

OFFERING MEMORANDUM

FOR LEASE | OFFICE

Retail / Office Suite for Lease – 1374 Headlee Rd, Lumberton

1374 Headlee Rd, Lumberton, TX 77657

$1,500/mo Gross

PRESENTED BY

Noah W Jorgensen Commercial Agent
(409) 350-4127 · noah@brandrealtyllc.com

Brand Realty

LEASE RATE

$1,500/mo Gross

TYPE

Office

The offering

Retail or office suite for lease in the Headlee Center on Main Street (Highway 96) in Lumberton. The center sees about 27,164 vehicles per day, with strong signage visibility and ample shared parking.Zoned C-2 and offered on a gross lease at $1,500 per month. The suite is vacant and available now, and suits retail, service, salon, office or specialty users.Call Noah at (409) 350-4127 for the floor plan and a showing.

Highlights

- Main Street (Hwy 96) visibility
- About 27,164 vehicles per day
- Gross lease – $1,500/mo
- C-2 zoning
- Ample shared parking
- Vacant – available now



02 Property details

Property type	Office
Transaction	For lease
Lease rate	$1,500/mo Gross
Lease type	Gross
Zoning	C-2
Traffic count	27,164 vehicles per day
Parking	Ample shared parking
County	Hardin
Address	1374 Headlee Rd, Lumberton, TX 77657









03 Photos













04 Site & due diligence



Parcel outline from TxGIO StratMap / appraisal district data; approximate, not a survey. Imagery: Esri, Maxar, Earthstar Geographics.

Flood zone

Zone X	Minimal flood hazard

Zones touching the parcel. Source: FEMA National Flood Hazard Layer (effective). Confirm with an elevation certificate or the local floodplain administrator.

Zoning

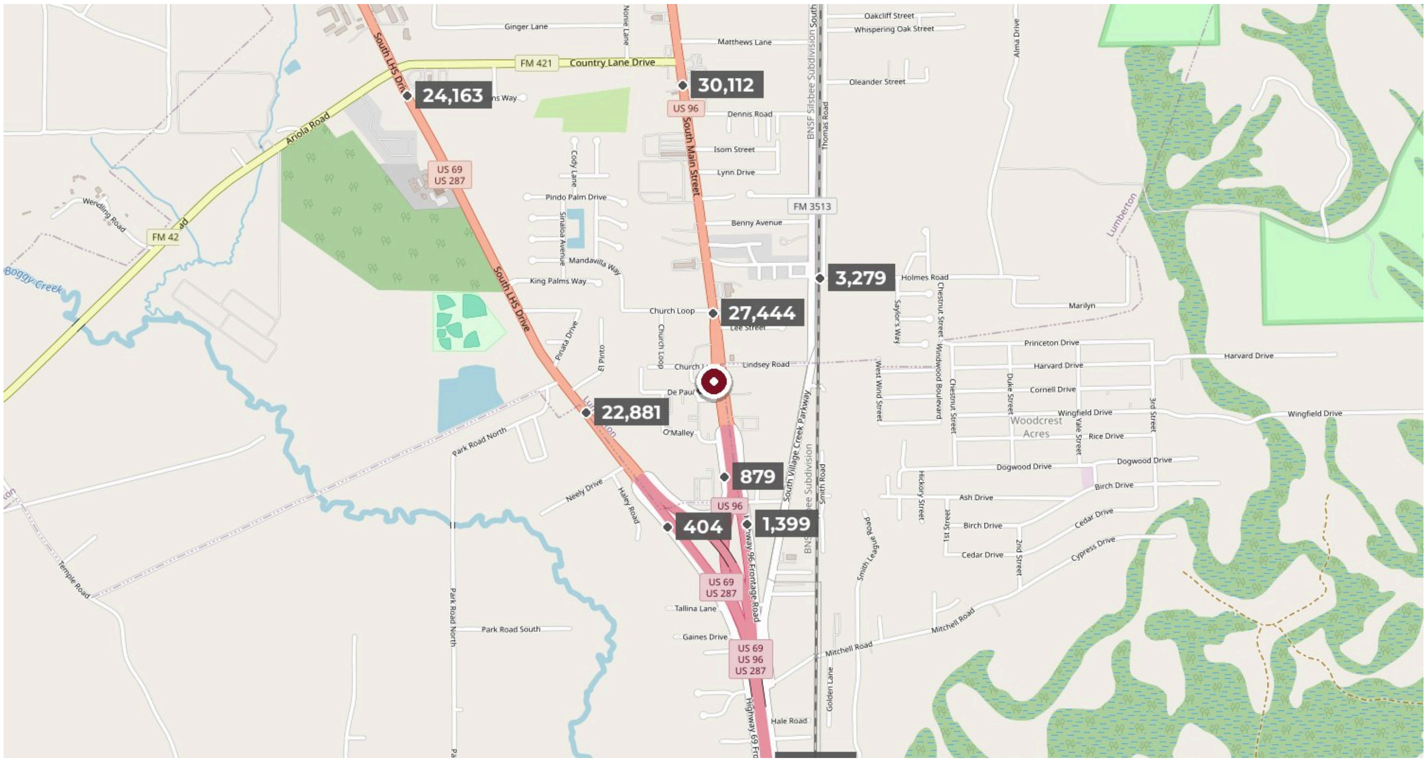
C-2

As stated in the listing. Confirm permitted uses with the city before relying on them.

Site

Traffic count	27,164 vehicles per day
County	Hardin
Coordinates	30.23034, -94.19453

05 Location & traffic



Grey labels: TxDOT annual average daily traffic (vehicles per day) at count stations. Map © OpenStreetMap contributors.

Traffic counts

ROAD	VEHICLES / DAY	YEAR	DISTANCE
US0096	27,444	2025	0.2 mi
US0069	22,881	2025	0.4 mi
HOLMES RD	3,279	2025	0.4 mi
FM3513	5,595	2025	0.5 mi
FM0421	7,348	2025	0.9 mi

Nearest count station on each road within 2.5 miles. Source: Texas Department of Transportation (TxDOT), annual average daily traffic. Listing online: brandrealtycommercial.com/property/retail-office-suite-for-lease-1374-headlee-rd-lumberton/

Nearby national & regional brands

Dollar General 0.5 mi	Waffle House 0.8 mi	Schlotzsky's 1.1 mi	Chicken Express 1.2 mi	Valero 1.2 mi	Exxon 1.2 mi
Wells Fargo 1.3 mi	Brookshire's 1.3 mi	Domino's 1.4 mi	Taco Bell 1.5 mi	Advance Auto Parts 1.6 mi	Papa John's 1.6 mi

Locations © OpenStreetMap contributors (ODbL), straight-line distance within 3 miles. Logos via Wikimedia Commons; trademarks of their owners, shown only to identify nearby businesses. No affiliation implied.

06 Demographics

POPULATION	
1 mi	3,271
3 mi	14,466
5 mi	24,486

HOUSEHOLDS	
1 mi	1,399
3 mi	5,865
5 mi	9,606

MEDIAN HOUSEHOLD INCOME	
1 mi	$73,800
3 mi	$93,200
5 mi	$92,100

AVERAGE HOUSEHOLD INCOME	
1 mi	$110,200
3 mi	$112,500
5 mi	$107,100

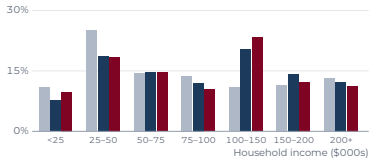
MEDIAN AGE	
1 mi	46.5
3 mi	42.7
5 mi	40.2

DAYTIME POPULATION	
1 mi	2,551
3 mi	11,746
5 mi	18,199

EMPLOYEES (JOBS LOCATED HERE)	
1 mi	790
3 mi	3,918
5 mi	5,106

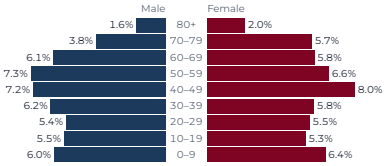
BACHELOR'S DEGREE OR HIGHER	
1 mi	24%
3 mi	24%
5 mi	24%

Household income



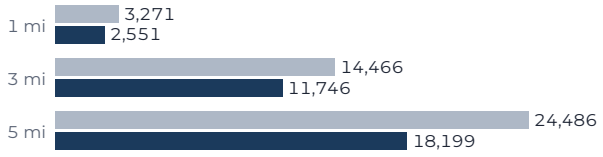
1 mile · 3 miles · 5 miles · Per capita income: $48,600 / $46,400 / $43,000

Age & sex (3-mile ring)



Average household size: 2.34 / 2.47 / 2.55 (1 / 3 / 5 mi)

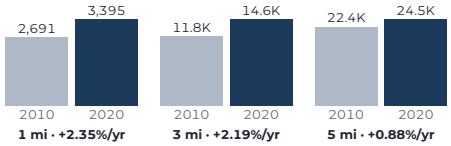
Daytime population vs residents



Residents · Daytime population

Employees per resident (3 mi): 0.27 · Employed residents: 1,510 / 6,637 / 11.4K

Population trend



Census 2010 and 2020 counts; rate = average annual change. Current ACS estimate: 3,271 / 14,466 / 24,486 (1 / 3 / 5 mi).

Source: U.S. Census Bureau, ACS 5-year estimates (2020-2024); 2010 and 2020 Census counts; LEHD LODES workplace jobs (2023). Rings are straight-line radii; figures are estimates. Block-group values are apportioned to rings by their share of 2020 Census block population; medians and *home value/rent are approximations. Daytime population = jobs located in the ring + residents not employed.

LISTING AGENT

Noah W Jorgensen

Commercial Agent

(409) 350-4127

noah@brandrealtyllc.com

TREC Lic. #823489

Brand Realty LLC

TREC Lic. #9006275

1010 Magnolia Trce, Silsbee, TX 77656

(409) 866-7315 · sold@brandrealtyllc.com

Brock Badger, Designated Broker, TREC Lic. #585610

brandrealtycommercial.com

Confidentiality & disclaimer

This offering memorandum was prepared by Brand Realty LLC to help prospective buyers and tenants decide whether to look further at the property. It does not claim to be complete or to contain everything a purchaser may need. Information came from sources believed reliable, including public records (TxGIO StratMap parcels, FEMA, TxDOT, U.S. Census Bureau), but it is not guaranteed. Square footage, acreage, boundaries, flood zones, zoning and traffic counts are approximate. Verify every item independently with your own advisors, surveys and inspections before acting on it. Price, terms and availability may change or be withdrawn without notice. Generated November 2, 2026.

Texas Real Estate Commission notices

Texas law requires all real estate license holders to give prospective buyers, tenants, sellers and landlords the Information About Brokerage Services form. Read it and the Consumer Protection Notice here:

- Information About Brokerage Services: trec.texas.gov/forms/information-about-brokerage-services
- Consumer Protection Notice: trec.texas.gov/sites/default/files/pdf-forms/CN%201-5.pdf

LICENSED BROKER / BROKER FIRM	LICENSE NO.	EMAIL	PHONE
Brand Realty LLC	9006275	sold@brandrealtyllc.com	(409) 866-7315
Brock Badger (designated broker)	585610	sold@brandrealtyllc.com	(409) 866-7315
Noah W Jorgensen (sales agent)	823489	noah@brandrealtyllc.com	(409) 350-4127

