FOR SALE – WELL ESTABLISHED WEST END

6830 PHELAN BLVD, BEAUMONT, TEXAS. 77706

$575,000
$193.00 / PSF

PROPERTY DETAILS

Address:	6830 Phelan Blvd Beaumont, TX 77706
Building Size:	2,980 SF
Price:	$575,000
Price/SF:	$193.00
Stories:	1-Story *additional storage upstairs**
Built:	2004
Lot Size:	±0.19 Acres
Zoning:	GC – General Commercial
FEMA Zone:	Zone X (Minimal Flood Risk)

6830 PHELAN BOULEVARD | ST. LOUIS COURT | BEAUMONT, TEXAS 77706

YOUR VISION. YOUR SPACE. YOUR PRACTICE.

SPACE & LAYOUT

- 6 private offices — ideal for medical, dental, wellness, or professional use
- Lab area easily converted to exam room, treatment, or procedure space
- Private offices on opposite side of building — great for dual-use layout
- Potential to split into two separate suites, each with its own exterior door
- Upper level bonus space — ideal for storage, records, or future expansion

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USE & OPPORTUNITY

- Flexible floor plan — mix of medical & private professional offices
- Easily converted to spa, therapy, or specialty clinic
- Turn-key condition — minimal build-out required
- Zoned GC – General Commercial (City of Beaumont)
- FEMA Zone X — minimal flood hazard, low insurance costs

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INTERIOR PHOTOS

6830 Phelan Blvd | Beaumont, TX 77706 | 2,980 SF | $575,000

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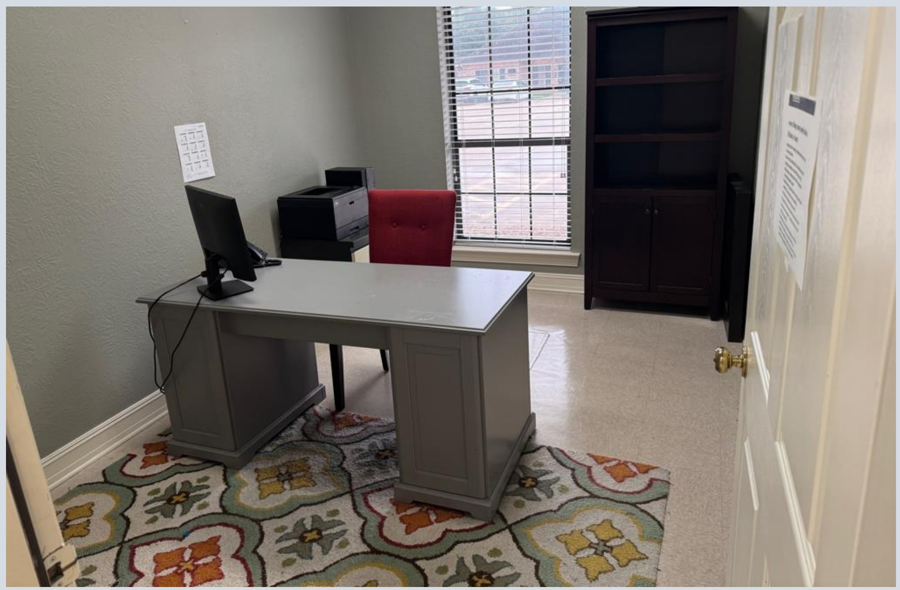

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SITE PLAN

6830 Phelan Blvd | Beaumont, TX 77706 | 2,980 SF | $575,000

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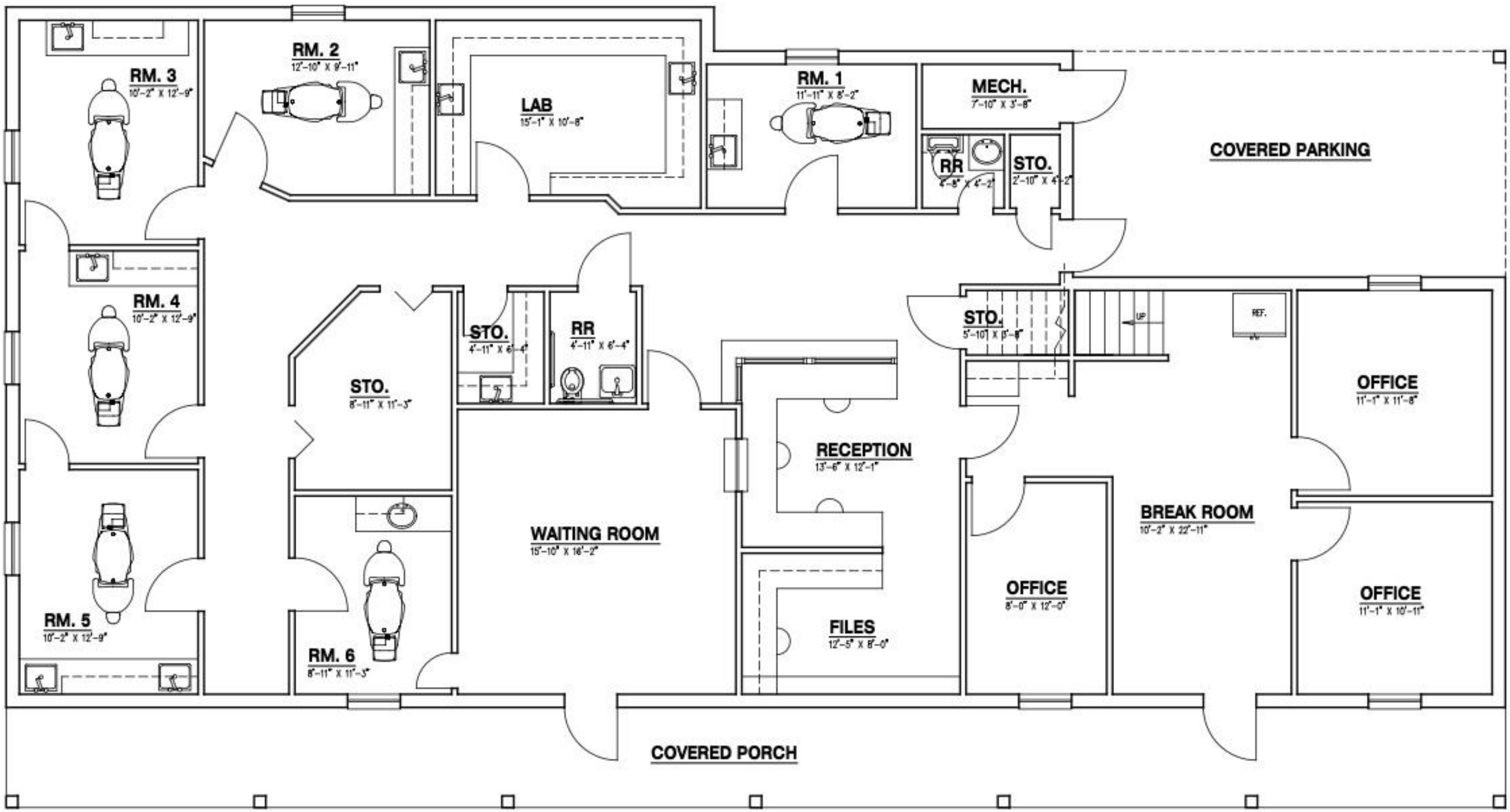

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LOCATION & AREA BUSINESSES

West Beaumont's Premier Professional & Retail Corridor

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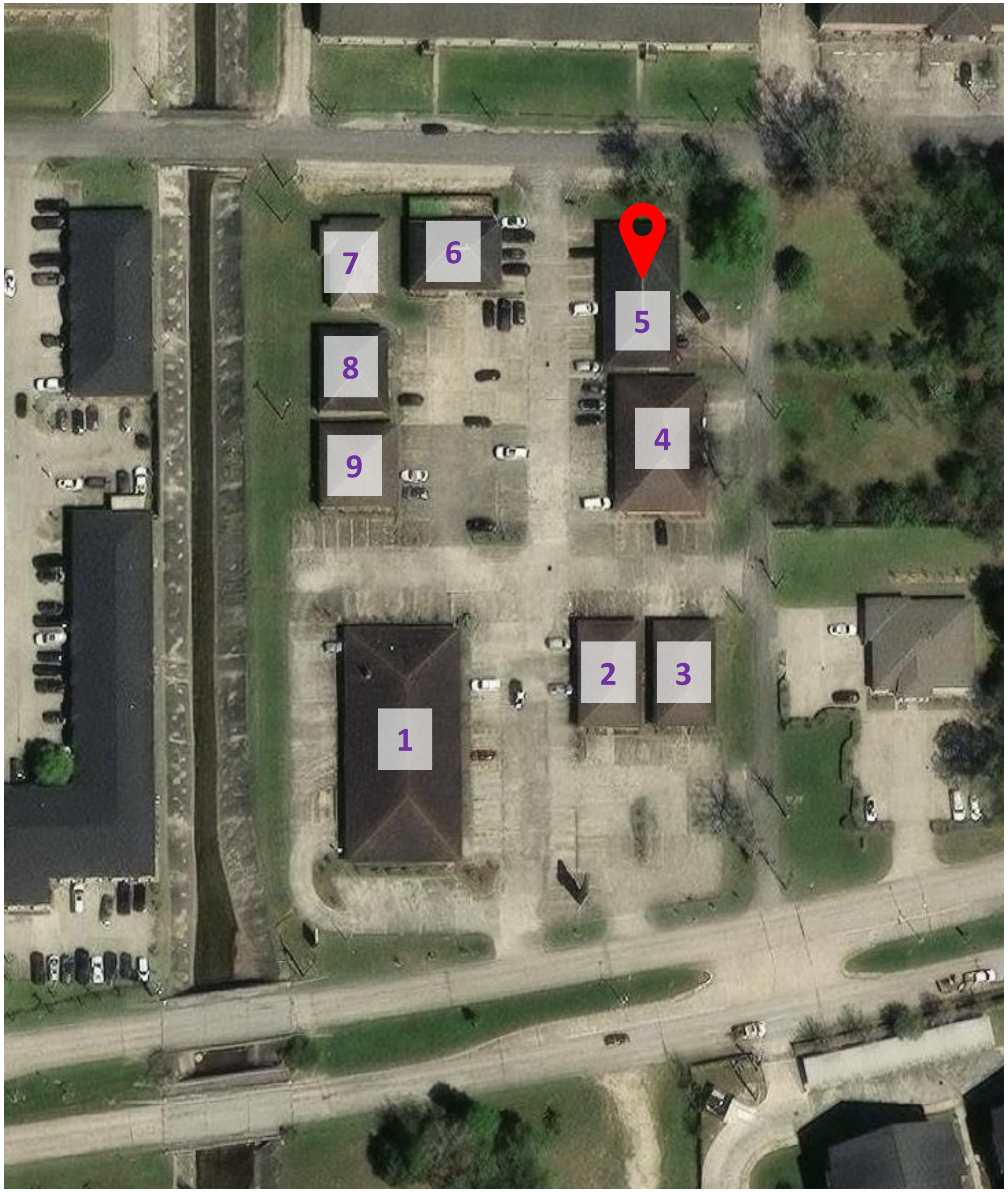

ST. LOUIS COURT NEIGHBORS

BUILDING ONE

1. Southeast Texas Veterans Advocates
   7060 Phelan Blvd. Ste 102
1. Tucker TWFG
   7060 Phelan Blvd. Ste 103
1. Mayla Center For Counseling
   7060 Phelan Blvd. Ste 104

BUILDING TWO

2. Henderson Stiles Law Firm
   6860 Phelan Blvd

BUILDING THREE

3. Beckenstein Law Firm
   6860 Phelan Blvd

BUILDING FOUR

4. Richmond Bennett & Co. PC
   6840 Phelan Blvd

BUILDING FIVE

5. Available Building
   6830 Phelan Blvd

BUILDING SIX

6. Burns Properties Inc.
   6845 Phelan Blvd

BUILDING SEVEN

7. Access2Health PLLC
   6870 Phelan Blvd

BUILDING EIGHT

8. AJ's Taxing Firm. Ste. A
   6850 Phelan Blvd
8. Lemon Lavender Day Spa. Ste. B
   6850 Phelan Blvd

BUILDING NINE

9. Aztec Marine Agencies
   6850 Phelan Blvd

Medical
Access2Health PLLC
Weaver-Jaynes DDS
Robert Chang DDS
Excel Health Services
Exygon Health & Fitness

Grocery
Basic Foods
Market Basket
Jack's Pack It

Local Restaurants More Available
The Toasted Yolk Cafe
JW's Patio
Chaba Thai Bistro
Little Caesars Pizza
Potbelly Sandwich Works
Jason's Deli
Buckstin Brewing
Taco Bell Marcos Pizza
Burger King
Eleana's

Other Nearby Businesses at St. Louis Court 6830 Phelan Blvd.
Universal Precious Metals
First Properties
Cheyenne Capital

Shopping Centers & Retail
Madison Plaza - retail center near the property with restaurant, retail, and office tenants
West Park Marketplace - shopping center with restaurants and service businesses
Phelan Plaza - larger retail shopping center along Phelan Blvd
St. Charles Plaza Retail & Professional offices

This section of Phelan Boulevard is considered one of Beaumont's stronger west-end commercial corridors boasting approximately 24 restaurants and 70 stores/retail with steady traffic flow, restaurant activity, neighborhood retail, medical users, and many high-end office tenants.

COLDWELL BANKER COMMERCIAL ARNOLD AND ASSOCIATES

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WHY BUY THIS PROPERTY?

6830 Phelan Blvd | St. Louis Court | Beaumont, TX 77706

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Healthcare Destination Corridor

Phelan Blvd is West Beaumont's #1 medical corridor. Next Level Urgent Care, Access2Health, Beaumont WELLness for Women, and Texas Regional Physicians all operate within ½ mile — driving daily patient traffic past your door.

Top-Rated Dining & Retail Anchors

The Toasted Yolk (4.7★, 1,100+ reviews), JW's Patio (4.6★), and Potbelly Sandwich draw thousands of weekly visits to West Park Marketplace — less than ½ mile away. Foot traffic benefits every business in the corridor.

Own vs. Lease — Build Equity

Comparable spaces on Phelan lease for $18–22/SF/year. At $200/PSF purchase price, ownership pencils out in under 10 years — and every payment builds your net worth instead of your landlord's.

Proven, Stable Trade Area

Texas First Bank, Stellar Bank, and PNC Bank all maintain Phelan Blvd branches here. Banks don't open locations in soft markets — their presence signals this is Beaumont's most financially active commercial corridor.

Low-Risk Location — FEMA Zone X

Designated Zone X (minimal flood hazard). No mandatory flood insurance required, keeping your operating costs lower than much of Beaumont. Smart location choice for long-term ownership.

Ideal Size for Owner-User

2,980 SF is the proven sweet spot for a professional practice, boutique service business, or office user. Large enough to operate fully, small enough to manage efficiently — purpose-built for an owner-occupant.

ZONING

GC — General Commercial
City of Beaumont, TX
Permits retail, office, medical & service uses

FEMA FLOOD ZONE

Zone X — Minimal Flood Hazard
Jefferson County, TX (FIRM)

PROPERTY HIGHLIGHTS

• $200/PSF pricing • 2,980 SF building
• 1-story, built 2004 • ±0.19 acre lot
• High-traffic Phelan Blvd corridor

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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