

# 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)

[ryan@foxworthrealty.com](mailto:ryan@foxworthrealty.com) | [www.foxworthrealty.com](http://www.foxworthrealty.com)

**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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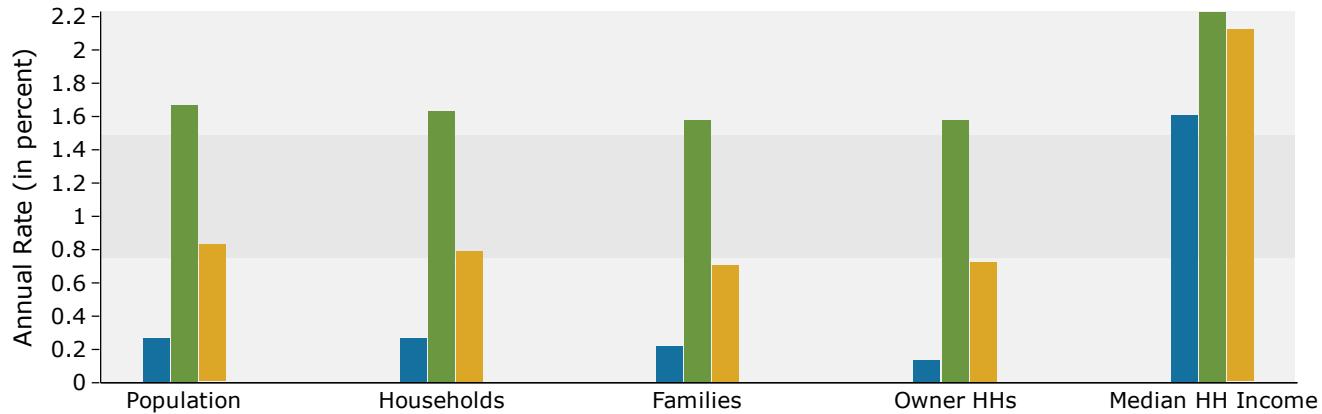
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| Summary                         | Census 2010 | 2017    | 2022     |
|---------------------------------|-------------|---------|----------|
| Population                      | 57,497      | 58,470  | 59,255   |
| Households                      | 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   |
| <\$15,000                       | 4,048       | 17.2%   | 4,066    |
| \$15,000 - \$24,999             | 3,251       | 13.8%   | 3,112    |
| \$25,000 - \$34,999             | 2,892       | 12.3%   | 2,675    |
| \$35,000 - \$49,999             | 3,094       | 13.1%   | 2,866    |
| \$50,000 - \$74,999             | 3,779       | 16.0%   | 3,681    |
| \$75,000 - \$99,999             | 2,247       | 9.5%    | 2,511    |
| \$100,000 - \$149,999           | 2,231       | 9.5%    | 2,697    |
| \$150,000 - \$199,999           | 918         | 3.9%    | 1,080    |
| \$200,000+                      | 1,104       | 4.7%    | 1,197    |
| 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   |
| 0 - 4                           | 4,538       | 7.9%    | 4,273    |
| 5 - 9                           | 3,996       | 6.9%    | 4,098    |
| 10 - 14                         | 3,930       | 6.8%    | 3,918    |
| 15 - 19                         | 3,966       | 6.9%    | 3,647    |
| 20 - 24                         | 4,244       | 7.4%    | 4,111    |
| 25 - 34                         | 7,936       | 13.8%   | 8,368    |
| 35 - 44                         | 6,539       | 11.4%   | 6,814    |
| 45 - 54                         | 8,024       | 14.0%   | 6,813    |
| 55 - 64                         | 6,645       | 11.6%   | 7,272    |
| 65 - 74                         | 3,760       | 6.5%    | 5,064    |
| 75 - 84                         | 2,745       | 4.8%    | 2,700    |
| 85+                             | 1,175       | 2.0%    | 1,390    |
| Race and Ethnicity              | Census 2010 | 2017    | 2022     |
|                                 | Number      | Percent | Number   |
| White Alone                     | 24,660      | 42.9%   | 23,678   |
| Black Alone                     | 25,525      | 44.4%   | 25,787   |
| American Indian Alone           | 264         | 0.5%    | 281      |
| Asian Alone                     | 1,376       | 2.4%    | 1,681    |
| Pacific Islander Alone          | 17          | 0.0%    | 26       |
| Some Other Race Alone           | 4,556       | 7.9%    | 5,640    |
| Two or More Races               | 1,098       | 1.9%    | 1,376    |
| Hispanic Origin (Any Race)      | 8,328       | 14.5%   | 10,265   |

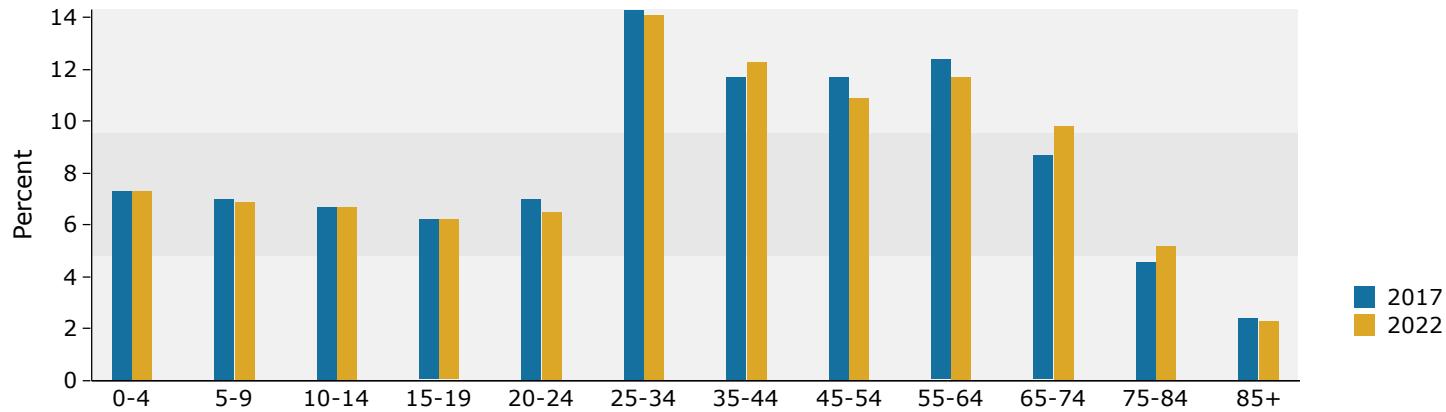
**Data Note:** Income is expressed in current dollars.

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

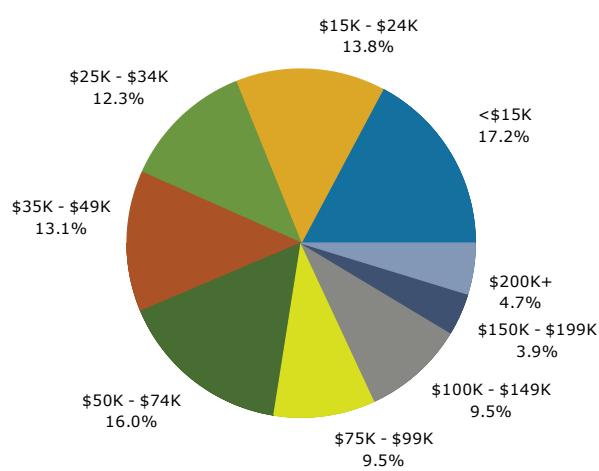
## Trends 2017-2022



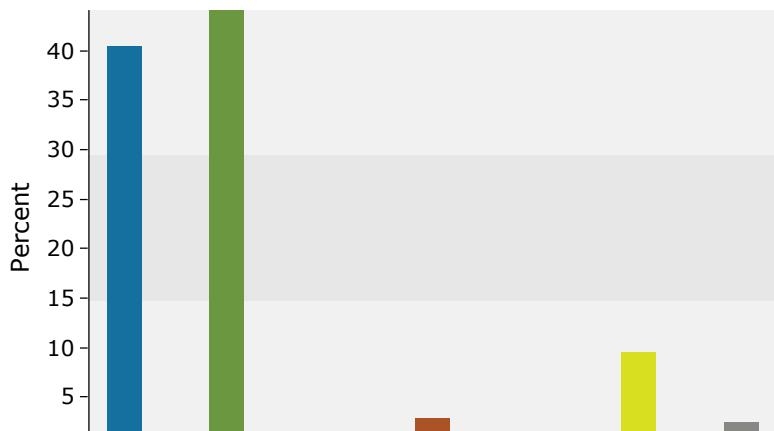
## Population by Age



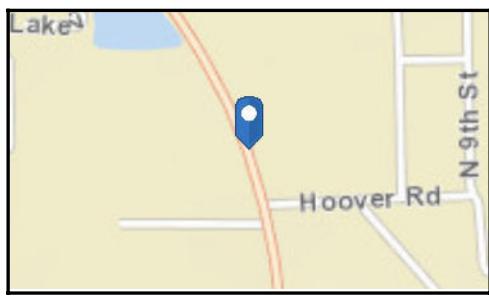
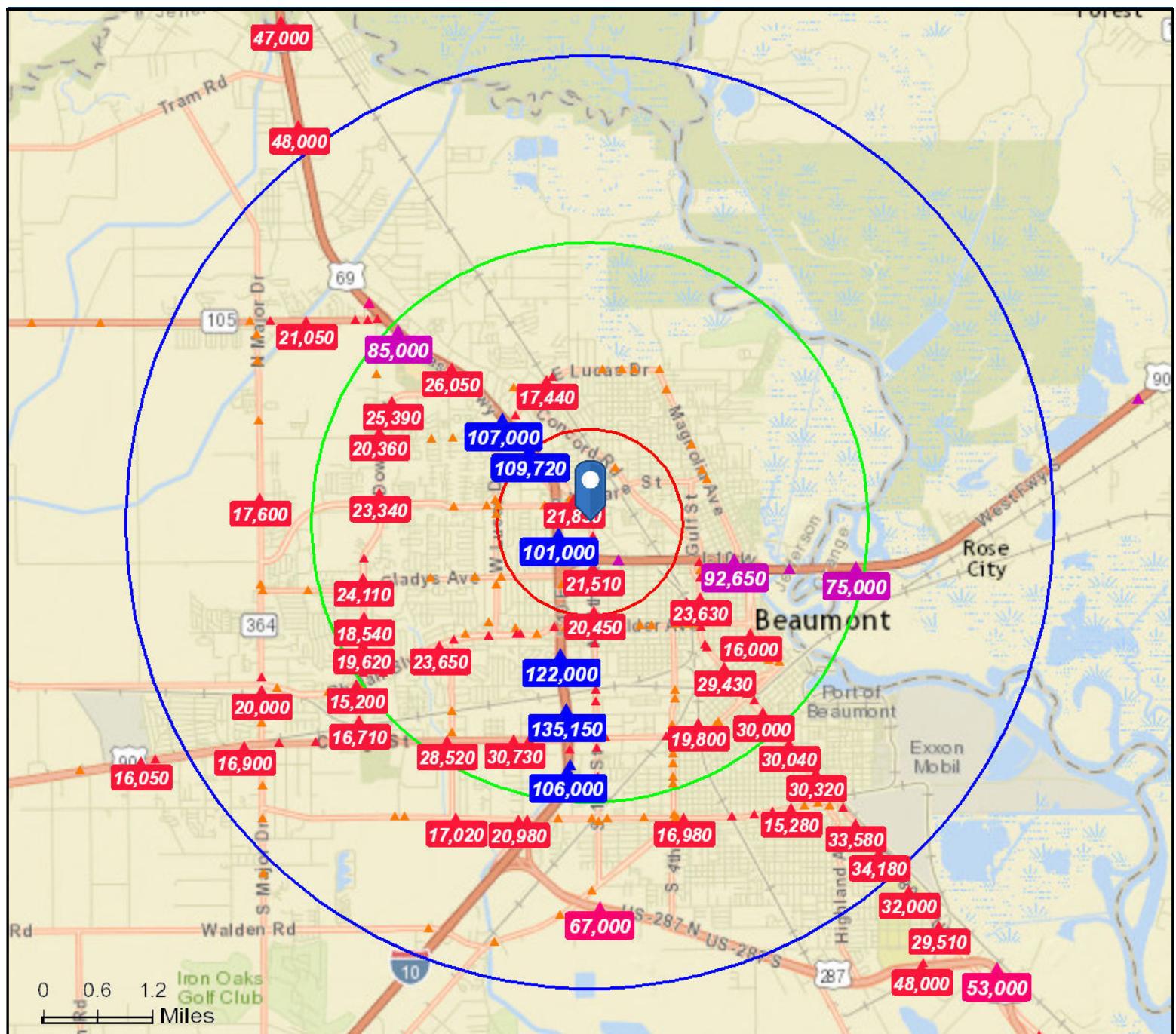
## 2017 Household Income



## 2017 Population by Race

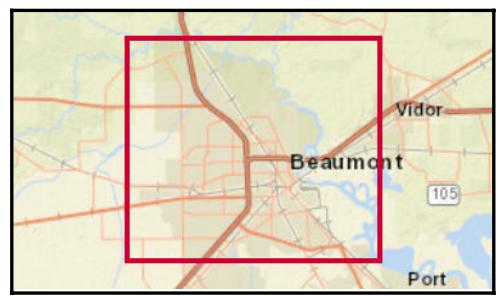


2017 Percent Hispanic Origin: 17.6%


**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



2580 N 11th St, Beaumont, Texas, 77703

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.10178

Longitude: -94.13069



#### Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

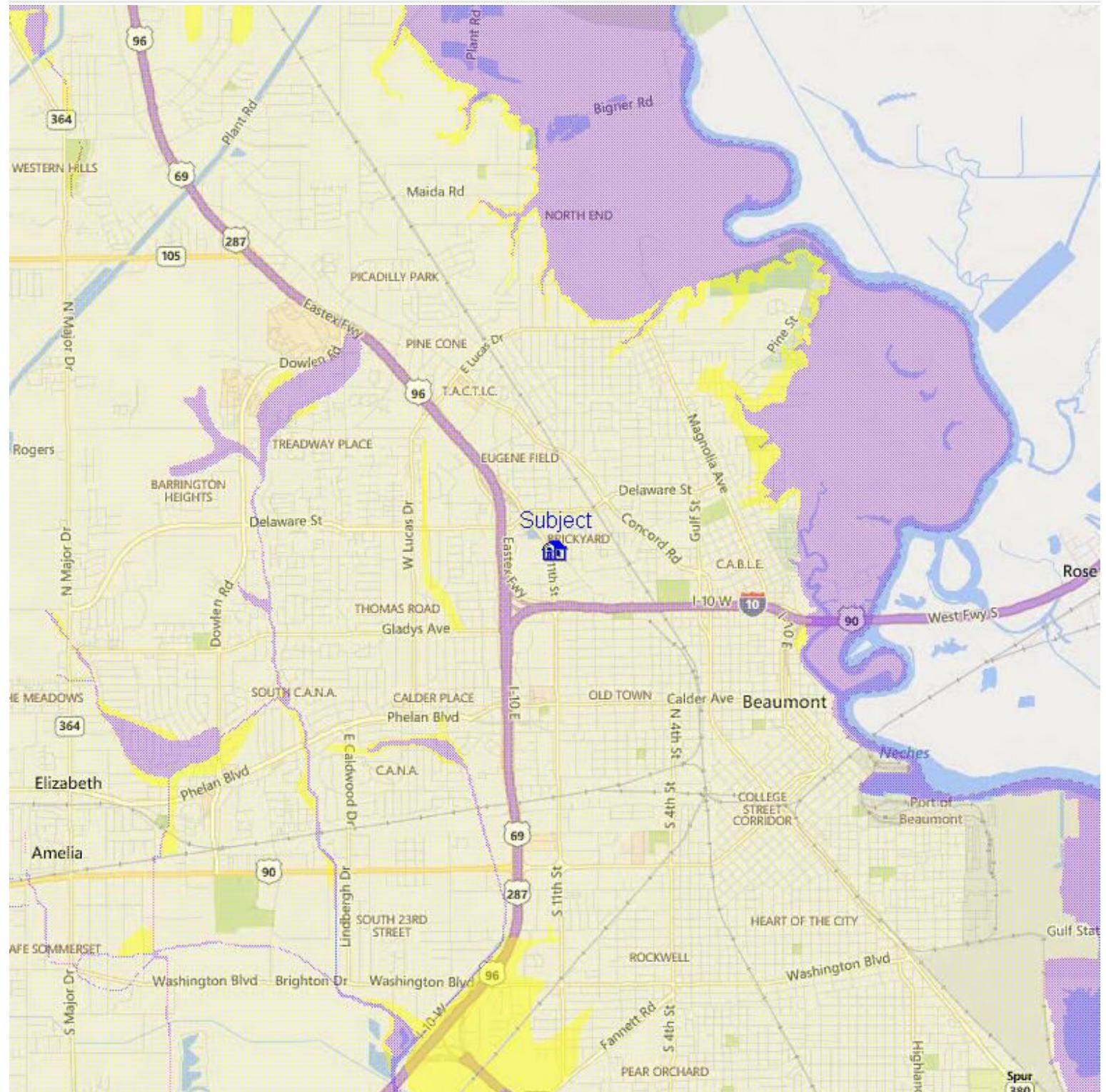
▲ 50,001 - 100,000

▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

June 28, 2017



## MAP DATA

Panel Date August 6, 2002

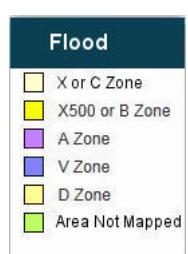
FIPS Code 48245

Map Number 4854570035C

Census Tract 0005.00

## Geocoding Accuracy

S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)





# 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.

| RE/MAX ONE  | 9000010     |                            | (409) 860-3200 |
|---|-------------|----------------------------|----------------|
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                      | Phone          |
| Charles D. Foxworth Jr.   | 0446248     | charlie@foxworthrealty.com | (409) 892-7245 |
| 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

TAR 2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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