



3129 COLLEGE ST.
BEAUMONT, TX 77701



FOR LEASE
\$15/SF/Y BASE RENT
+ \$3/SF/Y CAM

PROPERTY OVERVIEW
3129 College Street is a professionally managed medical office building across College from Baptist Hospital and next to Beaumont Pediatric Center. Also within 5 minutes from Christus St. Elizabeth Hospital. Currently there is a total of +/-4,648 RSF available and the Landlord is willing to divide. Available spaces range from +/-1,392 - 3,256 RSF. Currently, the office is built out with several offices, a lab, and administrative areas. 81% of the building is currently occupied. 1 month free rent available to new Tenants.

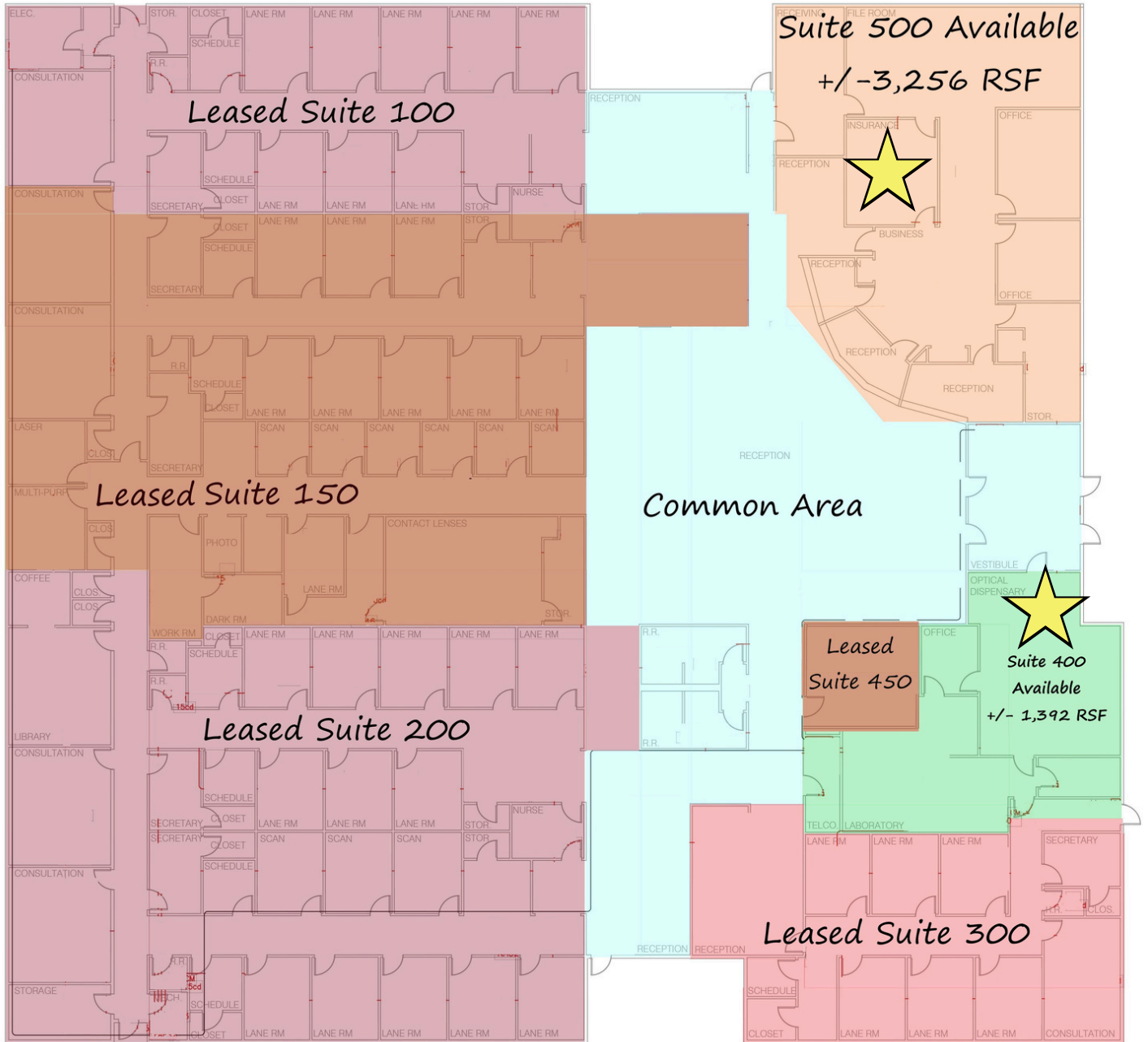


RYAN HARRINGTON
COMMERCIAL DIVISION

OFFICE: (409) 892-7245
CELL: (409) 673-3513
RYAN@RMXONE.COM

- +/- 4,648 RSF Available
- Suites Available Range from +/- 1,392 - 3,256 RSF
- Large Common Waiting Room
- Private Offices
- Multiple Exam Rooms
- Large Reception Area
- Ample Parking
- Near Baptist Hospital
- Professionally Managed Building
- LL pays taxes and insurance
- Tenant pays \$3/SF/Y CAM
- Building also available for Sale

FLOOR PLAN





Demographic and Income Profile

3129 College St, Beaumont, Texas, 77701
 Ring: 3 mile radius

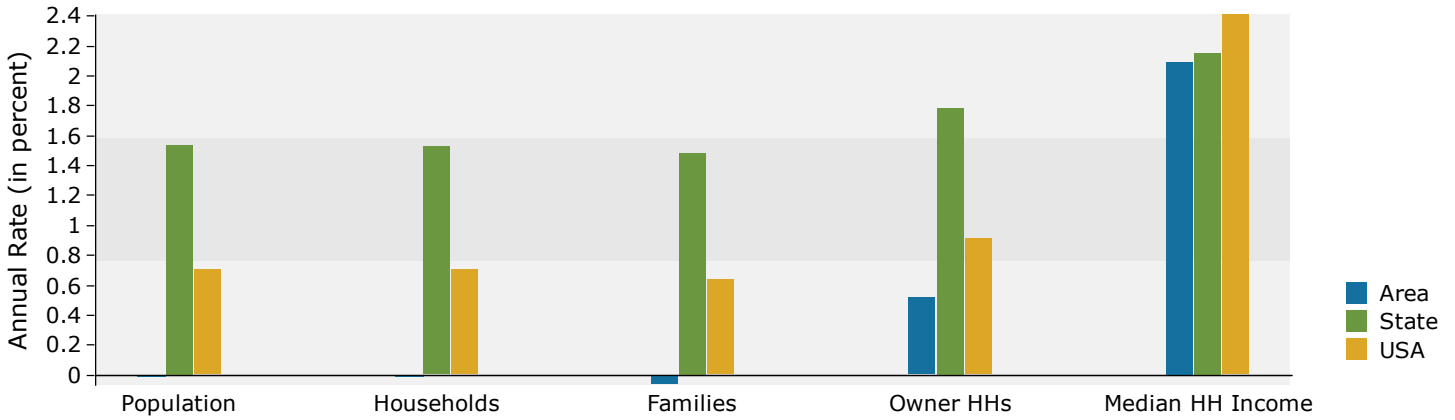
Prepared by Esri
 Latitude: 30.06683
 Longitude: -94.12220

Summary	Census 2010		2021		2026	
Population	51,303		50,278		50,243	
Households	19,955		19,564		19,557	
Families	12,440		12,067		12,025	
Average Household Size	2.51		2.51		2.51	
Owner Occupied Housing Units	10,816		9,891		10,153	
Renter Occupied Housing Units	9,139		9,673		9,404	
Median Age	35.1		37.0		37.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	-0.01%		1.54%		0.71%	
Households	-0.01%		1.53%		0.71%	
Families	-0.07%		1.49%		0.64%	
Owner HHs	0.52%		1.79%		0.91%	
Median Household Income	2.09%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,321	17.0%	2,954	15.1%	2,954	15.1%
\$15,000 - \$24,999	2,962	15.1%	2,642	13.5%	2,642	13.5%
\$25,000 - \$34,999	1,530	7.8%	1,436	7.3%	1,436	7.3%
\$35,000 - \$49,999	2,900	14.8%	2,908	14.9%	2,908	14.9%
\$50,000 - \$74,999	3,739	19.1%	3,944	20.2%	3,944	20.2%
\$75,000 - \$99,999	2,123	10.9%	2,318	11.9%	2,318	11.9%
\$100,000 - \$149,999	1,538	7.9%	1,709	8.7%	1,709	8.7%
\$150,000 - \$199,999	603	3.1%	709	3.6%	709	3.6%
\$200,000+	848	4.3%	937	4.8%	937	4.8%
Median Household Income			\$44,087		\$48,888	
Average Household Income			\$63,812		\$70,850	
Per Capita Income			\$24,950		\$27,707	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,920	7.6%	3,500	7.0%	3,500	7.0%
5 - 9	3,647	7.1%	3,453	6.9%	3,372	6.7%
10 - 14	3,393	6.6%	3,304	6.6%	3,277	6.5%
15 - 19	3,705	7.2%	3,186	6.3%	3,197	6.4%
20 - 24	3,704	7.2%	3,223	6.4%	3,309	6.6%
25 - 34	7,213	14.1%	7,122	14.2%	6,637	13.2%
35 - 44	5,809	11.3%	6,200	12.3%	6,358	12.7%
45 - 54	7,029	13.7%	5,389	10.7%	5,565	11.1%
55 - 64	5,825	11.4%	6,239	12.4%	5,533	11.0%
65 - 74	3,476	6.8%	4,945	9.8%	5,298	10.5%
75 - 84	2,547	5.0%	2,552	5.1%	3,067	6.1%
85+	1,038	2.0%	1,165	2.3%	1,130	2.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,910	33.0%	15,273	30.4%	15,239	30.3%
Black Alone	26,867	52.4%	25,559	50.8%	25,560	50.9%
American Indian Alone	280	0.5%	306	0.6%	307	0.6%
Asian Alone	980	1.9%	992	2.0%	983	2.0%
Pacific Islander Alone	23	0.0%	32	0.1%	31	0.1%
Some Other Race Alone	5,285	10.3%	6,920	13.8%	6,923	13.8%
Two or More Races	957	1.9%	1,197	2.4%	1,200	2.4%
Hispanic Origin (Any Race)	9,304	18.1%	12,130	24.1%	12,136	24.2%

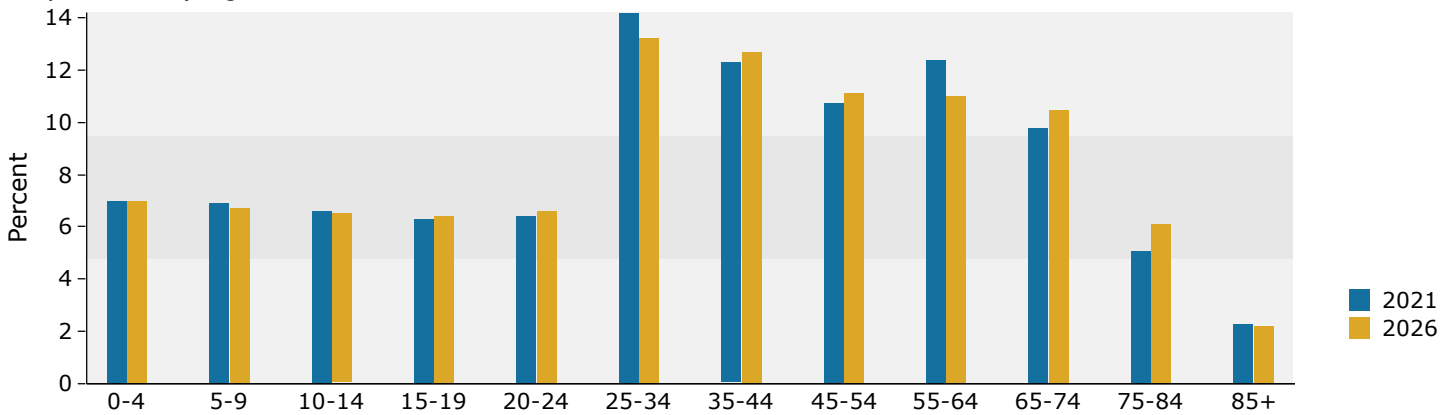
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

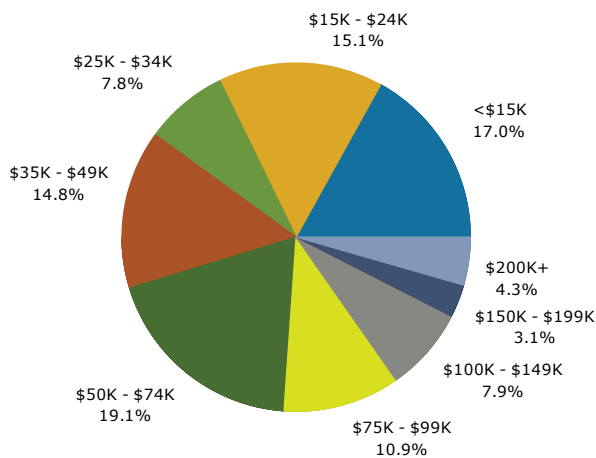
Trends 2021-2026



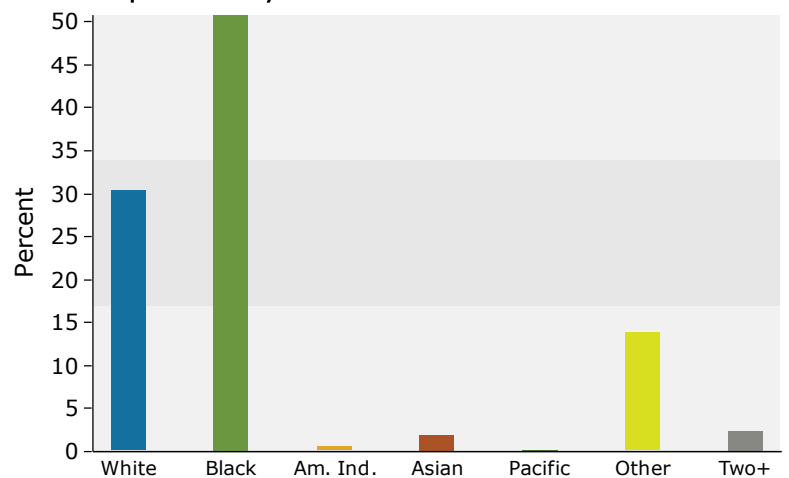
Population by Age



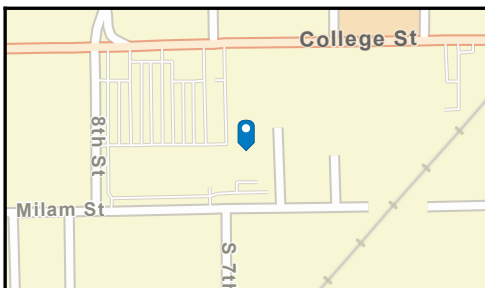
2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 24.1%

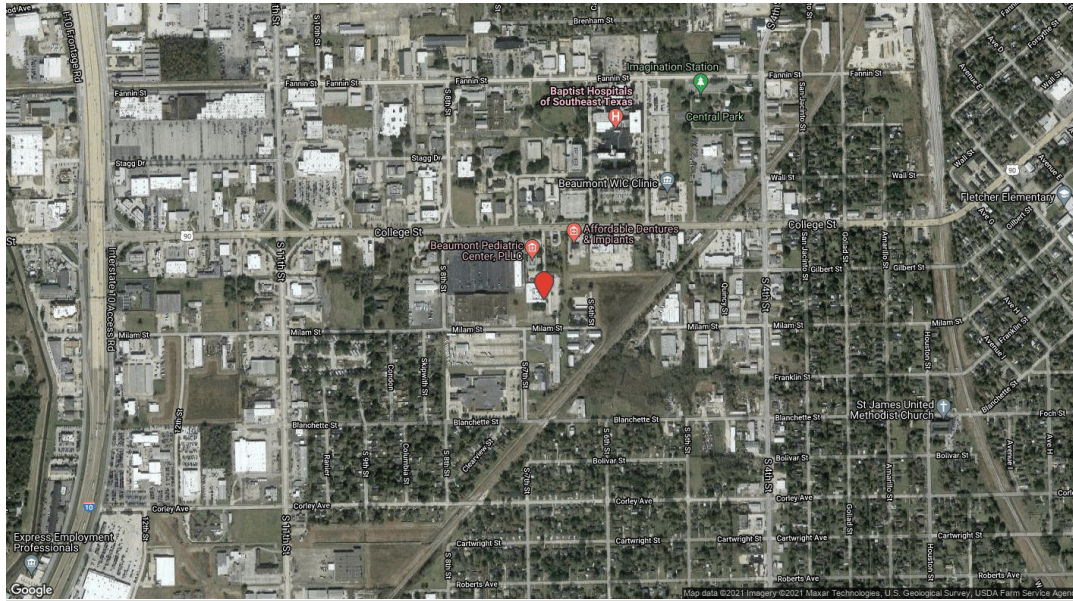


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).

Overview Map





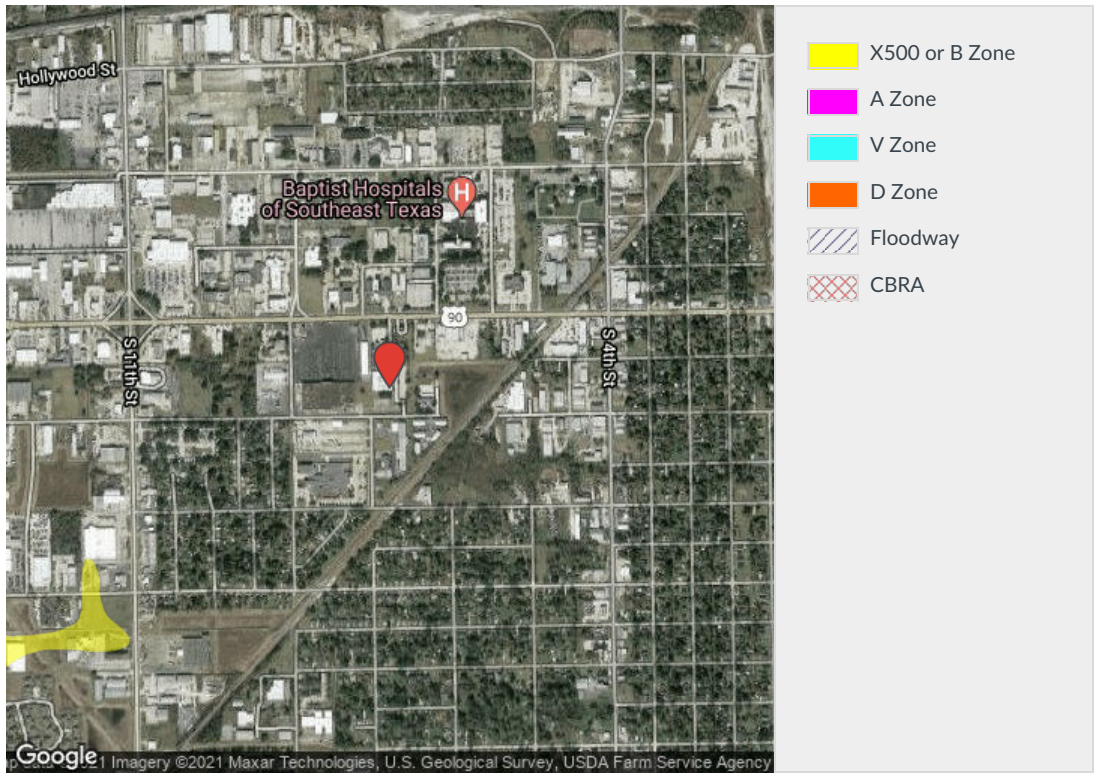
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LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0020C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570020C





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

TAR 2501

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