

Beaumont Centre

PAD SITE

3920 Eastex Fwy, Beaumont, TX 77703



Hwy 287

69

287

96

N Hwy 69



GENECOV
COMMERCIAL PROPERTIES

EXECUTIVE SUMMARY

OVERVIEW

ADDRESS: 3920 Eastex Fwy, Beaumont, Tx 77703

AVAILABILITY: 4.9 Acres

ASKING PRICE: \$1,494,108.00

PRICE/SF: \$7.00/SF

PROPERTY TYPE: Pad Site

PROPERTY NAME: Junior Anchor

NEARBY RETAILERS: Home Depot, KFC, Dunkin', Parkdale Mall, Target

GOOGLE
MAPS

VEHICLES PER DAY

Eastex Fwy: 69,408

Frontage Road: 16,621

AVERAGE HH INCOME

\$ 97,786

(3 MILE)

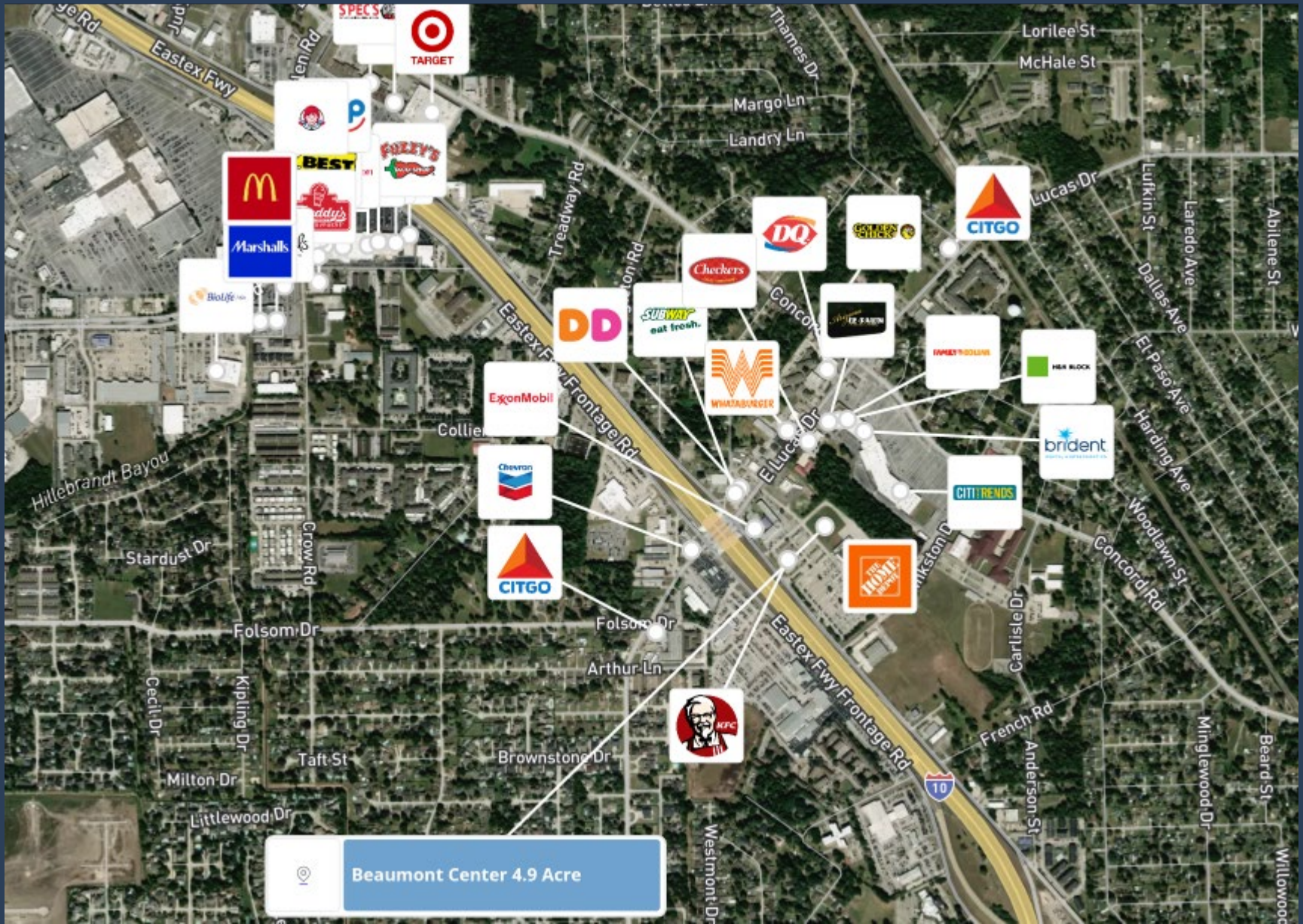
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	11,156	55,196	93,457
DAYTIME POPULATION:	8,296	58,895	131,541
MEDIAN HH INCOME:	\$45,807	\$66,995	\$66,953
AVERAGE HH INCOME:	\$63,411	\$97,786	\$92,412

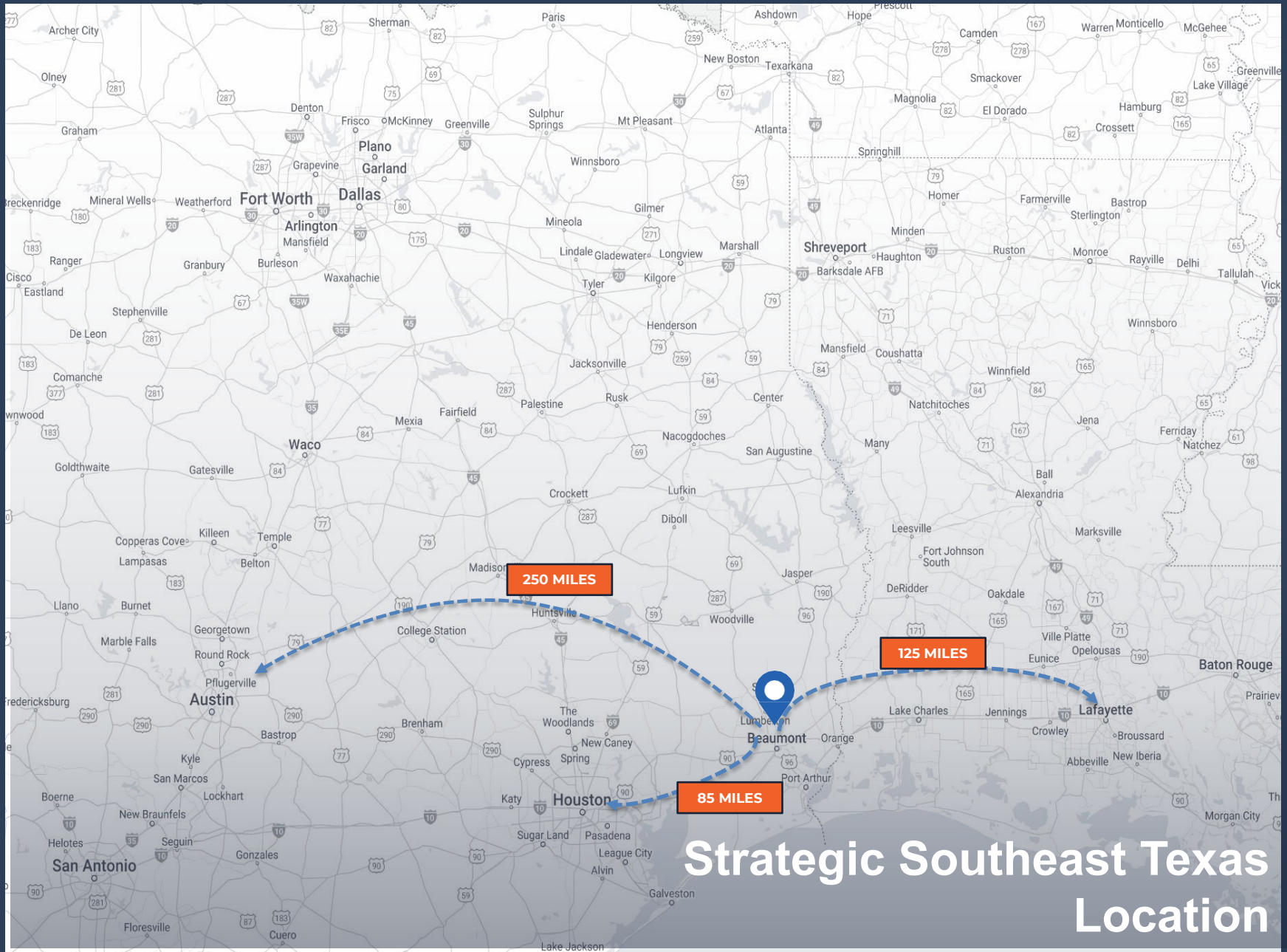
Beaumont Port Trade:

\$23 Billion

PAD SITE



PAD SITE



EXCLUSIVELY LISTED BY

Luke Hunsinger

JUNIOR LEASING ASSOCIATE

903.481.0779

LHUNSINGER@GENECOV.COM

LUKE CUMMINGS

COMMERCIAL TRANSACTIONS MANAGER

903.920.1646

LUKE@GENECOV.COM

THE GENECOV GROUP

1350 DOMINION PLAZA

TYLER, TX 75703

903.509.8844 EXT. 3

WWW.GENECOV.COM