



KIN PROPERTIES

3875 Stagg Dr Beaumont, TX 77701

BEAUMONT, TX | RETAIL PROPERTY

FOR SALE | 22,465 SF

\$2,268,750



PROPERTY DESCRIPTION

Freestanding building with excellent visibility to US-10, located in heart of central Beaumont retail corridor.

PROPERTY HIGHLIGHTS

- Over 143,000 VOD on US I-10
- Excellent Visibility and Access
- Adjacent to Gateway Plaza shopping center with Planet Fitness, Roses and Jason's Deli



OFFERING SUMMARY

| | |
|-----------------|-------------|
| Available Size: | 22,465 SF |
| Lot Size: | 1.6 Acres |
| Sale Price: | \$2,268,750 |

DAVID ROTH

561.620.9200 x117
droth@kinproperties.com

DAN CORWIN

561.620.9200 x114
dcorwin@kinproperties.com

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.



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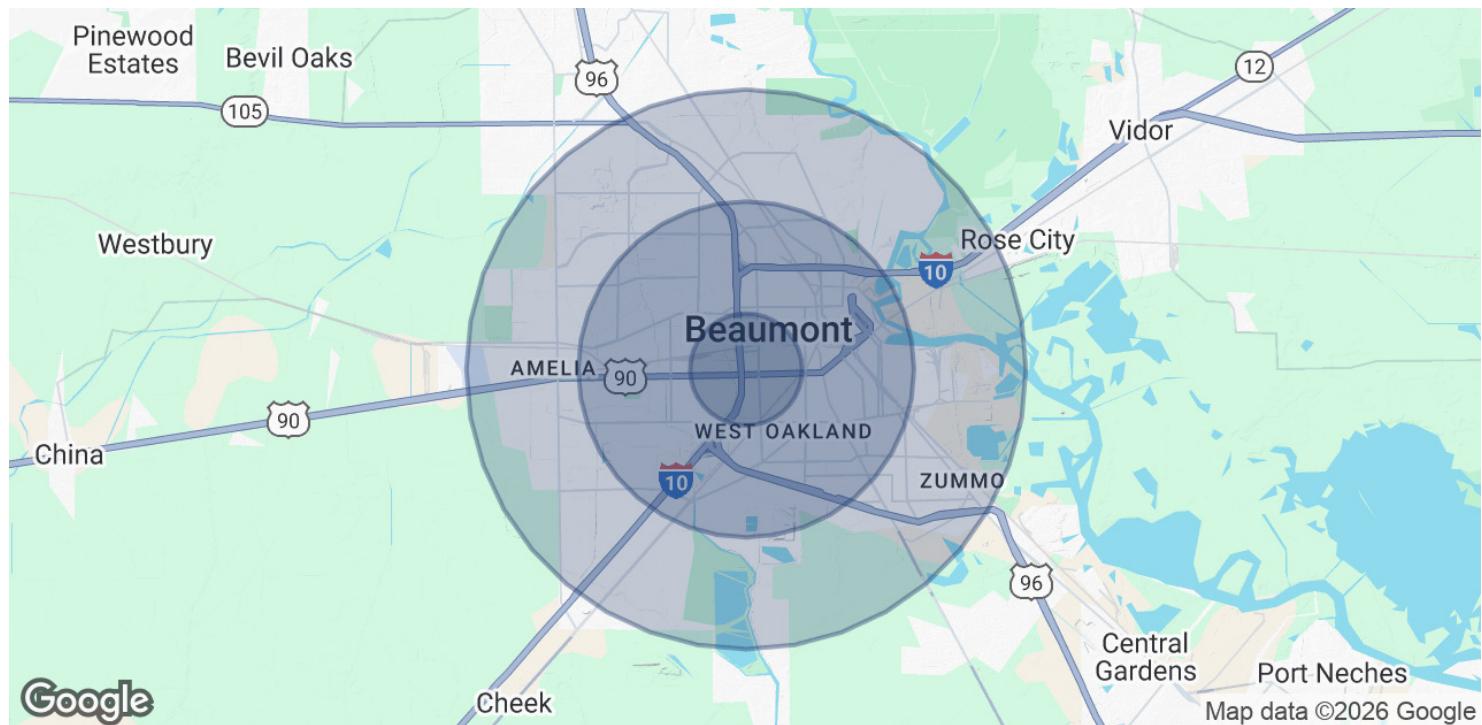


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FOR SALE | 22,456 SF



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,032 | 51,228 | 99,192 |
| Average Age | 39 | 40 | 39 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 40 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,516 | 20,088 | 39,125 |
| # of Persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$55,696 | \$80,295 | \$82,090 |
| Average House Value | \$143,729 | \$172,568 | \$186,806 |

Demographics data derived from AlphaMap

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