

GAS STATION/C-STORE

FOR SALE  
\$190K



# LISTING #111 - CLOSED GAS STATION/ C-STORE FOR SALE

1475 WASHINGTON BOULEVARD, BEAUMONT, TX 77705



## SALE PRICE

**\$190,000**

## PROPERTY HIGHLIGHTS

- Closed Gas Station/C-Store For Sale
- List price: \$190,000
- Located on large 0.48 acre lot
- Can be used for C-store, car lot, or other retail/re-development
- Excellent visibility with over 14,000 vehicles per day on Washington Boulevard
- Current 2017 Jefferson County appraised value of \$139,720.00, real estate only; does not include business or fixture valuation
- Shown by appointment only. Non-Disclosure Agreement is required to get the details
- Full demographic package available

## OFFERING SUMMARY

Lot Size: 0.48 Acres

Building Size: 1,350 SF

County: Jefferson

Traffic Count: 14,000+ VPD

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,360	14,978	30,403
Total Population	12,235	42,254	85,031
Average HH Income	\$36,450	\$39,055	\$50,857

FOR MORE INFORMATION, PLEASE CONTACT:

**DAN ALEXANDER**  
LAND AND BUSINESS SALES  
281.974.6008  
DAN@TEXASCRES.COM

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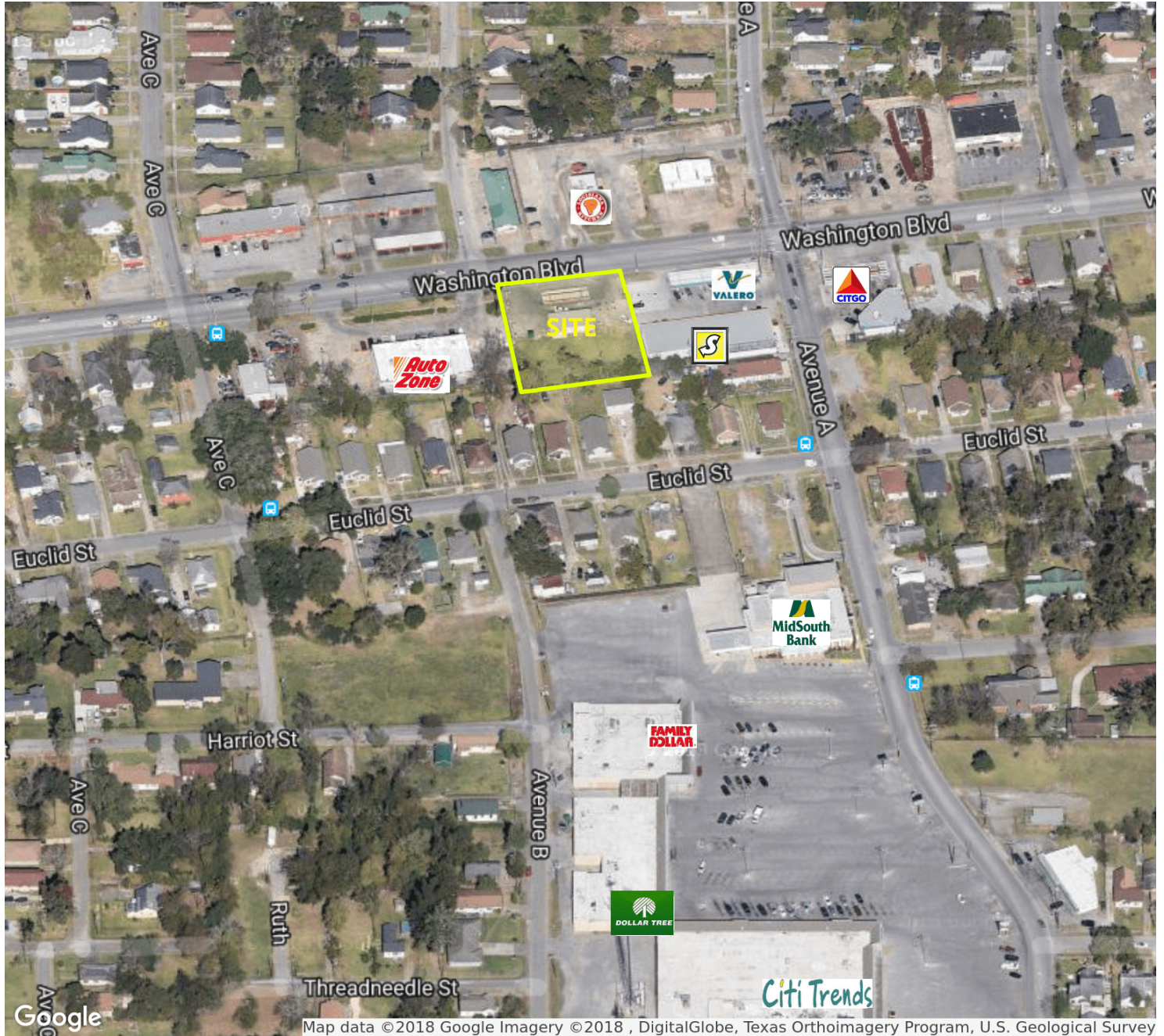
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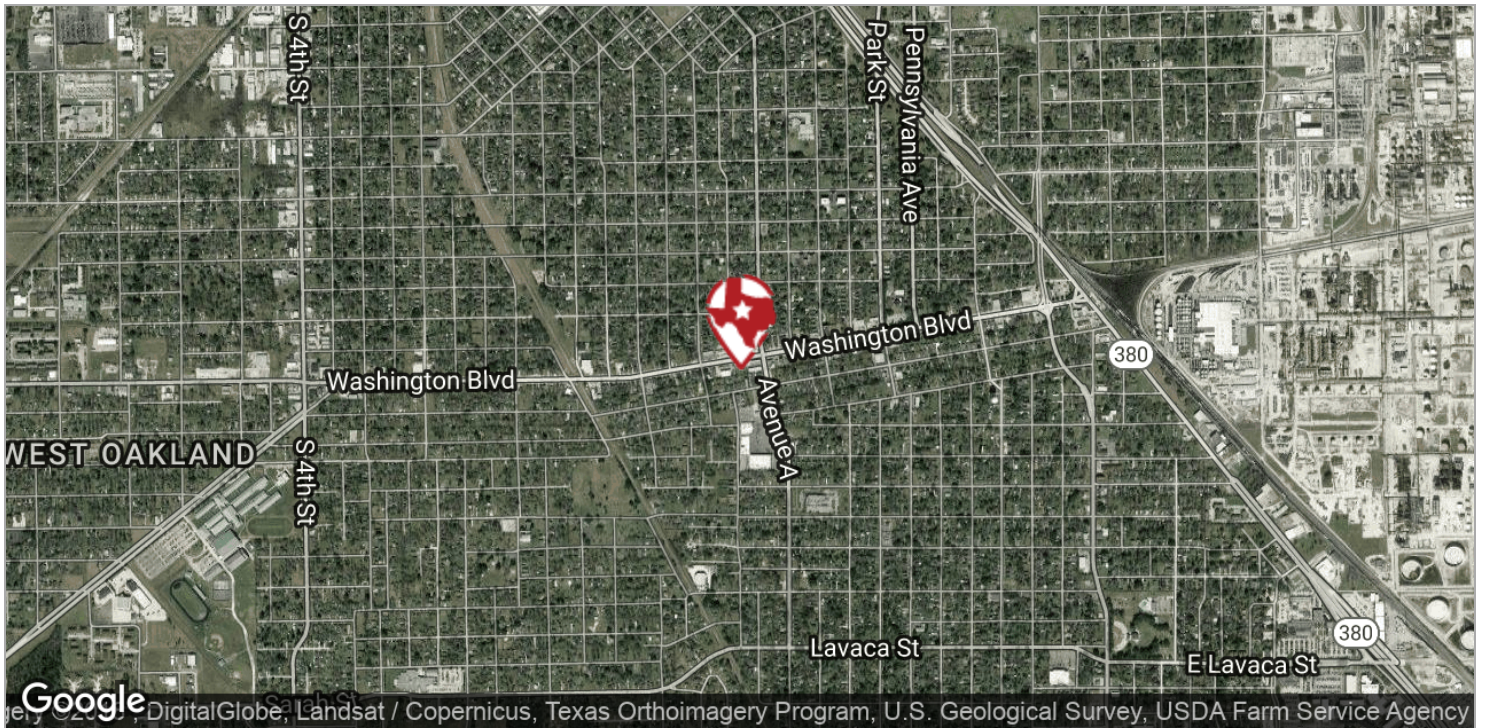
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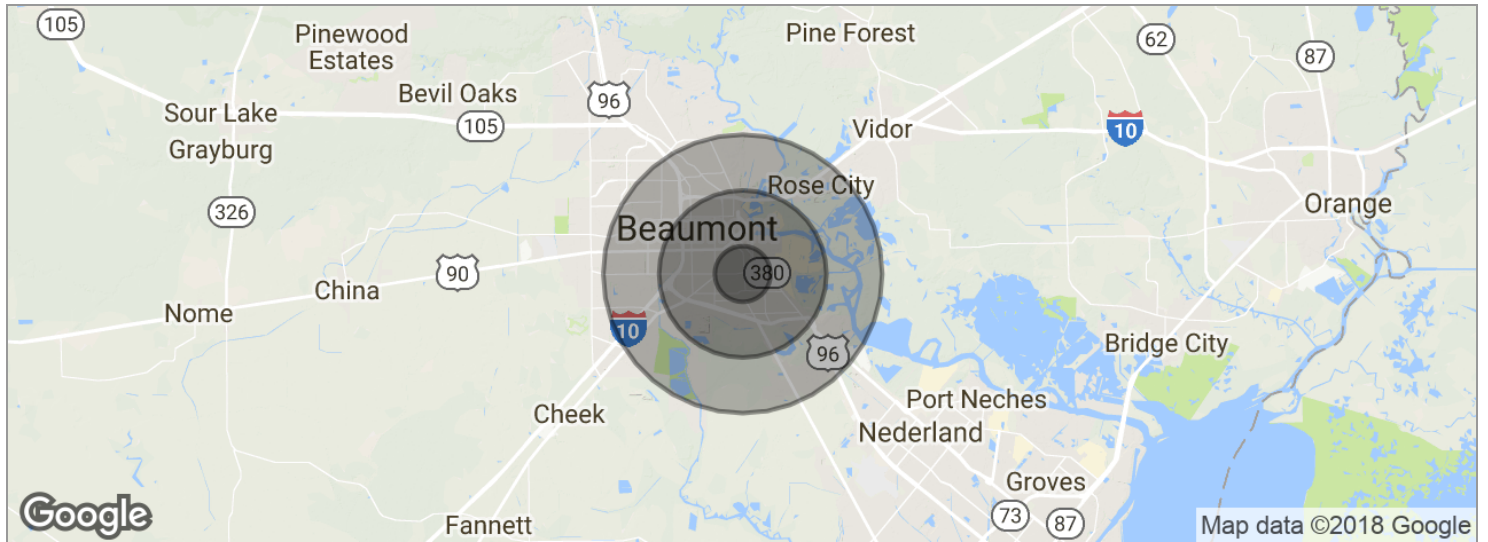
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,235	42,254	85,031
Median age	33.9	33.5	34.2
Median age (male)	30.8	31.7	33.5
Median age (Female)	36.1	34.3	34.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,360	14,978	30,403
# of persons per HH	2.8	2.8	2.8
Average HH income	\$36,450	\$39,055	\$50,857
Average house value	\$57,910	\$71,340	\$101,319

**ETHNICITY (%)**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	23.5%	17.8%	14.2%

**RACE (%)**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	19.2%	24.0%	36.8%
Black	68.4%	63.7%	52.3%
Asian	2.2%	3.0%	2.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.1%	0.4%	0.3%
Other	9.1%	7.5%	6.2%

*\* Demographic data derived from 2010 US Census*

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# 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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u></u> Email	<u>(713)473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texascres.com</u> Email	<u></u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u></u> License No.	<u></u> Email	<u></u> Phone
<u>Dan Alexander</u> Sales Agent/Associate's Name	<u>422008</u> License No.	<u>dan@texascres.com</u> Email	<u>(281) 974-6008</u> Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Texas C.R.E.S. LLC, 11020 Saathoff Drive Cypress, TX 77429

Phone: (713)907-1707

Fax:

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Tracy Kiep

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