

PINDO POINTE

OFFERING MEMORANDUM



Marcus & Millichap
MYERS MULTIFAMILY
GROUP

Confidentiality & Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved.

MARKETING MATERIALS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap

EXCLUSIVELY LISTED BY

MYERS MULTIFAMILY GROUP

KENT MYERS

Senior Managing Director Investments

kent.myers@marcusmillichap.com

D: 512.338.7853

License: TX: 561047

NICO BIANCHI

Senior Associate

Direct: (512) 338-7864

nico.bianchi@marcusmillichap.com

License: TX 693222

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR
MORE DETAILS.

ACTIVITY ID: ZAG0160080

Marcus & Millichap
MYERS MULTIFAMILY
GROUP

Table of contents



07 EXECUTIVE SUMMARY

11 PROPERTY OVERVIEW

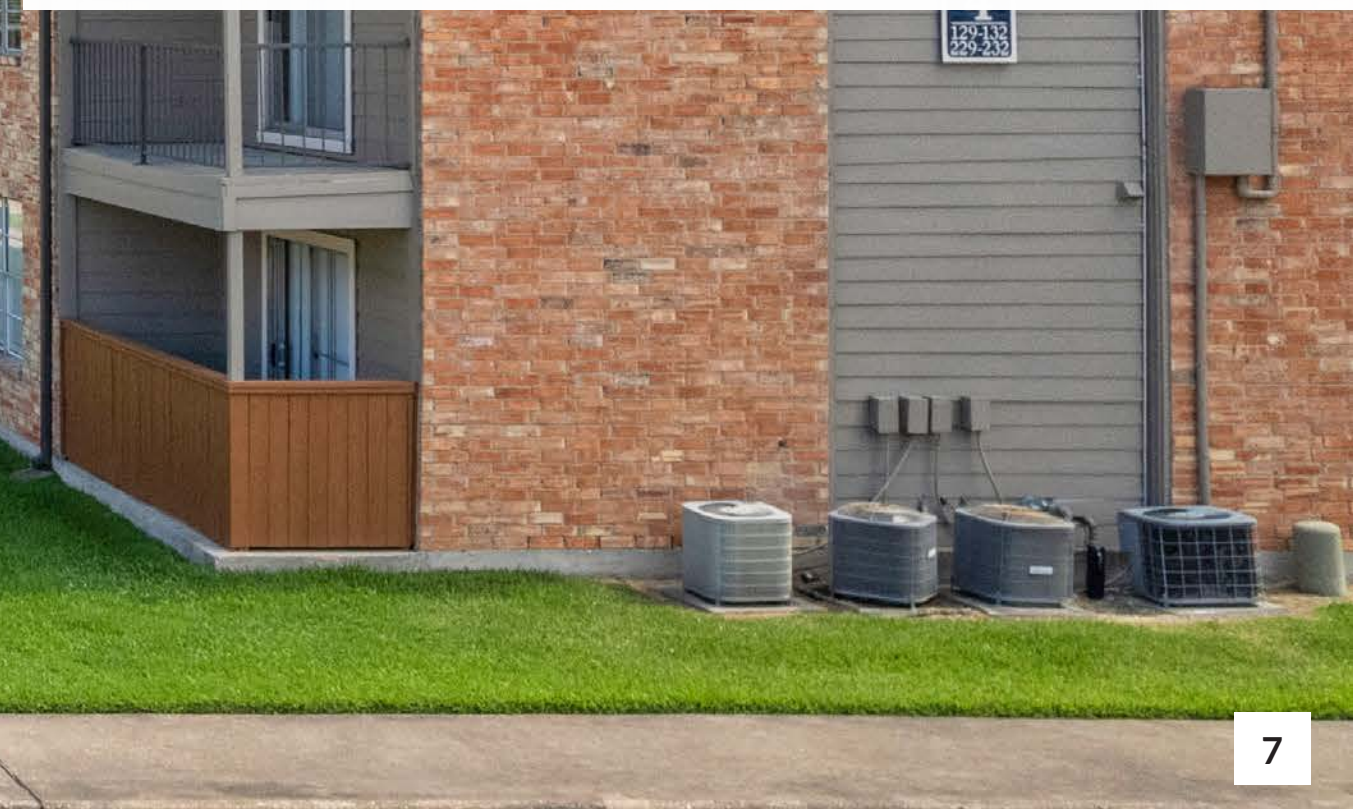
21 RENT COMPARABLES

31 FINANCIAL ANALYSIS

37 MARKET OVERVIEW



Executive Summary





7390 PINDO CIRCLE, BEAUMONT, TX 77708

Pindo Pointe is a premier apartment community located in the heart of Beaumont, Texas. Built in 1978, this thoughtfully designed complex comprises 164 well-appointed residential units housed within 14, two story buildings. The property offers a diverse range of spacious floorplans to cater to varying lifestyle needs, ranging from a 623 -square-foot one-bedroom/one-bathroom units to a 1,072-square-foot three-bedroom/two-bathroom unit.

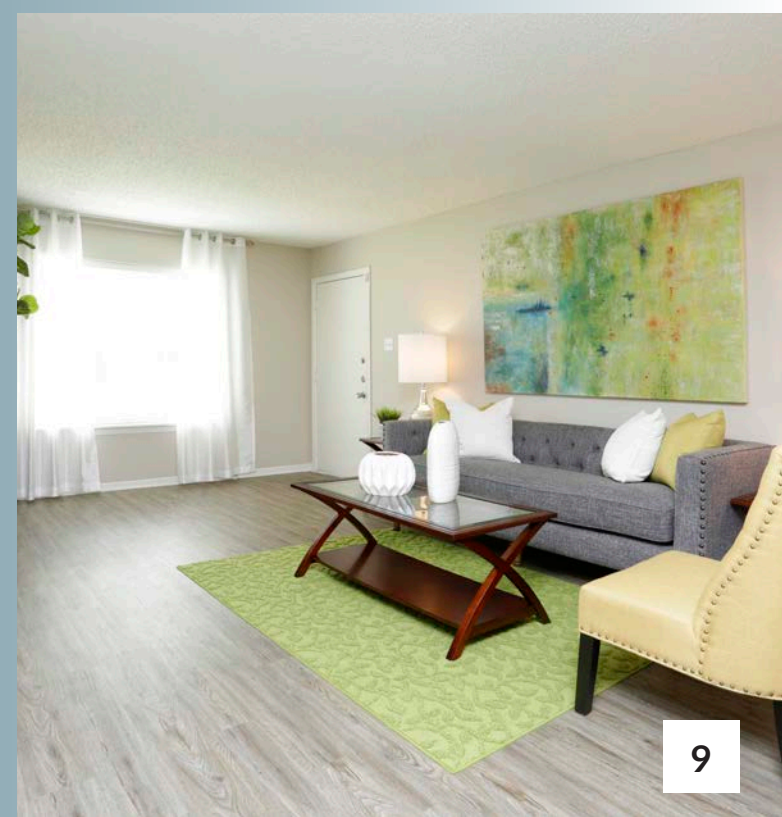
Pindo Pointe is distinguished by its commitment to both comfort and convenience. Residents enjoy generous living spaces with hardwood floors, and abundant natural light, complemented by beautifully landscaped green courtyards that enhance the tranquil atmosphere of the community. The complex also provides modern amenities such as high-speed internet access, on-site parking, and courtyards with picnic areas.

Strategically located, the complex offers convenient access to key local amenities, including: shopping centers, dining options, and major transportation routes, ensuring that residents are never far from the essentials.

Pindo Pointe is dedicated to providing a high-quality living experience with a focus on comfort, convenience, and a strong sense of community, making it the ideal place to call home for individuals and families alike.

INVESTMENT HIGHLIGHTS

- Strategic Location between Houston and Lake Charles, LA
- Close Proximity to Major Employers in the Golden Triangle, such as ExxonMobil and Chevron
- Beaumont is home to the Port of Beaumont, as well as a four-year college in Lamar University
- Well kept property with ample physical upside through unit renovations



164

TOTAL UNITS

93%

CURRENT
OCCUPANCY

1978

YEAR BUILT

8.36

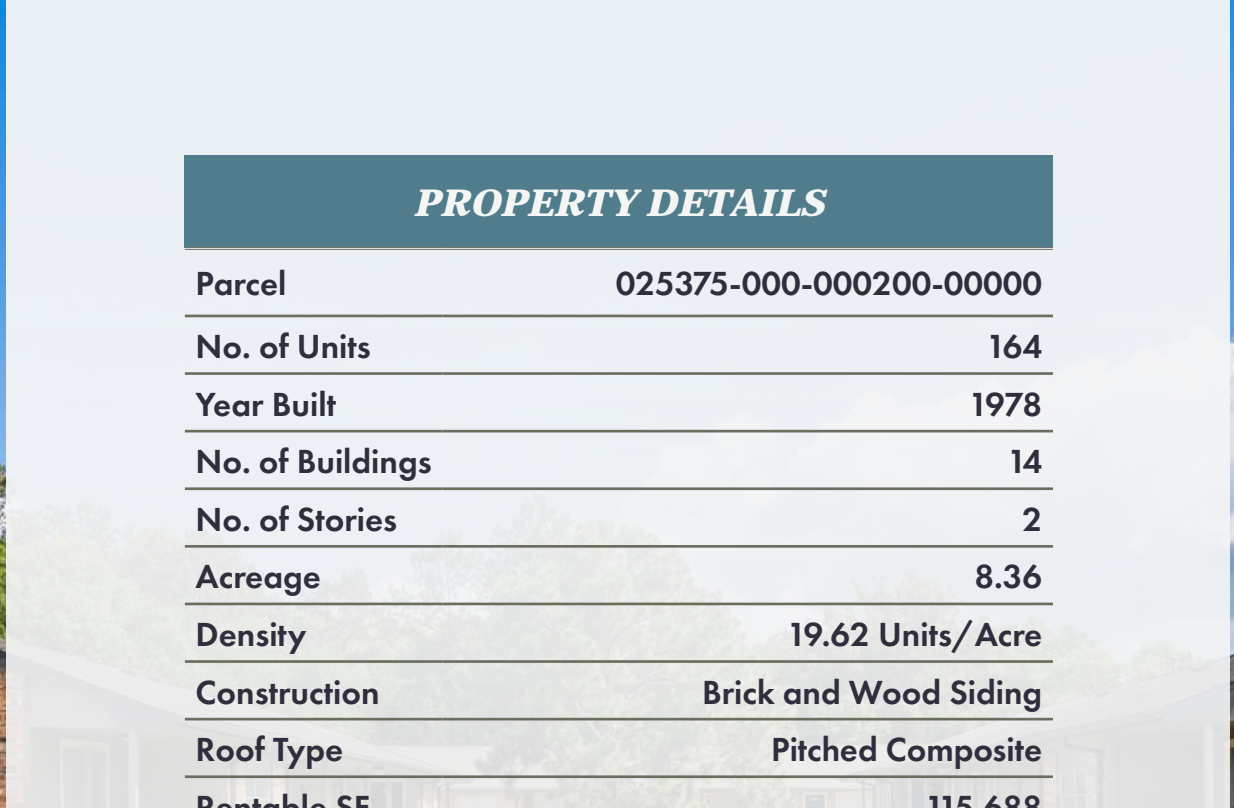
ACREAGE

705

AVG. UNIT SF



Property Overview

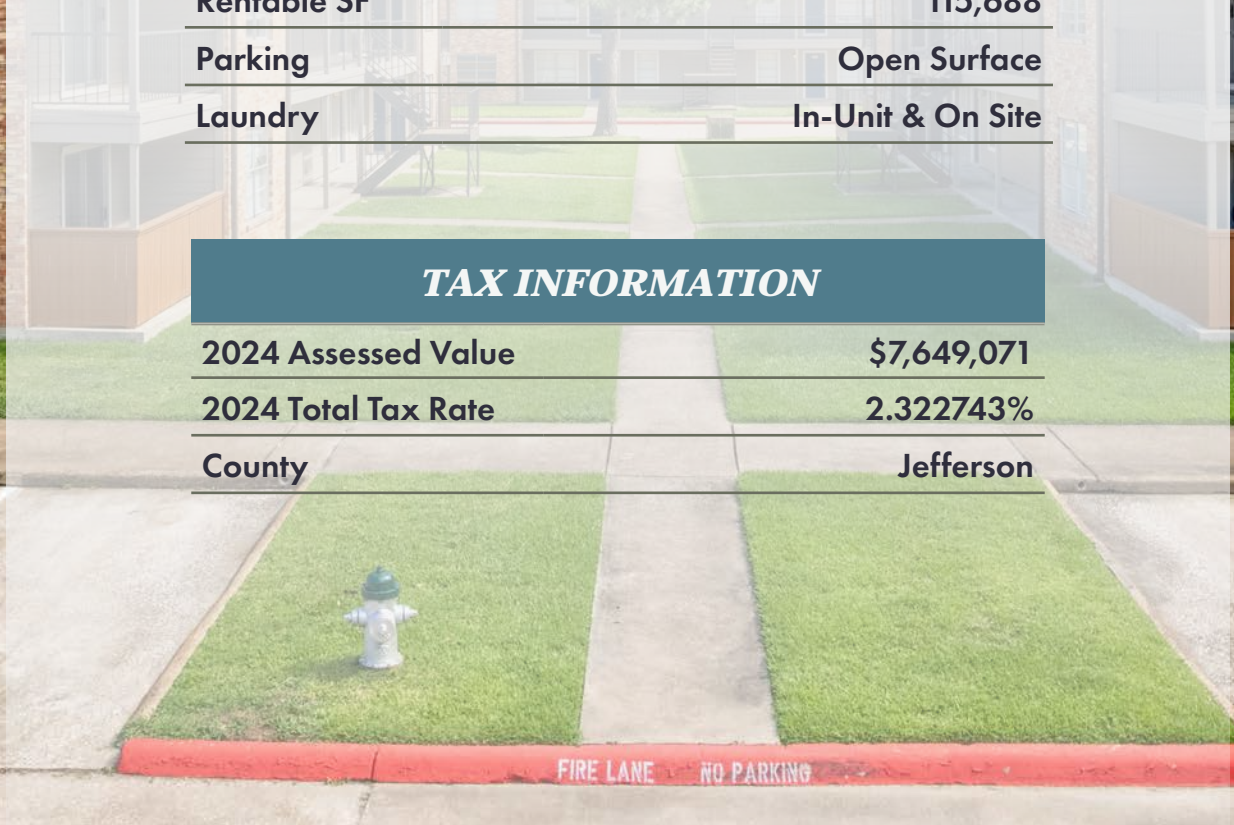
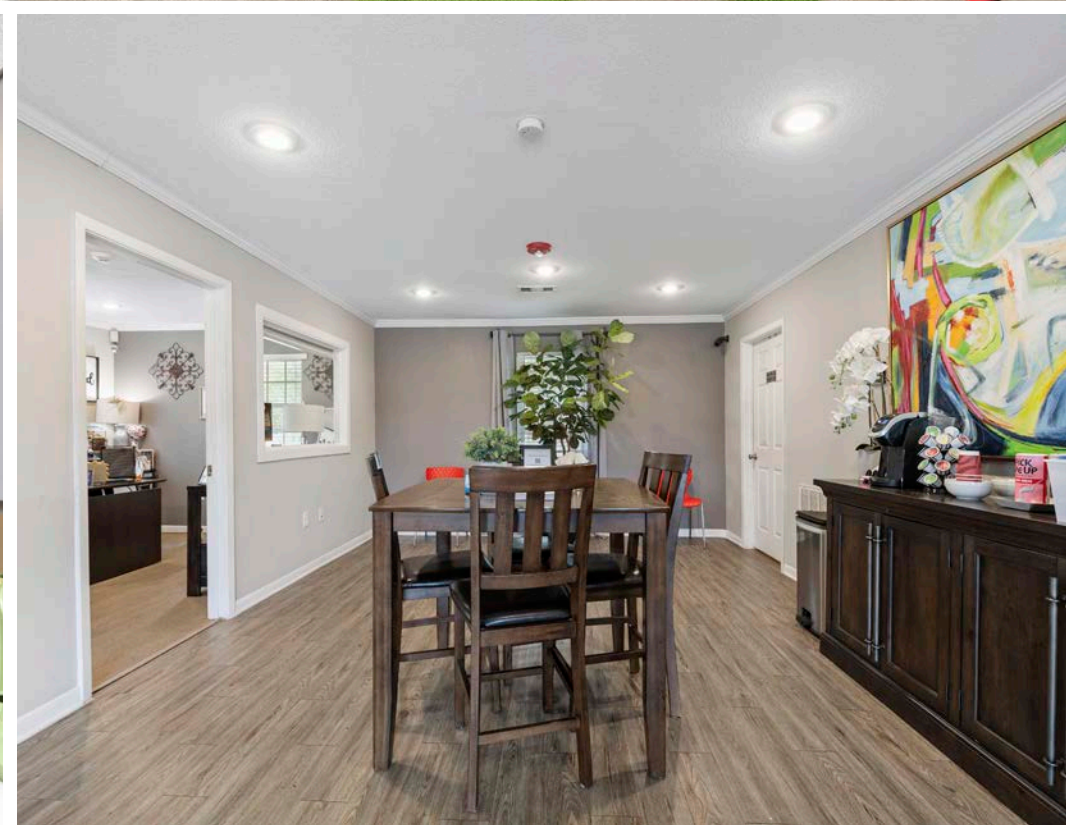
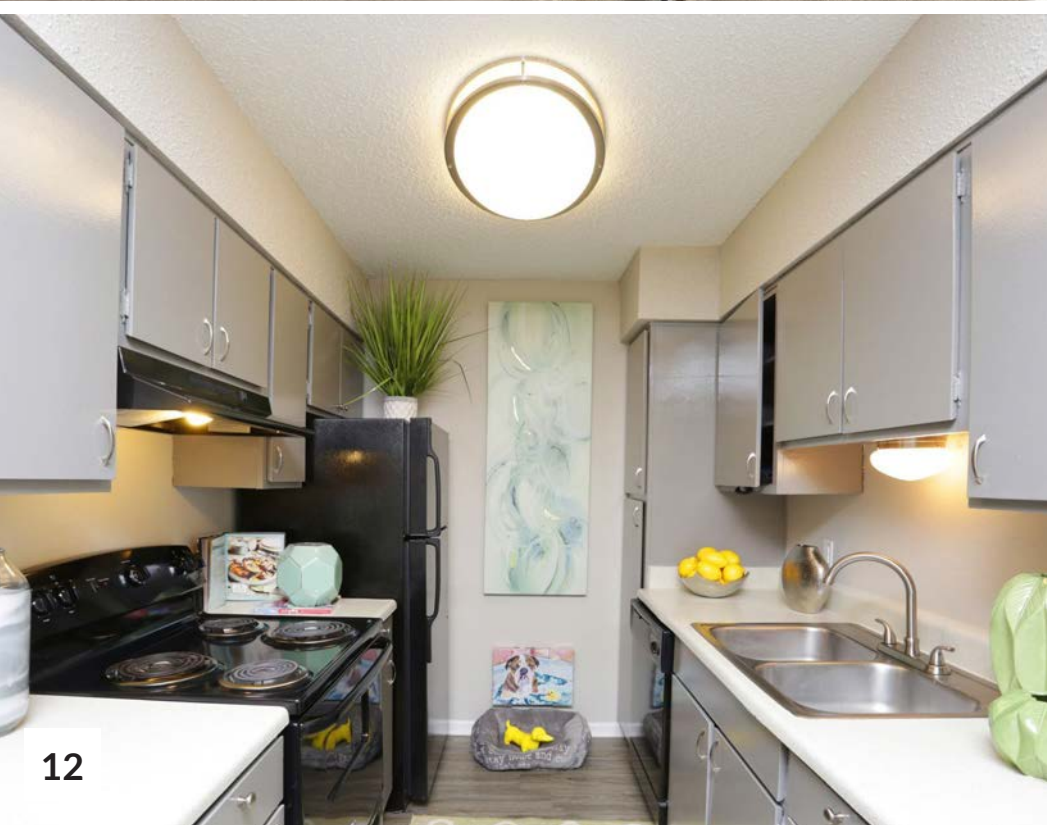


PROPERTY DETAILS

Parcel	025375-000-000200-00000
No. of Units	164
Year Built	1978
No. of Buildings	14
No. of Stories	2
Acreage	8.36
Density	19.62 Units/Acre
Construction	Brick and Wood Siding
Roof Type	Pitched Composite
Rentable SF	115,688
Parking	Open Surface
Laundry	In-Unit & On Site

TAX INFORMATION

2024 Assessed Value	\$7,649,071
2024 Total Tax Rate	2.322743%
County	Jefferson

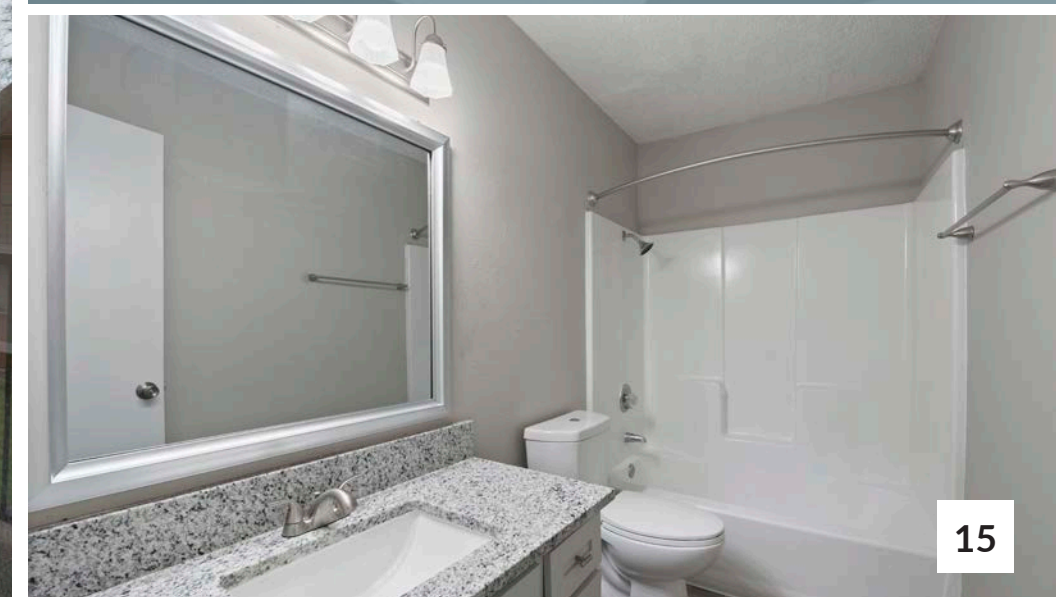
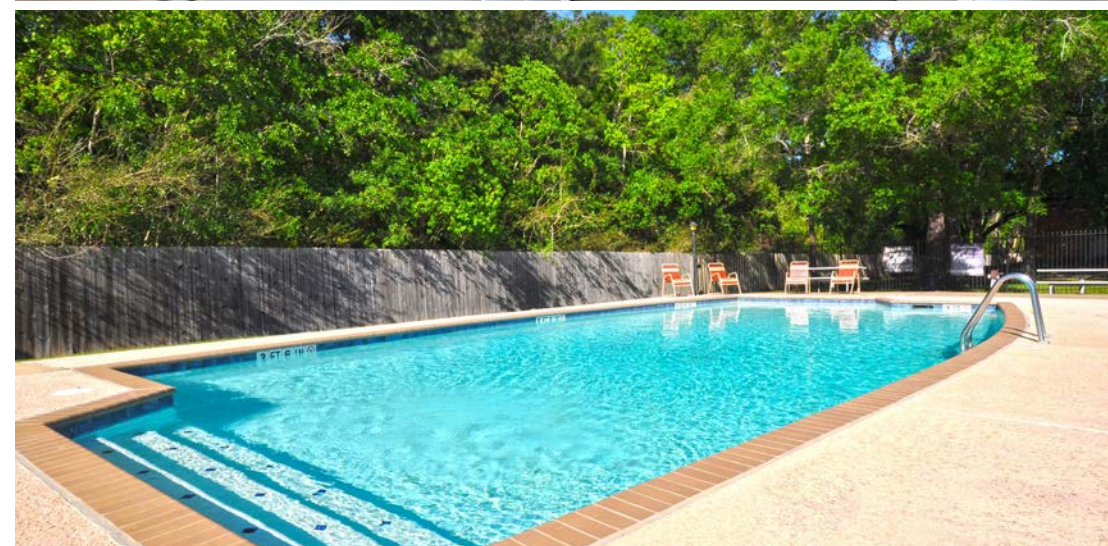


COMMUNITY AMENITIES

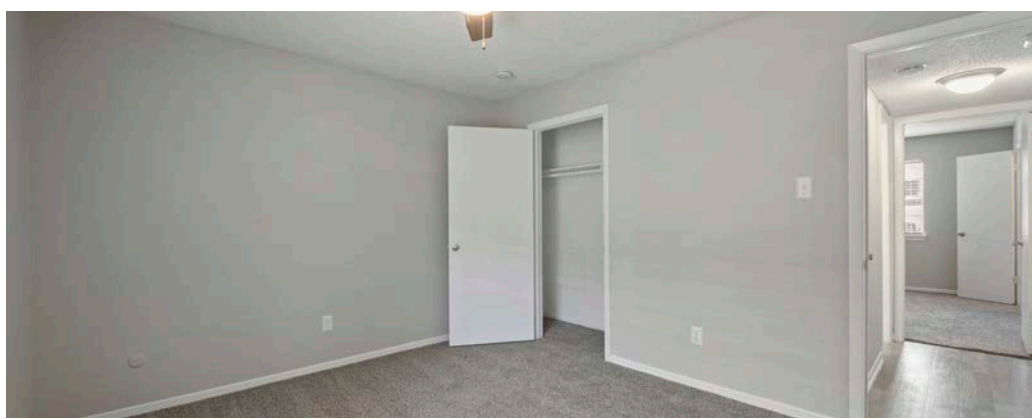
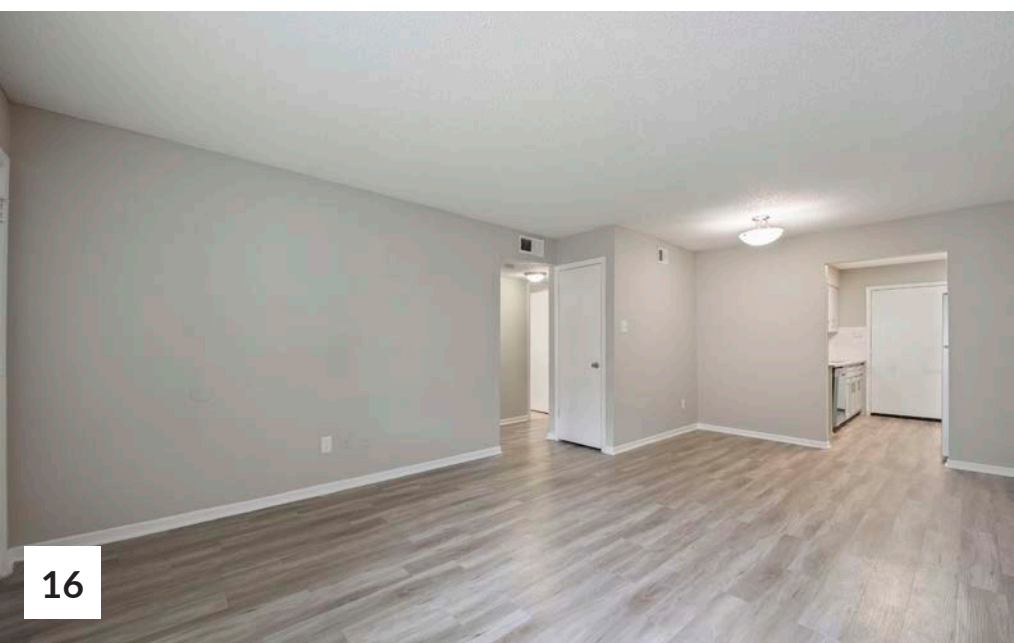
- Laundry Facilities*
- Property Manager on Site*
- Concierge*
- 24-Hour Access*
- Walk-Up Units*
- Fenced Patios*
- Grass Courtyards*
- Picnic Area*
- Swimming Pool*
- High-Speed Internet*



- # UNIT AMENITIES
- Washer/Dryer Hookup*
 - Air Conditioning*
 - Smoke Free*
 - Tub/Shower*
 - Dishwasher*
 - Granite Countertops**
 - Stainless Steel Appliances**
 - Luxury Vinyl Tile Flooring**
 - Ceiling Fans*
 - Large Patio/Balconies*
**in renovated units*

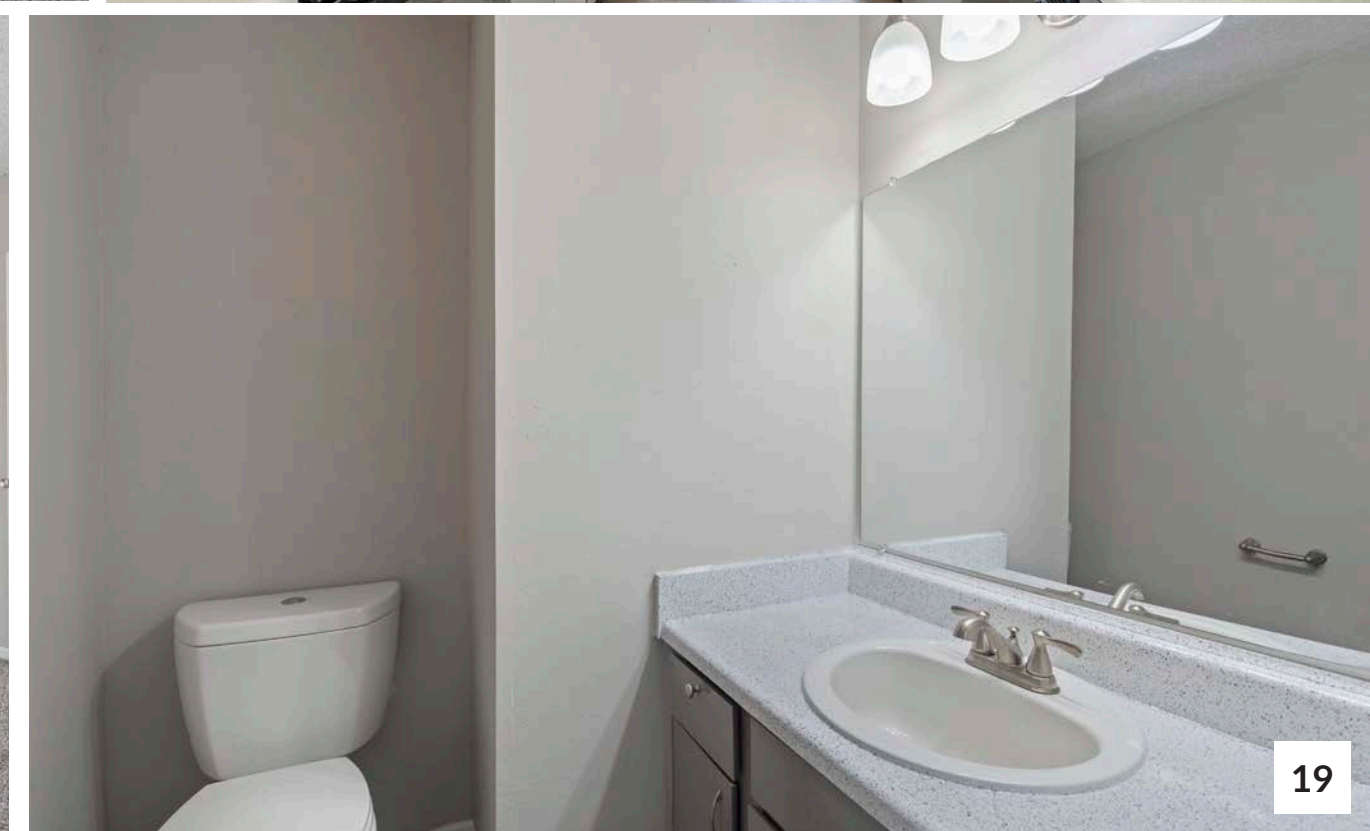
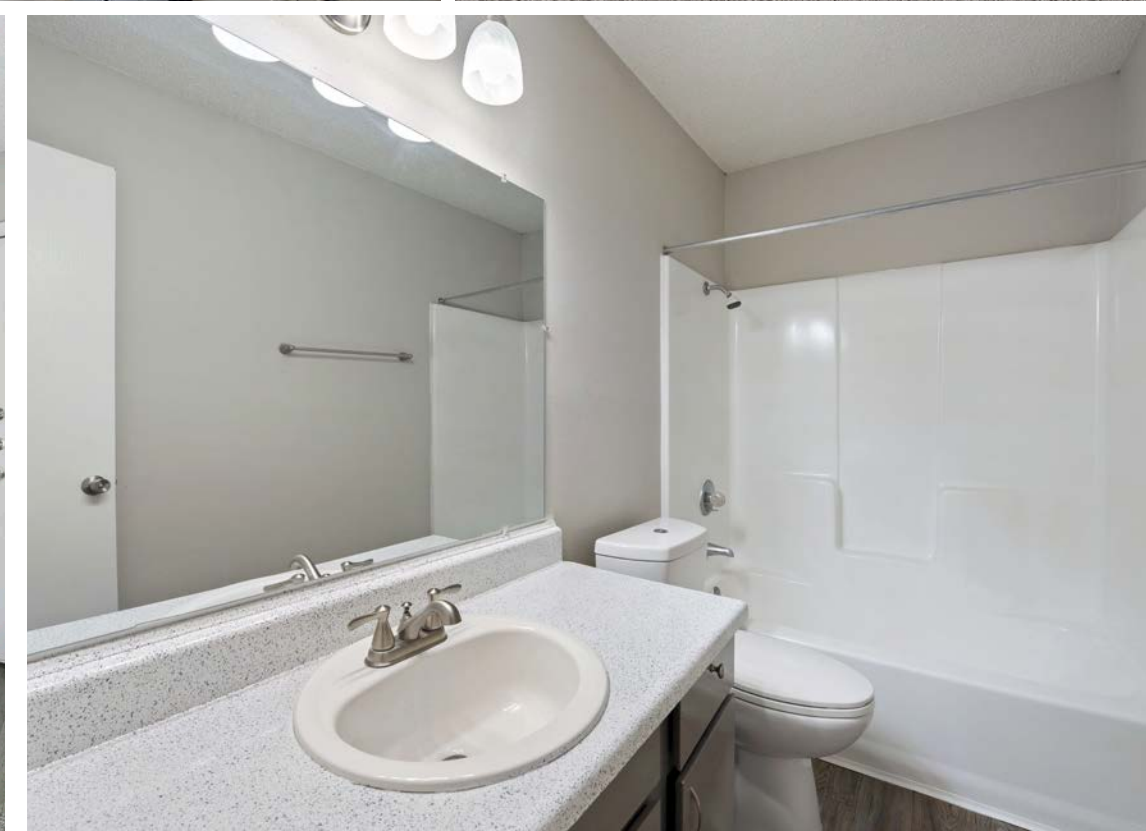
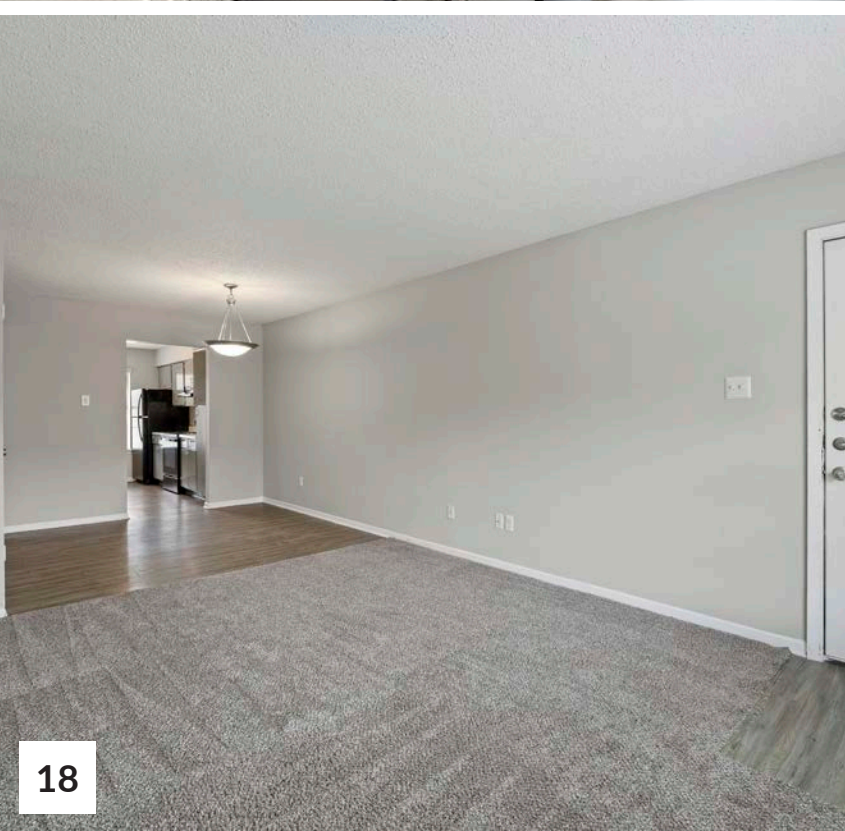


RENOVATED UNITS



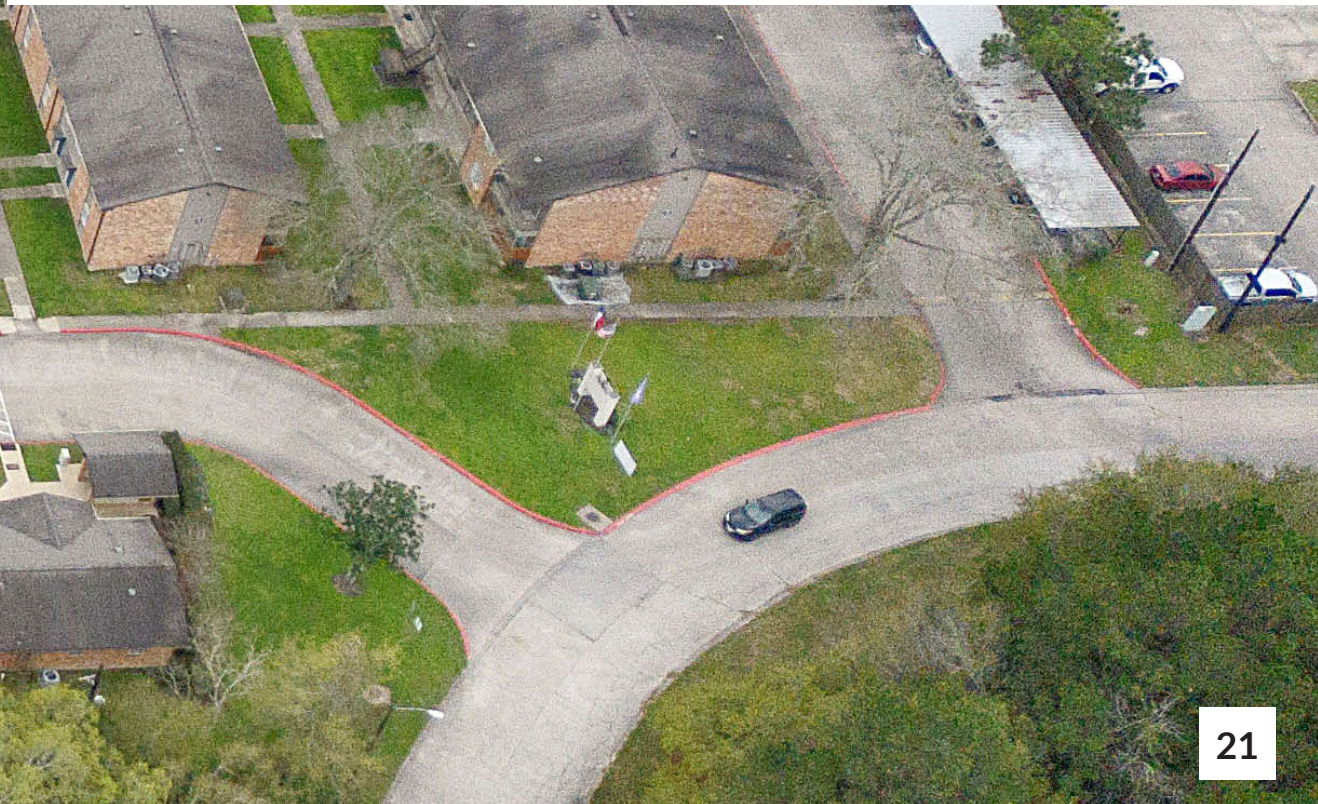


CLASSIC UNITS

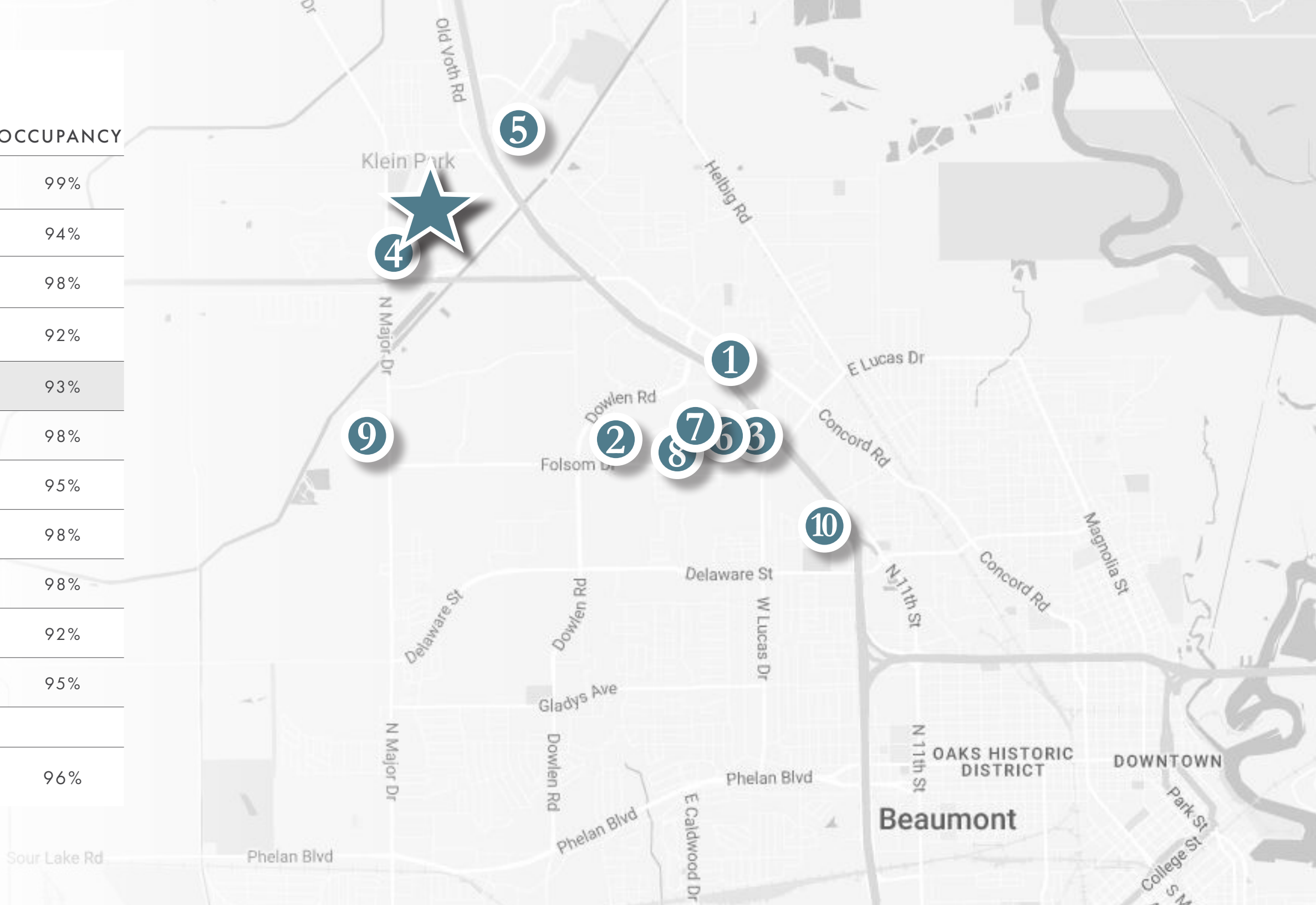




Rent Comparables



PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
				RENT	RENT/SF	RENT	RENT/SF	
1 CONCORD MANOR	1976	68	530	\$768	\$1.45	\$768	\$1.45	99%
2 REGENCY PLACE	1984	152	784	\$1,095	\$1.40	\$1,095	\$1.40	94%
3 TRAILS ON TREADWAY	1985	112	858	\$1,195	\$1.39	\$1,134	\$1.32	98%
4 PINEDALE	1988	116	585	\$792	\$1.35	\$792	\$1.35	92%
★ PINDO POINTE	1978/1997	164	705	\$942	\$1.34	\$840	\$1.19	93%
5 CREEKWOOD VILLAGE	1984	152	744	\$971	\$1.30	\$971	\$1.30	98%
6 THE HARBOUR	1978/2020	232	727	\$888	\$1.22	\$888	\$1.22	95%
7 SETTLER'S COVE	1988	182	734	\$854	\$1.16	\$854	\$1.16	98%
8 HAMLET PARK	1981	102	1,217	\$1,396	\$1.15	\$1,396	\$1.15	98%
9 THE TRACE AT NORTH MAJOR	1984	110	841	\$911	\$1.08	\$911	\$1.08	92%
10 LANDMARK	1970	200	869	\$860	\$0.99	\$860	\$0.99	95%
WEIGHTED AVERAGES			781	\$1,004	\$1.25	\$990	\$1.22	96%





Pindo Pointe
7390 Pindo Circle
Beaumont, TX

Year Built 1978
Occupancy 93%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath(A1)	56	623	\$866	\$1.39
1 Bed x 1 Bath(A2)	56	648	\$893	\$1.38
2 Bed x 1 Bath(B1)	24	825	\$1,034	\$1.25
2 Bed x 1 Bath(B2)	12	841	\$1,070	\$1.27
2 Bed x 1.5 Bath(B3)	12	861	\$1,114	\$1.29
3 Bed x 2 Bath(C1)	4	1,072	\$1,266	\$1.18
TOTAL/WTD. AVG.	164	705	\$942	\$1.34

1



Concord Manor
5680 Concord Rd
Beaumont, TX

Year Built 1976
Occupancy 99%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	15	444	\$750	\$1.69
1 Bed x 1 Bath	15	452	\$750	\$1.66
1 Bed x 1 Bath	15	508	\$750	\$1.48
1 Bed x 1 Bath	15	571	\$750	\$1.31
2 Bed x 1 Bath	8	804	\$900	\$1.12
TOTAL/WTD. AVG.	68	530	\$768	\$1.45

2



Regency Place
5550 Folsom Dr
Beaumont, TX

Year Built 1984
Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1.5 Bath	17	645	\$999	\$1.55
1 Bed x 1.5 Bath	5	645	\$1,079	\$1.67
1 Bed x 1 Bath	19	652	\$949	\$1.46
1 Bed x 1 Bath	5	652	\$999	\$1.53
2 Bed x 1.5 Bath	65	830	\$1,099	\$1.32
2 Bed x 1.5 Bath	5	830	\$1,199	\$1.44
2 Bed x 2 Bath	31	867	\$1,195	\$1.38
2 Bed x 2 Bath	5	867	\$1,299	\$1.50
TOTAL/WTD. AVG.	152	784	\$1,095	\$1.40

3



Trails on Treadway
3910 Treadway Rd
Beaumont, TX

Year Built 1985
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	20	694	\$1,049	\$1.51
1 Bed x 1 Bath U	20	694	\$1,106	\$1.59
2 Bed x 1 Bath	22	929	\$1,213	\$1.31
2 Bed x 1 Bath U	42	929	\$1,266	\$1.36
3 Bed x 2 Bath	5	1,110	\$1,327	\$1.20
3 Bed x 2 Bath U	3	1,110	\$1,419	\$1.28
TOTAL/WTD. AVG.	112	858	\$1,195	\$1.39

4



Pinedale
6090 N Major Dr
Beaumont, TX

Year Built 1988
Occupancy 92%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	50	515	\$714	\$1.39
1 Bed x 1 Bath	50	565	\$844	\$1.49
2 Bed x 1 Bath	16	865	\$874	\$1.01
TOTAL/WTD. AVG.	116	585	\$792	\$1.35

5



Creekwood Village
7655 Park North Dr
Beaumont, TX

Year Built 1984
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	58	615	\$885	\$1.44
2 Bed x 2 Bath	72	800	\$1,000	\$1.25
2 Bed x 2 Bath	22	900	\$1,100	\$1.22
TOTAL/WTD. AVG.	152	744	\$971	\$1.30

6



The Harbour
4040 Crow Rd
Beaumont, TX

Year Built 1978/2020
Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	56	545	\$785	\$1.44
1 Bed x 1 Bath	96	703	\$855	\$1.22
1 Bed x 1 Bath	24	810	\$895	\$1.10
2 Bed x 1 Bath	40	897	\$995	\$1.11
2 Bed x 2 Bath	16	965	\$1,170	\$1.21
TOTAL/WTD. AVG.	232	727	\$888	\$1.22

7



Settler's Cove
4045 Treadway Rd
Beaumont, TX

Year Built 1988
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	44	545	\$750	\$1.38
1 Bed x 1 Bath	72	703	\$795	\$1.13
1 Bed x 1 Bath	22	841	\$895	\$1.06
2 Bed x 1 Bath	28	897	\$995	\$1.11
2 Bed x 2 Bath	16	965	\$1,100	\$1.14
TOTAL/WTD. AVG.	182	734	\$854	\$1.16

8



Hamlet Park
3745 Crow Rd
Beaumont, TX

Year Built 1981
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	15	710	\$1,000	\$1.41
1 Bed x 1 Bath	2	756	\$1,125	\$1.49
2 Bed x 1 Bath	8	1,306	\$1,200	\$0.92
2 Bed x 1.5 Bath	15	1,306	\$1,250	\$0.96
2 Bed x 2 Bath	20	1,376	\$1,425	\$1.04
2 Bed x 2.5 Bath	20	1,376	\$1,600	\$1.16
3 Bed x 2 Bath	22	1,222	\$1,650	\$1.35
TOTAL/WTD. AVG.	102	1,217	\$1,396	\$1.15

9



The Trace at North Major
3875 N Major Dr
Beaumont, TX

Year Built 1984
Occupancy 92%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	30	750	\$815	\$1.09
1 Bed x 1 Bath	30	750	\$869	\$1.16
2 Bed x 1 Bath	25	950	\$969	\$1.02
2 Bed x 1 Bath	25	950	\$1,019	\$1.07
TOTAL/WTD. AVG.	110	841	\$911	\$1.08

10



Landmark
3155 French Rd
Beaumont, TX

Year Built 1970
Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	24	569	\$725	\$1.27
1 Bed x 1 Bath	32	658	\$775	\$1.18
1 Bed x 1 Bath	104	893	\$825	\$0.92
2 Bed x 1 Bath	40	1,153	\$1,100	\$0.95
TOTAL/WTD. AVG.	200	869	\$860	\$0.99



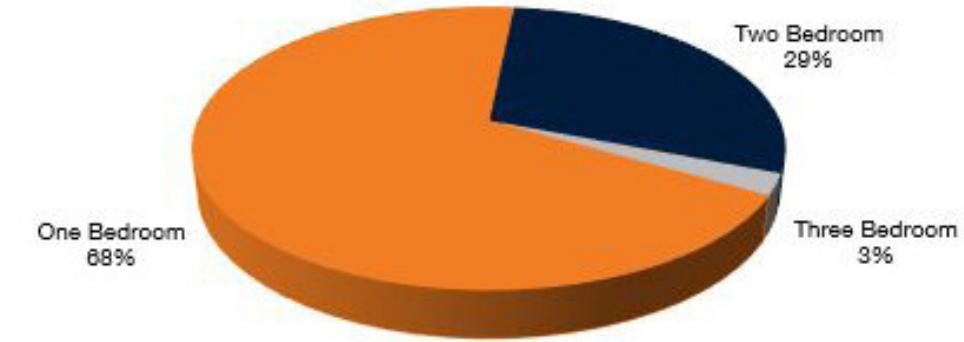
Financial Analysis



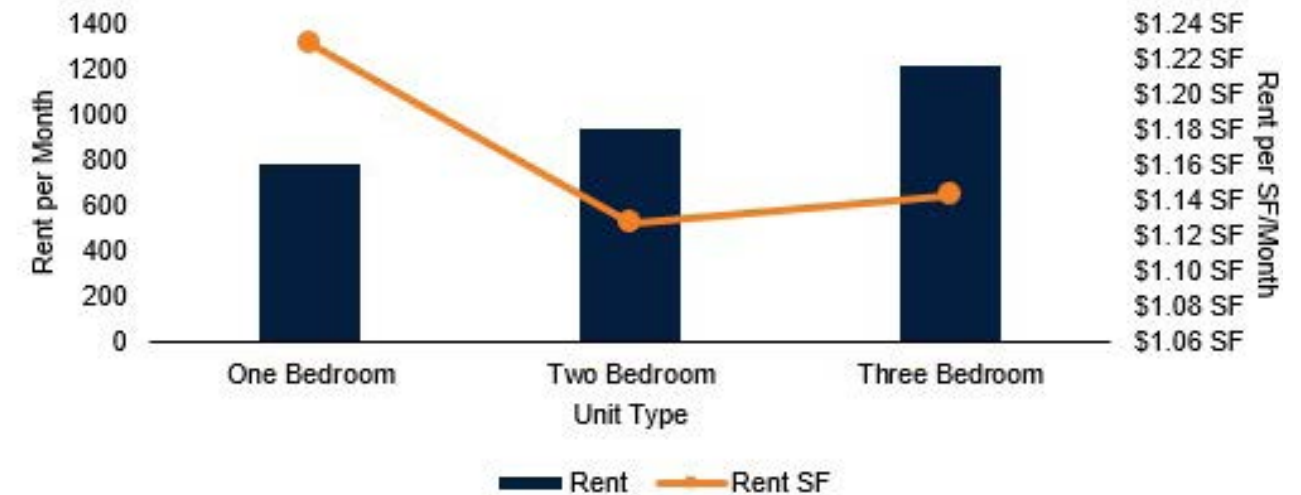
Rent Roll Summary

UNIT TYPE	# OF UNITS	AVERAGE SF	CURRENT			SCHEDULED		
			AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
1 Bed x 1 Bath (A1)	56	623	\$866	\$1.39	\$48,470	\$763	\$1.23	\$42,749
1 Bed x 1 Bath (A2)	56	648	\$893	\$1.38	\$49,985	\$796	\$1.23	\$44,571
2 Bed x 1 Bath (B1)	24	825	\$1,034	\$1.25	\$24,805	\$920	\$1.12	\$22,087
2 Bed x 1 Bath (B2)	12	841	\$1,070	\$1.27	\$12,840	\$957	\$1.14	\$11,489
2 Bed x 1.5 Bath (B3)	12	861	\$1,114	\$1.29	\$13,370	\$996	\$1.16	\$11,948
3 Bed x 2 Bath (C1)	4	1,072	\$1,266	\$1.18	\$5,064	\$1,225	\$1.14	\$4,900
Totals/Weighted Averages	164	705	\$942	\$1.34	\$154,534	\$840	\$1.19	\$137,744
Gross Annualized Rents			\$1,854,407			\$1,652,924		

Unit Distribution



Unit Rent



Operating Statement

INCOME	TRAILING 12		CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Gross Potential Rent	\$1,774,336		\$1,854,407		\$1,854,407		[1]	11,307	16.03
Loss / Gain to Lease	\$(134,215)	7.6%	\$(201,483)	10.9%	\$(151,895)	8.2%	[2]	(926)	(1.31)
Gross Current Rent	\$1,640,121		\$1,652,924		\$1,702,512			10,381	14.72
Physical Vacancy	\$(161,182)	9.8%	\$(90,709)	5.5%	\$(93,431)	5.5%	[3]	(570)	(0.81)
Economic Vacancy									
Non-Revenue Units	\$(18,230)	1.1%	\$(18,230)	1.1%	\$(18,777)	1.1%	[4]	(114)	(0.16)
Concessions	\$(21,768)	1.3%	\$(21,768)	1.3%	\$(22,421)	1.3%	[4]	(137)	(0.19)
Bad Debt	\$(18,650)	1.1%	\$(18,650)	1.1%	\$(19,210)	1.1%	[4]	(117)	(0.17)
Total Vacancy	\$(219,830)	13.4%	\$(149,357)	9.0%	\$(153,838)	9.0%		(\$938)	(\$1)
Economic Occupancy	86.60%		90.96%		90.96%				
Effective Rental Income	\$1,420,291		\$1,503,567		\$1,548,674			9,443	13.39
Other Income									
Utility Income	\$93,956		\$93,956		\$96,775		[5]	590	0.84
All Other Income	\$113,052		\$113,052		\$116,444		[6]	710	1.01
Total Other Income	\$207,008		\$207,008		\$213,218			\$1,300	\$1.84
Effective Gross Income	\$1,627,299		\$1,710,575		\$1,761,892			\$10,743	\$15.23

NOTES

- ▶ [1] Current and Year One GPR was kept consistent with the GPR in the Rent Roll
- ▶ [2] Current Loss to Lease was kept consistent with the amount in the Rent Roll. Year One was decreased to account for a 3% growth in Gross Current Rents in the Year One
- ▶ [3] Current and Year One Vacancy was underwritten to the percentage in the Current Rent Roll from 4.8.25
- ▶ [4] Current was underwritten to the T12 amount. Year One was underwritten to the Current Percentage of loss.
- ▶ [5] Utility Income includes Water & Sewer, Gas, Trash, Pest, and Electric Income. Current was underwritten to the T12 amount and grown by 3% in the Year One
- ▶ [6] Current Other Income was underwritten to the T12 amount and grown by 3% in the Year One

EXPENSES	TRAILING 12		CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	\$178,280		\$185,819		\$185,819		[7]	1,133	1.61
Insurance	\$224,231		\$224,231		\$224,231		[8]	1,367	1.94
Utilities - Electric	\$28,976		\$28,976		\$28,976			177	0.25
Utilities - Water & Sewer	\$80,569		\$80,569		\$80,569			491	0.70
Utilities - Gas	\$14,724		\$14,724		\$14,724			90	0.13
Trash Removal	\$16,763		\$16,763		\$16,763			102	0.14
Utility Service Fees	\$10,196		\$10,196		\$10,196			62	0.09
Repairs & Maintenance	\$84,583		\$84,583		\$84,583		[9]	516	0.73
Marketing & Advertising	\$31,435		\$31,435		\$31,435			192	0.27
Payroll	\$276,391		\$229,600		\$229,600		[10]	1,400	1.98
Building Services	\$38,556		\$38,556		\$38,556		[11]	235	0.33
General & Administrative	\$41,226		\$41,226		\$41,226			251	0.36
Legal/Eviction Filing Fees	\$13,195		\$13,195		\$13,195			80	0.11
Operating Reserves	\$41,000		\$41,000		\$41,000		[12]	250	0.35
Management Fee	\$56,013		\$59,870		\$61,666		3.5% [13]	376	0.53
Total Expenses	\$1,136,138		\$1,100,744		\$1,102,540			\$6,723	\$9.53
Expenses as % of EGI	69.8%		64.3%		62.6%				
Net Operating Income	\$491,161		\$609,831		\$659,352			\$4,020	\$5.70

NOTES

- ▶ [7] The 2025 Jefferson CAD mil rate is 2.322743% for this asset.
- ▶ [8] Current and Year One Insurance was kept consistent with the T12 amount
- ▶ [9] Current and Year One R&M was underwritten to the T12 amount
- ▶ [10] Current and Year One Payroll was underwritten to \$1,400/unit
- ▶ [11] Building Services includes Extermination, Fire Protection, Landscape Maintenance, Contract Parking Lot Repairs, Common Area Cleaning, and Building & Facilities.
- ▶ [12] Operating Reserves were underwritten to \$250/unit
- ▶ [13] A Management Fee of 3.5% was underwritten in Current and Year One



Market Overview



City of Beaumont

Beaumont, Texas, is a vibrant city located in the southeastern part of the state, known for its rich history and strong ties to the oil and lumber industries. Established in the mid-1800s, Beaumont quickly became a hub for commerce and industry, with its oil boom in the early 20th century significantly shaping its growth. Today, the city maintains its historical charm while embracing modern development, offering residents and visitors a mix of old and new. It's home to several museums, including the Spindletop-Gladys City Boomtown Museum, which tells the story of the famous oil discovery that helped propel Beaumont into prominence. The city also boasts beautiful parks, such as the lush Beaumont Botanical Gardens and the sprawling Cattail Marsh Scenic Wetlands, making it a great place for nature enthusiasts.

Beaumont is a culturally diverse city with a strong sense of community, making it an ideal place to live for people of all backgrounds. It has a growing economy driven by energy, healthcare, and manufacturing sectors, offering a range of job opportunities. The city is also known for its excellent schools, making it a popular choice for families. With its proximity to the Gulf Coast, residents enjoy easy access to beaches and outdoor activities like fishing and boating. Beaumont also hosts a variety of festivals and events throughout the year, such as the South Texas State Fair and the Mardi Gras celebrations, ensuring there's always something fun to do. Whether you're looking for a peaceful, family-friendly environment or an engaging cultural scene, Beaumont offers a little something for everyone.



Lamar University

Lamar University, located in Beaumont, Texas, is a comprehensive public institution known for its strong academic programs and commitment to student success. Established in 1923, the university offers a wide range of undergraduate and graduate degrees, with notable strengths in engineering, business, and health sciences. With an enrollment of approximately 8,000 students and a faculty and staff of over 1,200 employees, Lamar University fosters a diverse and inclusive campus environment. In 2024, the university earned top ratings for its high-quality education and student services. Lamar provides students with opportunities for research, community involvement, and career development, making it an attractive choice for those seeking a supportive learning atmosphere in southeast Texas.



Industrial and Energy Sector Growth

Beaumont's economy continues to be heavily influenced by its historical ties to the oil and gas industry, with billions of dollars in projects either underway or planned. The Southeast Texas Economic Development Foundation highlights over \$84 billion in current and long-term industrial investments since 2010 in the Beaumont-Port Arthur-Orange region, often referred to as the Golden Triangle. A standout example is ExxonMobil's \$2 billion Beaumont refinery expansion, completed in 2023, which increased capacity by 250,000 barrels per day, making it one of the largest refineries in the U.S. This project alone supports about one in seven jobs in the area and bolsters fuel supply, leveraging Permian Basin crude production. Posts on X from early 2025 also note ongoing construction of new industrial facilities between Beaumont and Corpus Christi, suggesting continued momentum in the energy sector.

The Greater Beaumont Chamber of Commerce projects \$80 billion in industry expansion over the next decade, spanning oil and gas, electricity, agriculture, and retail. This includes more than \$4.5 billion in infrastructure projects and over \$460 million in commercial and retail developments. Companies like BASF and Total Petrochemicals are also contributing, with projects such as BASF's \$270 million dicamba herbicide facility expansion and Total's \$1.7 billion ethane cracker in nearby Port Arthur, enhancing the region's petrochemical dominance.



Downtown Revitalization and Commercial Development

The City of Beaumont is aggressively pursuing downtown revitalization as part of its Vision 2035: Downtown Plan. Key initiatives include:

- **Riverfront Park Restoration:** Post-Hurricane Harvey, FEMA is funding most of this project, which involves stabilizing riverbanks, adding lighting, benches, a boat dock, and a riverside sidewalk. This aims to enhance recreational and aesthetic appeal.
- **Downtown Waterway and Hotel/Convention Center:** A proposed 3,500-foot promenade and canal connecting existing attractions with new mixed-use developments, including a potential hotel and convention center near the Civic Center. The site at 555 Main Street (former AT&T building, purchased and demolished with \$11 million in city investment) is a focal point for this development.
- **Tax Increment Reinvestment Zones (TIRZ):** Approved in late 2023, TIRZ funding redirects property tax revenue increases (without raising taxes) toward downtown projects like facade renovations, waterway features, and infrastructure upgrades. Estimates suggest \$77.7 million to \$151.5 million in revenue over 30 years, depending on participation from other taxing entities.

These efforts aim to transform downtown into a vibrant hub for commerce, culture, and tourism, capitalizing on Beaumont's location along the I-10 corridor and proximity to the Neches River.



Port of Beaumont

The Port of Beaumont, located in Beaumont, Texas, is one of the largest and busiest deep-water ports in the United States. Strategically positioned along the Sabine-Neches Waterway, it serves as a key gateway for international trade, particularly in industries such as petroleum, chemicals, and heavy equipment. The port handles a diverse range of cargo, including bulk commodities, breakbulk, and project cargo, making it vital to the region's economy. It is a significant hub for the export of goods, contributing to the economic growth and development of southeast Texas. The port's infrastructure includes specialized terminals for petroleum products, grain, and general cargo, facilitating smooth and efficient operations.

In terms of economic impact, the Port of Beaumont generates billions of dollars in annual economic activity. It directly supports thousands of jobs, with over 3,000 people employed at the port itself. Additionally, the port creates thousands of indirect jobs in industries such as transportation, logistics, and manufacturing. The total economic impact, including direct, indirect, and induced activities, is estimated to exceed \$20 billion annually. The Port of Beaumont's continued growth and expansion efforts, including new infrastructure projects, play a key role in boosting regional employment and fostering economic prosperity across the region.



Demographics



75,759

Total Population Within 5 Mile Radius



\$61,587

Average Household Income within 5 Mile Radius



32,386

Total Households Within 5 Mile Radius



3.3%

Projected Household Growth Through 2028



\$151,429

Median Property Value



Female 51.9%



Male 48.1%

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	5,830	31,845	78,155
2023 Estimate			
Total Population	5,215	30,319	75,759
2020 Census			
Total Population	5,153	30,308	77,555
2010 Census			
Total Population	4,404	27,834	74,946
Daytime Population			
2023 Estimate	2,797	25,221	70,572
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	2,568	14,028	33,451
2023 Estimate			
Total Households	2,293	13,320	32,386
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	2,121	12,864	31,653
2010 Census			
Total Households	1,804	11,762	30,778
Growth 2023-2028	12.0%	5.3%	3.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	2,799	15,384	37,245
2023 Estimate	2,505	14,597	35,969
Owner Occupied	1,006	6,682	18,484
Renter Occupied	1,287	6,638	13,902
Vacant	212	1,277	3,583
Persons in Units			
2023 Estimate Total Occupied Units	2,293	13,320	32,386
1 Person Units	35.4%	34.5%	32.4%
2 Person Units	33.1%	33.6%	34.2%
3 Person Units	14.4%	14.3%	14.6%
4 Person Units	10.6%	10.9%	11.2%
5 Person Units	4.0%	4.4%	4.7%
6+ Person Units	2.6%	2.3%	3.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	4.8%	7.4%	6.6%
\$150,000-\$199,999	6.2%	6.4%	5.2%
\$100,000-\$149,999	14.7%	14.0%	14.1%
\$75,000-\$99,999	15.7%	14.1%	14.4%
\$50,000-\$74,999	23.4%	21.3%	19.4%
\$35,000-\$49,999	11.3%	11.2%	11.7%
\$25,000-\$34,999	7.8%	8.3%	8.8%
\$15,000-\$24,999	10.5%	9.4%	9.7%
Under \$15,000	5.7%	8.0%	10.0%
Average Household Income	\$87,031	\$94,757	\$89,187
Median Household Income	\$65,524	\$65,222	\$61,587
Per Capita Income	\$38,360	\$41,741	\$38,266
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	5,215	30,319	75,759
Under 20	28.6%	27.5%	27.8%
20 to 34 Years	22.8%	21.3%	20.1%
35 to 39 Years	7.2%	6.9%	6.7%
40 to 49 Years	12.0%	12.2%	11.8%
50 to 64 Years	18.4%	18.7%	18.4%
Age 65+	11.0%	13.5%	15.2%
Median Age	34.1	35.9	36.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	3,435	20,269	50,300
Elementary (0-8)	3.4%	3.6%	4.5%
Some High School (9-11)	4.6%	4.4%	5.5%
High School Graduate (12)	29.5%	26.5%	27.3%
Some College (13-15)	24.5%	22.6%	24.5%
Associate Degree Only	8.9%	8.5%	7.7%
Bachelor's Degree Only	20.9%	23.2%	20.8%
Graduate Degree	8.3%	11.2%	9.8%
Population by Gender			
2023 Estimate Total Population	5,215	30,319	75,759
Male Population	47.9%	48.5%	48.1%
Female Population	52.1%	51.5%	51.9%



Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Bruce Bentley III	622963	bruce.bentley@marcusmillichap.com	512-338-7850
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kent Myers	561047	kent.myers@marcusmillicap.com	512-338-7853
Sales Agent/Associate's Name	License No.	Email	Phone