

FLEX | RETAIL BUSINESS PARK

1800 Pope St Beaumont, TX 77703

FOR LEASE & SALE



**CARLOS
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Broker
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THE OFFERING

Commercial multi-building property available for lease at 1800 Pope St in Beaumont, TX. The site offers two separate buildings with flexible layouts suitable for educational, office, warehouse, nonprofit, community, church, and service-oriented users.

Building A consists of a 8,400 SF former daycare facility featuring multiple classrooms/offices, a kitchen area, fenced outdoor play space, and dedicated parking. Building B offers a 3,500 SF warehouse/flex space positioned on a corner lot with additional yard area and independent access from Quinn St.

Conveniently located near I-10 and Highway 96, the property provides strong accessibility throughout the Beaumont market with on-site parking and signage opportunities.

PROPERTY HIGHLIGHTS

- Two separate leasable buildings
- Flexible educational, office, community, and warehouse uses
- Immediate availability
- Convenient access to I-10 & Highway 96
- Building signage opportunities
- On-site parking available
- Corner lot access on Quinn St

ASSET PROFILE

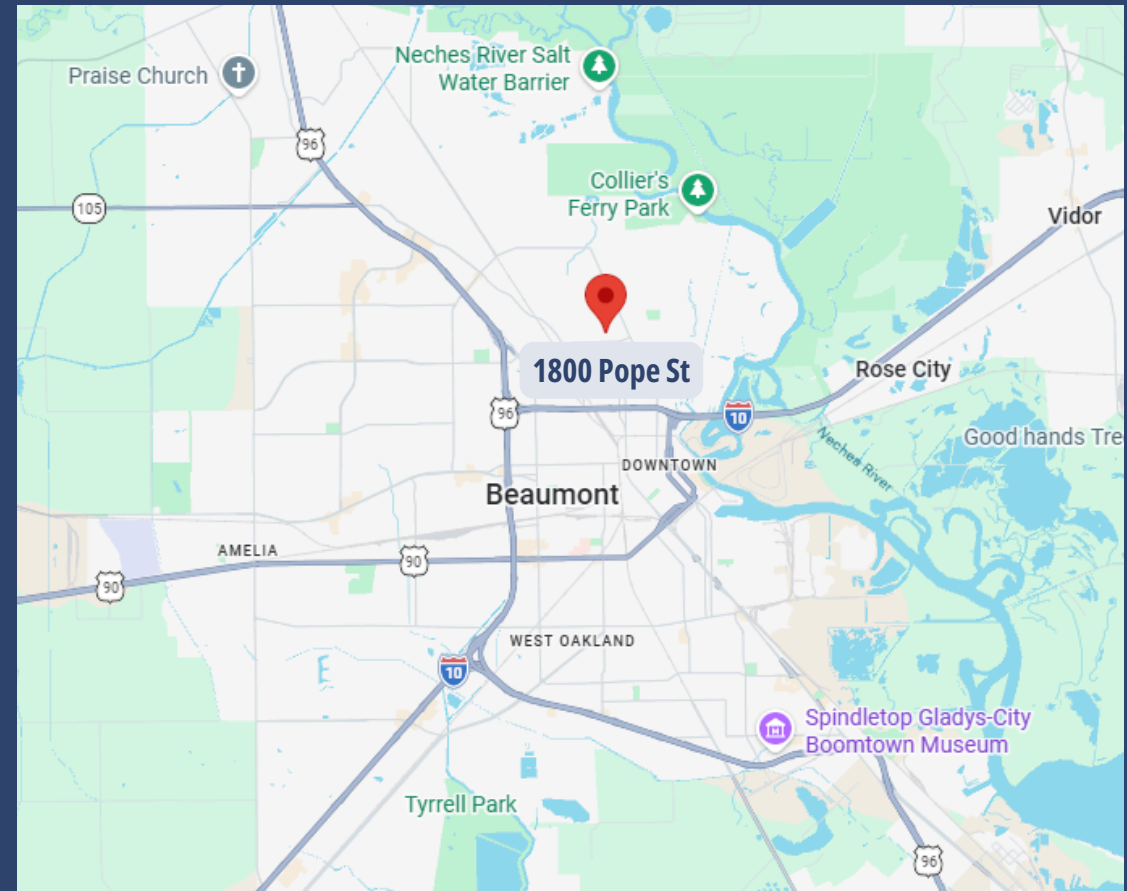
Lease Rate + NNN	\$4.80
Property Type	Flex Retail
Total Lot Size	±1.8 AC
Total Building Area	11,900 SF
Year Built/Renovated	1950



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

Bldg A



Formerly used as a daycare facility, Bldg A offers flexibility in repurposing, with several classrooms that can serve as office space.

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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