



**COLDWELL BANKER
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Oakwood Apartments

401 Pinchback

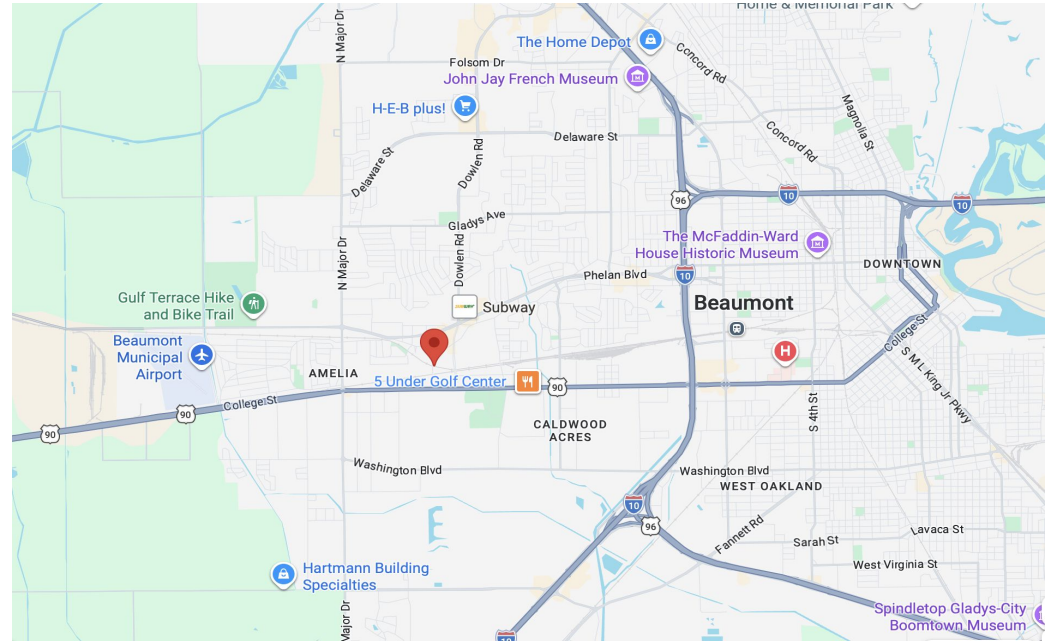
Beaumont, TX 77707

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OFFERING SUMMARY

Price	\$1,350,000.00
Cap Rate (2025)	8.157%
Price PSF	\$127.16
Price Per Unit (based on \$1,250,000)	\$89,285.71
Occupancy	93%
Year Built/Reno	1983 / 2019 - 2026
Gross Leasable Area	10,244 SF
Lot Size	1.45 Acres
Flood Zone	X



Rent Roll

Property: 401 Pinchback, Beaumont, TX 77707

Units: Active

As of 03/19/2026

401 Pinchback Rd.

Unit #	Rent	Unit Type	Lease Start	Lease End	Notes
401	\$ 950.00	2/1	10/24/2025	10/31/2026	
403	\$ 950.00	2/1	1/30/2026	7/31/2026	
405	\$ 750.00	1/1	2/2/2026	1/31/2027	
407	\$ -	1/1			Undergoing full remodel
409	\$ 925.00	2/1	6/17/2025	5/31/2026	Section 8 tenant
411	\$ 1,045.00	2/1	3/6/2025	3/31/2027	Section 8 tenant
413	\$ 700.00	1/1	10/2/2025	10/31/2026	
415	\$ 850.00	1/1	10/2/2023	9/30/2026	Section 8 tenant
417	\$ 900.00	2/1	5/12/2023	5/31/2026	Section 8 tenant
419	\$ 750.00	1/1	8/4/2023	9/30/2026	
421	\$ 750.00	1/1	4/1/2026	3/31/2028	
423	\$ 950.00	2/1	9/23/2020	4/30/2026	Tenant pays for Resident Benefits Package (RBP)
425	\$ 750.00	1/1	12/31/2025	12/31/2026	
427	\$ 750.00	1/1	3/9/2026	3/31/2027	



UNIT MIX

OAKWOOD APARTMENTS – BEAUMONT, TX

UNIT	Beds	Baths	SF	Effective	PSF	Market Rent	PSF	Performa Rent	PSF
401	2	1	893	\$950.00	\$1.06	\$1,250.00	\$1.40	\$1,250.00	\$1.40
403	2	1	893	\$950.00	\$1.06	\$1,250.00	\$1.40	\$1,250.00	\$1.40
405	1	1	559	\$750.00	\$1.06	\$850.00	\$1.52	\$850.00	\$1.52
407	1	1	559			\$850.00	\$1.52	\$850.00	\$1.52
409	2	1	893	\$925.00	\$1.03	\$1,250.00	\$1.40	\$1,250.00	\$1.40
411	2	1	893	\$1,045.00	\$1.17	\$1,250.00	\$1.40	\$1,250.00	\$1.40
413	1	1	559	\$700.00	\$1.25	\$850.00	\$1.52	\$850.00	\$1.52
415	1	1	559	\$850.00	\$1.52	\$850.00	\$1.52	\$850.00	\$1.52
417	2	1	893	\$900.00	\$1.00	\$1,250.00	\$1.40	\$1,250.00	\$1.40
419	1	1	559	\$750.00	\$1.34	\$850.00	\$1.52	\$850.00	\$1.52
421	1	1	559	\$750.00	\$1.06	\$850.00	\$1.52	\$850.00	\$1.52
423	2	1	893	\$950.00	\$1.06	\$1,250.00	\$1.40	\$1,250.00	\$1.40
425	1	1	559	\$750.00	\$1.34	\$850.00	\$1.52	\$850.00	\$1.52
427	1	1	559	\$750.00	\$1.34	\$850.00	\$1.52	\$850.00	\$1.52
Total	20	14	9830	\$11,200.00		\$14,300.00		\$14,300.00	
Averages			702	\$861.54	\$1.18	\$1,021.43	\$1.47	\$1,021.43	\$1.47

Annual Rents	
Effective	\$134,400.00
Market	\$171,600.00
Performa	\$171,600.00
Annual Loss To Lease	\$37,200.00



The Oakwood Apartments presents a unique opportunity to acquire a well-established 14-unit multifamily property in the desirable West End of Beaumont with 4 - 2 bedroom units. Remodeled over several years and well maintained, this property offers turnkey operations and immediate income potential. Zoned Residential Multifamily, facilitating favorable third-party appraisals for Buyer Financing.

In addition to renovating unit interiors, over \$148k in capex was spent through 2020 (new roof, hardy board siding, paint and fence), and a new sewer line was replaced (for the easternmost building) in late 2020. New HVAC for 9 units have been replaced (2022 to 2026).

Located on the east side of Pinchback, just 4 blocks from College Street and 3 blocks from Calder Avenue, the property is situated in a stable, well-established neighborhood. Residents enjoy proximity to the **Beaumont Municipal Athletic Complex**, **Beaumont Municipal Tennis Center**, and **City Park**, with a **City of Beaumont transit stop** nearby providing convenient access to downtown and major retail corridors.

Beaumont-Port Arthur's economy is anchored by chemical and petroleum manufacturing, materials production, and transportation industries. Major employers include **ENGlobal Corporation**, **ExxonMobil**, **Goodyear Tire & Rubber**, **Motiva Enterprises**, and **Valero Refining Group**, supporting stable rental demand in the area.

Residents that are enrolled in the Resident Benefits Package (RBP) pay \$50/month for, among other things, liability insurance, credit building to help boost the resident's credit score with timely rent payments, HVAC air filter delivery, move-in concierge service making utility connection and home service setup a breeze during the move-in, on-demand pest control, and much more! This amount is included in the current advertised rental amount. These benefits provide protection for the landlord and tenant, enhancing the properties' experience.

The property is offered at **\$1,350,000**, (including the additional parcel valued at \$100,000) equating to **\$127.16 per SF** and **\$89,285.71 per unit**, well below replacement cost (area replacement costs exceed \$200 PSF). The 1-acre parcel of undeveloped land is zoned and has been approved by The City of Beaumont Zoning Ordinance for multi-family use for up to 26 units.

Summary:

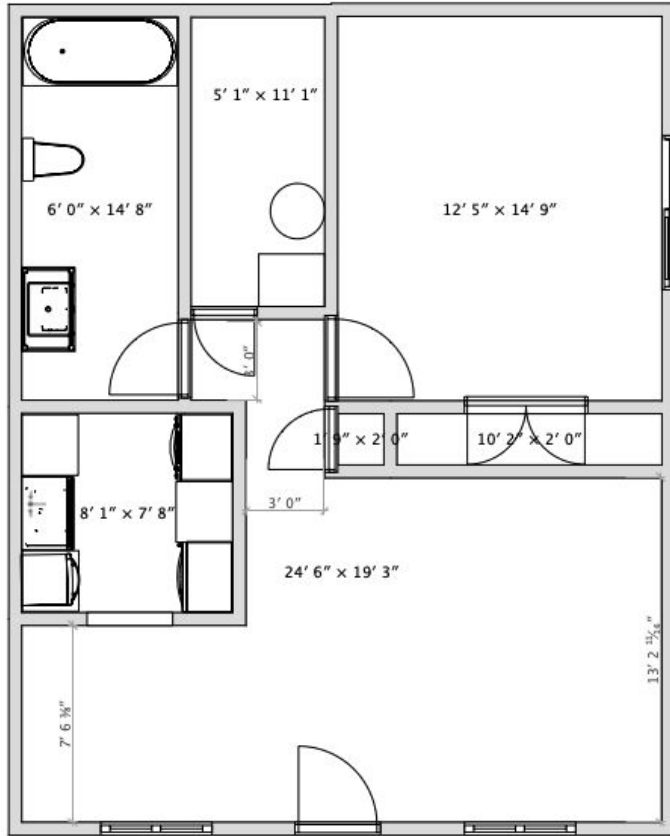
- **Units:** 14
- **Price:** \$1,350,000 (\$100,000 allocation to expansion lot)
- **Price per Unit:** \$89,285.71
- **Price per SF:** \$127.16
- **Zoning:** Residential Multifamily
- **Recent Updates:** Renovated units, modern interiors & HVAC

This is a rare opportunity to acquire a stabilized, cash-flowing property with strong upside potential in one of Beaumont's most sought-after

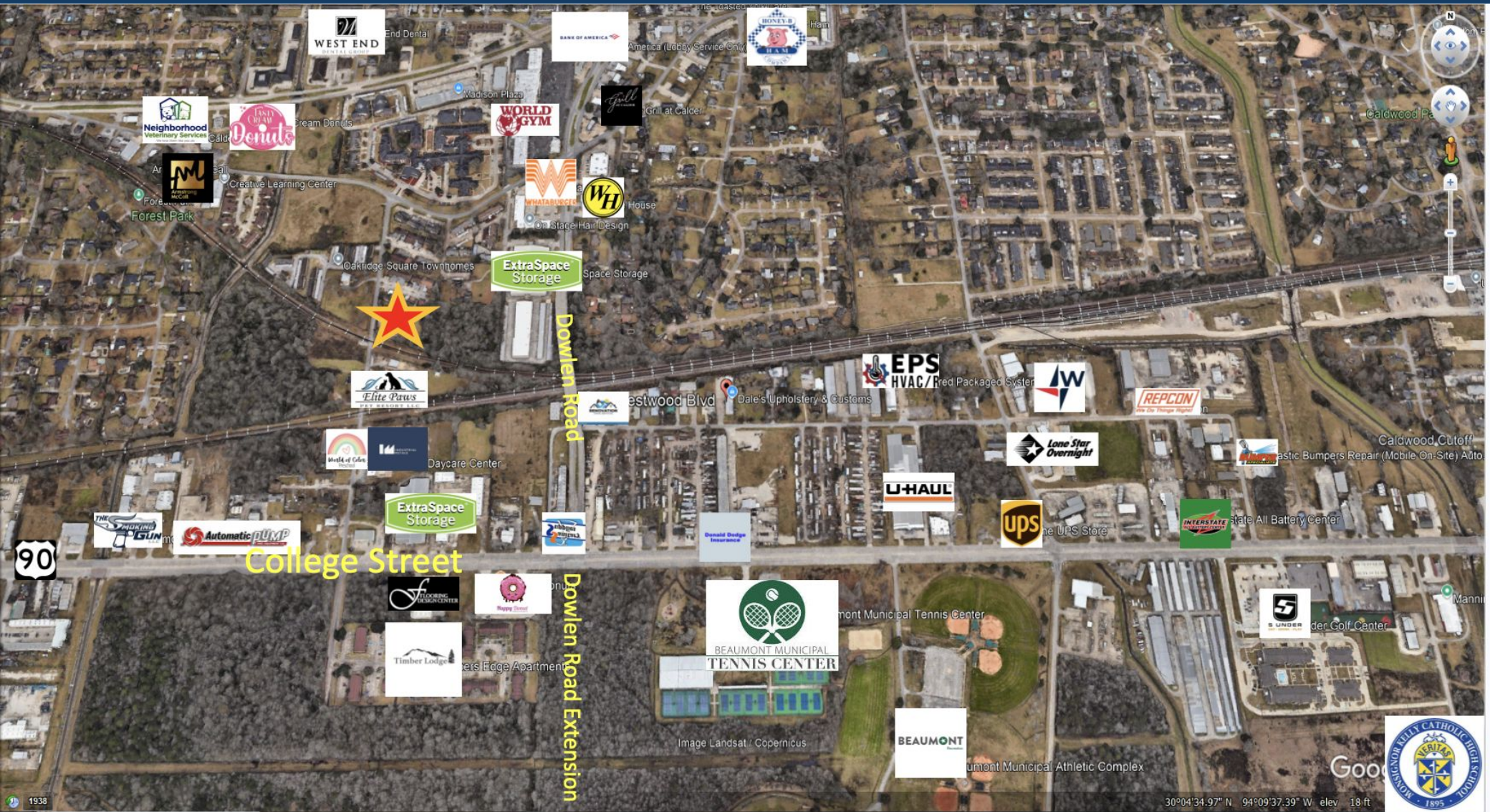


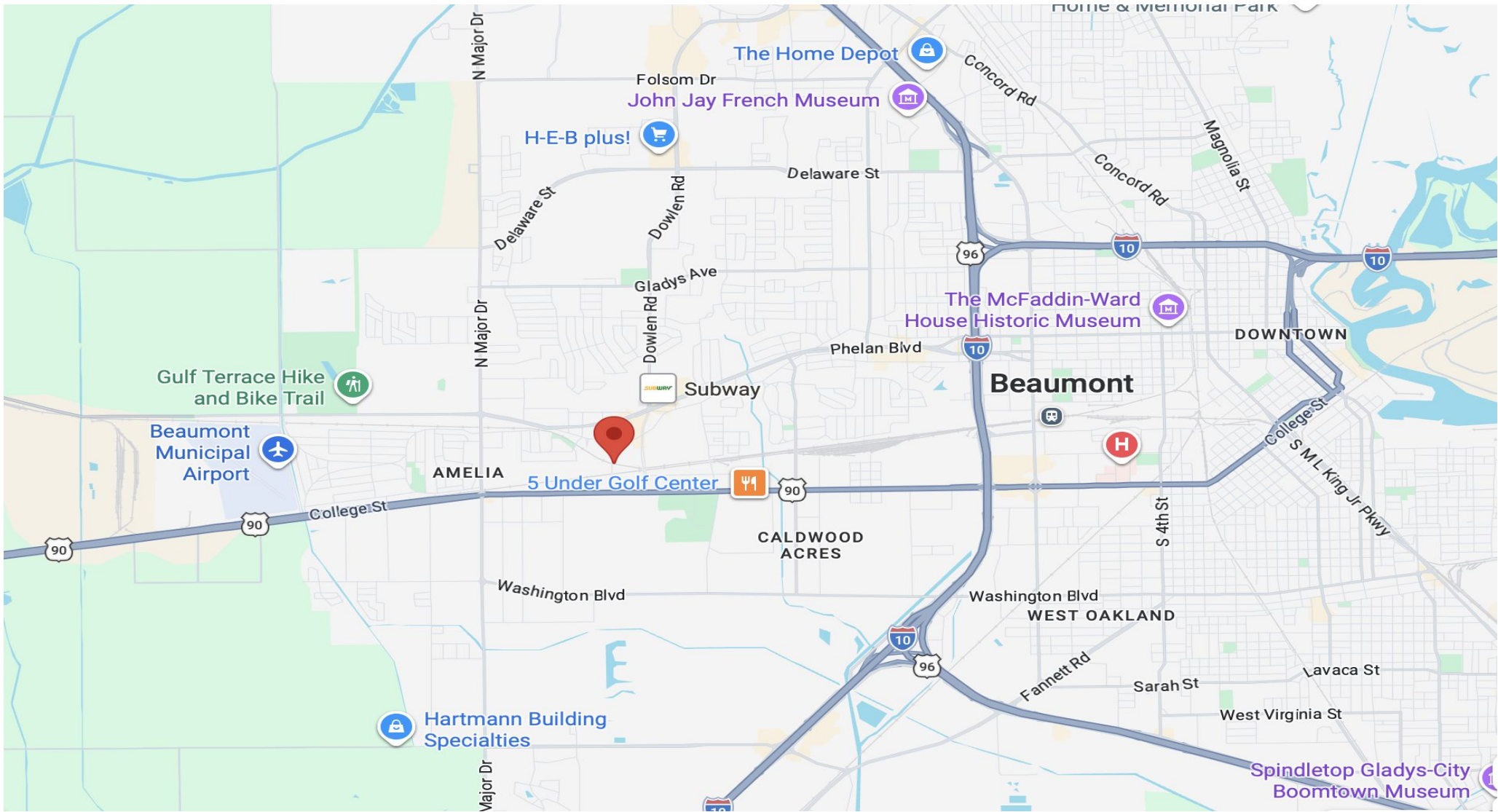
Unit 405





The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided







Golden Triangle

Southeast Texas in an area referred to as the "Golden Triangle" * The Triangle serves as one of the world's largest petrochemical and refining complexes, proudly serving as home for such companies as ExxonMobil, Bayer, Motiva, Valero, Chevron, Total, BASF, and I.E. DuPont. The petrochemical industry is the driving force behind Port Arthur economy - coupled with (a) large regional hospital supporting a vast array of medical services and a world renown port opening up to the Gulf of Mexico.

Beaumont is the largest city in the area right at the crossroads of I-10 and Highways 69, 90, 96, and 287. Beaumont is conveniently located 90 miles east of Houston and only 25 miles from the Louisiana border.

Over half a million people reside in the Greater Beaumont area. Beaumont alone has a population of 114,000. Orange County, located to the east, and Hardin County to the north, is home to 385,090 residents, with a host of smaller rural and suburban communities adding to the trade area of more than 500,000 consumers. The region has a MSA of more than 370,000 people. Business activity is centered in Beaumont, Orange and Port Arthur, the major cities in the area.

Economy

Over half a million people reside in the Greater Beaumont area. Beaumont alone has a population of 114,000. Orange County, located to the east, and Hardin County to the north, is home to 385,090 residents, with a host of smaller rural and suburban communities adding to the trade area of more than 500,000 consumers. Businesses have access to 15 million consumers within a 300 mile radius of the Golden Triangle.

The petrochemical industry is the driving force behind Beaumont's sound economic foundation. Current plant expansions will bring over 400 permanent jobs to the area, as well as over 10,000 temporary construction jobs, adding to the area's already thriving economy. Southeast Texas economic vitality is also supported by a diverse mix of businesses and industries, including medical, retail operations and back office service centers.

Industries and businesses have proven their confidence in the greater Beaumont area for the last decade, with more than \$1 billion of new investments each year. This area is a prime location for corporate and back office service centers, as well as manufacturers and distribution companies, due to the available skilled workforce and an exceptional infrastructure.



Population	1 mile	3 miles	5 miles
2020 Population	6,957	43,330	96,547
2024 Population	6,505	39,965	94,172
2029 Population Projection	6,293	38,543	91,907
Annual Growth 2020-2024	-1.6%	-1.9%	-0.6%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.5%
Median Age	36.9	39.6	37.5
Bachelor's Degree or Higher	25%	34%	25%
U.S. Armed Forces	57	132	196

Households	1 mile	3 miles	5 miles
2020 Households	2,924	17,229	38,729
2024 Households	2,715	15,851	37,773
2029 Household Projection	2,621	15,272	36,848
Annual Growth 2020-2024	-1.0%	-0.7%	0.5%
Annual Growth 2024-2029	-0.7%	-0.7%	-0.5%
Owner Occupied Households	1,161	10,279	19,907
Renter Occupied Households	1,460	4,993	16,941
Avg Household Size	2.2	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$70M	\$490.9M	\$1B

Population By Race	1 mile	3 miles	5 miles
White	3,086	19,353	31,184
Black	2,254	12,117	40,880
American Indian/Alaskan Native	12	90	263
Asian	206	2,287	3,713
Hawaiian & Pacific Islander	0	0	0
Two or More Races	948	6,118	18,133
Hispanic Origin	936	5,766	17,775

Income	1 mile	3 miles	5 miles
Avg Household Income	\$75,274	\$97,871	\$78,071
Median Household Income	\$58,091	\$74,337	\$55,709
< \$25,000	546	2,531	8,657
\$25,000 - 50,000	549	2,716	8,575
\$50,000 - 75,000	580	2,737	6,208
\$75,000 - 100,000	266	2,207	5,072
\$100,000 - 125,000	440	1,769	3,152
\$125,000 - 150,000	143	1,231	1,917
\$150,000 - 200,000	69	1,025	1,741
\$200,000+	123	1,632	2,451

Housing	1 mile	3 miles	5 miles
Median Home Value	\$149,239	\$189,795	\$158,408
Median Year Built	1976	1976	1977





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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

Sheri Arnold IABS