

# REMAX

COMMERCIAL®

1180 WASHINGTON BLVD,  
BEAUMONT, TX 77705



**FOR SALE**  
**\$399,999**



## PROPERTY OVERVIEW

Church property offering +/-14,500 SF of improvements on +/-0.91 acres on a highly visible corner location near Lamar University. The site includes a +/-13,000 SF church facility and a +/-1,500 SF parsonage, along with approximately 50 paved parking spaces. Zoned GC-MD and positioned along a primarily commercial stretch of Washington Boulevard, the property is surrounded by established neighborhoods and benefits from convenient access to Interstate 10 as well as U.S. Hwys 96 & 90. This is an opportunity for a variety of commercial, institutional, or redevelopment uses in a well-located Beaumont corridor.



### RYAN HARRINGTON COMMERCIAL DIVISION

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

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

**RYAN@RMXONE.COM**

- +/-0.91 of an Acre
- +/-14,500 SF of Improvements
- 13,000 SF Church Facility
- 1,500 SF Parsonage
- Corner Location
- Near Lamar University
- Zoned GC-MD
- +/-50 paved Parking Spaces
- Primarily Commercial along Washington
- Surrounded by established neighborhoods
- Good Access to surrounding Highways

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.

2302 NALL STREET  
PORT NECHES, TX 77651



# Demographic and Income Profile

1180 Washington Blvd, Beaumont, Texas, 77705



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	67,497	66,818	66,912
Total Households	26,230	25,549	25,434
Family Households	16,470	15,487	15,295
Average Household Size	2.51	2.55	2.57
Owner Occupied Housing Units	13,540	13,516	13,769
Renter Occupied Housing Units	12,690	12,033	11,665
Median Age	36.5	37.4	38.3

Trends 2025 - 2030	Area	State	National
Population	0.0%	1.1%	0.4%
Households	-0.1%	1.4%	0.6%
Family Population	-0.2%	1.3%	0.5%
Owner Occupied Housing Units	0.4%	1.8%	0.0%
Median Household Income	2.3%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,739	7.0%	4,498	6.7%	4,449	6.7%
5-9	4,754	7.0%	4,546	6.8%	4,204	6.3%
10-14	4,760	7.0%	4,419	6.6%	4,334	6.5%
15-19	4,736	7.0%	4,539	6.8%	4,326	6.5%
20-24	4,347	6.4%	4,586	6.9%	4,451	6.7%
25-29	4,462	6.6%	4,302	6.4%	4,622	6.9%
30-34	4,606	6.8%	4,379	6.5%	4,151	6.2%
35-39	4,499	6.7%	4,503	6.7%	4,361	6.5%
40-44	4,124	6.1%	4,272	6.4%	4,322	6.5%
45-49	3,665	5.4%	3,890	5.8%	4,049	6.0%
50-54	3,792	5.6%	3,632	5.4%	3,821	5.7%
55-59	4,363	6.5%	3,563	5.3%	3,473	5.2%
60-64	4,148	6.2%	4,052	6.1%	3,450	5.2%
65-69	3,462	5.1%	3,671	5.5%	3,683	5.5%
70-74	2,656	3.9%	2,940	4.4%	3,221	4.8%
75-79	1,704	2.5%	2,207	3.3%	2,529	3.8%
80-84	1,224	1.8%	1,380	2.1%	1,822	2.7%
Age 85+	1,458	2.2%	1,439	2.1%	1,644	2.5%

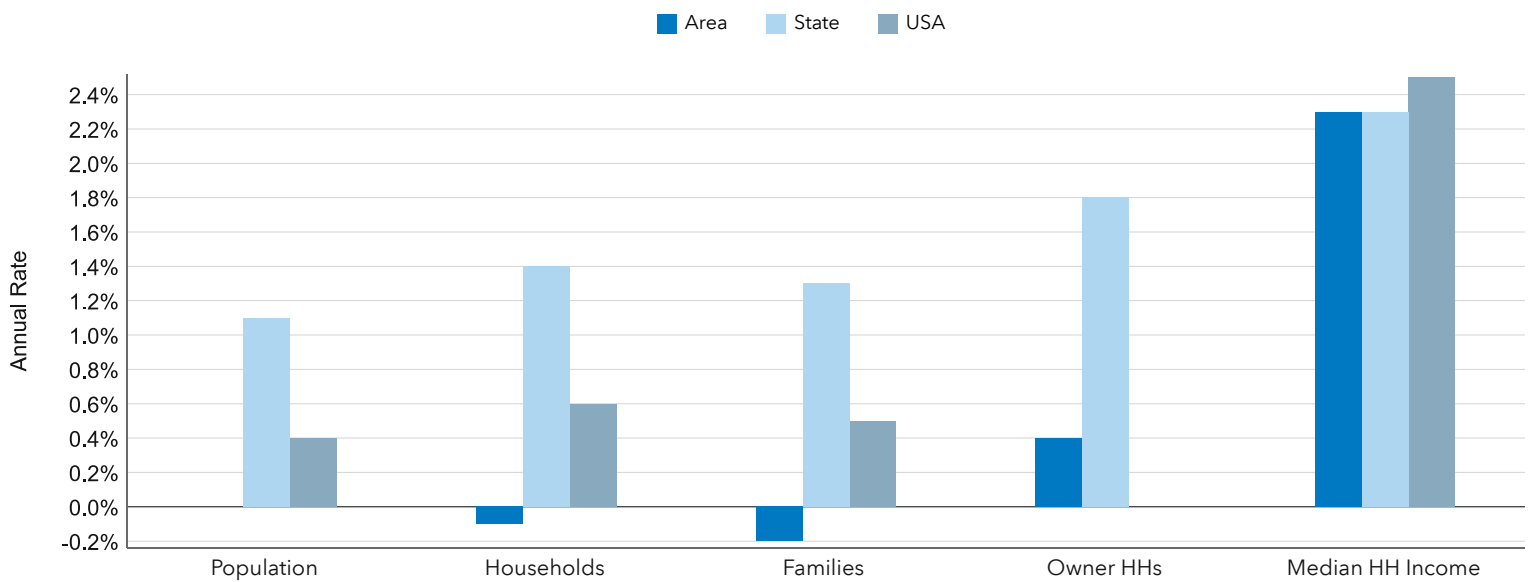
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	2,482	9.7%	2,231	8.8%
\$10,000-14,999	1,641	6.4%	1,463	5.8%
\$15,000-19,999	1,425	5.6%	1,182	4.7%
\$20,000-24,999	1,053	4.1%	940	3.7%
\$25,000-29,999	1,051	4.1%	920	3.6%
\$30,000-34,999	1,238	4.8%	1,135	4.5%
\$35,000-39,999	1,914	7.5%	1,822	7.2%
\$40,000-44,999	1,263	4.9%	1,252	4.9%
\$45,000-49,999	741	2.9%	701	2.8%
\$50,000-59,999	1,794	7.0%	1,755	6.9%
\$60,000-74,999	2,630	10.3%	2,720	10.7%
\$75000-99999	3,337	13.1%	3,522	13.8%
\$100,000-124,999	1,607	6.3%	1,789	7.0%
\$125,000-149,999	1,327	5.2%	1,540	6.0%
\$150000-199999	1,261	4.9%	1,491	5.9%
\$200,000-249,999	221	0.9%	283	1.1%
\$250,000-299,999	236	0.9%	301	1.2%
\$300,000-399,999	160	0.6%	201	0.8%
\$400,000-499,999	54	0.2%	52	0.2%
\$500,000+	116	0.5%	133	0.5%
Median Household Income	\$49,763	-	\$55,715	-
Average Household Income	\$67,409	-	\$73,467	-
Per Capita Income	\$25,969	-	\$28,128	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,590	26.1%	16,368	24.5%	15,558	23.3%
Black Alone	34,654	51.3%	34,310	51.4%	34,236	51.2%
American Indian	487	0.7%	498	0.8%	511	0.8%
Asian Alone	1,355	2.0%	1,327	2.0%	1,362	2.0%
Pacific Islander	40	0.1%	82	0.1%	87	0.1%
Some Other Race	7,834	11.6%	8,394	12.6%	9,002	13.4%
Two or More Races	5,536	8.2%	5,838	8.7%	6,156	9.2%
Hispanic (Any Race)	14,236	21.1%	15,219	22.8%	16,282	24.3%

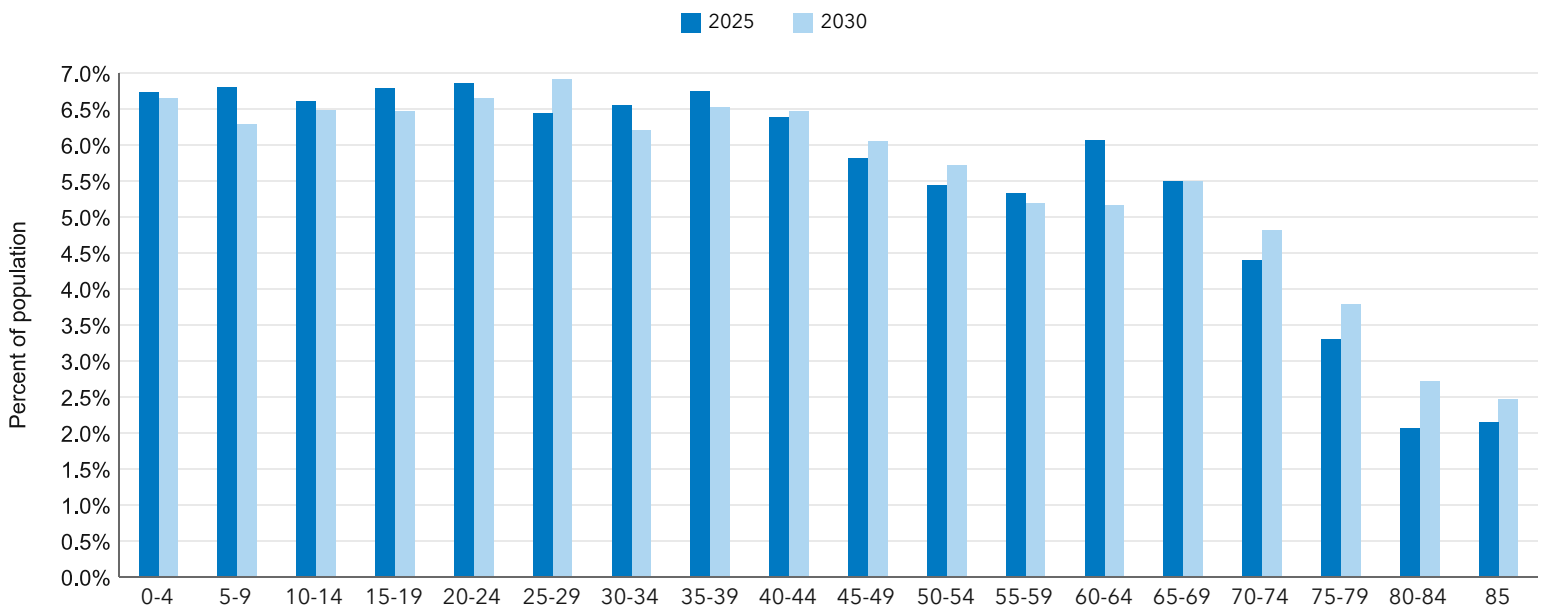
## Key Indicators for 2025



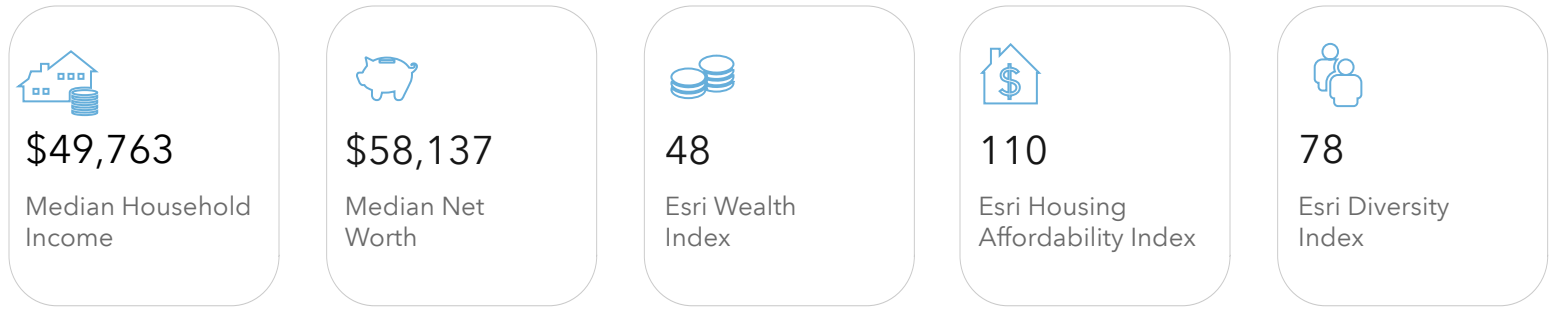
## Trends: 2025 - 2030 Annual Rate



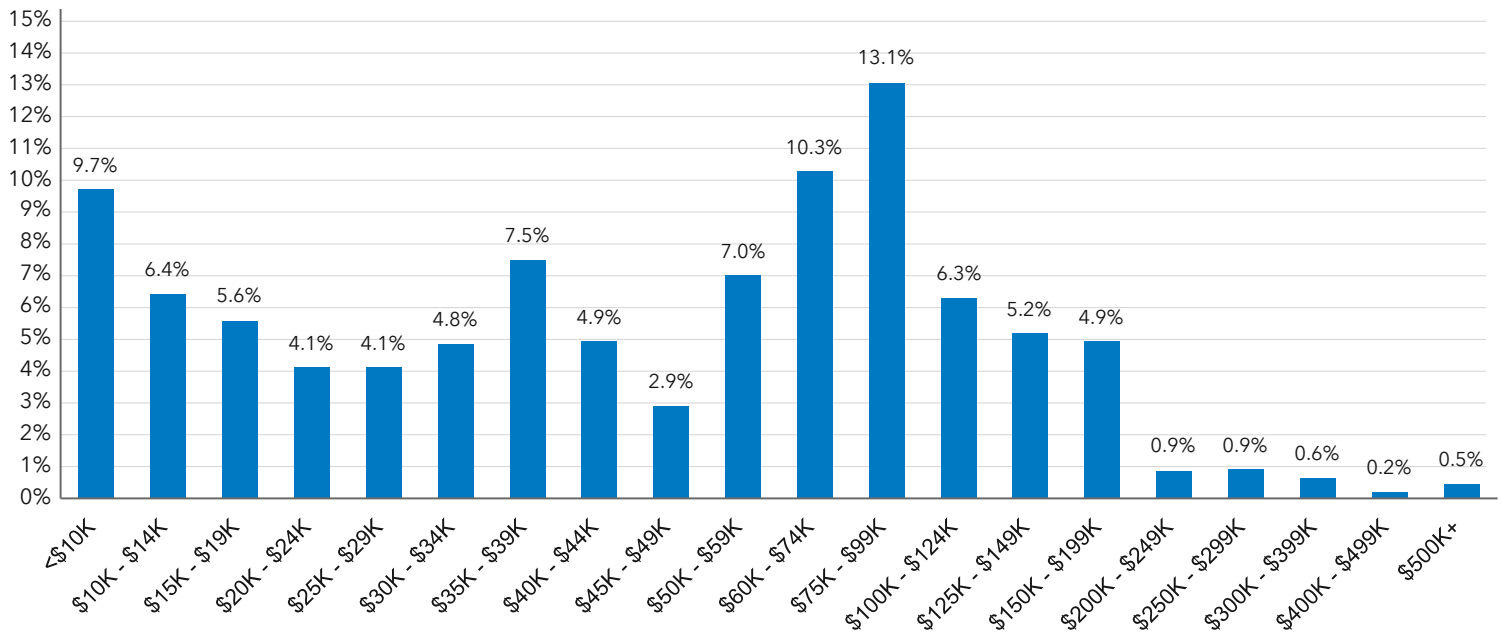
## Population by Age



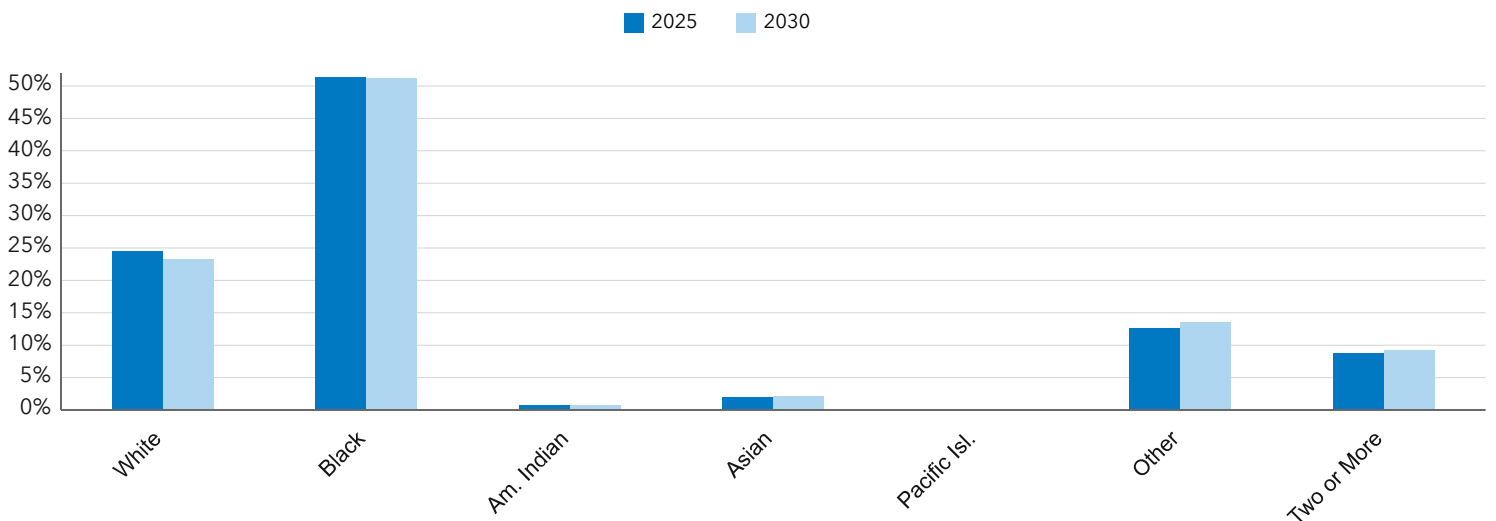
## Key Indicators for 2025



## Households by Income for 2025



## Population by Race

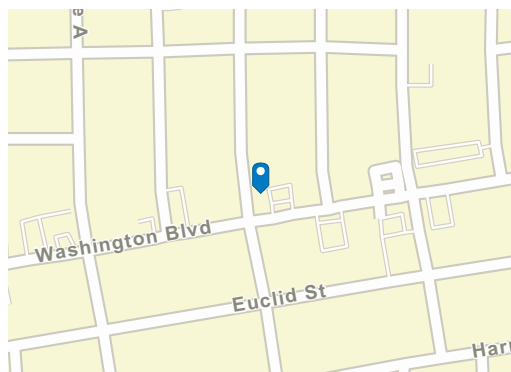
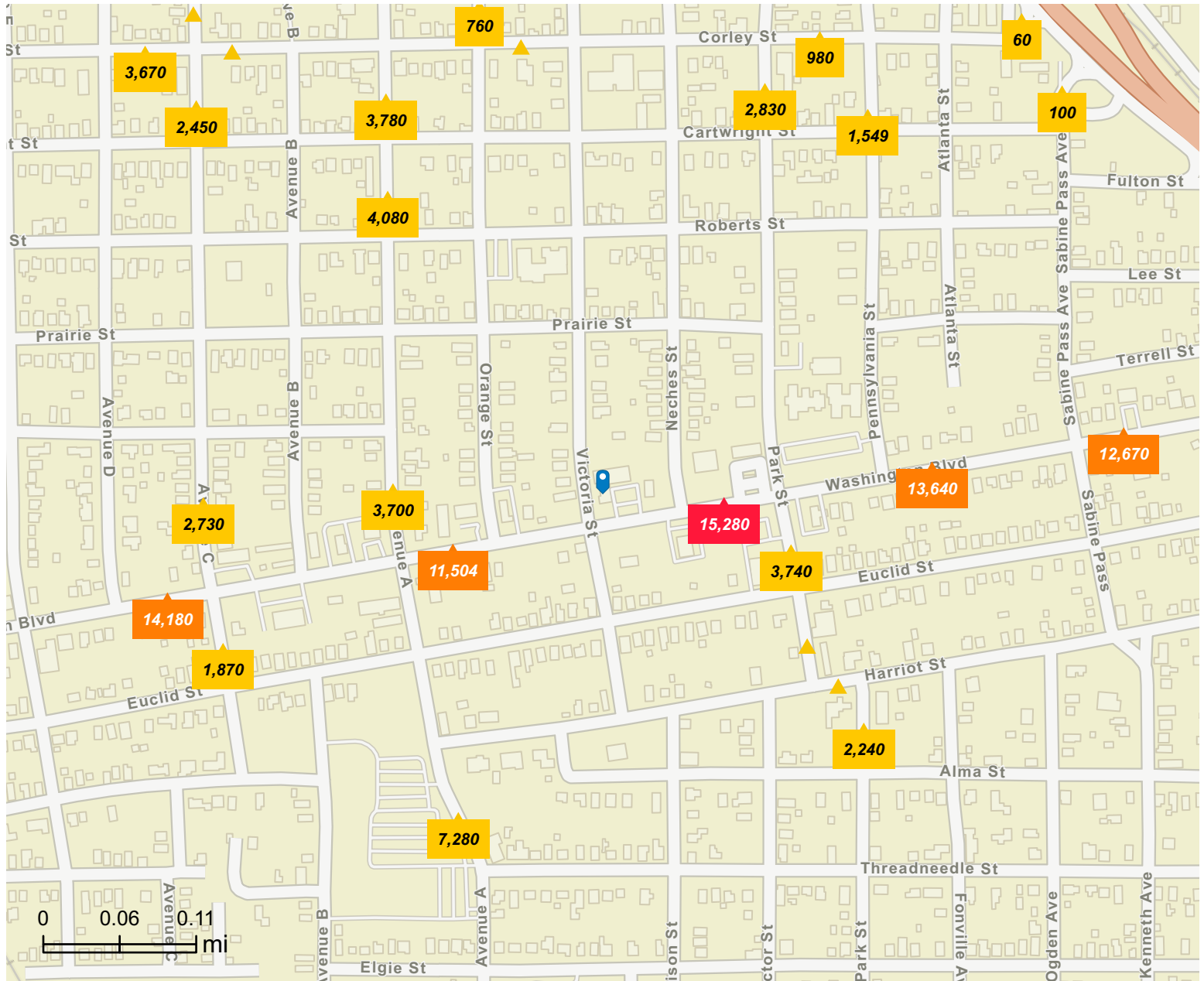


# Traffic Count Map - Close Up

1180 Washington Blvd, Beaumont, Texas, 77705

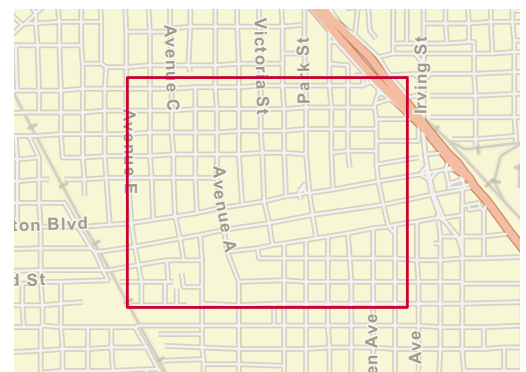


Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

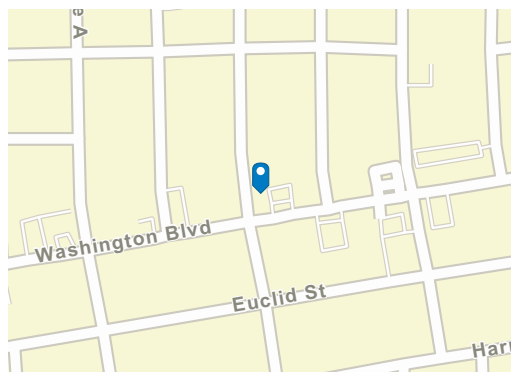
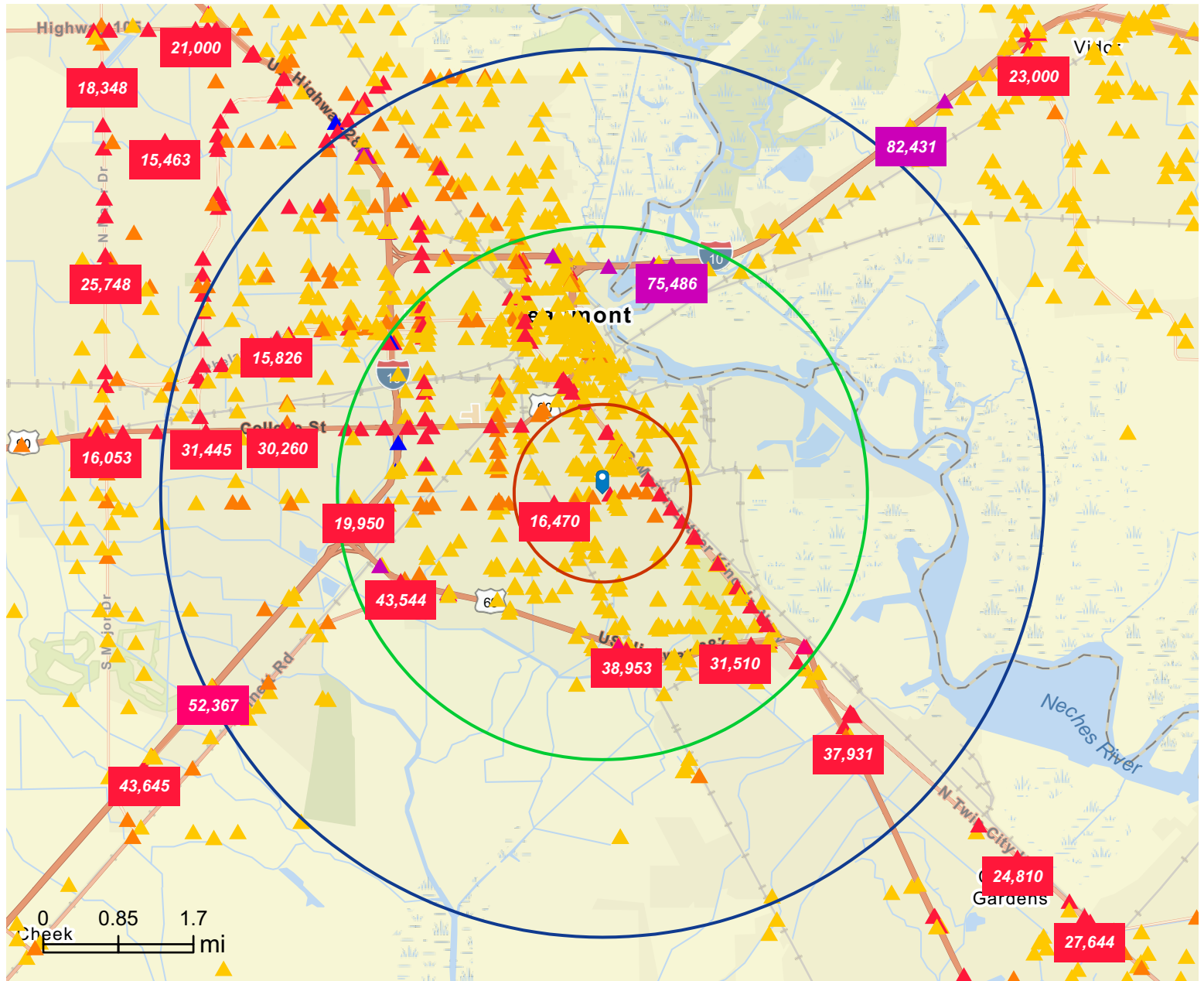


Source: Traffic Counts (2025)

# Traffic Count Map

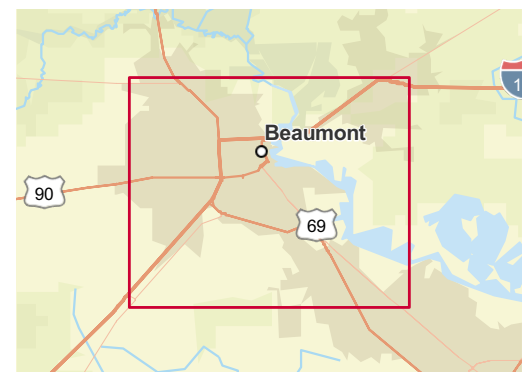
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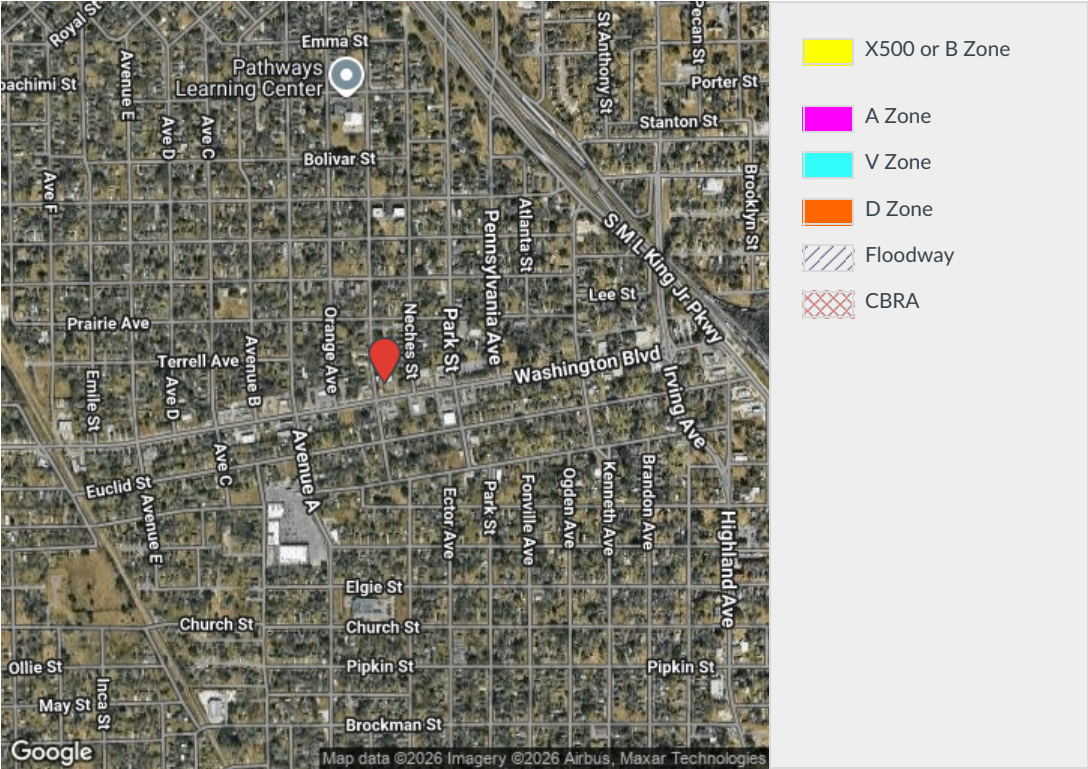
1180 WASHINGTON BLVD BEAUMONT, TX 77705-2111

LOCATION ACCURACY: Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0025D
PANEL DATE	August 06, 2002	MAP NUMBER	4854570025D





# 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.

2-10-2025



## 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.

<b>RE/MAX ONE</b>	<b>9000010</b>		<b>(409)860-3200</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Charles D. Foxworth Jr.</b>	<b>0446248</b>	<b>charlie@rmxone.com</b>	<b>(409)860-3200</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Ryan Harrington</b>	<b>0558472</b>	<b>ryan@rmxone.com</b>	<b>(409)892-7245</b>
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)

IABS 1-1  
TXR 2501