



Partially Complete



Finish Out Example

Beaumont Specialty Hospital | 2665 N 11th St., Beaumont, TX 77701

Exclusively offering **Beaumont Specialty Hospital**

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Executive Summary



1 EXTERIOR PERSPECTIVE



2 PRES. EXT. PERSPECTIVE B1



4 EXTERIOR PERSPECTIVE C

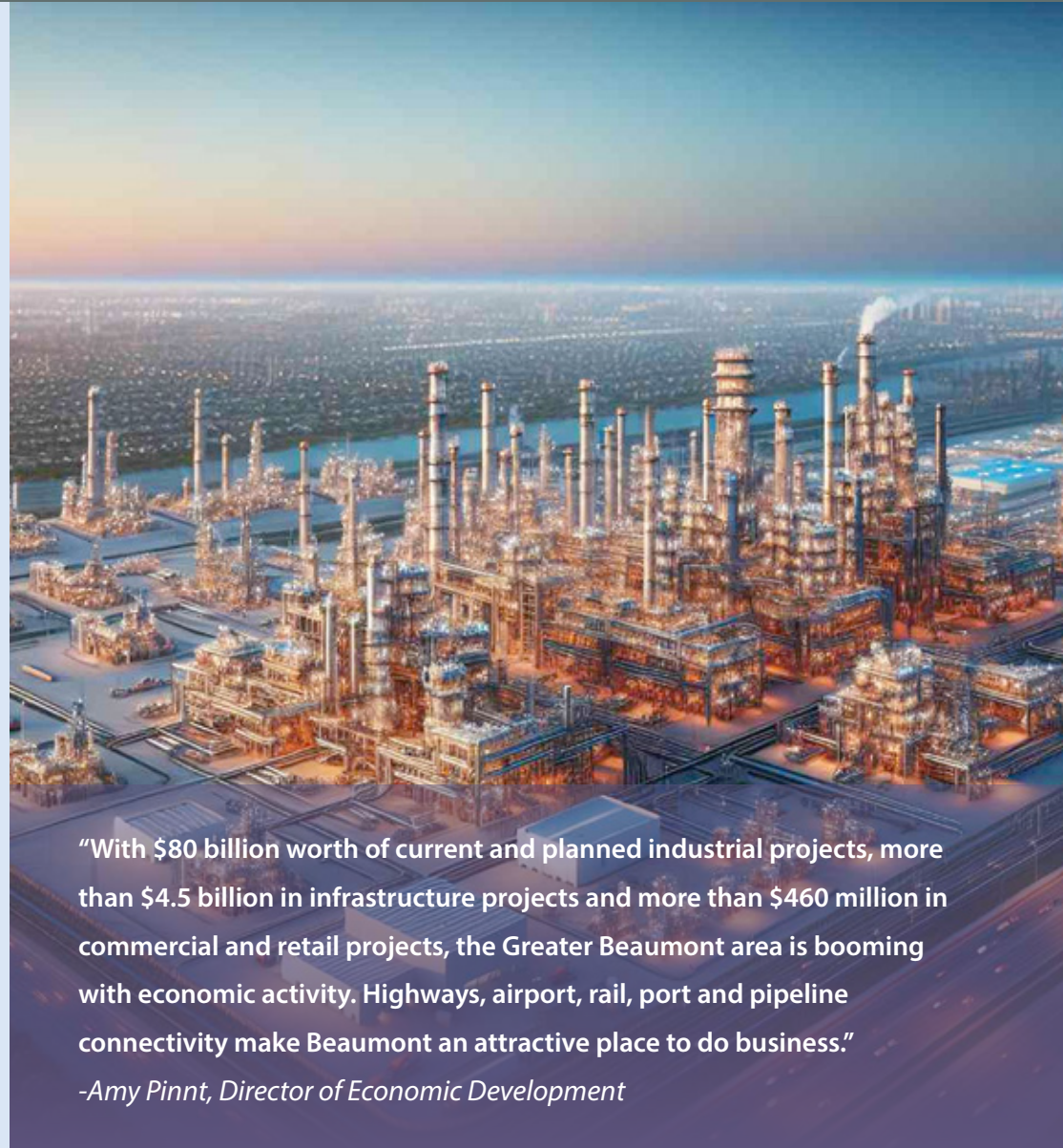


Executive Summary

Property Introduction

The ±49,249 SF subject property is a 70-bed specialty hospital situated on 16.41 Acres in Beaumont, TX – the 10th largest metropolitan area in the state of Texas. Built in 2019, the property was originally constructed as a “Super SNF” facility with a modern design and larger footprint for expanded capabilities and higher patient volume with specialized needs. The property was brought to an approximate 80% completion level and contains over \$1 million of FF&E on site to be utilized by the future operator and end-user.

Currently available for Sale or Lease, the Beaumont Specialty Hospital is a strong opportunity for a national or regional health system operator to capitalize on the growing patient demand for specialized treatment and care. With limited senior care options, low competition in the market, and over \$1.5 billion spent on healthcare services within a 50-mile radius, this property provides the ability for the future operator to be extremely well-positioned as a SNF, LTAC, IRF, and more.



“With \$80 billion worth of current and planned industrial projects, more than \$4.5 billion in infrastructure projects and more than \$460 million in commercial and retail projects, the Greater Beaumont area is booming with economic activity. Highways, airport, rail, port and pipeline connectivity make Beaumont an attractive place to do business.”

-Amy Pinnt, Director of Economic Development

Executive Summary

Highlights

- At completion, the subject property will be a state-of-the-art, Class-A healthcare facility. Originally designed as a “Super SNF,” the existing infrastructure allows for flexibility and customization to serve as a SNF, LTAC, IRF, and more.
- There is an estimated \$1.5 million worth of FF&E on site available for future operator to use.
- Property is located right next to Interstate 10 and US Highway 96.
- Close proximity to the major health system campuses.
- Low competition in the market with a lack of newer facilities and expanded resources to meet healthcare demand. With a limited number of 4 and 5 star facilities available, this property presents a strong opportunity to be well-positioned as a state-of-the-art specialty hospital.
- Ample land for future parking or expansion needs.
- 70 private patient beds with private bathroom facilities.
- MSA population of ±405,000 and a 10-mile radius population of ±158,000 with an estimated 35% being over the age of 50.

Property Details

Property Name	Beaumont Specialty Hospital
Construction Progress	80% Complete
Description	For use as a SNF, LTAC, IRF, or other specialty hospital types
Address	2665 N 11th St., Beaumont, TX 77701
GBA	±49,776 SF
RBA	±49,249 SF
Land Area	±16.41 Acres
Stories	1
Patient Beds	70
Parking	85
Year Built	2019
Ownership	Fee Simple
Lease Terms	Call for Pricing
Sale Terms	Call for Pricing

Market Overview

Market Highlights

- The Golden Triangle, encompassing Beaumont, Port Arthur, and Orange, boasts one of the highest demographic concentrations of adults aged 65+ in Texas.
- Beaumont's Economic Development center has made it their mission to bolster the healthcare industry and workforce in the region.
- Exxon Mobile recently completed their \$2 billion expansion project of their Beaumont refinery, making it one of the largest refineries in the United States.
- MSA population of $\pm 405,000$ and a 10-mile radius population of $\pm 158,000$ with an estimated 35% being over the age of 50.
- Healthcare sector makes up 7.5% of the Beaumont market's economy



"As we further develop the workforce of Beaumont, with an emphasis on support for our members and talent, we aim to make Beaumont a desirable location for the establishment of oil, industrial, technological, and healthcare facilities."

– Great Beaumont Chamber of Commerce

Market Overview

The Golden Triangle



Market Overview

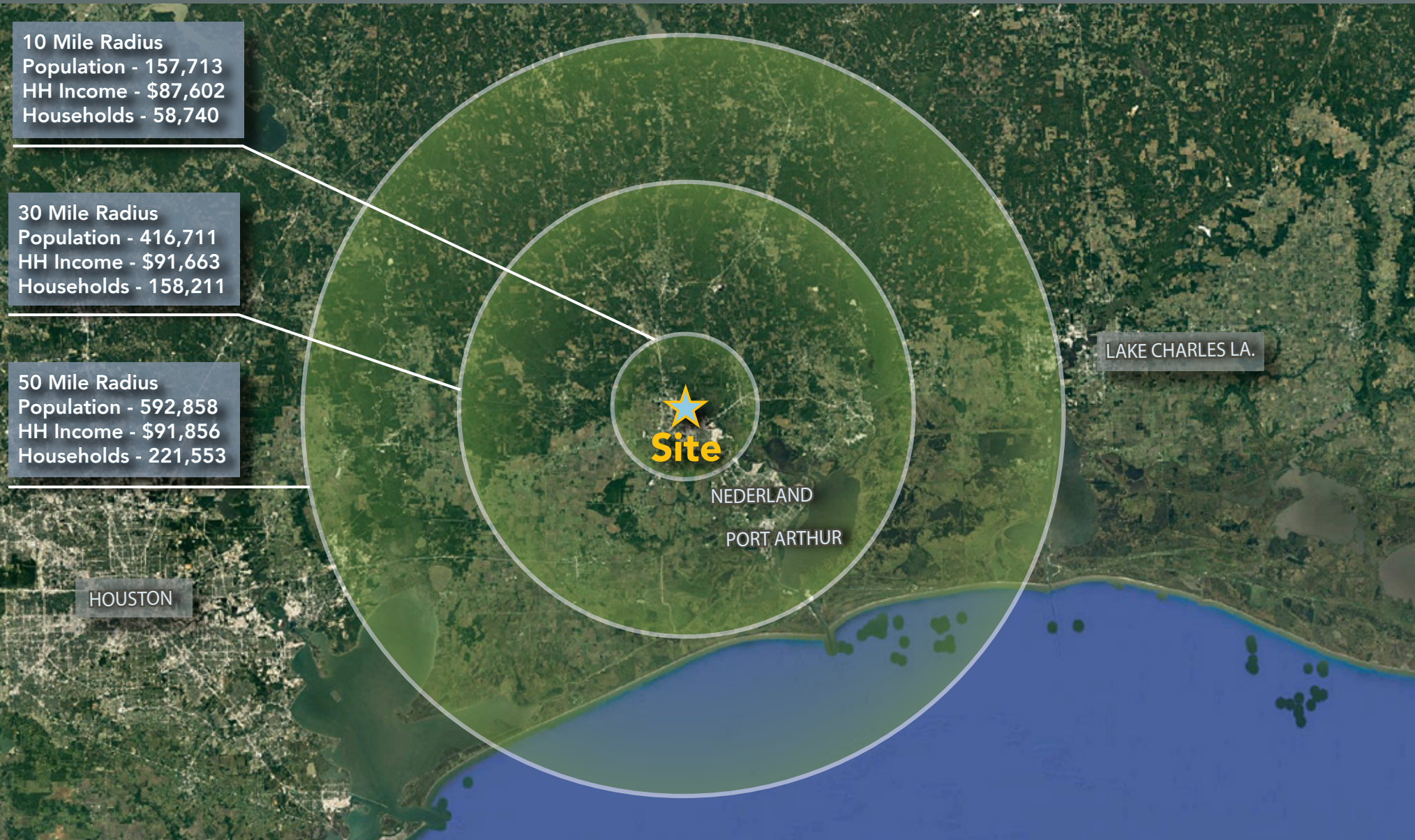
City of Beaumont



Surrounding Area

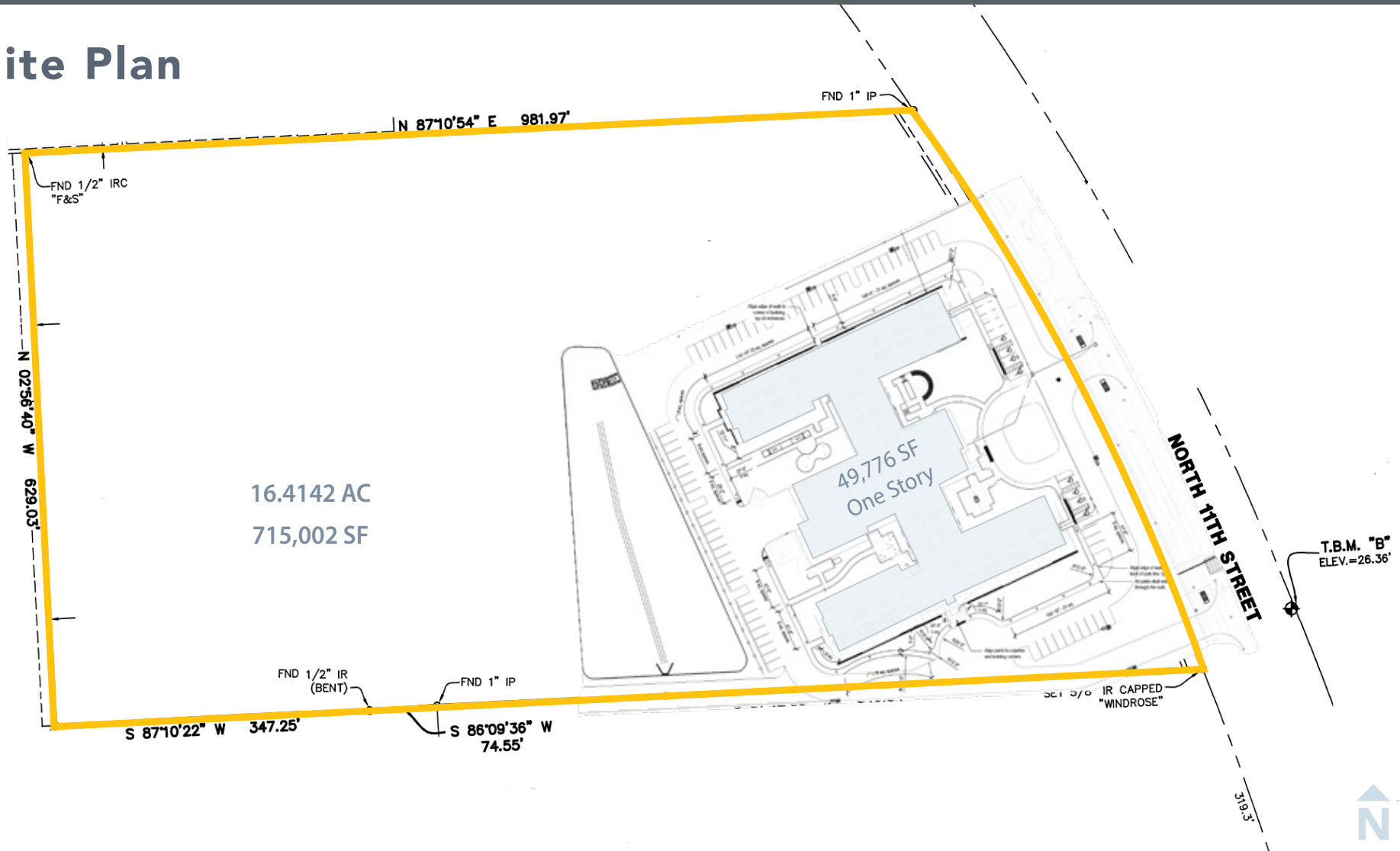


Market Overview | Demographics



Property Overview

Site Plan





Property Overview | Floor Plans Wing A

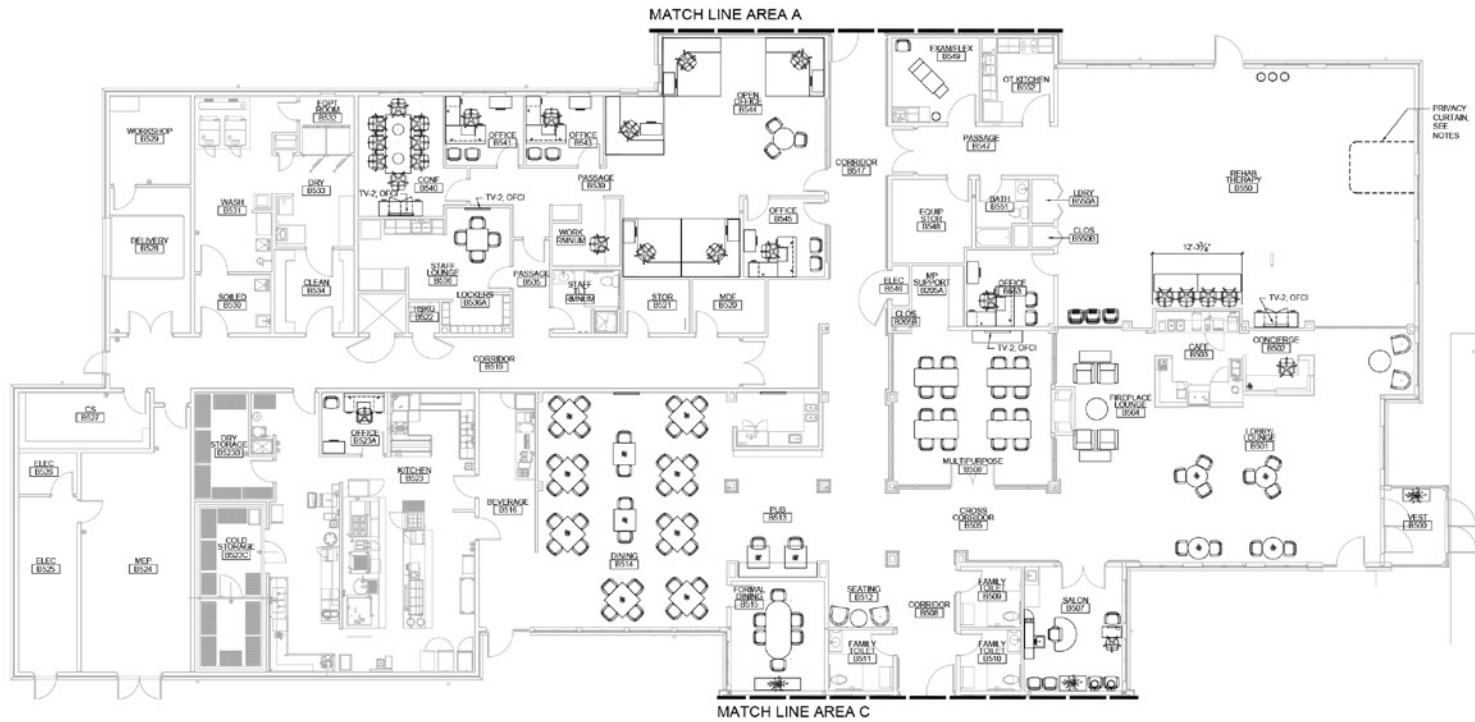


- PRIVACY CURTAIN NOTES:**
1. TYP. CEILING MOUNTED PRIVACY CURTAIN ON TRACK WITHIN
 2. 20" MESH w/ 1" HOLES AT TOP OF CURTAIN
 3. TYP. FABRIC: SMALL MESH ONE SIDED W/ POUCH
 4. TYP. FINISH LENGTH SHALL BE 2' AT 1"
 5. CURTAIN AND TRACK ARE OWNERS' (UNFINISHED) OWNER INSTALLED.
 6. CONTRACTOR SHALL PROVIDE FINISHING/LOOKING FOR TRACK INSTALLATION.
 7. BLOCKING AS NEEDED TO SUPPORT PRIVACY CURTAIN TRACK
 8. NEW CURTAIN TRACK MUST BE INSTALLED AT LEAST 6-10 INCHES AWAY FROM SPRINKLER HEADS

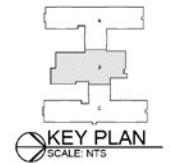




Property Overview | Floor Plans Wing B



- PRIVACY CURTAIN NOTES:**
1. TYP. CEILING MOUNTED PRIVACY CURTAIN ON TRACK w/ MIN. 20" MESH w/ 1" HOLES AT TOP OF CURTAIN.
 2. TYP. FABRIC SHALL MEET OR EXCEED NFPA 701.
 3. TYP. FINISH (LENGTH SHALL BE 3' AFT.
 4. CURTAIN AND TRACK ARE OWNER FURNISHED, OWNER INSTALLED.
 5. CONTRACTOR SHALL PROVIDE IN-CEILING BLOCKING FOR TRACK INSTALLATION.
 6. BLOCKING AS NEEDED TO SUPPORT PRIVACY CURTAIN TRACK.
 7. NEW CURTAIN TRACK MUST BE INSTALLED AT LEAST 6-10 INCHES AWAY FROM SPRINKLER HEADS.



Property Overview | Floor Plans Wing C



Property Overview

Site Photos



Property Overview

Site Photos



Property Overview

Site Photos



Market Analysis - Specialty Hospitals

Hospital Name	Baptist Beaumont	Christus Beaumont	Christus Port Authur	Medical Center SETX Port Arthur	Mid-Jefferson Beaumont	Post Acute Medical	Kate Dishman Rehabilitation Hospital
Miles from subject	3.6 miles	1.2 miles	17 miles	18 miles	2.6 miles	2.5 miles	1.2 miles
Hospital Type	Short-term acute	Short-term acute	Short-term acute	Short-term acute	Long-term acute	In-patient rehabilitation	In-patient rehabilitation
Hospital System	BSA	Christus Health	Christus Health	MCST	Post Acute Enterprises	Post Acute Medical	Christus Health
Total Beds	378	353	240	216	78	61	27
Total Discharges	13,134	18,165	7,704	6,164	868	690	430

Data Source: American Hospital Directory.com

Market Potential

Hospital Name	Baptist Beaumont	Christus Beaumont	Christus Port Authur	Medical Center SETX Port Arthur	Mid-Jefferson Beaumont	Post Acute Medical	Kate Dishman
Miles from subject	3.6 miles	1.2 miles	17 miles	18 miles	2.6 miles	2.5 miles	1.2 miles
Total Beds	378	353	240	216	78	61	27
Average discharges per month	1,095	1,514	642	514	72	56	36
SNF discharge potential per month (20%)	219	302	128	103	14	11	7
SNF admission potential per month (50%)	110	151	64	51	7	5	3

Data Source: American Hospital Directory.com

Market Analysis

Referral Source	Medicare Discharges	Medicare Discharges to SNF	% of MCR Discharges sent to SNF
Baptist- Beaumont	2,854	348	12%
Christus- Beaumont	3,086	361	12%
Mid-Jefferson- Beaumont	637	237	37%
PAM- Beaumont	441	73	17%
Kate Dishman- Beaumont	298	66	22%
Christus- Port Arthur	Included in Christus Beaumont		Included in Christus Beaumont
Medical Center Southeast Texas- Port Arthur	1,405	185	13%

Data Source: American Hospital Directory.com

Primary Referral Source: Reported Medicare Discharges To Skilled Nursing Facilities

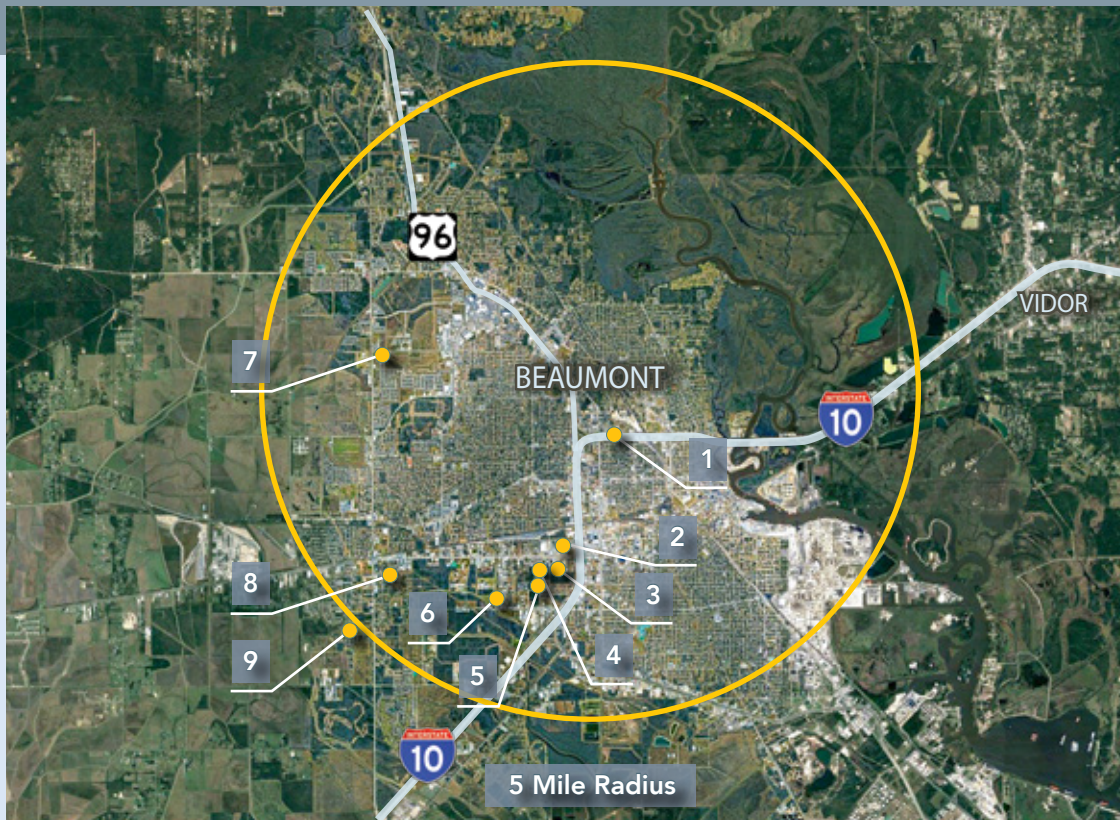
Market Analysis

Referral Source	Non-Medicare Discharges	Potential Non-MCR Discharges to SNF	Potential % Non-MCR Discharges to SNF
Baptist- Beaumont	10,280	1,234	12%
Christus- Beaumont	15,079	1,809	12%
Mid-Jefferson- Beaumont	231	28	12%
PAM- Beaumont	249	30	12%
Kate Dishman- Beaumont	132	16	12%
Christus- Port Arthur	Included in Christus Beaumont	Included in Christus Beaumont	Included in Christus Beaumont
Medical Center Southeast Texas- Port Arthur	4,759	571	12%

Data Source: American Hospital Directory.com

Primary Referral Source: Non-Reported Discharges To Skilled Nursing Facilities

Market Analysis - Competitive Overview



Facility	Units
1. The Oasis at Beaumont	98
2. College Street Healthcare Center	50
3. Beaumont Nursing & Rehabilitation	120
4. Spindletop Hill Nursing & Rehab Center	148
5. Arden Place of Beaumont	214
6. Beaumont Healthcare Center	82
7. Jefferson Nursing & Rehab Center	120
8. CalderWoods	46
9. Focused Care at Summer Place	132

Market Analysis - Competitive Overview

Facility Name	The Oasis of Beaumont	College Street Health Care Center	Beaumont Nursing & Rehab	Spindletop Hill Nursing & Rehab Center	Arden Place of Beaumont	Beaumont Health Care Center	Jefferson Nursing & Rehab Center	Calder Woods	Focused Care at Summer Place
Distance	0.5 miles	2.4 miles	2.5 miles	2.5 miles	2.6 miles	2.6 miles	3.0 miles	3.2 miles	4.8 miles
City	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont	Beaumont
Care Type	SNF	SNF	SNF	SNF	SNF	SNF	SNF	SNF	SNF
Operator	Beaumont SNF,LLC	Liberty County Hospital	Beaumont Enterprises, LLC	Winnie-Stonewall Hospital	Altamonte Care of Beaumont	Hsmtx/Lindbergh-Beaumont, LLC	Liberty County Hospital	Buckner Retirement Services	Chambers County Public Hospital District No. 1
Licensed units	98	50	120	148	214	82	120	46	132
CMS Star rating	1 Star	5 Star	4 Star	1 Star	1 Star	1Star	1 Star	5 Star	2 Star

Data Source: Medicare.gov

About Us

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