

6870 PHELAN BLVD.
BEAUMONT, TX 77706

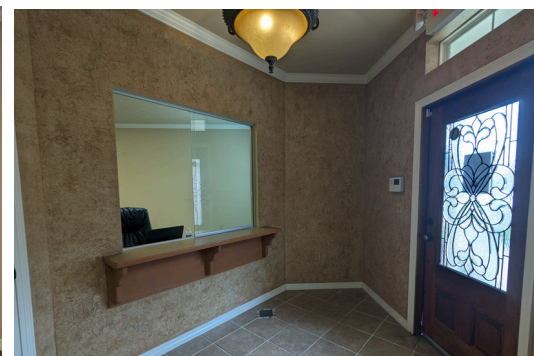
FOR SALE

\$225,000

PROPERTY OVERVIEW

Attractive +/-1,558 SF freestanding office building in the professionally managed St. Louis Court. Well positioned between Major Drive and Dowlen Road in Beaumont's West End. This building is move in ready and features 3 private offices, a large waiting room with restroom, kitchen, and outdoor sitting area.

- 1,558 SF
- Professional Office Building
- Reception with pay window
- 3 Private Offices
- Large Waiting room with RR
- Kitchen
- 2 Restrooms
- Large Storage Closet
- Beautiful Finishes
- Professionally Managed
- Outdoor Sitting Area
- \$424.13 Quarterly Association Dues



RYAN HARRINGTON
RE/MAX
ONE
COMMERCIAL DIVISION



OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM
8245 GLADYS AVENUE
BEAUMONT, TX 77706

RE/MAX
COMMERCIAL

6870 PHELAN BLVD.
BEAUMONT, TX 77706

**PICTURE
PORTFOLIO**



RYAN HARRINGTON
RE/MAX
ONE
COMMERCIAL DIVISION

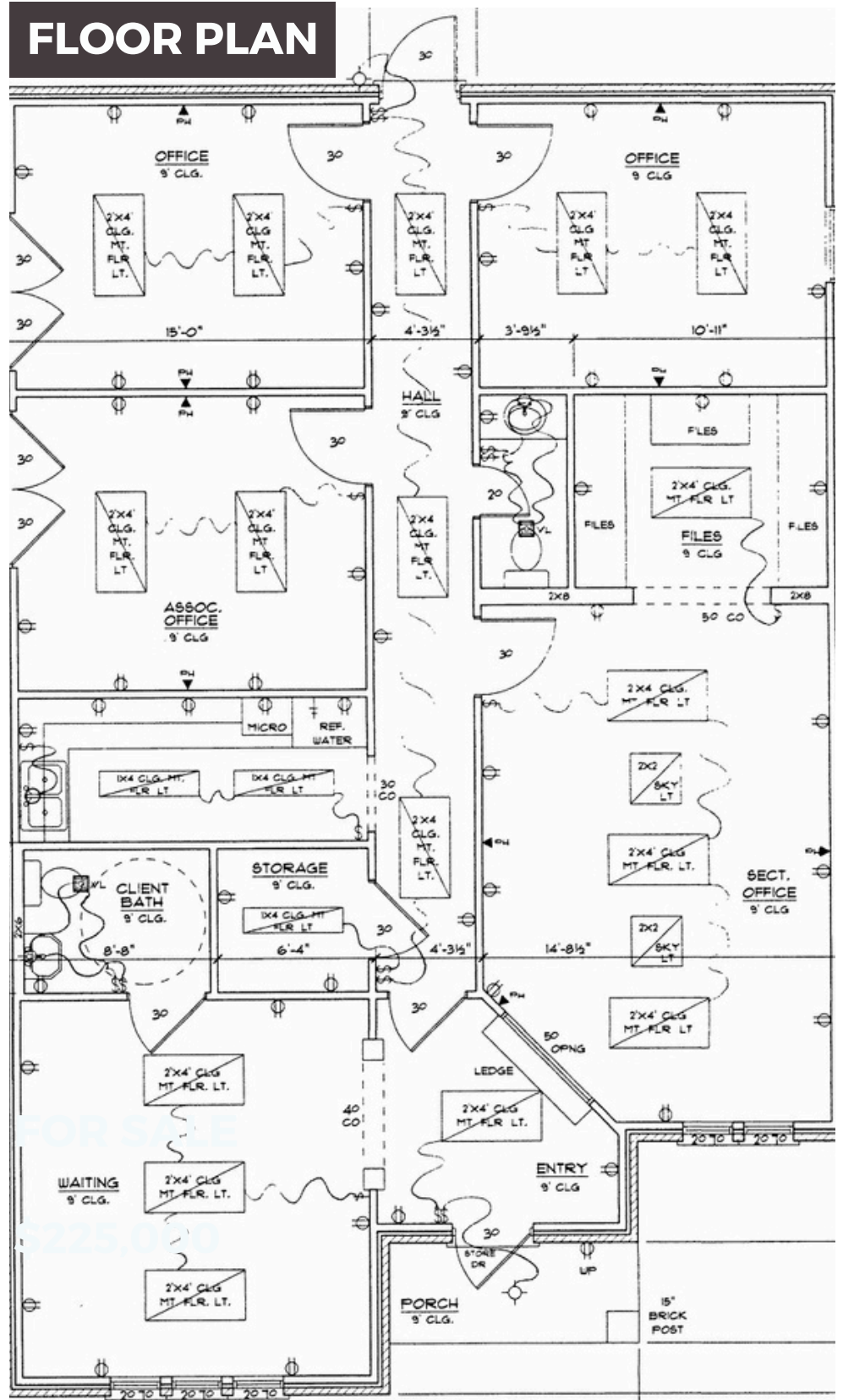


OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM
8245 GLADYS AVENUE
BEAUMONT, TX 77706

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.

6870 PHELAN BLVD.
BEAUMONT, TX 77706

FLOOR PLAN



RYAN HARRINGTON
RE/MAX
ONE
COMMERCIAL DIVISION



OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM
8245 GLADYS AVENUE
BEAUMONT, TX 77706



Demographic and Income Profile

6870 Phelan Blvd, Beaumont, Texas, 77706
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.07665
 Longitude: -94.17737

Summary	Census 2010	Census 2020	2023	2028
Population	42,274	45,371	45,692	45,812
Households	17,295	18,128	18,301	18,477
Families	11,411	-	11,647	11,751
Average Household Size	2.41	2.45	2.45	2.43
Owner Occupied Housing Units	12,257	-	12,487	12,643
Renter Occupied Housing Units	5,037	-	5,814	5,834
Median Age	39.6	-	41.9	42.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.05%	0.97%	0.30%
Households	0.19%	1.15%	0.49%
Families	0.18%	1.16%	0.44%
Owner HHs	0.25%	1.38%	0.66%
Median Household Income	1.87%	2.56%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,118	6.1%	1,006	5.4%
\$15,000 - \$24,999	1,320	7.2%	1,075	5.8%
\$25,000 - \$34,999	1,223	6.7%	1,087	5.9%
\$35,000 - \$49,999	1,781	9.7%	1,648	8.9%
\$50,000 - \$74,999	3,465	18.9%	3,317	18.0%
\$75,000 - \$99,999	2,490	13.6%	2,508	13.6%
\$100,000 - \$149,999	3,385	18.5%	3,738	20.2%
\$150,000 - \$199,999	1,316	7.2%	1,606	8.7%
\$200,000+	2,203	12.0%	2,492	13.5%

Median Household Income	\$76,863	\$84,317
Average Household Income	\$113,076	\$126,089
Per Capita Income	\$45,333	\$50,896

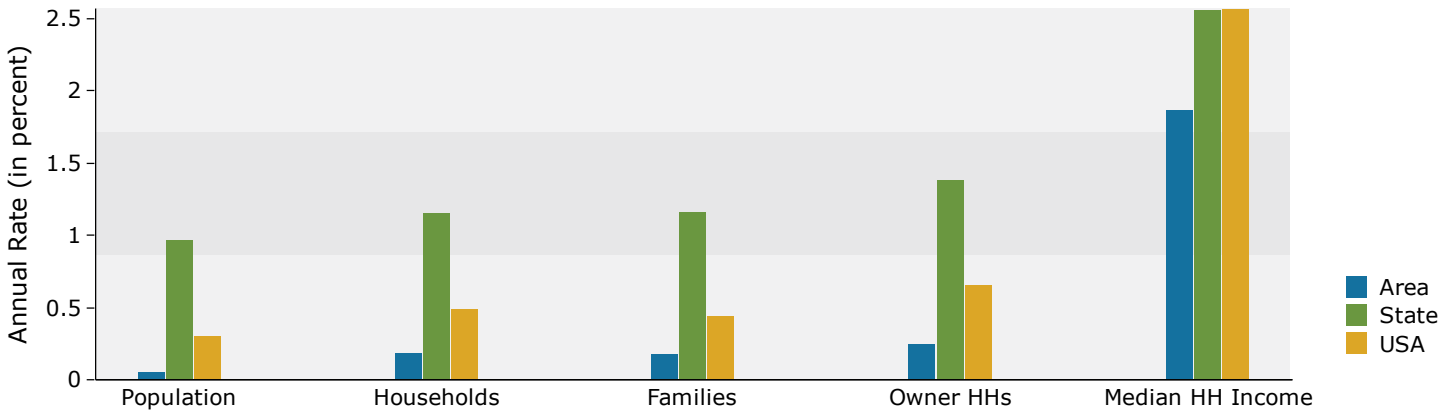
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,736	6.5%	2,509	5.5%	2,527	5.5%
5 - 9	2,599	6.1%	2,688	5.9%	2,604	5.7%
10 - 14	2,709	6.4%	2,810	6.2%	2,768	6.0%
15 - 19	2,750	6.5%	2,528	5.5%	2,560	5.6%
20 - 24	2,652	6.3%	2,510	5.5%	2,477	5.4%
25 - 34	5,353	12.7%	5,727	12.5%	5,353	11.7%
35 - 44	5,067	12.0%	5,788	12.7%	5,978	13.0%
45 - 54	6,177	14.6%	5,107	11.2%	5,242	11.4%
55 - 64	5,578	13.2%	6,043	13.2%	5,230	11.4%
65 - 74	3,155	7.5%	5,437	11.9%	5,694	12.4%
75 - 84	2,457	5.8%	3,007	6.6%	3,704	8.1%
85+	1,042	2.5%	1,537	3.4%	1,675	3.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	27,763	65.7%	22,812	50.3%	21,628	47.3%	19,697	43.0%
Black Alone	9,984	23.6%	13,613	30.0%	14,534	31.8%	15,637	34.1%
American Indian Alone	188	0.4%	233	0.5%	237	0.5%	246	0.5%
Asian Alone	2,106	5.0%	2,667	5.9%	2,978	6.5%	3,441	7.5%
Pacific Islander Alone	13	0.0%	13	0.0%	13	0.0%	13	0.0%
Some Other Race Alone	1,438	3.4%	2,941	6.5%	3,068	6.7%	3,277	7.2%
Two or More Races	783	1.9%	3,093	6.8%	3,234	7.1%	3,500	7.6%
Hispanic Origin (Any Race)	3,887	9.2%	5,962	13.1%	6,196	13.6%	6,462	14.1%

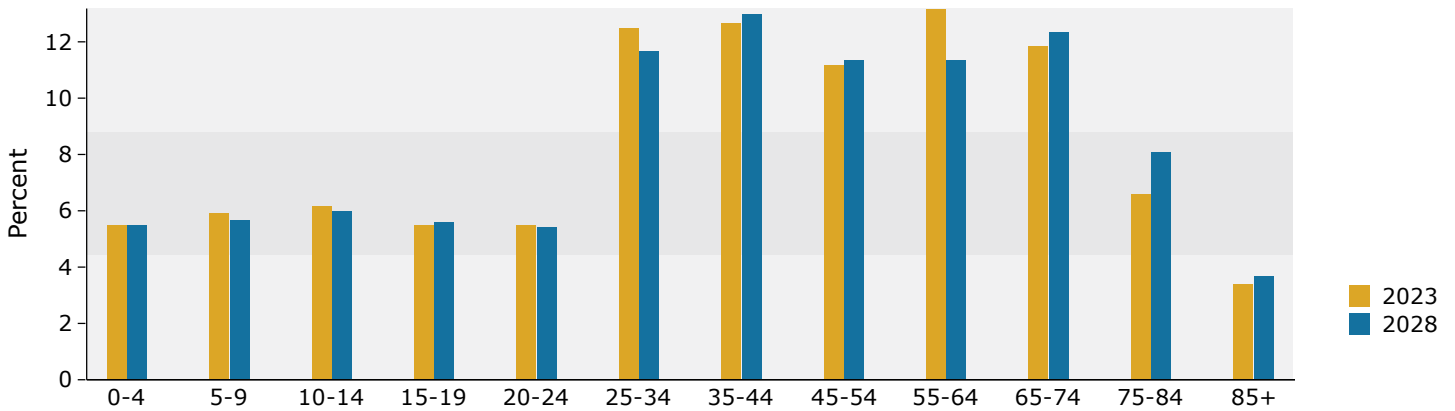
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

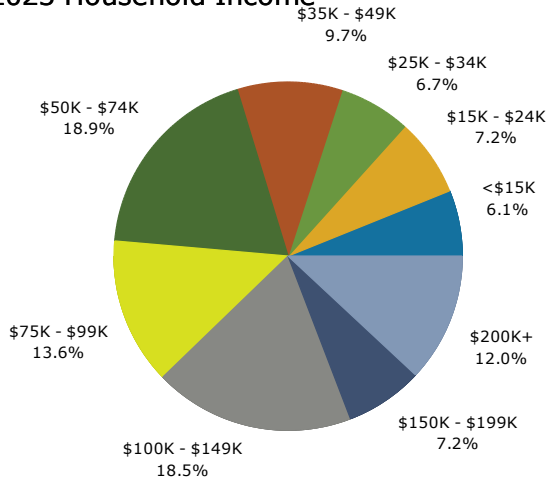
Trends 2023-2028



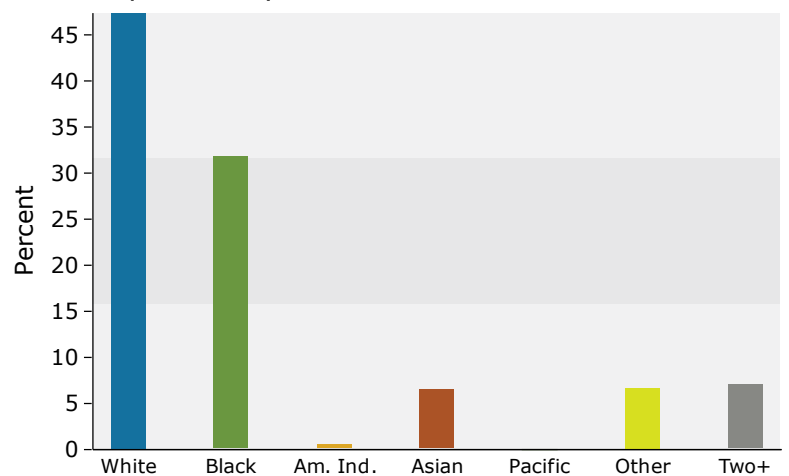
Population by Age



2023 Household Income

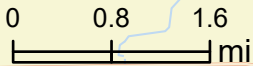
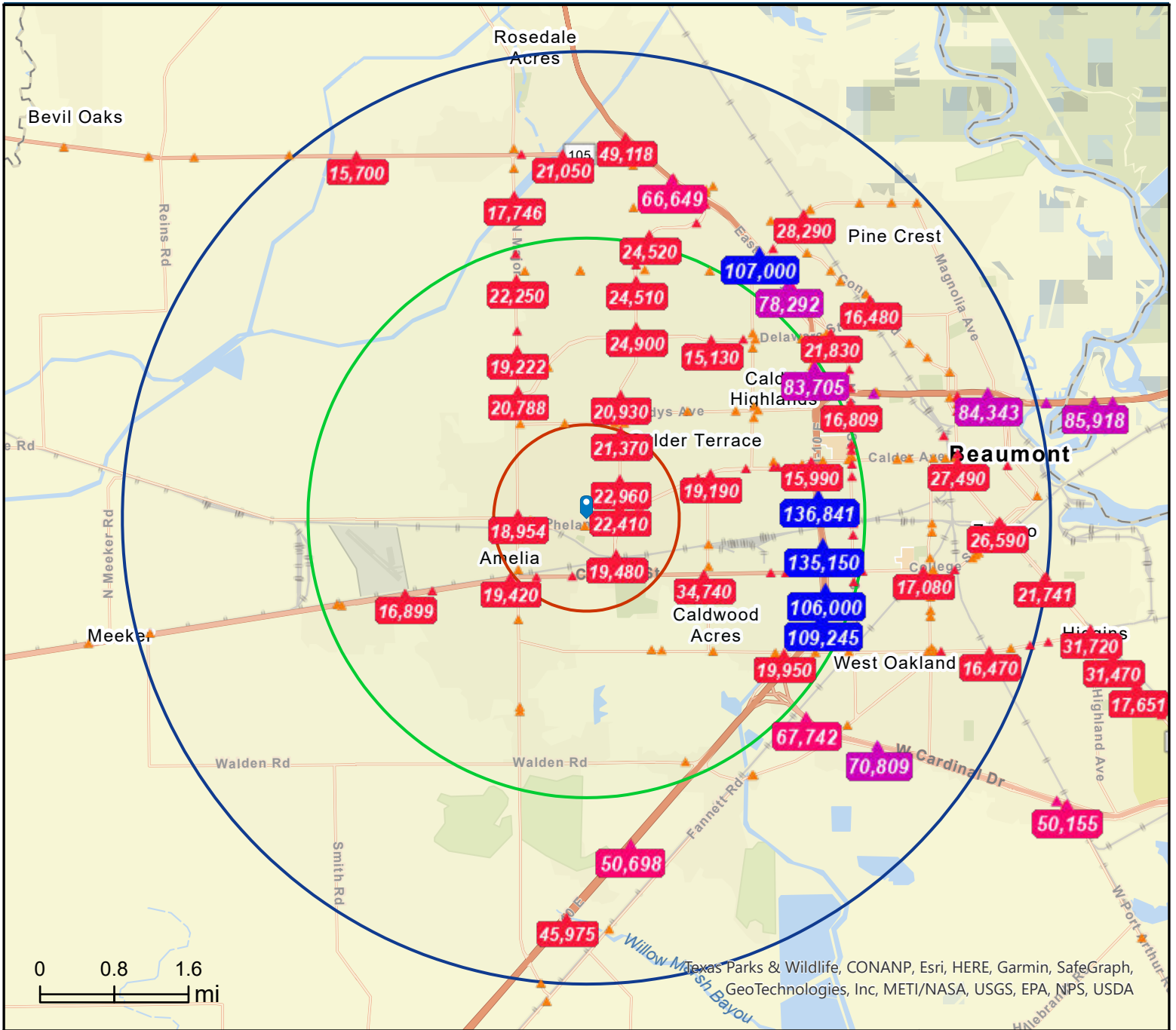


2023 Population by Race

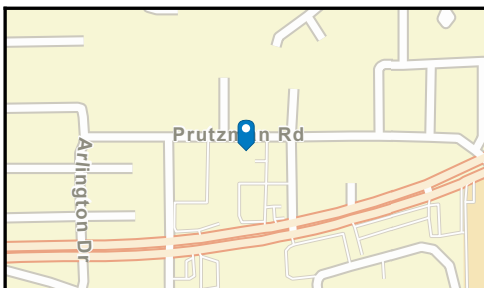


2023 Percent Hispanic Origin: 13.6%

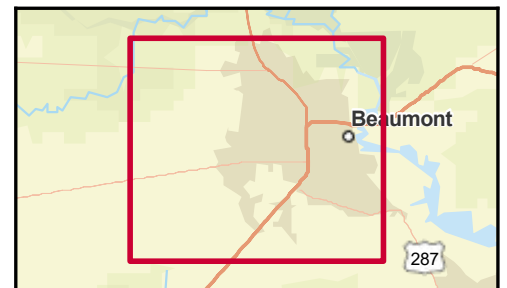
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



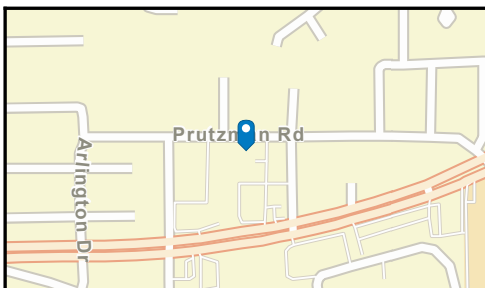
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

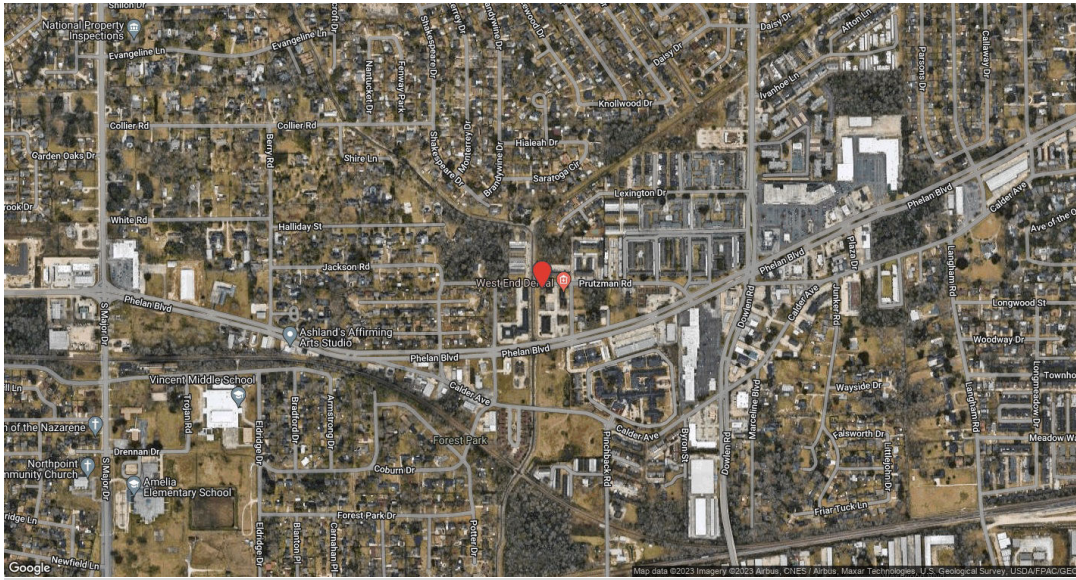


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

Overview Map



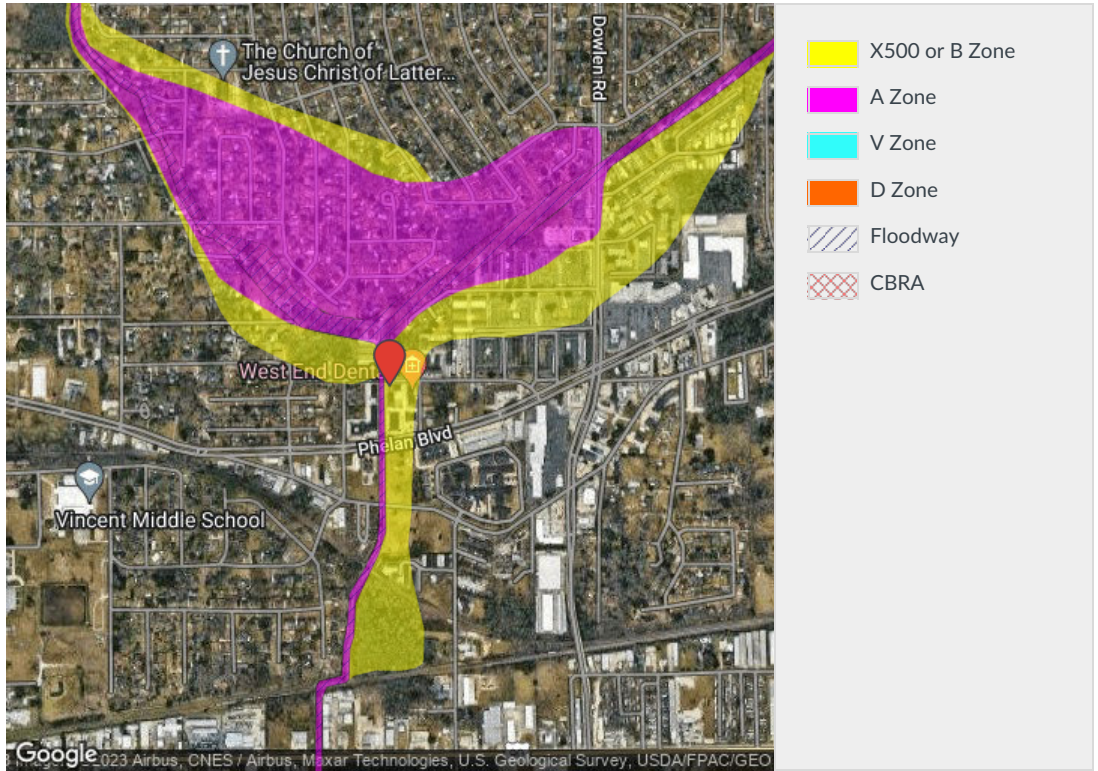
6870 PHELAN BLVD BEAUMONT, TX 77706-5970

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

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





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.

<u>RE/MAX ONE</u>	<u>9000010</u>	<u></u>	<u>(409) 860-3200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Charles D. Foxworth Jr.</u>	<u>0446248</u>	<u>charlie@foxworthrealty.com</u>	<u>(409) 892-7245</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<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