



7945 EASTEX FWY  
BEAUMONT, TX 77708



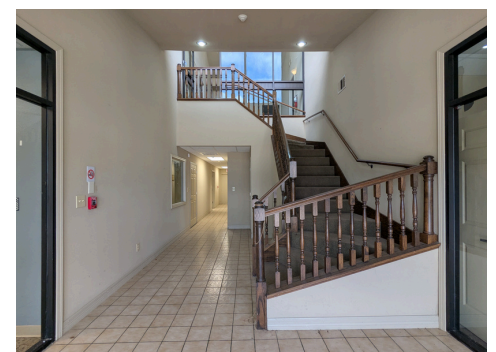
**FOR SALE**  
**\$910,000**

LEASE RATE  
\$10.20/SF/Y + NNN



## PROPERTY OVERVIEW

Highly visible commercial property located on Eastex Freeway, adjacent to the LNVA Canal, offering exceptional flexibility and development potential. This property features a spacious +/-7,200 SF two-story office building, complemented by a standalone +/-576 SF office situated on +/-0.58 of an acre. With Several large offices, open workspaces, executive offices, and easy access from Eastex Freeway or Hwy 105 via RFD Road, this site is ideal for expanding your business or creating additional income opportunities. Adjoining land can also be available.



**RYAN HARRINGTON**  
**COMMERCIAL DIVISION**

**OFFICE:** (409) 892-7245

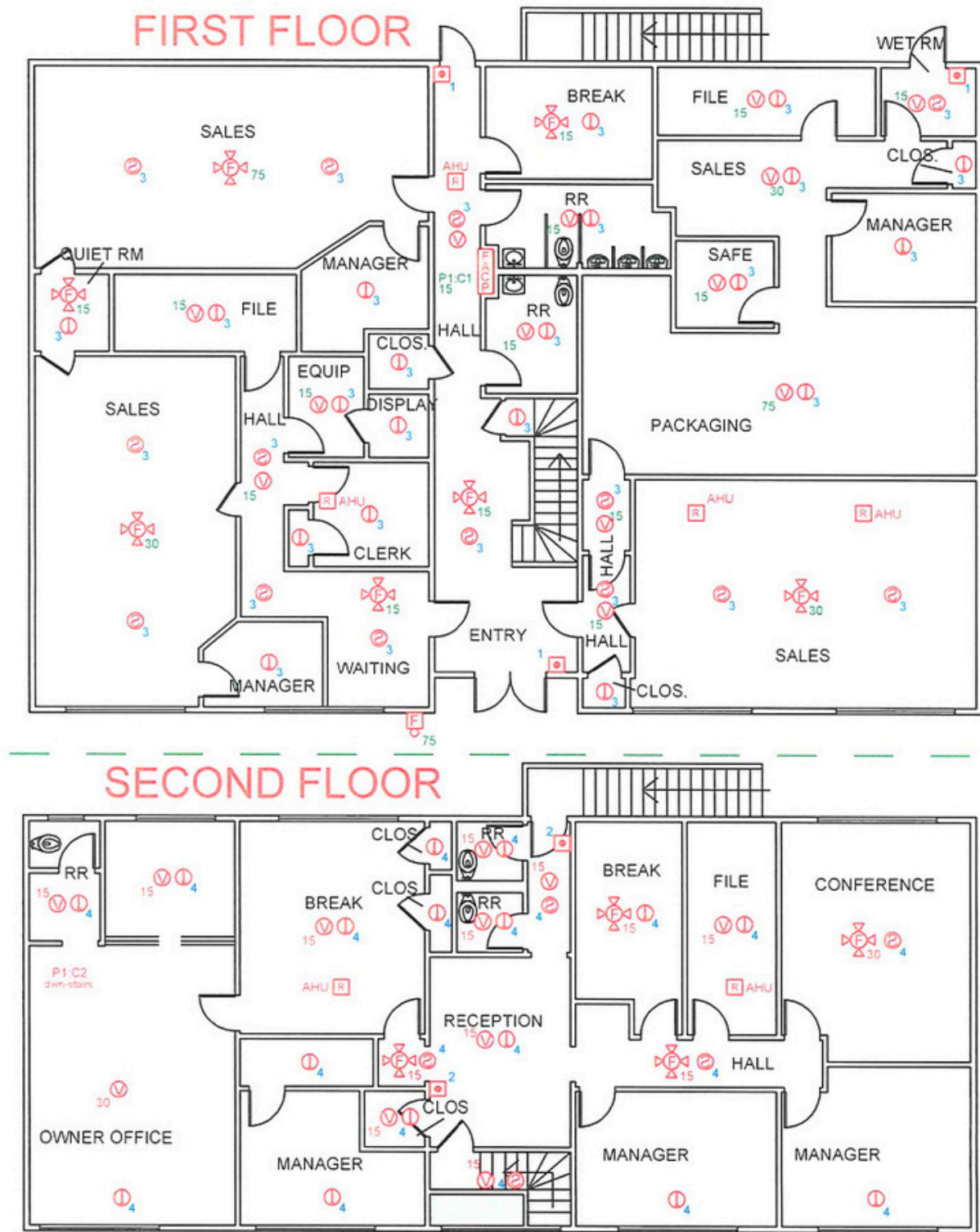
**CELL:** (409) 673-3513

**RYAN@RMXONE.COM**

- +/- 7,200 SF Office Building
- +/- 576 SF 2<sup>nd</sup> Office Building
- Parking Lot with 37 Spaces
- Zoned GC-MD
- Reception Area
- Kitchen & Break Room
- Conference Room
- 4 Large Work Spaces
- Multiple Private Offices
- Large Windows
- Also Available for Lease
- Executive Office with RR
- Additional Acreage Available

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATION OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. ALL REFERENCES TO AGE, SQ. FOOTAGE, INCOME, AND EXPENSES ARE APPROXIMATE. ZONING MUST BE CONFIRMED WITH THE CITY. BUYERS AND TENANTS SHOULD CONDUCT THEIR OWN INDEPENDENT INVESTIGATIONS AND RELY ONLY ON THOSE RESULTS.

# FLOOR PLAN



WINDSTAR BUILDING • 7945 EASTEX FREEWAY  
BEAUMONT, TX 77708

# ZONING MAP / AERIAL



# Demographic and Income Profile

7945 Eastex Fwy, Beaumont, Texas, 77708  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.14054  
Longitude: -94.17612

Summary	Census 2010	Census 2020	2024	2029
Population	29,559	31,929	32,895	33,481
Households	12,368	13,459	13,853	14,030
Families	7,675	8,234	8,157	8,179
Average Household Size	2.38	2.35	2.36	2.37
Owner Occupied Housing Units	6,587	6,667	6,788	7,118
Renter Occupied Housing Units	5,781	6,792	7,065	6,912
Median Age	33.7	36.3	36.6	37.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.35%	1.09%	0.38%
Households	0.25%	1.36%	0.64%
Families	0.05%	1.26%	0.56%
Owner HHs	0.95%	1.82%	0.97%
Median Household Income	3.84%	2.65%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,610	11.6%	1,439	10.3%
\$15,000 - \$24,999	1,311	9.5%	1,029	7.3%
\$25,000 - \$34,999	1,038	7.5%	942	6.7%
\$35,000 - \$49,999	1,935	14.0%	1,757	12.5%
\$50,000 - \$74,999	1,716	12.4%	1,727	12.3%
\$75,000 - \$99,999	1,856	13.4%	2,024	14.4%
\$100,000 - \$149,999	1,981	14.3%	2,151	15.3%
\$150,000 - \$199,999	1,230	8.9%	1,592	11.3%
\$200,000+	1,175	8.5%	1,369	9.8%

Median Household Income	\$63,048	\$76,114
Average Household Income	\$93,783	\$107,069
Per Capita Income	\$39,283	\$44,641

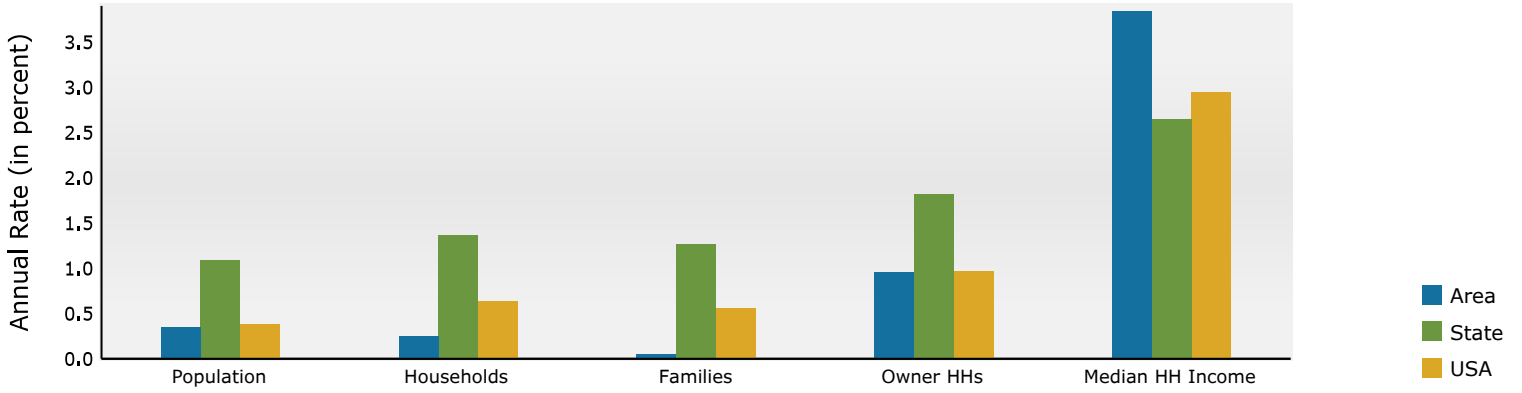
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,278	7.7%	2,180	6.8%	2,204	6.7%	2,188	6.5%
5 - 9	1,973	6.7%	2,049	6.4%	2,193	6.7%	2,087	6.2%
10 - 14	1,995	6.7%	2,019	6.3%	1,987	6.0%	2,118	6.3%
15 - 19	2,056	7.0%	1,906	6.0%	1,858	5.6%	1,895	5.7%
20 - 24	2,533	8.6%	2,344	7.3%	2,137	6.5%	1,988	5.9%
25 - 34	4,463	15.1%	4,901	15.3%	5,356	16.3%	5,047	15.1%
35 - 44	3,630	12.3%	3,982	12.5%	4,355	13.2%	4,700	14.0%
45 - 54	4,184	14.2%	3,621	11.3%	3,628	11.0%	3,834	11.5%
55 - 64	3,302	11.2%	4,074	12.8%	3,818	11.6%	3,478	10.4%
65 - 74	1,581	5.3%	2,892	9.1%	3,182	9.7%	3,491	10.4%
75 - 84	1,095	3.7%	1,371	4.3%	1,580	4.8%	1,993	6.0%
85+	468	1.6%	590	1.8%	597	1.8%	663	2.0%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	13,875	46.9%	11,384	35.7%	11,199	34.0%	10,778	32.2%
Black Alone	12,451	42.1%	14,294	44.8%	14,787	45.0%	15,146	45.2%
American Indian Alone	132	0.4%	159	0.5%	172	0.5%	174	0.5%
Asian Alone	1,300	4.4%	1,924	6.0%	2,089	6.4%	2,279	6.8%
Pacific Islander Alone	5	0.0%	8	0.0%	15	0.0%	17	0.1%
Some Other Race Alone	1,128	3.8%	2,037	6.4%	2,271	6.9%	2,500	7.5%
Two or More Races	668	2.3%	2,123	6.6%	2,363	7.2%	2,587	7.7%
Hispanic Origin (Any Race)	2,680	9.1%	4,162	13.0%	4,693	14.3%	5,193	15.5%

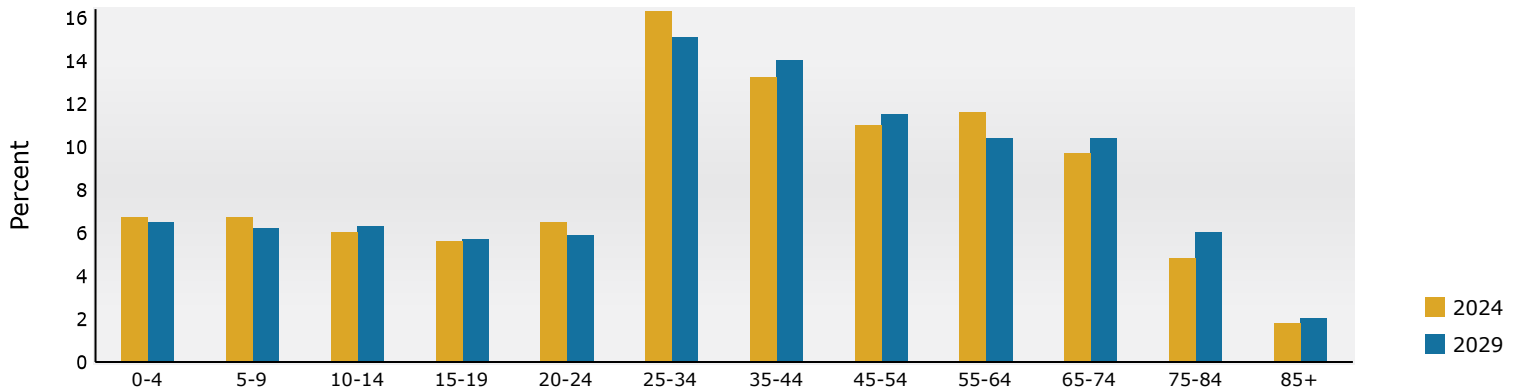
**Data Note:** Income is expressed in current dollars.

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

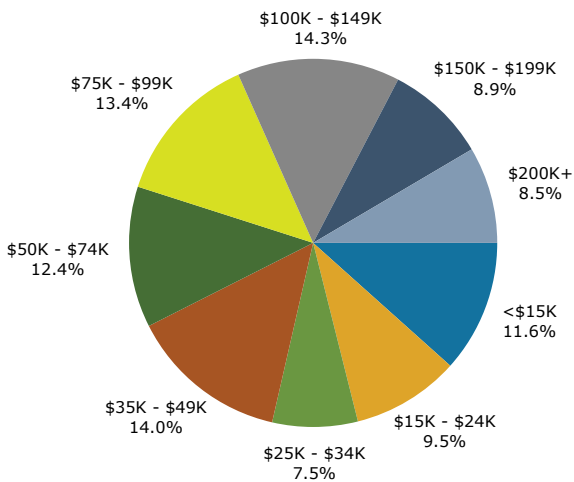
## Trends 2024-2029



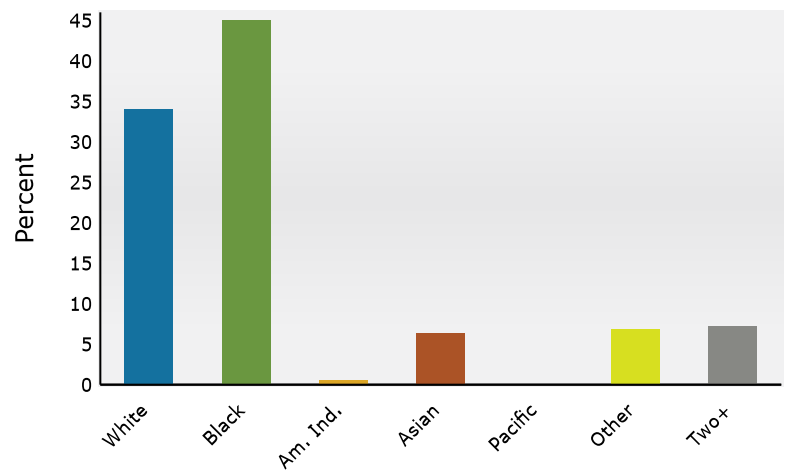
## Population by Age



## 2024 Household Income



## 2024 Population by Race



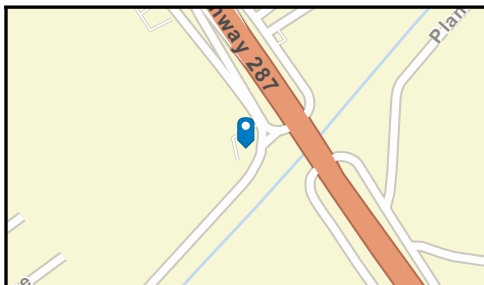
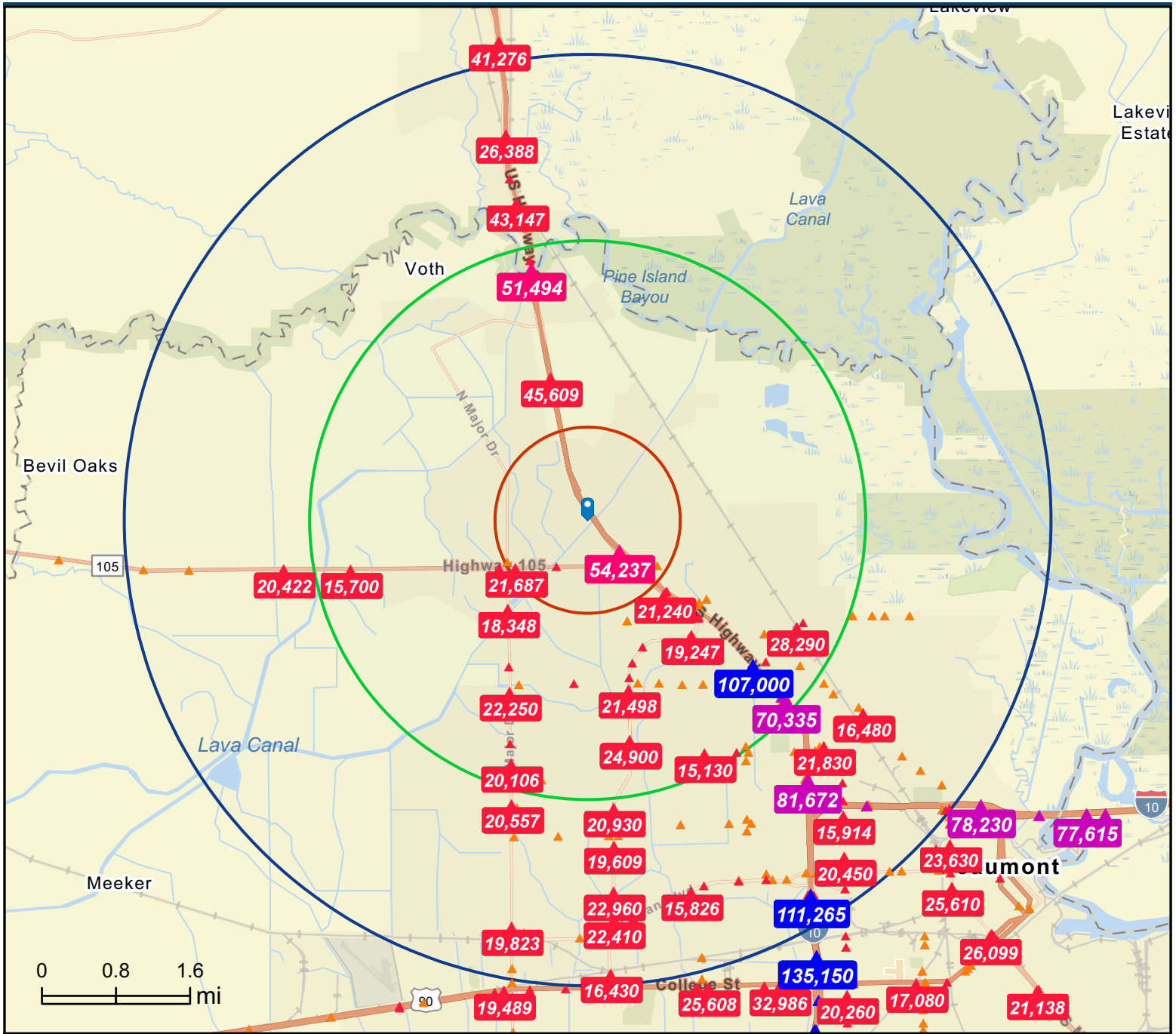
2024 Percent Hispanic Origin: 14.3%

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

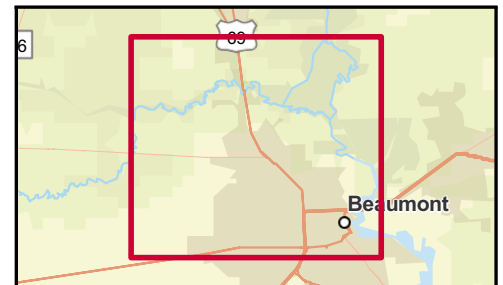
# Traffic Count Map

7945 Eastex Fwy, Beaumont, Texas, 77708  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.14054  
 Longitude: -94.17612

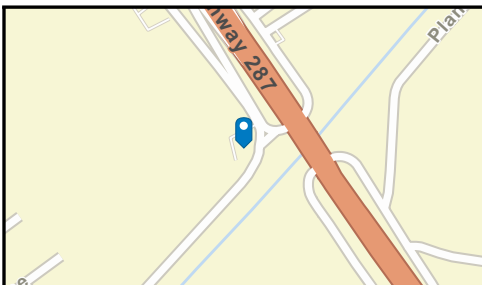
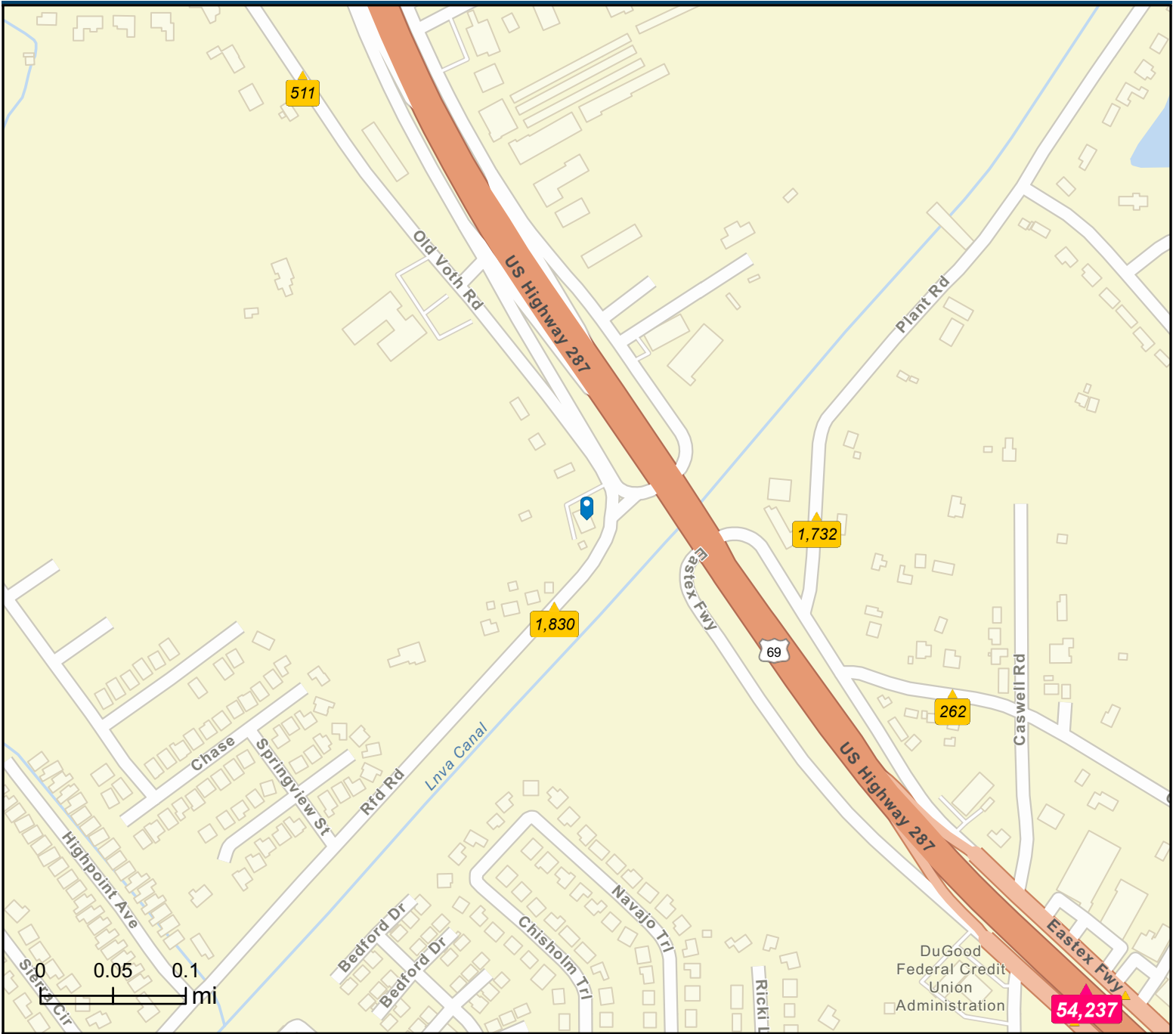


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 01, 2025

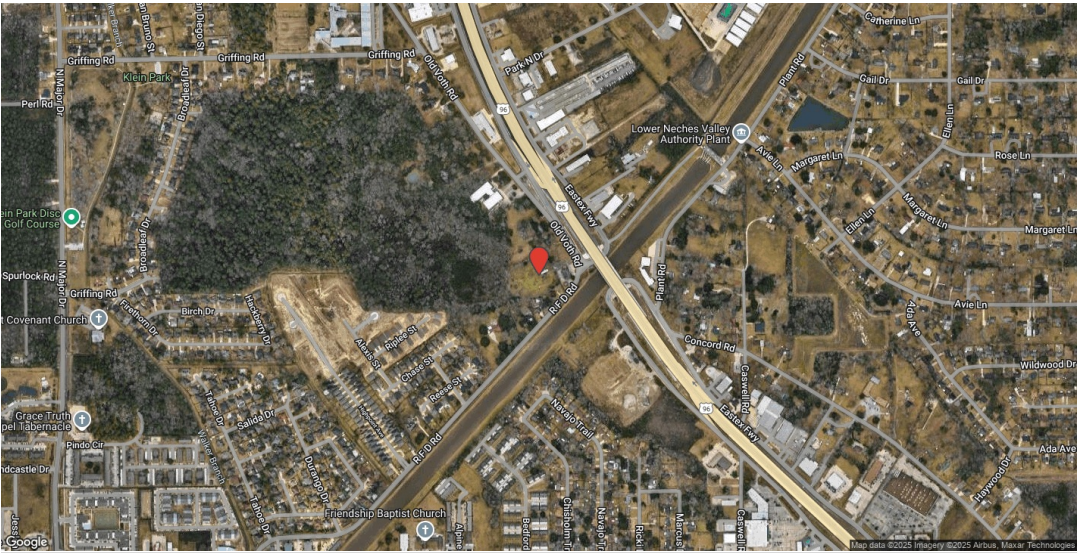


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  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

# Overview Map



The closest match to 7945 Eastex Freeway beaumont TX is 7945 EASTEX FWY BEAUMONT, TX 77708-2404

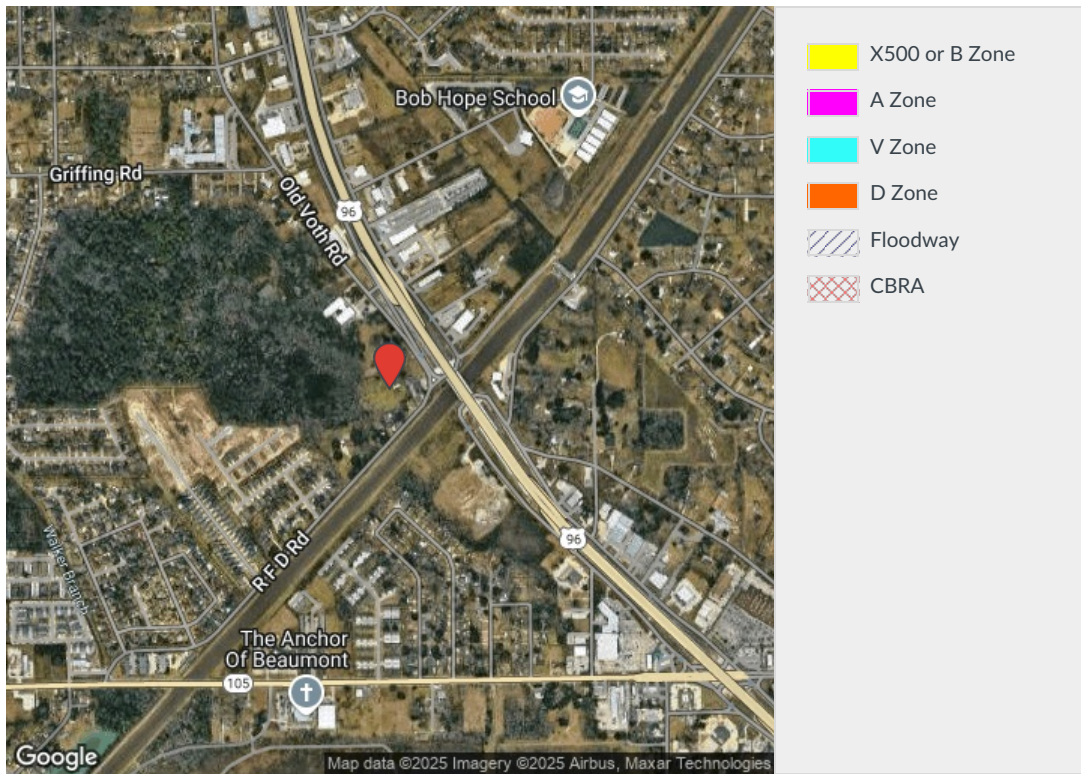
7945 EASTEX FWY BEAUMONT, TX 77708-2404

LOCATION ACCURACY: Excellent

**Flood Zone Determination Report**

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0045C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570045C





# 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

IABS 1-0

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