

FOR SALE OR LEASE

12583 HWY 90, BEAUMONT, TX 77713

±11,500 SF ON ±2.44 AC

BRING OFFERS!

SALE PRICE

\$850,000

LEASE RATE

\$8,500/Month



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PROPERTY HIGHLIGHTS



Location

12583 Hwy 90
Beaumont, TX 77713



Asking Price

For Sale: \$850,000
For Lease: \$8,500/Month



Size

±11,500 SF on ±2.44 AC

- **Excellent Sale or Lease Opportunity** in Beaumont with strong highway visibility and access
- **±11,500 SF total improvements on ±2.44 acres**
- **Building One (Front):** ±6,750 SF (50' x 135') featuring three roll-up doors, multiple private offices, and restroom
- **Building Two (Rear):** ±3,250 SF (50' x 65') with one roll-up door
- **Lean-to structure:** ±1,500 SF (20' x 75') providing additional covered workspace or storage
- **±305 feet of frontage on Hwy 90**, offering excellent exposure and accessibility
- **Ideal for industrial users, distribution, trucking, logistics, or service operations**

Strategic Location Advantages

- **Direct access to major transportation corridors**
 - Beaumont sits at the crossroads of I-10 and U.S. Highways 90, 69, 96, and 287, providing efficient east-west and north-south connectivity across Southeast Texas, Louisiana, and regional Gulf Coast markets
- **Positioned within the Golden Triangle industrial economy**
 - Located in a major petrochemical and manufacturing hub, offering access to established industrial infrastructure, suppliers, workforce, and potential customers
- **Business-friendly environment**
 - Beaumont supports commercial growth through economic development programs and incentives that may benefit both owners and tenants

Contact Our Team

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PROPERTY PICTURES



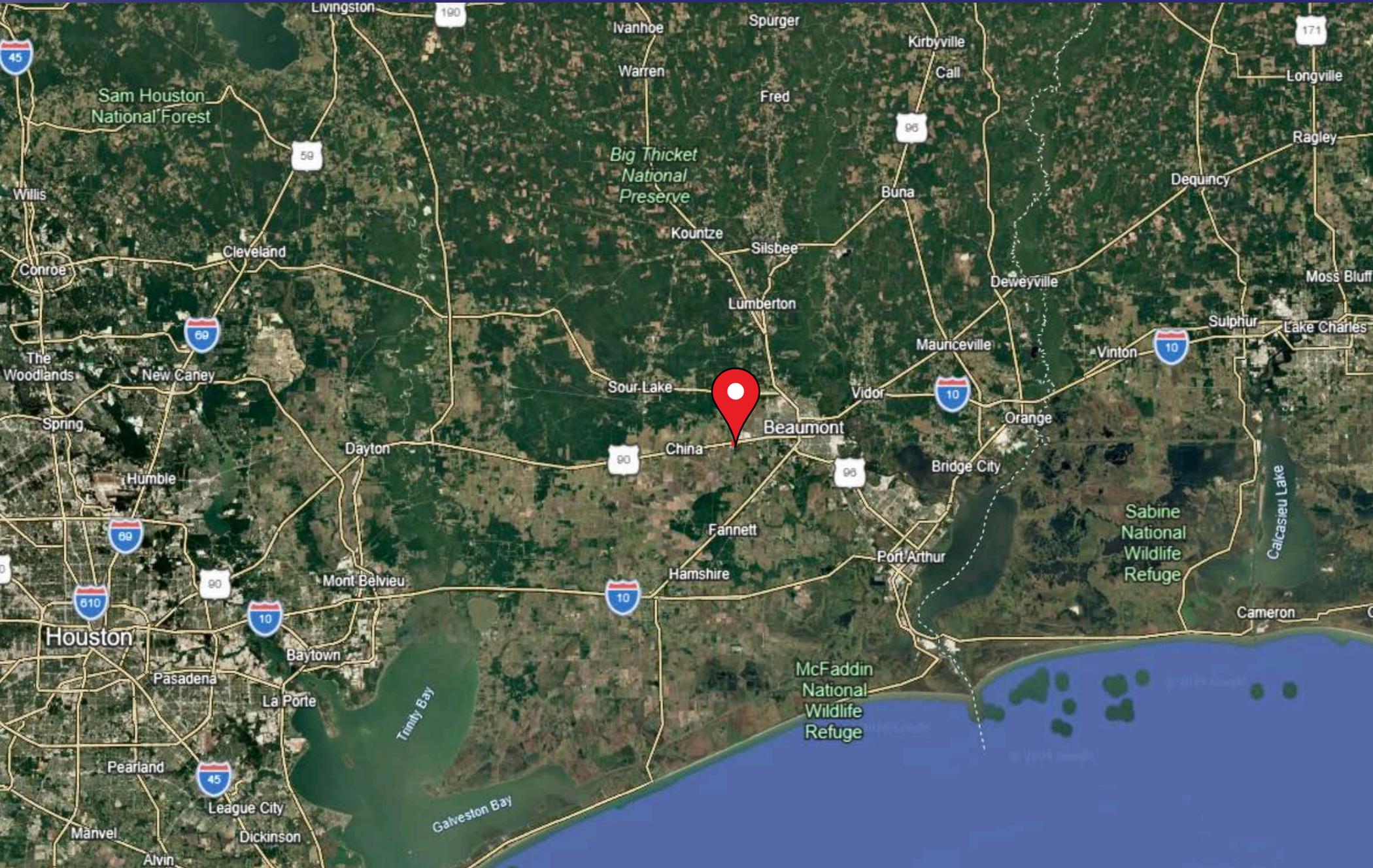
PROPERTY PICTURES



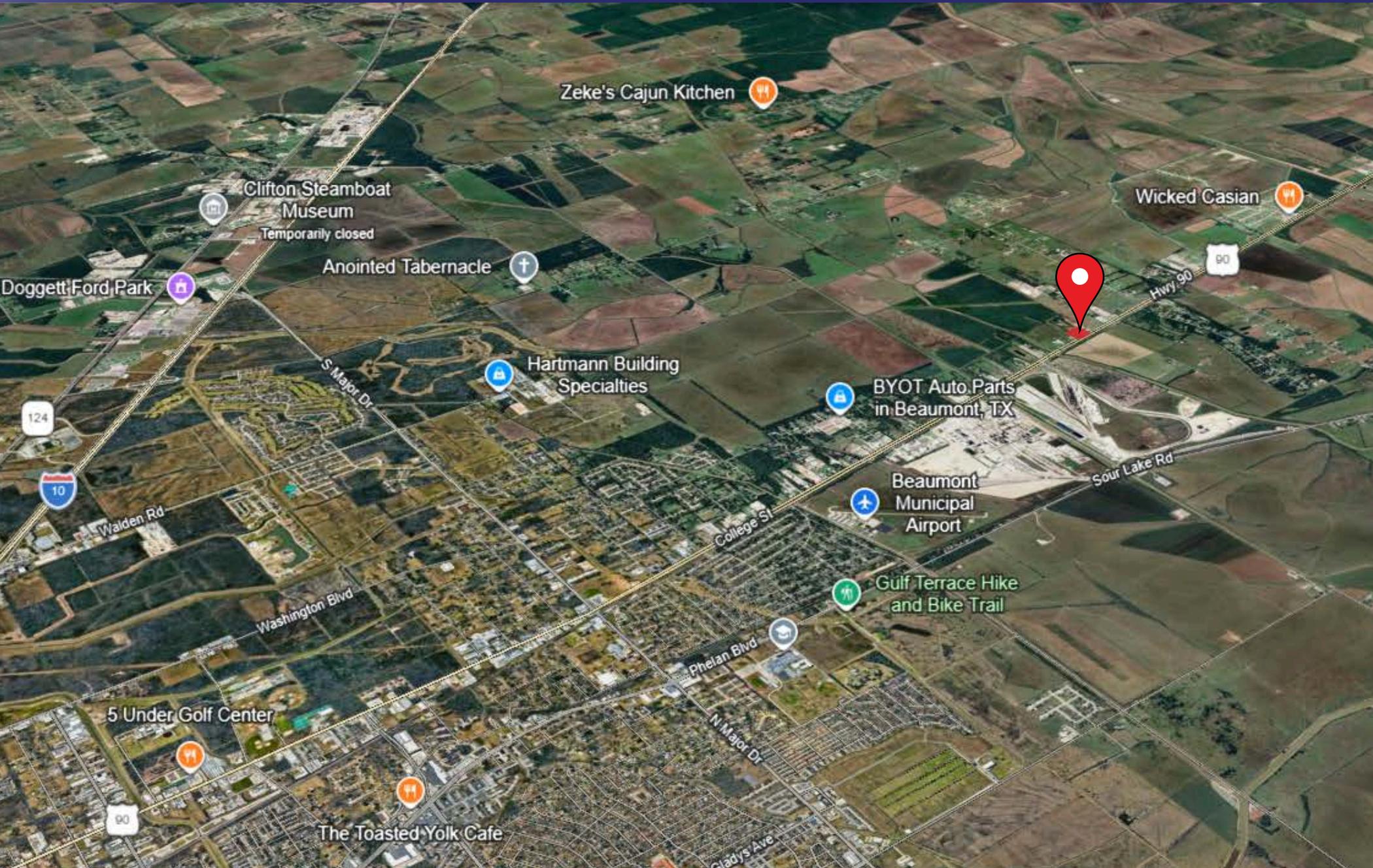
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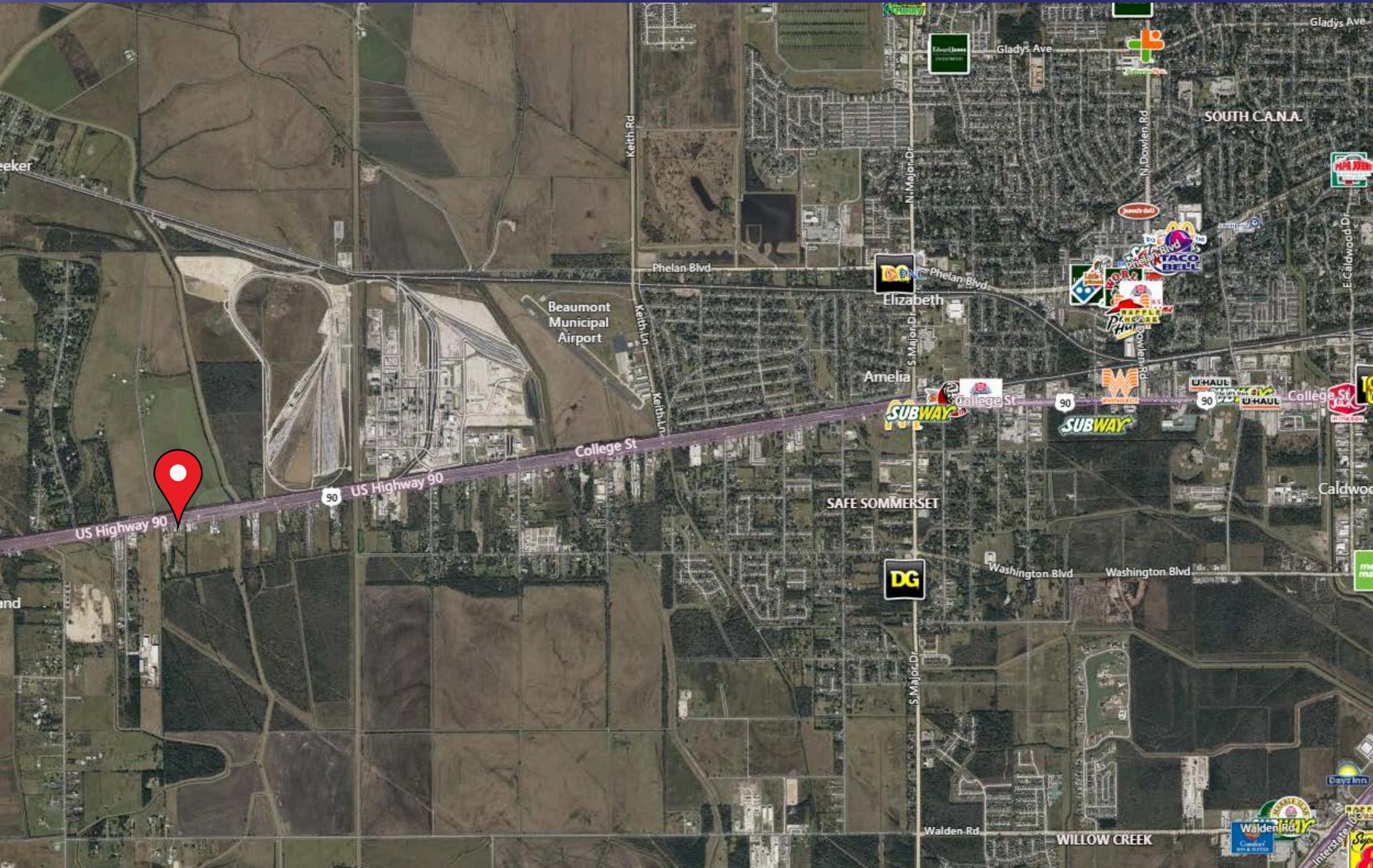
LOCATION MAP



MARKET AERIAL 1



MARKET AERIAL 2



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

12583 Highway 90, Beaumont, Texas, 77713 2

Ring of 5 miles

KEY FACTS

27,791

Population



11,067

Households

40.2

Median Age

\$67,766

Median Disposable Income

EDUCATION

6.0%

No High School Diploma

23.2%

High School Graduate

35.0%

Some College/
Associate's Degree

35.7%

Bachelor's/Grad
/ Prof Degree

27,791

2023 Total
Population (Esri)

INCOME



\$82,425

Median Household Income



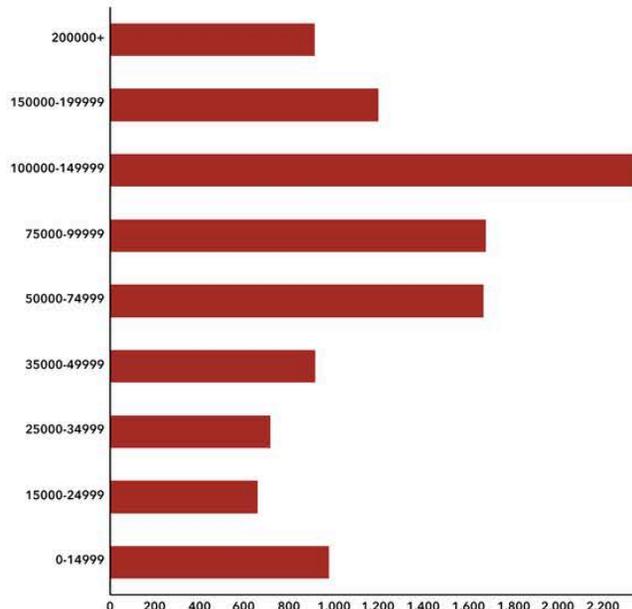
\$41,210

Per Capita Income

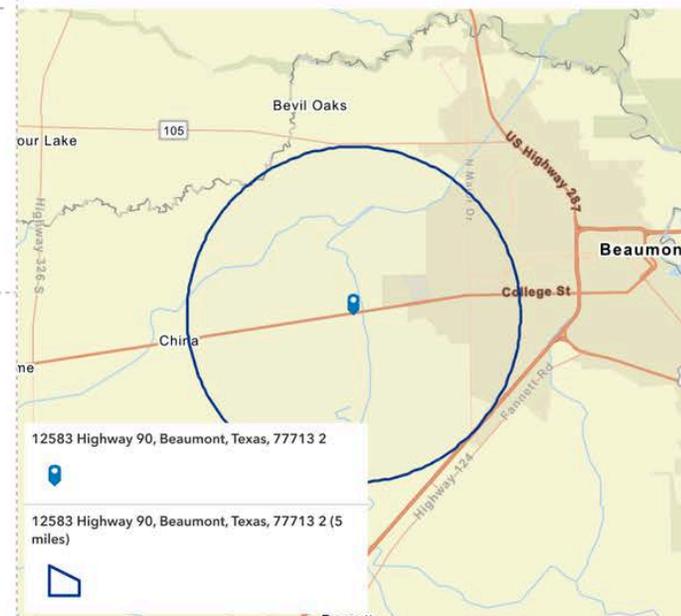


\$224,428

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

65.3%

White Collar



22.4%

Blue Collar



14.1%

Services

5.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



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>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
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<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

IABS 1-0

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