

BEAUMONT CENTER

JUNIOR ANCHOR PAD SITE

3920 EASTEX FWY, BEAUMONT TX 77703



GENECOV
COMMERCIAL PROPERTIES

EXECUTIVE SUMMARY



OVERVIEW

ADDRESS: 3920 EASTEX FWY, BEAUMONT TX 77703

[GOOGLE MAPS](#)

AVAILABLE: 4.9 Acres

PURCHASE PRICE: \$1,494,108

PRICE/SF: \$7.00/SF

PROPERTY TYPE: Pad Site

NEARBY RETAILERS: Home Depot, KFC, Dunkin', Walmart, Parkdale Mall, Target, HEB and more

VEHICLES PER DAY

86,623

Combined VPD for
HWY 69 & EASTEX FWY

AVERAGE HH
INCOME

97,786

(3 MILE)

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	11,156	55,196	93,457
DAYTIME POPULATION:	10,427	65,551	111,383
MEDIAN HH INCOME:	\$45,807	\$66,995	\$66,954
AVERAGE HH INCOME:	\$63,411	\$97,786	\$92,412

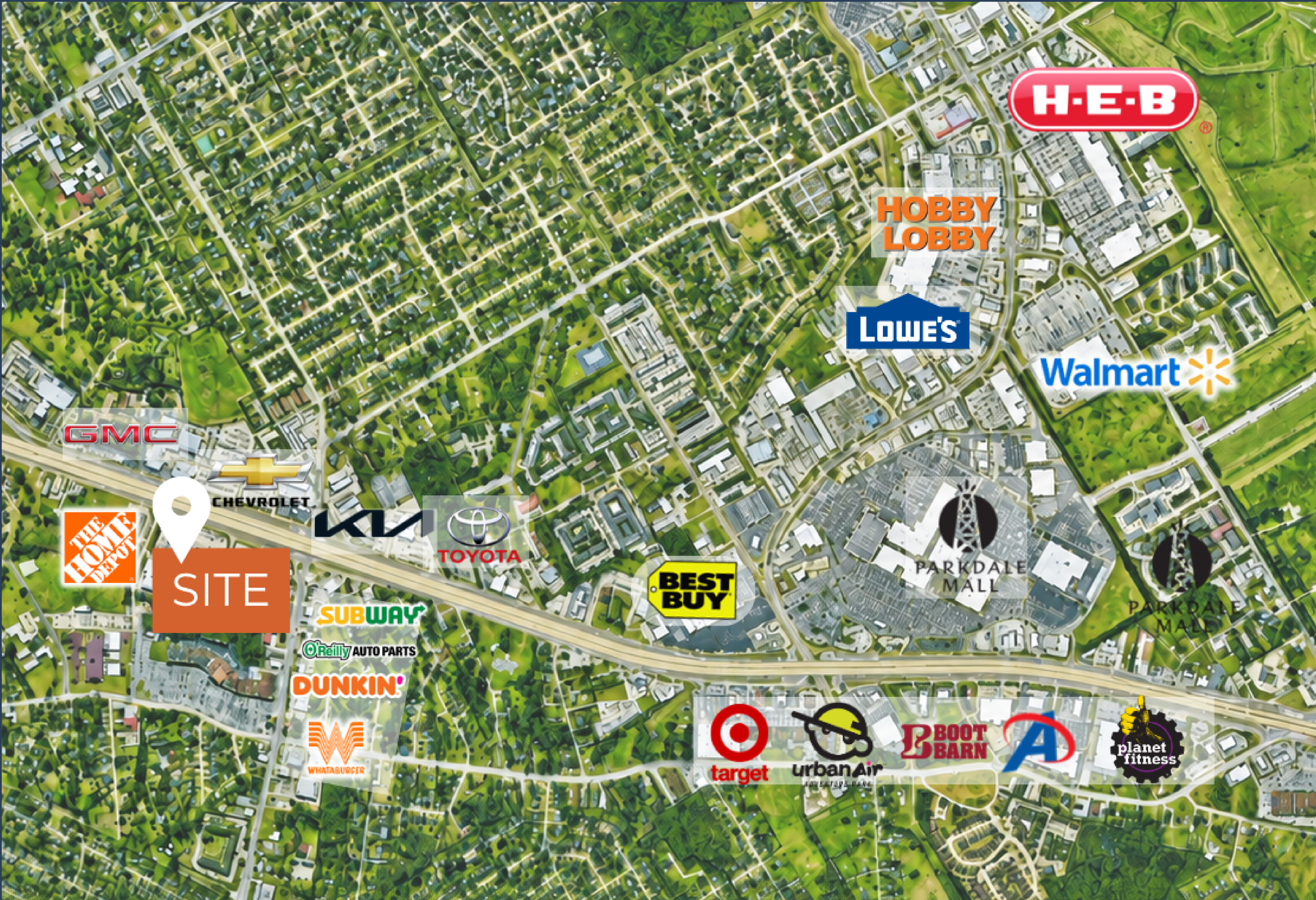
BEAUMONT PORT
ANNUAL TRADE VALUE

\$23 BILLION+

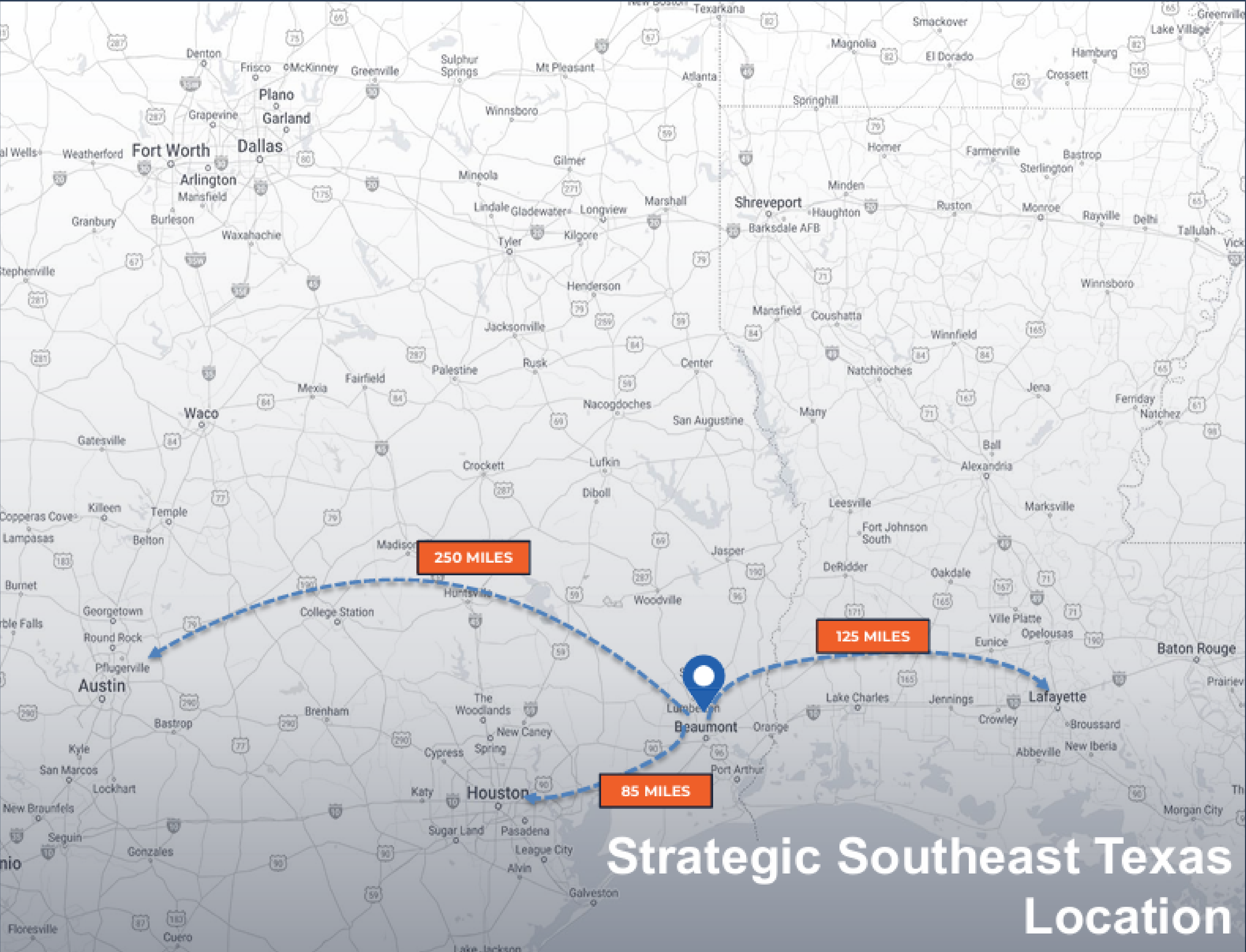
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EXCLUSIVELY LISTED BY



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