

Calder Shopping Center

Beaumont, TX

Center Highlights

Shoppers in this well-established, prosperous area are loyal patrons of this shopping center, located at a popular intersection. This center offers a strong location at one of Beaumont's only two intersections with successful supermarkets.

Center Address: Calder Ave at 24th St

City/State: Beaumont, TX

Population: 3 mile radius – 64,565 people

Avg. Household Income: \$62,324

Traffic Counts: Calder Ave at 24th St - 26,750

Property Size: 34,641 sq. ft.

Latitude/Longitude: 30.084746 N, -94.14433 W

Leasing Executive

Adam Blustein

Phone: (713) 866-6942

Fax: (713) 866-6049

Email: ablustein@weingarten.com

Property Manager

Kari Bean

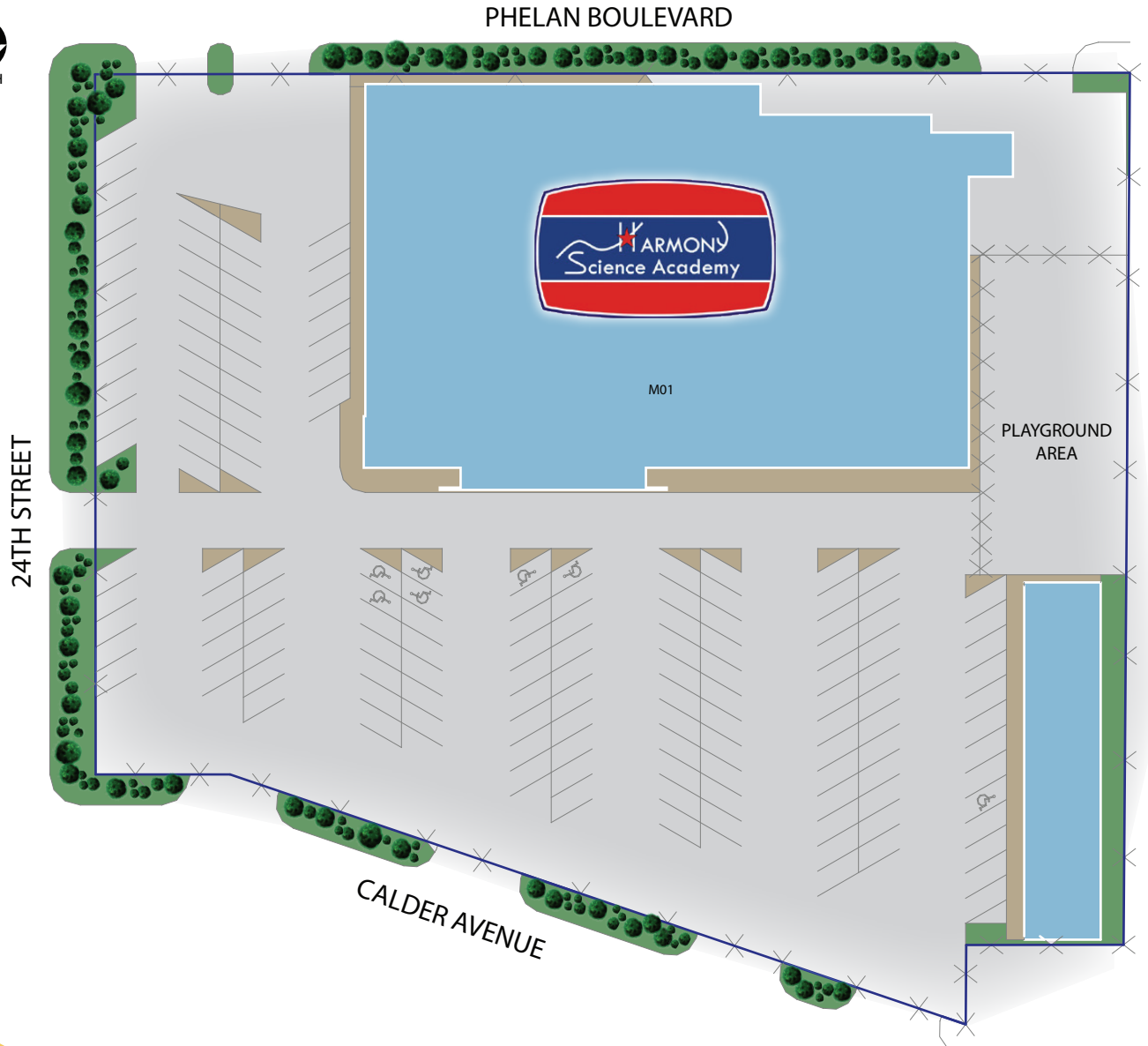
Phone: (713) 880-6194

Fax: (713) 866-6992

Email: kbean@weingarten.com

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.



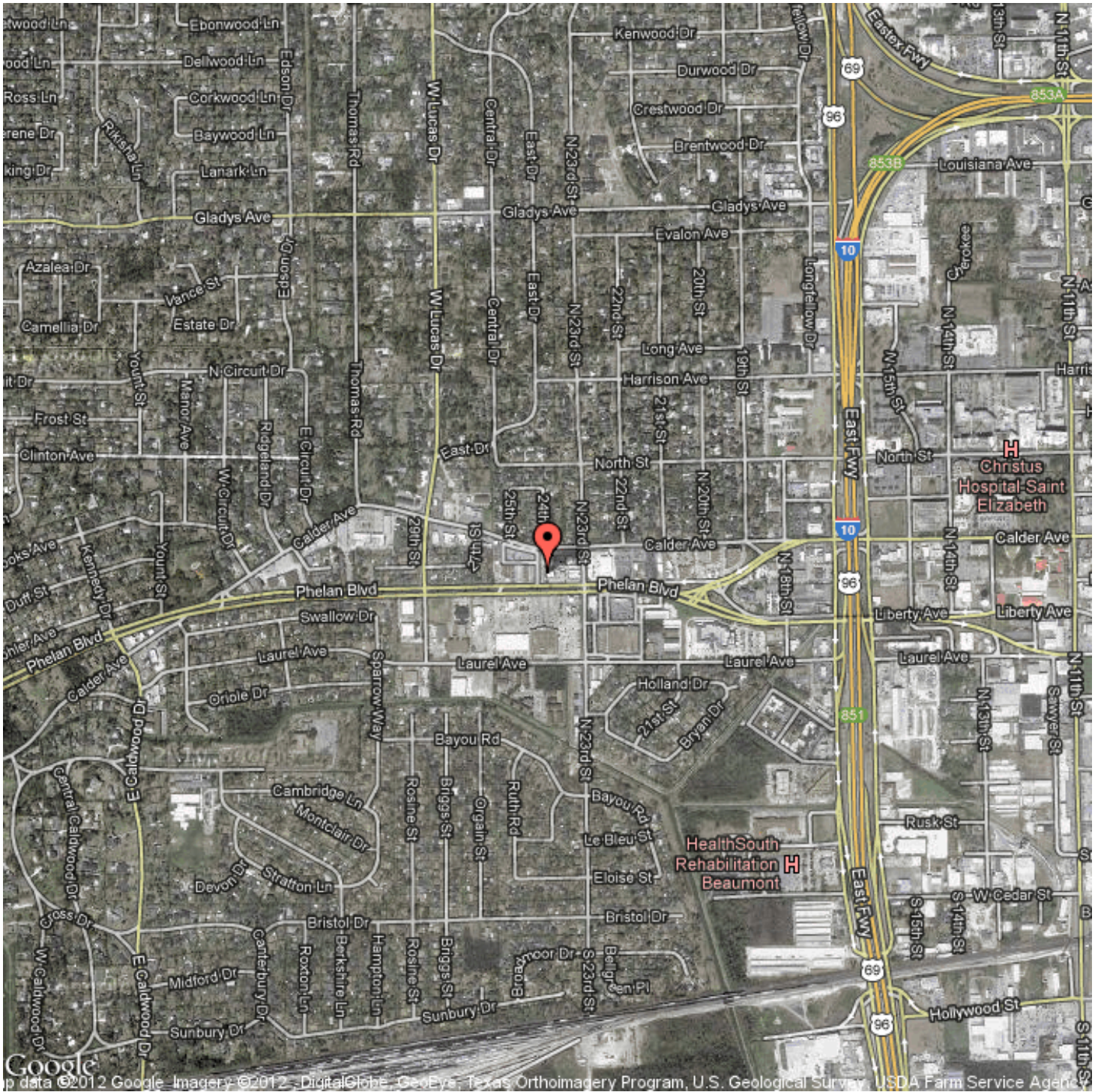
TENANT LIST

M01 Harmony Science Academy

Calder Shopping Center

Beaumont, TX

Google Map



WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L069 Calder Shopping Center
Calder Ave at 24th St - Beaumont, TX

Longitude: -94.14433

Latitude: 30.084746

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	8,509	30,601	64,566	107,953
Average Household Income	\$73,016	\$69,679	\$62,325	\$59,536

Population				
2016 Population	7,852	28,083	60,107	101,658
2011 Population	8,509	30,601	64,566	107,953
2010 Census Population	8,541	30,818	64,721	108,067
2000 Census Population	8,497	30,599	63,768	106,698
% Growth 2010 to 2011	-0.37%	-0.70%	-0.24%	-0.10%
% Forecasted Growth 2011 to 2016	-7.73%	-8.23%	-6.91%	-5.83%

Race & Ethnicity				
% White	59.29%	55.01%	41.57%	35.11%
% Black	24.87%	27.79%	38.74%	46.35%
% Asian	1.76%	2.67%	3.12%	3.20%
% Other	1.50%	1.50%	1.55%	1.67%
% Hispanic	12.59%	13.01%	15.02%	13.66%

Income & Education				
Median Household Income	\$57,901	\$49,678	\$43,376	\$42,135
Average Household Income	\$73,016	\$69,679	\$62,325	\$59,536
% College Graduates	41.84%	39.71%	32.25%	28.25%

Age				
Median Age	36.8	38.4	36.7	35.1
% Age < 18	25.24%	23.31%	24.59%	25.26%
% Age 65 +	14.40%	16.16%	14.52%	13.15%

Households & Housing				
Households	3,391	12,824	26,187	42,711
Average Household Size	2.49	2.34	2.43	2.48
Median Housing Value	\$108,833	\$117,069	\$103,462	\$87,755
% Owner Occupied Housing	63.18%	55.08%	52.21%	51.70%
% Renter Occupied Housing	29.20%	36.76%	38.90%	38.83%
% Vacant Housing	7.62%	8.16%	8.89%	9.47%

Workplace & Workers				
Number of Businesses	497	1,665	2,979	3,693
Total Number of Employees (FTE)	8,586	29,981	55,741	70,795
% White Collar	73.60%	71.62%	66.54%	63.94%
% Blue Collar	26.40%	28.38%	33.46%	36.06%