

# College Place

SEC of S. 11th & College Ave. | Beaumont, Texas

David K. Meyers | Bob Conwell | 281.477.4300

Beaumont Retail Development Available For Lease



# College Place

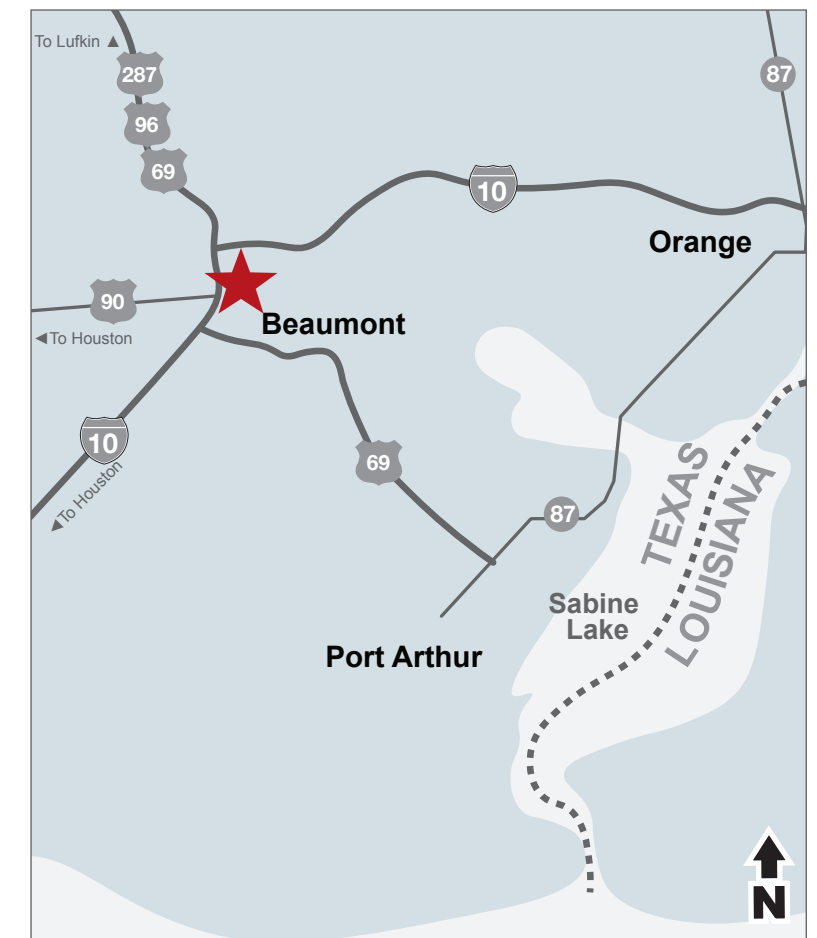
SEC of S. 11th & College Ave. | Beaumont, Texas



New retail building located across from a recently opened 77,000 SF HEB center. Traffic counts at the intersection are 28,914 cpd. High concentration of medical uses make this the logical choice for businesses that feed off this industry.

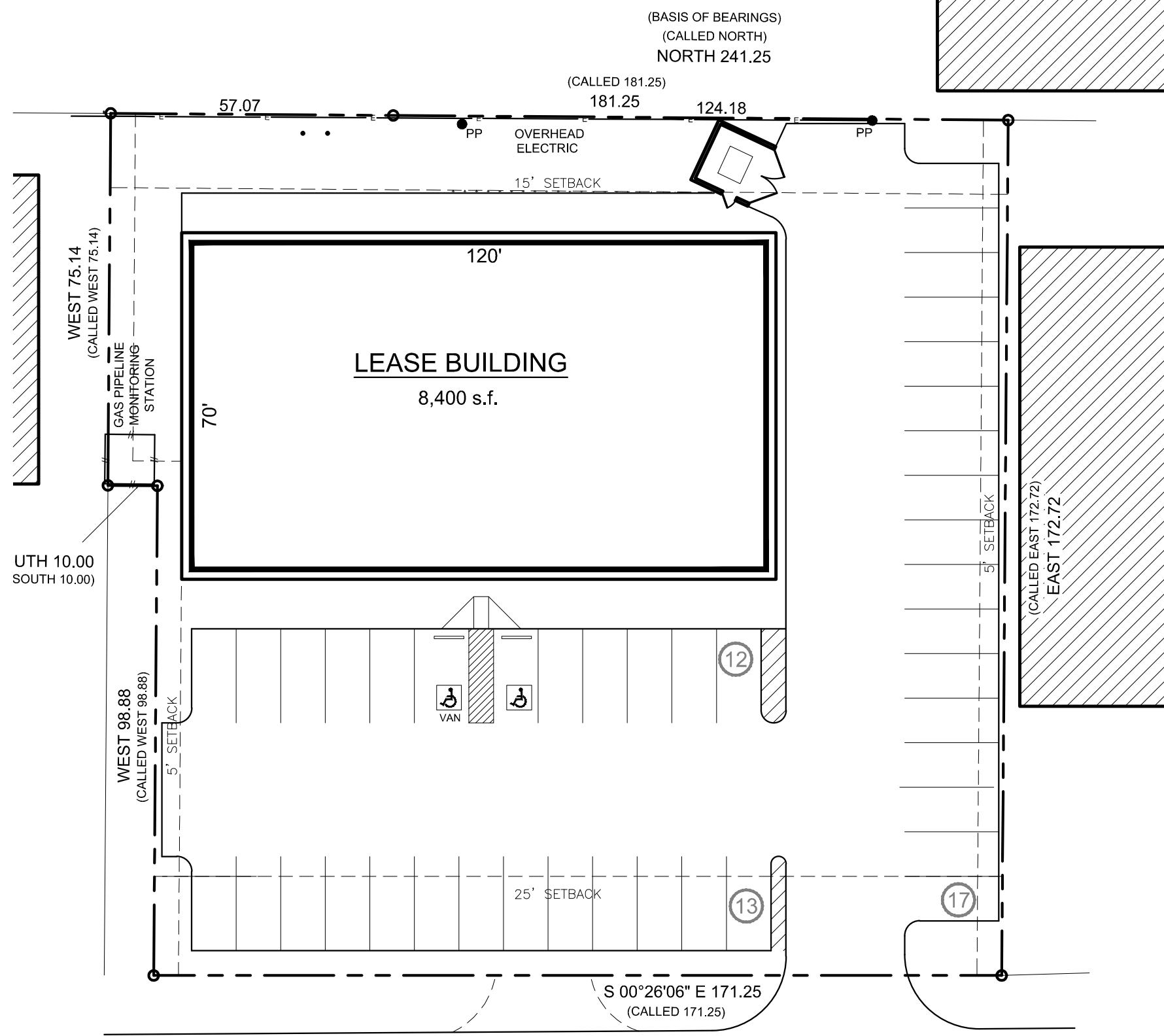
Demographics	1.00 Mi	3.00 Mi	5.00 Mi
Active Population	5,442	61,684	116,651
Residential Count:	2,147	24,686	45,707
Average Household Income	\$44,080	\$54,017	\$58,896
Growth Since 2010 Census	10.70%	16.67%	14.18%

Source: USPS Postal Count, 6/15



**David K. Meyers**  
281.477.4325  
dmeyers@newquest.com

**Bob Conwell**  
281.477.4324  
bconwell@newquest.com



850 S. 11th STREET



Delivery Statistics as of 6/15

## POSTAL

2000 - 2010 Census, 2015 Estimates with 2020 Projections

## SUMMARY

	1.00 Mi	3.00 Mi	5.00 Mi
<b>DEMOGRAPHIC ADJUSTMENT</b>			
<b>Summary Data</b>			
Census 2010 Households	1,939	21,158	40,031
Route Active Residential Count	2,147	24,686	45,707
Census 2010 Average Persons per Household	2.50	2.48	2.49
Census 2010 Population	5,025	53,470	102,896
Recalculated Route Lower range	5,366	61,159	113,832
Active Population Upper range	5,442	61,684	116,651
Census Households vs Route Residential Count	10.70%	16.67%	14.18%
<b>RESIDENTIAL DEMOGRAPHICS</b>			
<b>Origination Data</b>			
Total Active Residential Count	2,147	24,686	45,707
Active Residential Count	2,147	24,685	45,706
Active Residential Delivery	2,147	22,561	43,016
Active Residential Box	-	2,124	2,690
Additional Active General Delivery Count	-	1	1
Total Possible Residential Count	2,320	28,668	51,616
Additional Possible General Delivery Count	-	1	1
Census 2010 Households	1,939	21,158	40,031
Population in Households	4,847	52,420	99,695
1 Person Household	34.63%	32.22%	30.73%
2 Person Household	26.66%	29.50%	30.46%
3 Person Household	15.09%	15.99%	16.12%
4 Person Household	11.89%	11.43%	12.16%
5 Person Household	6.15%	6.25%	6.25%
6 or More Person Household	5.59%	4.61%	4.27%
Population in Group Quarters	178	1,049	3,201
Correctional Facilities - Adult	-	16.68%	5.47%
Correctional Facilities - Juvenile	-	-	1.15%
Nursing Facilities	61.15%	40.41%	16.02%
College/University Student Housing	-	-	60.88%
Military Quarters	-	-	-
Other Facilities	38.85%	42.91%	16.47%
<b>Total Housing Units</b>			
Occupied housing units	89.73%	89.14%	90.07%
Owner-Occupied Housing Units	46.45%	55.51%	57.21%
Renter-Occupied Housing Units	53.55%	44.49%	42.79%
<b>BUSINESS DEMOGRAPHICS</b>			
Drop Site Business or Family Served Count	64	550	842
Active Business Deliveries	804	4,680	6,365
Possible Business Deliveries	920	5,683	7,534
Active vs Possible Business Deliveries	14.41%	21.43%	18.36%

### POPULATION

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated Population	4,453	56,729	109,655
2020 Projected Population	4,702	59,655	114,601
2010 Census Population	4,295	53,879	104,052
2000 Census Population	4,507	56,872	103,725
Projected Annual Growth 2015 to 2020	1.1%	1.0%	0.9%
Historical Annual Growth 2000 to 2015	-0.1%	-	0.4%

### AGE

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Median Age	36.5	36.5	35.2

### HOUSEHOLDS

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated Households	1,753	22,935	43,506
2020 Projected Households	1,879	24,399	46,047
2010 Census Households	1,656	21,331	40,450
2000 Census Households	1,615	22,392	40,591
Projected Annual Growth 2015 to 2020	1.4%	1.3%	1.2%
Historical Annual Growth 2000 to 2015	0.6%	0.2%	0.5%

### RACE AND ETHNICITY

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated White	22.7%	36.7%	37.9%
2015 Estimated Black or African American	60.9%	48.4%	47.8%
2015 Estimated Asian or Pacific Islander	1.0%	2.2%	3.7%
2015 Estimated American Indian or Native Alaskan	0.9%	0.5%	0.5%
2015 Estimated Other Races	14.4%	12.2%	10.1%
2015 Estimated Hispanic	22.5%	18.7%	15.1%

### INCOME

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated Average Household Income	\$44,080	\$54,017	\$58,896
2015 Estimated Median Household Income	\$30,500	\$41,582	\$45,645
2015 Estimated Per Capita Income	\$17,587	\$21,992	\$23,525

### EDUCATION (AGE 25+)

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated Elementary (0 to 8)	13.2%	13.8%	11.6%
2015 Estimated Some High School (9 to 11)	24.2%	18.8%	16.6%
2015 Estimated High School Graduate	26.0%	25.0%	24.9%
2015 Estimated Some College	25.4%	19.0%	19.9%
2015 Estimated Associates Degree Only	2.3%	4.0%	4.5%
2015 Estimated Bachelors Degree Only	4.2%	10.0%	12.0%
2015 Estimated Graduate Degree	4.6%	9.3%	10.4%

### BUSINESS

	1.00 Mi	3.00 Mi	5.00 Mi
2015 Estimated Total Businesses	680	4,524	6,194
2015 Estimated Total Employees	7,620	49,324	68,993
2015 Estimated Employee Population per Business	11.2	10.9	11.1
2015 Estimated Residential Population per Business	6.6	12.5	17.7



# Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement.

A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless

authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

\_\_\_\_\_  
*Buyer, Seller, Landlord or Tenant*

\_\_\_\_\_  
*Date*

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K / 10-10-11



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**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040-5383 | 281.477.4300**

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