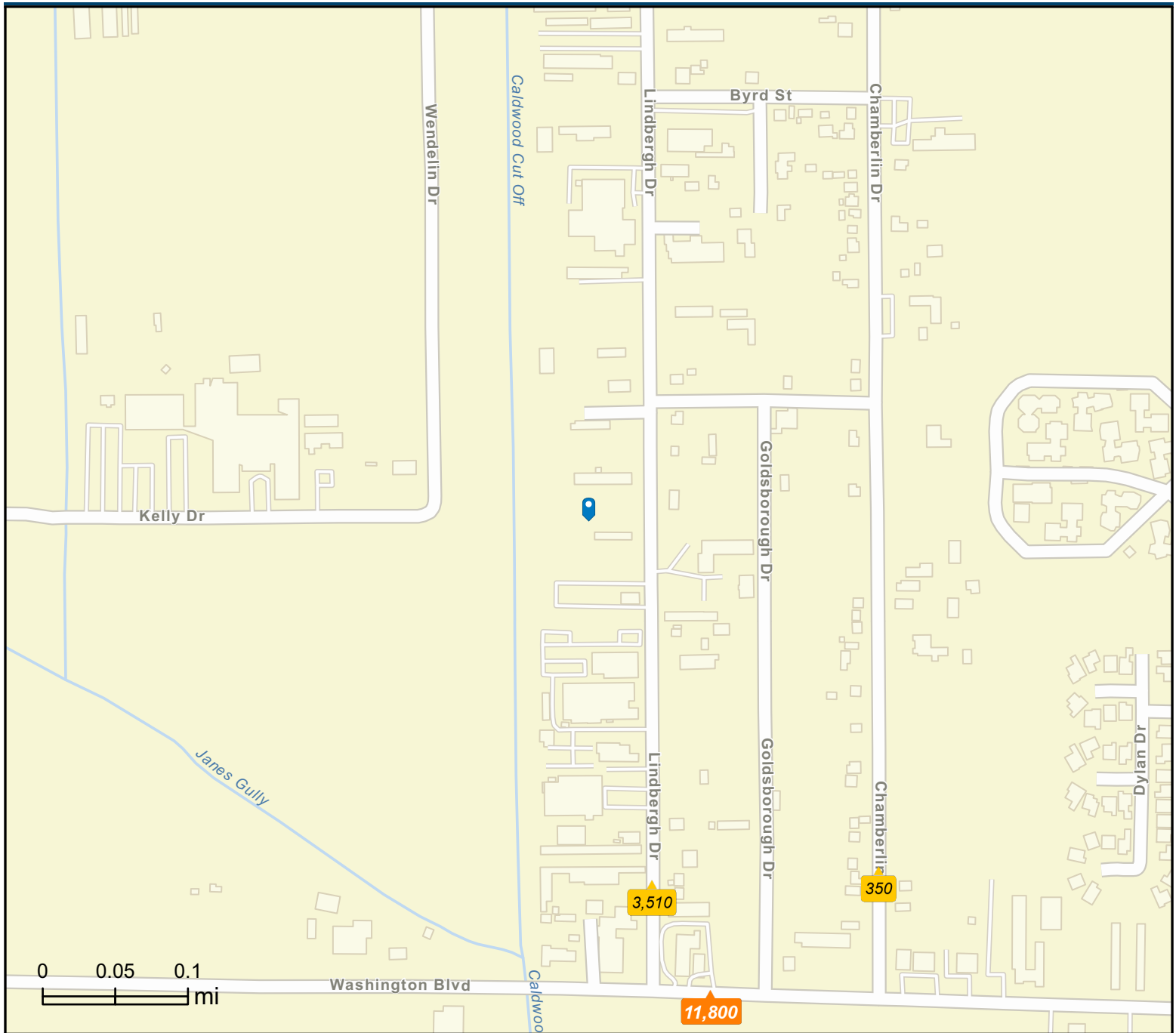
Source: ©2024 Kalibrate Technologies (Q3 2024).

December 16, 2024

Traffic Count Map - Close Up

1380 Lindbergh Dr, Beaumont, Texas, 77707
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Source: ©2024 Kalibrate Technologies (Q3 2024).

December 16, 2024

Overview Map



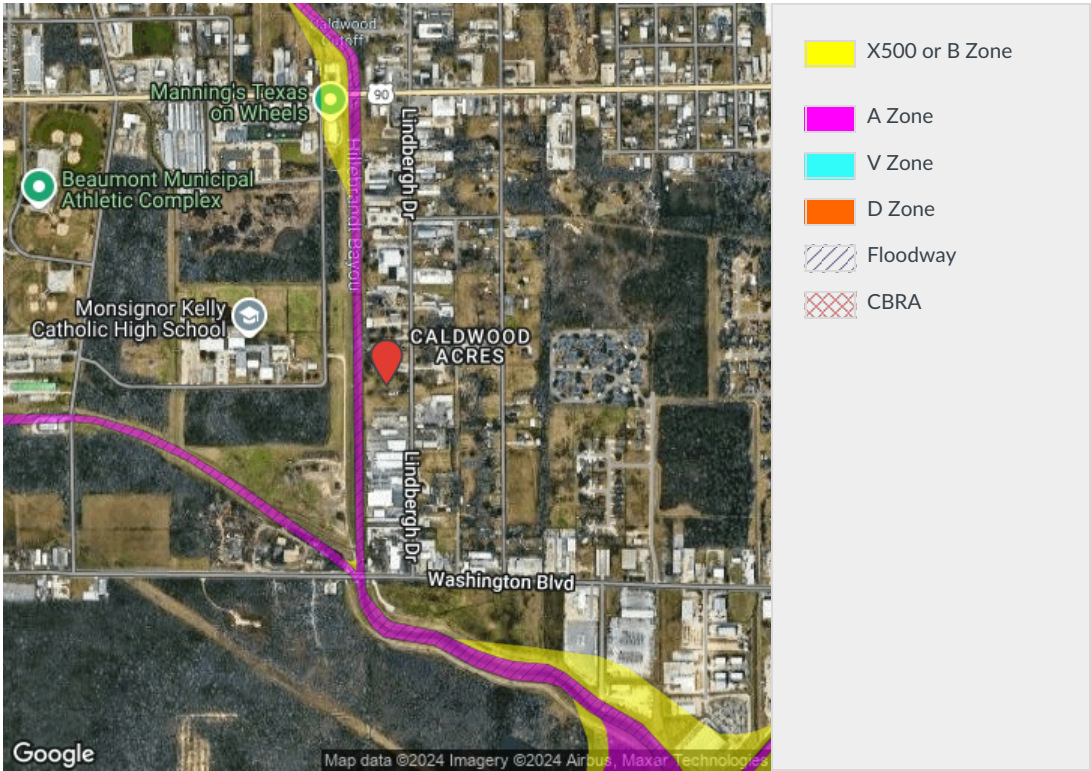
1380 LINDBERGH DR BEAUMONT, TX 77707-4148

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0040D
PANEL DATE	August 06, 2002	MAP NUMBER	4854570040D





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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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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