



51 SAWYER STREET
BEAUMONT, TX 77702



FOR LEASE

\$.75/SF + NNN

1,550SF = \$1,356.25/M

INCLUDING NETS



PROPERTY OVERVIEW

Multi Tenant Office/Warehouse complex with multiple units available for lease. Several floor plans to consider and some units can be combined to create a larger space. All units have a restroom and a small office and are serviced by 10'x14' grade level doors. Sawyer street is between Interstate 10 and 11th street in Beaumont and is centrally located providing easy access. This property is ideal for your growing business. First month free to new Tenants!



RYAN HARRINGTON COMMERCIAL DIVISION

OFFICE: (409) 892-7245

CELL: (409) 673-3513

RYAN@RMXONE.COM

- Multi-Tenant Office Warehouse Complex
- Several Suites Available for Lease
- Suites Range from 1,550sf - 2,550sf
- Grade Level Roll up doors 10ft x 14ft
- 14ft Clear Height
- Zoned Heavy Industrial
- Concrete Parking
- Easy Access
- Near Interstate 10
- NNN=\$1.50/sf/year
- 1st Month Free for New Tenants

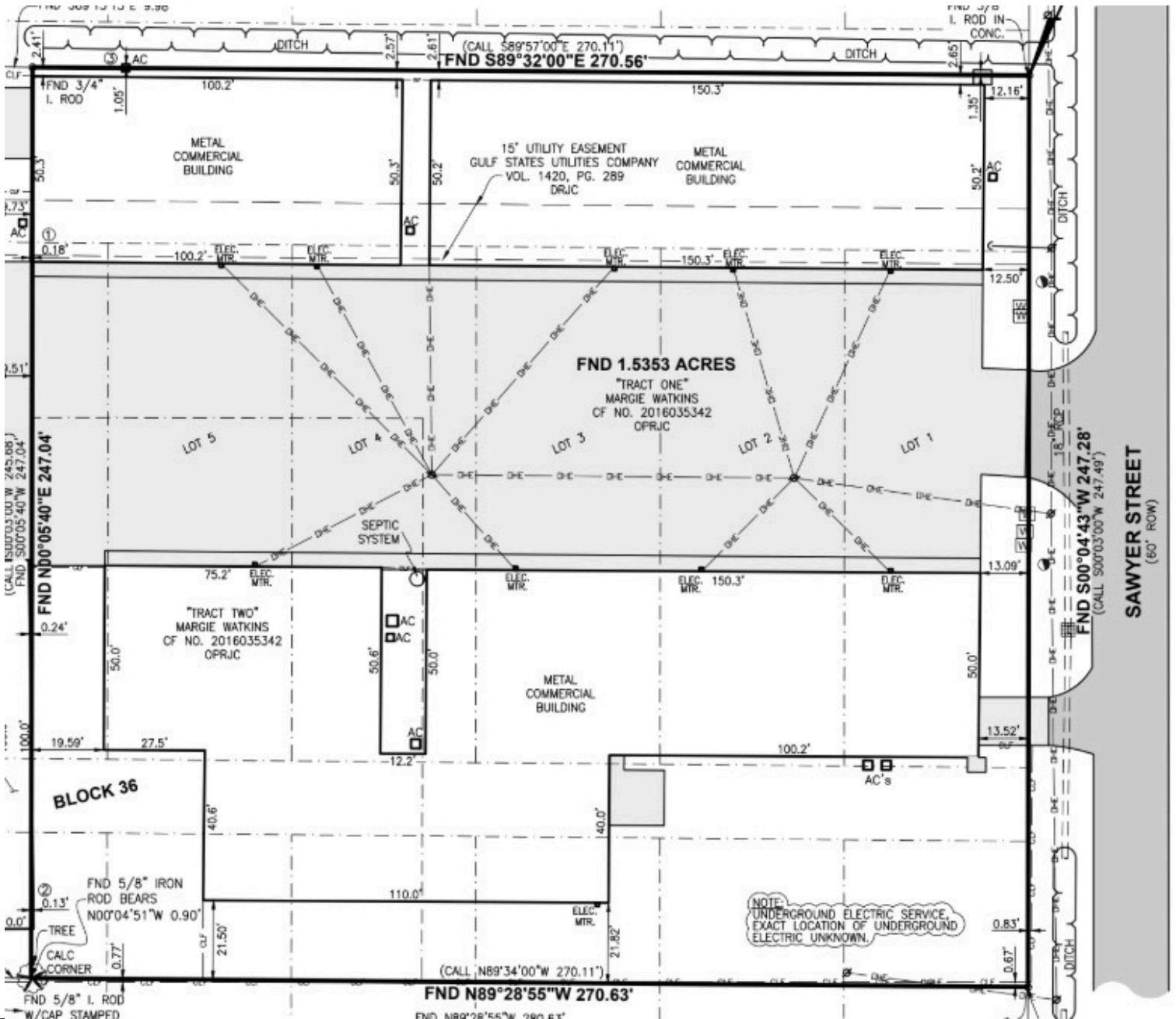
AVAILABLE SUITES

Unit	SF	Description	Asking Rent Including Nets
51	1,550	2 Office with 1 Restroom Decked Area above office 10'x14' & 10'11' Doors	\$1,356.25/Month
53	1,550	1 Office with 1 Restroom 10'x14' Door	\$1,356.25/Month
63	2,550	Open Office/Reception Area 1 Office with 1 Restroom 2 - 10'x14' Doors	\$2,231.25/Month
75	1,550	1 Office with 1 Restroom 1 - 10'x14' Door Decked above office	\$1,356.25/Month
79	1,550	1 Office in back of Space 1 Restroom 1 - 10'x14' Door	\$1,356.25/Month
85	1,550	1 Office, Single Restroom 1 - 10'x14' Door	\$1,356.25/Month



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BEAUMONT, TX 77702

SITE PLAN



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Demographic and Income Profile

51 Sawyer St, Beaumont, Texas, 77702
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.07972
Longitude: -94.13067

Summary	Census 2010	Census 2020	2025	2030
Population	61,788	60,434	59,745	59,831
Households	24,625	23,782	23,141	23,026
Families	15,456	15,041	14,157	13,982
Average Household Size	2.47	2.48	2.52	2.54
Owner Occupied Housing Units	13,911	13,031	12,954	13,147
Renter Occupied Housing Units	10,714	10,751	10,187	9,879
Median Age	36.3	37.8	38.6	39.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	0.03%	1.10%	0.42%
Households	-0.10%	1.41%	0.64%
Families	-0.25%	1.31%	0.54%
Owner HHs	0.30%	1.80%	0.91%
Median Household Income	2.14%	2.27%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	3,212	13.9%	2,868	12.5%
\$15,000 - \$24,999	2,257	9.8%	1,936	8.4%
\$25,000 - \$34,999	2,000	8.6%	1,806	7.8%
\$35,000 - \$49,999	3,109	13.4%	2,968	12.9%
\$50,000 - \$74,999	3,873	16.7%	3,868	16.8%
\$75,000 - \$99,999	3,073	13.3%	3,156	13.7%
\$100,000 - \$149,999	2,932	12.7%	3,239	14.1%
\$150,000 - \$199,999	1,384	6.0%	1,603	7.0%
\$200,000+	1,301	5.6%	1,581	6.9%

Median Household Income	\$56,096	\$62,366
Average Household Income	\$78,212	\$85,375
Per Capita Income	\$30,396	\$32,952

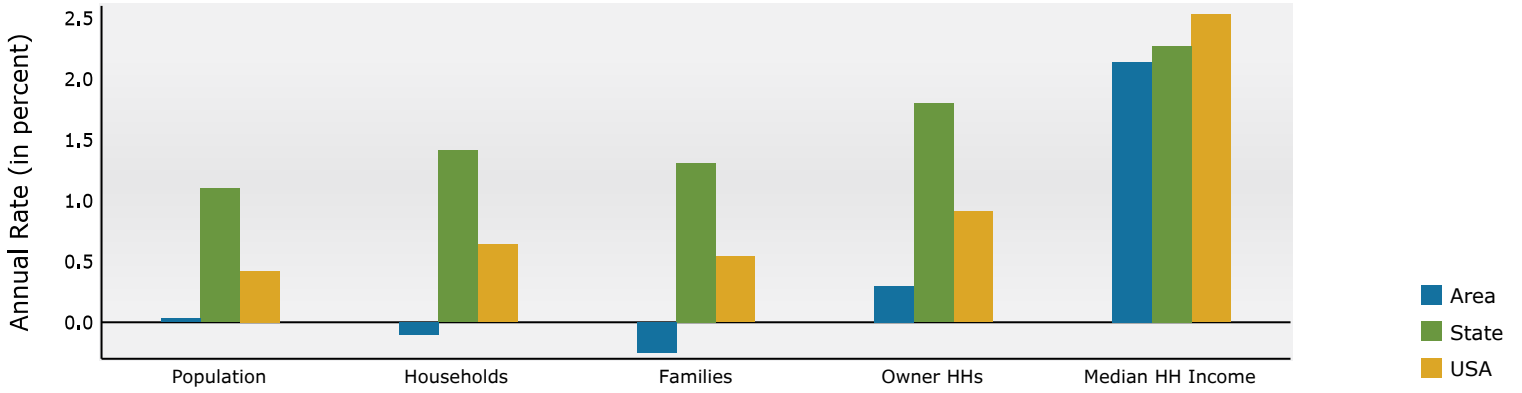
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,664	7.5%	4,043	6.7%	3,848	6.4%	3,780	6.3%
5 - 9	4,255	6.9%	4,067	6.7%	3,950	6.6%	3,657	6.1%
10 - 14	4,142	6.7%	4,177	6.9%	3,825	6.4%	3,810	6.4%
15 - 19	4,310	7.0%	4,016	6.6%	3,795	6.4%	3,561	6.0%
20 - 24	4,425	7.2%	3,774	6.2%	3,966	6.6%	3,812	6.4%
25 - 34	8,198	13.3%	7,859	13.0%	7,609	12.7%	7,755	13.0%
35 - 44	6,900	11.2%	7,680	12.7%	7,821	13.1%	7,661	12.8%
45 - 54	8,590	13.9%	6,808	11.3%	6,802	11.4%	7,166	12.0%
55 - 64	7,368	11.9%	7,764	12.8%	6,880	11.5%	6,247	10.4%
65 - 74	4,294	6.9%	5,828	9.6%	6,217	10.4%	6,445	10.8%
75 - 84	3,205	5.2%	2,881	4.8%	3,536	5.9%	4,229	7.1%
85+	1,436	2.3%	1,537	2.5%	1,496	2.5%	1,708	2.9%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,754	40.1%	19,440	32.2%	18,136	30.4%	17,269	28.9%
Black Alone	28,674	46.4%	27,584	45.6%	27,345	45.8%	27,364	45.7%
American Indian Alone	302	0.5%	410	0.7%	422	0.7%	436	0.7%
Asian Alone	1,292	2.1%	1,358	2.2%	1,366	2.3%	1,429	2.4%
Pacific Islander Alone	20	0.0%	32	0.1%	66	0.1%	70	0.1%
Some Other Race Alone	5,590	9.0%	6,638	11.0%	7,135	11.9%	7,671	12.8%
Two or More Races	1,155	1.9%	4,970	8.2%	5,274	8.8%	5,591	9.3%
Hispanic Origin (Any Race)	10,095	16.3%	12,326	20.4%	13,245	22.2%	14,224	23.8%

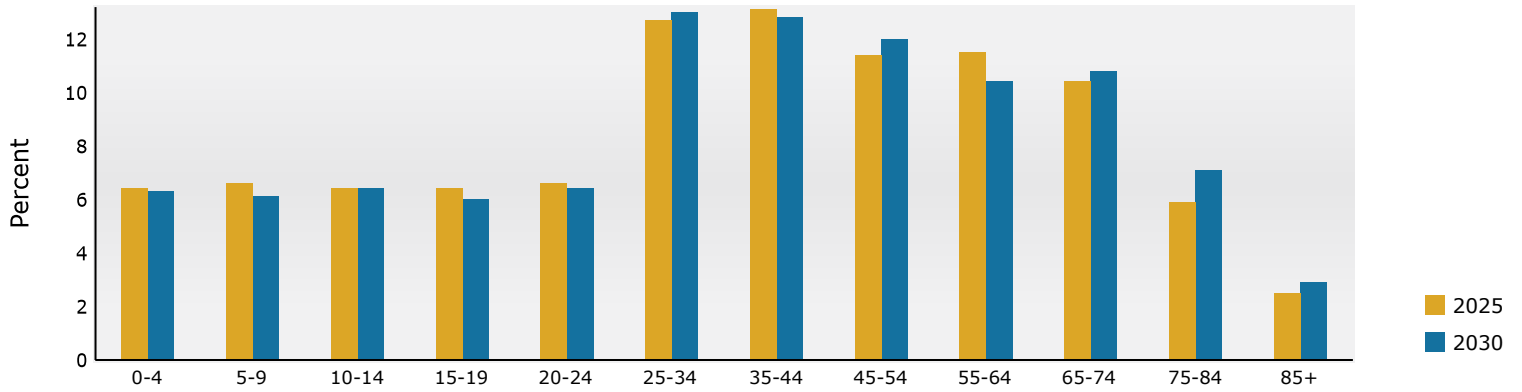
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

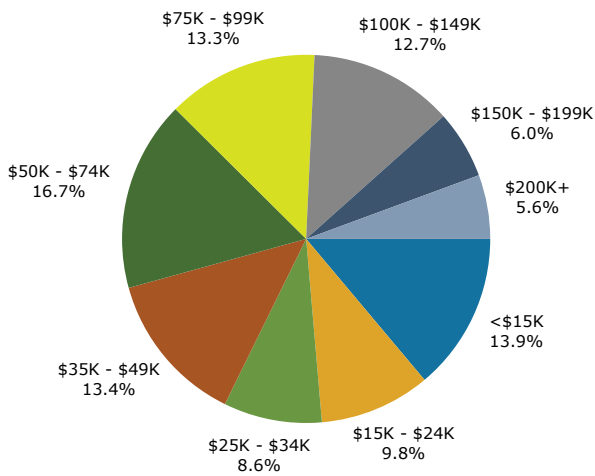
Trends 2025-2030



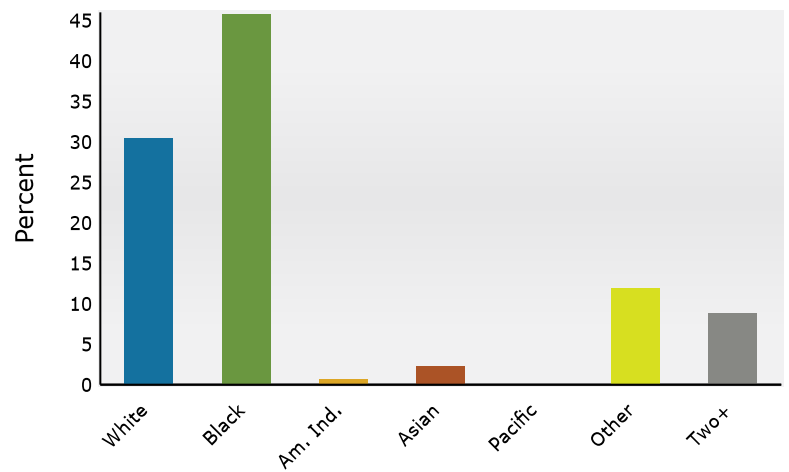
Population by Age



2025 Household Income

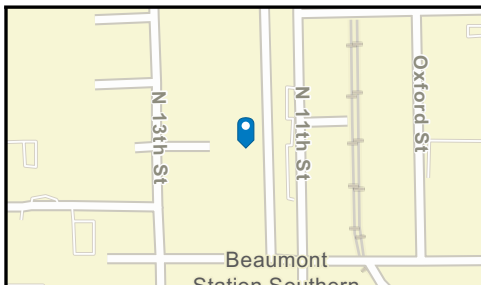
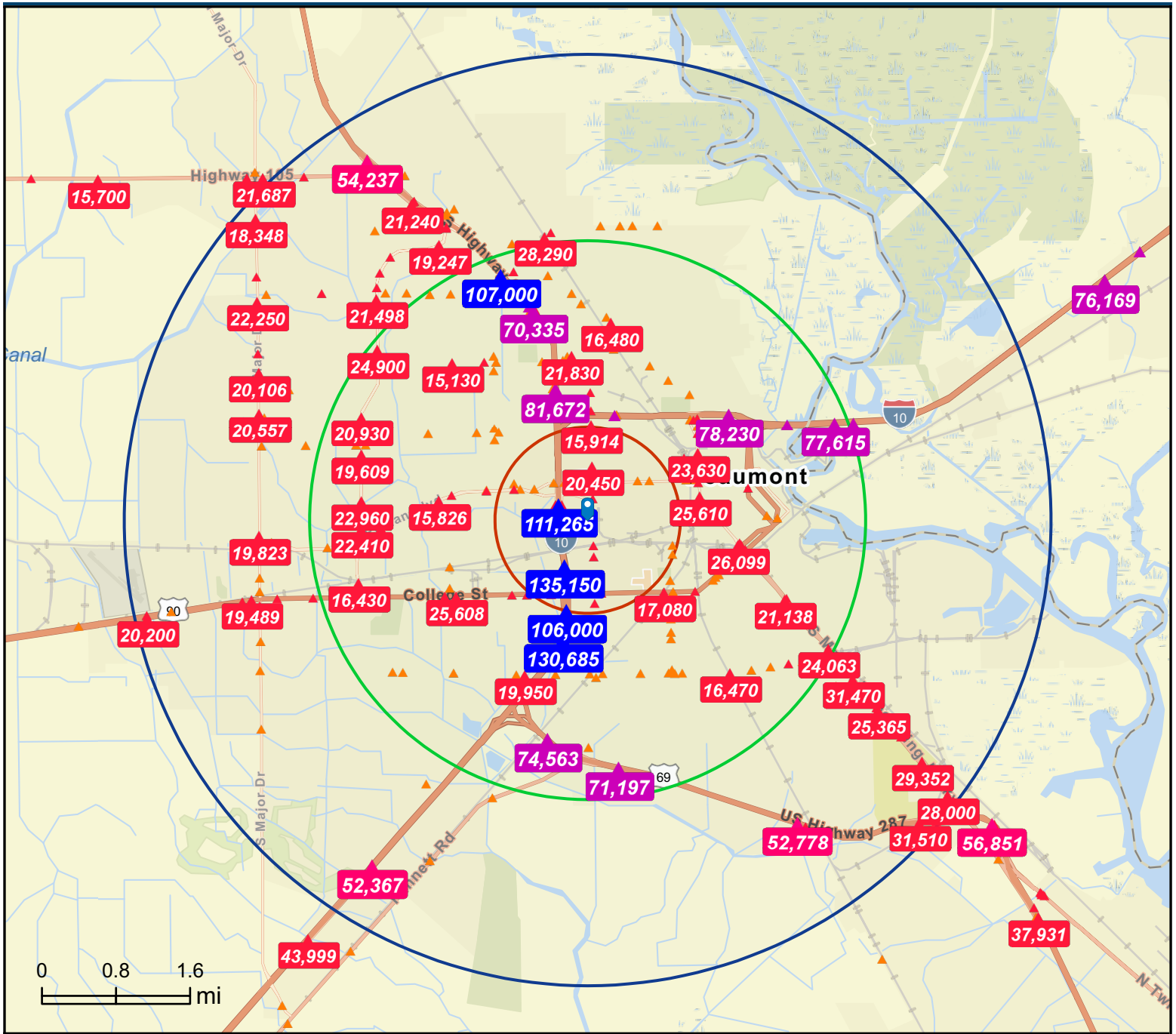


2025 Population by Race

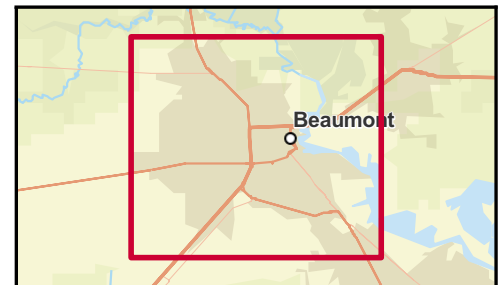


2025 Percent Hispanic Origin: 22.2%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



- 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

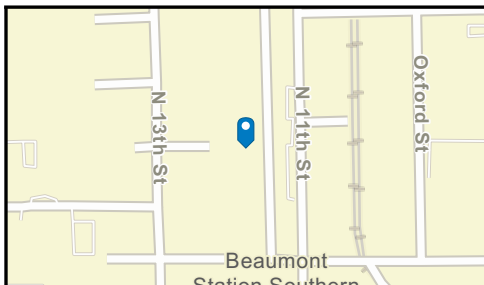
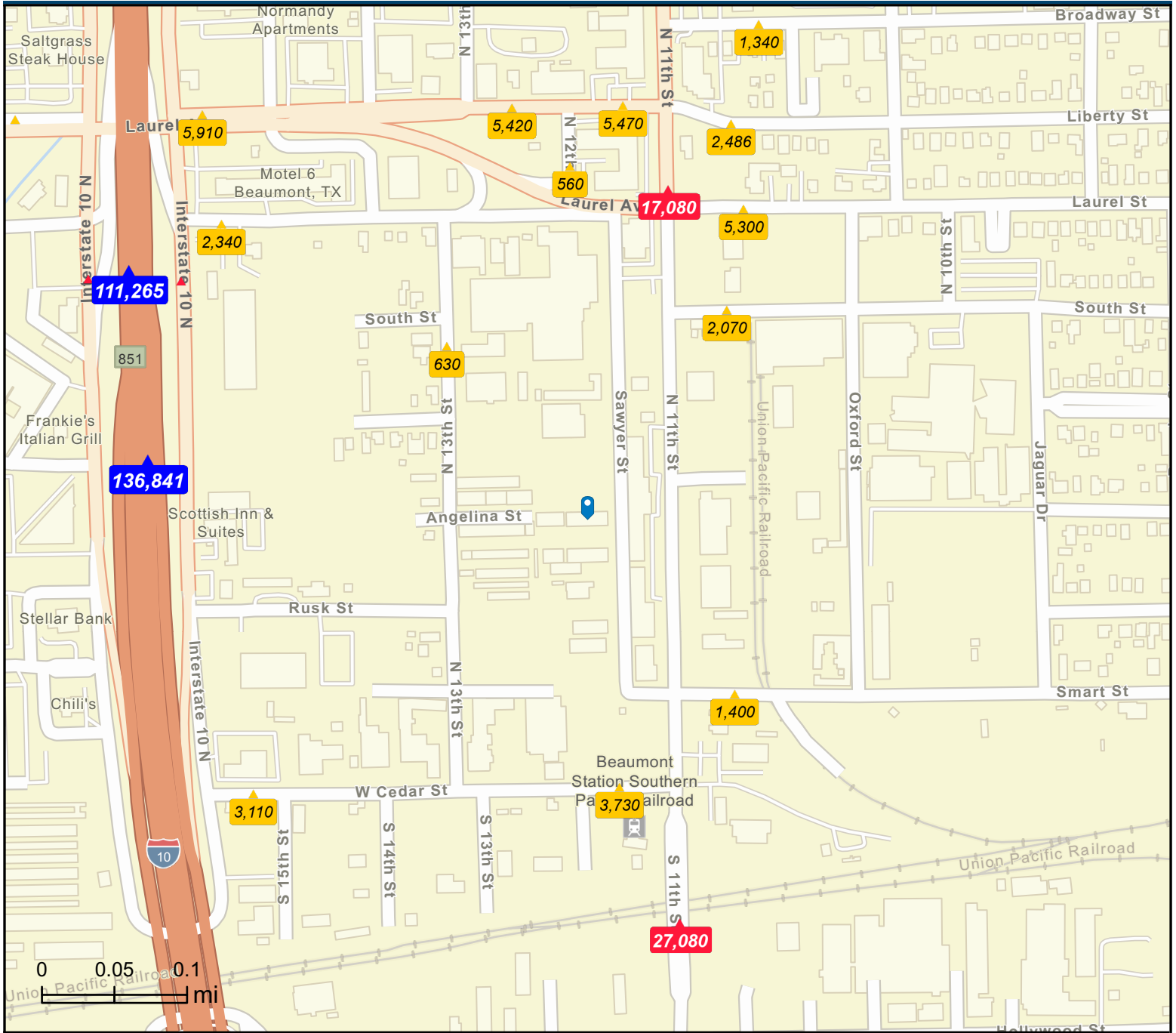


Source: ©2025 Kalibrate Technologies (Q1 2025).

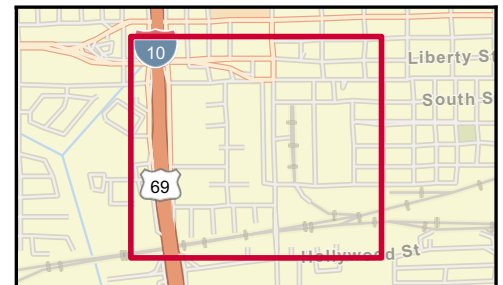
Traffic Count Map - Close Up

51 Sawyer St, Beaumont, Texas, 77702
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.07972
Longitude: -94.13067

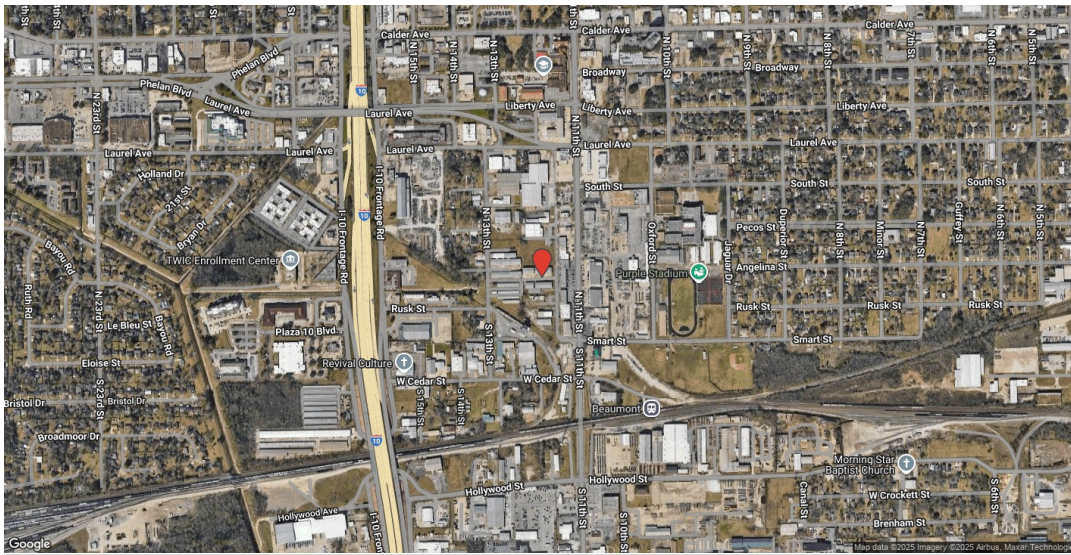


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Source: ©2025 Kalibrate Technologies (Q1 2025).

Overview Map



The closest match to 51 Sawyer St Beaumont, TX 77702 is 51 SAWYER ST BEAUMONT, TX 77702-2215

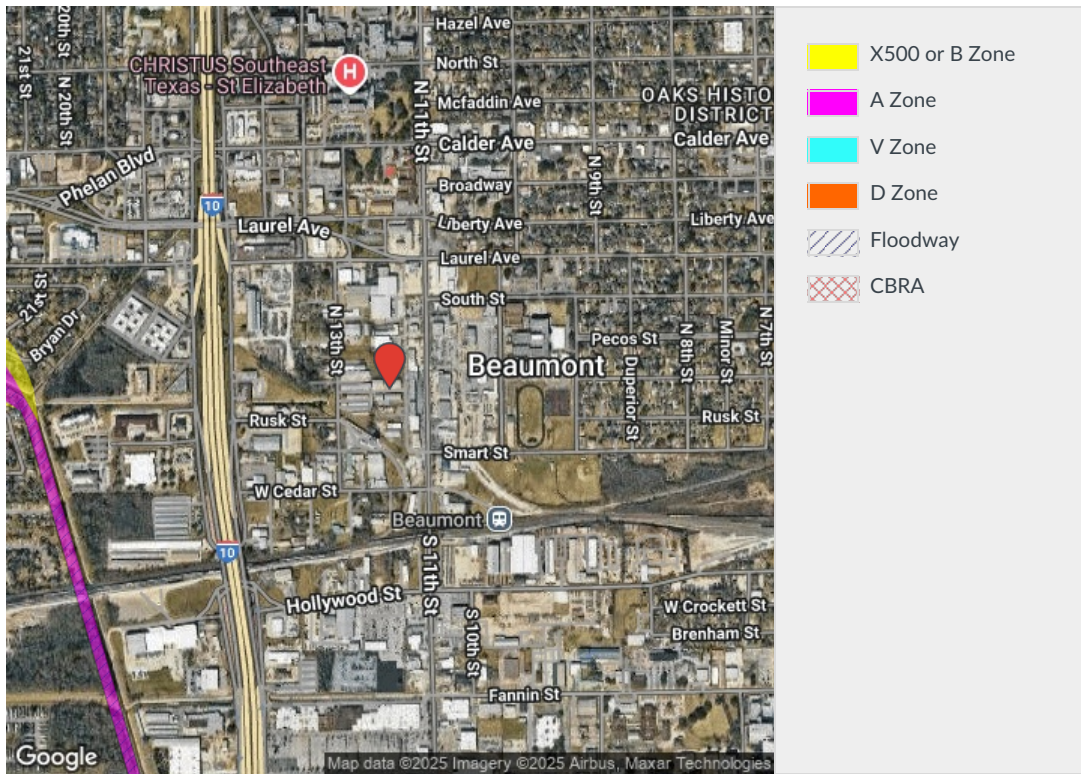
51 SAWYER ST BEAUMONT, TX 77702-2215

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0035C
PANEL DATE	August 06, 2002	MAP NUMBER	4854570035C





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.

RE/MAX ONE	900010		(409)860-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Designated Broker of Firm	License No.	Email	Phone
Charles D. Foxworth Jr.	0446248	charlie@rmxone.com	(409)860-3200
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Harrington	0558472	ryan@rmxone.com	(409)892-7245
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

IABS 1-1
TXR 2501