

INDUSTRIAL | WAREHOUSE

2455 S 4th St Beaumont, TX 77701

FOR SALE & LEASE



**CARLOS
IGLESIAS**

Broker
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THE OFFERING

Positioned on a prominent corner at S 4th St and Corley Ave, this ±5,980 SF industrial building offers outstanding visibility and accessibility in a high-traffic area. Located less than 0.5 miles from US 90 and under 2 miles from I-10, the property provides convenient connectivity for a variety of business operations.

The building has undergone recent improvements, including updated restrooms, and has been cleared of existing floor and ceiling finishes—presenting a clean, open canvas ready for customization or redevelopment. The property was previously affected by mold and has since been professionally remediated.

Surrounded by a dynamic mix of residential neighborhoods, local businesses, and national retailers, this location is well-suited for a range of industrial, retail, or service-oriented uses. **This property also offers a sale option for \$299,000.**

PROPERTY HIGHLIGHTS

- Heavy daytime traffic
- Signage
- Corner lot provides excellent accessibility & visibility
- Close access to US 90 & I-10
- Sale and Lease option

ASSET PROFILE

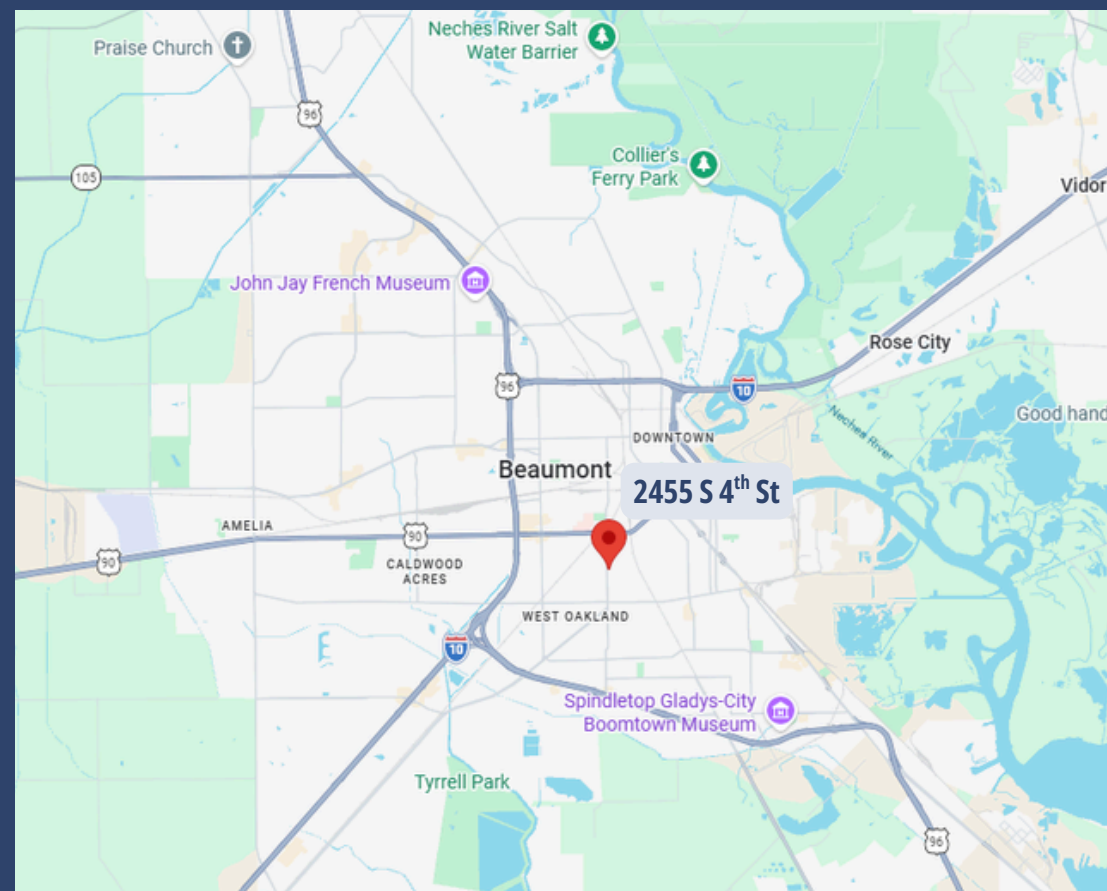
Lease Rate + NNN	\$4.80/SF/YR
Property Type	Warehouse Flex
Total Lot Size	0.52 AC
Total Building Area	5,980 SF
Year Built/Renovated	1978



DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	9,315	91,629	165,903
2024 Estimate	9,163	91,636	165,673
2020 Census	8,438	91,110	164,433
2024 Population by Hispanic Origin			
White	3,112 9.48%	19,219 28.37%	29,970 42.55%
Black	5,013 54.71%	41,692 45.50%	56,697 34.22%
Am. Indian & Alaskan	100 1.09%	688 0.75%	1,123 0.68%
Asian	152 1.66%	2,721 2.97%	5,135 3.10%
Other	3,029 33.06%	20,536 22.41%	32,220 19.45%
2024 Avg Household Income			
	\$53,489	\$73,341	\$80,345



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Southern Pacific Rd	Franklin St	0.01 S	2018	1,215	MPSI	.35
2	Cartwright Ave	Southern Pacific Rd	0.03 E	2018	609	MPSI	.37
3	Milam St	Houston St	0.00 W	2018	686	MPSI	.37
4	S 4th St	Rockwell Ave	0.03 N	2024	9,220	MPSI	.40
5	S 4th St	Rockwell Ave	0.03 N	2025	9,278	MPSI	.40
6	Washington Blvd	S 4th St	0.04 E	2025	13,866	MPSI	.44
7	Gilbert St	Southern Pacific Rd	0.01 E	2018	992	MPSI	.44
8	Washington Blvd	Fannett Rd	0.02 W	2023	15,334	MPSI	.45
9	Washington Boulevard	Fannett Rd	0.02 W	2025	15,331	MPSI	.45

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**MAIN
OFFICE**

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