RE/MAX COMMERCIAL

3920 & 3930 PHELAN
BEAUMONT, TX 77707

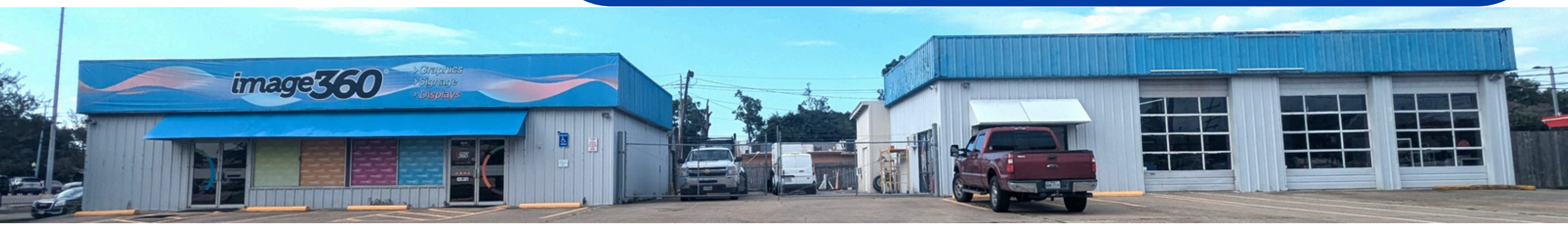
New Price!

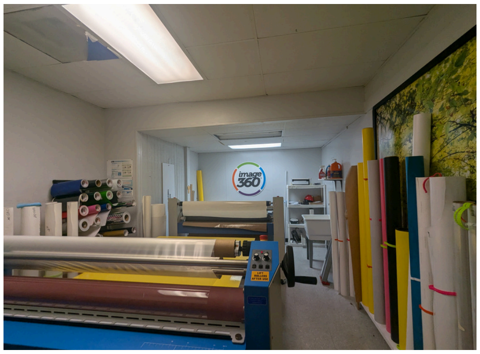
FOR SALE
$675,000

RE/MAX ONE

PROPERTY OVERVIEW

High-profile commercial property available at the northeast corner of Phelan Boulevard and 24th Street, featuring a long-standing tenant, Image360. The property includes several structures totaling +/-4,660 SF, including a 2,236 SF main office, 1,800 SF shop building, a 336 SF heated and cooled shop, and a 228 SF detached office. The two primary buildings together offer five offices and each includes a restroom. Situated on +/-0.48 acres, the site includes roughly 15,400 SF of concrete paving and 15 parking spaces.





RYAN HARRINGTON
COMMERCIAL DIVISION

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

- +/-4,660 SF Total
- Long Tenure Tenant paying $5,722/M
- Great Visibility
- +/- 20,300 VPD on Phelan
- Pole Sign
- Easy Access from IH-10
- +/- 15,400 SF on concrete
- 15 Parking Spaces
- 7 Grade Level Doors
- NE Corner of Phelan Blvd & 24th St

RE/MAX COMMERCIAL

3920 & 3930 PHELAN
BEAUMONT, TX 77707

Demographic and Income Profile

THE SCIENCE OF WHERE®

3920 Phelan Blvd, Beaumont, Texas, 77707
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.08473
Longitude: -94.14396

Summary	Census 2010	Census 2020	2024	2029
Population	63,587	63,431	62,995	63,026
Households	25,971	25,481	25,059	24,898
Families	16,116	16,126	15,344	15,138
Average Household Size	2.41	2.44	2.46	2.48
Owner Occupied Housing Units	14,852	14,203	14,169	14,566
Renter Occupied Housing Units	11,119	11,278	10,890	10,332
Median Age	36.6	38.1	38.6	39.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.01%	1.09%	0.38%
Households	-0.13%	1.36%	0.64%
Families	-0.27%	1.26%	0.56%
Owner HHs	0.55%	1.82%	0.97%
Median Household Income	3.20%	2.65%	2.95%

	2024		2029	
Households by Income	Number	Percent	Number	Percent
<$15,000	3,725	14.9%	3,361	13.5%
$15,000 - $24,999	2,759	11.0%	2,189	8.8%
$25,000 - $34,999	2,135	8.5%	1,928	7.7%
$35,000 - $49,999	2,991	11.9%	2,733	11.0%
$50,000 - $74,999	3,474	13.9%	3,410	13.7%
$75,000 - $99,999	3,038	12.1%	3,171	12.7%
$100,000 - $149,999	3,085	12.3%	3,391	13.6%
$150,000 - $199,999	1,950	7.8%	2,478	10.0%
$200,000+	1,902	7.6%	2,237	9.0%
Median Household Income	$55,043		$64,441	
Average Household Income	$86,224		$99,264	
Per Capita Income	$34,167		$39,029	

	Census 2010		Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,719	7.4%	4,138	6.5%	4,054	6.4%	3,972	6.3%
5 - 9	4,226	6.6%	4,127	6.5%	4,080	6.5%	3,798	6.0%
10 - 14	4,192	6.6%	4,291	6.8%	3,985	6.3%	3,946	6.3%
15 - 19	4,317	6.8%	4,046	6.4%	3,928	6.2%	3,754	6.0%
20 - 24	4,599	7.2%	4,049	6.4%	4,021	6.4%	3,836	6.1%
25 - 34	8,544	13.4%	8,403	13.2%	8,362	13.3%	8,284	13.1%
35 - 44	7,277	11.4%	8,091	12.8%	8,377	13.3%	8,303	13.2%
45 - 54	8,911	14.0%	7,233	11.4%	7,212	11.4%	7,455	11.8%
55 - 64	7,677	12.1%	8,140	12.8%	7,512	11.9%	6,848	10.9%
65 - 74	4,370	6.9%	6,171	9.7%	6,406	10.2%	6,893	10.9%
75 - 84	3,282	5.2%	3,106	4.9%	3,479	5.5%	4,208	6.7%
85+	1,472	2.3%	1,636	2.6%	1,579	2.5%	1,728	2.7%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	29,515	46.4%	23,602	37.2%	22,283	35.4%	21,175	33.6%
Black Alone	25,518	40.1%	25,655	40.4%	25,631	40.7%	25,723	40.8%
American Indian Alone	308	0.5%	389	0.6%	408	0.6%	422	0.7%
Asian Alone	1,873	2.9%	2,276	3.6%	2,355	3.7%	2,515	4.0%
Pacific Islander Alone	18	0.0%	24	0.0%	46	0.1%	50	0.1%
Some Other Race Alone	5,134	8.1%	6,389	10.1%	6,872	10.9%	7,400	11.7%
Two or More Races	1,222	1.9%	5,096	8.0%	5,399	8.6%	5,741	9.1%
Hispanic Origin (Any Race)	9,516	15.0%	12,050	19.0%	13,007	20.6%	14,032	22.3%

Data Note: Income is expressed in current dollars.

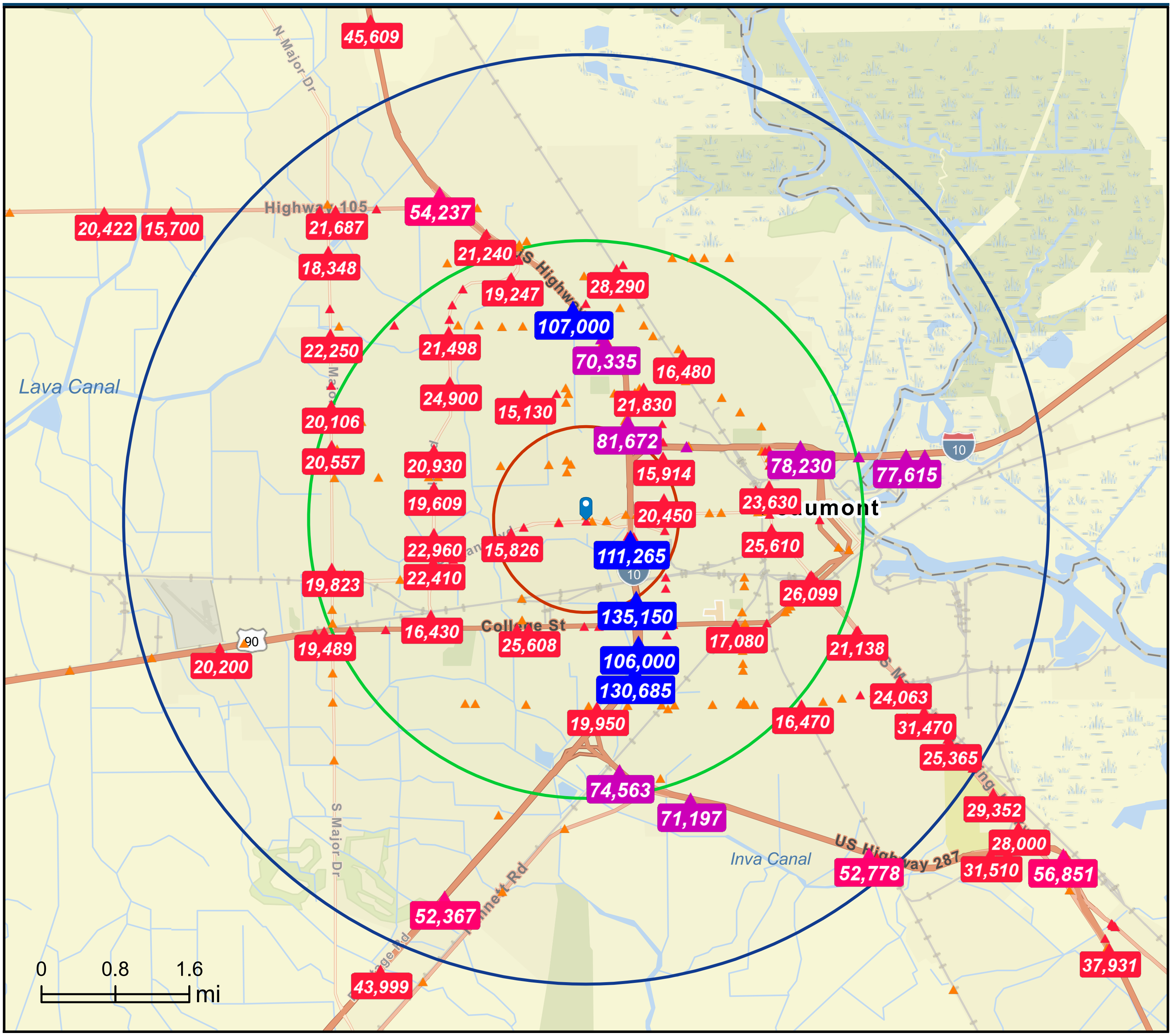
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

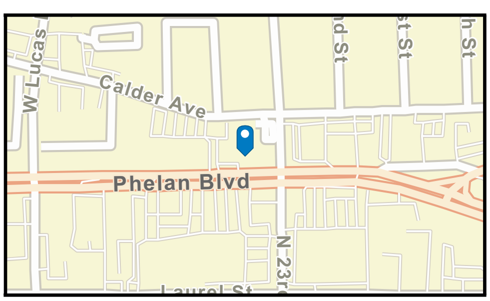
September 05, 2024

Traffic Count Map

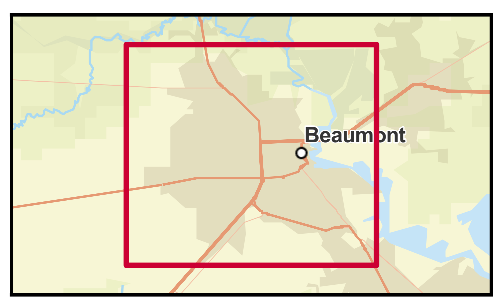
3920 Phelan Blvd, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.08473
Longitude: -94.14396





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: ©2024 Kalibrate Technologies (Q2 2024).

September 05, 2024

Traffic Count Map - Close Up

3920 Phelan Blvd, Beaumont, Texas, 77707
Rings: 1, 3, 5 mile radii

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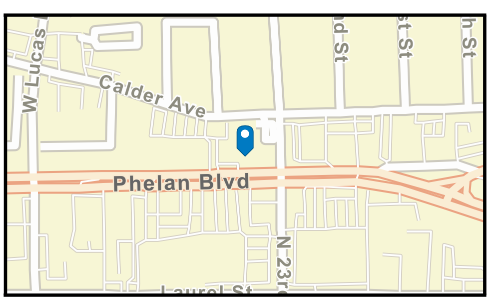

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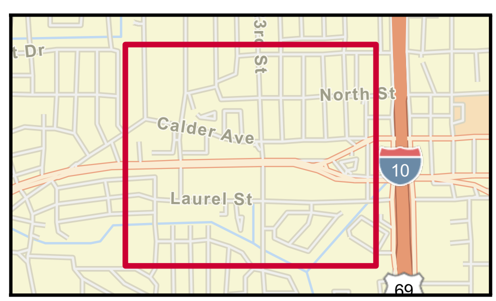


Source: ©2024 Kalibrate Technologies (Q2 2024).

September 05, 2024

RiskMeter

CoreLogic

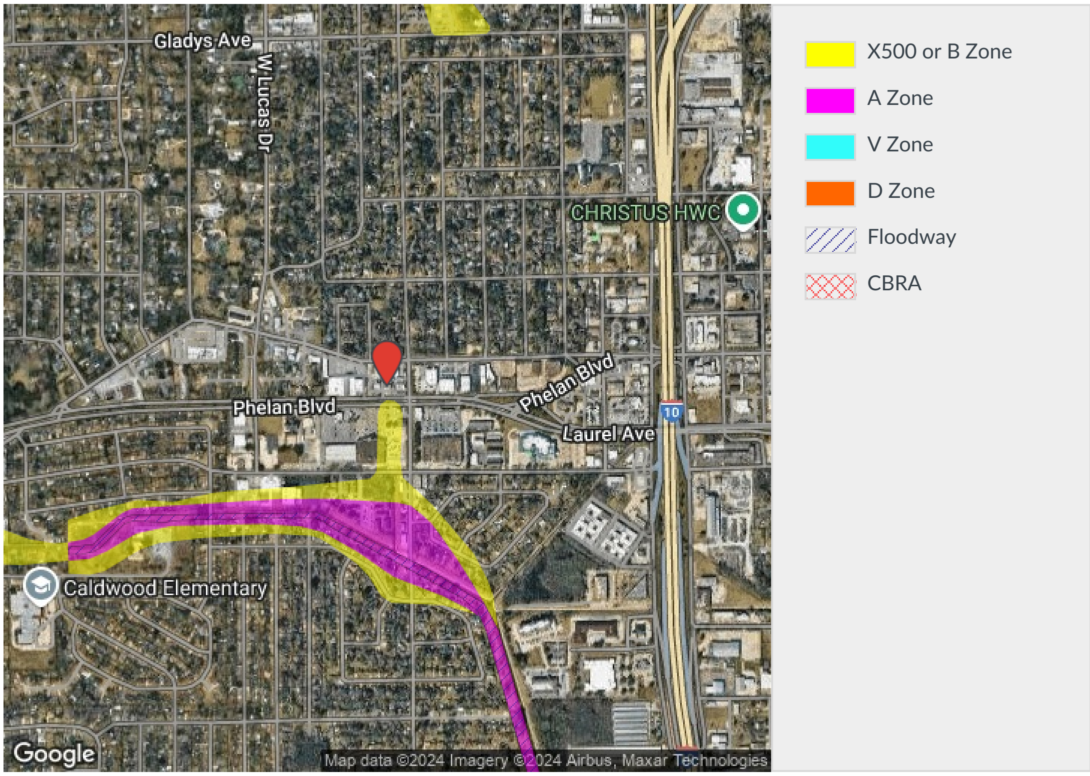
3920 PHELAN BLVD BEAUMONT, TX 77707-2246

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

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



TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	ryan@rmxone.com	(409)892-7245
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date