AUTUMN OAKS
APARTMENT HOMES

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.

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.

EXCLUSIVELY LISTED BY:

KENT MYERS
Senior Managing Director Investments
kent.myers@marcusmillichap.com
D: 512.338.7853
License: TX: 561047

NICO BIANCHI
Senior Director Investments
nico.bianchi@marcusmillichap.com
D: 512.338.7864
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:ZAH0160118

Marcus & Millichap
MYERS MULTIFAMILY GROUP

table of contents

Marcus & Millichap
MYERS MULTIFAMILY GROUP

Executive Summary

152
TOTAL UNITS

1981
YEAR BUILT

96%
CURRENT OCCUPANCY

5.9
ACREAGE

790
AVG. UNIT SF

3190 EASTEX FREEWAY, BEAUMONT, TEXAS 77703

Autumn Oaks is a well-established apartment community located at 3190 Eastex Freeway in Beaumont. Built in 1981, the property consists of 152 units offering a mix of one-, two-, and three-bedroom floor plans ranging from approximately 635 to 1,000 square feet. Designed to provide comfortable living with convenient access to everyday essentials, Autumn Oaks delivers both value and accessibility in a highly visible location along Eastex Freeway.

Community amenities include a shimmering swimming pool, state-of-the-art fitness center, outdoor cross-training area, dog park, controlled access gates, laundry facilities, copy and fax services, and 24-hour emergency maintenance. Residents enjoy immediate access to shopping, dining, and entertainment, and the property is located just three minutes from Parkdale Mall, one of the area's primary retail destinations. Public transportation access further enhances convenience for residents.

Apartment interiors feature large closets, extra storage, and patio or balcony options. Select homes showcase newly renovated interiors with white energy-efficient appliances, new wood-style flooring, updated carpet, accent walls, modern light fixtures, and nickel hardware. With its established presence, practical amenity package, and strategic location in Beaumont's retail corridor, Autumn Oaks represents a stable, workforce-oriented asset positioned to benefit from sustained rental demand in the market.

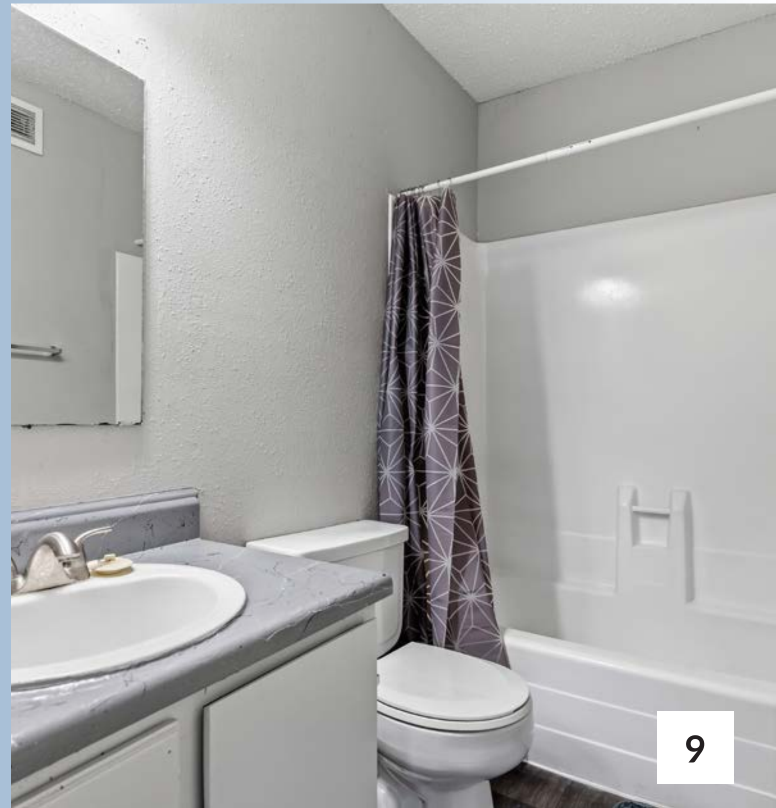
INVESTMENT HIGHLIGHTS

Strategic Retail Corridor Location

Proven 1980s Vintage with Renovation Upside

Diverse Unit Mix Supporting Broad Demand

Stable Workforce Housing Profile



Property Overview

PROPERTY DETAILS

Parcel	021850-000-016200-00000
No. of Units	152
Year Built	1981
No. of Buildings	10
No. of Stories	2
Acreage	5.88 Acres
Density	25.85 Units/Acre
Construction	Brick and Wood Siding
Roof Type	Pitch Composite Shingle
Rentable SF	120,032
Parking	Open
Laundry	On-Site

TAX INFORMATION

2026 Assessed Value	$7,436,693
2026 Total Tax Rate	2.303981%
County	Jefferson

CAPITAL IMPROVEMENTS

HVAC	$255,439
Interior Renovations	$1,185,208
Building Exteriors	$457,918
Exterior Lighting	$10,727
Fencing & Gates	$113,101
Landscaping	$11,592
Model/Office/Amenities	$50,944
Parking Areas & Walkways	$140,887
Patios, Balconies, Stairs & Rails	$5,637
Plumbing Repairs	$54,508
Pool Rehab. Equipment & Furnishing	$10,186
Roof Repairs	$24,602
Signage	$23,133
New Roof Systems, Deck Replaced, Windstorm Certified	$350,000
Replastered Pool	$20,000
Two New Boilers	$100,000
TOTAL CAPEX	**$2,813,883**

24-Hour Emergency Maintenance

Controlled Access Gates

Copy and Fax Service

Dog Park

Access to Shopping and Restaurants

Two Laundry Facilities

Located 3 Minutes from Parkdale Mall

Outdoor Cross Training Area

Public Transportation

Shimmering Swimming Pool

State-of-the-art Fitness Center

UNIT AMENITIES

Offering 1, 2, and 3 Bedroom Floor Plans

Extra Storage in Apartments

Large Closets

Newly Renovated Interiors

White Energy Efficient Appliances

New Wood-style Flooring

New Carpet

Accent Walls

Light Fixture

Nickel Hardware

New Lighting Fixtures*

Patio and Balcony Options

*In Select Units

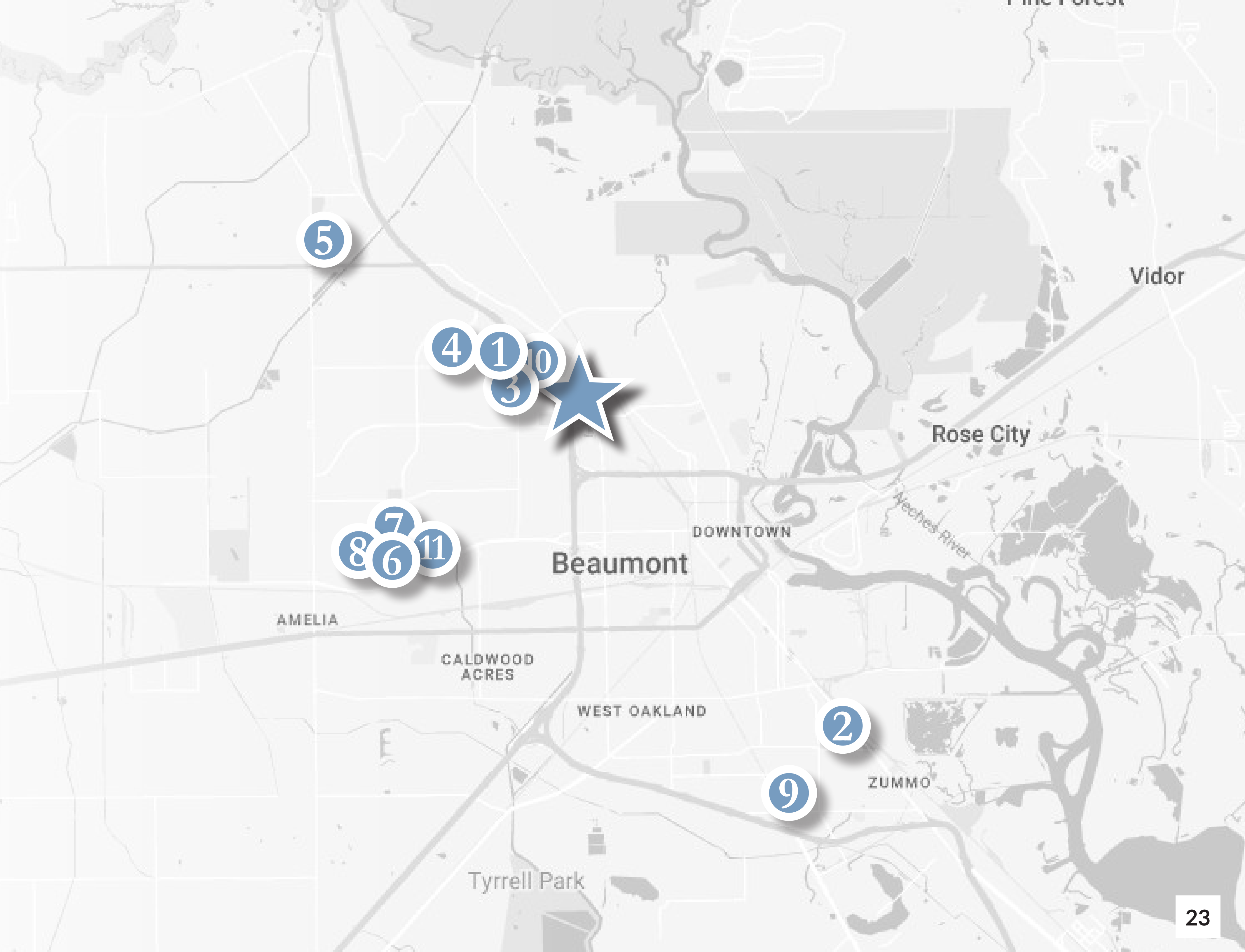





Rent Comparables

PROPERTY	BUILT	UNITS	AVG SQ FT	MARKET RENT	MARKET RENT/SF	EFFECTIVE RENT	EFFECTIVE RENT/SF	OCCUPANCY
1 TRAILS ON TREADWAY	1985	112	858	$1,325	$1.54	$1,325	$1.54	96%
2 LAMAR LANDING	1985	120	467	$625	$1.34	$625	$1.34	95%
3 FOUNTAIN WOODS	1976	102	677	$894	$1.32	$873	$1.29	90%
4 HAMLET PARK	1981/2026	172	1,103	$1,401	$1.27	$1,401	$1.27	98%
★ AUTUMN OAKS	1981	152	790	$1,006	$1.27	$954	$1.21	96%
5 PINEDALE APARTMENTS	1988	116	580	$684	$1.18	$684	$1.18	96%
6 WEST END CROSSING	1967	265	858	$987	$1.15	$987	$1.15	95%
7 LUX ESTATE	1976/2018	185	976	$1,068	$1.09	$1,068	$1.09	99%
8 COLONIAL WEST	1975	76	688	$711	$1.03	$711	$1.03	97%
9 CARDINAL OAKS	1983	152	796	$801	$1.01	$801	$1.01	94%
10 THE LANDMARK	1970	200	869	$870	$1.00	$759	$0.87	92%
11 GLEN OAKS	1974	250	959	$932	$0.97	$932	$0.97	94%
WEIGHTED AVERAGES			802	$980	$1.17	$966	$1.16	95%

PROPERTIES SORTED BY MARKET RENT/SF



Autumn Oak
3190 Eastex Fwy
Beaumont, TX

Year Built	1981
Occupancy	96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath(A)	56	635	$917	$1.44
2 Bed x 1 Bath(B)	82	869	$1,016	$1.17
2 Bed x 1 Bath(BU)	6	869	$1,100	$1.27
3 Bed x 2 Bath(C)	6	1,000	$1,445	$1.45
3 Bed x 2 Bath(CU)	2	1,000	$1,495	$1.50
TOTAL/WTD. AVG.	152	790	$1,006	$1.27

1

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	40	694	$1,165	$1.68
2 Bed x 1 Bath	64	929	$1,379	$1.48
3 Bed x 1.5 Bath	8	1,110	$1,689	$1.52
TOTAL/WTD. AVG.	112	858	$1,325	$1.54

2

Lamar Landing
3580 S M L King Jr Pky
Beaumont, TX

Year Built	1985
Occupancy	95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	120	467	$625	$1.34
TOTAL/WTD. AVG.	120	467	$625	$1.34

3

Fountain Woods
3656 Delaware St
Beaumont, TX

Year Built	1976
Occupancy	90%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	4	387	$825	$2.13
1 Bed x 1 Bath	7	539	$949	$1.76
1 Bed x 1 Bath	7	563	$850	$1.51
1 Bed x 1 Bath	21	655	$860	$1.31
1 Bed x 1 Bath	35	671	$870	$1.30
1 Bed x 1 Bath	7	694	$870	$1.25
1 Bed x 1 Bath	10	708	$860	$1.21
2 Bed x 2 Bath	1	957	$1,095	$1.14
2 Bed x 2 Bath	10	965	$1,095	$1.13
TOTAL/WTD. AVG.	102	677	$894	$1.32

4

Hamlet Park
3995 Crow Rd
Beaumont, TX

Year Built 1981/2026

Occupancy 98%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	35	756	$875	$1.16
2 Bed x 2.5 Bath	70	1,162	$1,425	$1.23
3 Bed x 2 Bath	67	1,222	$1,650	$1.35
TOTAL/WTD. AVG.	172	1,103	$1,401	$1.27

5

Pinedale Apartments
6090 N Major Dr
Beaumont, TX

Year Built 1988

Occupancy 96%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	62	515	$650	$1.26
1 Bed x 1 Bath	38	565	$690	$1.22
2 Bed x 1 Bath	16	865	$800	$0.92
TOTAL/WTD. AVG.	116	580	$684	$1.18

6

West End Crossing
6550 Phelan Dr
Beaumont, TX

Year Built 1967

Occupancy 95%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	2	300	$720	$2.40
1 Bed x 1 Bath	43	612	$795	$1.30
1 Bed x 1 Bath	44	702	$805	$1.15
1 Bed x 1 Bath	41	750	$860	$1.15
1 Bed x 1 Bath	7	775	$890	$1.15
1 Bed x 1 Bath	4	840	$960	$1.14
2 Bed x 1 Bath	27	840	$1,110	$1.32
2 Bed x 1 Bath	1	1,254	$1,345	$1.07
2 Bed x 2 Bath	50	1,000	$1,145	$1.15
2 Bed x 2 Bath	22	1,154	$1,095	$0.95
2 Bed x 2 Bath	4	1,254	$1,345	$1.07
3 Bed x 2 Bath	8	1,254	$1,345	$1.07
3 Bed x 2 Bath	9	1,284	$1,295	$1.01
4 Bed x 2 Bath	3	1,374	$1,575	$1.15
TOTAL/WTD. AVG.	265	858	$987	$1.15

7

Lux Estate
6550 Lexington Dr
Beaumont, TX

Year Built 1976/2018

Occupancy 99%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	80	707	$799	$1.13
2 Bed x 1 Bath	31	986	$1,150	$1.17
2 Bed x 1.5 Bath	20	1,150	$1,265	$1.10
2 Bed x 1.5 Bath	15	1,153	$1,299	$1.13
2 Bed x 2 Bath	27	1,321	$1,325	$1.00
2 Bed x 2 Bath	8	1,453	$1,399	$0.96
3 Bed x 2 Bath	4	1,467	$1,550	$1.06
TOTAL/WTD. AVG.	185	976	$1,068	$1.09

8

Colonial West
6810 Prutzman Rd
Beaumont, TX

Year Built 1975

Occupancy 97%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	63	620	$695	$1.12
2 Bed x 1 Bath	11	960	$745	$0.78
2 Bed x 2 Bath	1	1,368	$1,050	$0.77
3 Bed x 2 Bath	1	1,300	$995	$0.77
TOTAL/WTD. AVG.	76	688	$711	$1.03

9

Cardinal Oaks
1280 Saxe St
Beaumont, TX

Year Built 1983

Occupancy 94%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	52	635	$725	$1.14
2 Bed x 1 Bath	92	869	$810	$0.93
3 Bed x 2 Bath	8	1,000	$1,200	$1.20
TOTAL/WTD. AVG.	152	796	$801	$1.01

10

The Landmark
3155 French Rd
Beaumont, TX

Year Built 1970

Occupancy 92%

UNIT TYPE	UNITS	SF	RENT	RENT/SF
1 Bed x 1 Bath	24	569	$785	$1.38
1 Bed x 1 Bath	32	658	$835	$1.27
2 Bed x 1 Bath	104	893	$850	$0.95
3 Bed x 2 Bath	40	1,153	$999	$0.87
TOTAL/WTD. AVG.	200	869	$870	$1.00

11

Glen Oaks
520 Dowlen Rd
Beaumont, TX

Year Built 1974

Occupancy 94%

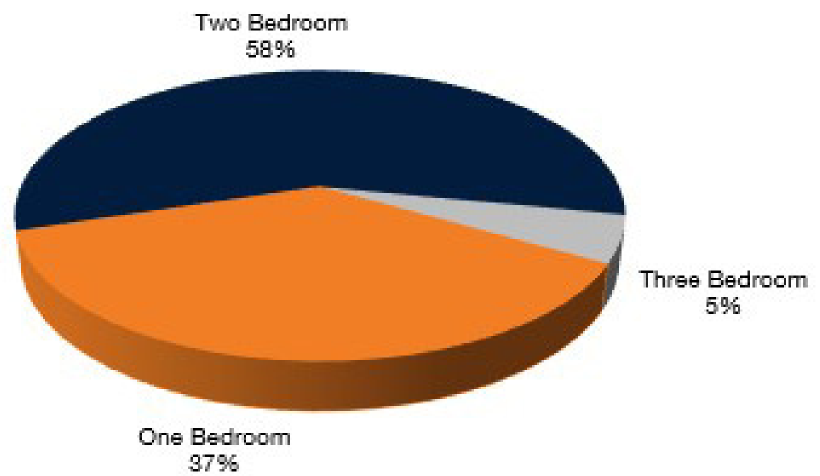
UNIT TYPE	UNITS	SF	RENT	RENT/SF
Studio	10	550	$880	$1.60
1 Bed x 1 Bath	90	783	$850	$1.09
2 Bed x 1 Bath	30	1,073	$915	$0.85
2 Bed x 1 Bath	90	1,097	$965	$0.88
2 Bed x 2 Bath	30	1,097	$1,115	$1.02
TOTAL/WTD. AVG.	250	959	$932	$0.97

Financial Analysis

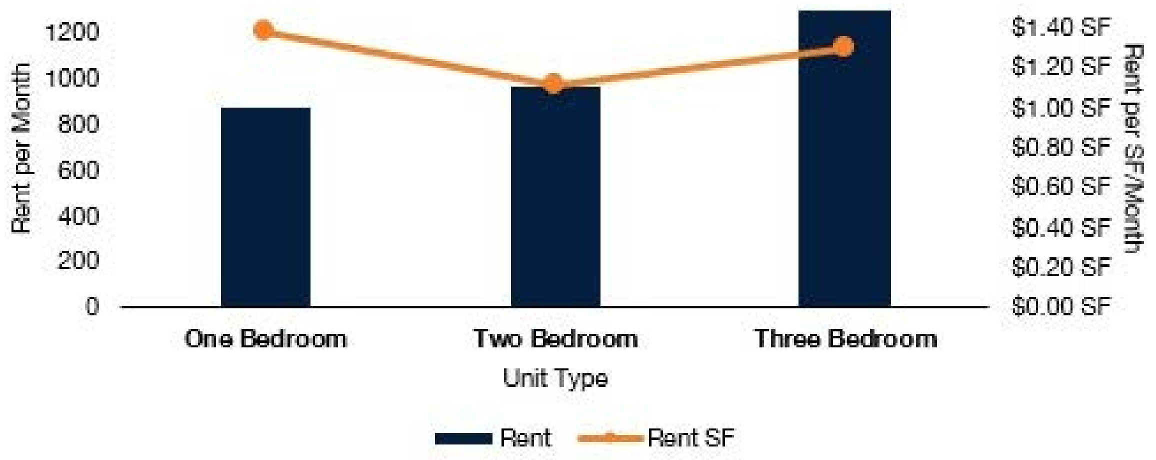
Rent Roll Summary

			CURRENT			SCHEDULED		
UNIT TYPE	# OF UNITS	AVERAGE SF	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
1 Bed x 1 Bath (A)	56	635	$917	$1.44	$51,340	$879	$1.38	$49,205
2 Bed x 1 Bath (B)	82	869	$1,016	$1.17	$83,330	$961	$1.11	$78,784
2 Bed x 1 Bath (BU)	6	869	$1,100	$1.27	$6,600	$1,024	$1.18	$6,145
3 Bed x 2 Bath (C)	6	1,000	$1,445	$1.45	$8,670	$1,406	$1.41	$8,435
3 Bed x 2 Bath (CU)	2	1,000	$1,495	$1.50	$2,990	$1,200	$1.20	$2,400
Totals/Weighted Averages	152	790	$1,006	$1.27	$152,930	$954	$1.21	$144,969
Gross Annualized Rents			$1,835,163			$1,739,627		

Unit Distribution



Unit Rent



Operating Statement

INCOME	TRAILING 12		TRAILING 6		TRAILING 3		CURRENT		YEAR 1		NOTES	PER	PER SF
Gross Potential Rent	$1,792,966		$1,835,160		$1,835,160		$1,835,163		$1,835,163		[1]	12,073	15.29
Loss / Gain to Lease	$(89,175)	5.0%	$(107,336)	5.8%	$(100,192)	5.5%	$(95,536)	5.2%	$(43,347)	2.4%	[2]	(285)	(0.36)
Gross Current Rent	$1,703,791		$1,727,824		$1,734,968		$1,739,627		$1,791,816			11,788	14.93
Physical Vacancy	$(201,168)	11.8%	$(137,136)	7.9%	$(141,055)	8.1%	$(86,981)	5.0%	$(89,591)	5.0%	[3]	(589)	(0.75)
Economic Vacancy													
Bad Debt	$(106,991)	6.3%	$(103,278)	6.0%	$(118,198)	6.8%	$(118,198)	6.8%	$(118,198)	6.6%	[4]	(778)	(0.98)
Concessions	$(64,567)	3.8%	$(68,832)	4.0%	$(67,248)	3.9%	$(67,248)	3.9%	$(35,836)	2.0%	[5]	(236)	(0.30)
Down and Model Units	$(48,465)	2.8%	$(52,410)	3.0%	$(58,500)	3.4%	$(58,500)	3.4%	$(12,192)	0.7%	[6]	(80)	(0.10)
Total Vacancy	$(421,190)	24.7%	$(361,656)	20.9%	$(385,001)		$(330,927)		$(255,817)	14.3%		($1,683)	($2)
Economic Occupancy	75.28%		79.07%		77.81%		80.98%		85.72%				
Effective Rental Income	$1,282,602		$1,366,169		$1,349,967		$1,408,700		$1,535,998			10,105	12.80
Other Income													
Utility Income	$118,438		$123,412		$129,740		$129,740		$133,633		[7]	879	1.11
RUBS	$125,201		$140,032		$140,131		$140,131		$144,335		[8]	950	1.20
All Other Income	$243,639		$263,444		$269,871		$269,871		$277,968			$1,829	$2.32
Total Other Income	$1,526,241		$1,629,613		$1,619,838		$1,678,571		$1,813,966			$11,934	$15.11
Effective Gross Income	$1,495,715		$1,589,068		$1,600,455		$1,685,824		$1,854,258			$12,199	$15.45

NOTES

- [1] Current and Year One GPR kept consistent with the current Rent Roll
- [2] Current Loss to Lease kept consistent with the Rent Roll. Year One Loss to Lease reduced to account for 3% growth in Gross Current Rents
- [3] Current and Year One Vacancy was underwritten to 5%. 142 Occupied of 148 Rentable in the current Rent Roll.
- [4] Current and Year One Underwritten to T12
- [5] Current Underwritten to T12, Year One underwritten to 2% Concession Loss
- [6] Current Underwritten to T3. Year One assumes a new owner brings the three down units back online, resulting in only Model Unit loss.
- [7] Includes: Gas, Water, Trash, and Pest Control. Current underwritten to T3 and grown 3% in Year One
- [8] Current underwritten to T3 and grown 3% in Year One

EXPENSES	TRAILING 12	TRAILING 6	TRAILING 3	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	$155,375	$155,375	$155,375	$191,691		$191,691		[9]	1,261	1.60
Insurance	$86,131	$86,131	$86,131	$114,152		$114,152		[10]	751	0.95
Utilities - Electric	$21,434	$21,434	$21,434	$21,434		$21,434			141	0.18
Utilities - Water & Sewer	$155,113	$155,113	$155,113	$155,113		$155,113			1,020	1.29
Utilities - Gas	$18,469	$18,469	$18,469	$18,469		$18,469			122	0.15
Trash Removal	$46,789	$46,789	$46,789	$46,789		$46,789			308	0.39
Repairs & Maintenance/Make Ready	$78,543	$78,543	$78,543	$78,543		$78,543		[11]	517	0.65
Resident Liability Insurance	$6,402	$6,402	$6,402	$6,402		$6,402			42	0.05
Marketing & Advertising	$24,247	$24,247	$24,247	$24,247		$24,247			160	0.20
Payroll	$281,149	$281,149	$281,149	$228,000		$228,000		[12]	1,500	1.90
Contract Services	$30,966	$30,966	$30,966	$30,966		$30,966			204	0.26
General & Administrative	$45,703	$45,703	$45,703	$45,703		$45,703			301	0.38
Resident Utility Billing Services	$5,328	$5,328	$5,328	$5,328		$5,328			35	0.04
Operating Reserves	$38,000	$38,000	$38,000	$38,000		$38,000		[13]	250	0.32
Management Fee	$61,643	$61,643	$61,643	$58,750	3.5%	$63,489	3.5%	[14]	418	0.53
Total Expenses	$1,055,291	$1,055,291	$1,055,291	$1,063,586		$1,068,324			$7,028	$8.90
Expenses as % of EGI	69.1%	64.8%	65.1%	63.4%		58.9%				
Net Operating Income	$470,950	$574,322	$564,548	$614,985		$745,641			$4,906	$6.21

NOTES

- [9] The Jefferson CAD mil rate is 2.303981% for this asset
- [10] Current and Year One Insurance underwritten to the low end of the range from Fitzpatrick Insurance
- [11] Current and Year One R&M/Make-Ready kept consistent with the T12 amount
- [12] Current and Year One Payroll underwritten to $1,500/unit.
- [13] Operating Reserves were underwritten to $250/unit
- [14] A 3.5% Management Fee 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 Devlopment

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

102,696
Total Population Within 5 Mile Radius

$77,251
Average Household Income within 5 Mile Radius

42,453
Total Households Within 5 Mile Radius

1.8%
Projected Household Growth Through 2030

$ 166,715
Median Property Value

Female 51.7% | Male 48.3%

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	9,826	56,795	104,095
2025 Estimate			
Total Population	9,791	56,179	102,696
2020 Census			
Total Population	9,865	55,281	100,489
2010 Census			
Total Population	9,845	55,283	99,302
Daytime Population			
2025 Estimate	8,882	64,434	116,985

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,967	23,438	42,453
2025 Estimate			
Total Households	3,943	23,099	41,689
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	3,904	22,475	40,267
2010 Census			
Total Households	3,941	22,489	39,825
Growth 2025-2030	0.6%	1.5%	1.8%

HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	4,497	26,454	47,944
2025 Estimate	4,468	26,066	47,084
Owner Occupied	1,920	12,312	22,567
Renter Occupied	2,026	10,798	19,148
Vacant	525	2,966	5,396
Persons in Units			
2025 Estimate Total Occupied Units	3,943	23,099	41,689
1 Person Units	33.3%	31.2%	31.0%
2 Person Units	28.9%	32.6%	32.4%
3 Person Units	14.6%	15.1%	15.0%
4 Person Units	11.3%	11.0%	11.3%
5 Person Units	8.1%	7.1%	7.0%
6+ Person Units	3.9%	3.0%	3.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	2.8%	7.0%	5.2%
$150,000-$199,999	4.0%	6.9%	6.2%
$100,000-$149,999	9.8%	12.5%	12.8%
$75,000-$99,999	11.8%	13.2%	13.4%
$50,000-$74,999	13.4%	14.7%	16.2%
$35,000-$49,999	13.8%	13.4%	13.6%
$25,000-$34,999	14.3%	8.9%	8.9%
$15,000-$24,999	10.0%	9.6%	9.9%
Under $15,000	20.2%	13.8%	13.7%
Average Household Income	$60,886	$83,303	$77,251
Median Household Income	$46,069	$66,330	$61,713
Per Capita Income	$24,885	$34,100	$31,556

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	9,791	56,179	102,696
Under 20	29.2%	27.4%	27.6%
20 to 34 Years	20.7%	20.1%	20.3%
35 to 39 Years	6.8%	6.6%	6.4%
40 to 49 Years	11.7%	11.9%	12.0%
50 to 64 Years	16.9%	17.3%	17.0%
Age 65+	14.7%	16.7%	16.7%
Median Age	37.0	38.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	6,272	37,191	67,686
Elementary (0-8)	7.1%	6.1%	6.7%
Some High School (9-11)	6.8%	5.4%	6.6%
High School Graduate (12)	35.6%	28.5%	30.0%
Some College (13-15)	15.5%	20.2%	22.1%
Associate Degree Only	9.9%	7.8%	8.2%
Bachelor's Degree Only	18.1%	20.5%	17.4%
Graduate Degree	7.2%	11.5%	8.9%
Population by Gender			
2025 Estimate Total Population	9,791	56,179	102,696
Male Population	48.6%	48.4%	48.3%
Female Population	51.4%	51.6%	51.7%

EQUAL HOUSING OPPORTUNITY

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 responsiblities to you and your obligations under the agreement; and (ii) the amount or rate of compendation 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 requred 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.

Name	License No.	Email	Phone
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
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