

1285 W. Cardinal Drive

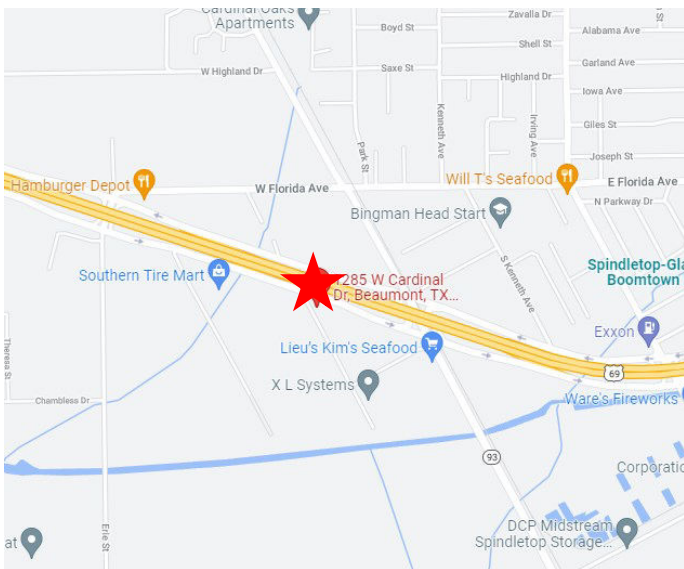
FOR LEASE
1285 W. Cardinal Drive
Beaumont, TX 77705

\$1,700/month

Property Overview



- +/- 4,960sf for lease
- +/-450sf Office
- 3 Parking Spaces
- Includes Taxes and Insurance
- 14ft Clear Height
- 2 Grade Level Doors
12'x10'
8'x12'



Ryan Harrington
RE/MAX One
Commercial Division
Ryan@rmxone.com

Office: (409) 892-7245
Cell: (409) 673-3513
8245 Gladys Avenue
Beaumont, TX 77706



Demographic and Income Profile

1285 W Cardinal Dr, Beaumont, Texas, 77705
 Ring: 3 mile radius

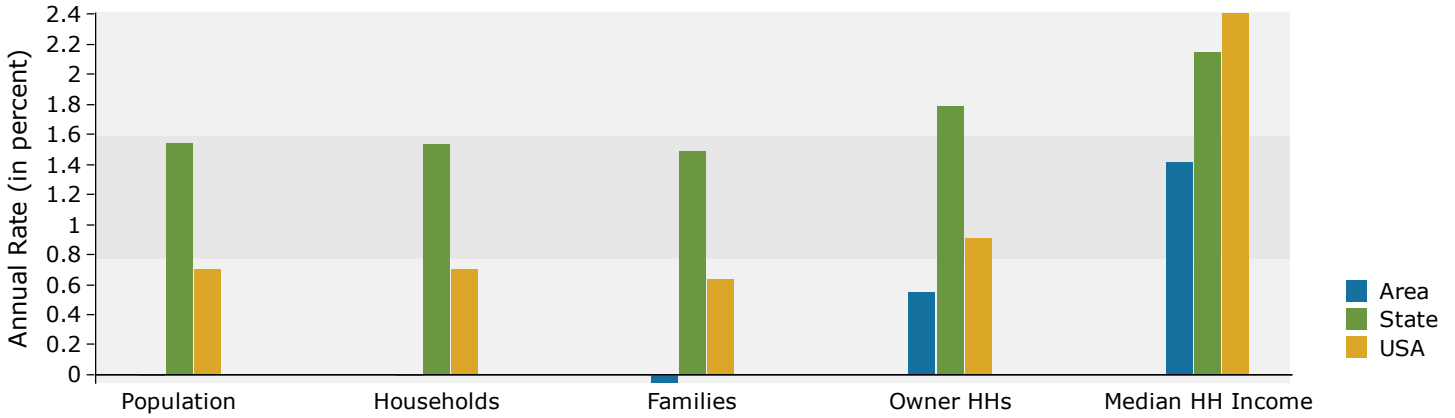
Prepared by Esri
 Latitude: 30.03209
 Longitude: -94.09371

Summary	Census 2010		2021		2026	
Population	32,225		30,493		30,459	
Households	10,572		10,358		10,353	
Families	6,751		6,551		6,531	
Average Household Size	2.74		2.70		2.70	
Owner Occupied Housing Units	5,366		4,850		4,986	
Renter Occupied Housing Units	5,206		5,508		5,367	
Median Age	31.1		32.1		32.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	-0.02%		1.54%		0.71%	
Households	-0.01%		1.53%		0.71%	
Families	-0.06%		1.49%		0.64%	
Owner HHs	0.55%		1.79%		0.91%	
Median Household Income	1.41%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,384	23.0%	2,134	20.6%	2,134	20.6%
\$15,000 - \$24,999	1,649	15.9%	1,495	14.4%	1,495	14.4%
\$25,000 - \$34,999	864	8.3%	828	8.0%	828	8.0%
\$35,000 - \$49,999	1,935	18.7%	1,983	19.2%	1,983	19.2%
\$50,000 - \$74,999	1,970	19.0%	2,138	20.7%	2,138	20.7%
\$75,000 - \$99,999	876	8.5%	991	9.6%	991	9.6%
\$100,000 - \$149,999	487	4.7%	565	5.5%	565	5.5%
\$150,000 - \$199,999	89	0.9%	110	1.1%	110	1.1%
\$200,000+	102	1.0%	109	1.1%	109	1.1%
Median Household Income			\$36,540		\$39,196	
Average Household Income			\$45,173		\$50,060	
Per Capita Income			\$15,987		\$17,723	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,199	6.8%	1,977	6.5%	1,989	6.5%
5 - 9	2,187	6.8%	1,965	6.4%	1,924	6.3%
10 - 14	2,083	6.5%	1,941	6.4%	1,912	6.3%
15 - 19	3,360	10.4%	2,949	9.7%	2,952	9.7%
20 - 24	3,489	10.8%	3,201	10.5%	3,167	10.4%
25 - 34	4,424	13.7%	4,406	14.4%	4,130	13.6%
35 - 44	3,595	11.2%	3,425	11.2%	3,585	11.8%
45 - 54	4,211	13.1%	2,991	9.8%	3,113	10.2%
55 - 64	3,228	10.0%	3,418	11.2%	3,037	10.0%
65 - 74	1,836	5.7%	2,547	8.4%	2,760	9.1%
75 - 84	1,185	3.7%	1,198	3.9%	1,429	4.7%
85+	429	1.3%	475	1.6%	462	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,906	18.3%	4,849	15.9%	4,821	15.8%
Black Alone	20,851	64.7%	19,383	63.6%	19,402	63.7%
American Indian Alone	278	0.9%	288	0.9%	289	0.9%
Asian Alone	984	3.1%	959	3.1%	950	3.1%
Pacific Islander Alone	10	0.0%	12	0.0%	11	0.0%
Some Other Race Alone	3,555	11.0%	4,240	13.9%	4,223	13.9%
Two or More Races	641	2.0%	762	2.5%	763	2.5%
Hispanic Origin (Any Race)	6,033	18.7%	7,283	23.9%	7,261	23.8%

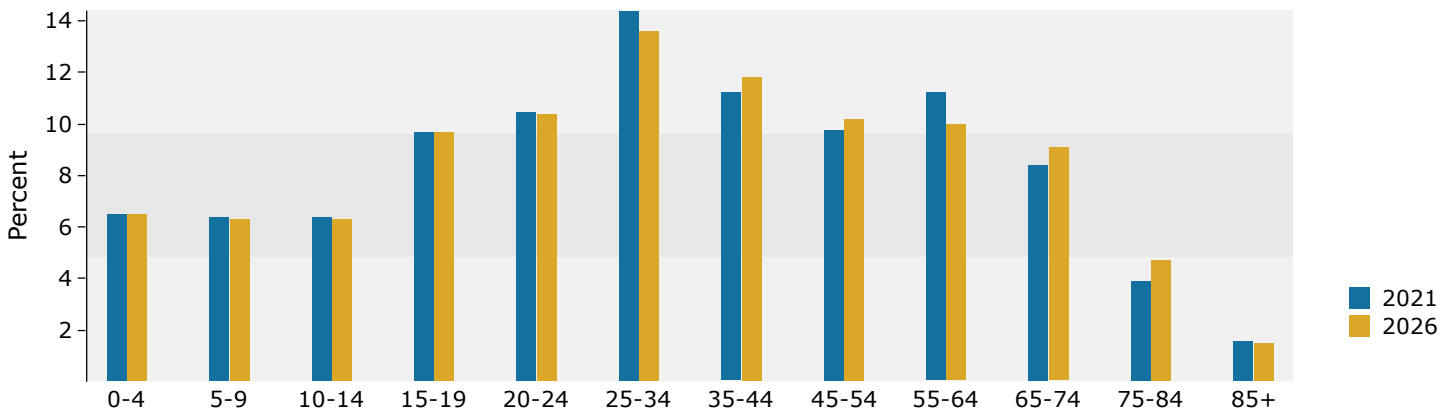
Data Note: Income is expressed in current dollars.

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

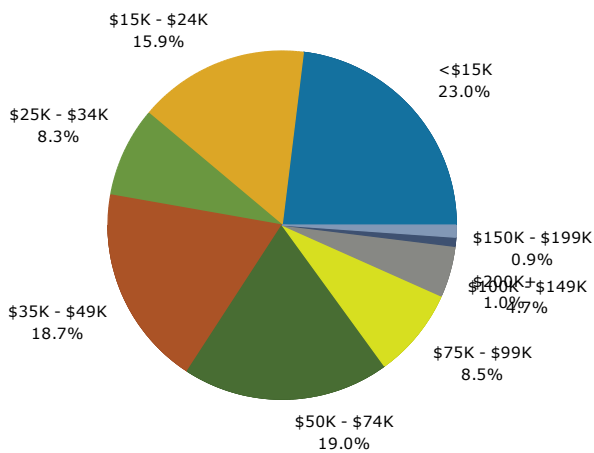
Trends 2021-2026



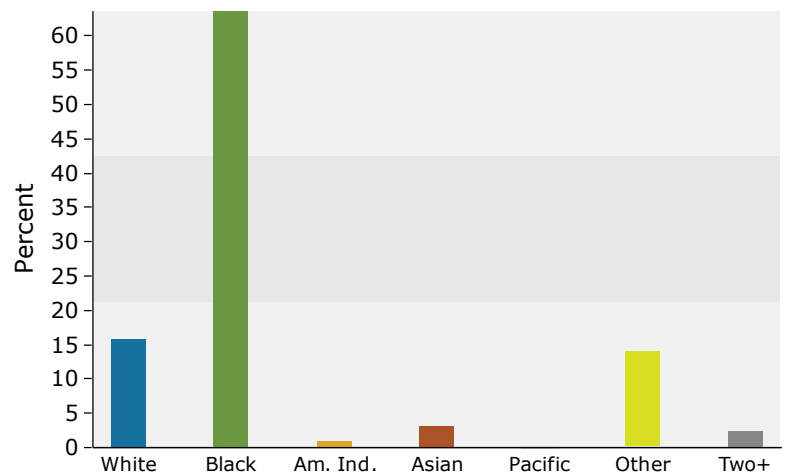
Population by Age



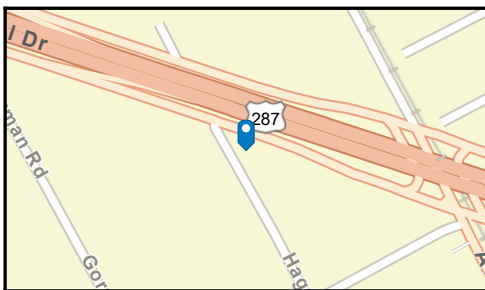
2021 Household Income



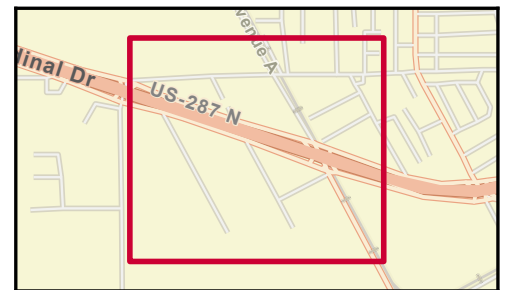
2021 Population by Race



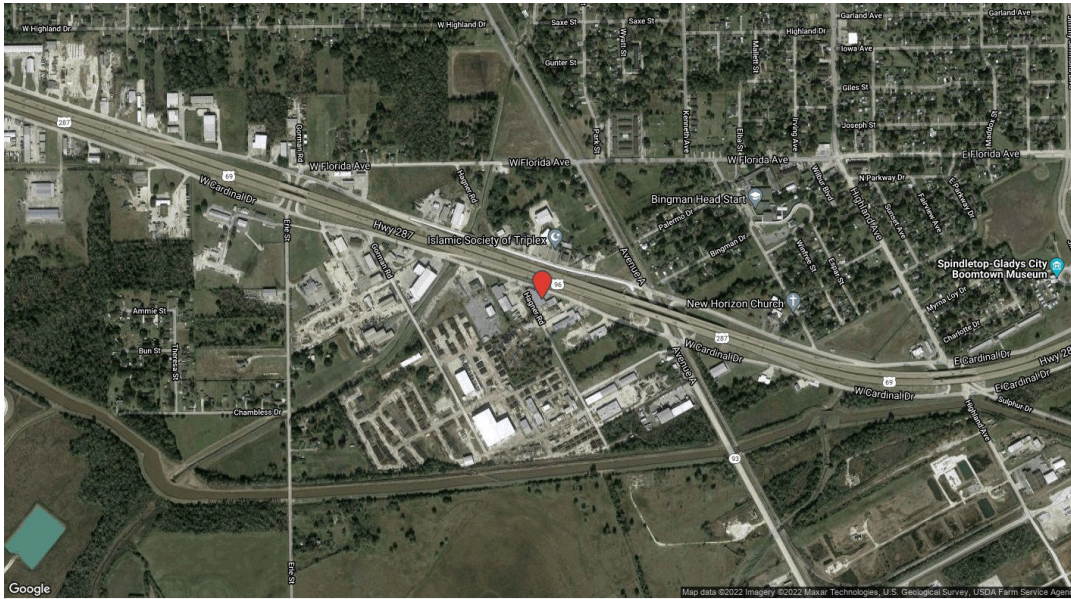
2021 Percent Hispanic Origin: 23.9%



- 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



Overview Map



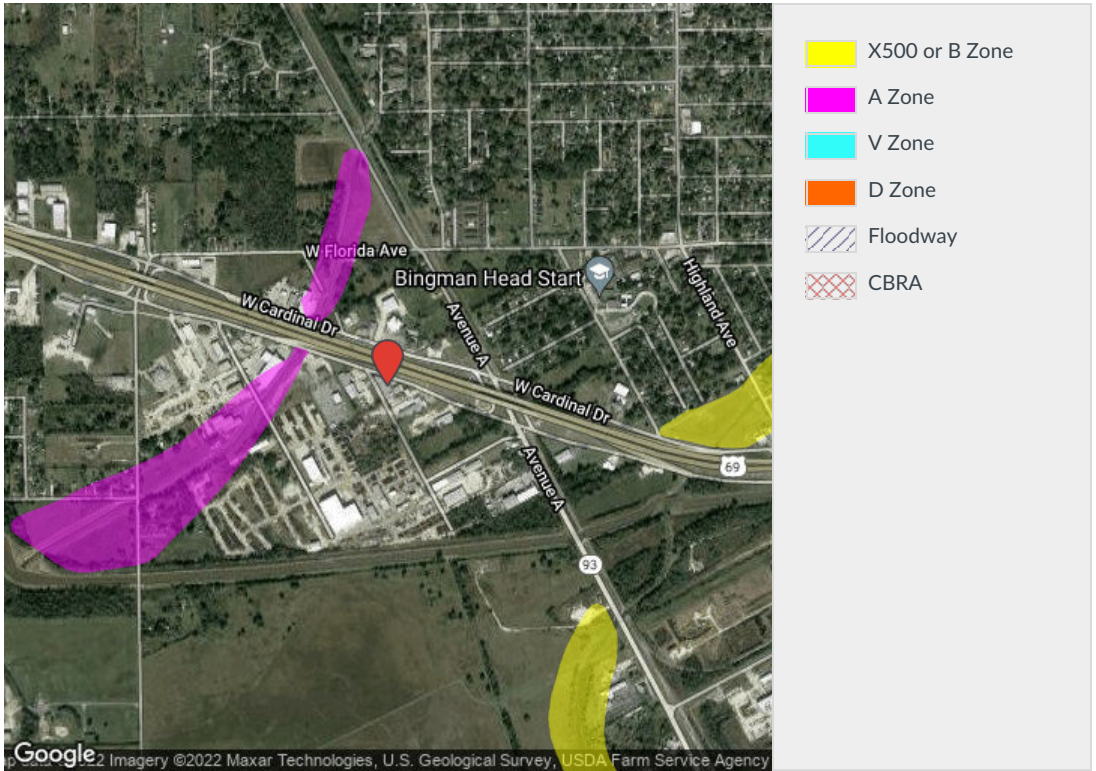
1285 W CARDINAL DR BEAUMONT, TX 77705-6410

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	485457	PANEL	0025D
PANEL DATE	August 06, 2002	MAP NUMBER	4854570025D





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