

# Tilt Wall Warehouse

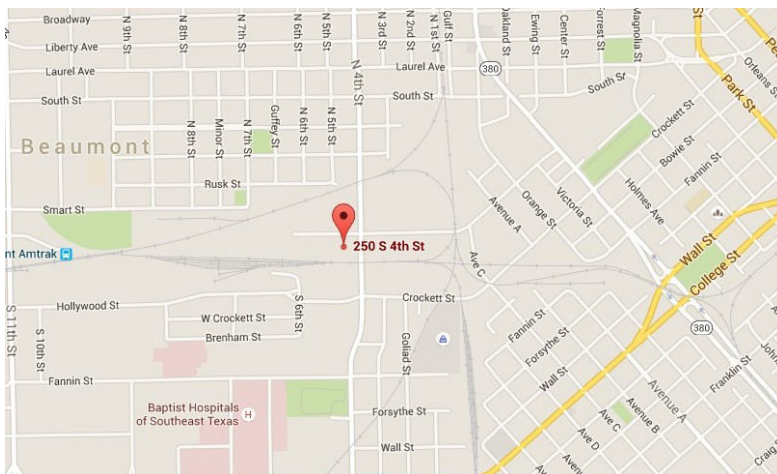
**Beaumont Office / Warehouse**  
**250 S 4th Street**  
Beaumont, TX 77701

**.25/sf/month**  
**NNN**

## Property Overview



- 21,247 SF
- 25,000 SF Asphalt Paving
- Tilt Wall Construction
- 3 Dock High Door 8x9
- 18 ft. Clear Ceiling Height
- NNN = +/- .04/ sf/ month



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Beaumont, TX 77706



# Demographic and Income Profile

250 S 4th St, Beaumont, Texas, 77701  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.07668  
Longitude: -94.11543

Summary	Census 2010		2015		2020		
Population	54,257		53,622		53,557		
Households	21,027		20,843		20,817		
Families	13,244		13,072		13,022		
Average Household Size	2.53		2.52		2.52		
Owner Occupied Housing Units	11,517		10,935		10,807		
Renter Occupied Housing Units	9,510		9,909		10,010		
Median Age	35.3		36.1		37.0		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	-0.02%		1.52%		0.75%		
Households	-0.02%		1.54%		0.77%		
Families	-0.08%		1.49%		0.69%		
Owner HHs	-0.24%		1.47%		0.70%		
Median Household Income	2.59%		2.84%		2.66%		
Households by Income				2015		2020	
				Number	Percent	Number	Percent
	<\$15,000			5,251	25.2%	5,152	24.7%
	\$15,000 - \$24,999			3,260	15.6%	2,531	12.2%
	\$25,000 - \$34,999			2,680	12.9%	2,531	12.2%
	\$35,000 - \$49,999			2,681	12.9%	2,707	13.0%
	\$50,000 - \$74,999			2,688	12.9%	2,622	12.6%
	\$75,000 - \$99,999			1,731	8.3%	2,098	10.1%
	\$100,000 - \$149,999			1,660	8.0%	2,163	10.4%
	\$150,000 - \$199,999			377	1.8%	459	2.2%
	\$200,000+			514	2.5%	553	2.7%
Median Household Income			\$31,499		\$35,791		
Average Household Income			\$50,308		\$56,418		
Per Capita Income			\$19,859		\$22,242		
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,250	7.8%	4,017	7.5%	3,990	7.5%
	5 - 9	3,920	7.2%	3,834	7.1%	3,658	6.8%
	10 - 14	3,712	6.8%	3,687	6.9%	3,661	6.8%
	15 - 19	3,880	7.2%	3,380	6.3%	3,352	6.3%
	20 - 24	3,761	6.9%	3,932	7.3%	3,496	6.5%
	25 - 34	7,447	13.7%	7,294	13.6%	7,330	13.7%
	35 - 44	6,137	11.3%	6,096	11.4%	6,329	11.8%
	45 - 54	7,508	13.8%	6,536	12.2%	5,965	11.1%
	55 - 64	6,231	11.5%	6,793	12.7%	6,706	12.5%
	65 - 74	3,659	6.7%	4,369	8.1%	5,186	9.7%
	75 - 84	2,661	4.9%	2,500	4.7%	2,666	5.0%
	85+	1,090	2.0%	1,185	2.2%	1,216	2.3%
Race and Ethnicity	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	16,911	31.2%	15,944	29.7%	15,240	28.5%
	Black Alone	29,508	54.4%	29,006	54.1%	28,550	53.3%
	American Indian Alone	275	0.5%	280	0.5%	286	0.5%
	Asian Alone	921	1.7%	956	1.8%	992	1.9%
	Pacific Islander Alone	22	0.0%	35	0.1%	48	0.1%
	Some Other Race Alone	5,592	10.3%	6,253	11.7%	7,174	13.4%
	Two or More Races	1,028	1.9%	1,149	2.1%	1,267	2.4%
	Hispanic Origin (Any Race)	9,755	18.0%	10,825	20.2%	12,237	22.8%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 30, 2015

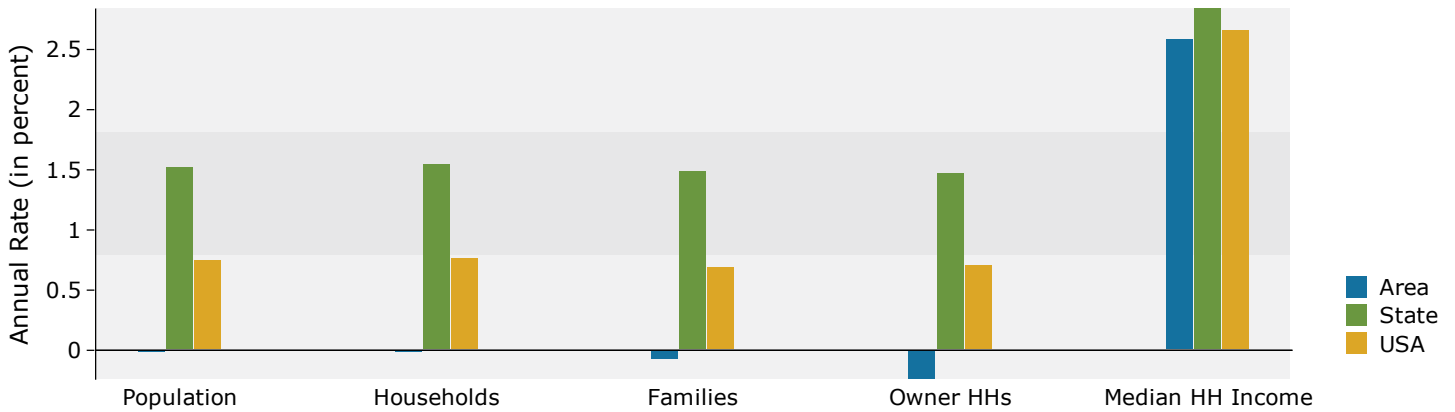


## Demographic and Income Profile

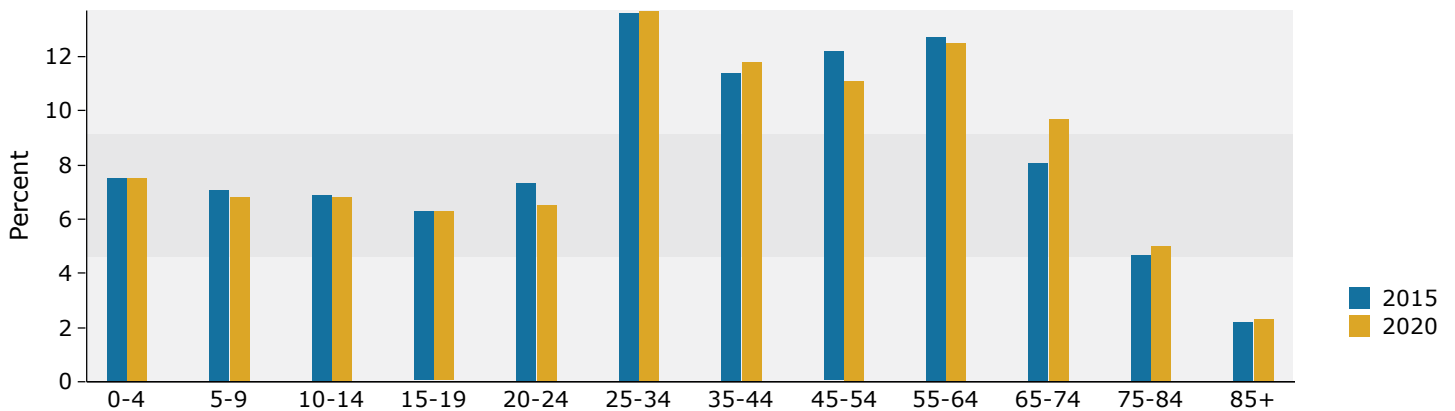
250 S 4th St, Beaumont, Texas, 77701  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.07668  
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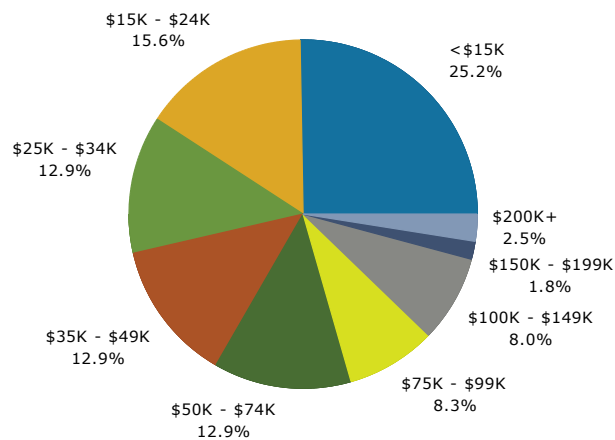
### Trends 2015-2020



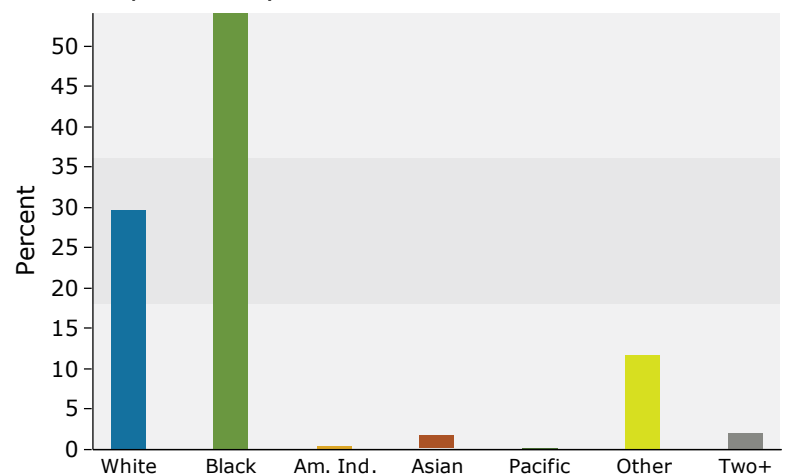
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 20.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 30, 2015





## Traffic Count Map

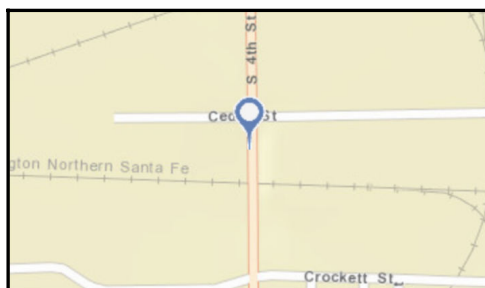
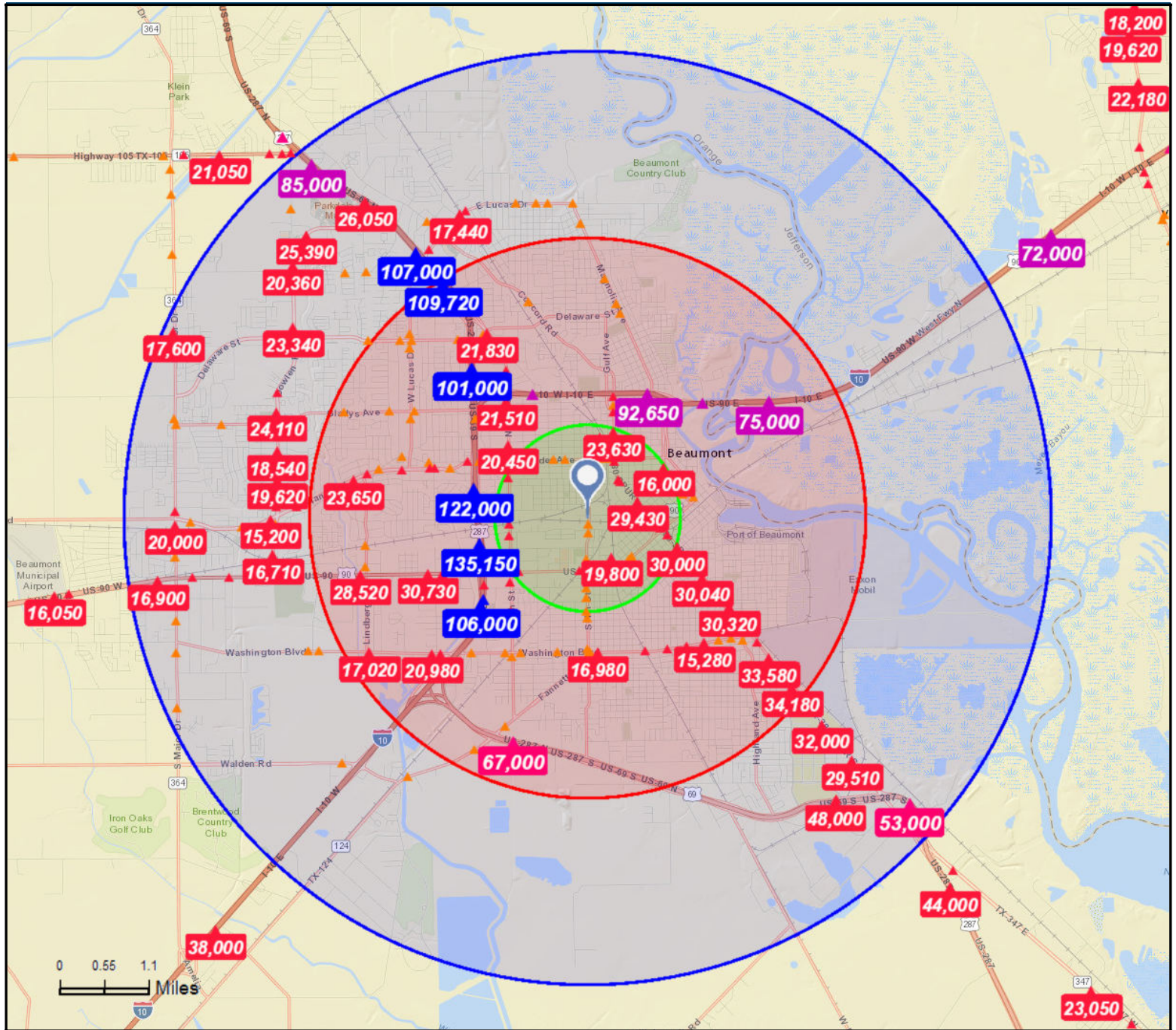
250 S 4th St, Beaumont, Texas, 77701

Rings: 1, 3, 5 mile radii

Prepared by Esri

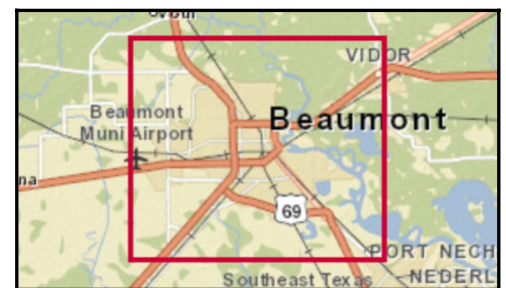
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### Average Daily Traffic Volume

- ▲ 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

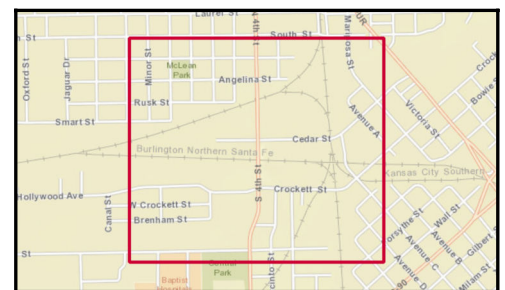
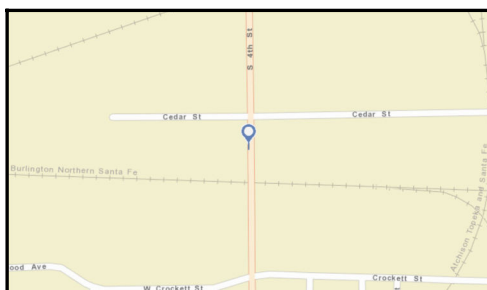


Source: ©2015 Market Planning Solutions, Inc.

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250 S 4th St, Beaumont, Texas, 77701 2  
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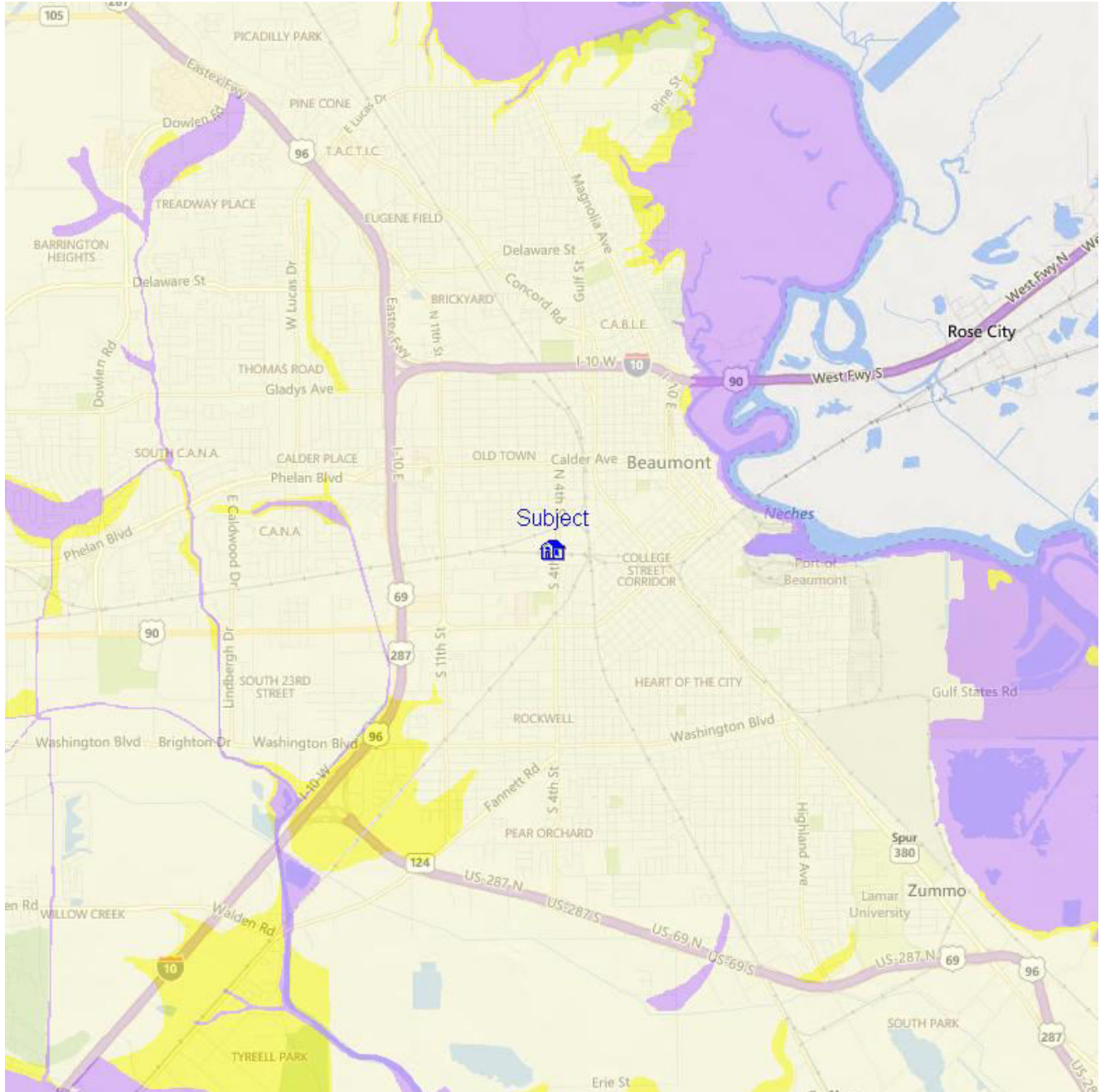
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Source: ©2015 Market Planning Solutions, Inc.

November 30, 2015





## MAP DATA

Map Number : 4854570020C

Panel Date : August 06,2002

FIPS Code : 48245

Census Tract : 0012.00

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

## Flood

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	X or C Zone
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	X500 or B Zone
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	A Zone
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	V Zone
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	D Zone
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span>	Area Not Mapped