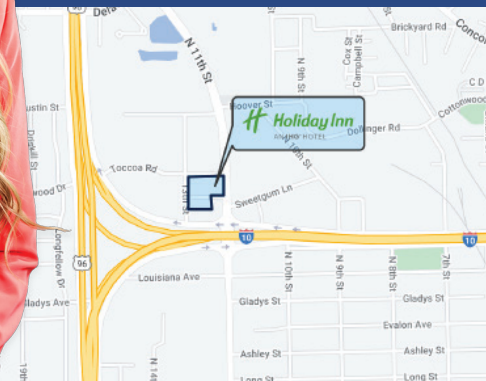


HOLIDAY INN

2095 N. 11th St., Beaumont, TX



The Holiday Inn Beaumont East Medical Center, located at 2095 North 11th Street, Beaumont, TX, is a full-service hotel that has undergone extensive renovations, including major updates in 2006, 2009, 2012, and a significant \$15 million renovation completed between 2016 and 2018. This property features 131 single rooms and 30 suites, spread across six stories, and includes amenities such as the Red River Bar & Grille, three meeting rooms, a sundry store, a fitness room, guest laundry, a business center, and an outdoor pool. Ideally situated within Beaumont's Medical Center and near downtown, the hotel is poised to capture long-term petrochemical and downstream oil & gas business prevalent in the region. With a gross building area of 115,571 square feet on a 4.36-acre lot, this property offers modern facilities and excellent visibility from North 11th Street, ensuring a steady flow of guests from both commercial and medical sectors.

Land: 4.36 Acres
Building: 115,571 SF
Year built: 1980
Year renovated: 2018
Property Highlights:

- No deferred PIP (property improvement plan)
- 161 doors full-service hotel in the medical center
- 131 single rooms, 30 2&3 Bedroom suites
- 285 parking spaces
- 2019 Appraisal available at 20M
- Holiday Inn agreement till 2027
- 2023 Gross Income 2.5M
- Value Add Opportunity
- No Flooding Zone

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