PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a vacant retail property in Beaumont, TX. The building consists of 13,500 square feet situated on 1.138 acre lot. The site benefits from its location on East Lucas Drive where neighboring tenants include Whataburger, Dairy Queen, Family Dollar and several others.

LOCATION DESCRIPTION

Beaumont is a city in southeastern Texas. It's known for the Spindletop-Gladys City Boomtown Museum, a recreated town showing life in the early 1900s, at the start of the Texas oil boom. Downtown, the early-20th-century McFaddin-Ward House, now a museum, reflects the wealth of the family who lived there. The Art Museum of Southeast Texas and the Dishman Art Museum showcase regional and national contemporary art.

PROPERTY HIGHLIGHTS

- Vacant Retail Opportunity
- Income Tax Free State
- 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 1.14 acres
- In close proximity to national tenants including Whataburger, Dairy Queen, Family Dollar, and more

OFFERING SUMMARY

|	
Sale Price:	$2,200,000
Lot Size:	1.138 AC
Building Size:	13,500 SF

KASE ABUSHARKH

Founding Principal
925.348.1844
kase@thekasegroup.com
TX #708586

The Kase Group
Real Estate Investment Services

FORMER WALGREENS

3990 E LUCAS DR
BEAUMONT, TX 77708

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,594	89,312	154,338
Average Age	34.7	37.3	36.9
Average Age (Male)	33.4	35.3	35.6
Average Age (Female)	34.8	39.9	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,559	41,692	69,996
# of Persons per HH	2.1	2.1	2.2
Average HH Income	$49,285	$64,387	$62,288
Average House Value	$64,266	$125,079	$119,020

2020 American Community Survey (ACS)
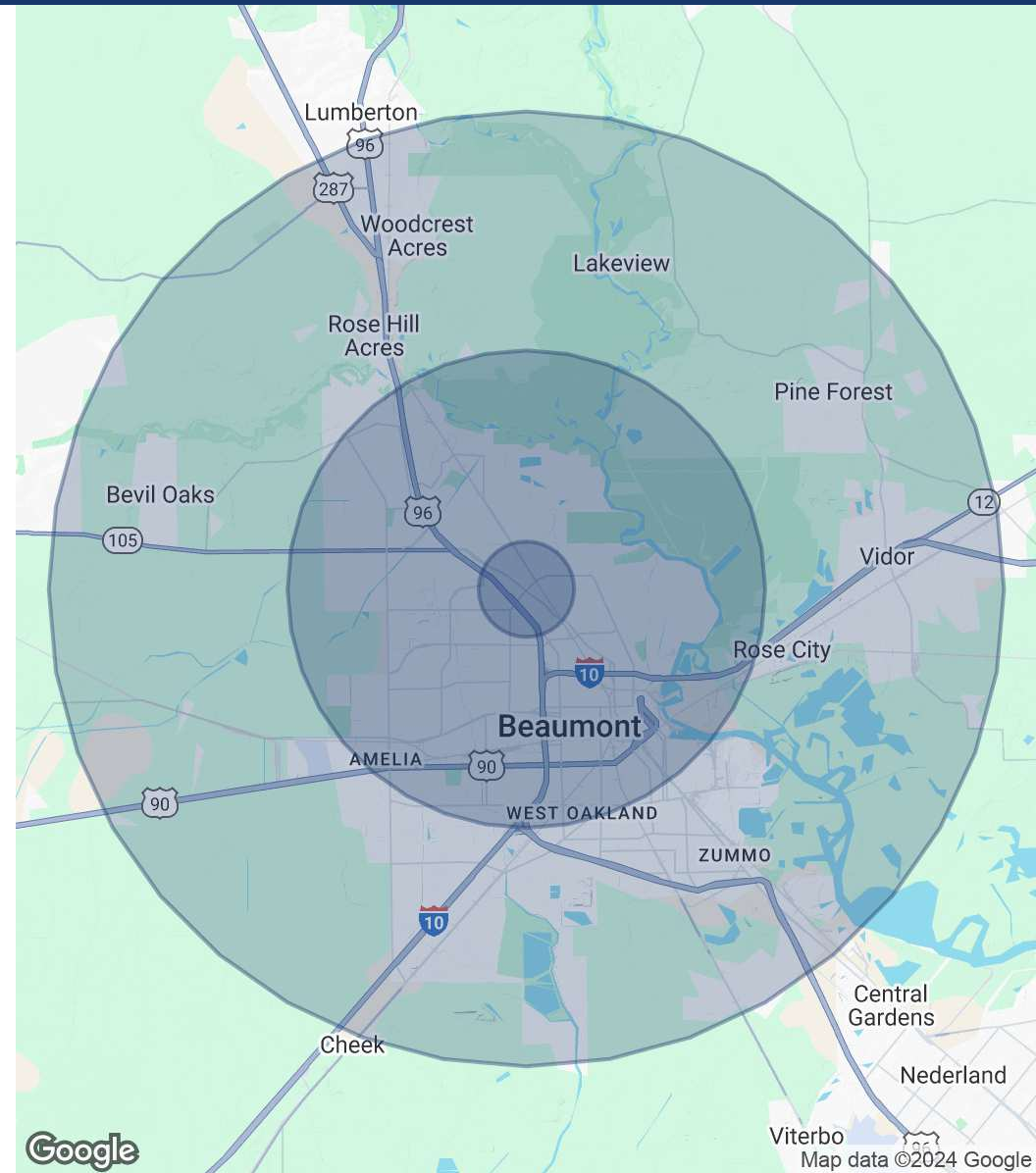
KASE ABUSHARKH

Founding Principal
925.348.1844
kase@thekasegroup.com
TX #708586

The Kase Group
Real Estate Investment Services

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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

IABS 1-0