

SPECIALTY | SCHOOL

1900 Pope St Beaumont, TX 77703

FOR LEASE & SALE



**CARLOS
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Broker
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THE OFFERING

Positioned on ±8 acres in the heart of Beaumont, this expansive 30,200 SF flex property at 1900 Pope St offers a unique opportunity for churches, educational institutions, nonprofits, and community-focused organizations seeking a large-scale facility with versatile functionality. Originally constructed in 1960 and renovated in 2019, the property combines substantial square footage with adaptable layouts to accommodate a variety of operational needs.

The property features two separate available spaces that may be leased individually or together. Bldg A - 10,200 SF includes a large gymnasium and assembly area ideal for church services, worship gatherings, community events, recreational programming, or multi-purpose use. Bldg B - 20,000 SF consists of a sizable vacant school building equipped with numerous classrooms, offices, and administrative areas, making it well-suited for educational programs, childcare operations, training centers, or nonprofit organizations.

PROPERTY HIGHLIGHTS

- ±30,200 SF Flex Property
- Two Separate Lease Spaces Available
- Large Gymnasium/Event Space Ideal for Church or Assembly Use
- Vacant School Building with Multiple Classrooms & Offices
- Ample On-Site Parking
- Flexible Layout for Educational, Religious, or Community Use

ASSET PROFILE

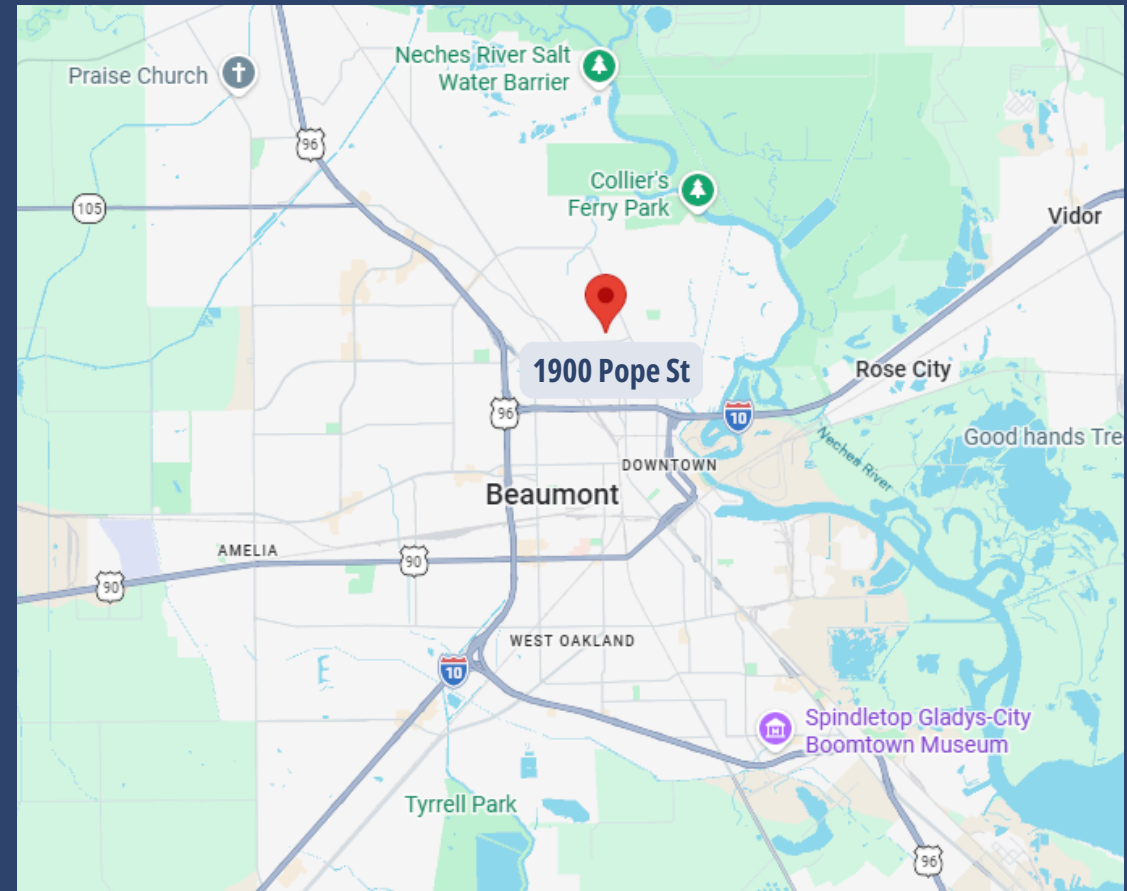
Lease Rate + NNN	\$4.80 NNN
Property Type	Specialty School
Total Lot Size	±8 AC
Total Building Area	30,200 SF
Year Built/Renovated	1960



DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	8,504	95,738	159,827
2024 Estimate	8,365	95,827	158,970
2020 Census	7,703	95,669	156,037
2024 Population by Hispanic Origin			
White	1,833 7.89%	19,088 29.31%	27,579 42.76%
Black	5,642 67.45%	43,525 45.42%	55,593 34.97%
Am. Indian & Alaskan	45 0.54%	687 0.72%	998 0.63%
Asian	29 0.35%	2,942 3.07%	4,477 2.82%
Other	1,989 23.78%	20,583 21.48%	29,900 18.81%
2024 Avg Household Income			
	\$39,310	\$75,167	\$79,908



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Delaware St	St Helena St	0.05 W	2025	5,162	MPSI	.15
2	Gulf Ave	Delaware St	0.03 S	2025	3,565	MPSI	.24
3	Gulf Ave	Glasshouse St	0.02 S	2025	4,210	MPSI	.29
4	Delaware St	Cordova St	0.03 E	2025	5,996	MPSI	.33
5	Magnolia St	Leight St	0.02 NW	2025	7,117	MPSI	.34
6	Delaware Rd	Delaware St	0.02 SW	2025	3,415	MPSI	.34
7	Magnolia Ave	Pope St	0.02 NW	2025	6,879	MPSI	.34
8	Cleveland Ave	Tulane St	0.03 N	2025	3,266	MPSI	.36
9	Cleveland Ave	Tulane St	0.03 N	2024	3,250	MPSI	.36

Land Available for Tenant



Lease option for Bldg A and/or B includes land (± 4 AC) for tenant use.



Sale Option



The sale option for this property includes 1800 & 1900 Pope St as well as 4 AC of vacant land, ideal for redevelopment. Sale price for this entire property is \$2.5 Million



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