



**COLDWELL BANKER  
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# Interstate Office Park

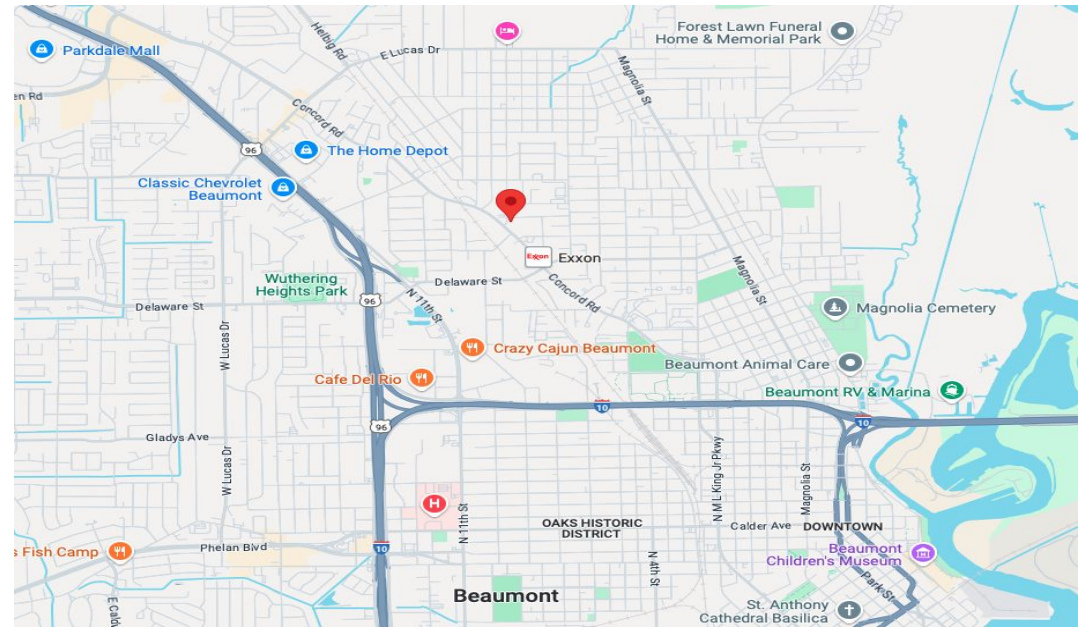
***1844 & 1846 S. Interstate 10  
Beaumont, TX 77707***

# Interstate Office Park

1844 & 1846 S. Interstate 10  
 Beaumont, TX 77707

## OFFERING SUMMARY

<b>Price</b>	\$1,300,00.00
<b>Cap Rate</b>	5%
<b>NOI (2024)</b>	\$66,141.00
<b>Price PSF</b>	\$65.25
<b>Occupancy</b>	79%
<b>Year Built/Reno</b>	1980-82/ 2024
<b>Roof Age/Type</b>	2020/TPO
<b>Gross Leasable Area</b>	18,082 nrsf / 19,922 gsf
<b>Lot Size</b>	1.375 Acres
<b>Parking Ratio (78 spaces)</b>	4.44/1,000



1844 Building									
Suite	Tenant	SQFT	Monthly Rental	Lease Start	Lease End	Rate PSF	Quarterly CAM	Performa Rent	PSF
101	212 Therapy	1250	\$1,700.00	5/1/22	1/15/29	\$1.36	\$300.00	\$1,875.00	\$1.50
102	Republican Party	2973	\$1,200.00	1/15/23	1/15/29	\$0.40	\$350.00	\$4,459.50	\$1.50
201	Vacant	1768	\$2,652.00			\$1.50		\$2,652.00	\$1.50
202	Vacant	2458	\$3,687.00			\$1.50		\$3,687.00	\$1.50
		8449	\$2,900.00			\$0.88	\$650.00	\$12,673.50	\$1.50

1846 Building									
Suite	Tenant	SQFT	Monthly Rental	Lease Start	Lease End	Rate PSF	Quarterly CAM	Performa Rent	PSF
101	212 Therapy	837	\$630.12	5/1/22	4/30/27	\$0.75	\$67.66	\$1,255.50	\$1.50
102	212 Therapy	2874	\$2,163.63	5/1/22	4/30/27	\$0.75	\$232.34	\$4,311.00	\$1.50
103	212 Therapy	1237	\$931.25	5/1/22	4/30/27	\$0.75	\$100.00	\$1,855.50	\$1.50
201	Petrotex Fuels	1225	\$637.00	8/16/17	8/31/32	\$0.52	\$0.00	\$1,837.50	\$1.50
202	Petrotex Fuels	3563	\$1,863.00	8/16/17	8/31/32	\$0.52	\$0.00	\$5,344.50	\$1.50
		9736	\$6,225.00			\$0.45	\$400.00	\$12,766.50	\$1.50
			\$9,125.00				\$1,050.00	\$25,440.00	

Annual Rents	
Effective	\$ 109,500.00
Market	\$ 243,567.00
Performa	\$ 327,330.00
Annual Loss to Lease	\$ 216,480.00

Based on Actual and Performa 2025



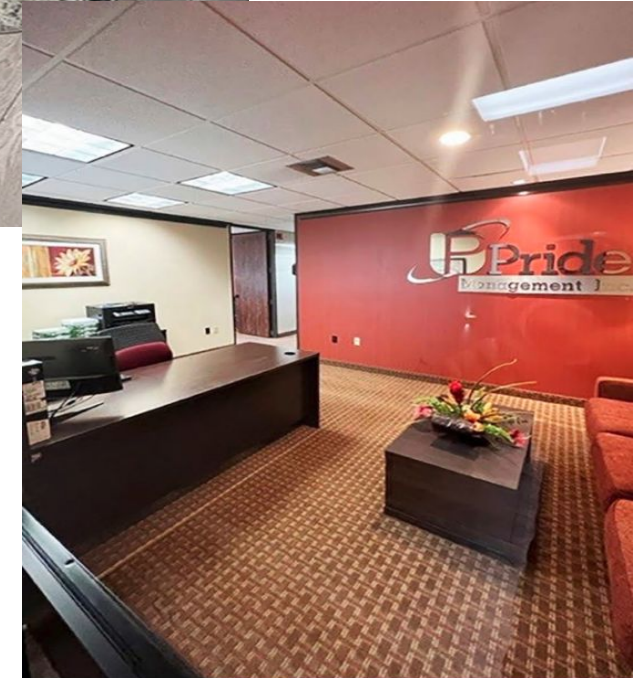
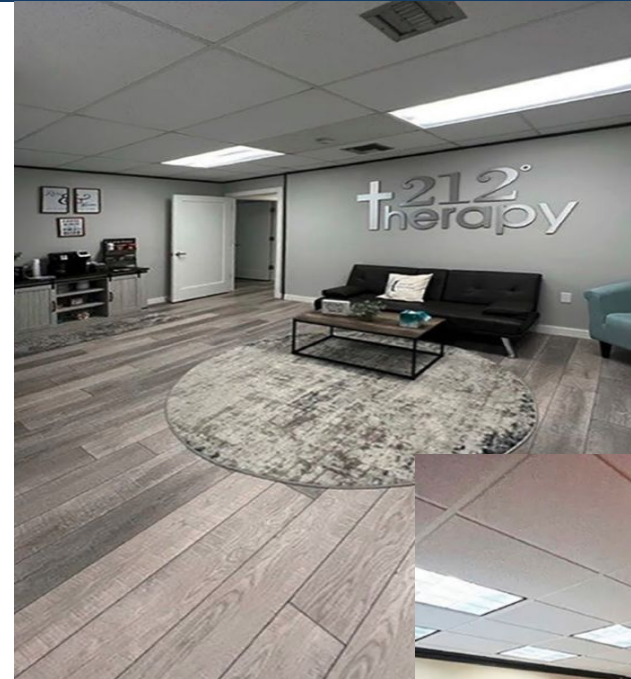
Interstate Office Park presents a unique opportunity to acquire a well-established, highly visible complex in a prime location along Interstate 10 in centralized Beaumont, Texas. Situated on the south side of Interstate 10 between College Street and Washington Boulevard, the property offers convenient access to the city's bus lines and is just minutes away from downtown attractions and major retail sectors.

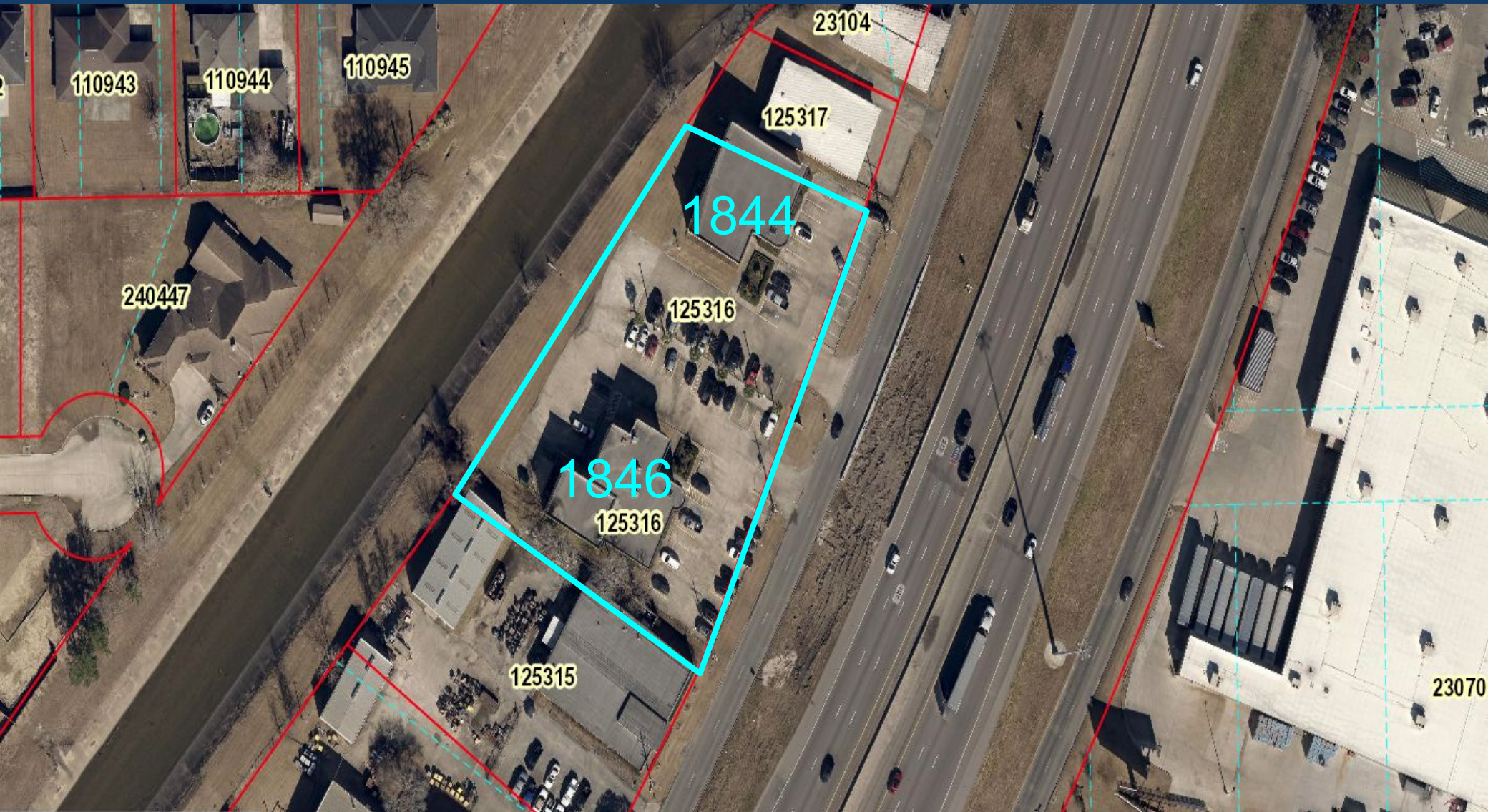
Beaumont's diverse economy includes significant sectors such as chemical and petroleum manufacturing, materials manufacturing, and transportation. Major employers in the Beaumont-Port Arthur area include ENGlobal Corporation, ExxonMobil, Goodyear Tire & Rubber, Motiva Enterprises, and Valero Refining Group.

## [Texas EDC](#)

Interstate Office Park currently comprises nine commercial units featuring open and versatile floor plans, neutral color schemes, and ample natural lighting, creating a modern and inviting atmosphere. The free-span structural design allows for easy remodeling and customization of spaces to suit various business needs.

The property is being offered at \$1,300,000.00 with a psf price of \$65.25 psf for both buildings and is well below replacement cost. Replacement costs in the area are upwards of \$200.00 psf!

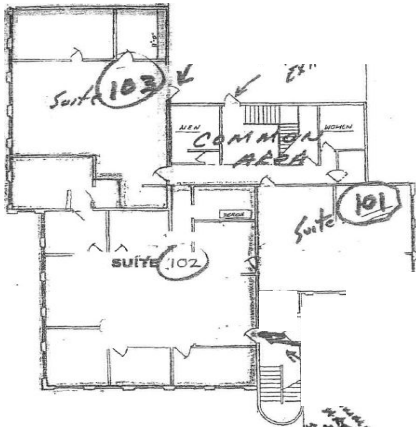




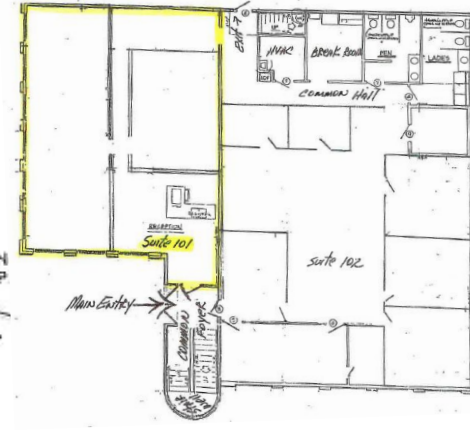
# UNIT SITE PLANS

# INTERSTATE OFFICE PARK – BEAUMONT, TX

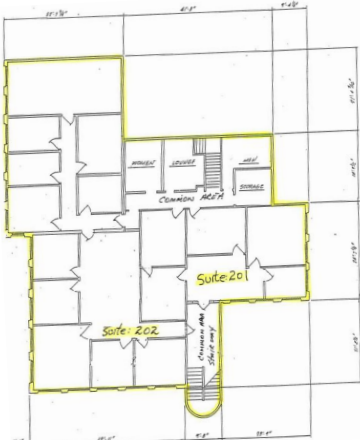
## 1846 - 1st Floor



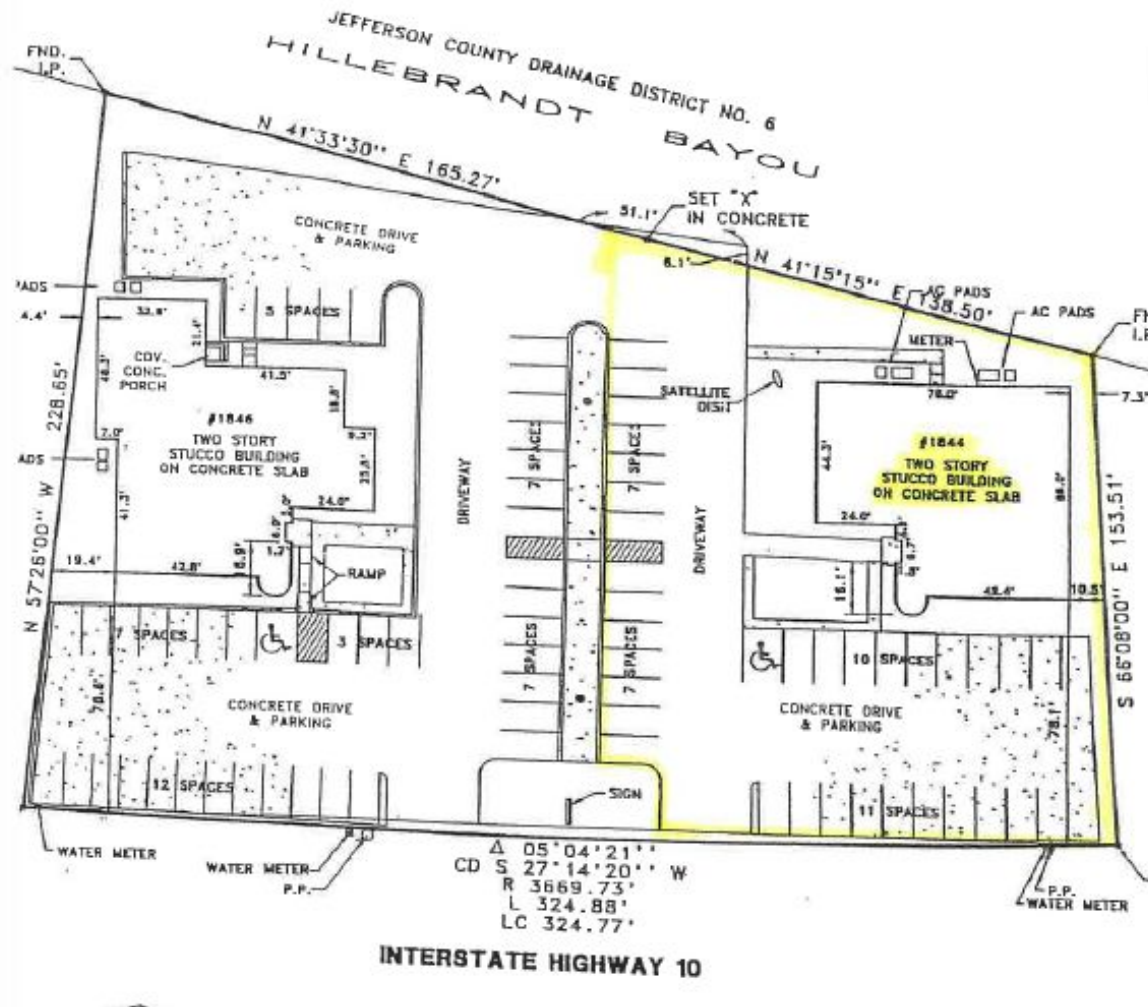
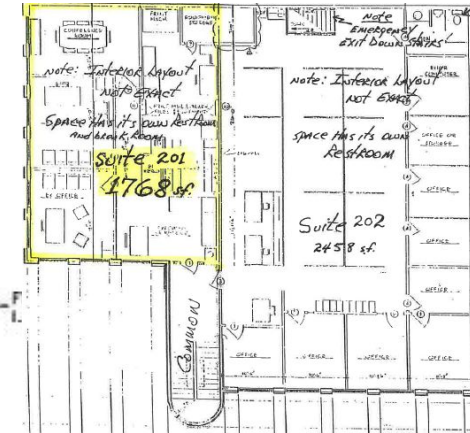
## 1844 - 1st Floor



## 1846 - 2nd Floor

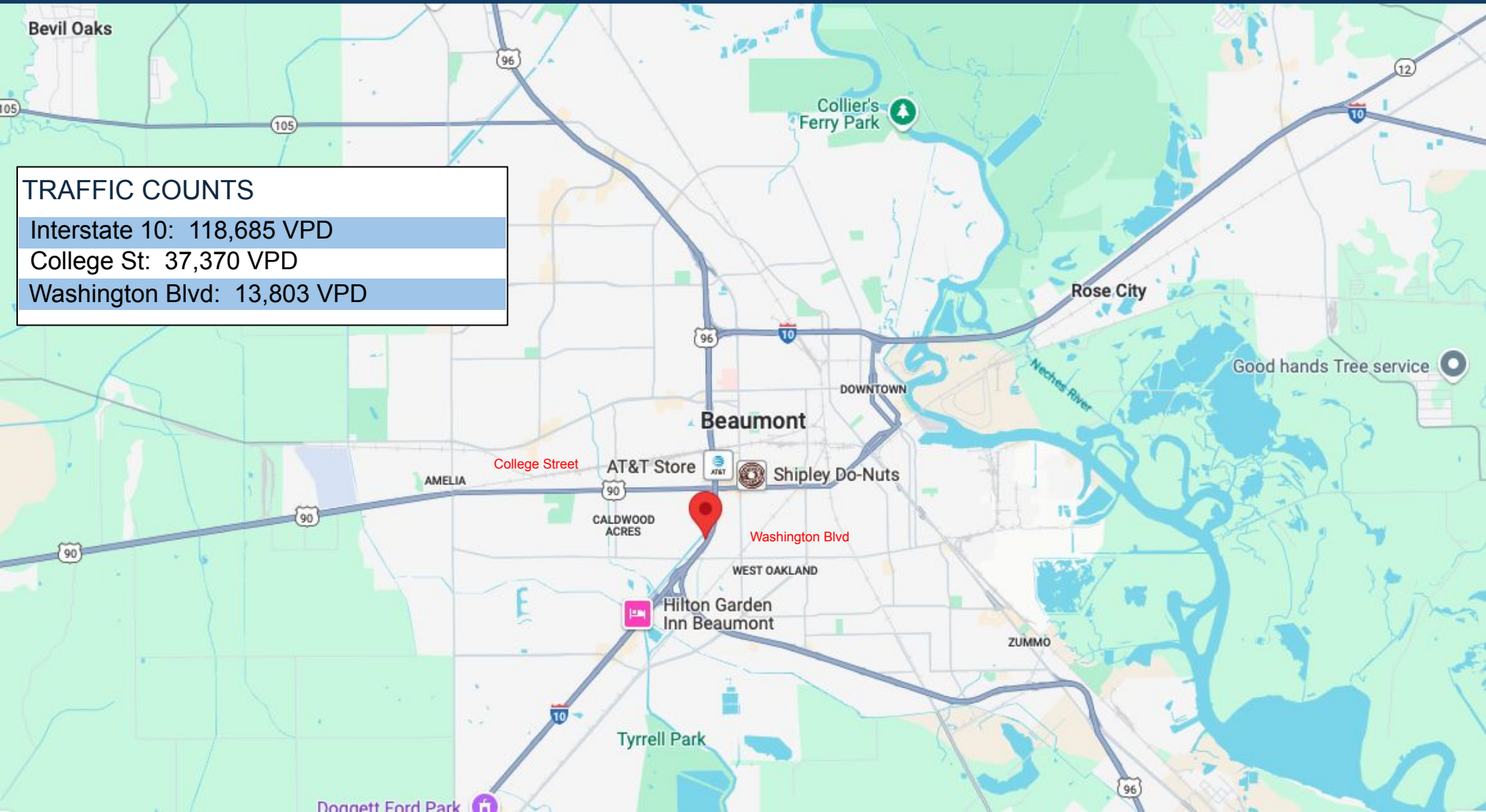


## 1844 - 2nd Floor



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## Golden Triangle

Southeast Texas in an area referred to as the "Golden Triangle" \* The Triangle serves as one of the world's largest petrochemical and refining complexes, proudly serving as home for such companies as ExxonMobil, Bayer, Motiva, Valero, Chevron, Total, BASF, and I.E. DuPont. The petrochemical industry is the driving force behind Port Arthur economy - coupled with (a) large regional hospital supporting a vast array of medical services and a world renowned port opening up to the Gulf of Mexico.

Beaumont is the largest city in the area right at the crossroads of I-10 and Highways 69, 90, 96, and 287. Beaumont is conveniently located 90 miles east of Houston and only 25 miles from the Louisiana border.

Over half a million people reside in the Greater Beaumont area. Beaumont alone has a population of 114,000. Orange County, located to the east, and Hardin County to the north, is home to 385,090 residents, with a host of smaller rural and suburban communities adding to the trade area of more than 500,000 consumers. The region has a MSA of more than 370,000 people. Business activity is centered in Beaumont, Orange and Port Arthur, the major cities in the area.

## Economy

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The petrochemical industry is the driving force behind Beaumont's sound economic foundation. Current plant expansions will bring over 400 permanent jobs to the area, as well as over 10,000 temporary construction jobs, adding to the area's already thriving economy. Southeast Texas economic vitality is also supported by a diverse mix of businesses and industries, including medical, retail operations and back office service centers.

Industries and businesses have proven their confidence in the greater Beaumont area for the last decade, with more than \$1 billion of new investments each year. This area is a prime location for corporate and back office service centers, as well as manufacturers and distribution companies, due to the available skilled workforce and an exceptional infrastructure.



Population			
	1 mile	3 miles	5 miles
2020 Population	3,304	47,852	102,412
2024 Population	3,701	47,359	101,020
2029 Population Projection	3,708	46,358	98,882
Annual Growth 2020-2024	3.0%	-0.3%	-0.3%
Annual Growth 2024-2029	0%	-0.4%	-0.4%
Median Age	41.7	37.5	37.6
Bachelor's Degree or Higher	7%	19%	22%
U.S. Armed Forces	0	66	168

Population By Race			
	1 mile	3 miles	5 miles
White	616	13,858	30,273
Black	2,381	21,637	46,446
American Indian/Alaskan Native	8	156	287
Asian	24	978	3,596
Hawaiian & Pacific Islander	0	0	0
Two or More Races	672	10,729	20,418
Hispanic Origin	678	10,774	20,157

Housing			
	1 mile	3 miles	5 miles
Median Home Value	\$135,151	\$130,676	\$147,066
Median Year Built	1973	1969	1975

Households			
	1 mile	3 miles	5 miles
2020 Households	1,303	18,648	39,157
2024 Households	1,466	18,392	38,569
2029 Household Projection	1,470	17,983	37,702
Annual Growth 2020-2024	2.1%	0.4%	0.6%
Annual Growth 2024-2029	0.1%	-0.4%	-0.5%
Owner Occupied Households	867	9,808	20,533
Renter Occupied Households	602	8,175	17,169
Avg Household Size	2.3	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$30.5M	\$464.5M	\$1B

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$43,907	\$69,588	\$74,292
Median Household Income	\$24,647	\$53,612	\$51,867
< \$25,000	748	4,321	9,470
\$25,000 - 50,000	294	4,272	9,264
\$50,000 - 75,000	169	3,657	6,259
\$75,000 - 100,000	123	2,414	4,772
\$100,000 - 125,000	70	1,530	3,002
\$125,000 - 150,000	14	877	1,936
\$150,000 - 200,000	20	587	1,590
\$200,000+	27	733	2,276



*Tammiey Linscomb*

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## Information About Brokerage Services

11/2/2015

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

### 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

Sheri Arnold IABS