

**FOR SALE OR
GROUND LEASE**



5,705 SF FORMER RESTAURANT WITH I-10 FRONTAGE

335 I-10 | BEAUMONT, TEXAS 77707



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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted

5,705 SF FORMER RESTAURANT WITH I-10 FRONTAGE

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AVAILABLE

- 5,705 SF 2ND-GEN RESTAURANT AVAILABLE FOR SALE OR GROUND LEASE
- 0.43-ACRE PAD SITE ALSO AVAILABLE

LEASE RATE

CALL BROKER FOR PRICING

PROPERTY HIGHLIGHTS

- 5,705 SF Former Restaurant on 1.12 Acres
- I-10 Frontage in the heart of Beaumont
- Existing office building on Calder Ave can be demolished creating ingress/egress from Calder Ave
- Close proximity to Christus Southeast Hospital and St. Anne Catholic School

AREA RETAILERS



WELLS FARGO



TRAFFIC COUNTS

142,654 VPD on Interstate 10
13,932 VPD on Calder Ave



DEMOGRAPHICS

	2025 POPULATION	DAYTIME POPULATION	2025 HOUSEHOLDS	AVERAGE HH INCOME
1 MILE	7,668	14,589	3,026	\$93,547
3 MILE	63,654	93,717	25,003	\$80,879
5 MILE	109,059	137,704	43,029	\$80,363





MARKET AERIAL



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Calder Ave

13,932 VPD

East Fwy

Calder Ave

Phelan Blvd

18th St

SITE

±0.43 AC
PAD SITE
ALSO
AVAILABLE



142,654 VPD

Laurel Ave

8,958 VPD

Laurel Ave in process of being converted to at-grade underpass. 18th St will connect Laurel Ave to Calder Ave with rear access to site.

SITE AERIAL



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Downtown Beaumont
±2 Miles



±0.43 AC
PAD SITE
ALSO
AVAILABLE

SITE



DJI
PHANTOM



DRONE PHOTOS



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Information About Brokerage Services

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



2-10-2025



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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov