

# 3987 College Street

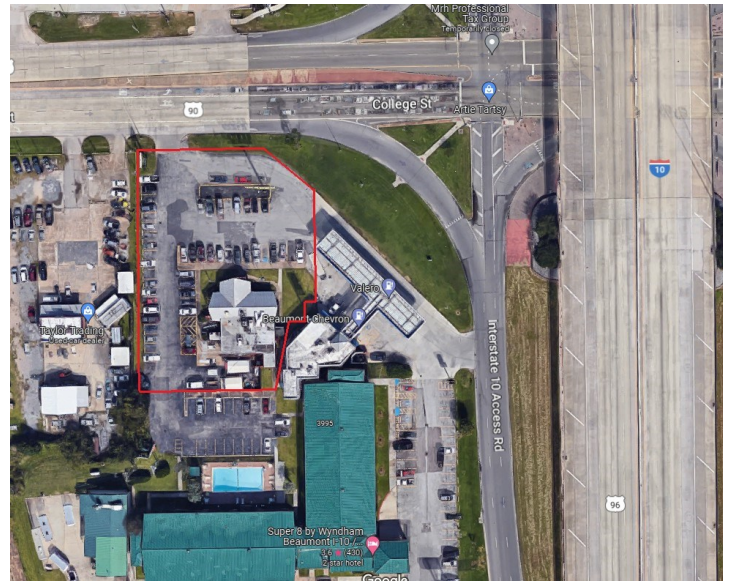
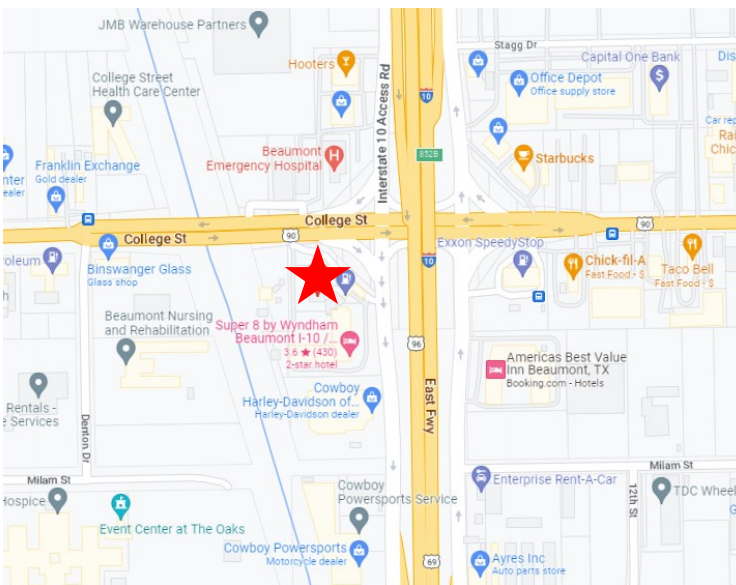
**FOR SALE**  
**3987 College Street**  
**Beaumont TX 77707**

**\$790,000**

## Property Overview



- Existing Building to be demolished in 2024
- Former Waffle House Location
- +/- .908 Acre Site
- Easy Access
- Great Visibility
- Hwy 90 (College Street) Frontage
- Adjoins Chevron C-Store on SW Corner of I-10 & Hwy 90
- Sign Pole in Place
- +/- 37,442 Vehicles Per Day on College Street
- +/- 106,000 Vehicles Per Day on I-10



**Ryan Harrington**  
**RE/MAX ONE**  
Commercial Division  
Ryan@rmxone.com

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

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Excellent location needing redevelopment on Hwy 90 (College Street) with easy access to Interstate 10. This is a high traffic location with great visibility on a +/- .908 acre site. This is a former Waffle House adjoining a Chevron C-Store and in close proximity to several motels, Beaumont Emergency Hospital, several fast food establishments, and other restaurants.



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# Demographic and Income Profile

3987 College St, Beaumont, Texas, 77707  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.06757  
 Longitude: -94.13587

Summary	Census 2010	Census 2020	2022	2027
Population	52,935	52,230	52,483	51,869
Households	20,913	20,343	20,323	20,070
Families	13,155	-	12,385	12,260
Average Household Size	2.48	2.50	2.51	2.51
Owner Occupied Housing Units	12,011	-	11,946	11,951
Renter Occupied Housing Units	8,901	-	8,377	8,118
Median Age	36.8	-	38.8	39.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.24%	0.88%	0.25%
Households	-0.25%	0.92%	0.31%
Families	-0.20%	0.96%	0.28%
Owner HHs	0.01%	1.19%	0.53%
Median Household Income	2.41%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,643	13.0%	2,111	10.5%
\$15,000 - \$24,999	2,614	12.9%	2,109	10.5%
\$25,000 - \$34,999	1,433	7.1%	1,205	6.0%
\$35,000 - \$49,999	2,599	12.8%	2,413	12.0%
\$50,000 - \$74,999	4,025	19.8%	4,168	20.8%
\$75,000 - \$99,999	2,470	12.2%	2,819	14.0%
\$100,000 - \$149,999	2,144	10.5%	2,443	12.2%
\$150,000 - \$199,999	1,011	5.0%	1,247	6.2%
\$200,000+	1,383	6.8%	1,554	7.7%
Median Household Income	\$53,817		\$60,621	
Average Household Income	\$82,514		\$94,497	
Per Capita Income	\$32,139		\$36,768	

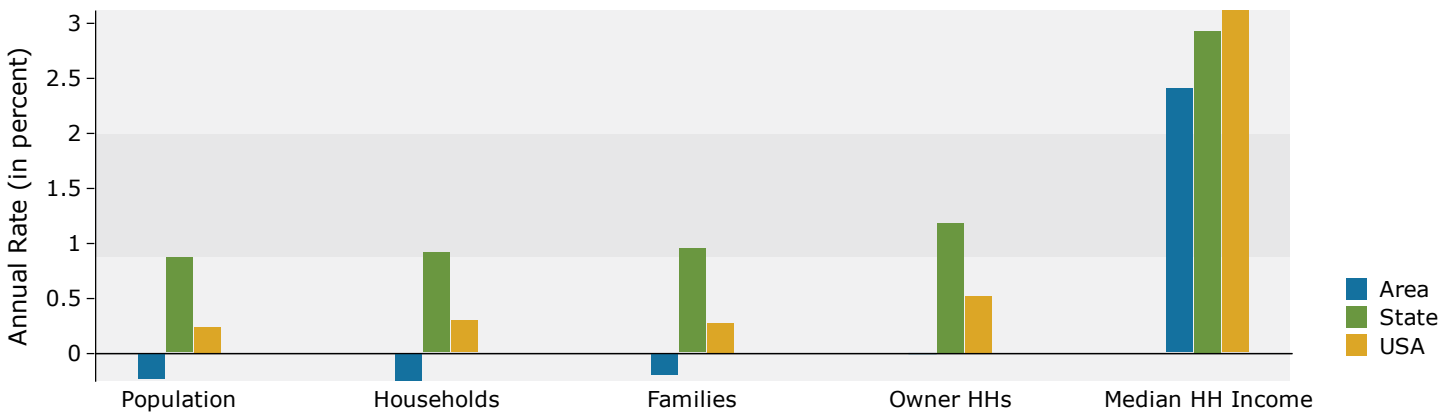
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,901	7.4%	3,424	6.5%	3,379	6.5%
5 - 9	3,622	6.8%	3,466	6.6%	3,336	6.4%
10 - 14	3,417	6.5%	3,409	6.5%	3,350	6.5%
15 - 19	3,651	6.9%	3,092	5.9%	3,104	6.0%
20 - 24	3,683	7.0%	3,031	5.8%	3,054	5.9%
25 - 34	7,095	13.4%	7,195	13.7%	6,441	12.4%
35 - 44	5,896	11.1%	6,498	12.4%	6,764	13.0%
45 - 54	7,296	13.8%	5,565	10.6%	5,704	11.0%
55 - 64	6,382	12.1%	6,495	12.4%	5,645	10.9%
65 - 74	3,869	7.3%	5,547	10.6%	5,846	11.3%
75 - 84	2,863	5.4%	3,150	6.0%	3,638	7.0%
85+	1,260	2.4%	1,612	3.1%	1,608	3.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	22,185	41.9%	17,411	33.3%	17,084	32.6%	15,885	30.6%
Black Alone	23,490	44.4%	23,237	44.5%	23,432	44.6%	23,218	44.8%
American Indian Alone	268	0.5%	370	0.7%	382	0.7%	407	0.8%
Asian Alone	1,108	2.1%	1,124	2.2%	1,133	2.2%	1,147	2.2%
Pacific Islander Alone	22	0.0%	32	0.1%	32	0.1%	32	0.1%
Some Other Race Alone	4,901	9.3%	5,694	10.9%	5,840	11.1%	6,117	11.8%
Two or More Races	961	1.8%	4,362	8.4%	4,579	8.7%	5,061	9.8%
Hispanic Origin (Any Race)	8,980	17.0%	10,749	20.6%	11,086	21.1%	11,583	22.3%

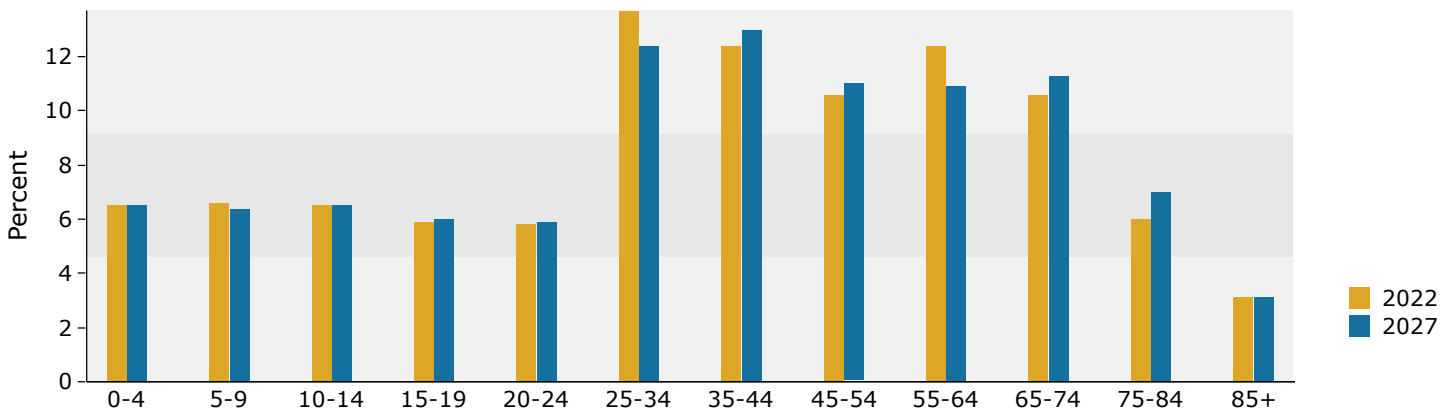
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

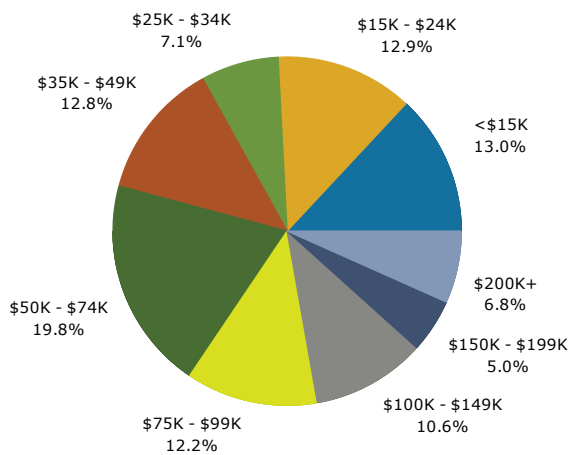
## Trends 2022-2027



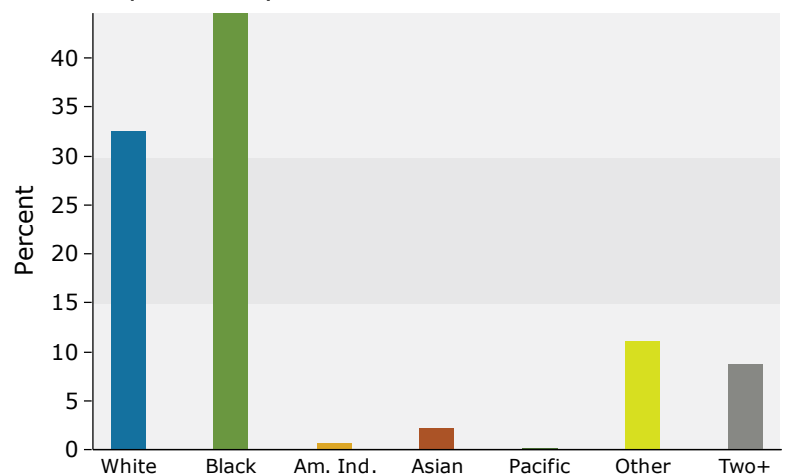
## Population by Age



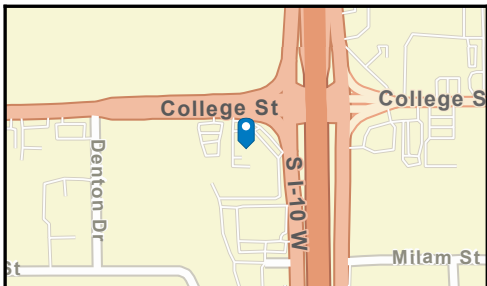
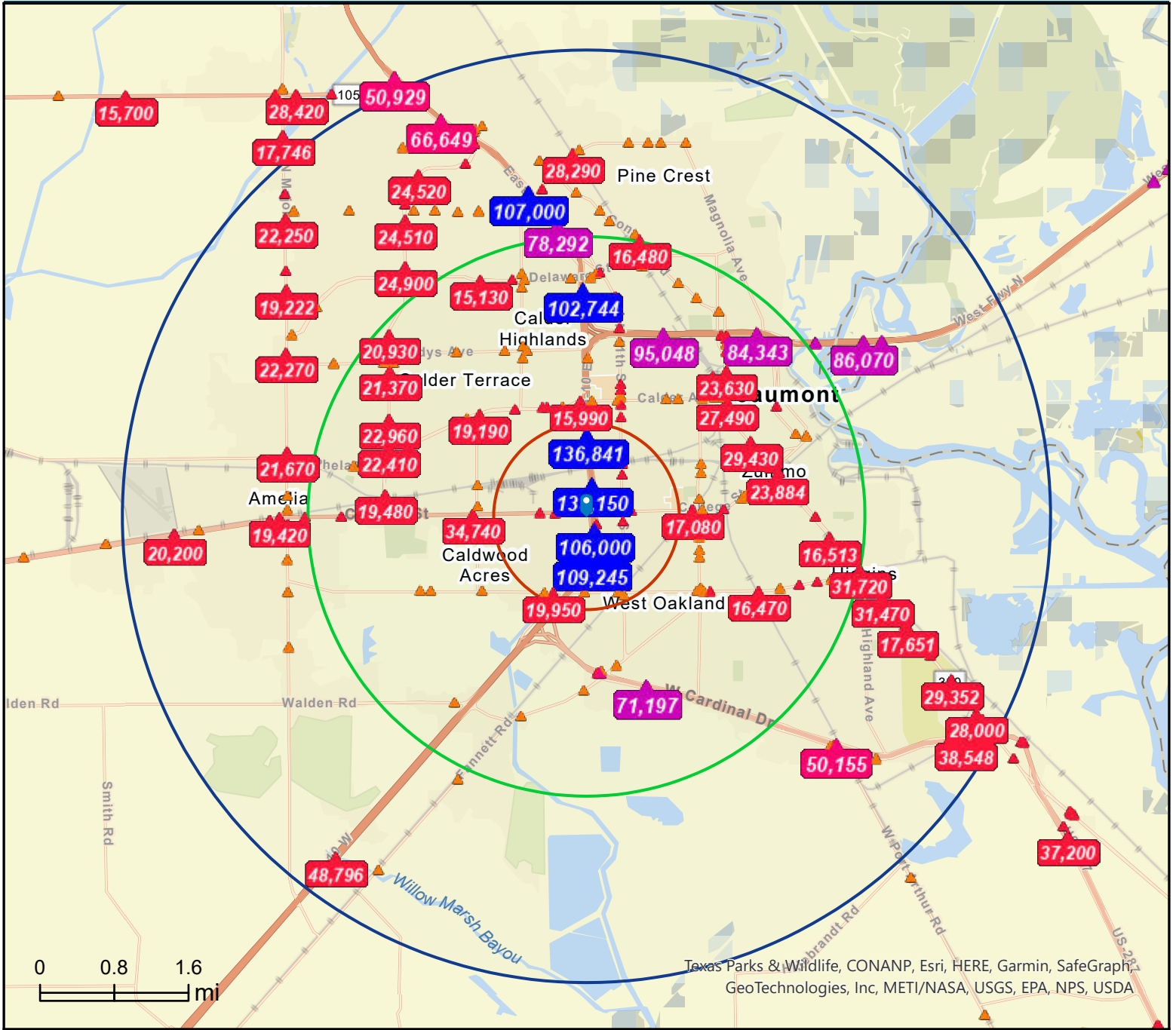
## 2022 Household Income



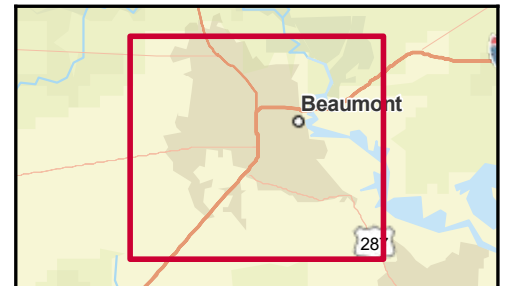
## 2022 Population by Race



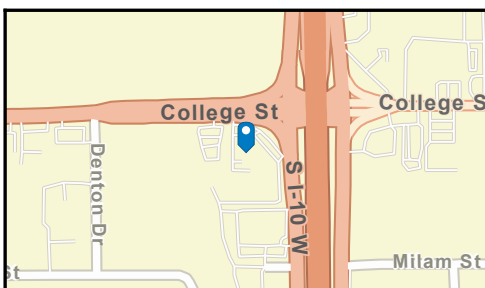
2022 Percent Hispanic Origin: 21.1%



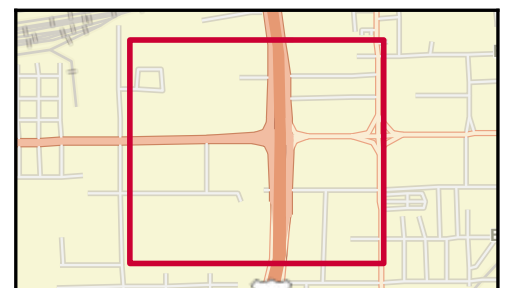
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



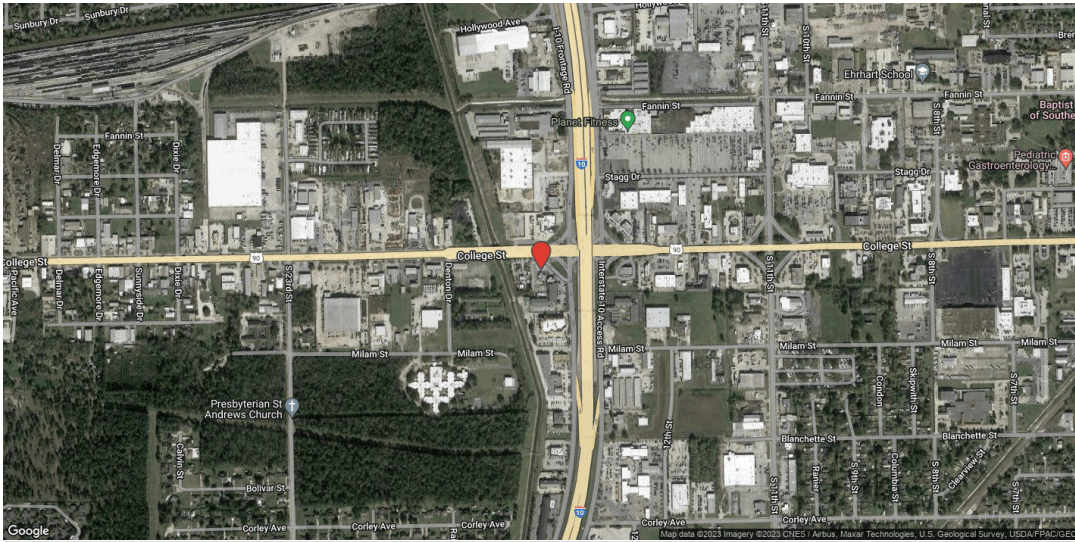
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Source: ©2022 Kalibrate Technologies (Q3 2022).



# Overview Map



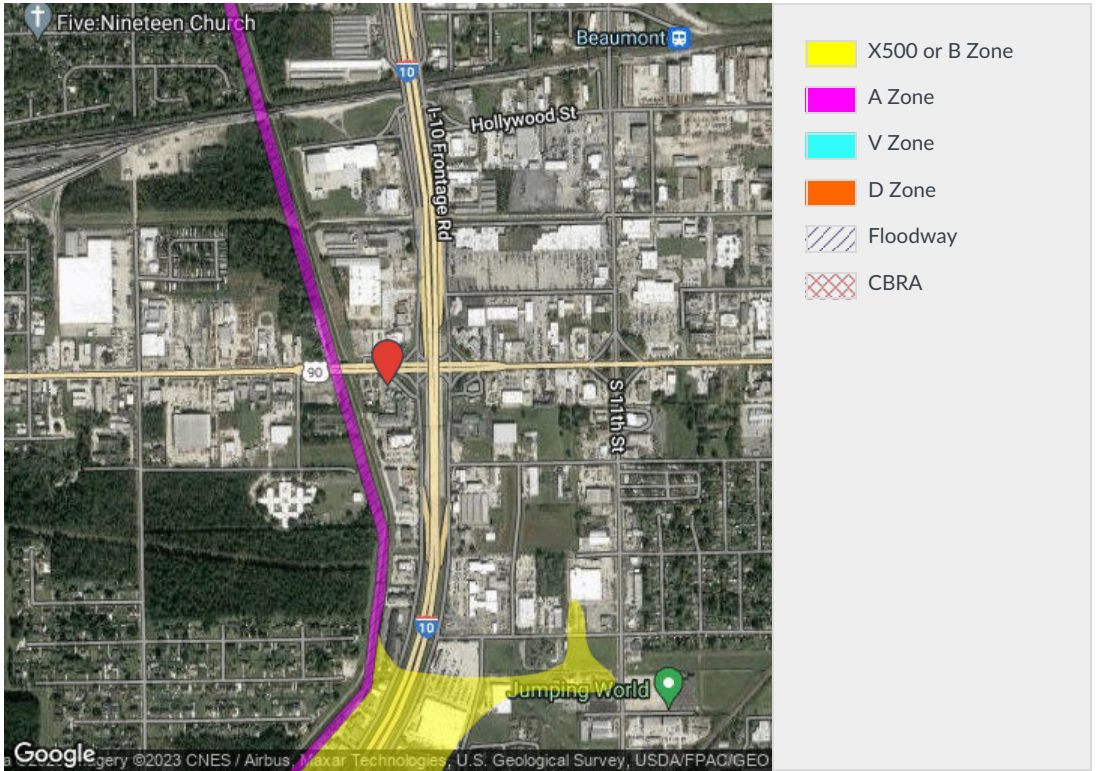
3987 COLLEGE ST BEAUMONT, TX 77707-4001

LOCATION ACCURACY: 📍 Excellent

**Flood Zone Determination Report**

**Flood Zone Determination: OUT**

COMMUNITY	485457	PANEL	0035C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570035C





# 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](http://www.trec.texas.gov)

TAR 2501

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