

SECURE

NET LEASE

Subject Property



OFFERING MEMORANDUM

BEAUMONT PLAZA

3010 WASHINGTON BLVD, BEAUMONT, TX 77705

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THE OPPORTUNITY

— BEAUMONT PLAZA BEAUMONT, TX

Secure Net Lease, as the exclusive listing broker and marketing advisor, is pleased to present the offering of Beaumont Plaza: a highly visible 10,100 SF shopping center situated on .77 acres with frontage on the heavily trafficked Washington Blvd Corridor in Beaumont, TX.

Beaumont Plaza showcases 6 leasable suites with an average size of 1,683 SF. The Property benefits from multiple access points and ample parking. It was built in 2016 and is occupied by a complimentary host of regional retailers.

The Shopping Center has proximity to National Retailers such as Sam's Club, H-E-B, and Office Depot. With its unrealized, yet obligated NNN reimbursements, the offering of Beaumont Plaza presents a compelling opportunity to acquire a stabilized, highly leasable multi-tenant retail asset with significant upside in a location that will command local and regional retailers for years to come.

INVESTMENT OVERVIEW

BEAUMONT PLAZA BEAUMONT, TX

\$1,350,000

7.78% CAP

OFFERING SUMMARY

Price	\$1,350,000
Cap Rate	7.78%
Net Operating Income (NOI)	\$105,016
Price PSF	\$133.66
Occupancy	100%
Year Built	2016
Gross Leasable Area (GLA)	10,100 SF
Lot Size	0.77 Acres

*All Tenants on NNN Leases but Only Paying Base Rent

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- ✓ **Tenants Paying Base Rent Only While on NNN Leases** - The current tenants are all on NNN leases but only paying base rents, providing a significant opportunity for a seasoned owner to rapidly increase the NOI from \$105,016 to \$151,196 (7.78% to 11.20% cap) by collecting expense reimbursements.
- ✓ **Priced Well Below Replacement Cost** - At \$133.66 psf, the Asset is priced well below replacement cost.
- ✓ **Well-Below Market Rents** - Just over 44% of the center is currently paying less than \$10 psf while other tenants in the center are as high as \$20.40 psf, creating significant upside through the eventual increase in rents for the tenants under \$10 psf.
- ✓ **Tenant Longevity** - 55% of the rent roll has occupied the center over 7 years, over 35% of the tenants have occupied the center for over 8 years. This stability supports a compelling opportunity for capital preservation and appreciation.
- ✓ **Long-Term Leases** - With over 35% of the center having 6 years remaining, the Property benefits from its long-term leases, making this an ideal play for capital preservation.
- ✓ **High-Trafficked Corridor with Strong Visibility** - The Asset is well-positioned in a highly visible location off Washington Blvd, which sees over 15,344 vehicles per day.

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. Buyer must verify the information and bears all risk for any inaccuracies.

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RENT ROLL

BEAUMONT PLAZA BEAUMONT, TX

TENANT	SUITE	GLA	%	LEASE DATES	START	END	BASE RENT	ANNUAL	MONTHLY	PSF	RECOVERIES	ANNUAL	PSF	TOTAL REVENUE	% OF REV
Bakery	A	1,600	15.84%	01/17	12/31		\$32,400		\$2,700	\$20.25	\$0	\$0.00	\$32,400	21.43%	
Bail Bond	B	2,500	24.75%	11/25	11/27		\$24,000		\$2,000	\$9.60	\$0	\$0.00	\$24,000	15.87%	
Tax Office	C	1,000	9.90%	11/18	11/26		\$16,200		\$1,350	\$16.20	\$0	\$0.00	\$16,200	10.71%	
Level Guate! Barbershop	D	1,000	9.90%	08/18	07/26		\$18,000		\$1,500	\$18.00	\$0	\$0.00	\$18,000	11.90%	
A Pretty Little Trap Beauty Shop	E/F	2,000	19.80%	04/24	05/28		\$19,800		\$1,650	\$9.90	\$0	\$0.00	\$19,800	13.10%	
Kajun Seafood & Wings	G	2,000	19.80%	07/17	12/28		\$40,800		\$3,400	\$20.40	\$0	\$0.00	\$40,800	26.98%	
Total Count / GLA	6	10,100	100%		Totals		\$151,200		\$12,600		\$0		\$151,200	100.00%	
Occupied	6	10,100	100.0%												
Available	0	0	0.0%												
Total Avg Rent / GLA	\$14.97	10,100	100.0%												

*All Tenants on NNN Leases but Only Paying Base Rent

INCOME & EXPENSE ANALYSIS

BEAUMONT PLAZA BEAUMONT, TX

	In-Place Cash Flow	PSF
Base Rent	\$151,200	\$14.97
Expense Reimbursements		
Tax Recoveries	\$0	\$0.00
Insurance Recoveries	\$0	\$0.00
CAM Recoveries	\$0	\$0.00
Management Recoveries	\$0	\$0.00
Total Expense Reimbursements	\$0	\$0.00
Total Gross Revenue	\$151,200	\$14.97
Effective Gross Revenue (EGR)	\$151,200	\$14.97
OPERATING EXPENSES		
Total Real Estate Taxes	\$21,278	\$2.11
Total Insurance	\$13,379	\$1.32
Common Area Maintenance		
Cleaning	\$1,300	\$0.13
Electricity	\$4,097	\$0.41
Garbage	\$3,704	\$0.37
Landscaping	\$1,925	\$0.19
Pest Control	\$500	\$0.05
Total Common Area Maintenance	\$11,527	\$1.14
Management Fee	\$0	\$0.00
Total Recoverable Expenses	\$46,183.52	\$4.57
Total Non-Recoverable Expenses	\$0	\$0.00
Total Operating Expenses	\$46,184	\$4.57
Net Operating Income	\$105,016	\$10.40

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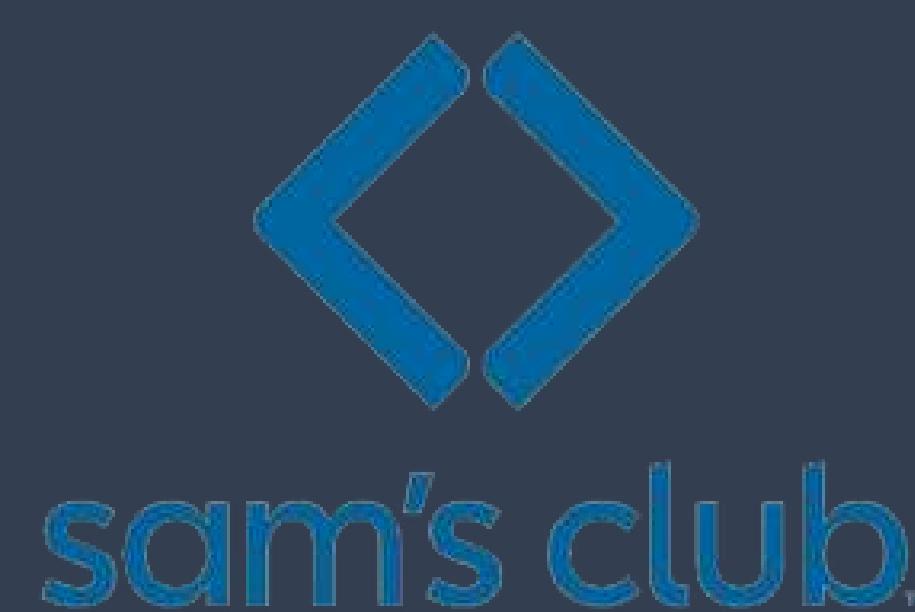


SITE OVERVIEW

BEAUMONT PLAZA

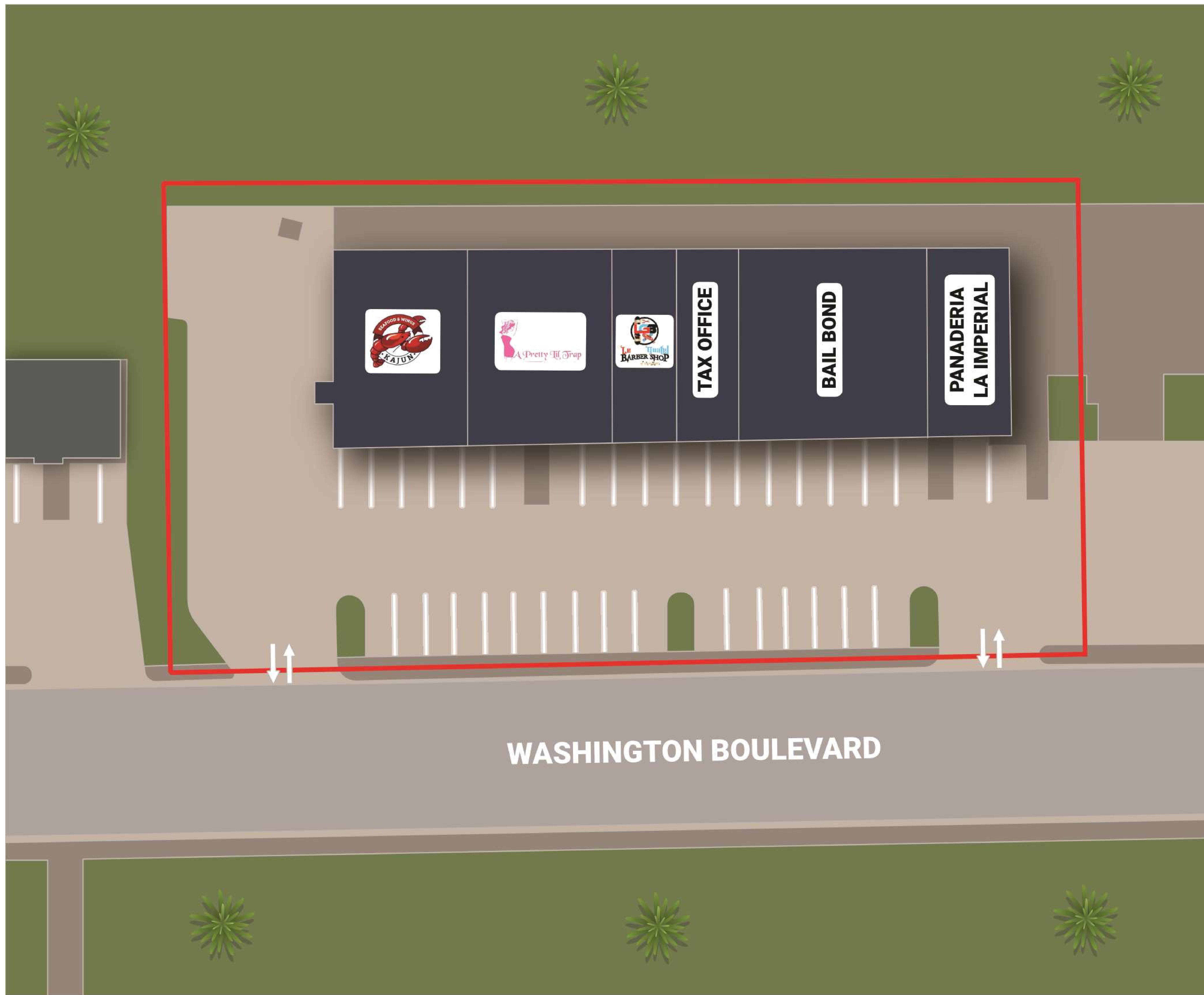
BEAUMONT, TX

NEIGHBORING RETAILERS



SITE PLAN

BEAUMONT PLAZA BEAUMONT, TX



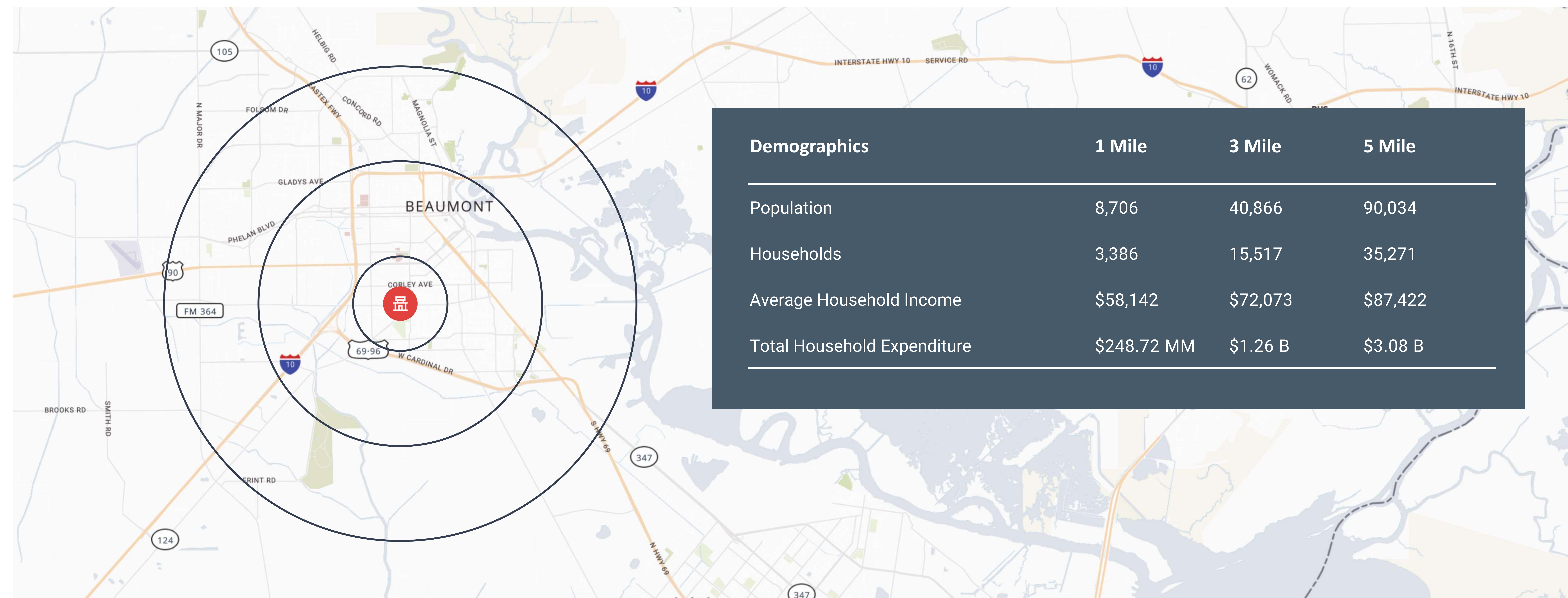
PROPERTY PHOTOS

BEAUMONT PLAZA BEAUMONT, TX



LOCATION OVERVIEW

BEAUMONT PLAZA BEAUMONT, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. ExxonMobil Corporation (3,472)
2. Beaumont Independent School District (2,204)
3. Memorial Hermann Baptist Hospital (1,705)
4. Christus St Elizabeth Hospital (1,530)
5. City of Beaumont (1,342)
6. Lamar University (1,332)
7. Mark Stiles Unit (756)
8. EN Global (545)
9. Richard Construction (450)
10. Beaumont Kidney Specialists (436)

LOCATION OVERVIEW

BEAUMONT PLAZA BEAUMONT, TX



Located Along Major Texas Highway Connecting to Houston & East Texas

INTERSTATE 10

Port of Beaumont Contributes \$23.4B to Texas' GDP

LOGISTICS & ENERGY HUB

Beaumont, Texas, stands as the economic and cultural anchor of Jefferson County in the Golden Triangle region, benefiting from its strategic location along the Neches River and the I-10 corridor that links it to Houston and East Texas markets.

The Port of Beaumont, one of Texas' 23 Gulf Coast seaports, handled \$23 billion in trade in 2024, marking a 182% increase since 2015 and positioning it as a top-25 U.S. port by tonnage, primarily for mineral fuels, chemicals, and petroleum exports.

The city supports a stable consumer base with a population of approximately 113,000 residents as reflected in 2025 estimates, providing reliable demand for retail and commercial properties.

Median household income of \$57,530 underscores middle-market spending power suitable for everyday retail and service tenants. Beaumont's economy centers on petrochemical refining, manufacturing, and port logistics within the Beaumont-Port Arthur MSA, with the Port of Beaumont ranking among the nation's top 25 ports by tonnage to drive industrial activity and regional trade. Major employers such as ExxonMobil, Goodyear, and Lamar University sustain jobs across energy, healthcare, education, and retail sectors, creating consistent traffic for commercial assets.

Proximity to the Permian Basin energy market further bolsters long-term economic resilience and tenant interest in high-visibility locations. Investment in Beaumont commercial real estate offers key advantages, including excellent accessibility via I-10, SH 69/96, and ongoing infrastructure upgrades that enhance traffic flow and development potential. Strong retail anchors like Walmart, H-E-B, and regional shopping centers demonstrate proven market support for national-credit leases. The city's role as a logistics and energy hub positions properties for steady occupancy and appreciation amid sustained regional growth.

IN THE NEWS

BEAUMONT PLAZA BEAUMONT, TX

Port of Beaumont trade surge delivers \$23B boost to Texas economy

EDWARD SAENZ, DECEMBER 15, 2025 (QUE ONDA MAGAZINE)

The Port of Beaumont has emerged as one of the fastest-growing economic engines in Texas, generating more than \$23 billion in trade activity and supporting roughly 157,000 jobs statewide, according to a newly released economic impact study highlighted this week by state officials.

Texas Comptroller **Kelly Hancock** visited the Southeast Texas port to present findings showing a **dramatic rise** in cargo volume and exports. The study found the **port's trade** value has increased **182% since 2018**, driven largely by shipments of **mineral fuels**, petroleum products and chemicals.

"This port plays a critical role not just for Southeast Texas, but for the entire state's economy," Hancock said during the visit. **"The growth we're seeing here reflects Texas' strength in global trade and logistics."**

In 2024 alone, the Port of Beaumont handled approximately **\$23 billion** in trade, accounting for about **5.4%** of all seaport trade in Texas, the report said. That activity translated into an estimated **\$23.4 billion** contribution to Texas' gross domestic product.

Port officials credit the surge to years of infrastructure investments, including dock upgrades, rail connectivity improvements and expanded terminal capacity. Those improvements have positioned Beaumont as a **key export hub** along the Gulf Coast, particularly for energy-related commodities.

The port's expansion has also **fueled job growth** beyond the docks, supporting employment in transportation, manufacturing, warehousing and supply-chain services across the state, according to the comptroller's office.

EXPLORE ARTICLE



Acting Texas Comptroller Kelly Hancock Announces Economic Impact Study of Port of Beaumont

DECEMBER 3, 2025 (COMPTROLLER)

Acting Texas Comptroller Kelly Hancock today released the results of a Comptroller's office study examining the impact of the Port of Beaumont on the Texas economy. The Port of Beaumont is one of 23 seaports along Texas' 367-mile Gulf Coast. Total trade through this port accounted for \$23 billion in trade in 2024, an increase of 182 percent from 2015 levels.

"Ports are the front doors to Texas' economy, driving jobs, trade and **long-term growth**," Hancock said during a stop on the **Good for Texas Tour: Ports Edition**. "The Port of Beaumont is a powerhouse for Southeast Texas — **moving billions in goods**, supporting families and contributing to our **state's role** as the nation's economic leader."

The Port of Beaumont has experienced tremendous growth since 2020 with total trade more than doubling by 2024. Exports have fueled the Port of Beaumont's growth in overall trade, overtaking imports in 2014 and jumping 117 percent from 2020 to 2024.

Of Texas' total international trade, 40.4 percent, or **\$429.4 billion**, traveled across the state's seaports, with the Port of Beaumont accounting for 5.4 percent of seaport trade. Each seaport facilitates the movement of goods between Texas and other nations. Each Texas seaport is unique, offering different capabilities and many shipping options, including bulk, roll-on/roll-off, container and liquid/gas shipping.

Based on the Comptroller's estimate, trade through the Port of Beaumont in 2024 affected **157,000 net jobs** and contributed **\$23.4 billion** to Texas' gross domestic product.

The top export commodities by value from the Port of Beaumont in 2024 were mineral fuels (**\$17.4 billion**), followed by organic chemicals (\$3.3 billion), mineral products (\$44.8 million) and inorganic chemicals (**\$42.9 million**).


EXPLORE ARTICLE



METRO AREA

BEAUMONT PLAZA

BEAUMONT, TX



SECURE

NET LEASE

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TEXAS DISCLAIMER

BEAUMONT PLAZA BEAUMONT, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.