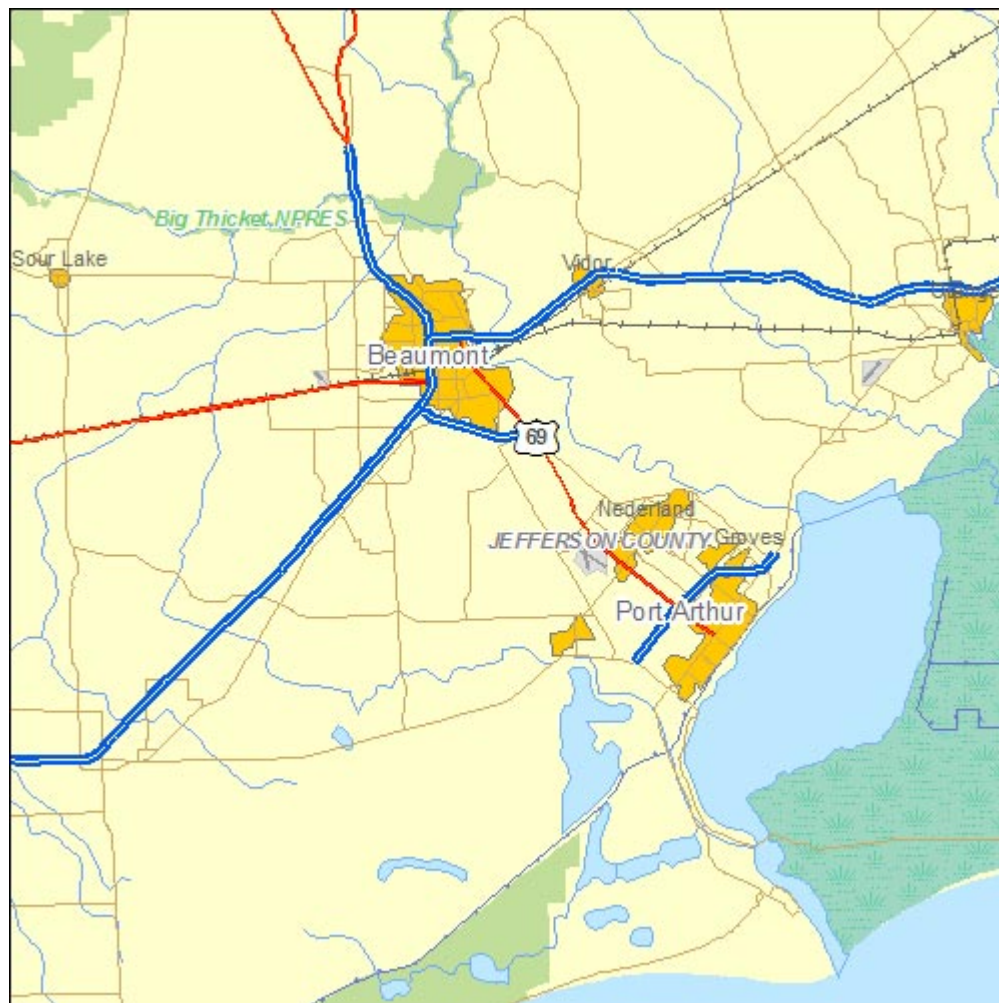


# Real Estate Market Overview 2004

## Beaumont - Port Arthur

The Beaumont-Port Arthur Metropolitan Statistical Area (MSA) has approximately 385,000 residents and is located on the southeast Texas Gulf Coast. The entire Beaumont area was changed on January 10, 1901, when the Lucas well at Spindletop blew in from a depth of 1,020 feet with oil gushing 200 feet into the air. Many MSA inhabitants refer to the area bordered by Beaumont, Orange and Port Arthur as the "Golden Triangle." Area employment relies heavily on petroleum-based industries, timber production and shipping through area ports. The Port of Beaumont is the fifth busiest port in the United States in terms of annual tonnage. More than 15 million people live within a 300-mile radius of Beaumont-Port Arthur.

Quick Facts	
<b>Land Area</b>	2,154.28 square miles
<b>Population Density (2000)</b>	179 people per square mile
<b>Counties</b>	Hardin, Jefferson, Orange
<b>Area Cities and Towns</b>	Beaumont, Bridge City, Buna, China, Deweyville, Evadale, Fannett, Groves, Hamshire, Kountze, Lumberton, Lumberton, Nederland, Nome, Orange, Port Arthur, Port Neches, Saratoga, Silsbee, Sour Lake, Vidor, West Orange



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## Beaumont – Port Arthur Market Overview 2004 Demographics

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### Beaumont-Port Arthur MSA Population

Year	Population	Percent Change
1990	361,218	0.2
1991	366,555	1.5
1992	371,174	1.3
1993	375,979	1.3
1994	377,590	0.4
1995	380,888	0.9
1996	380,417	-0.1
1997	381,675	0.3
1998	382,827	0.3
1999	385,034	0.6
2000	385,090	0.0
2001	383,055	-0.5
2002	382,242	-0.2

Source: U.S. Census Bureau

### County Population Growth

County	1990 Population	2002 Population	Growth 1990 - 2002 (percent)
Hardin	41,320	48,988	18.56
Jefferson	239,389	248,890	3.97
Orange	80,509	84,364	4.79

Source: U.S. Census Bureau

### Area Cities With 10,000 or More Residents

City	2000 Population	Growth 1990-2000 (percent)
Beaumont	113,866	-0.48
Port Arthur	57,755	-1.06
Orange	18,643	-5.62
Nederland	17,422	3.35
Groves	15,733	-5.2
Port Neches	13,601	-0.10
Vidor	11,440	0.48

Source: U.S. Census Bureau

Real Estate Center Market Overview 2005  
 Beaumont – Port Arthur, Texas

**Texas Metropolitan Area Population Change, 1990 - 2002**

<b>Metropolitan Area</b>	<b>1990 Population</b>	<b>2002 Population</b>	<b>Percent Change</b>
McAllen-Edinburg-Mission	383,545	614,474	60.2
Austin-San Marcos	846,227	1,349,291	59.4
Laredo	133,239	207,611	55.8
Dallas	2,676,248	3,743,254	39.9
Brownsville-Harlingen-San Benito	260,120	353,561	35.9
Brazoria County	191,707	257,256	34.2
Houston	3,321,911	4,420,081	33.1
Fort Worth-Arlington	1,361,034	1,802,465	32.4
<b>Texas</b>	<b>16,986,335</b>	<b>21,779,893</b>	<b>28.2</b>
Bryan-College Station	121,862	156,099	28.1
San Antonio	1,324,749	1,660,205	25.3
Killeen-Temple	255,299	319,163	25.0
Galveston-Texas City	217,396	261,219	20.2
Tyler	151,309	181,437	19.9
Sherman-Denison	95,019	113,860	19.8
Amarillo	187,514	222,915	18.9
El Paso	591,610	697,562	17.9
Waco	189,123	217,713	15.1
Victoria	74,361	84,932	14.2
Lubbock	222,636	247,574	11.2
Longview-Marshall	193,801	212,288	9.5
Corpus Christi	349,894	382,188	9.2
Texarkana	120,132	131,027	9.1
Wichita Falls	130,351	138,960	6.6
Odessa-Midland	225,545	239,981	6.4
<b>Beaumont-Port Arthur</b>	<b>361,218</b>	<b>382,242</b>	<b>5.8</b>
Abilene	119,655	125,647	5.0
San Angelo	98,458	103,018	4.6

Source: U.S. Census Bureau

**Beaumont-Port Arthur MSA Projected Population**

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	393,691	-
2010	402,670	422,997
2015	411,806	-
2020	421,070	445,201

Sources: Texas State Data Center and Texas Water Development Board

**Household Composition**

	Beaumont-Port Arthur MSA	Texas
Average household size (2000)	2.59	2.74
Population younger than 18 (2000, in percent)	26.5	28.2
Population 65 and older (2000, in percent)	13.2	9.9

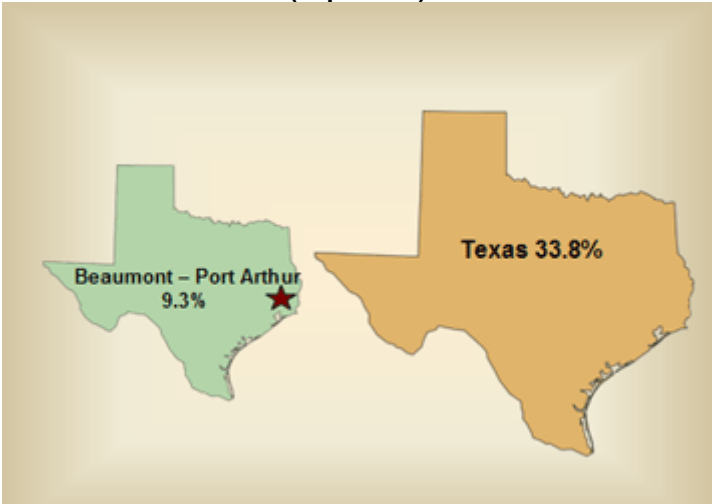
Source: U.S. Census Bureau

**Distribution by Race and Hispanic or Latino Origin  
 (in percent)**

	Beaumont-Port Arthur MSA		Texas	
	1990	2000	1990	2000
White	70.6	68.2	60.8	71.0
Black	23.3	24.8	11.7	11.5
Asian	1.6	2.1	0.3	2.7
American Indian	0.3	0.4	1.8	0.6
Other	0.0	3.1	0.1	11.7
Two or more races*	-	1.4	-	2.5
Hispanic (of any race)	4.1	8.0	25.3	32.0

For the 2000 Census, the Census Bureau changed the "race" options, allowing people to report their race as "other" or as two or more races.  
 Source: U.S. Census Bureau

**Projected Population Growth, 2000-2020  
(in percent)**



Source: Texas State Data Center (Scenario 0.5)

## Beaumont – Port Arthur Market Overview 2004

### Education

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**Educational Level, Persons Age 25 and Older  
2000 (in percent)**

Level of Education	Beaumont- Port Arthur MSA	Texas
High school graduate	38.3	26.3
Some college, no degree	21.5	21.7
Associate's degree	7.3	5.2
Bachelor's degree	11.0	16.1
Graduate or professional degree	4.8	7.4

Source: U.S. Census Bureau, 2000 Census

**Local College and University Enrollment**

School	Fall 2002	Spring 2003	Fall 2003
Lamar State College	2,406	3,116	2,978
Lamar University	9,802	9,289	10,384

Sources: Educational institutions

## Beaumont – Port Arthur Market Overview 2004 Employment

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### Top Ten Employers

Employer	Sector	Employees
ExxonMobil Oil Corporation	Petrochemical manufacturing	2,500
Beaumont Independent School District	Education	2,300
Christus St. Elizabeth Hospital	Health care	2,300
E. I. Dupont Nemours	Petrochemical manufacturing	2,000
U.S. Postal Encoding Center	Encoding Center	1,363
Memorial Hermann Baptist Hospital	Hospital	1,302
County of Jefferson	County government	1,212
Lamar University	University	1,100
Huntsman Corporation	Petrochemical manufacturing	1,040
ENGlobal	Engineering services	1,010

Source: Beaumont Chamber of Commerce Dec-2003

### Top Ten Private Employers

Employer	Sector	Employees
ExxonMobil Oil Corporation	Petrochemical manufacturing	2,500
Christus St. Elizabeth Hospital	Health care	2,300
E. I. Dupont Nemours	Petrochemical manufacturing	2,000
Memorial Hermann Baptist Hospital	Hospital	1,302
Huntsman Corporation	Petrochemical manufacturing	1,040
ENGlobal	Engineering services	1,010
Westvaco	Paper mill	950
Motiva Enterprises	Oil refinery	900
West Teleservices Corp.	Call center	900
Premcor Refinery	Oil refinery	798

Source: Beaumont Chamber of Commerce Dec-2003

**Employment Growth by Industry - 2003**

	<b>Beaumont- Port Arthur MSA</b>	<b>Texas</b>
Employment growth (percent)	-0.3	-0.5
Unemployment rate (percent)	9.5	6.8
New jobs	-400	-49,800
<b>Employment growth by sector (percent)</b>		
Manufacturing	-2.9	-5.0
Construction	0	-3.0
Natural Resources and Mining	0	0.6
Trade, Transportation and Utilities	-1	-1.8
Information	0	-5.8
Financial Activities	3.3	0.9
Professional and Business Services	-3.9	-1.1
Educational and Health Services	1.3	3.3
Leisure and Hospitality	3.8	1.2
Government	-0.4	1.3
Total Nonfarm	-0.3	-0.5

Source: Texas Workforce Commission and U.S. Bureau of Labor Statistics

Real Estate Center Market Overview 2005  
 Beaumont – Port Arthur, Texas

**Texas Metropolitan Area Employment Change, 1990 - 2003**

<b>Metropolitan Area</b>	<b>1990 Employment</b>	<b>2003 Employment</b>	<b>Percent Change</b>
Austin-San Marcos	454,618	746,750	64.3
Laredo	48,766	77,065	58.0
McAllen-Edinburg-Mission	128,560	197,870	53.9
Brownsville-Harlingen-San Benito	90,866	131,457	44.7
Bryan-College Station	58,292	82,368	41.3
San Antonio	587,550	796,235	35.5
Killeen-Temple	87,724	117,801	34.3
Tyler	70,970	93,561	31.8
Dallas	1,467,668	1,916,607	30.6
<b>Texas</b>	<b>8,071,312</b>	<b>10,284,203</b>	<b>27.4</b>
Fort Worth-Arlington	721,875	915,919	26.9
Houston	1,720,152	2,180,719	26.8
Victoria	34,648	43,652	26.0
Amarillo	92,967	113,051	21.6
El Paso	229,358	274,926	19.9
Lubbock	107,823	128,854	19.5
Waco	86,347	102,310	18.5
Longview-Marshall	86,048	100,952	17.3
Odessa-Midland	104,401	120,374	15.3
Corpus Christi	150,142	172,705	15.0
San Angelo	43,587	49,798	14.2
Brazoria County	93,552	105,320	12.6
Abilene	52,389	58,513	11.7
Sherman-Denison	43,804	48,866	11.6
Wichita Falls	56,897	62,812	10.4
Galveston-Texas City	105,423	114,327	8.4
Texarkana	51,575	55,658	7.9
<b>Beaumont-Port Arthur</b>	<b>157,435</b>	<b>167,915</b>	<b>6.7</b>

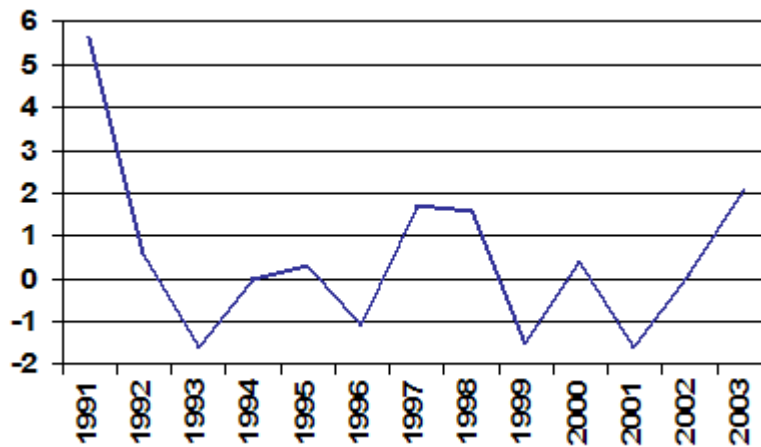
Source: U.S. Bureau of Labor Statistics and The Real Estate Center

**Beaumont-Port Arthur MSA Employment**

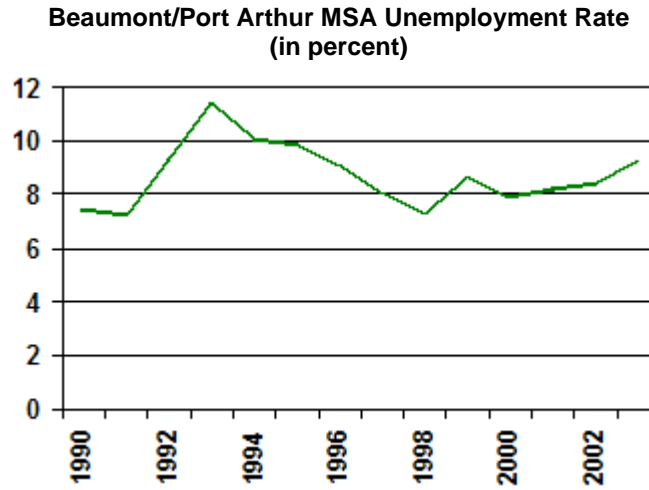
Year	Employment	Percent Change
1990	157,435	-
1991	166,250	5.6
1992	167,282	0.6
1993	164,630	-1.6
1994	164,588	0.0
1995	165,122	0.3
1996	163,225	-1.1
1997	166,066	1.7
1998	168,760	1.6
1999	166,266	-1.5
2000	166,900	0.4
2001	164,281	-1.6
2002	164,441	0.1
2003	167,915	2.1

Source: U.S. Bureau of Labor Statistics

**Annual Percent Change in Beaumont/Port Arthur MSA Employment**



Source: U.S. Bureau of Labor Statistics



Source: U.S. Bureau of Labor Statistics

## Beaumont – Port Arthur Market Overview 2004 Economy

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**Beaumont-Port Arthur MSA Gross Retail Sales**

Year	Total Sales	Sales per Capita
1990	\$2,541,743,588	\$7,036
1991	2,588,853,701	7,084
1992	2,660,982,292	7,210
1993	2,688,641,919	7,212
1994	2,902,732,295	7,771
1995	3,089,902,640	8,242
1996	3,154,717,442	8,438
1997	3,211,314,126	8,573
1998	3,363,213,935	9,013
1999	3,584,746,460	9,527
2000	3,763,249,502	9,772
2001	3,841,220,421	10,031
2002	3,867,132,007	10,117
State Average 2002: \$12,143		

Source: Texas Comptroller's Office

## Beaumont – Port Arthur Market Overview 2004 Infrastructure

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Beaumont-Port Arthur Airline Activity

Southeast Texas Regional Airport	1998	1999	2000	2001	2002	2003
Enplaned (int'l & national)	113,339	99,343	89,513	73,989	58,616	42,476
Deplaned (int'l & national)	-	-	-	-	55,110	41,894
Total (int'l & national)	-	-	-	-	113,726	84,370

Source: Southeast Texas Regional Airport

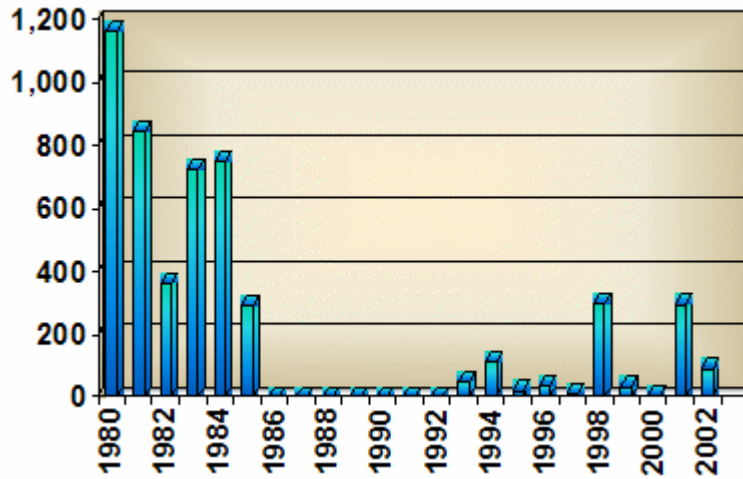
## Beaumont – Port Arthur Market Overview 2004 Multifamily

**Beaumont-Port Arthur Apartment Statistics 2003**

	Beaumont- Port Arthur	Texas Metro Average
Average rent per square foot	\$0.61	\$0.79
Average rent for units built since 2000	\$0.65	\$0.91
Average occupancy (percent)	93.5	92.1
Average occupancy for units built since 2000 (percent)	94.7	90.8

Source: Apartment MarketData Research Jan-2004

**Beaumont/Port Arthur MSA Multifamily Building Permits  
 (5+ Family Bldg. Permits in units)**



Source: U.S. Census Bureau

## Beaumont – Port Arthur Market Overview 2004 Housing

### Housing Affordability - Fourth Quarter 2003

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Beaumont	55	1.08	0.87
Port Arthur	68	1.59	1.27
Texas MLS Total	54	1.06	0.92
U.S. Total	55	1.06	0.77

The THAI is the ratio of median household income to the income required to buy the median priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

### Price Distribution of MLS Homes Sold, Beaumont, 2003 (in percent)

Price Range	1998	1999	2000	2001	2002	2003
\$29,999 or less	7.5	7.9	6.5	6.5	8.6	7.7
30,000 - 39,999	6.0	6.1	5.3	4.1	4.6	3.7
40,000 - 49,999	8.9	7.2	5.0	5.0	4.7	5.2
50,000 - 59,999	10.0	9.3	7.9	7.1	6.5	6.1
60,000 - 69,999	9.7	9.7	10.6	10.1	9.4	7.3
70,000 - 79,999	9.1	9.1	9.4	9.5	8.9	8.3
80,000 - 89,999	10.6	8.9	9.5	10.1	7.0	8.1
90,000 - 99,999	6.9	8.0	7.0	6.8	7.1	7.5
100,000 - 119,999	9.2	11.0	10.1	10.6	10.8	10.7
120,000 - 139,999	6.4	6.1	8.5	8.7	9.1	8.5
140,000 - 159,999	4.5	5.9	6.0	6.2	6.6	7.2
160,000 - 179,999	3.0	3.5	3.1	3.8	4.6	4.8
180,000 - 199,999	1.8	1.8	3.1	2.3	2.8	3.1
200,000 - 249,999	3.2	2.8	3.8	4.4	3.8	4.7
250,000 - 299,999	1.9	1.1	2.0	2.4	2.5	3.3
300,000 - 399,999	0.8	1.2	1.1	1.2	1.9	1.7
400,000 - 499,999	0.4	0.2	0.9	0.8	0.6	0.8
500,000 and more	0.2	0.3	0.3	0.4	0.5	1.1

Source: Real Estate Center at Texas A&M University

**Price Distribution of MLS Homes Sold, Port Arthur, 2003  
 (in percent)**

Price Range	1998	1999	2000	2001	2002	2003
\$29,999 or less	17.8	13.5	12.2	12.6	13.0	14.3
30,000 - 39,999	11.2	10.2	8.3	5.4	7.8	5.4
40,000 - 49,999	12.5	13.5	10.6	10.5	8.8	6.5
50,000 - 59,999	10.9	10.8	12.3	9.3	11.4	8.6
60,000 - 69,999	9.5	10.7	13.5	12.9	10.5	11.4
70,000 - 79,999	7.4	7.4	9.0	7.6	9.2	9.9
80,000 - 89,999	6.3	7.2	5.7	7.9	7.4	6.8
90,000 - 99,999	4.6	6.3	3.5	4.5	4.6	6.1
100,000 - 119,999	7.4	7.4	8.9	8.5	7.8	9.5
120,000 - 139,999	5.0	5.0	5.7	7.8	6.7	7.1
140,000 - 159,999	3.3	4.2	3.9	4.1	4.1	3.3
160,000 - 179,999	1.9	1.4	2.5	3.2	2.4	4.5
180,000 - 199,999	0.6	0.5	1.2	1.8	1.8	2.6
200,000 - 249,999	0.9	1.2	1.7	2.8	2.6	1.8
250,000 - 299,999	0.6	0.5	0.9	0.6	1.4	1.5
300,000 - 399,999	0.1	0.3	0.1	0.1	0.4	0.5
400,000 - 499,999	0.1	0.0	0.1	0.1	0.0	0.1
500,000 and more	0.0	0.2	0.0	0.0	0.0	0.1

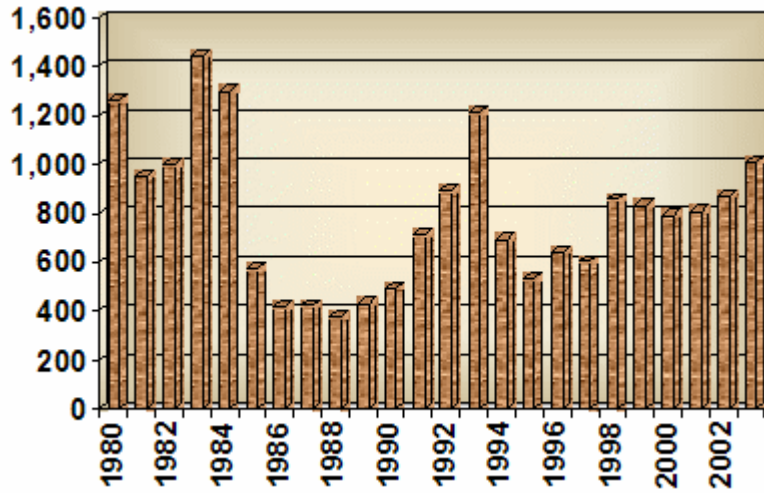
Source: Real Estate Center at Texas A&M University

**Tax Rates, 2003**

	Beaumont Taxing Entity	Port Arthur Taxing Entity	Orange Taxing Entity
City	\$0.67	\$0.78	\$0.85
School District	1.54	1.50	1.585
County	0.37	0.37	0.54
<b>Total</b>	<b>\$2.58</b>	<b>\$2.64</b>	<b>\$2.97</b>

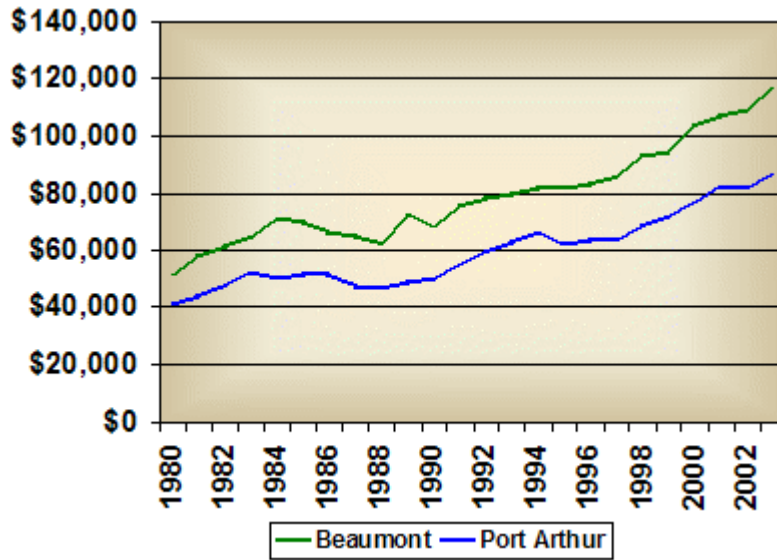
Source: Jefferson and Orange County Appraisal District

**Beaumont/Port Arthur MSA Single-family Building Permits  
 (in units)**



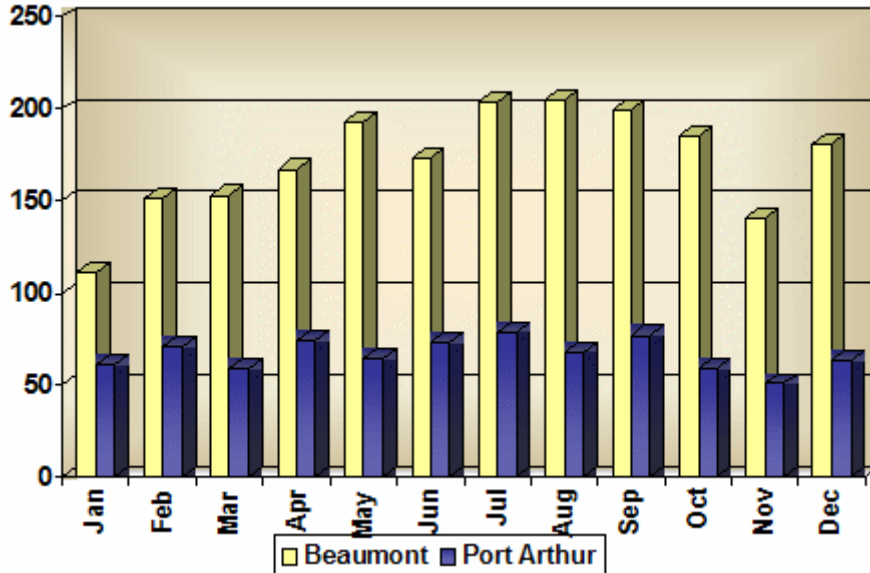
Source: U.S. Census Bureau

**Average Sales Price of Single-family Home, Beaumont/Port Arthur Area**



Source: Real Estate Center at Texas A&M University

**Single-family Home Sales Volume, Beaumont/Port Arthur Area  
(Number of Units)**



Source: Real Estate Center at Texas A&M University

Beaumont-Port Arthur Market Overview 2004  
Retail (none)

## Beaumont – Port Arthur Market Overview 2004 Hotel

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### Hotel\* Occupancy and Rental Rates

	Beaumont- Port Arthur	Texas
<b>2000</b>		
Rooms (000)	4.0	296.8
Average daily rental rate	\$51.34	\$71.56
Occupancy rate (percent)	54.9	59.3
<b>2001</b>		
Rooms (000)	4.1	307.1
Average daily rental rate	\$50.63	\$70.27
Occupancy rate (percent)	53.6	57.3
<b>2002</b>		
Rooms (000)	4.2	314.3
Average daily rental rate	\$51.45	\$70.11
Occupancy rate (percent)	53.4	55.4
<b>2003</b>		
Rooms (000)	4.3	320.8
Average daily rental rate	\$50.54	\$68.78
Occupancy rate (percent)	52.0	54.3

Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

\*Only properties exceeding \$16,600 in the current quarter are included; those units below \$16,600 only result in 1.5% of the total state revenues, and have been excluded from this database.



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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