

FREE STANDING 2ND GEN QSR FOR SALE/LEASE

615 WASHINGTON BLVD | BEAUMONT, TX 77705



EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

Kyle Matthews

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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Potential retail/commercial redevelopment or lease-up opportunity in the Jefferson Trade Market
- ±1,377 SF freestanding building (Former Church's Chicken) sitting on a ±0.39 AC Lot (Equipped with Drive-Thru)
- Low price point deal in Texas (Tax-Free State)
- Royal Texas, LLC (60 Unit Franchisee) is currently dark and set to pay rent through 06/13/2032

LOCATION HIGHLIGHTS

- Located at the southwest corner of Irving Ave and Washington Blvd. in close proximity to S ML King Pkwy
- In close proximity to Jack in the Box, Starbucks, McDonald's, Sonic, and other national-credit retailers
- Beaumont is home of Lamar University, a national Carnegie Doctoral Research university with over 15,000 students

TRAFFIC COUNTS

- Washington Blvd: ±10,000 VPD
- W MLK Pkwy: ±22,000 VPD

PROPERTY OVERVIEW

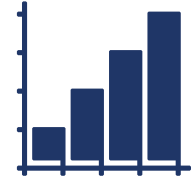
TENANT	Church's Chicken (Dark) Royal Texas LLC (60 Unit Operator)
ADDRESS	615 Washington Blvd
CITY, STATE, ZIP	Beaumont, TX 77705
LIST PRICE	\$550,000
LEASING RATE	\$50,000 Annually
YEAR BUILT	1978
GLA	±1,377 SF
LAND AREA	±0.39 AC
APN	001951-000-004000-00000



\$550,000
LIST PRICE



\$50,000/YR
GROUND LEASE



±1,377 SF
GLA





WASHINGTON BLVD



IRVING AVE







LA SALSITA RESTAURANT



SUBJECT PROPERTY



WASHINGTON BLVD
± 10,000 VPD



EL CAMINO TIRE SHOP



S M L KING PKWY
± 22,000 VPD



IRVING AVE



FAZIO AUTOMOTIVE

AREA OVERVIEW

BEAUMONT, TX

Beaumont, Texas, is a vibrant city nestled in the southeastern part of the Lone Star State. Known for its rich history and diverse culture, Beaumont offers a unique blend of Southern charm and modern amenities. The city is located in the heart of the Golden Triangle, an industrial hub for petrochemical and oil refining industries. Beaumont boasts a thriving arts scene with numerous galleries, theaters, and museums, including the acclaimed Art Museum of Southeast Texas.

Outdoor enthusiasts can explore the city's many parks and nature preserves, such as Cattail Marsh and the Big Thicket National Preserve, which provide ample opportunities for hiking, bird-watching, and wildlife observation. With a range of dining options, from authentic Tex-Mex to mouthwatering barbecue, Beaumont is a culinary paradise for food lovers. Whether you're seeking historical landmarks, cultural experiences, or outdoor adventures, Beaumont has something for everyone to enjoy.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	9,688	32,038	63,189
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,558	12,163	23,896
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$61,807	\$57,659	\$68,560



BEAUMONT ECONOMY

Beaumont's economy is fueled by a diverse range of industries, with a strong emphasis on petrochemical and oil refining. As part of the Golden Triangle region, which includes Beaumont, Port Arthur, and Orange, the city serves as a vital hub for the energy sector. Major companies like ExxonMobil, Chevron, and Valero Energy have significant operations in the area, contributing to Beaumont's economic growth and providing employment opportunities for the local workforce. Additionally, the city benefits from a thriving healthcare sector, with several hospitals and medical centers serving both the local population and the broader region.

The transportation and logistics industry also plays a significant role in Beaumont's economy due to its strategic location along the Gulf Coast and its well-connected infrastructure, including the Port of Beaumont. The city's economy is further supported by a robust retail and service sector, which caters to the needs of residents and visitors alike. Overall, Beaumont's economy is dynamic and resilient, driven by its strategic industries and a commitment to continued growth and development.

BEAUMONT, ATTRACTIONS

The Spindletop-Gladys City Boomtown Museum - A captivating historical attraction located in Beaumont, Texas. Situated on the site of the famous Spindletop oil field, the museum offers visitors a glimpse into the early days of the Texas oil industry. It vividly recreates the boomtown era of the late 19th and early 20th centuries, when the discovery of oil at Spindletop brought about a transformative impact on the region and the entire petroleum industry. The museum provides a hands-on experience, allowing visitors to immerse themselves in the daily lives of oil prospectors, merchants, and townsfolk through interactive displays and demonstrations. From the blacksmith shop to the saloon, visitors can witness the sights and sounds of a bygone era. The museum also offers guided tours, educational programs, and special events that bring the history and significance of the Spindletop oil boom to life.

The Texas Energy Museum - Located in Beaumont, Texas, is a captivating institution that delves into the fascinating world of the energy industry. The museum offers visitors an engaging and educational experience, showcasing the rich history and technological advancements in the oil, gas, and petrochemical sectors. Through interactive exhibits, multimedia presentations, and informative displays, visitors can learn about the geology of oil formation, the process of exploration and drilling, and the impact of the energy industry on society and the economy. The museum also highlights the significant role of Beaumont and the surrounding region in the development of the energy sector, particularly with the historic Spindletop oil discovery

Big Thicket National Preserve - In southeast Texas near Beaumont, is a remarkable natural treasure that encompasses a diverse range of ecosystems and offers a haven for outdoor enthusiasts and nature lovers. Spanning over 100,000 acres, the preserve is known for its remarkable biological diversity, housing a unique convergence of ecosystems. Visitors can explore the preserve through a network of trails that wind through dense woodlands, providing opportunities for hiking, bird-watching, and wildlife observation. The preserve also offers recreational activities such as camping, fishing, and canoeing, allowing visitors to immerse themselves in the tranquil beauty of this natural oasis. With its pristine wilderness and abundance of natural wonders, Big Thicket National Preserve offers a serene escape from the hustle and bustle of daily life, inviting visitors to connect with and appreciate the incredible biodiversity that thrives within its boundaries.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **615 Washington Blvd, Beaumont, TX, 77705** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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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.

11-2-2015



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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
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Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
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