



Westchase Shopping Center

3100 N. Major Drive, Beaumont, TX 77713



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Westchase Shopping Center

\$18.00 /SF/YR

Westchase Shopping Center is a new construction retail...

- Incredible opportunity to lease space at a new construction, three-building retail center in a dense residential area with strong demand drivers.
- Westchase Shopping Center receives heavy daytime traffic counts above 20,700 vehicles-per-day along the highly trafficked N Major Drive.
- Spaces feature sweeping 20-foot ceiling heights, creating a sense of openness and permitting ample natural light.
- Grease traps in place, inviting in a host of different restaurant tenants to make Westchase Shopping Center their new home.
- Strong 3-mile demographics comprising a population above 45,500 with an average HHI above \$93,000 and total consumer spending above \$563M.

For more information visit:

<https://www.loopnet.com/Listing/3100-N-Major-Drive-Beaumont-TX/33386583/>



Rental Rate:	\$18.00 /SF/YR
Total Space Available:	15,729 SF
Min. Divisible:	1,200 SF
Max. Contiguous:	3,096.00 SF
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	33,300 SF
Year Built:	2025
Walk Score ®:	24 (Car-Dependent)
Rental Rate Mo:	\$1.50 /SF/MO

1st Floor Ste 1-100-300

Space Available	1,200 - 3,735 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as a restaurant. This unit is located in-line with other retail units. Patio and outside area available. Grease traps in place for restaurant.

1

1st Floor Ste 1-400

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

2

1st Floor Ste 1-600

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

3

1st Floor Ste 1-700

Space Available	1,245 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. This unit is located in-line with other retail units and can be leased from 1,245 SF up to 2,490 SF.

4

1st Floor Ste 2-400

Space Available	1,800 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. Unit features sweeping 20' ceiling height. Unit is in-line in the middle building.

5

1st Floor Ste 2-500

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail. Unit features sweeping 20' ceiling height. Unit is in-line in the middle building.

6

1st Floor Ste 2-600

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	3,096 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail.

7

1st Floor Ste 2-700

Space Available	1,548 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	3,096 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail.

8

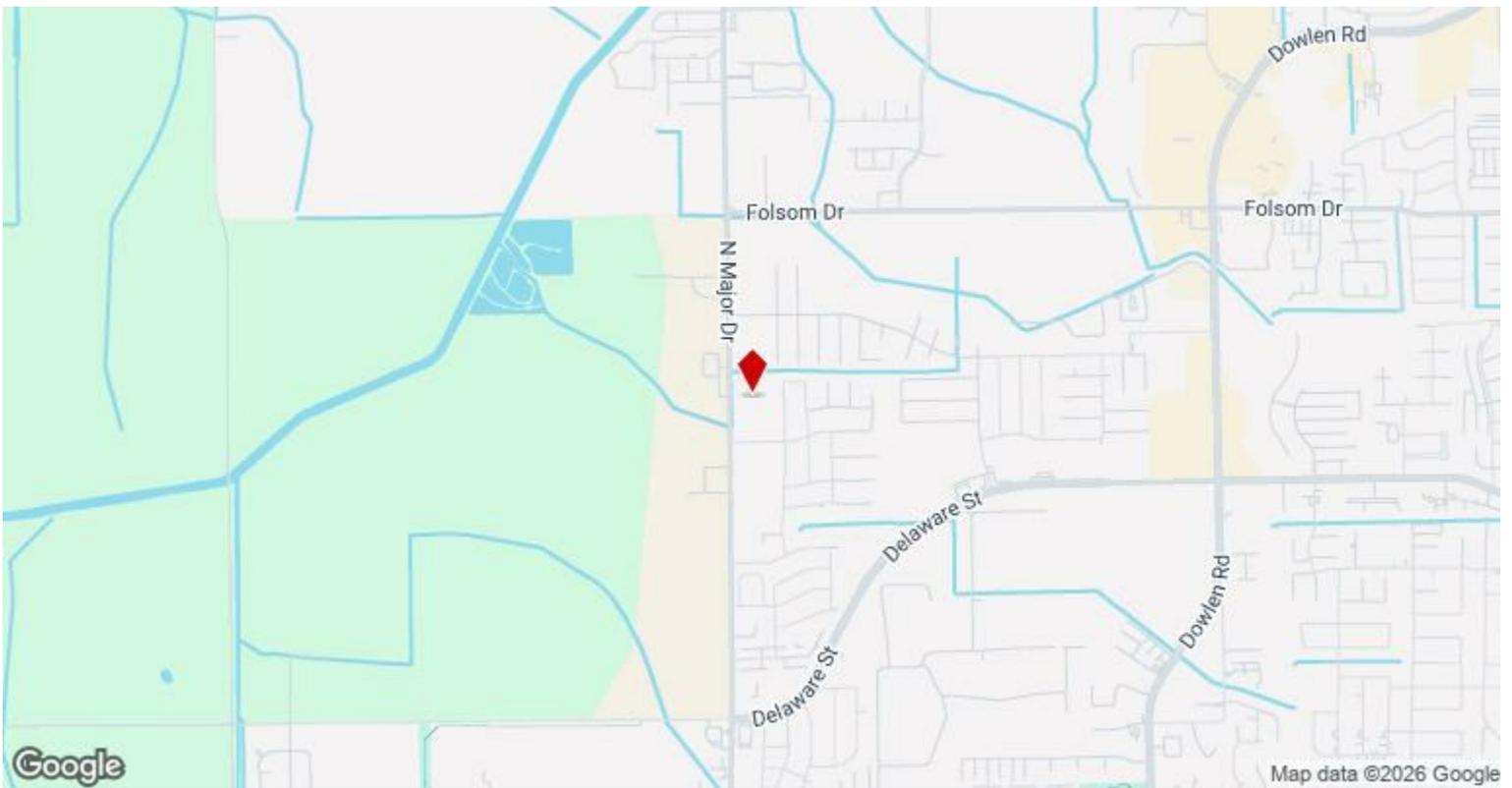
1st Floor Ste 3-100

Space Available	1,815 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 10 Years

Space to be delivered and available in the Spring of 2025. Space will be built out as white box retail, medical application.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
KINGS VAPE	-	
LOTUS NAIL & SPA	-	
STORMI'S BAR & LOUNG	-	
TEJAS LIQUOR	-	



3100 N. Major Drive, Beaumont, TX 77713

Westchase Shopping Center is a new construction retail center perfectly positioned along N Major Drive. The property comprises three 11,100-square-foot retail buildings with unit counts ranging from three to six units. Westchase Shopping Center showcases spaces as low as 1,224 square feet while also providing contiguous space opportunities of up to 4,644 square feet. New tenants will have the opportunity to join already established tenants at Westchase Shopping Center, including a nail salon, a phone repair shop, a smoke shop, a bar and lounge, and an alcohol store.

3100 Major Drive is located amid a dense residential population north of 45,500 within the surrounding 3-mile radius. The 3-mile population has a strong average household income above \$93,000 with over \$563 million in total specified consumer spending, indicating that this demographic is likely to benefit from new retail amenities and has the ability to attract repeat customers. The Westchase Shopping Center is strategically situated between Interstate 10 and Highways 90 and 105, making it easily accessible and ideally positioned to cater to those living outside of or on the outskirts of Beaumont. Traveling into the city from either Highway 105 or Highway 90, the Westchase Shopping Center is easily reachable before getting further into Beaumont. There are multiple demand drivers within a half-mile radius including Beaumont's First Baptist Church, Beaumont Urgent Care, Kingdom Hall of Jehovah's Witnesses, Major Event Center, Wesley Day School, and Wesley Methodist Beaumont.

Property Photos



New Construction - Westchase Shopping Center



3-mile Radius - Over \$563 M in Total Consumer Spending

Property Photos



Property Photos



Located in a Dense Residential Area



Heavy Daytime Traffic Counts Above 20,700 VPD

Property Photos

