

FOR LEASE

2580 N 11TH STREET | BEAUMONT TX 77703

PROPERTY SUMMARY

LEASE PRICE: \$1,680/month

+/- 2,100 SF

Reception Area

3 Private offices

Conference Room

Highly Visible

Great for variety of business

Common Restroom

Paved Parking

Zoned GC-MD

Centrally located office building on North 11 Street with Easy access to Interstate 10 and the Eastex Fwy. Office included a reception area, conference room, 3 private offices, and paved parking.



RYAN L. HARRINGTON

Associate

4098927245 (Office) | 4098603840 (Fax)

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RE/MAX ONE - BEAUMONT

8245 Gladys Avenue, Beaumont, TX 77706

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Bordered on the south by the Gulf of Mexico and on the east by the Texas/Louisiana border, the Golden Triangle region contains more than 2,200 square miles. Population and business activity is centered in Beaumont, Orange, and Port Arthur, the major cities in the Triangle. A host of smaller rural and suburban communities add to the makeup of the area. Properties located in this area enjoy a strategic location for commerce and industry, situated amid great water resources including a deep-water port.



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Demographic and Income Profile

2580 N 11th St, Beaumont, Texas, 77703
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.10178
Longitude: -94.13069

Summary	Census 2010	2017	2022				
Population	57,497	58,470	59,255				
Households	23,167	23,564	23,884				
Families	14,449	14,628	14,790				
Average Household Size	2.44	2.44	2.44				
Owner Occupied Housing Units	12,791	12,433	12,523				
Renter Occupied Housing Units	10,376	11,131	11,361				
Median Age	35.2	36.1	36.8				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.27%	1.67%	0.83%				
Households	0.27%	1.63%	0.79%				
Families	0.22%	1.58%	0.71%				
Owner HHs	0.14%	1.58%	0.72%				
Median Household Income	1.61%	2.23%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	4,048	17.2%	4,066	17.0%		
	\$15,000 - \$24,999	3,251	13.8%	3,112	13.0%		
	\$25,000 - \$34,999	2,892	12.3%	2,675	11.2%		
	\$35,000 - \$49,999	3,094	13.1%	2,866	12.0%		
	\$50,000 - \$74,999	3,779	16.0%	3,681	15.4%		
	\$75,000 - \$99,999	2,247	9.5%	2,511	10.5%		
	\$100,000 - \$149,999	2,231	9.5%	2,697	11.3%		
	\$150,000 - \$199,999	918	3.9%	1,080	4.5%		
\$200,000+	1,104	4.7%	1,197	5.0%			
Median Household Income	\$41,556		\$45,018				
Average Household Income	\$66,042		\$73,354				
Per Capita Income	\$27,063		\$29,981				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,538	7.9%	4,273	7.3%	4,332	7.3%
	5 - 9	3,996	6.9%	4,098	7.0%	4,074	6.9%
	10 - 14	3,930	6.8%	3,918	6.7%	3,955	6.7%
	15 - 19	3,966	6.9%	3,647	6.2%	3,696	6.2%
	20 - 24	4,244	7.4%	4,111	7.0%	3,868	6.5%
	25 - 34	7,936	13.8%	8,368	14.3%	8,368	14.1%
	35 - 44	6,539	11.4%	6,814	11.7%	7,292	12.3%
	45 - 54	8,024	14.0%	6,813	11.7%	6,459	10.9%
	55 - 64	6,645	11.6%	7,272	12.4%	6,950	11.7%
	65 - 74	3,760	6.5%	5,064	8.7%	5,835	9.8%
	75 - 84	2,745	4.8%	2,700	4.6%	3,064	5.2%
	85+	1,175	2.0%	1,390	2.4%	1,363	2.3%
	Race and Ethnicity	Census 2010		2017		2022	
Number		Percent	Number	Percent	Number	Percent	
White Alone		24,660	42.9%	23,678	40.5%	22,999	38.8%
Black Alone		25,525	44.4%	25,787	44.1%	25,741	43.4%
American Indian Alone		264	0.5%	281	0.5%	294	0.5%
Asian Alone		1,376	2.4%	1,681	2.9%	1,906	3.2%
Pacific Islander Alone		17	0.0%	26	0.0%	31	0.1%
Some Other Race Alone		4,556	7.9%	5,640	9.6%	6,697	11.3%
Two or More Races		1,098	1.9%	1,376	2.4%	1,586	2.7%
Hispanic Origin (Any Race)		8,328	14.5%	10,265	17.6%	12,071	20.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

June 28, 2017

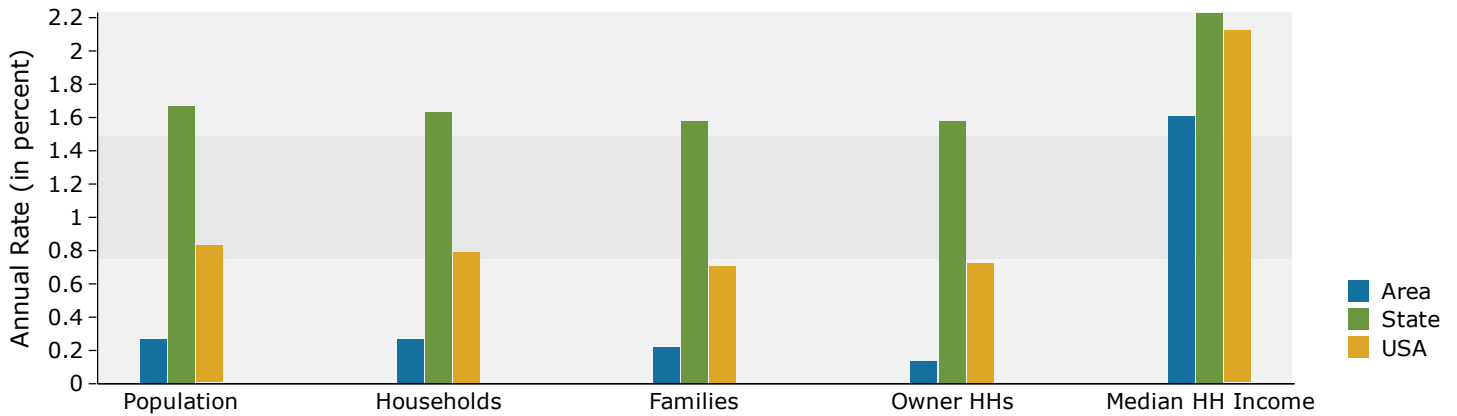


Demographic and Income Profile

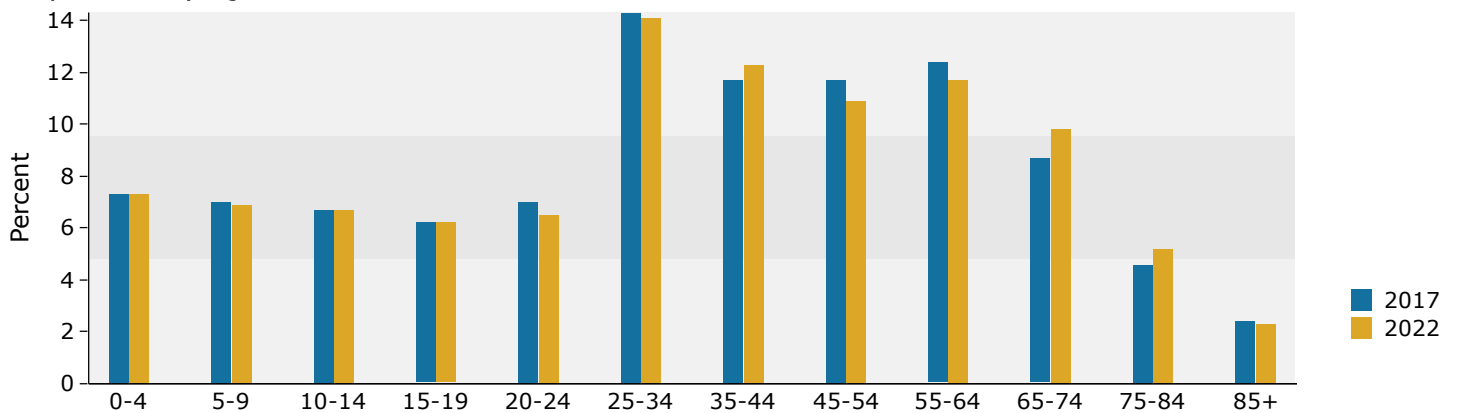
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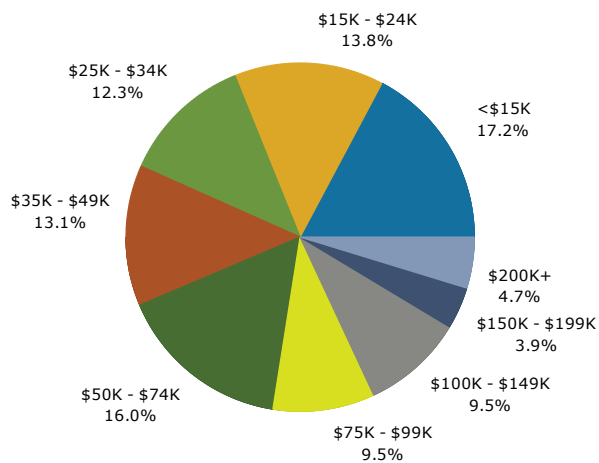
Trends 2017-2022



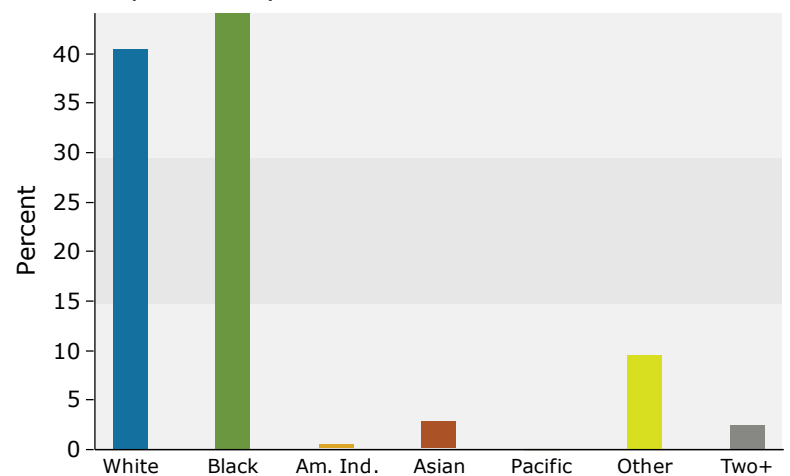
Population by Age



2017 Household Income



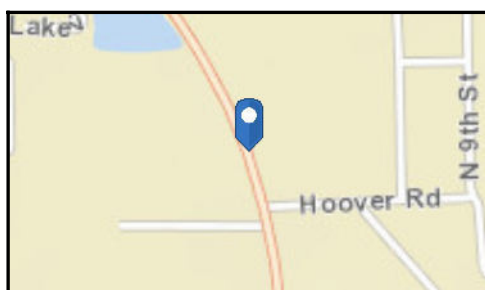
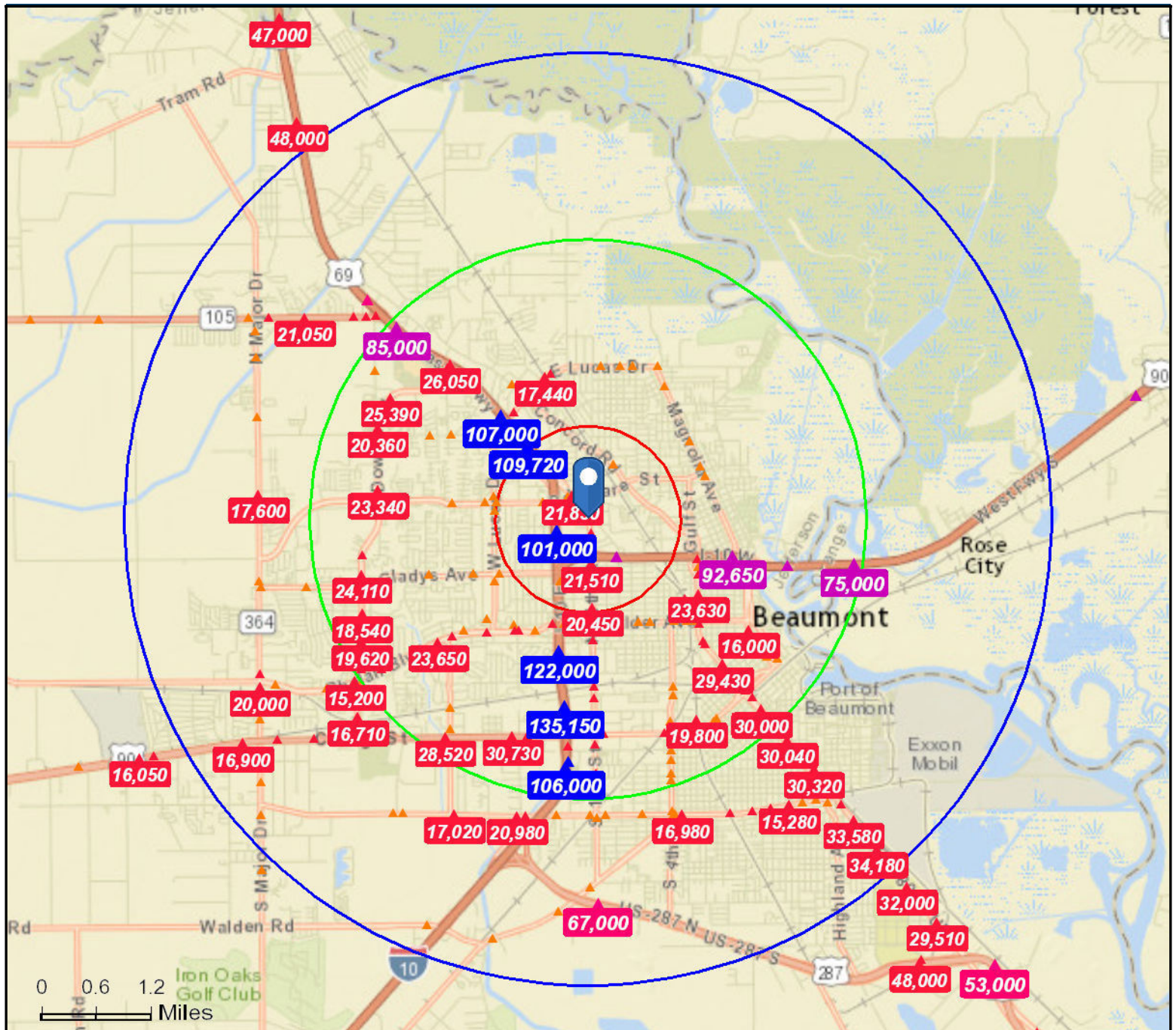
2017 Population by Race



2017 Percent Hispanic Origin: 17.6%

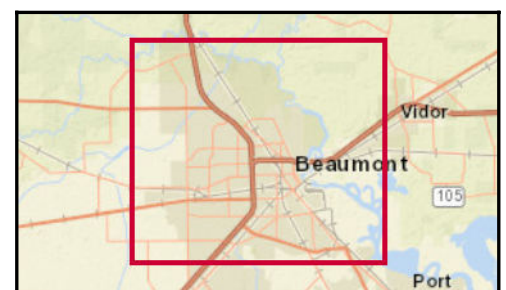
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

June 28, 2017



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



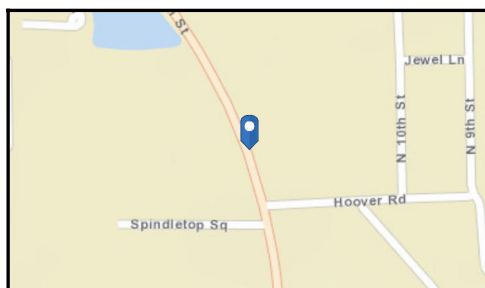
Source: ©2017 Kalibrate Technologies

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Traffic Count Map - Close Up

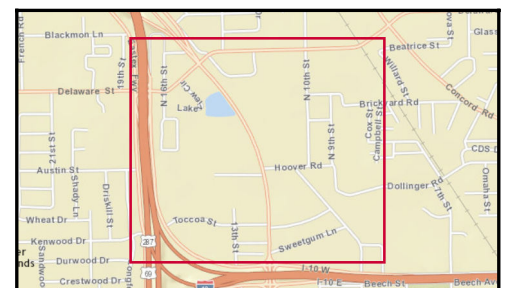
2580 N 11th St, Beaumont, Texas, 77703
Rings: 1, 3, 5 mile radii

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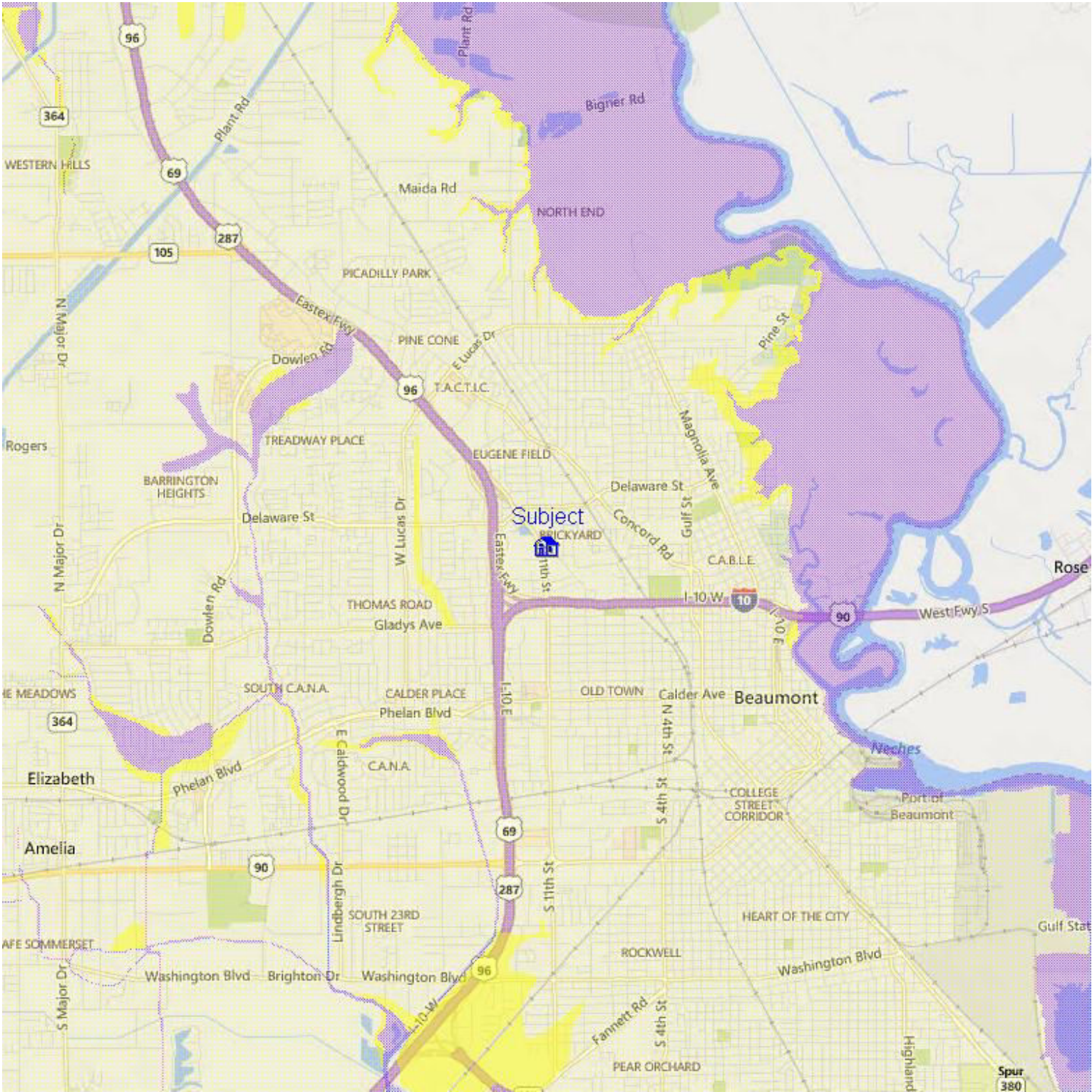
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Source: ©2017 Kalibrate Technologies

June 28, 2017



MAP DATA		Flood	
Panel Date	August 6, 2002	X or C Zone	
Map Number	4854570035C	X500 or B Zone	
Geocoding Accuracy	S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)	A Zone	
		V Zone	
		D Zone	
		Area Not Mapped	



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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@foxworthrealty.com	(409) 892-7245
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

IABS 1-0

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