

FOR SALE

465 BLANCHETTE | BEAUMONT TX 77701

PROPERTY SUMMARY

LIST PRICE: \$95,000

Lease Price: \$1,100/month

Professional Office

Near County Courthouse

+/-1,402 SF

Great for a Law Office

Reception with Pay Window

4 Offices

Kitchen

2 Car Garage

Professional office near the Jefferson County Courthouse with 4 private offices, kitchen, and 2 car garage. This converted home was previously used as a law office and would work well for one again. This property is available for sale or lease.



RYAN L. HARRINGTON

Associate

4098927245 (Office) | 4098603840 (Fax)

ryan@foxworthrealty.com | www.foxworthrealty.com

RE/MAX ONE - BEAUMONT

8245 Gladys Avenue, Beaumont, TX 77706

©2020 RE/MAX, LLC. All Rights Reserved. Pub 8/20 Each Office Independently Owned and Operated.

RE/MAX
COMMERCIAL®



Demographic and Income Profile

465 Blanchette St, Beaumont, Texas, 77701
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.07623
Longitude: -94.09346

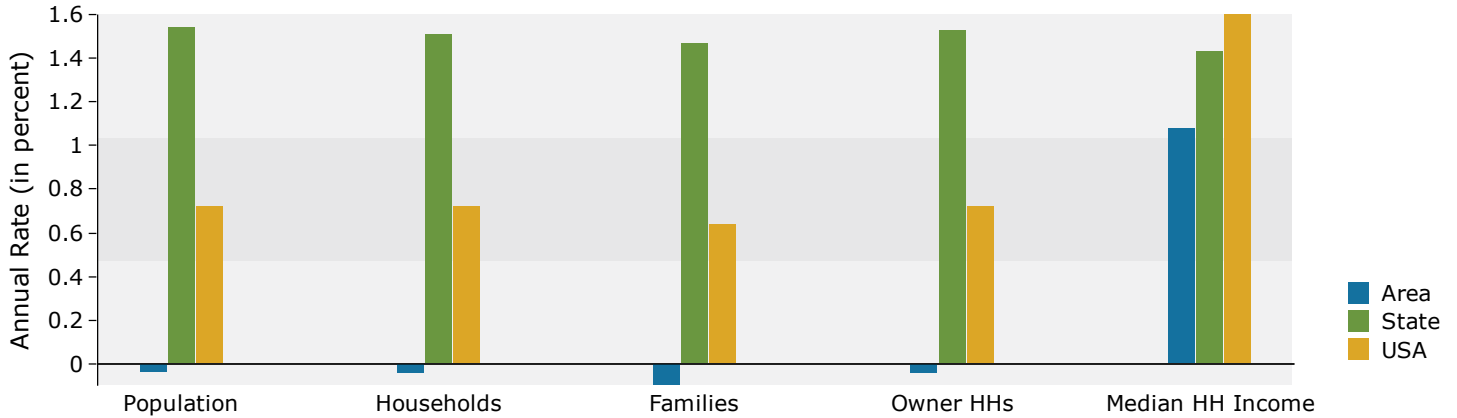
Summary	Census 2010	2020	2025				
Population	43,478	43,244	43,152				
Households	15,830	15,729	15,690				
Families	9,796	9,640	9,590				
Average Household Size	2.58	2.58	2.58				
Owner Occupied Housing Units	7,630	6,489	6,474				
Renter Occupied Housing Units	8,200	9,240	9,216				
Median Age	31.7	33.2	34.0				
Trends: 2020-2025 Annual Rate	Area	State	National				
Population	-0.04%	1.54%	0.72%				
Households	-0.05%	1.51%	0.72%				
Families	-0.10%	1.47%	0.64%				
Owner HHs	-0.05%	1.53%	0.72%				
Median Household Income	1.08%	1.43%	1.60%				
Households by Income	2020		2025				
	Number	Percent	Number	Percent			
	<\$15,000	4,497	28.6%	4,311	27.5%		
	\$15,000 - \$24,999	2,617	16.6%	2,484	15.8%		
	\$25,000 - \$34,999	1,886	12.0%	1,881	12.0%		
	\$35,000 - \$49,999	2,157	13.7%	2,182	13.9%		
	\$50,000 - \$74,999	2,019	12.8%	2,114	13.5%		
	\$75,000 - \$99,999	1,133	7.2%	1,220	7.8%		
	\$100,000 - \$149,999	862	5.5%	909	5.8%		
	\$150,000 - \$199,999	278	1.8%	295	1.9%		
	\$200,000+	281	1.8%	294	1.9%		
Median Household Income	\$28,306		\$29,868				
Average Household Income	\$45,026		\$48,415				
Per Capita Income	\$16,738		\$17,969				
Population by Age	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,305	7.6%	3,057	7.1%	3,047	7.1%
	5 - 9	3,108	7.1%	2,984	6.9%	2,893	6.7%
	10 - 14	2,855	6.6%	2,831	6.5%	2,823	6.5%
	15 - 19	4,056	9.3%	3,693	8.5%	3,667	8.5%
	20 - 24	4,172	9.6%	3,899	9.0%	3,916	9.1%
	25 - 34	6,089	14.0%	6,158	14.2%	5,820	13.5%
	35 - 44	4,765	11.0%	5,013	11.6%	5,131	11.9%
	45 - 54	5,666	13.0%	4,608	10.7%	4,645	10.8%
	55 - 64	4,548	10.5%	4,971	11.5%	4,524	10.5%
	65 - 74	2,576	5.9%	3,649	8.4%	3,962	9.2%
	75 - 84	1,678	3.9%	1,674	3.9%	2,038	4.7%
	85+	660	1.5%	708	1.6%	684	1.6%
Race and Ethnicity	Census 2010		2020		2025		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	9,317	21.4%	8,393	19.4%	8,351	19.4%
	Black Alone	26,737	61.5%	25,719	59.5%	25,669	59.5%
	American Indian Alone	343	0.8%	358	0.8%	359	0.8%
	Asian Alone	1,073	2.5%	1,108	2.6%	1,098	2.5%
	Pacific Islander Alone	17	0.0%	21	0.0%	21	0.0%
	Some Other Race Alone	5,119	11.8%	6,604	15.3%	6,611	15.3%
	Two or More Races	873	2.0%	1,041	2.4%	1,043	2.4%
	Hispanic Origin (Any Race)	8,711	20.0%	11,054	25.6%	11,061	25.6%

Data Note: Income is expressed in current dollars.

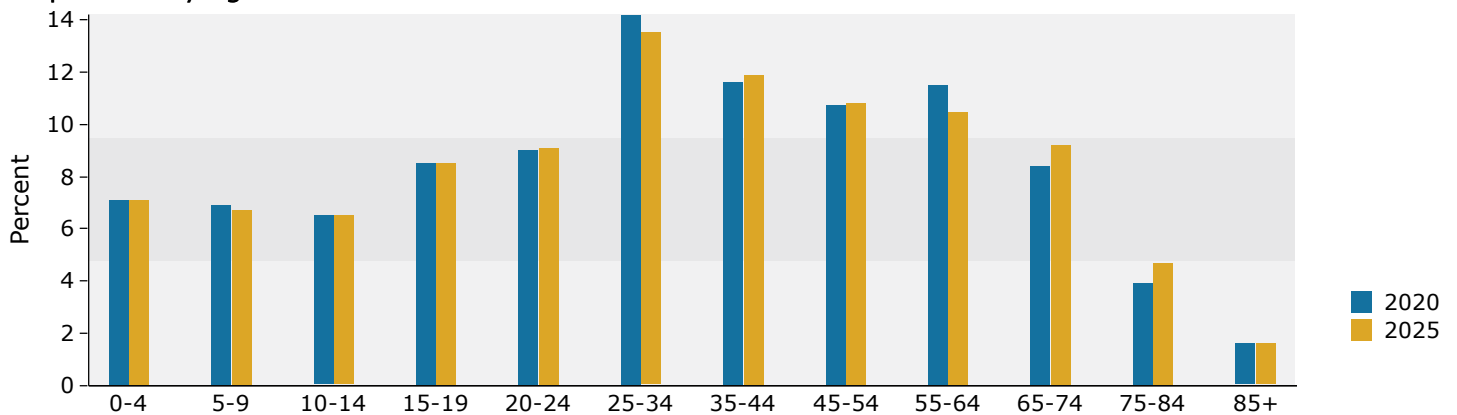
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

August 17, 2020

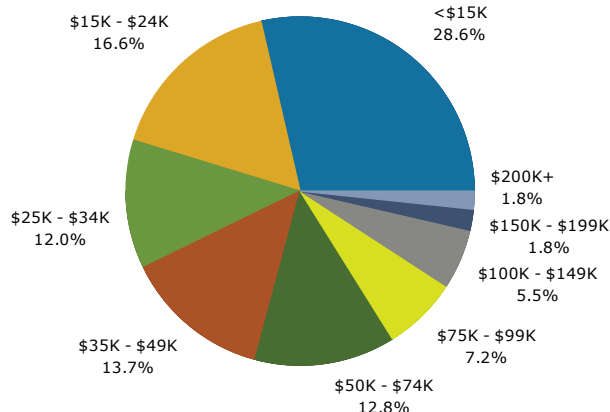
Trends 2020-2025



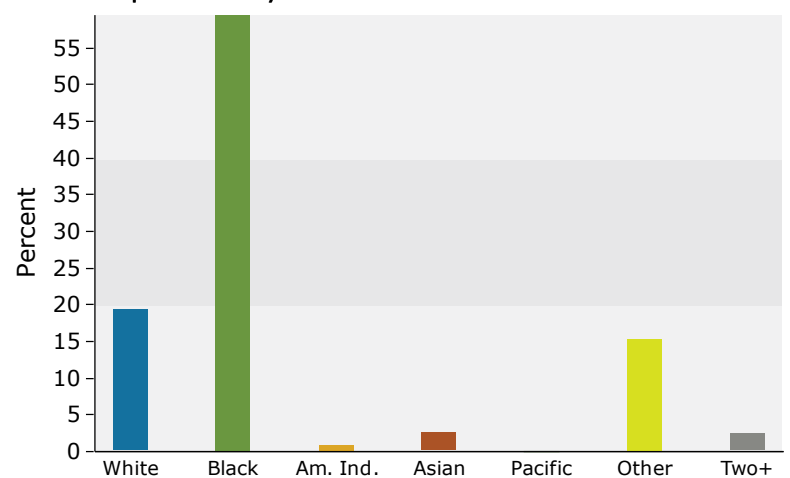
Population by Age



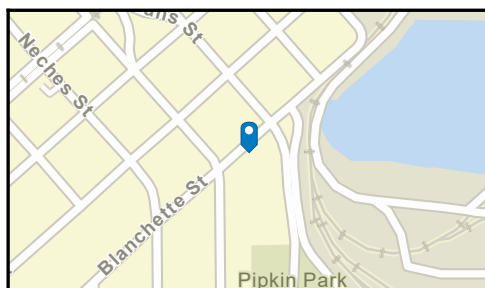
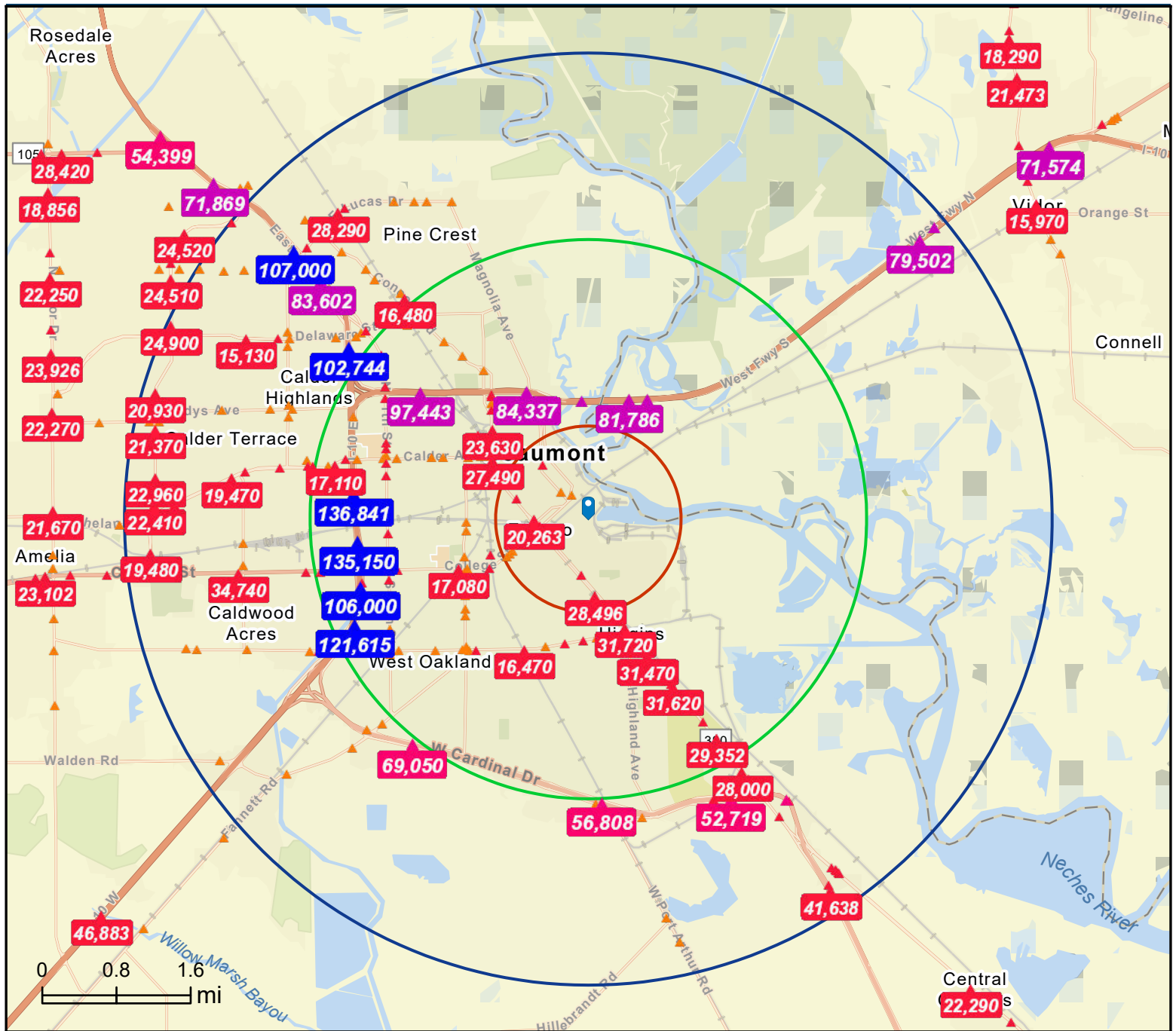
2020 Household Income



2020 Population by Race

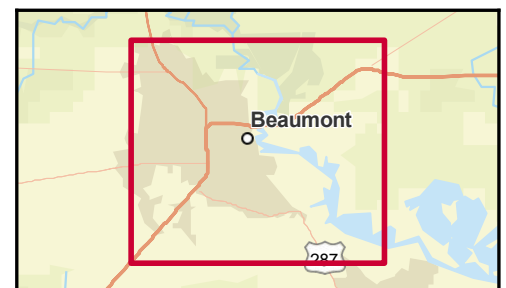


2020 Percent Hispanic Origin: 25.6%



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



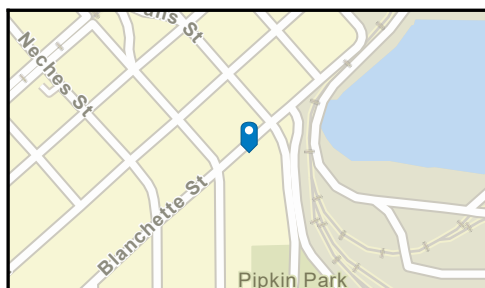
Source: ©2020 Kalibrate Technologies (Q2 2020).

August 17, 2020

Traffic Count Map - Close Up

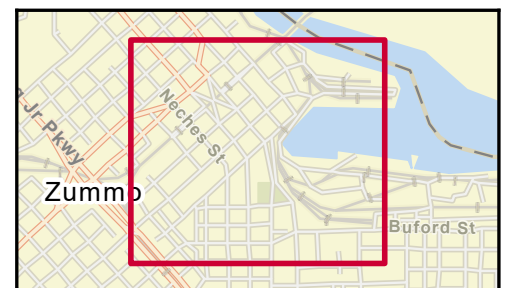
465 Blanchette St, Beaumont, Texas, 77701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.07623
Longitude: -94.09346



Average Daily Traffic Volume

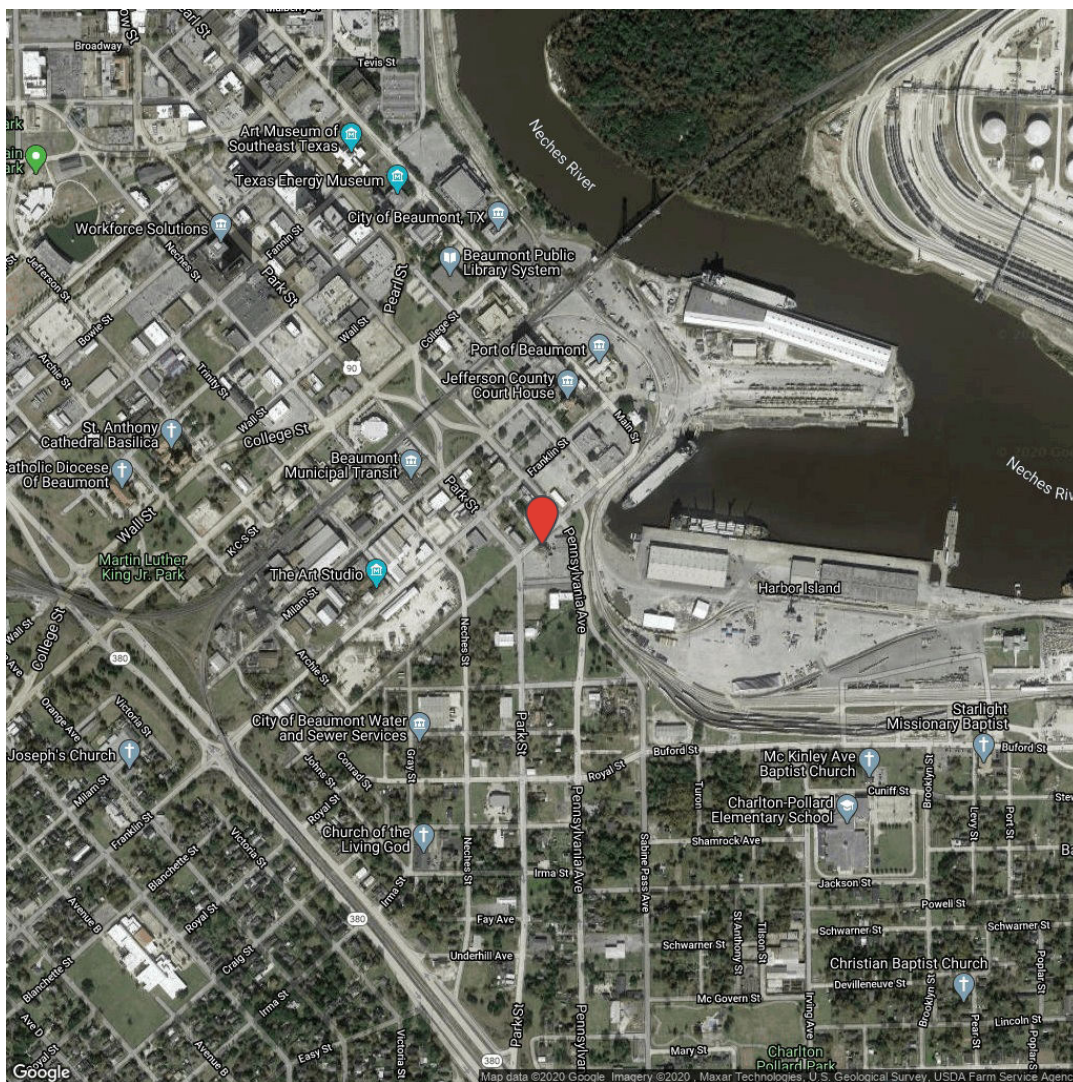
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

August 17, 2020

Overview Map



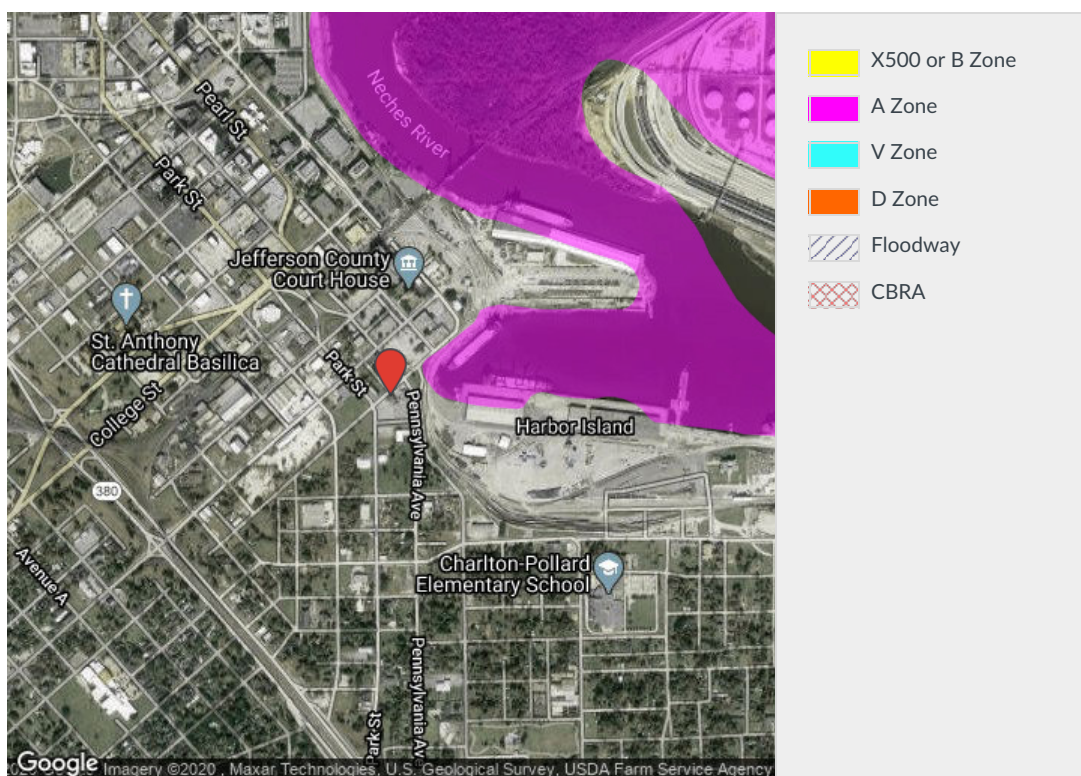
465 BLANCHETTE ST BEAUMONT, TX 77701-3623

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	485457	PANEL	0020C
PANEL DATE	August 06, 2002	MAP NUMBER	482450020C





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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

TAR 2501

IABS 1-0

RE/MAX Beaumont Foxworth Associates, 6410 Wellington Place Beaumont, TX 77706
Ryan Harrington

Phone: 409.861.5655 Fax: 409.861.1440

Template

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com