

3385 FANNIN STREET

3385 Fannin Street | Beaumont, TX 77701



Building Features

- 23,608 RSF one-story retail building
- Newly renovated in 2025
- Prime location near Beaumont's medical district
- Availabilites from 2,300 - 23,000 SF
- Ideal for multiple uses including office and retail
- Parking ratio 3.7/1,000 SF



Premier Location

Healthcare

40%

Private
Insurance

5k

Healthcare
Spending

77%

Doctor Visits
in 2025

Economics

37

Median
Age

79k

Per Household
Income

Employment

22%

Service
Employment

25%

Blue Collar
Employment

53%

White Collar
Employment

Population

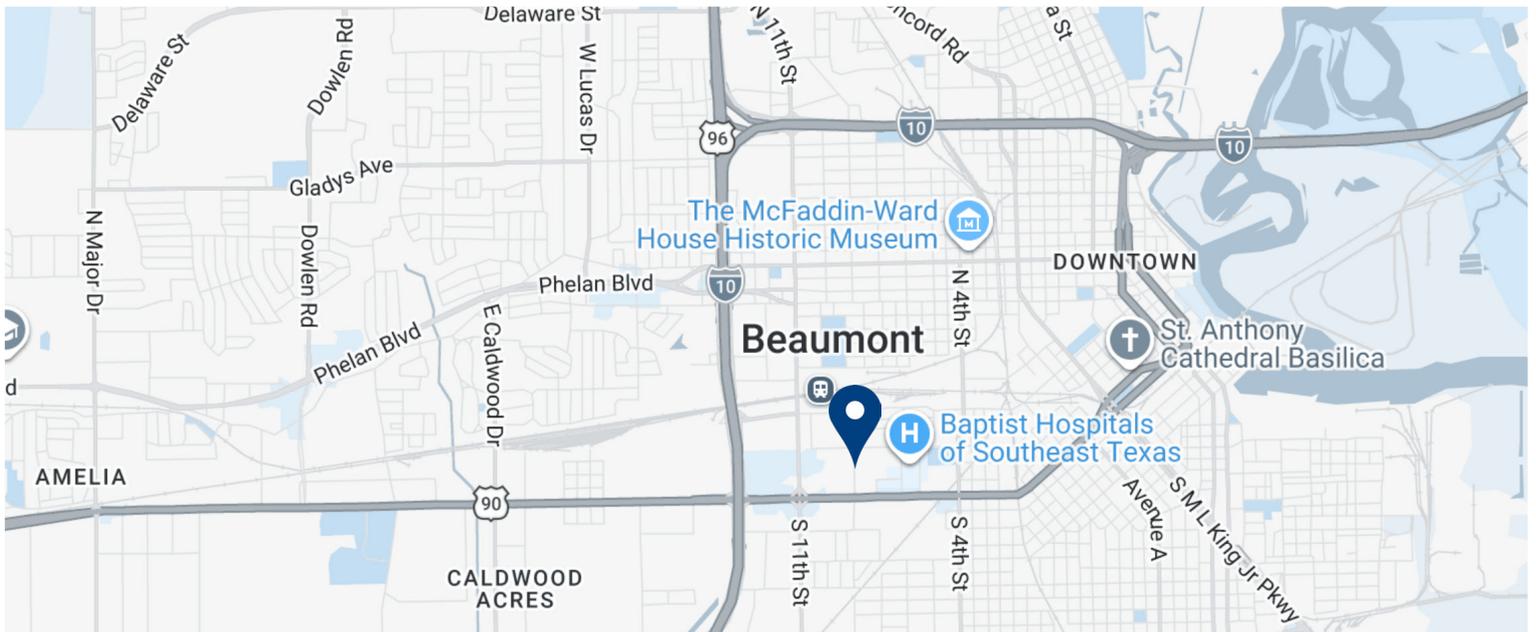
101k

Total
Population

134k

Total Daytime
Population

*Demographics is within 5 miles of the property



Leasing Information:

Kaitlyn Harp
Associate
(409) 673-1022

Kaitlyn.Harp@transwestern.com

Lisa Bovermann
Senior Vice President
(832) 443-1282

Lisa.Bovermann@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.