

# SPECIALTY | SCHOOL BUILDING

1800 Tulane St. Beaumont, TX 77703

FOR SALE & LEASE



**CARLOS IGLESIAS**

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## THE OFFERING

Recently renovated, this versatile property at 1800 Tulane St in Beaumont, TX offers a rare opportunity for a wide range of future uses. The building has undergone a comprehensive top-to-bottom renovation, featuring updated systems, refreshed interior finishes, and improved overall functionality, making it well-positioned for immediate occupancy depending on your business.

Currently zoned R-S (Residential Single-Family), the property is being marketed with flexibility in mind, as the ownership is actively pursuing a zoning change to commercial use to support a broader and more diverse tenant mix. This effort reflects the property's strategic location and its potential to serve beyond traditional residential use, subject to city approval.

The layout and improvements make the building particularly well-suited for institutional or service-oriented users, with potential adaptability for a variety of permitted or future-approved uses. Property offers sales option for \$1,850,000 with an additional  $\pm 3$  AC of land included in the sale. This additional acreage is *not* included in the lease option.

## PROPERTY HIGHLIGHTS

- Completely renovated in turnkey condition
- Functional layout for institutional purposes
- Strategic location within established neighborhood
- Sale and Lease option

## ASSET PROFILE

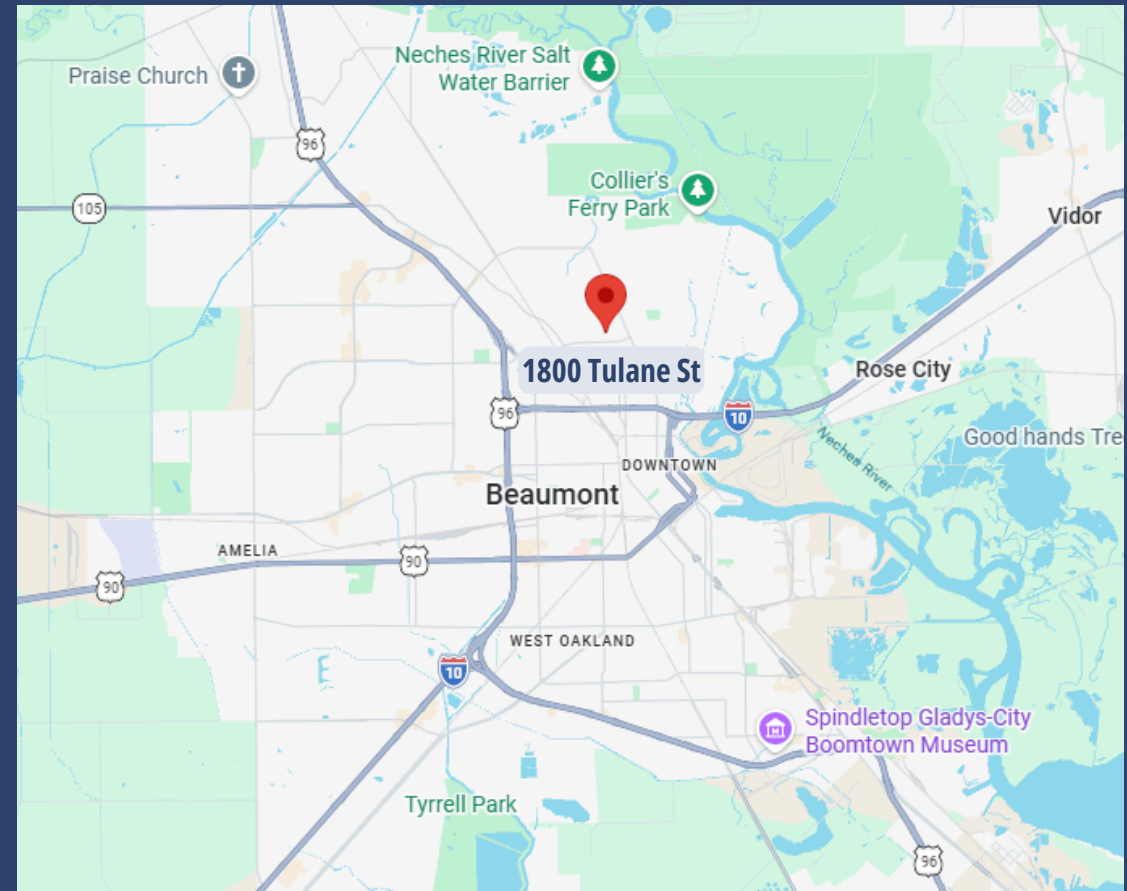
Lease Rate + NNN	\$0.40/SF + NNN (\$0.24 /MO)
Property Type	Specialty   School
Total Lot Size	$\pm 1.5$ AC
Total Building Area	23,600 SF
Year Built/Renovated	1959



# DEMOGRAPHIC SUMMARY



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	8,504	95,738	159,827
2024 Estimate	8,365	95,827	158,970
2020 Census	7,703	95,669	156,037
<b>2024 Population by Hispanic Origin</b>			
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%
<b>2024 Avg Household Income</b>			
	\$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

# Classrooms & Open Areas



Renovated with updated features, new restrooms, kitchen space, and more.



# Sanctuary



Property rests on ±1.5 AC, additional ±3 AC of land is included in the sales price of \$1,850,000  
Additional land acreage is *not* included in the lease option.

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