

The logo features a large, stylized blue letter 'V' on the left. To its right, the text 'ERANDAS OF BEAUMONT APARTMENTS' is displayed in a clean, sans-serif font, with 'ERANDAS' on the top line, 'OF BEAUMONT' in the middle, and 'APARTMENTS' at the bottom.

VERANDAS
OF BEAUMONT
APARTMENTS



Marcus & Millichap
MYERS MULTIFAMILY
GROUP

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EXCLUSIVELY LISTED BY:

KENT MYERS

Senior Managing Director Investments

kent.myers@marcusmillichap.com

D: 512.338.7853

License: TX: 561047

NICO BIANCHI

Director Investments

nico.bianchi@marcusmillichap.com

D: 512.338.7864

License: TX: 693222

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Executive Summary





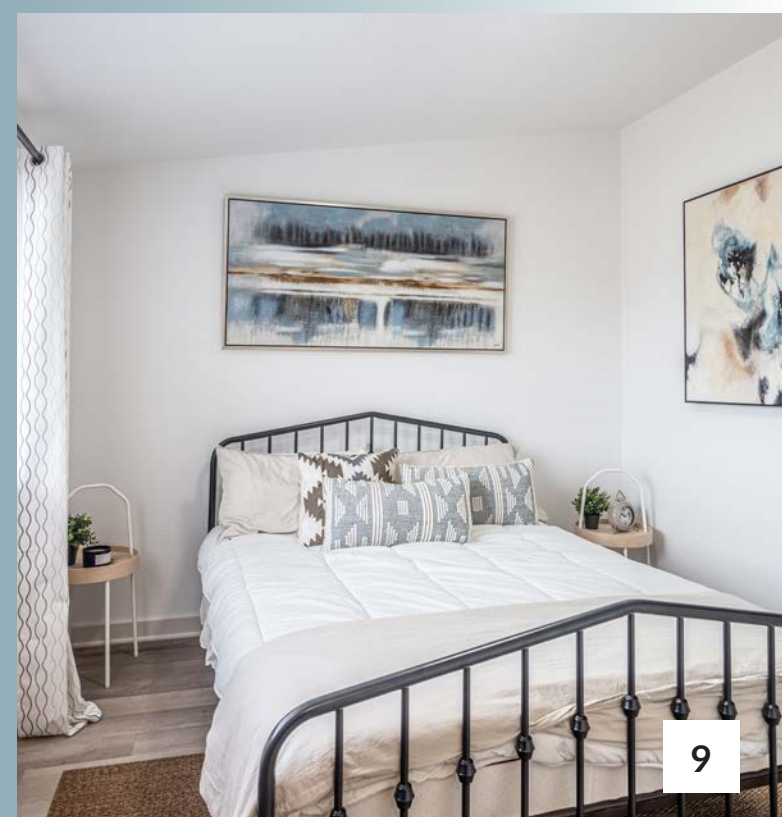
2020 COTTONWOOD ST., BEAUMONT, TX 77708

Verandas of Beaumont is an apartment community located in Beaumont, Texas. Built in 1955, and extensively renovated in 2022. Verandas of Beaumont consists of 100 units and offers four floorplans: one-bedroom/one-bathroom measuring 516 square feet, two-bedroom/one-bathroom measuring 800 square feet, three-bedroom/one-bathroom measuring 900 square feet, and a four-bedroom/one-bathroom measuring 1,056 square feet. The community boasts outstanding amenities such as a clubhouse with a business center, a playground, a picnic area, and a fully gated entrance. Residents also enjoy free Direct TV and on-site management. The apartments feature stainless steel appliances, in unit washers and dryers, new energy-efficient windows, LED lighting, and custom cabinetry. Verandas of Beaumont is focused on providing residents with a comfortable and convenient place to call home.

In addition to the numerous on-site amenities, the assets' prime location in Beaumont provides residents with easy interregional access to Interstate 96, and Interstate 10. The complex is closely surrounded by employment opportunities, various restaurants, and a very strong retail presence with Target, Walmart, The Home Depot, Starbucks, and Westbrook Shopping Center all about a mile away. Additionally, the elementary, middle, and high schools are all located within a 10-minute drive from the property.

INVESTMENT HIGHLIGHTS

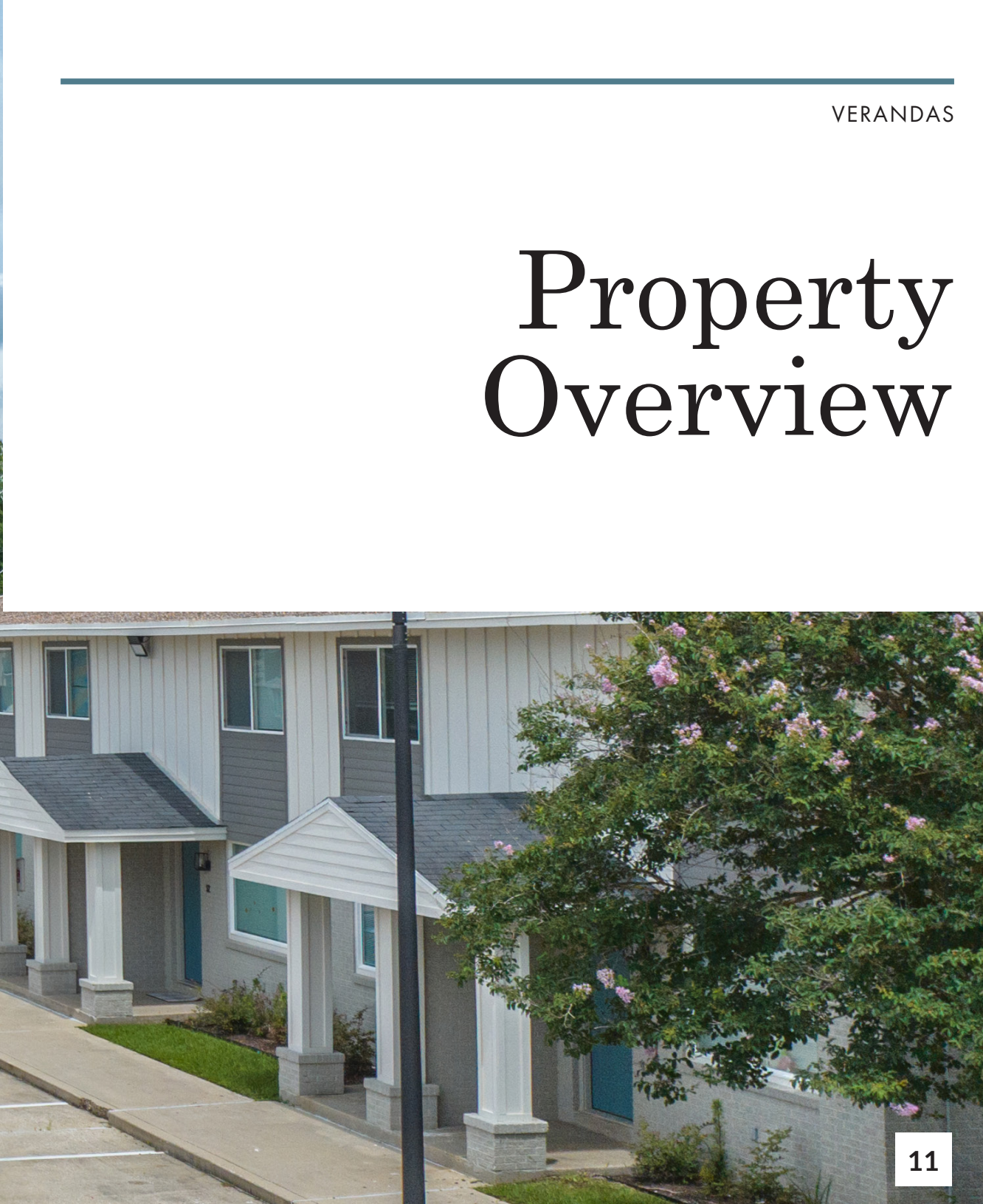
- Extensively Renovated Asset with Minimal Capex Needs
- Dynamic Beaumont - Port Arthur Market
- Units feature Class A finish outs, including granite countertops and stainless appliances
- Close Proximity to Shopping & Restaurants
- Conveniently Located Between Houston and Louisiana's Lake Charles Markets



100 TOTAL UNITS
1955 YEAR BUILT
2022 YEAR RENOVATED
96% CURRENT OCCUPANCY
4.2 ACREAGE
854 AVG. UNIT SF



Property Overview





PROPERTY DETAILS

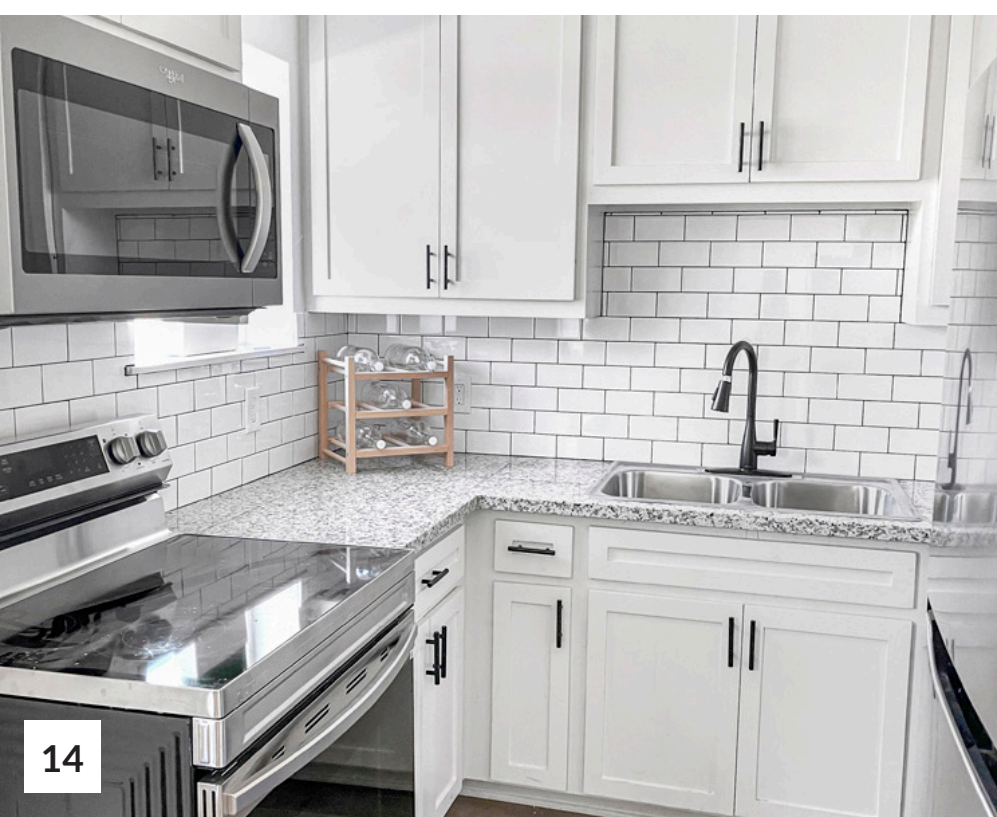
Parcel	252411-000-000050-00000
No. of Units	100
Year Built	1955/2022
No. of Buildings	17
No. of Stories	2
Acreage	4.2011
Density	23.80 Units/Acre
Construction	Brick and Hardie
Roof Type	Tar and Gravel
Rentable SF	85,368
Parking	Open Surface
Laundry	In Unit



TAX INFORMATION

2025 Assessed Value	\$6,600,000
2025 Total Tax Rate	2.303981%
County	Jefferson





This property has undergone a comprehensive renovation, including a full gut-to-stud remodel. The exterior has been updated with new windows, doors, and James Hardie siding for improved durability and curb appeal. Inside, the plumbing has been entirely replaced with PVC sewers, new PEX water lines, and all-new plumbing fixtures, including tankless water heaters. The electrical system has been upgraded with new breaker boxes and complete copper wiring throughout. The HVAC system has been replaced with new units, including interior air handlers, coils, and an exterior condenser. Additionally, the home features all new insulation, drywall, trim, paint, finishes, and appliances, offering a modern and high-quality living space.

RECENT RENOVATIONS

- Exterior:**
 - New Windows
 - New Doors
 - New James Hardie Siding
- Plumbing:**
 - Sewers replaced with PVC
 - New PEX Plumbing water lines
 - New Tankless Water Heaters
 - All New Plumbing Fixtures
- Electrical:**
 - New Breaker Boxes
 - All New Copper Wiring
- HVAC:**
 - New Units Installed Interior Air Handler
 - Coils
 - New Exterior Condenser
- Interior:**
 - New Insulation
 - Drywall
 - Trim
 - Paint
 - All New Finishes and Appliances
 - Vinyl Plank Flooring



COMMUNITY AMENITIES

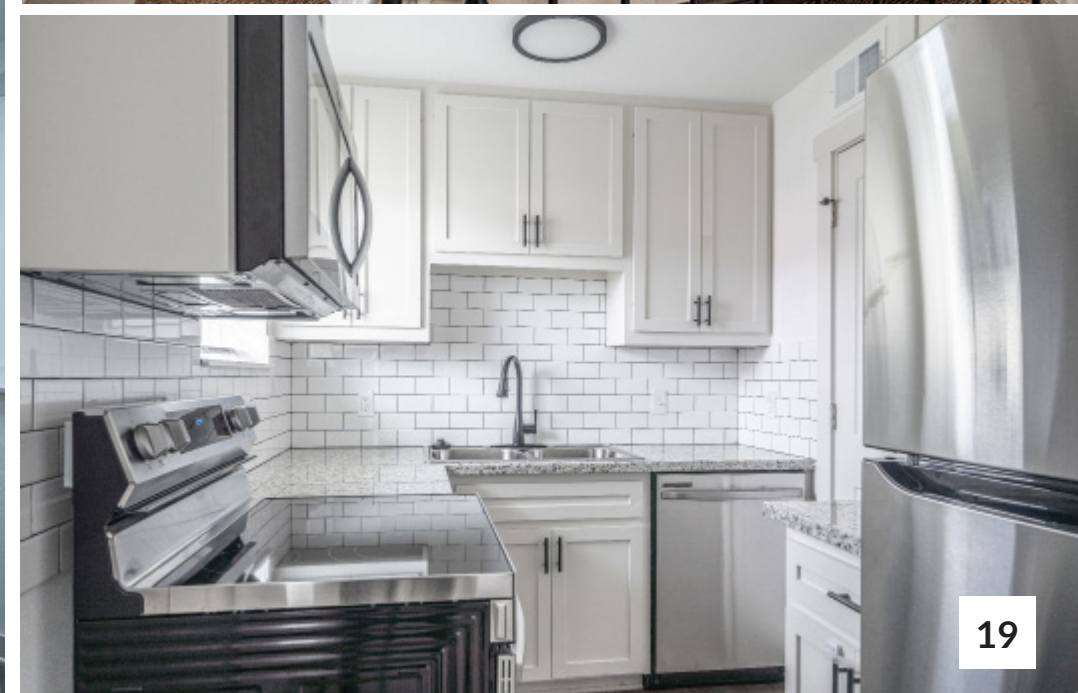
- On Site Maintenance
- 24 Hour Emergency Maintenance
- On Site Management
- Fully Gated Community
- Multi Camera 24 Hour Video Surveillance
- FREE DirectTV
- Controlled Access
- Playground
- Lush Landscaping
- Picnic Area
- Clubhouse
- Business Center
- High Speed Internet Access



UNIT AMENITIES

- Stainless Steel Appliances
- Washer and Dryer in all apartment homes
- New Energy Efficient Windows
- Garbage Disposal
- New Energy Efficient Door
- LED Lighting
- Custom Cabinets
- Granite Countertops
- Luxury Vinyl Flooring
- Central Energy Efficient A/C
- Door To Door Trash Pick Up

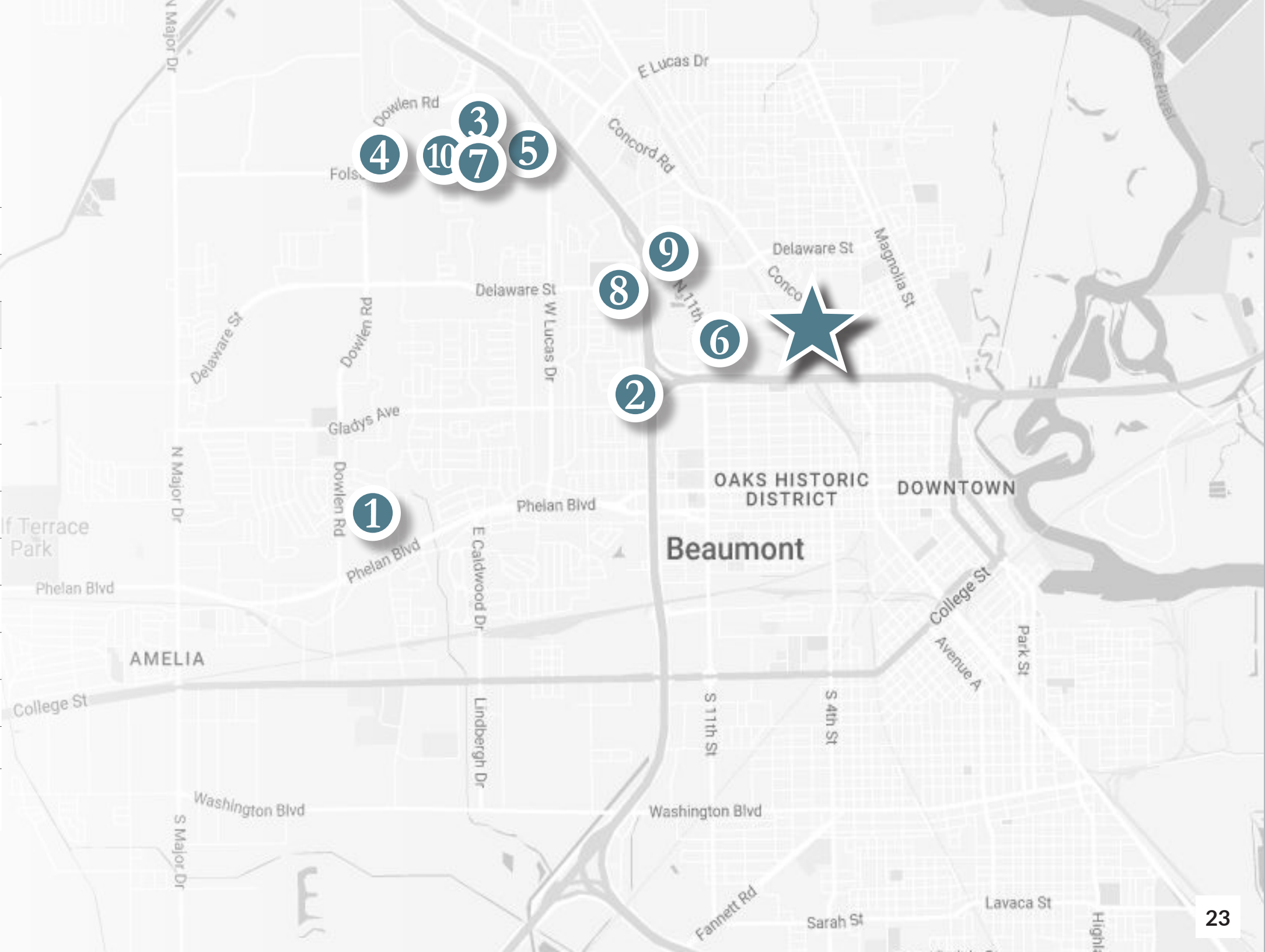






Rent Comparables

PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET		EFFECTIVE		OCCUPANCY
				RENT	RENT/SF	RENT	RENT/SF	
1 HUNTINGTON PARK	1973	92	865	\$1,312	\$1.52	\$1,299	\$1.50	97%
2 LONGFELLOW	1965/2005	140	945	\$1,316	\$1.39	\$1,316	\$1.39	95%
★ VERANDAS	1955/2022	100	854	\$1,177	\$1.38	\$1,197	\$1.40	96%
3 CHELSEA	1999	144	877	\$1,186	\$1.35	\$1,186	\$1.35	97%
4 REGENCY PLACE	1984	152	784	\$1,040	\$1.33	\$1,040	\$1.33	93%
5 TRAILS ON TREADWAY	1985	112	858	\$1,119	\$1.30	\$1,080	\$1.26	96%
6 MOSAIC	1969/2019	121	758	\$952	\$1.25	\$952	\$1.25	97%
7 THE HARBOUR	1978/2020	232	727	\$879	\$1.21	\$879	\$1.21	96%
8 FOUNTAIN WOODS	1976	95	710	\$830	\$1.17	\$830	\$1.17	97%
9 AUTUMN OAKS	1982	152	790	\$888	\$1.12	\$888	\$1.12	96%
10 HAMLET PARK	1981/2024	102	1,217	\$1,294	\$1.06	\$1,294	\$1.06	98%
WEIGHTED AVERAGES			853	\$1,111	\$1.28	\$1,108	\$1.27	96%



PROPERTIES SORTED BY MARKET RENT/SF



Verandas
2020 Cottonwood St
Beaumont, TX

Year Built 1955/2022
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed / 1 Bath	6	516	\$998	\$2.23
2 Bed / 1 Bath	42	800	\$1,123	\$1.50
3 Bed / 1 Bath	40	900	\$1,207	\$1.44
4 Bed / 1 Bath	12	1,056	\$1,353	\$1.47

TOTAL/WTD. AVG.	100	854	\$1,177	\$1.38
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1



Huntington Park
6250 Ivanhoe Lane
Beaumont, TX

Year Built 1973
Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	16	733	\$1,084	\$1.48
1 Bed x 1 Bath U	28	733	\$1,219	\$1.66
2 Bed x 1 Bath	11	933	\$1,229	\$1.32
2 Bed x 1 Bath U	1	933	\$1,519	\$1.63
2 Bed x 1 Bath W/D U	12	933	\$1,449	\$1.55
2 Bed x 2 Bath	8	1,038	\$1,494	\$1.44
2 Bed x 2 Bath U	4	1,038	\$1,479	\$1.42
2 Bed x 2 Bath w/d U	12	1,038	\$1,579	\$1.52

TOTAL/WTD. AVG.	92	865	\$1,312	\$1.52
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2



Longfellow
1210-1215 Longfellow Dr
Beaumont, TX

Year Built 1965/2005
Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	26	660	\$1,096	\$1.66
1 Bed x 1 Bath	4	660	\$1,380	\$2.09
1 Bed x 1 Bath	8	756	\$1,130	\$1.49
1 Bed x 1 Bath	2	756	\$1,130	\$1.49
2 Bed x 2 Bath	74	1,008	\$1,320	\$1.31
2 Bed x 2 Bath	12	1,008	\$1,525	\$1.51
3 Bed x 2 Bath	12	1,300	\$1,620	\$1.00
3 Bed x 2 Bath	2	1,300	\$1,725	\$1.33

TOTAL/WTD. AVG.	140	945	\$1,316	\$1.39
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3



Chelsea
4630 Collier St
Beaumont, TX

Year Built 1999
Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed / 1 Bath	36	618	\$969	\$1.57
1 Bed / 1 Bath	36	739	\$1,095	\$1.48
2 Bed / 1 Bath	8	969	\$1,269	\$1.31
2 Bed / 1 Bath	8	1,005	\$1,255	\$1.25
2 Bed / 2 Bath	20	1,037	\$1,315	\$1.27
2 Bed / 2 Bath	20	1,075	\$1,315	\$1.22
3 Beds / 2 Bath	8	1,182	\$1,489	\$1.26
3 Beds / 2 Bath	8	1,239	\$1,475	\$1.19

TOTAL/WTD. AVG.	144	877	\$1,186	\$1.35
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4



Regency Place
5550 Folsom Dr
Beaumont, TX

Year Built 1984
Occupancy 93%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1.5 Bath	17	645	\$920	\$1.43
1 Bed x 1.5 Bath	5	645	\$1,070	\$1.66
1 Bed x 1 Bath	19	652	\$900	\$1.38
1 Bed x 1 Bath	5	652	\$1,045	\$1.60
2 Bed x 1.5 Bath	65	830	\$1,050	\$1.27
2 Bed x 1.5 Bath	5	830	\$1,200	\$1.45
2 Bed x 2 Bath	31	867	\$1,095	\$1.26
2 Bed x 2 Bath	5	867	\$1,299	\$1.50
TOTAL/WTD. AVG.	152	784	\$1,040	\$1.33

5



Trails on Treadway
3910 Treadway Rd
Beaumont, TX

Year Built 1985
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	20	694	\$1,001	\$1.44
1 Bed x 1 Bath U	20	694	\$1,042	\$1.50
2 Bed x 1 Bath	22	929	\$1,163	\$1.25
2 Bed x 1 Bath U	42	929	\$1,140	\$1.23
3 Bed x 2 Bath	5	1,110	\$1,371	\$1.24
3 Bed x 2 Bath U	3	1,110	\$1,379	\$1.24
TOTAL/WTD. AVG.	112	858	\$1,119	\$1.30

6



Mosaic
2570 Sweetgum Ln
Beaumont, TX

Year Built 1969/2019
Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x Bath - Down	20	569	\$840	\$1.48
1 Bed x Bath - Up	20	569	\$865	\$1.52
1 Bed x Bath	28	783	\$920	\$1.17
1 Bed x Bath	28	783	\$945	\$1.21
1 Bed x Bath	2	808	\$1,030	\$1.27
2 Bed x 1.5 Bath	9	990	\$1,130	\$1.14
2 Bed x 1.5 Bath	10	990	\$1,155	\$1.17
2 Bed x 1.5 Bath	4	1,184	\$1,260	\$1.06
TOTAL/WTD. AVG.	121	758	\$952	\$1.25

7



The Harbour
4040 Crow Rd
Beaumont, TX

Year Built 1978/2020
Occupancy 96%

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	\$1,040	\$1.08
TOTAL/WTD. AVG.	232	727	\$879	\$1.21

8



Fountain Woods
3565 Delaware St
Beaumont, TX

Year Built 1976
Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	2	387	\$725	\$1.87
Studio	2	549	\$799	\$1.46
1 Bed x 1 Bath	7	539	\$794	\$1.47
1 Bed x 1 Bath	7	587	\$759	\$1.29
1 Bed x 1 Bath	21	655	\$769	\$1.17
1 Bed x 1 Bath	35	687	\$785	\$1.14
1 Bed x 1 Bath	1	734	\$825	\$1.12
2 Bed x 2 Bath	10	950	\$1,025	\$1.08
2 Bed x 2 Bath	10	965	\$1,025	\$1.06
TOTAL/WTD. AVG.	95	710	\$830	\$1.17

9



Autumn Oaks
3190 Eastex Fwy
Beaumont, TX

Year Built 1982
Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed / 1 Bath	56	635	\$815	\$1.28
2 Bed / 1 Bath	88	869	\$915	\$1.05
3 Bed / 2 Bath	8	1,000	\$1,100	\$1.10
TOTAL/WTD. AVG.	152	790	\$888	\$1.12

10



Hamlet Park
3995 Crow Rd
Beaumont, TX

Year Built 1981/2024
Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	15	710	\$750	\$1.06
1 Bed x 1 Bath	2	756	\$1,100	\$1.46
2 Bed x 1 Bath	8	1,306	\$1,225	\$0.94
2 Bed x 1.5 Bath	15	1,306	\$1,225	\$0.94
2 Bed x 2 Bath	20	1,376	\$1,425	\$1.04
2 Bed x 2.5 Bath	20	1,376	\$1,500	\$1.09
3 Bed x 2 Bath	22	1,222	\$1,450	\$1.19
TOTAL/WTD. AVG.	102	1,217	\$1,294	\$1.06



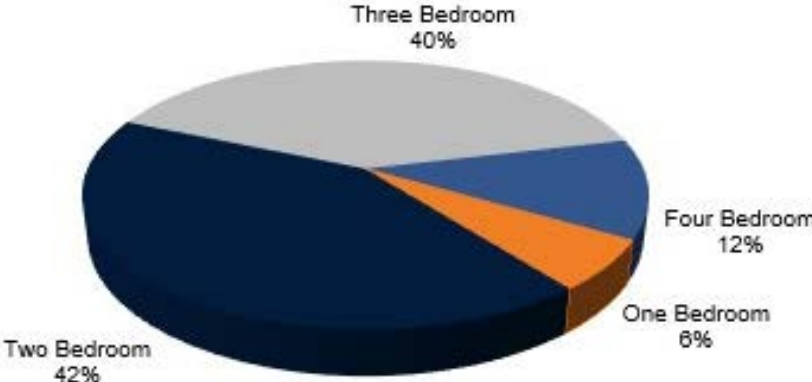
Financial Analysis



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	6	516	\$998	\$1.93	\$5,988	\$989	\$1.92	\$5,934
2 Bed x 1 Bath	42	800	\$1,123	\$1.40	\$47,166	\$1,120	\$1.40	\$47,036
3 Bed x 1 Bath	40	900	\$1,207	\$1.34	\$48,280	\$1,238	\$1.38	\$49,533
4 Bed x 1 Bath	12	1,056	\$1,353	\$1.28	\$16,236	\$1,436	\$1.36	\$17,226
Totals/Weighted Averages	100	854	\$1,177	\$1.38	\$117,670	\$1,197	\$1.40	\$119,729
Gross Annualized Rents			\$1,412,040		\$1,436,748			

Unit Distribution



Unit Rent



Operating Statement

INCOME	TRAILING 12		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER	PER SF
Gross Potential Rent	\$1,491,848		\$1,416,086		\$1,365,840		\$1,412,040		\$1,479,850		[1]	14,799	17.33
Loss / Gain to Lease	\$(27,556)	1.8%	\$47,497	-3.4%	\$79,684	-5.8%	\$24,708	-1.7%	\$-	0.0%	[2]	0	0.00
Gross Current Rent	\$1,464,292		\$1,463,583		\$1,445,524		\$1,436,748		\$1,479,850			14,799	17.33
Physical Vacancy	\$(133,506)	9.1%	\$(139,134)	9.5%	\$(99,971)	6.9%	\$(71,837)	5.0%	\$(73,993)	5.0%	[3]	(740)	(0.87)
Economic Vacancy													
Bad Debt	\$(43,223)	3.0%	\$(24,627)	1.7%	\$(23,269)	1.6%	\$(43,223)	3.0%	\$(43,223)	2.9%	[4]	(432)	(0.51)
Concessions	\$(31,168)	2.1%	\$(36,511)	2.5%	\$(44,804)	3.1%	\$(31,168)	2.2%	\$(31,168)	2.1%	[5]	(312)	(0.37)
Model/Employee/Admin Units	\$(13,979)	1.0%	\$(13,101)	0.9%	\$(12,376)	0.9%	\$(13,476)	0.9%	\$(13,476)	0.9%	[6]	(135)	(0.16)
Total Vacancy	\$(221,876)	15.2%	\$(213,374)	14.6%	\$(180,420)	12.5%	\$(159,704)	11.1%	\$(161,859)	10.9%		(\$1,619)	(\$2)
Economic Occupancy	84.85%		85.42%		87.52%		88.88%		89.06%				
Effective Rental Income	\$1,242,417		\$1,250,209		\$1,265,104		\$1,277,044		\$1,317,991			13,180	15.44
Other Income													
Utility Income	\$74,396		\$74,852		\$79,277		\$74,396		\$74,396		[7]	744	0.87
All Other Income	\$196,737		\$201,235		\$213,269		\$196,737		\$196,737		[8]	1,967	2.30
Total Other Income	\$271,133		\$276,087		\$292,546		\$271,133		\$271,133			\$2,711	\$3.18
Effective Gross Income	\$1,513,550		\$1,526,296		\$1,557,650		\$1,548,177		\$1,589,124			\$15,891	\$18.61

NOTES

- ▶ [1] Current GPR was kept consistent with the rent roll. Year One is a 3% increase from Current Gross Current Rents
- ▶ [2] Current Gain to Lease was kept consistent with the amount in the Current Rent Roll. No Loss or Gain to Lease was underwritten in Current
- ▶ [3] Current and Year One Vacancy Percentage was underwritten to 5%.
- ▶ [4] Current and Year One were kept consistent with the T12 amount.
- ▶ [5] Current and Year One were kept consistent with the T12 amount.
- ▶ [6] Current and Year One takes into account a Two Bed Model Unit being down at \$1,123/month rent
- ▶ [7] Utility Income Includes Trash, and Water and Drainage Income. Current and Year One were kept consistent with the T12 amount.
- ▶ [8] Current and Year One Other Income was kept consistent with the T12 amount.

EXPENSES	TRAILING 12		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER UNIT	PER SF		
Real Estate Taxes	\$152,063		\$152,063		\$152,063		\$193,534		\$193,534		[9]	1,935	2.27		
Insurance	\$117,788		\$117,788		\$117,788		\$93,080		\$93,080		[10]	931	1.09		
Utilities - Electric	\$7,693		\$7,693		\$7,693		\$7,693		\$7,693			77	0.09		
Utilities - Water & Sewer	\$46,377		\$46,377		\$46,377		\$46,377		\$46,377			464	0.54		
Trash Removal	\$15,727		\$15,727		\$15,727		\$15,727		\$15,727			157	0.18		
Repairs & Maintenance	\$43,754		\$43,754		\$43,754		\$43,754		\$43,754		[11]	438	0.51		
Make-Ready & Cleaning	\$13,040		\$13,040		\$13,040		\$13,040		\$13,040			130	0.15		
Marketing & Advertising	\$39,903		\$39,903		\$39,903		\$39,903		\$39,903			399	0.47		
Payroll	\$185,248		\$185,248		\$185,248		\$140,000		\$140,000		[12]	1,400	1.64		
Landscaping and Pest Control	\$15,451		\$15,451		\$15,451		\$15,451		\$15,451			155	0.18		
General & Administrative	\$25,439		\$25,439		\$25,439		\$25,439		\$25,439			254	0.30		
Cable & Internet, Telephone	\$29,577		\$29,577		\$29,577		\$29,577		\$29,577			296	0.35		
Operating Reserves	\$25,000		\$25,000		\$25,000		\$25,000		\$25,000		[13]	250	0.29		
Management Fee	\$45,638		\$45,638		\$45,638		\$46,445		3.0%		\$47,674	3.0%	[14]	477	0.56
Total Expenses	\$762,698		\$762,698		\$762,698		\$735,020		\$736,249			\$7,362	\$8.62		
Expenses as % of EGI	50.4%		50.0%		49.0%		47.5%		46.3%						
Net Operating Income	\$750,852		\$763,598		\$794,952		\$813,157		\$852,876			\$8,529	\$9.99		

NOTES

- ▶ [9] The 2025 Estimated Tax amount from the Jefferson CAD were used in T12, T6 and T3. The 2025 Jefferson CAD tax rate is 2.303981% for this asset.
- ▶ [10] Current and Year One Insurance was underwritten to the renewed policy expense amount as of June 2025 for Property, GL and EL.
- ▶ [11] Current and Year One R&M was kept consistent with the T12 amount.
- ▶ [12] Current and Year One Payroll was underwritten to \$1,400/door.
- ▶ [13] Operating Reserves of \$250/unit were underwritten.
- ▶ [14] A Management Fee of 3% was underwritten in the Current and Year One columns.



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



90,303

Total Population Within 5 Mile Radius



\$82,627

Average Household Income within 5 Mile Radius



38,033

Total Households Within 5 Mile Radius



\$143,076

Median Property Value

2.9%

Projected Household Growth Through 2028



Female 51.8%



Male 48.2%

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	9,907	63,144	92,735
2023 Estimate			
Total Population	9,778	61,261	90,303
2020 Census			
Total Population	10,131	62,528	92,498
2010 Census			
Total Population	9,236	61,120	91,254
Daytime Population			
2023 Estimate	9,914	64,686	115,208
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	4,620	27,342	39,124
2023 Estimate			
Total Households	4,560	26,487	38,033
Average (Mean) Household Size	2.2	2.3	2.3
2020 Census			
Total Households	4,511	25,907	37,265
2010 Census			
Total Households	4,069	25,368	36,849
Growth 2023-2028	1.3%	3.2%	2.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	5,157	30,637	44,147
2023 Estimate	5,071	29,621	42,800
Owner Occupied	2,029	14,097	21,034
Renter Occupied	2,531	12,391	16,999
Vacant	511	3,133	4,767
Persons in Units			
2023 Estimate Total Occupied Units	4,560	26,487	38,033
1 Person Units	38.1%	33.5%	33.3%
2 Person Units	31.8%	33.4%	32.9%
3 Person Units	13.4%	14.4%	14.5%
4 Person Units	10.0%	11.0%	11.1%
5 Person Units	4.5%	4.7%	4.9%
6+ Person Units	2.3%	3.0%	3.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	7.9%	6.8%	5.8%
\$150,000-\$199,999	5.6%	4.6%	4.3%
\$100,000-\$149,999	10.2%	13.1%	12.8%
\$75,000-\$99,999	10.5%	14.1%	13.9%
\$50,000-\$74,999	17.7%	18.6%	18.9%
\$35,000-\$49,999	12.9%	11.3%	12.1%
\$25,000-\$34,999	11.2%	9.4%	9.5%
\$15,000-\$24,999	10.7%	10.6%	10.8%
Under \$15,000	13.4%	11.6%	11.8%
Average Household Income	\$87,627	\$86,970	\$82,627
Median Household Income	\$52,551	\$58,706	\$56,806
Per Capita Income	\$40,896	\$37,758	\$35,042
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	9,778	61,261	90,303
Under 20	27.2%	28.4%	28.2%
20 to 34 Years	22.9%	20.1%	20.1%
35 to 39 Years	6.8%	6.7%	6.7%
40 to 49 Years	11.7%	11.8%	11.8%
50 to 64 Years	17.2%	18.2%	18.2%
Age 65+	14.1%	14.8%	15.0%
Median Age	34.9	36.0	36.2
Population 25+ by Education Level			
2023 Estimate Population Age 25+	6,486	40,240	59,462
Elementary (0-8)	4.6%	4.7%	6.5%
Some High School (9-11)	5.4%	5.8%	6.5%
High School Graduate (12)	26.4%	27.6%	28.5%
Some College (13-15)	22.8%	24.0%	24.2%
Associate Degree Only	7.3%	7.1%	7.1%
Bachelor's Degree Only	22.9%	20.8%	18.4%
Graduate Degree	10.6%	10.1%	8.9%
Population by Gender			
2023 Estimate Total Population	9,778	61,261	90,303
Male Population	47.8%	48.1%	48.2%
Female Population	52.2%	51.9%	51.8%



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9002994

License No.

tim.speck@marcusmillichap.com

Email

972-755-5200

Phone

Tim A. Speck

Designated Broker of Firm

432723

License No.

tim.speck@marcusmillichap.com

Email

972-755-5200

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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