

# 5.72 ACRES - LUMBERTON

5.72-Acre Development-Ready Tract For Sale

West Side of South LHS Drive at River Birch Drive  
Lumberton, Texas

5.72 ACRES  
FOR SALE

287

Walmart  
1.8M Visits Annually

CVS  
Smoothie King  
SUBWAY  
verizon  
popeyes  
BURGER KING  
BESTMED  
PHARMACEUTICALS

Starbucks  
TAKE 5

NewQuest

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# Project Highlights



Conceptual Rendering



**11%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2023



**\$110K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



**26K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

## NEIGHBORHOOD ESSENTIAL TRADE AREA

1.7 M WALMART ANNUAL VISITS  
WALMART IN THE 58<sup>TH</sup> PERCENTILE NATIONWIDE

Placer.ai Estimates as of 04/2022-03/2023

9,939 TOTAL HOUSEHOLDS & 11.43% GROWTH | 2020-2023

Regis Estimates as of Q3 2023

# Project Highlights



POSITIONED ALONG FM 287, THE MAJOR ARTERY BETWEEN BEAUMONT AND LUMBERTON AND TO FURTHER NORTHERN CITIES



IN THE CENTER OF LUMBERTON'S RESIDENTIAL GROWTH WITH ALMOST 6,000 PLANNED FUTURE LOTS WITHIN 6 SUBDIVISIONS



LONGLEAF, A 3,200-ACRE MASTER-PLANNED COMMUNITY, IS NOW UNDER CONSTRUCTION BUILDING 5,000 FUTURE HOMES



\$78.8M LUMBERTON ISD EXPANSION IS UNDERWAY FOR NEIGHBORING ELEMENTARY, INTERMEDIATE, AND HIGH SCHOOL CAMPUSES



AVAILABLE: 5.72-ACRE TRACT READY FOR DEVELOPMENT

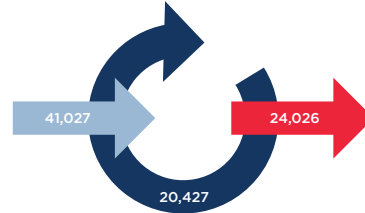
# Employment Analysis

## ABOUT THE DATA

OnTheMap provides geographic employment data aggregated from the Logitudinal Employer-Housing Dynamics (LEHD) report via the U.S. Census Bureau's Center for Economic Studies. The LEHD program: "produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees".

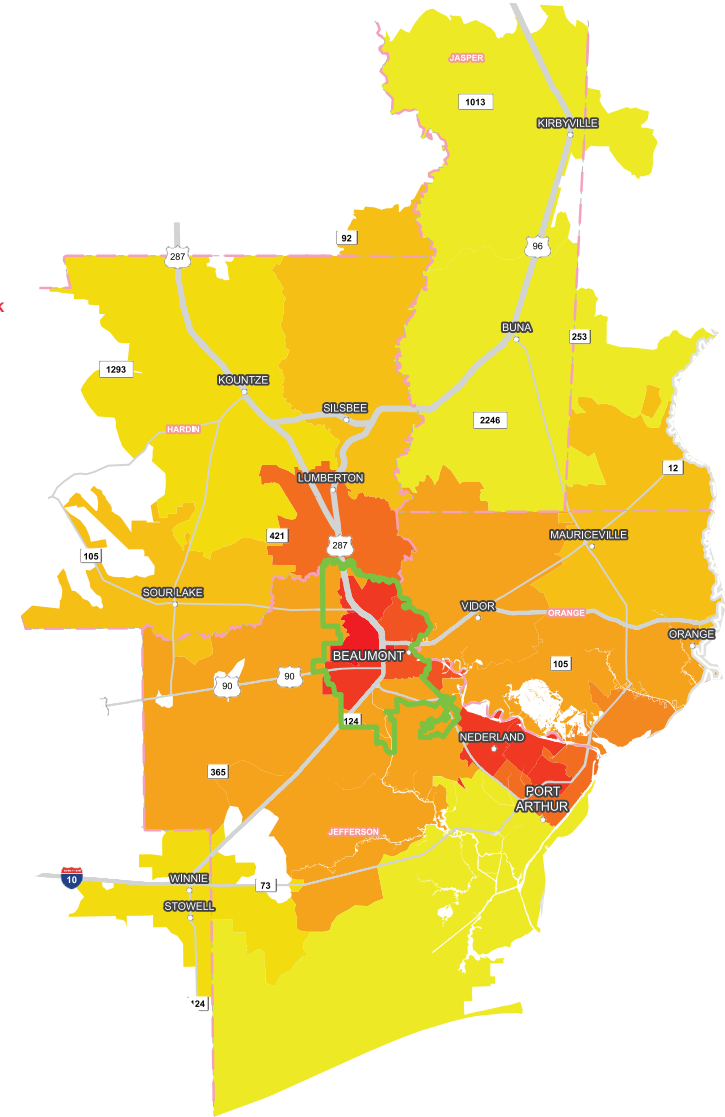
This analysis was completed for Beaumont trade area and Lumberton, Texas, with 2022 data.

## ORIGIN-DESTINATION OVERVIEW



41,027 employees commute into Beaumont for work  
 20,427 live & work in Beaumont  
 24,026 employees commute out of Beaumont for work

## BEAUMONT COMMUTE



This heatmap shows where people who work in Beaumont commute from



## LUMBERTON EMPLOYMENT 5-MILE DEMOGRAPHICS



### TOP EMPLOYMENT INDUSTRIES

1. SALES, OFFICE	22%
2. PROFESSIONAL	19%
3. SERVICE	18%
4. MANAGEMENT, BUSINESS	14%



### LABOR FORCE

1. AGE 16 YEARS & OLDER	18,390
2. TOTAL MALES	49.5%
3. TOTAL FEMALES	50.5%
4. DAYTIME EMPLOYEES	13,178



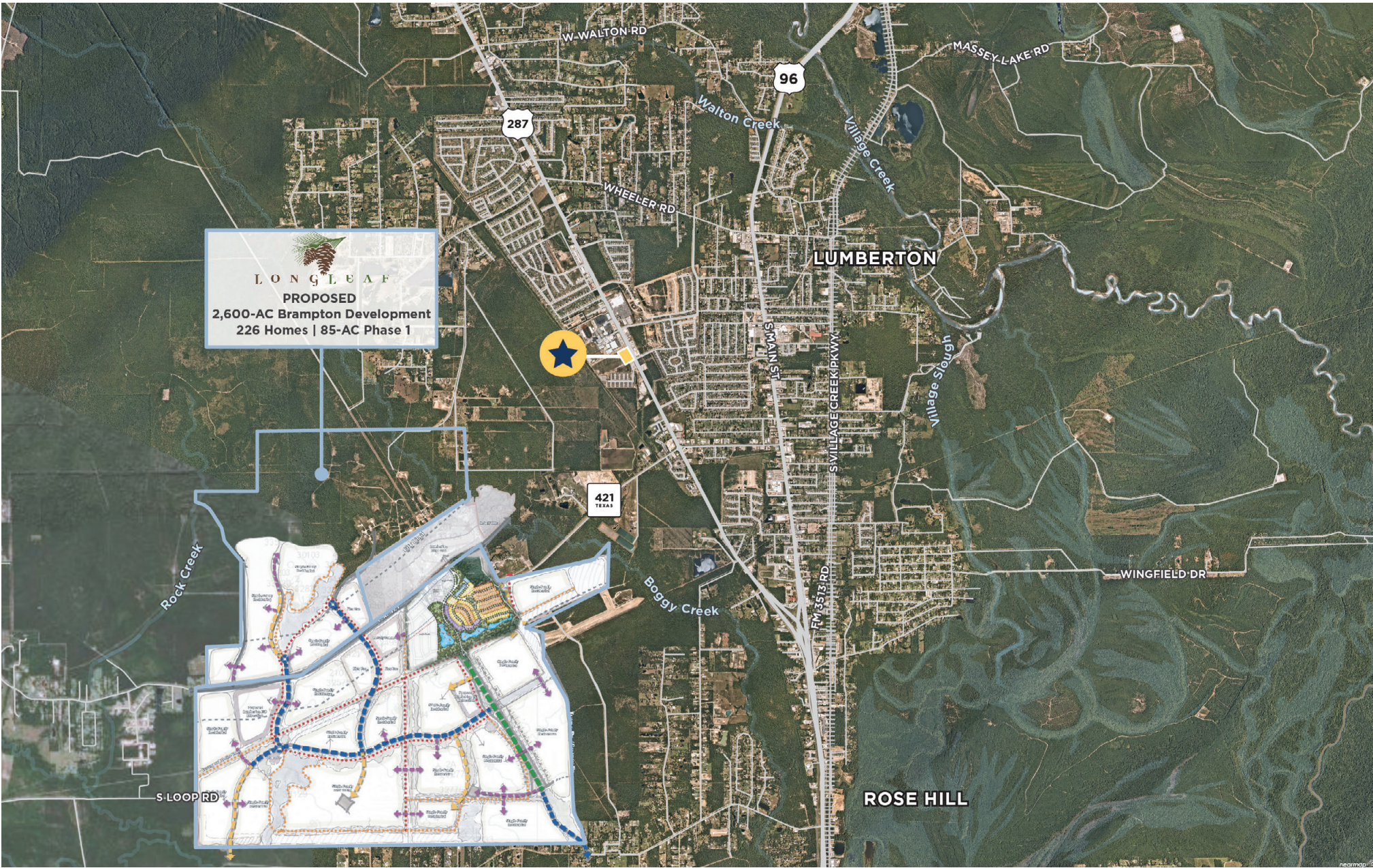
### EDUCATIONAL ATTAINMENT

1. SOME HIGH SCHOOL	6.4%
2. HIGH SCHOOL GRADUATE	34%
3. BACHELOR DEGREE	17%
4. GRADUATE DEGREE	5%



### WORK TRAVEL TIME

1. AVERAGE MINUTES	25.3
2. WORK AT HOME	3%
3. 15-29 MINUTES	36%
4. 30-59 MINUTES	34%



01.24 | 07.23

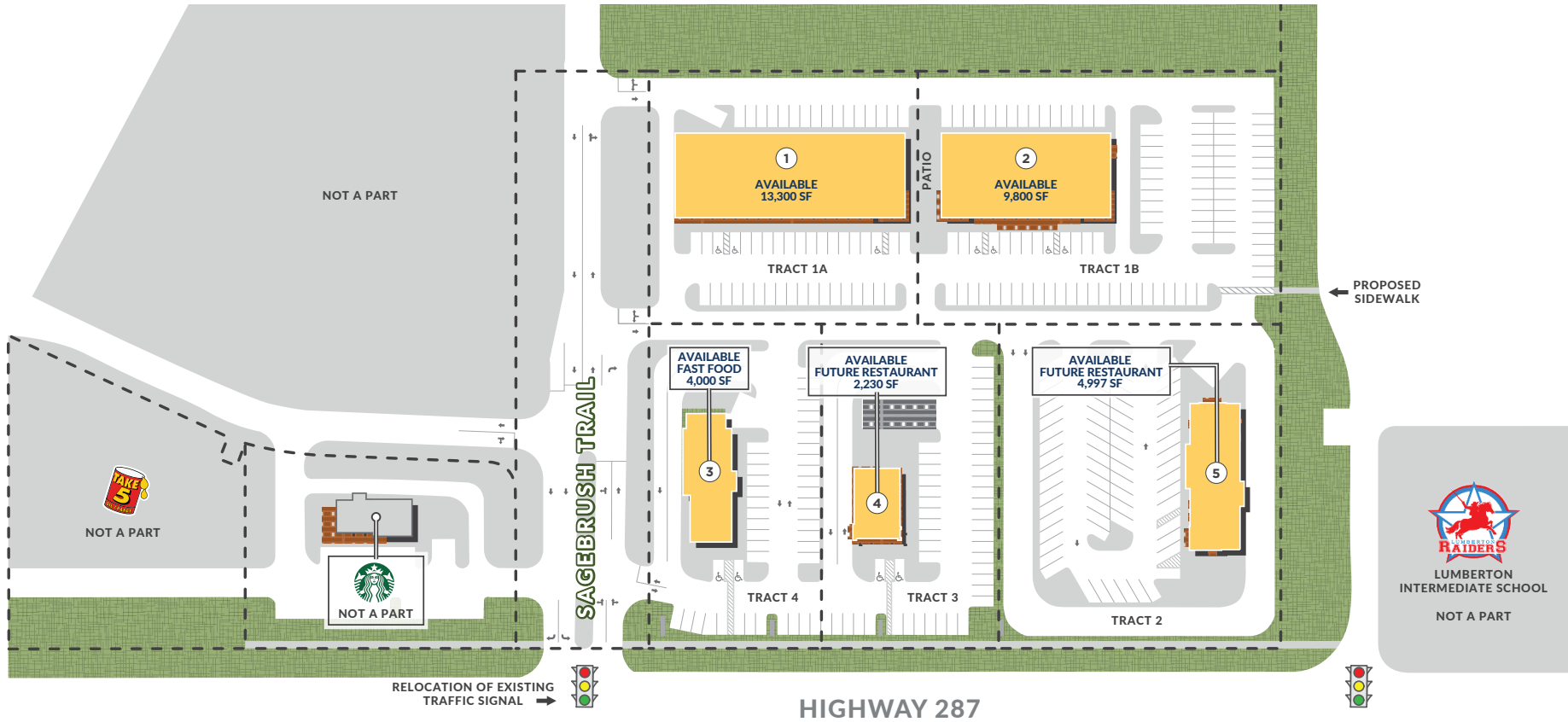


01.24 | 12.23



01.24 | 12.23

KEY	BUSINESS	AREAS
1	Available	13,300 SF
2	Available	9,800 SF
3	Available Fast Food	4,000 SF
4	Available Restaurant	2,230 SF
5	Available Restaurant	4,997 SF



# Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,299	8,082	9,939
Current Population	3,442	21,442	26,242
2020 Census Population	4,345	19,298	23,549
Population Growth 2020 to 2023	-20.80%	11.11%	11.43%
2023 Median Age	33.8	35.6	36.3
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	88.50%	88.98%	89.01%
Black or African American	1.76%	1.86%	2.01%
Asian or Pacific Islander	2.02%	1.53%	1.42%
Other Races	7.27%	7.24%	7.18%
Hispanic	8.55%	8.28%	8.10%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$95,871	\$110,416	\$106,504
Median Household Income	\$80,126	\$84,294	\$85,345
Per Capita Income	\$36,445	\$42,017	\$40,719
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	19.31%	19.87%	20.34%
2 Person Households	38.28%	37.05%	37.44%
3+ Person Households	42.40%	43.08%	42.22%
Owner-Occupied Housing Units	77.65%	81.94%	82.64%
Renter-Occupied Housing Units	22.35%	18.06%	17.36%

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

# 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.

## 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Andrew Alvis</b>	<b>692294</b>	<b>andrew.alvis@newquest.com</b>	<b>281.477.5038</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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