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**FORMER WALGREENS  
VALUE-ADD OPPORTUNITY**  
**3990 East Lucas Drive, Beaumont, TX**



**Former Walgreens**  
3990 East Lucas Drive, Beaumont, TX 77708

**PROPERTY INFORMATION**

# PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a vacant retail property in Beaumont, Texas. The building totals 13,500 square feet and sits on a 1.138-acre lot along East Lucas Drive. The property benefits from strong nearby retail, with neighboring tenants including Whataburger, Dairy Queen, Family Dollar, and several other national and local businesses.

This offering presents a compelling value-add opportunity for investors. The property's single-tenant retail layout allows for a variety of repositioning options, whether through leasing, redevelopment, or adapting the space for a new concept. Located in Texas, a state with no personal income tax and a pro-business environment, the asset offers strong long-term investment potential.

The site is also positioned at the entrance to Mission Ridge, a 4,000-acre master-planned community. As the gateway to a growing neighborhood expected to include roughly 20,000 homes, the property benefits from strong visibility and convenient access to the surrounding residential and commercial development. This location makes it well suited for retailers or service businesses looking to serve a rapidly expanding area.

**Former Walgreens**

3990 East Lucas Drive, Beaumont, TX

## PROPERTY HIGHLIGHTS

- **Vacant Retail Opportunity**
- **Income Tax Free State - Texas**
- **Positioned on heavily trafficked East Lucas Drive**
- **Located at the gateway to the 4,000-acre, 20,000-home master planned community known as "Mission Ridge."**
- **Featuring 13,500 square feet building situated on 1.138 AC**
- **In close proximity to national tenants including Whataburger, Dairy Queen, Family Dollar, and more**

**\$750,000**

PURCHASE PRICE

**13,500 SF**

BUILDING SIZE

**1.138 AC**

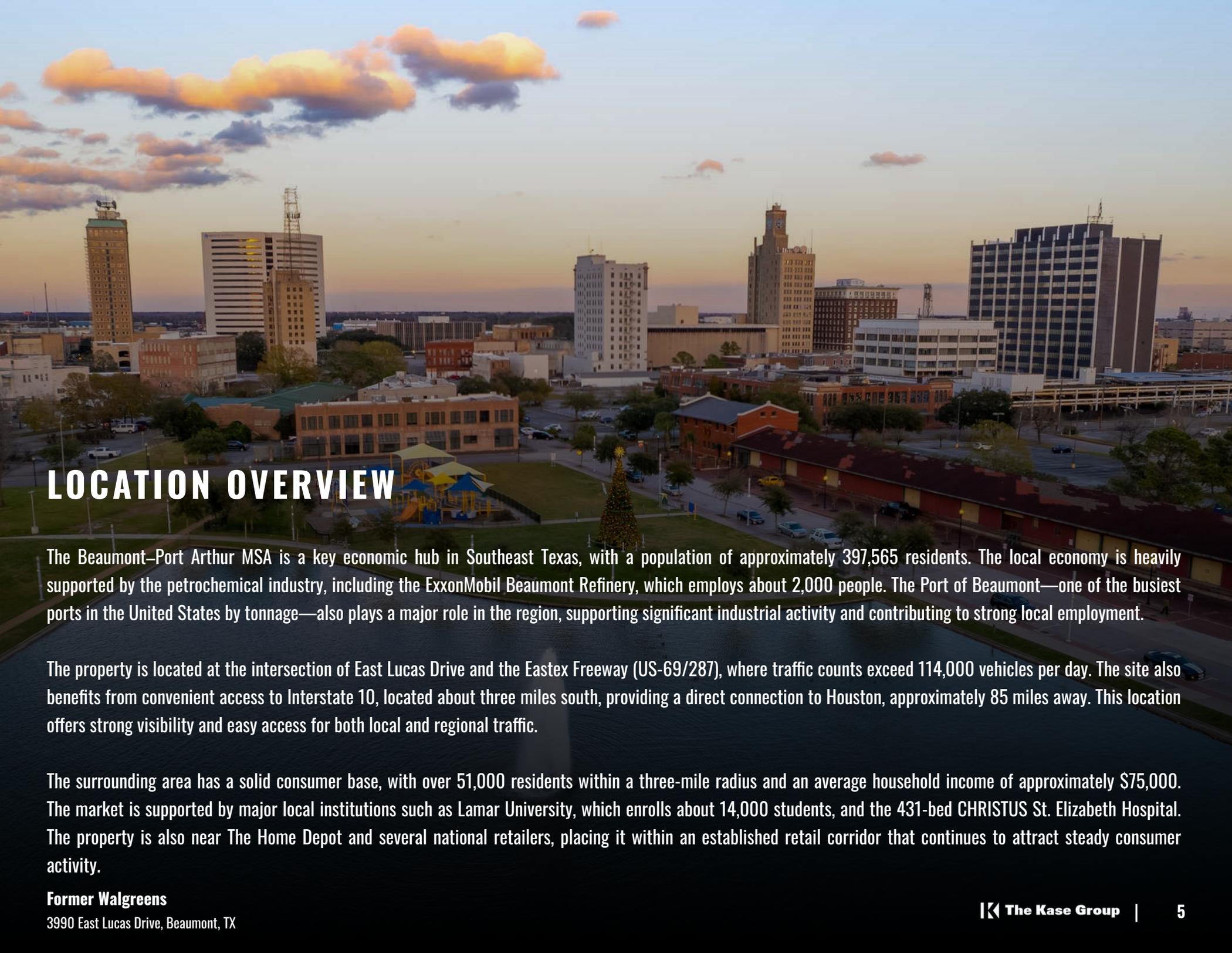
LOT SIZE

**FORMER WALGREENS**  
3990 EAST LUCAS DRIVE  
BEAUMONT, TX



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CONCORD RD



## LOCATION OVERVIEW

The Beaumont–Port Arthur MSA is a key economic hub in Southeast Texas, with a population of approximately 397,565 residents. The local economy is heavily supported by the petrochemical industry, including the ExxonMobil Beaumont Refinery, which employs about 2,000 people. The Port of Beaumont—one of the busiest ports in the United States by tonnage—also plays a major role in the region, supporting significant industrial activity and contributing to strong local employment.

The property is located at the intersection of East Lucas Drive and the Eastex Freeway (US-69/287), where traffic counts exceed 114,000 vehicles per day. The site also benefits from convenient access to Interstate 10, located about three miles south, providing a direct connection to Houston, approximately 85 miles away. This location offers strong visibility and easy access for both local and regional traffic.

The surrounding area has a solid consumer base, with over 51,000 residents within a three-mile radius and an average household income of approximately \$75,000. The market is supported by major local institutions such as Lamar University, which enrolls about 14,000 students, and the 431-bed CHRISTUS St. Elizabeth Hospital. The property is also near The Home Depot and several national retailers, placing it within an established retail corridor that continues to attract steady consumer activity.

### Former Walgreens

3990 East Lucas Drive, Beaumont, TX

# AREA MAP



**Former Walgreens**  
3990 East Lucas Drive, Beaumont, TX

# MAJOR EMPLOYERS



The employment landscape surrounding 3990 East Lucas Drive in Beaumont, Texas, is anchored by a powerful mix of industrial, medical, and educational sectors, demonstrating remarkable economic resilience. Key economic engines include the Port of Beaumont—the nation's fourth-busiest port by tonnage, supporting high-wage logistics jobs—and Lamar University, which enrolls over 14,000 students and provides stable public sector employment. The region's robust healthcare infrastructure is highlighted by CHRISTUS Southeast Texas - St. Elizabeth, a 431-bed medical center located just 2.4 miles away, employing 2,000 professionals and ensuring consistent daily visitor traffic. Beaumont is also a premier hub for the global energy and petrochemical industries, with the massive ExxonMobil Beaumont Refinery employing a stable workforce of 2,000 individuals and generating significant commuter traffic along primary thoroughfares. Proximity to major transportation corridors, specifically the Eastex Freeway, enhances workforce mobility and maximizes commercial visibility. Collectively, the strong presence of these major institutions underpins Beaumont's reputation for employment stability, supporting sustained consumer spending and driving robust demand for retail properties in the area.

Employer	Industry	Employees	Distance
Beaumont Independent School District	Education	3,000	2.7 mi
CHRISTUS Southeast Texas - St. Elizabeth	Healthcare	2,000	3.0 mi
Baptist Hospitals of Southeast Texas	Healthcare	2,000	5.0 mi
ExxonMobil Beaumont Refinery	Petrochemical	2,000	8.2 mi
Jefferson County Court	Government	1,500	4.2 mi
City of Beaumont	Government	1,200	5.1 mi
Lamar University	Education	1,200	7.6 mi
Port of Beaumont	Transportation & Logistics	500	5.2 mi



# CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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